

**DRAWINGS**

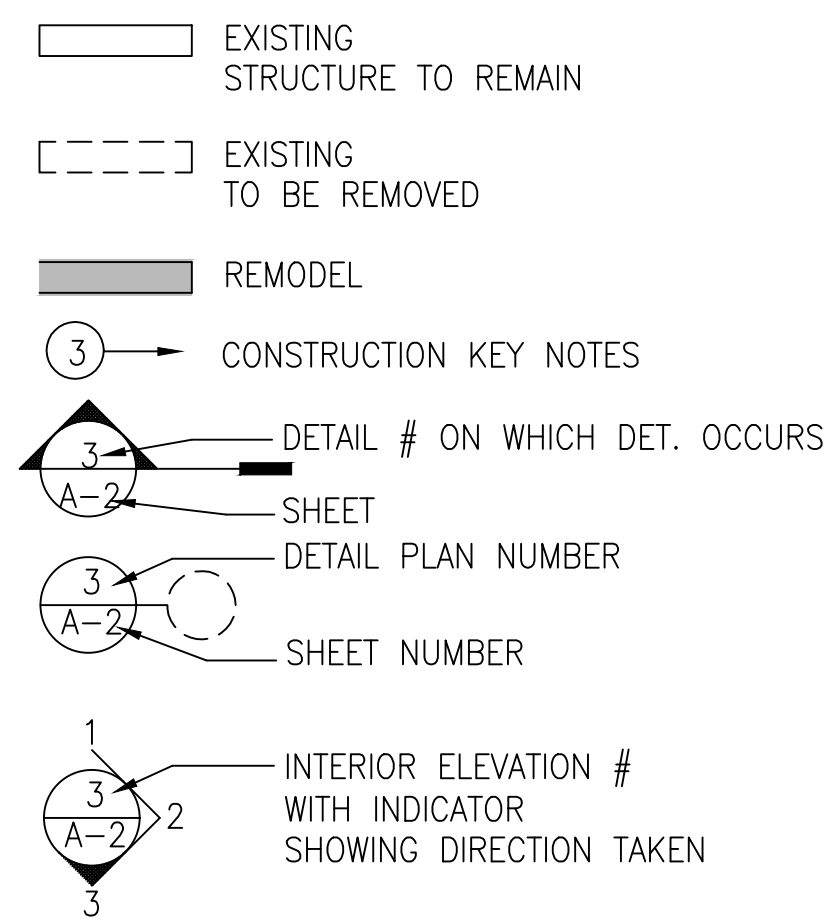
**INDEX**

- A-1 SITE PLAN PROJECT INFORMATION
- A-2 EXISTING DEMOLITION FLOOR PLAN
- A-2.0 PROPOSED FLOOR PLAN & EQUIPMENT
- A-2.1 PATH OF TRAVEL PLAN & GENERAL NOTES
- A-2.2 PROPOSED FLOOR PLAN W/WALL SECTIONS
- A-2.03 PROPOSED FLOOR PLAN W/WALL SCHEDULE & ENLARGED RESTROOM PLAN
- E-1 PROPOSED CEILING PLAN
- E0.1 LEGEND, NOTES, SCHEDULES
- E1.1 CEILING PLAN & POWER PLAN
- E2.0 TILT 24 ENERGY COMPLIANCE FORMS
- SD FRAMING DETAILS
- D-1 DETAILS
- D-2 ACCESSIBLE ACCESS DETAILS
- M0 MECHANICAL SCHEDULES & GENERAL NOTES
- M1 MECHANICAL PLANS
- P0 PLUMBING SCHEDULES, DETAILS AND GENERAL NOTES
- P1 PLUMBING PLANS
- T-24.1 TITLE 24 ENERGY
- T-24.2 TITLE 24 ENERGY

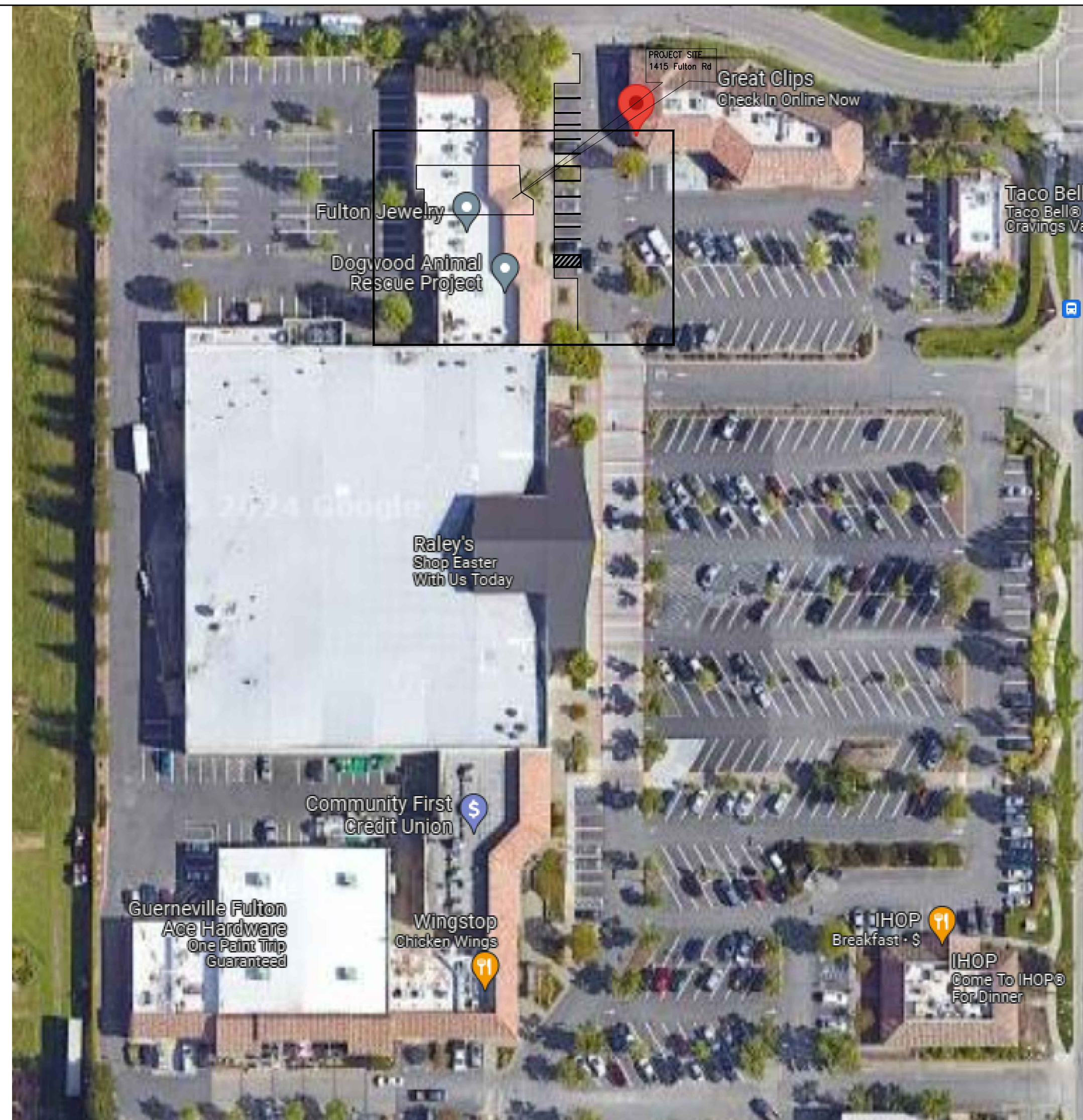
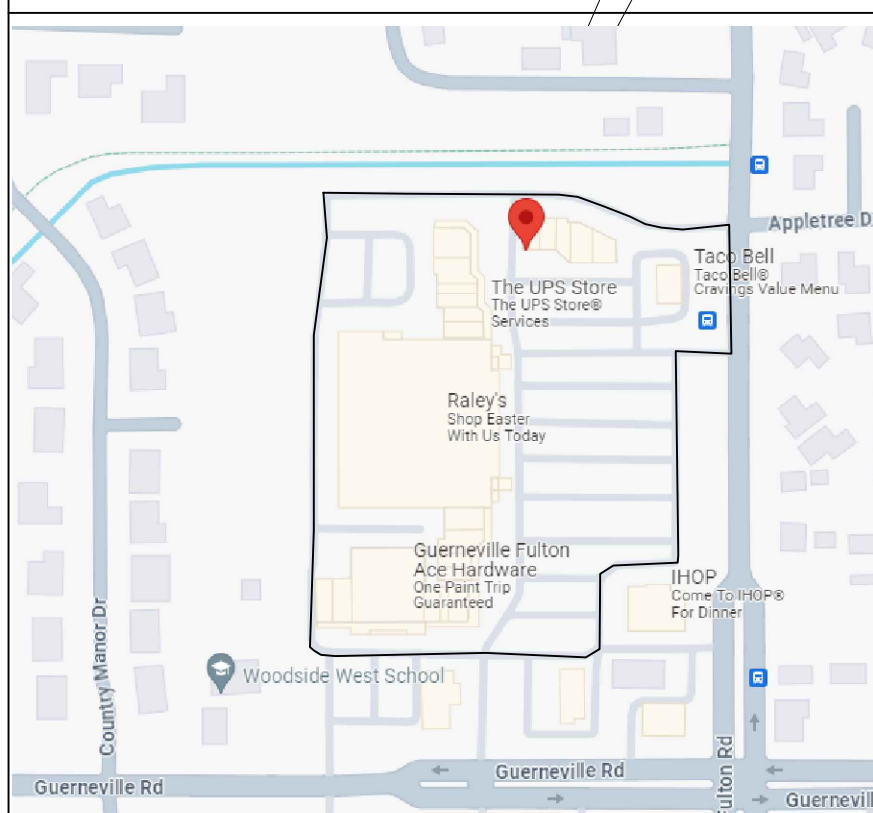
**ATTACHMENT: FIRE MEMO**

