



FRONT (EAST) ELEVATION FROM HAHMAN DRIVE

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City of Santa Rosa
 Planning & Economic
 Development Department
 01/19/2023
 RECEIVED



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Central Boys and Girls Club

1011 Hanman Dr.
 Santa Rosa, CA

COVER SHEET

PROJECT TEAM	DEFERRED / SEPARATE PERMITS	PROJECT DATA AND INFORMATION	PROJECT DESCRIPTION																																													
<p>OWNER Boys and Girls Club of Santa Rosa</p> <p>AGENT Amber Heidtke Boys and Girls Club of Greater Santa Rosa P.O. Box 2392, Santa Rosa, CA 95405 707-708-2457 amber@bgcsr.org</p> <p>ARCHITECT Hedgpeth Architects 2321 Bethards Drive, Suite B Santa Rosa, CA 95405 707-523-7010 john@hedgpetharchitects.com keirra@hedgpetharchitects.com</p> <p>STRUCTURAL MKM & Associates Structural Engineering 5880 Commerce Blvd., Ste. 105, Rhonert Park, CA 94928 707-578-8185 James Whittal James@mkmassociates.com John Cook John@mkmassociates.com</p> <p>BUILDER Arrington Construction, Inc. P.O. Box 151455 San Rafael, CA 94915 415-497-1237 Martin Arrington arringtonhia@earthlink.net</p>	<p>1. FIRE SPRINKLER</p> <p>2. FIRE ALARM</p> <p style="text-align: center;">PARKING</p> <p>EXISTING PARKING (to be modified) Total Number of Spaces Provided = 16 Stalls Total Accessible Spaces = 0</p> <p>PARKING REQUIRED - Child Day Care Employee - 9 = 9 Stalls Transport Vans - 3 = 3 Stalls Guest - 270 Children @ 1 stall/10 children* = 46 Stalls Bike Determined by MUP Total = 61 Stalls, 3 of which are accessible</p> <p>PARKING PROVIDED Total Number of Spaces = 14 Standard Stalls Total Accessible Spaces = 1 Accessible Stalls Total = 15 Stalls</p> <p>BICYCLE PARKING PROVIDED = TBD by Minor Use Permit, or as required by City of Santa Rosa</p>	<p>PROJECT TITLE: CENTRAL BOYS AND GIRLS CLUB OF SANTA ROSA</p> <p>PROJECT ADDRESS: 1011 HAHMAN DR. SANTA ROSA CA 95405</p> <p>APN: 013-110-026</p> <p>TOTAL PARCEL AREA: 29,124 SF / .67 acres</p> <p>JURISDICTION: CITY OF SANTA ROSA</p> <p>FIRE DISTRICT: CITY OF SANTA ROSA</p> <p>ZONING: CG</p> <p>LAND USE: RETAIL AND BUSINESS SERVICES</p> <p>LOT COVERAGE: MAX. ALLOWABLE: 29,124 SF 100% EXISTING AND PROPOSED: 13,691 SF 47% PAVED FOR PARKING: 9,641 SF 33% LANDSCAPED: 5,792 SF 20%</p> <p>MAXIMUM ALLOWABLE HEIGHT: 55 FEET EXISTING AND PROPOSED HEIGHT: 26'-0" FEET, TOP OF ROOF@ GYM EXISTING AND PROPOSED STORIES: 1 STORY</p> <p>EXISTING AND PROPOSED OCCUPANCY: A-2, A-3, B EXISTING CONSTRUCTION TYPE: TYPE V-B PROPOSED CONSTRUCTION TYPE: TYPE V-B, SPRINKLED NFPA13</p> <p>ALLOWABLE SETBACKS FRONT = 0' REAR = 0' SIDES = 0'</p> <p>AREA of REMODEL - 8,784 SF AREA to remain unmodified - (e) Gymnasium 4,907 SF TOTAL AREA of BUILDING 13,691 SF</p>	<p>The Project is a non-residential interior remodel to upgrade Child Daycare facilities at an existing 13,691 square foot one story building in Santa Rosa. The building is one story, located in a CG zone. The Daycare use is to remain unchanged. The modifications affect less than 50% of the exterior and bearing walls. The seismic demand is not increased by the modifications and the seismic capacity of the existing building is adequate to accommodate the revisions proposed. The roof diaphragm is modified by the addition of a 680 square foot vaulted volumetric space at the entry area, with new clerestory windows at the new high exterior walls.</p> <p>Additions to the structure are not proposed, but a change to the roof and interior volume is proposed, as described above, resulting in modifications to the exterior elevations of the building. New exterior windows are proposed at the east, north, south and west elevations.</p> <p>The existing surface parking lot, pick up and drop off area, trash bin area, landscaping and other site features are to remain without modification. Sidewalk areas that were patched along Patio Drive are to be replaced with new concrete squares to address trip hazard issues.</p> <p>Modifications to the interior of the building include demolition of existing game room, offices, meeting room, classrooms, kitchen, rest rooms, utility and storage rooms.</p> <p>Improvements include new partition walls as required to create a new reception area, 4 new offices, 1 new staff lounge with kitchenette, 1 new classroom, 3 new restrooms, 1 new kitchen and serving room, 1 new multi-purpose room, 1 new mechanical room, 1 new janitor's closet, and 6 new storage rooms.</p> <p>For purposes of determining occupancy group for maximum allowable building area and separation of occupancies, the Multi-Purpose Room is Group A-2 occupancy, assembly with food and drink, the Gymnasium is Group A-3, gymnasium. The remainder of spaces are group B occupancy, administrative and training, or accessory to the Group A-2, A-3, and B occupancies.</p> <p>For purposes of determining occupant load for egress design, the existing Gymnasium is classified as Assembly, without fixed seats, uncentered, tables and chairs, and the new Multi-Purpose Room and Classroom are classified as Daycare. The remainder of the spaces in the building are Business areas.</p> <p>The building is Type VB construction. Fire Sprinklers and Fire Alarm, NFPA13R, are proposed to bring the building into compliance with the provisions of Santa Rosa Municipal Code Chapter 903.2.1, Group A - "an automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy".</p>																																													
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Revisions
 #1 Dec. 19, 2022
 Site Plan A1

Job Number
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 Project Architect
 Checker
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 Author
 Date
 Issue Date
 Sheet