The plans have been reviewed for Title 24 access compliance regulations only - It is the owner's and architect's responsibility to comply with the American with Disabilities Act (ADA) regulations

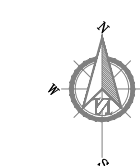
**LEGEND**



**VICINITY MAP**



FULTON RD



**PROJECT DATA**

OWNER: AABA Fitness Corp (ANDREW PERRY)  
 ADDRESS: 1415 FULTON RD. SUITE # 221, SANTA ROSA, CA 95401  
 APN # 157-050-011-000  
 SPRINKLER: YES  
 ZONING: SHOPPING CENTER  
 NO. OF STORIES OF: 1 STORY  
 OCCUPANCY GROUP: CLASS B  
 CONSTRUCTION TYPE: VB  
 BASEMENT: 0  
 PRESENT USE: RETAIL  
 PROPOSED USE: GYM  
 EXISTING FIRST FLOOR AREA: 2,210 SQ. FT  
 PROPOSED GYM FLOOR AREA: 2,210 SQ. FT  
 OCCUPANCY LOAD= 42 OCC.

**APPLICABLES CODES**

JURISDICTION: CITY OF SANTA ROSA BUILDING CODE:  
 The 2022 California Building, Mechanical, Plumbing, Fire, Electrical and Green Building, Building and site are within full compliance of CBC11-B Standards Codes (based on the 2022 IBC, UMC, UPC, UFC, and 2022 NEC as amended by the State of California), and 2022 California Energy Codes were used as the basis of our review

**SCOPE OF WORK**

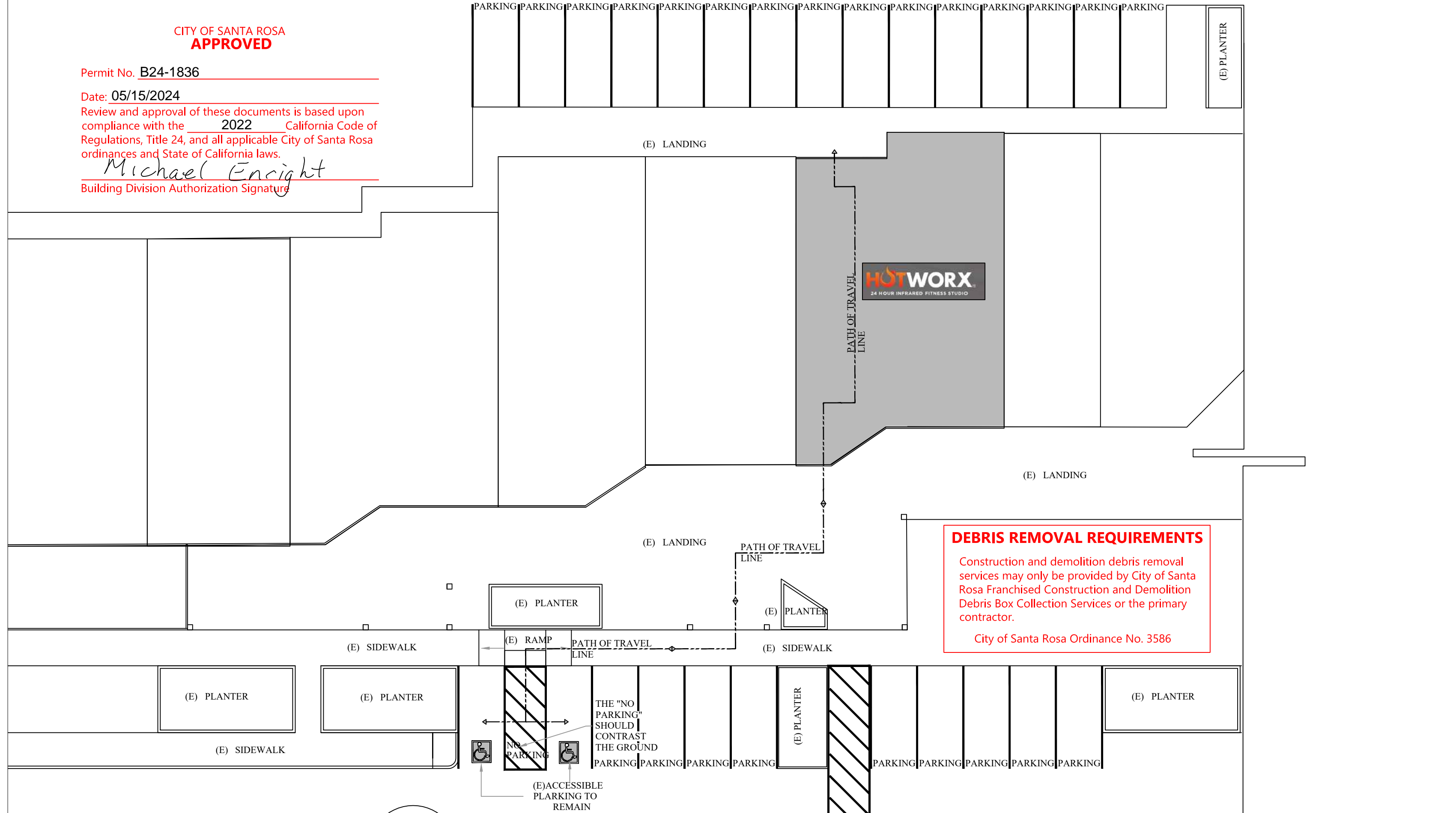
TENANT IMPROVEMENT: NEW HOTWORX & GYM, REMODEL EXISTING RESTROOM TO MEET ACCESSIBLE REQUIREMENTS, ADD ADDITIONAL RESTROOM PLUS A SHOWER ROOM, NEW SAUNA'S TOTAL OF 9, WORKOUT AREA AND NEW RECEPTION PER HOTWORX REQUIREMENTS.

DEFERRED PERMIT  
 FIRE SPRINKLER SYSTEM ALTERATION

ALL DEFERRED SUBMITTED PLANS SHALL BE APPROVED BY THE CITY PRIOR TO THE INSTALLATION.

**ABBREVIATIONS**

<ul style="list-style-type: none"> <li>© CENTERLINE</li> <li>∅ DIAMETER</li> <li>(E) EXISTING</li> <li>PL PROPERTY LINE</li> <li>AD AREA DRAIN</li> <li>ASB ASBESTOS</li> <li>A.F.F. ABOVE FIN. FLR.</li> <li>BD BOARD</li> <li>BLDG BUILDING</li> <li>BLK BLOCK</li> <li>BOT BOTTOM</li> <li>BUR BUILT-UP ROOFING</li> <li>CAB CABINET</li> <li>C.B. CATCH BASIN</li> <li>CEM CEMENT</li> <li>CER CERAMIC</li> <li>CLG CEILING</li> <li>CLR CLEAR</li> <li>CLO CLOSET</li> <li>COL COLUMN</li> <li>CONSTR CONSTRUCTION</li> <li>CONT CONTINUOUS</li> <li>CTR CENTER</li> <li>DBL DOUBLE</li> <li>D.F. DRINKING FOUNTAIN</li> <li>DET DETAIL</li> <li>DIM DIMENSION</li> <li>DIA DIAMETER</li> <li>DISP DISPENSER</li> <li>DN DOWN</li> <li>DR DOOR</li> <li>DWR DRAWER</li> <li>DS DOWNSPOUT</li> <li>DWG DRAWING</li> <li>E EAST</li> <li>EA EACH</li> <li>EL ELEVATION</li> <li>ELEC ELECTRICAL</li> <li>EQ EQUAL</li> <li>EQUIP EQUIPMENT</li> <li>EXIST EXISTING</li> <li>EXP EXPANSION</li> <li>EXT EXTERIOR</li> </ul>	<ul style="list-style-type: none"> <li>FD FLOOR DRAIN</li> <li>FE FIRE EXTINGUISHER</li> <li>FEC FIRE EXTINGUISHER CABINET</li> <li>FIN FINISH</li> <li>FLR FLOOR</li> <li>FOS FACE OF STUD</li> <li>FT FOOT, FEET</li> <li>GA GAUGE</li> <li>GALV GALVANIZED</li> <li>GB GRAB BAR</li> <li>GL GLASS</li> <li>G.I. GALVANIZED IRON</li> <li>GND GROUND</li> <li>GYP GYPSUM</li> <li>HB HOSE BIBB</li> <li>HC HOLLOW CORE</li> <li>HDWD HARDWOOD</li> <li>HM HOLLOW METAL</li> <li>HORIZ HORIZONTAL</li> <li>HR HOUR</li> <li>HT HEIGHT</li> <li>HTR HEATER</li> <li>ID INSIDE DIAMETER</li> <li>INSUL INSULATION</li> <li>INT INTERIOR</li> <li>JT JOINT</li> <li>KIT KITCHEN</li> <li>LAM LAMINATE</li> <li>LAV LAVATORY</li> <li>LT LIGHT</li> <li>MECH MECHANICAL</li> <li>MEMB MEMBRANE</li> <li>MET METAL</li> <li>MFR MANUFACTURER</li> <li>MH MANHOLE</li> <li>MISC MISCELLANEOUS</li> <li>MTD MOUNTED</li> <li>M.C. MEDICINE CABINET</li> <li>MIC MICROWAVE</li> <li>(N) NEW</li> <li>NIC NOT IN CONTRACT</li> <li>NO./# NUMBER</li> <li>NOM NOMINAL</li> <li>NTS NOT TO SCALE</li> <li>OA OVERALL</li> <li>OBS OBSCURE</li> <li>O.C. ON CENTER</li> <li>O.D. OUTSIDE DIAMETER</li> <li>OFF OFFICE</li> <li>OPP OPPOSITE</li> <li>PL PLATE</li> <li>PLAS PLASTER</li> <li>PLYWD PLYWOOD</li> <li>PR PAIR</li> <li>PT POINT</li> <li>Q.T. QUARRY TILE</li> <li>R RISER</li> <li>RAD RADIUS</li> <li>RD ROOF DRAIN</li> <li>REF REFERENCE</li> <li>REFR REFRIGERATOR</li> <li>REINR REINFORCED</li> <li>REQ'D REQUIRED</li> <li>RESIL RESILIENT</li> <li>RM ROOM</li> <li>RO ROUGH OPENING</li> <li>RWD REDWOOD</li> <li>RWL RAIN WATER LEADER</li> <li>S SOUTH</li> <li>SC SOLID CORE</li> <li>SECT SECTION</li> <li>SHWR SHOWER</li> <li>SHT SHEET</li> <li>SPECS SPECIFICATIONS</li> <li>SQ SQUARE</li> <li>S.STL STAINLESS STEEL</li> <li>S.SK SERVICE SINK</li> <li>STD STANDARD</li> <li>STL STEEL</li> <li>STOR STORAGE</li> <li>STRUC STRUCTURAL</li> <li>SYM SYMMETRICAL</li> <li>TB TOWEL BAR</li> <li>TC TOP OF CURB</li> <li>TEL TELEPHONE</li> <li>TER TERRAZZO</li> <li>T/G TONGUE &amp; GROOVE</li> <li>T/C TRASH COMPACTOR</li> <li>TYP. TYPICAL</li> <li>UNF UNFINISHED</li> <li>UNLESS UNLESS OTHERWISE NOTED</li> <li>VERT VERTICAL</li> <li>W WEST</li> <li>W/W WITH</li> <li>WD WOOD</li> <li>W/O WITHOUT</li> <li>WP WATERPROOF</li> <li>WSCT WAINSCOT</li> <li>WT WEIGHT</li> <li>W/H WATER HEATER</li> <li>WDW WINDOW</li> </ul>
---	--