AGO



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Central Boys and Girls Club

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SITE PLAN



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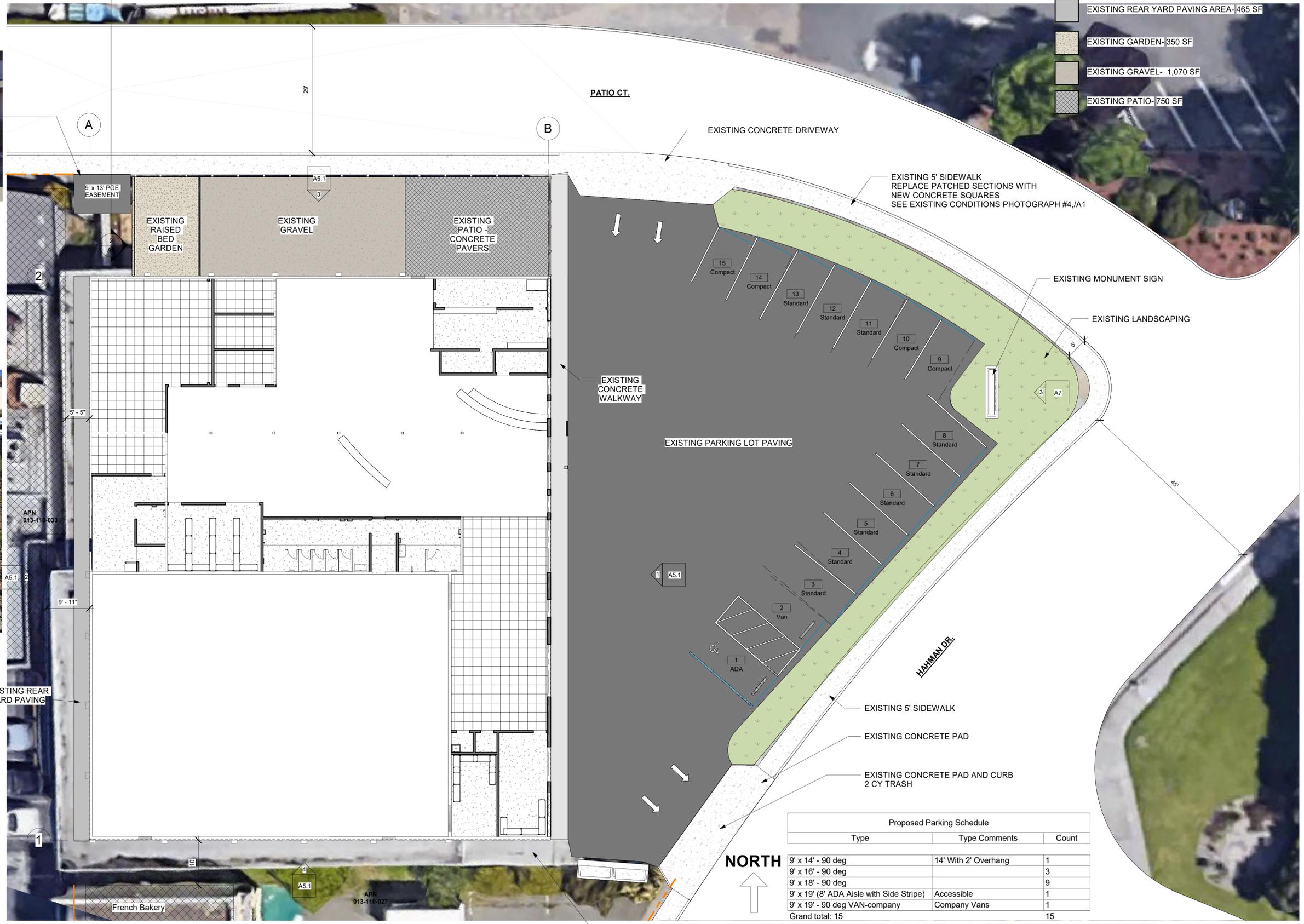
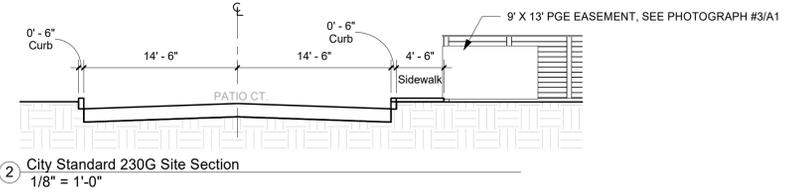
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SITE PLAN NOTES:

1. DRIVEWAY AND PARKING LOT ARE EXISTING TO REMAIN.
2. ALL IMPERVIOUS AND PERVIOUS AREAS ARE EXISTING, TO REMAIN.
3. AREA OF NEW PAVING DOES NOT EXCEED 10,000 SF (0 SF < 10,000 SF).
4. AREA OF EXISTING PAVING IS 11,170 SF.

HARDSCAPE AND LANDSCAPE LEGEND

- EXISTING PAVED DRIVEWAY AREA- 9,955 SF
- EXISTING LANDSCAPE AREA- 2,160 SF
- EXISTING PERIMETER SIDEWALK AREA- 2,070 SF NOT INCLUDED IN AREA OF EXISTING PAVING
- EXISTING REAR YARD PAVING AREA- 465 SF
- EXISTING GARDEN- 350 SF
- EXISTING GRAVEL- 1,070 SF
- EXISTING PATIO- 750 SF



Proposed Parking Schedule		
Type	Type Comments	Count
9' x 14' - 90 deg	14' With 2' Overhang	1
9' x 16' - 90 deg		3
9' x 18' - 90 deg		9
9' x 19' (8' ADA Aisle with Side Stripe)	Accessible	1
9' x 19' - 90 deg VAN-company	Company Vans	1
Grand total:		15



3. EXISTING PGE TRANSFORMER



4. SIDEWALK ON PATIO DRIVE - LOOKING WEST
REPLACE PATCHED SIDEWALK SECTIONS ON PATIO DRIVE WITH NEW CONCRETE PAVING, AS REQUESTED BY CITY OF SANTA ROSA ENGINEERING, TO MATCH EXISTING WIDTH AND TO RESOLVE TRIP HAZARD FOR PUBLIC



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COVER SHEET



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New exterior windows are proposed at the east, north, south and west elevations.</p> <p>The existing surface parking lot is re-designed to improve traffic flow, re-organize the parking stalls, identify accessible parking stalls, allocate an area for drop-off and pick-up, locate a trash enclosure, add bicycle parking and provide an accessible path of travel from accessible parking stalls to the building entry. 15 parking stalls are proposed, 1 of which is accessible, 3 of which are for facility vans, 9 of which are for employees, and 2 are for guests. A pick-up and drop-off area is provided at the building entrance.</p> <p>Modifications to the interior of the building include demolition of existing game room, offices, meeting room, classrooms, kitchen, rest rooms, utility and storage rooms.</p> <p>Improvements include new partition walls as required to create a new reception area, 4 new offices, 1 new staff lounge with kitchenette, 1 new classroom, 3 new restrooms, 1 new kitchen and serving room, 1 new multi-purpose room, 1 new mechanical room, 1 new janitor's closet, and 6 new storage rooms.</p> <p>For purposes of determining occupancy group for maximum allowable building area and separation of occupancies, the Multi-Purpose Room is Group A-2 occupancy, assembly with food and drink, the Gymnasium is Group A-3, gymnasium. 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Daycare	Multi-Purpose	5,375 sf	35 sf	154																																											
Reading Room	Reading Room	648 sf	50 sf	17																																											
Business	Office, Staff Lounge	732 sf	150 sf	5																																											
				504 Occupants																																											



APN 013-110-036
ZONING: CG
GENERAL PLAN:
RETAIL/MED RESIDENTIAL

PROJECT SITE
APN 013-110-026
ZONING: CG
GENERAL PLAN: RETAIL
AND BUSINESS SERVICES

APN 013-110-033
ZONING: CG
GENERAL PLAN: RETAIL
AND BUSINESS SERVICES

APN 013-110-027
ZONING: CG
GENERAL PLAN: RETAIL
AND BUSINESS SERVICES

APN 013-132-038
ZONING: R-1-6
GENERAL PLAN: LOW
RESIDENTIAL

APN 013-133-001
ZONING: R-1-6
GENERAL PLAN:
LOW RESIDENTIAL





Revisions

Job Number

Project Number

Project Architect

Checker

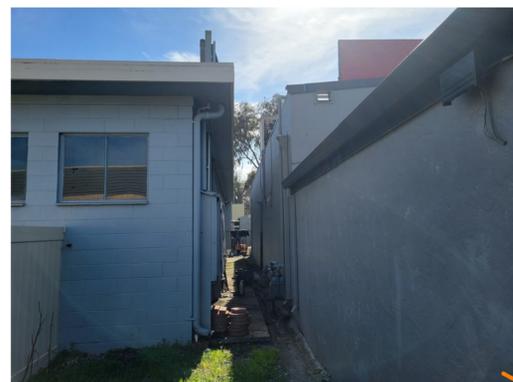
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Date

Issue Date

Sheet



EXISTING CONDITION BETWEEN BOY'S AND GIRL'S CLUB AND RESTAURANT



EXISTING POWER BOX BETWEEN SITE AND RESTAURANT



EXISTING ENCLOSED OUTDOOR PLAY AREA



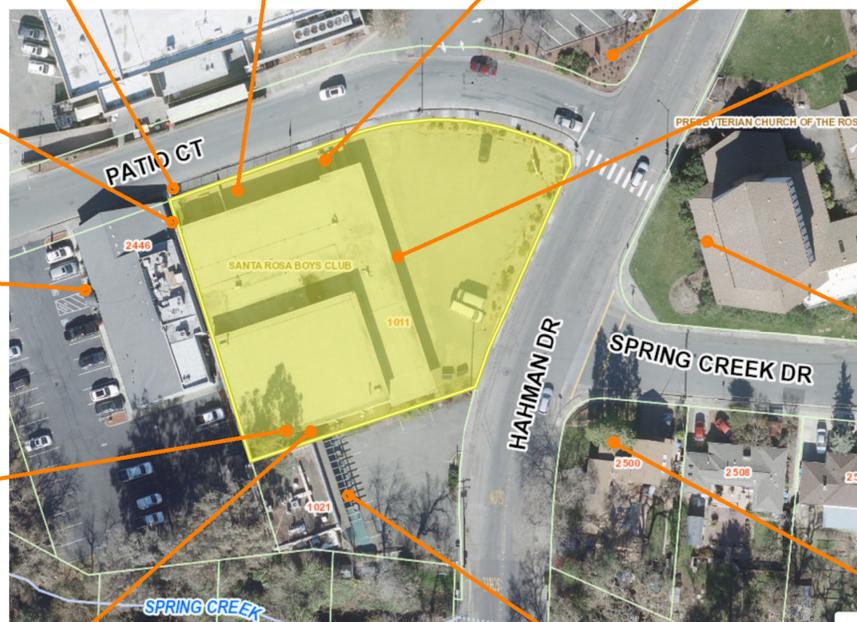
EXISTING OUTDOOR SEATING AREA



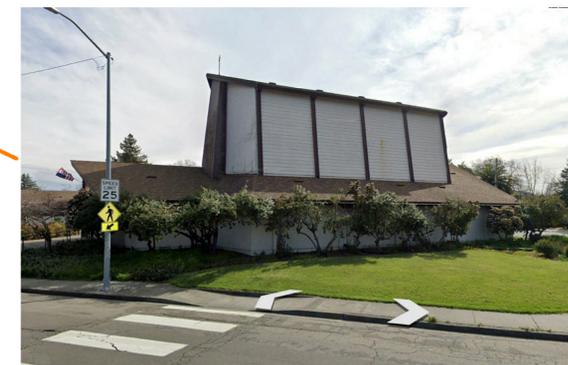
VILLAGE SHOPPING CENTER



RESTAURANT FRONTAGE



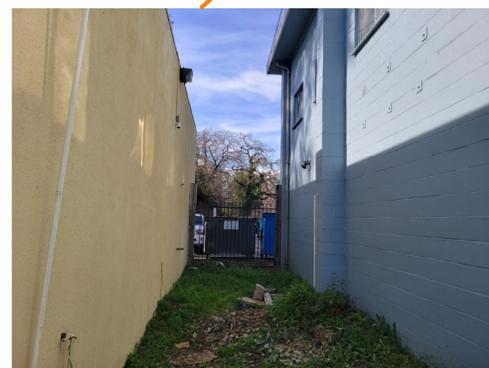
EXISTING BOY'S AND GIRL'S CLUB FRONTAGE



PRESBYTERIAN CHURCH OF THE ROSES



EXISTING CONDITION OF GYM EXITS



EXISTING CONDITION BETWEEN BAKERY AND BOY'S AND GIRL'S CLUB



BAKERY



RESIDENTIAL NEIGHBORHOOD



EXIT REQUIREMENTS

- In accordance to 2019 C.B.C. Section 1007.1.1: Where two exits, exit access doorways, exit access stairways, or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them.
- In accordance to 2019 C.B.C. Section 1008.2: The means of egress serving a room or space shall be illuminated at all times in that the room or space is occupied.
- In accordance to 2019 C.B.C. Section 1008.2.1: The means of egress illumination level shall not be less than 1 foot-candle at the walking surface.
- In accordance to 2019 C.B.C. Section 1008.3: Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 footcandle and a minimum at any point of 0.1 footcandle measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle average and a minimum at any point of 0.06 footcandle at the end of the emergency lighting time duration. A maximum to minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.
- Width and height of required exit doorways to comply with 2019 C.B.C Section 1010.1.1.
- In accordance to 2019 C.B.C. Section 1010.1.2.1: Pivot or side hinged doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.
- In accordance to 2019 C.B.C. Section 1010.1.9: Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
- In accordance to 2019 C.B.C. Section 1010.1.10: Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A occupancy, assembly area not classified as an assembly occupancy E, I-2 or 1-2.1 occupancies shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.
- In accordance to 2019 C.B.C. Section 1028.4.2: Where an egress court serving a building or portion thereof is less than 10 feet in width, the egress court walls shall have not less than 1-hour fire-resistance rated construction for a distance of 10 feet above the floor of the court. Openings within such walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.
- In accordance to 2019 C.B.C. Section 1030.1: Exterior emergency escape and rescue openings shall open directly into a public way or to a yard or court that opens to a public way.
- In accordance to 2019 C.B.C Sections 1030.2, 1030.2.1, and 1030.3: Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor.
- Parking spaces shall not obstruct required exits.