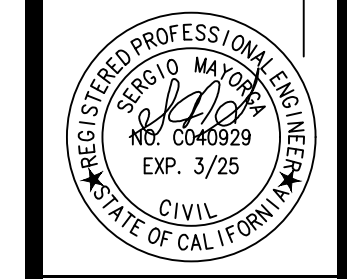


1 PARTIAL SITE PLAN PROJECT INFORMATION  
 SCALE 1/16" = 1'-0"

**SHEET TITLE: SITE PLAN PROJECT INFORMATION**

APPROVED BY:	DATE:	REV.	REV.
SM	03.27.2024		
DRAWN BY: Deilly E	CHECKED BY: SM	IN CHARGE: Deilly E	

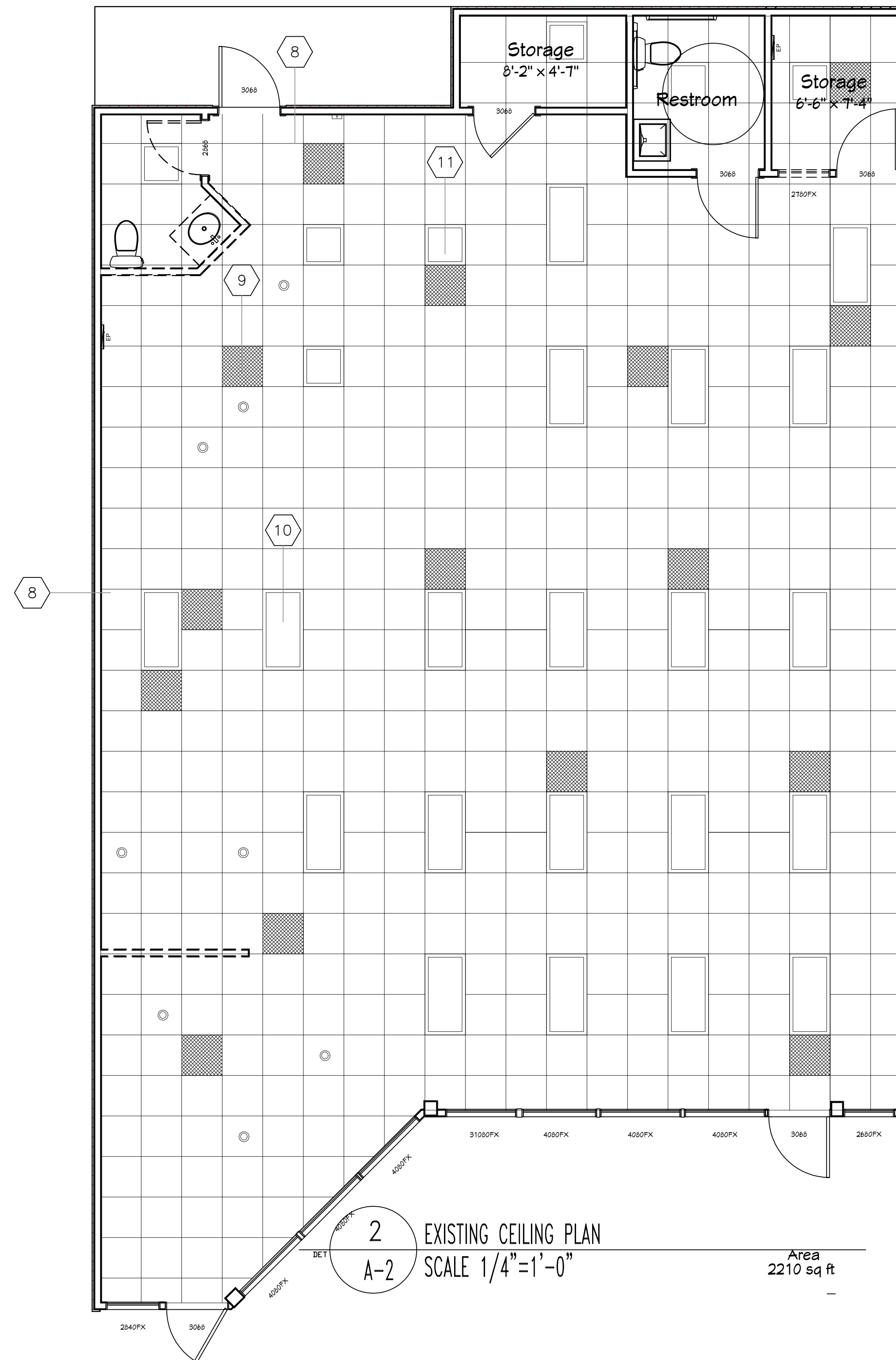
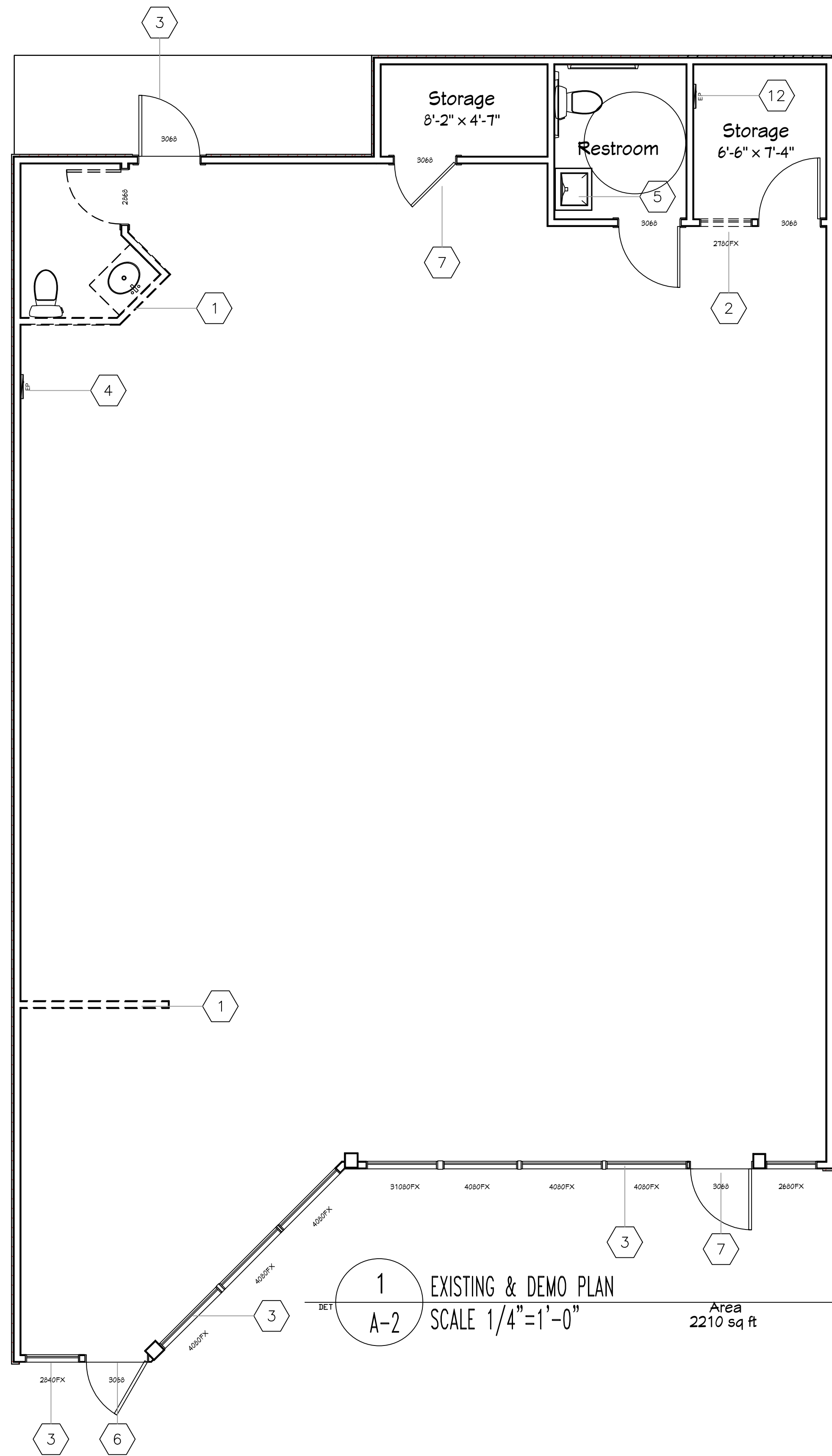
**TENANT IMPROVEMENT FOR**  
**AABA FITNESS CORP**  
**1415 FULTON ROAD, SUITE 221,**  
**SANTA ROSA, CA. 95401**