CORRIDORS AND HALLWAYS

- Comply with 2019 C.B.C Section 1102A regarding accessibility.
- In accordance to 2019 C.B.C Section 1020.6: Fire-resistance rated corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms.
- In accordance to 2019 C.B.C. Section 716.5.3: Fire door assemblies required to have a minimum fire protection rating of 20 minutes where located in corridor walls or smoke barrier walls having a fire-resistance rating in accordance with Table 716.5 shall be tested in accordance with NFPA 252 or UL 10C without the hose stream test.
- In accordance to 2019 C.B.C Section 716.5.7: Fire door assemblies shall be labeled by an approved agency. The labels shall comply with NFPA 80, and shall be permanently affixed to the door or frame.

SIGNS

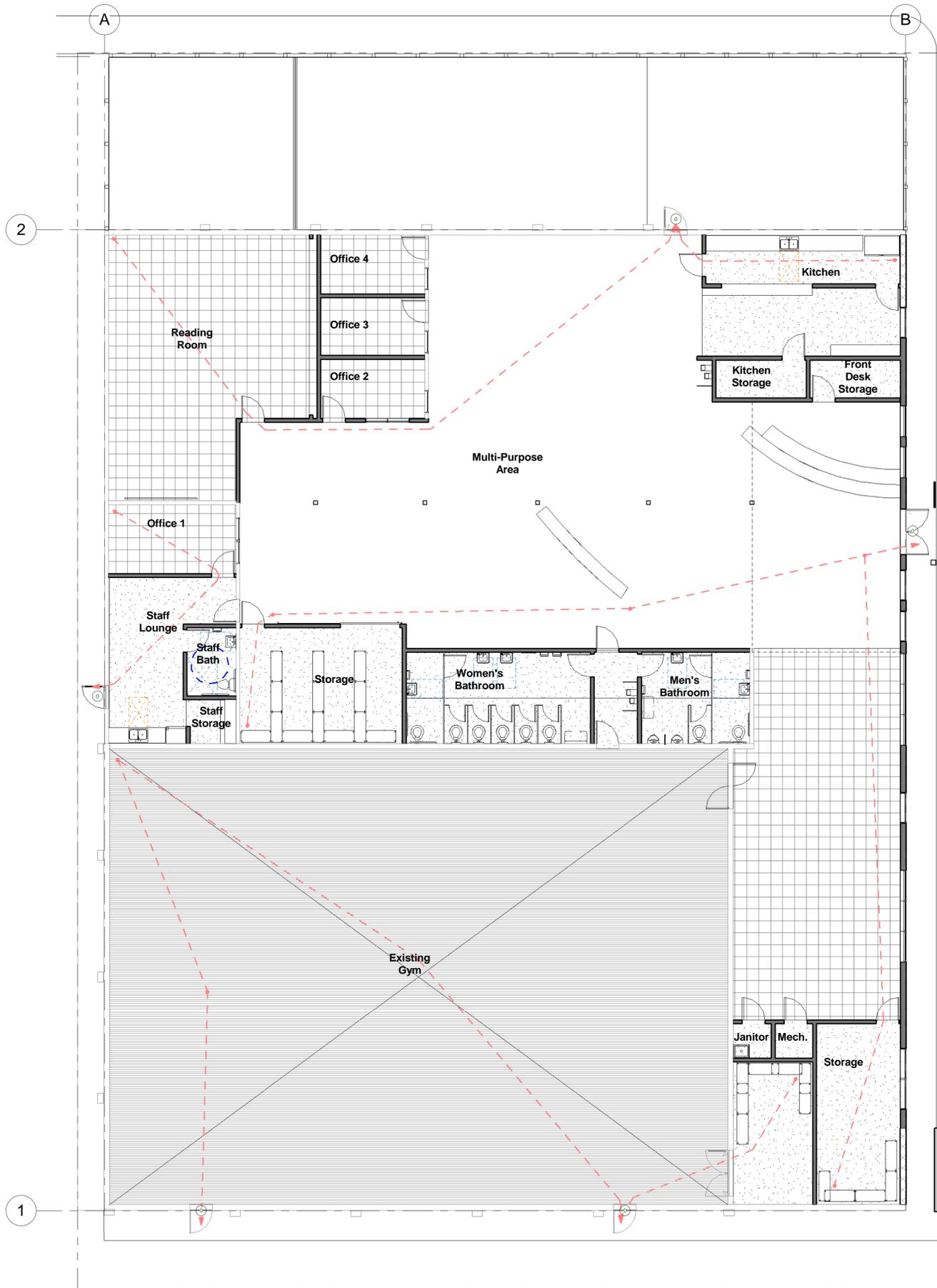
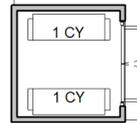
- Tactile Exit Signs shall comply with Section 11B 703.3.2 & shall be required in the following locations:
 - Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT".
 - Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:
 - "EXIT STAIR DOWN"
 - "EXIT RAMP DOWN"
 - "EXIT STAIR UP"
 - "EXIT RAMP UP"
 - Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway, shall be identified by a tactile exit sign with the words, "EXIT ROUTE"
 - Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE"
 - Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words, "TO EXIT"
- In accordance to 2019 C.B.C. Section 1013.1: Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.
- In accordance to 2019 C.B.C. Section 1013.6.1: Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches high with the principal strokes of the letters not less than 3/4" wide.
- In accordance to 2019 C.B.C. Section 1013.6.2: The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles.
- In accordance to 2019 Section 1013.6.3: Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance Chapter 27.

Path of Travel Schedule	
From Room	Maximum Length
Existing Gym A-3	92' - 0 5/32"
Kitchen A-2	31' - 6 15/32"
Office 1 B	39' - 2 13/16"
Reading Room A-2	96' - 6 1/2"
Storage A-2	102' - 2 3/4"

*Maximum Egress : Occupancy 'A' = 250
Occupancy 'B' = 300

SIGNAGE NOTES:

- ALL ACCESSIBLE TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS NEED NOT BE PROVIDED FOR FACILITIES WITHIN A DWELLING UNIT OR GUESTROOM. [CBC 1127A.7.1 AND 11B- 703.7.2]
- IDENTIFICATION SYMBOLS:
DOORWAYS LEADING TO SANITARY FACILITIES (TOILET OR BATHING ROOMS) SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL IN COMPLIANCE WITH THIS SECTION. GEOMETRIC SYMBOLS SHALL BE CENTERED HORIZONTALLY ON THE DOOR AT A HEIGHT OF 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE CENTER OF THE SYMBOL WHERE A DOOR IS PROVIDED, THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR. DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST ACCESSIBLE TOILET OR BATHING ROOMS SHALL BE PROVIDED. SUCH DIRECTIONAL SIGNS SHALL COMPLY WITH SECTION 1143.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EDGES OF ACCESSIBILITY SIGNAGE SHALL BE ROUNDED, CHAMFERED OR EASED. SEE SECTION 1143A FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES. [CBC 1127A.7.2, SIMILAR TO 11B- 703.7.2]
- WHEN SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED, THEY SHALL COMPLY WITH CBC SECTIONS 1143A.1 AND 116- 703.1.
- SIGNS WITH VISUAL CHARACTERS SHALL COMPLY WITH CBC 1143A. 5 AND 118- 7035
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11B- 703.7.21. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR NO. 15090 IN FEDERAL STANDARD 595B. [CBC 11B-703.4.2]
- SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. [CBC 11B- 703.7.1]
- ENTRANCES TO BUILDINGS AND FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH THE DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS. [CBC 118- 216.6]
- INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS SIGNAGE, TO BE INSTALLED IN DESIGNATED AUDIO/ VISUAL APARTMENT UNIT.
- IN ACCORDANCE TO U.F.A.S. SECTION 4.3D.4: LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" INCHES MINIMUM AND SHALL BE SANS-SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2 INCHES. SYMBOLS OR PICTOGRAPHS ON SIGNS SHALL BE RAISED 1/32" INCHES MINIMUM.
- CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. [CBC 143A. 7, 11B- 703.3 AND 11B- 703.4]
- TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. [CBC 118- 703.4.1]
- PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. [CBC 11B- 703.6.1]
- PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON- GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. [CBC 11B- 703.6.2]
- PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH SECTIONS 11B- 703.2, 11B-703.3, AND 11B- 703.4. [CBC 11B- 703.6.3]



1 Level 1- Exiting Path of Travel
1/8" = 1'-0"



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ACCESSIBLE PATH OF TRAVEL



Revisions

Job Number

Project Number

Project Architect

Checker

Drawn By

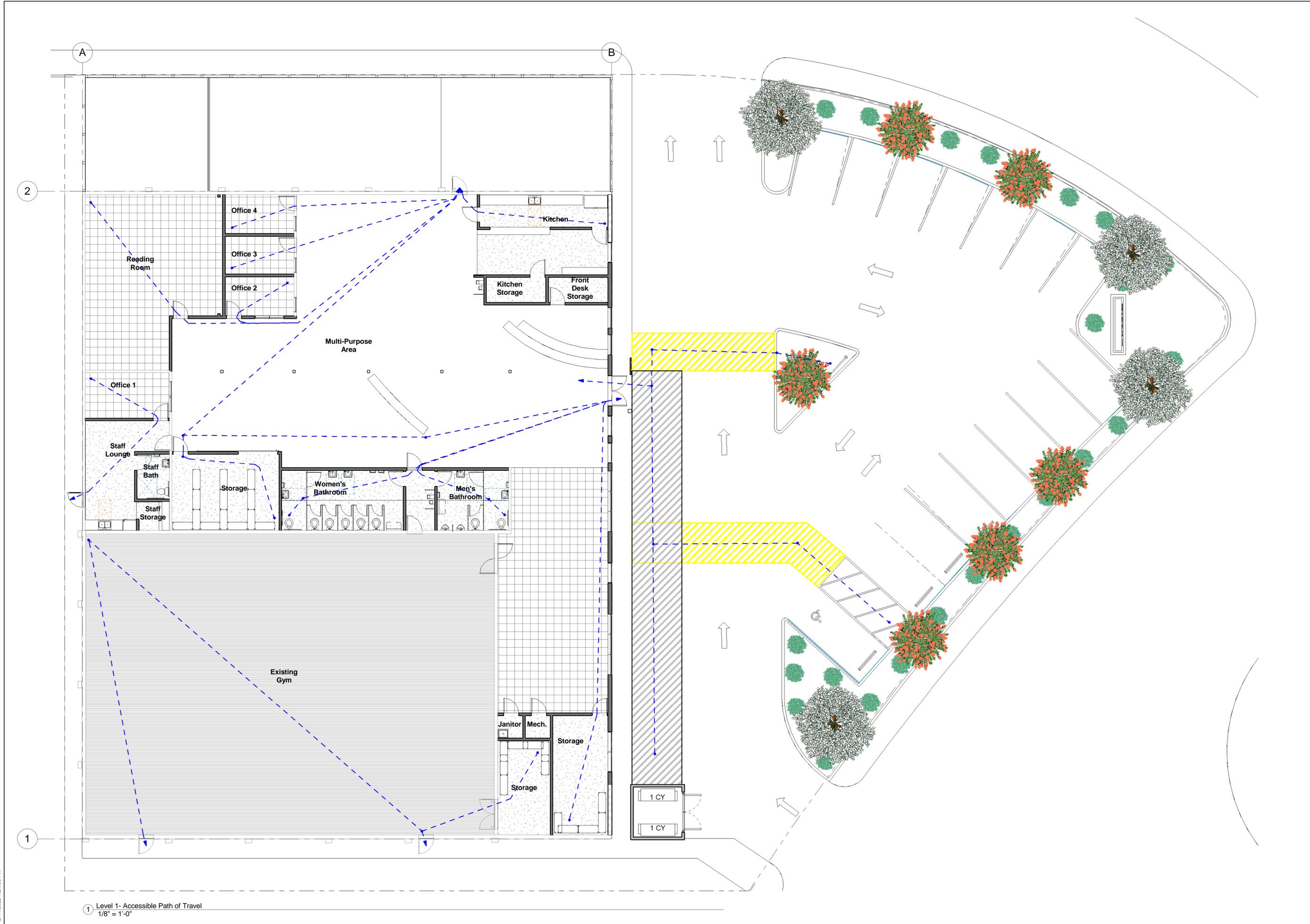
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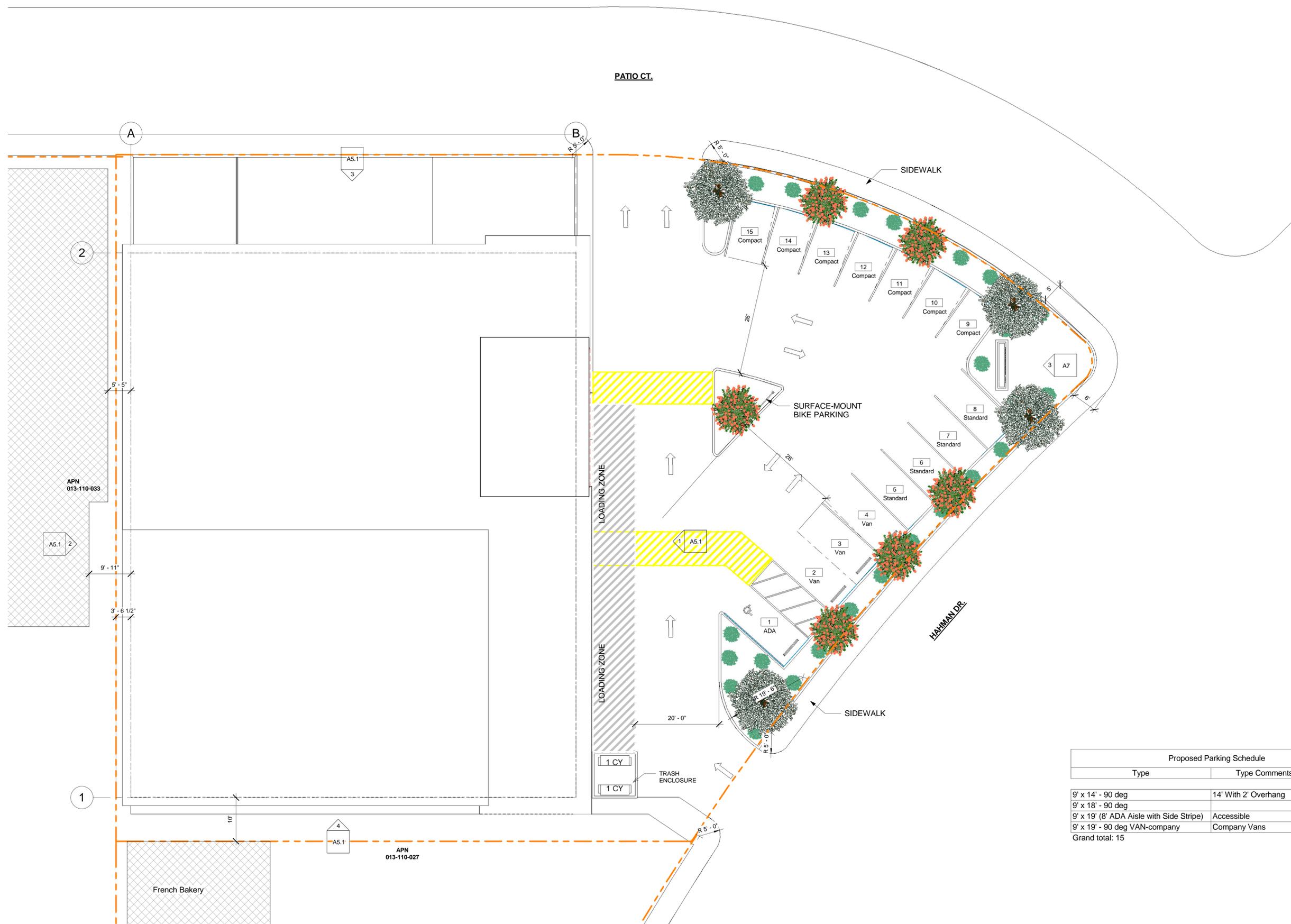
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AG2