**PROJECT NO.**  
09-266

A-1





DEMOLITION KEY NOTES:

- 1 = 10'-0" NON-BEARING WALLS TO REMOVED
- 2 = EXISTING INTERIOR WINDOW TO REMOVED
- 3 = EXISTING STORE FRONT, WINDOWS & REAR DOOR TO REMAIN
- 4 = RELOCATE 200 AMP EXISTING ELECTRICAL PANEL
- 5 = EXISTING SINK TO REMOVE
- 6 = EXISTING MAIN ENTRANCE DOOR TO REMAIN
- 7 = EXISTING DOOR TO REMAIN CLOSE
- 8 = EXISTING T-BAR CEILING TO REMAIN AND REPLACE DAMAGE TILES
- 9 = EXISTING HVAC REGISTERS TO REPLACE
- 10 = EXISTING 2X4 LED LIGHTS TO REPLACE
- 11 = EXISTING 2X2 LED LIGHTS TO REREPLACE PER NEW E-1 SHEET
- 12 = EXISTING 200 AMP ELECTRICAL PANEL TO REMAIN

CITY OF SANTA ROSA  
APPROVED

Permit No. B24-1836

Date: 05/15/2024

Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.

*Michael Encight*  
Building Division Authorization Signatory

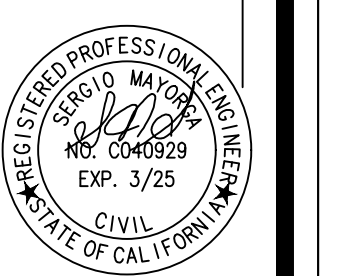
GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS FOR CLARIFICATION.
2. THE SCOPE OF DEMOLITION IT IS ALLOW FOR ALL NEW CONSTRUCTION AS INDICATED ON THESE DRAWINGS.
3. CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND PARTITIONS THROUGHOUT DEMOLITION.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING FIRE INTEGRITY OF DEMISING WALLS THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROGRESS
5. PATCH AND REPAIR ALL SURFACES DAMAGED DURING DEMOLITION AS REQUIRED TO RECEIVE NEW FINISHES AS INDICATED ON THESE DRAWINGS.

SHEET TITLE:  
EXISTING FLOOR PLAN,  
CEILING PLAN &  
DEMOLITION FLOOR  
PLAN

APPROVED BY: SM  
DRAWN BY: Deilly E  
CHECKED BY: SM  
IN CHARGE: Deilly E  
03.27.2024

TENANT IMPROVEMENT FOR  
AABA FITNESS CORP  
1415 FULTON ROAD, SUITE 221,  
SANTA ROSA, CA 95401



PROJECT NO.  
09-266

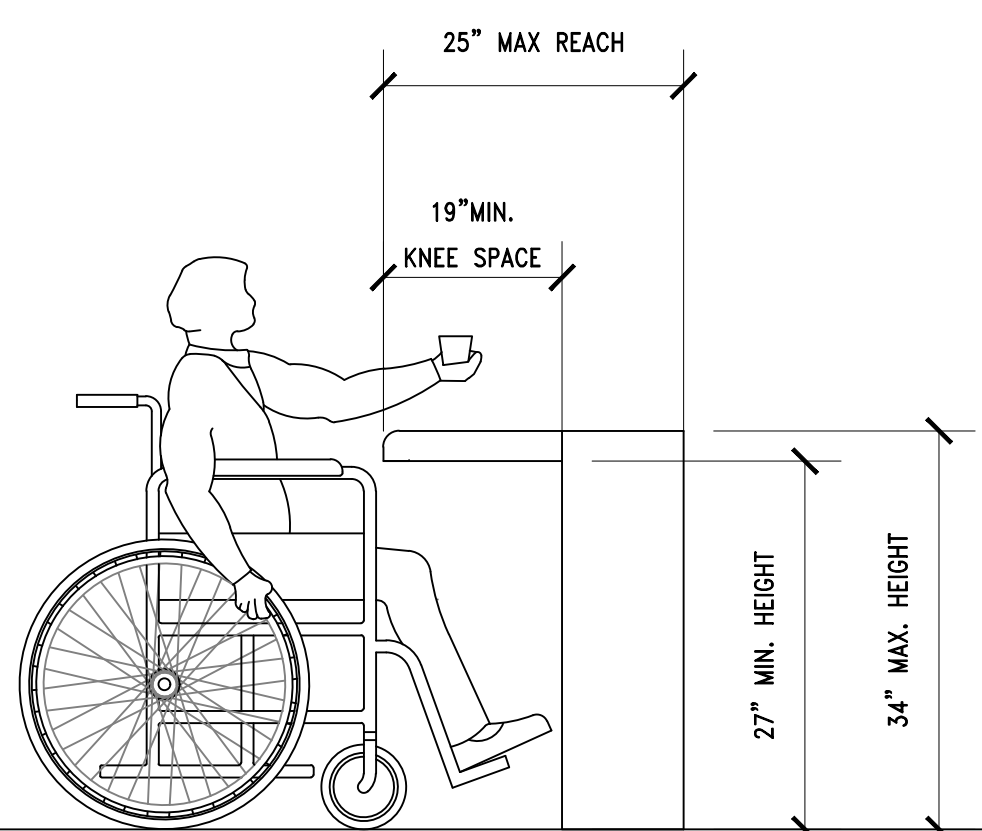
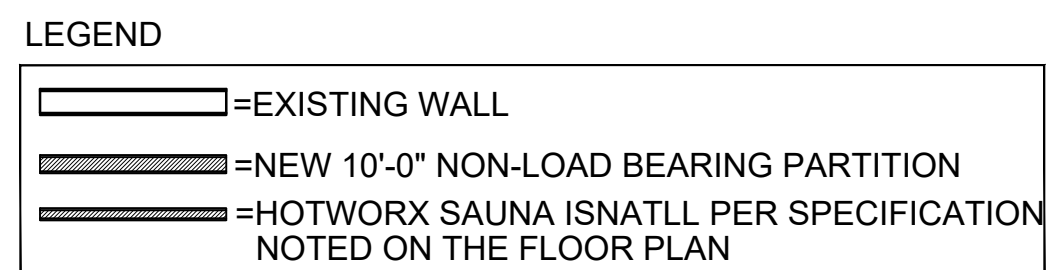
A-2



**KEY NOTES**

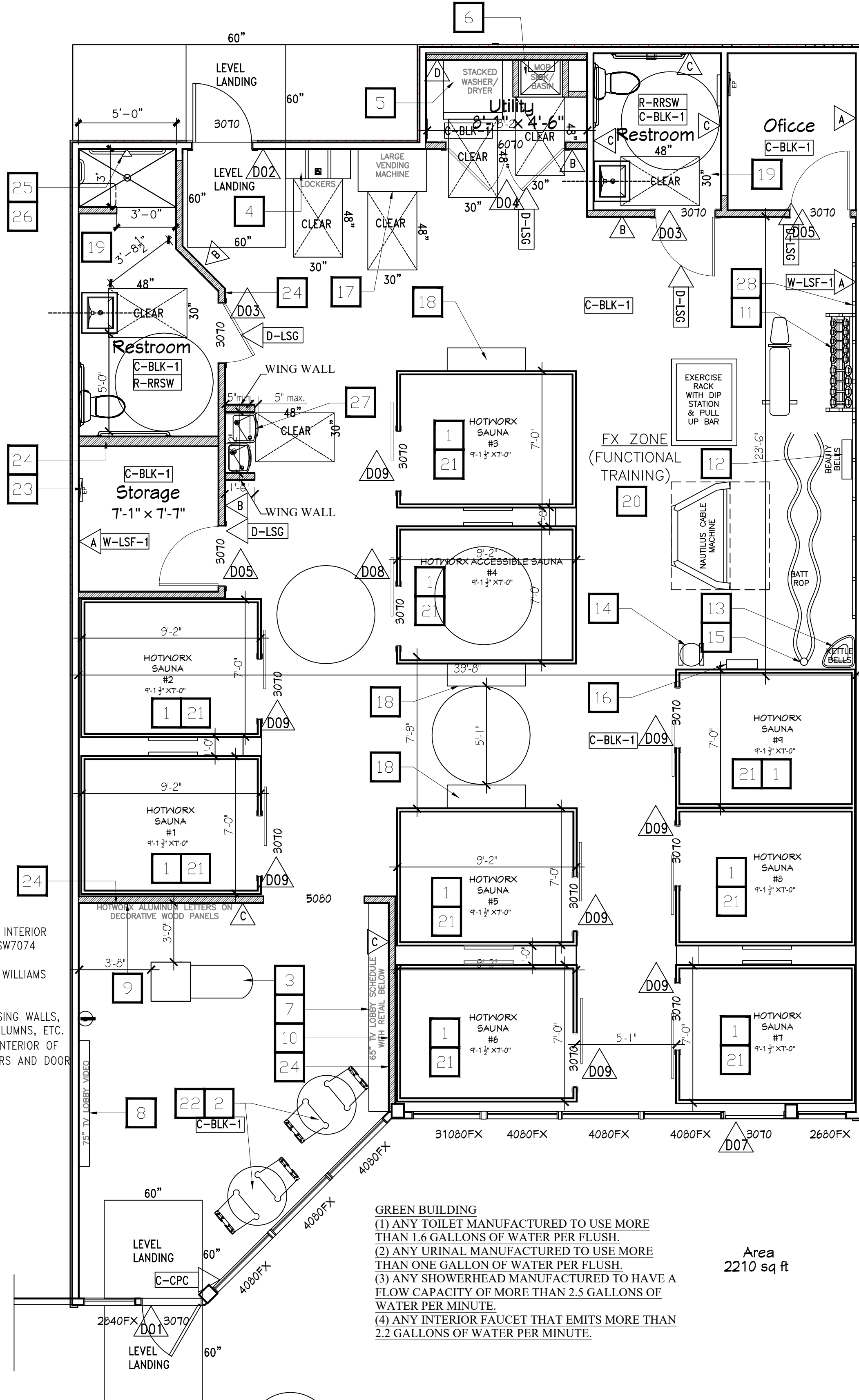
- 1 = NEW HOTWORX SAUNA INSTALL PER MANUFACTURE INSTRUCTIONS SEE BELOW CUT SHEETS W/ONE ACCESSIBLE SAUNA PER FLOOR PLAN
- 2 = NEW TABLE & CHAIRS MODEL # CH-31270-RD-GG. WWW.BIZCHAIR.COM
- 3 = NEW ACCESSIBLE COUNTER PER SECTION #3
- 4 = NEW LOCKERS PER SECTION C
- 5 = NEW STACKED WASHER & DRYER UNIT
- 6 = NEW TANKLESS WATER HEATER & MOP SINK SEE PLUMBING PLANS FOR WATER HEATER SIZE
- 7 = NEW RETAIL RACKS
- 8 = NEW 75" TV
- 9 = NEW HOTWORX SIGN W/DECORATIVE WOOD PANELS INSTALL & DESIGN BY OTHERS
- 10 = 65" TV WITH CLASS SCHEDULES
- 11 = DUMBBELL RACK
- 12 = BEAUTY BELLS
- 13 = KETTLE BELLS
- 14 = MEDICINE BALL STATION
- 15 = NAUTILUS CABLE MACHINE
- 16 = CABLES
- 17 = VENDING MACHINE
- 18 = BENCH
- 19 = TILE FLOORING FOR RESTROOMS & SHOWER ROOM (STONE PEAKS, SIMPLY MODERN-SIMPLY TAN 12X24 OR SIMILAR,TEC GROUT, ESPRESSO)
- 20 = 8MM RUBBER FLOORING WITH 10% ORANGE FLAKE
- 21 = SAUNA (E) CONCRETE TO REMAIN (NO STAIN, SEALER ONLY)
- 22 = KARDEAN LOOSELAY LONGBOARD VINYL FLOORING- SIMULATED WOOD
- 23 = NEW ELECTRICAL PANEL LOCATION
- 24 = NEW 10' WALL PARTITION PER DETAILS SHEET
- 25 = SHOWER A 59"LONG HOSE THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER. [11B-608.6]
- 26 = BUILT-IN ACCESSIBLE SHOWER PER SHEET D-1 DETAILS
- 27 = DRINKING FOUNTAINS  
=11B-602.3 OPERABLE PARTS  
OPERABLE PARTS SHALL COMPLY WITH SECTION 11B-309. THE FLOW OF WATER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT MOUNTED OR SIDE MOUNTED AND LOCATED WITHIN 6 INCHES (152 MM) OF THE FRONT EDGE OF THE FOUNTAIN OR AN AUTOMATIC ELECTRONICALLY CONTROLLED DEVICE.  
11B-602.4 SPOUT HEIGHT  
SPOUT OUTLETS SHALL BE 36 INCHES (914 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.  
11B-602.5 SPOUT LOCATION  
THE SPOUT SHALL BE LOCATED 15 INCHES (381 MM) MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES (127 MM) MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.
- 28 = WOOD PANEL, GRIDWITH TWO MIRRORS (+/-20"-2" VERIFY WITH VENDOR PER FRANCHISE REQUIREMENTS. (24"-10 1/2")