1 Level 1- Accessible Path of Travel
1/8" = 1'-0"

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Proposed Parking Schedule		
Type	Type Comments	Count
9' x 14' - 90 deg	14' With 2' Overhang	7
9' x 18' - 90 deg		4
9' x 19' (8' ADA Aisle with Side Stripe)	Accessible	1
9' x 19' - 90 deg VAN-company	Company Vans	3
Grand total:		15

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1 Site
3/32" = 1'-0"



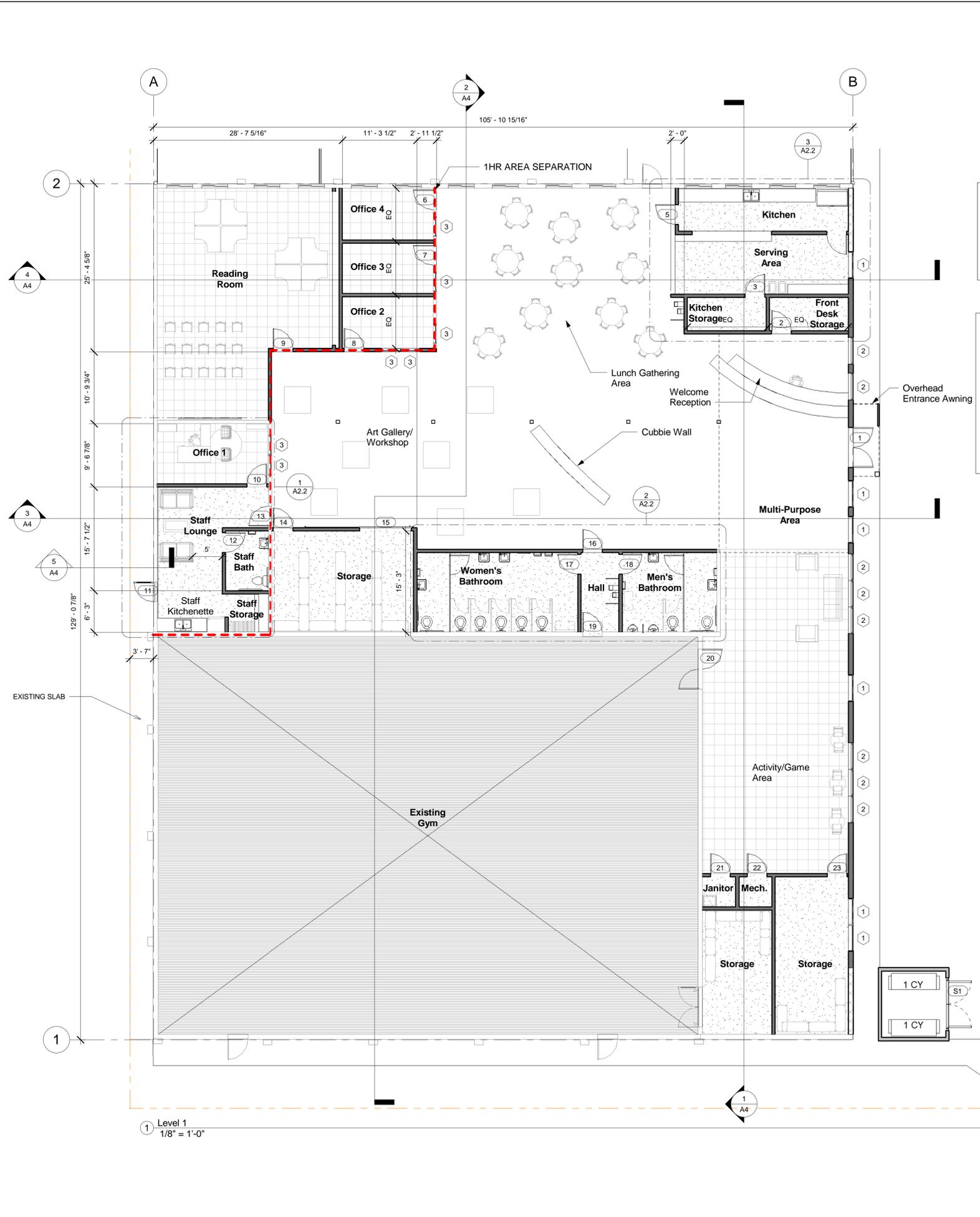
Revisions

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Project Architect
Checker

Drawn By
Author

Date
Issue Date

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WALL TYPE LEGEND

- EXISTING TO REMAIN
- DEMOLISHED
- NEW

FLOOR TYPE LEGEND

- CARPET FLOOR TILES
- RESILIENT TILE FLOORING
- POLISHED CONCRETE

Maximum Allowable Areas

Occupancy	Name	Area
-----------	------	------

A-2		
A-2	Multi-Purpose Area	4526 SF
A-3		
A-3	Existing Gym	4907 SF
Accessory to A-2		
Accessory to A-2	Front Desk Storage	60 SF
Accessory to A-2	Hall	35 SF
Accessory to A-2	Janitor	23 SF
Accessory to A-2	Kitchen	167 SF
Accessory to A-2	Kitchen Storage	60 SF
Accessory to A-2	Mech.	22 SF
Accessory to A-2	Men's Bathroom	86 SF
Accessory to A-2	Serving Area	236 SF
Accessory to A-2	Storage	328 SF
Accessory to A-2	Storage	263 SF
Accessory to A-2	Women's Bathroom	146 SF
		1425 SF
Accessory to A-3		
Accessory to A-3	Hall	35 SF
Accessory to A-3	Men's Bathroom	86 SF
Accessory to A-3	Storage	197 SF
Accessory to A-3	Women's Bathroom	146 SF
		464 SF
Accessory to B		
Accessory to B	Staff Bath	59 SF
Accessory to B	Staff Storage	37 SF
		95 SF
B		
B	Office 1	153 SF
B	Office 2	107 SF
B	Office 3	104 SF
B	Office 4	107 SF
B	Reading Room	848 SF
B	Staff Lounge	261 SF
		1580 SF
		12997 SF