FRANCHISE PAINT GENERAL REQUIREMENTS:  
 \*CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE PRIMER COAT, AND TWO FINISH COATS. \*ALL WALL PAINT SHALL BE INTERIOR LATEX-SATIN FINISH, ALL CEILING PAINT SHALL BE INTERIOR LATEX-SATIN FINISH \*CEILING TO BE PAINTED BLACK OR SW7074 "SOFTWARE"  
 \*ALL DOORS, DOOR FRAMES AND TRIM WORK SHALL BE INTERIOR LATEX-SEMI-GLOSS \*ALL PAINT SHALL BE SHERWIN WILLIAMS BRAND, NO SUBSTITUTES WILL BE ACCEPTED.  
 \*PREPARE ALL SURFACES PRIOR TO PAINTING PRODUCT TYPE: SW7072 "ONLINE"- CLEARANCES  
 DEMISING WALLS, FRONT WALL AND REAR WALL FROM DEMISING WALLS, FRONT WALL AND REAR WALL FROM DEMISING WALLS, FRONT WALL AND REAR WALL FROM FINISH FLOOR UP TO CEILING. PAINT ALL SURFACE MOUNTED CONDUIT, PIPES, COLUMNS, ETC. TO MATCH THE COLOR OF THE DEMISING WALLS. SW7074 "SOFTWARE" - INTERIOR WALLS FROM FLOOR TO CEILING. INTERIOR OF RESTROOM - INTERIOR WALLS FROM FLOOR TO CEILING. INTERIOR OF RESTROOM SW6868 "REAL RED" - INTERIOR DOORS AND DOOR FRAMES. - INTERIOR DOORS AND DOOR FRAMES. ANY EXPOSED HVAC DUCTWORK



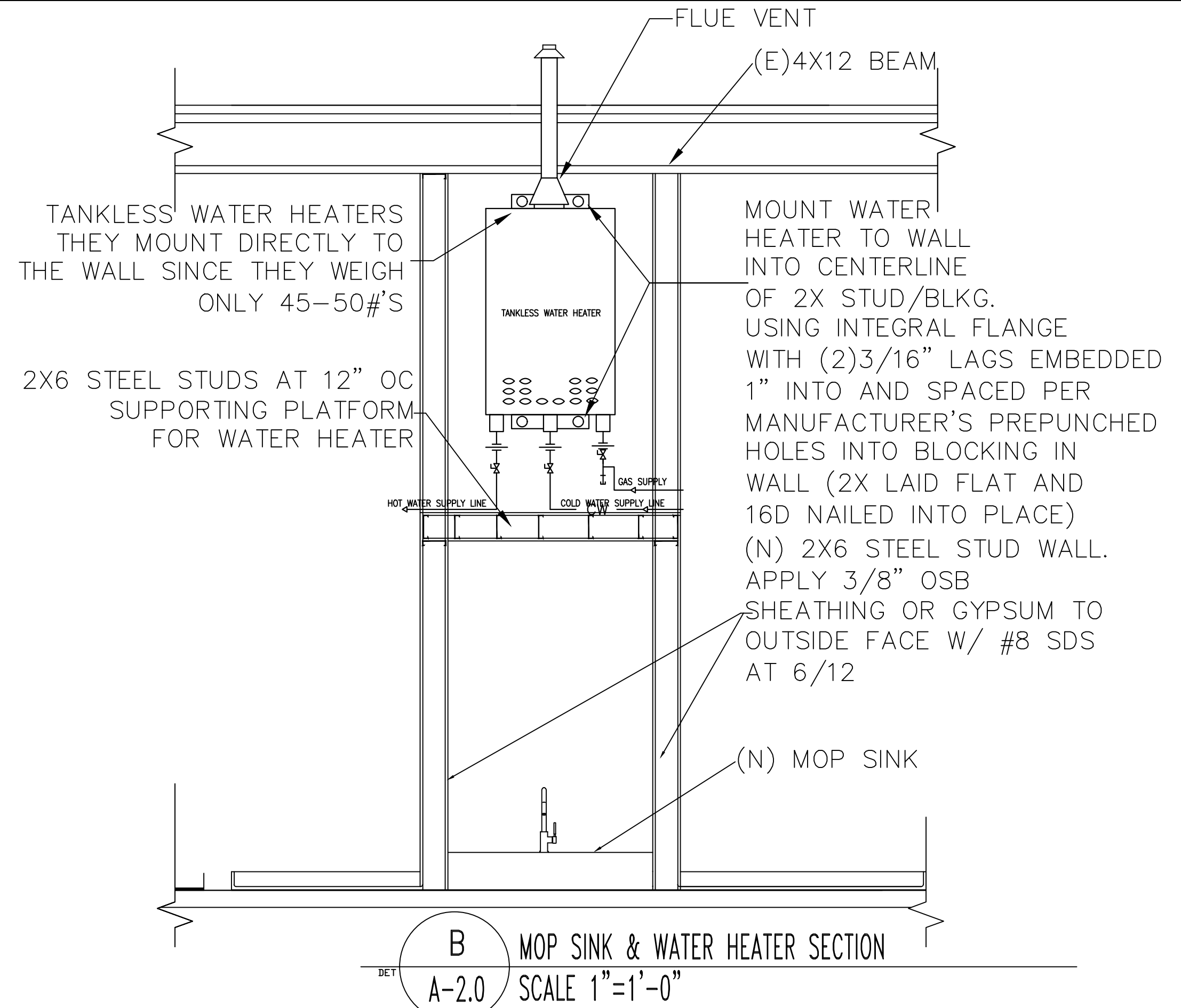
**3 ACCESSIBLE COUNTER**  
SCALE: 3/4"=1'-0"

SHOWER NOTE:  
 11B-610.3.1 RECTANGULAR SEATS. THE REAR EDGE OF A RECTANGULAR SEAT SHALL BE 2 1/4 INCHES (64 MM) MAXIMUM AND THE FRONT EDGE 15 INCHES (381 MM) MINIMUM AND 16 INCHES (406 MM) MAXIMUM FROM THE SEAT WALL. THE SIDE EDGE OF THE SEAT SHALL BE 1 1/2 INCHES (38 MM) MAXIMUM FROM THE ADJACENT WALL.



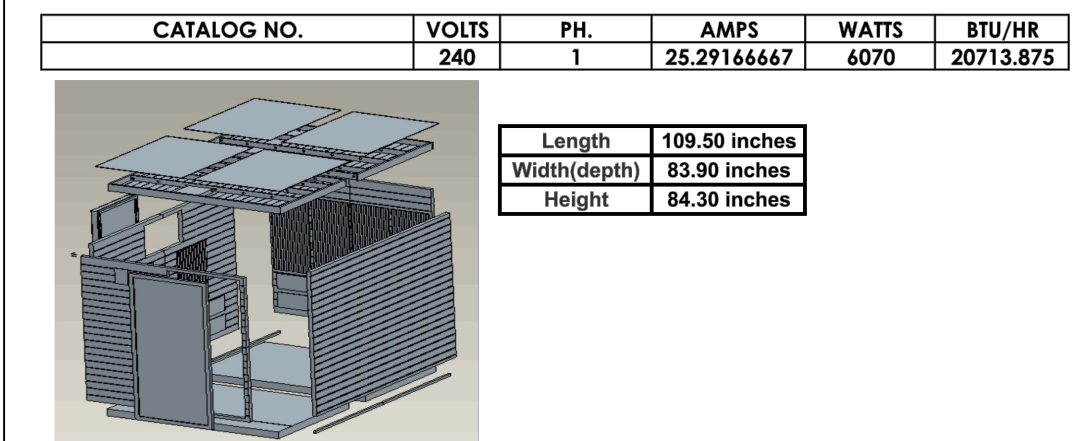
**2 PROPOSED FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**11B-612 SAUNAS AND STEAM ROOMS**  
 11B-612.1 GENERAL. SAUNAS AND STEAM ROOMS SHALL COMPLY WITH SECTION 11B-612.  
 11B-612.2 BENCH. WHERE SEATING IS PROVIDED IN SAUNAS AND STEAM ROOMS, AT LEAST ONE BENCH SHALL COMPLY WITH SECTION 11B-903. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED BY SECTION 11B-903.2. EXCEPTION: A READILY REMOVABLE BENCH SHALL BE PERMITTED TO OBSTRUCT THE TURNING SPACE REQUIRED BY SECTION 11B-612.3 AND THE CLEAR FLOOR OR GROUND SPACE REQUIRED BY SECTION 11B-903.2.  
 11B-612.3 TURNING SPACE. A TURNING SPACE COMPLYING WITH SECTION 11B-304 SHALL BE PROVIDED WITHIN SAUNAS AND STEAM ROOMS.



**B-A-2.0 MOP SINK & WATER HEATER SECTION**  
SCALE 1"=1'-0"

CATALOG NO.	VOLTS	PH.	AMPS	WATTS	BTU/HR
CFH-10040 (Carbon Fiber Heater)	240	1	25.29166667	6070	20713.875
CFH-7650 (Carbon Fiber Heater)	240	1	25.29166667	6070	20713.875



**CITY OF SANTA ROSA APPROVED**  
 Permit No. B24-1836  
 Date: 05/15/2024  
 Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.  
 Michael Encight  
 Building Division Authorization Signatory

- FEATURES**
- 6070 watts: 240 volts: 60 Hz.
  - Integral thermostat controller provides automatic close heating when up to the set temperature to avoid over heat. Built in control system for quick installation. Easily set design.
  - Steel finned metal sheath electric heating elements with low steam temperatures provide uniform heat and long service life.
  - Closely spaced grille bars discourage insertion of foreign objects and direct air frontward and upward to effectively distribute heat...keep the whole room of unit warm and even heated. Keep body no touch of heater surface.
  - Thermal overheat protector in the power box disconnects power in case of overheating due to accidental blockage.
  - 26 feet long power cord, for easy installation.
  - The combination of pure ceramic heaters and Carbon Fiber heaters provide best benefits of infrared rays to the body. Ceramic heaters for strong and quick heat and Carbon fiber heaters for huge infrared emission area.

- ASSEMBLY LIMITATIONS**
- Installation and repair should be assisted by a qualified electrician!
  - Check power supply rating and make sure the grounded outlet is correctly connected before installation.
  - Locate your cabin indoors and on a flat level and dry surface. Be sure to keep it away from the bath or the steamer or something moist.
  - Use original parts only. Do not share the outlet with any other appliances.
  - Please make sure the side wall with no heater for the users to lean will be located closely to the solid wall.

**ACCESSORIES**

CATALOG NO.	Qty	DESCRIPTION
CH-200 (Ceramic Heater)	20	The Specification 240V,200W.
CFH-10060 (Carbon Fiber Heater)	1	The Specification 39.4"X15.7"X24V,420W. Heat control switch and extra over heat thermostat for double protection.

**1-NEW HOTWORX SAUNA CUT SHEET**

OCCUPANCY TYPE=B  
 CONSTRUCTION TYPE= V-N SPRINKLER  
 OCCUPANT LOAD PER TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:  
 SAUNA AREA=63 SQ. FT EACH/50=2 TOTAL OF 18 OCC.  
 WORKOUT AREA: 327 FT./50=6 OCC..  
 RECEPTION AREA: 272 SQ. FT/15=18 OCC  
 TOTAL OCCUPANCY= 42 OCC.

**SHEET TITLE: PROPOSED FLOOR PLAN & EQUIPMENT**

APPROVED BY: **SM** DATE: **03.27.2024**

DRAWN BY: **Deilly E** CHECKED BY: **SM** REV. REV. REV.

TENANT IMPROVEMENT FOR **ABA FITNESS CORP**  
 1415 FULTON ROAD, SUITE 221,  
 SANTA ROSA, CA 95401

**SINBORDESIGN**  
 435 UNIVERSITY AND COMMUNITY AVENUES  
 VACAVILLE, CA 94987  
 SINBORDESIGN.COM/EMAIL

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 No. 40892  
 Exp. 3/25

**PROJECT NO.**  
 09-266

**A-2.0**