Building Occupancy Loads				Occupancy-Plumbing				
Name	Occupancy	Area	Building Occupant Factor	Occupant Occupancy	Name	Area	Occupant Allowance (SF/Person)	Occupant Load
A-2				A-2				
Multi-Purpose Area	A-2	4526 SF	35	A-2 130	Multi-Purpose Area	4526 SF	30	151
		4526 SF		130		4526 SF		151
A-3				A-3				
Existing Gym	A-3	4907 SF	35	A-3 141	Existing Gym	4907 SF	50	99
		4907 SF		141		4907 SF		99
Accessory to A-2				Accessory to A-2				
Kitchen	Accessory to A-2	167 SF	35	Accessory to A-2 5	Kitchen	167 SF	30	6
		167 SF				167 SF		6
B				B				
Office 4	B	107 SF	150	B 1	Office 4	107 SF	150	1
Office 3	B	104 SF	150	B 1	Office 3	104 SF	150	1
Office 2	B	107 SF	150	B 1	Office 2	107 SF	150	1
Office 1	B	153 SF	150	B 2	Office 1	153 SF	150	2
Reading Room	B	848 SF	150	B 6	Reading Room	848 SF	150	6
		1320 SF		11		1320 SF		11
		10920 SF		287		10920 SF		267

Plumbing Fixture Calc:

	LOAD	WC	URINALS	LAV
Men	134	/100=2	/100=2	/200=1
Women	134	/25=6		/100=2
Drinking Fountains	267	/250=2		
Service Sink				1

Level 1
1/8" = 1'-0"



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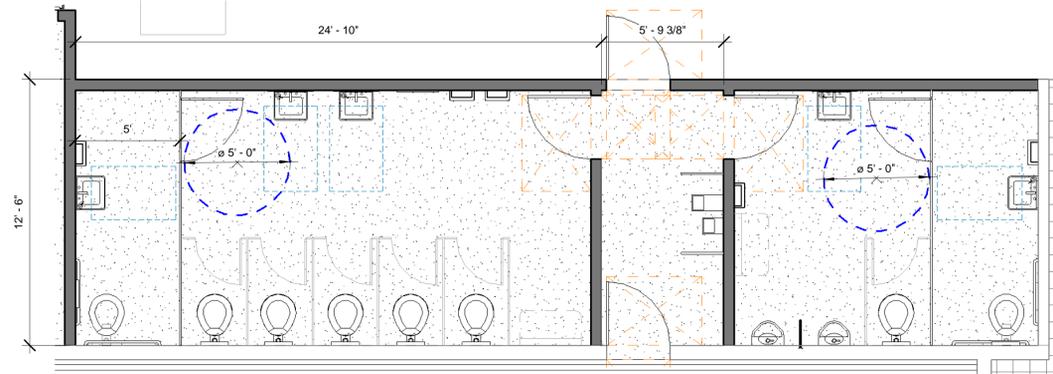
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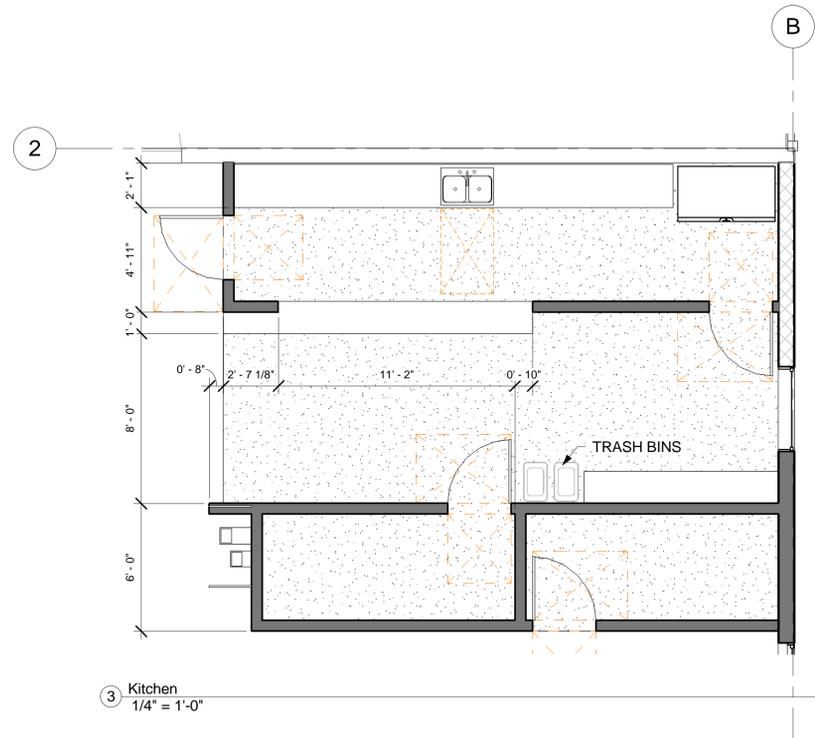
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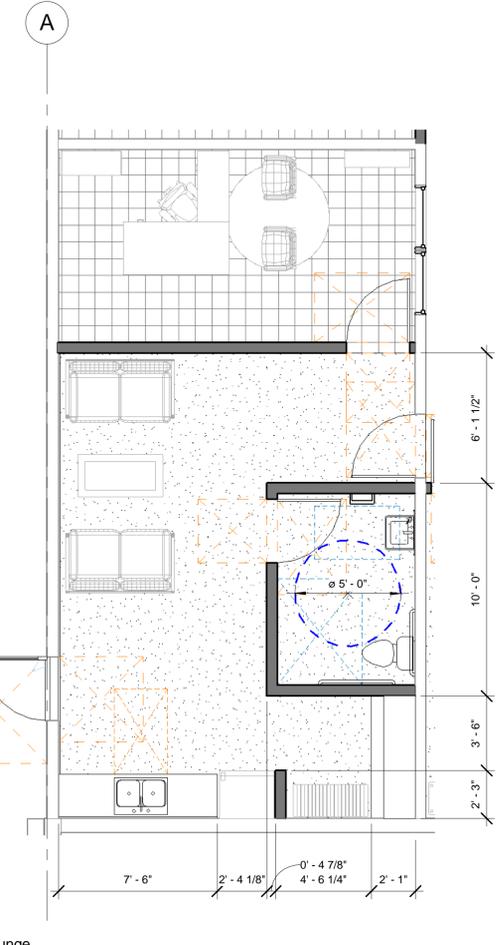
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2 Bathrooms
1/4" = 1'-0"



3 Kitchen
1/4" = 1'-0"



1 Staff Lounge
1/4" = 1'-0"

FLOOR TYPE LEGEND

-  CARPET FLOOR TILES
-  RESILIENT TILE FLOORING
-  POLISHED CONCRETE

WALL TYPE LEGEND

-  EXISTING TO REMAIN
-  DEMOLISHED
-  NEW



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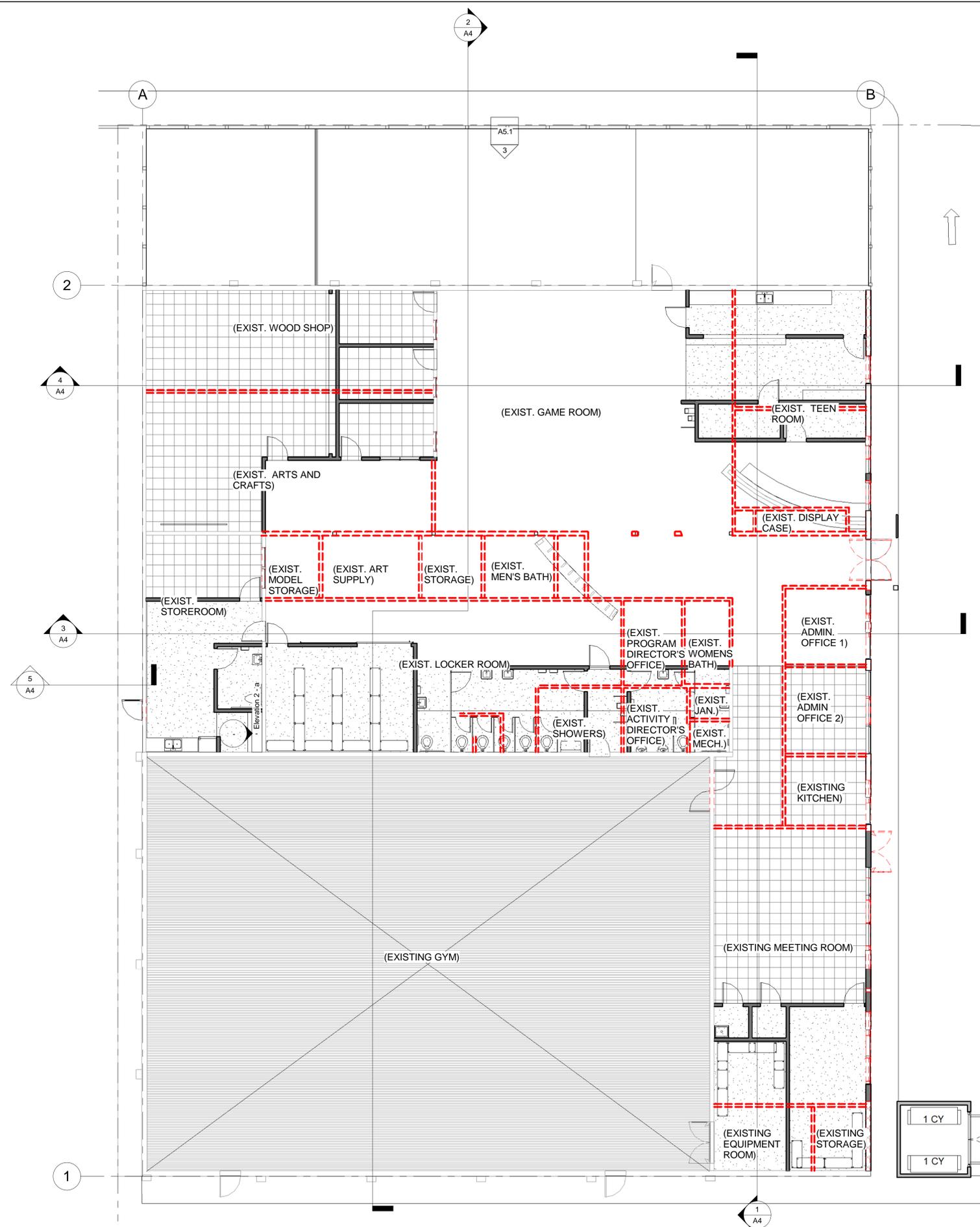
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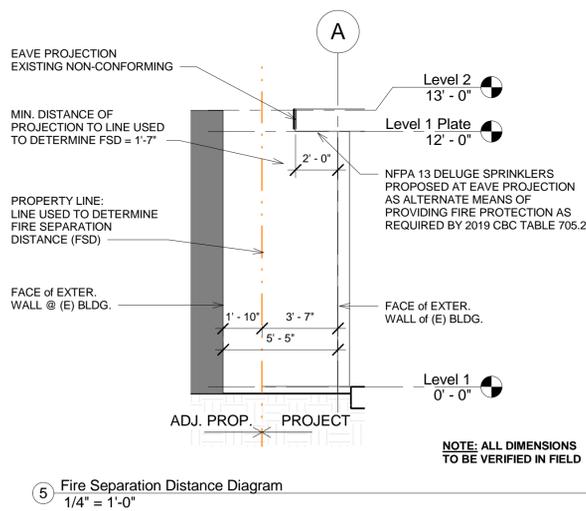
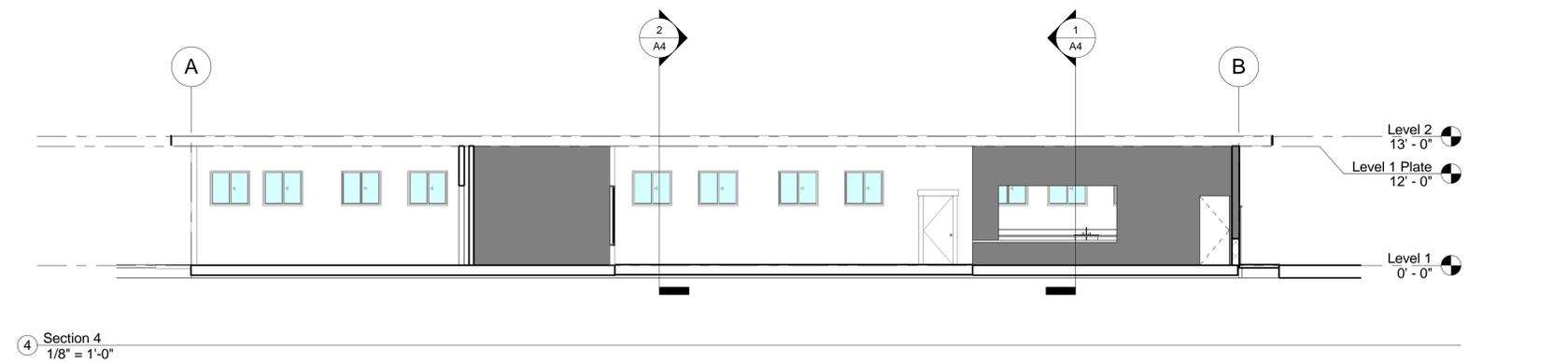
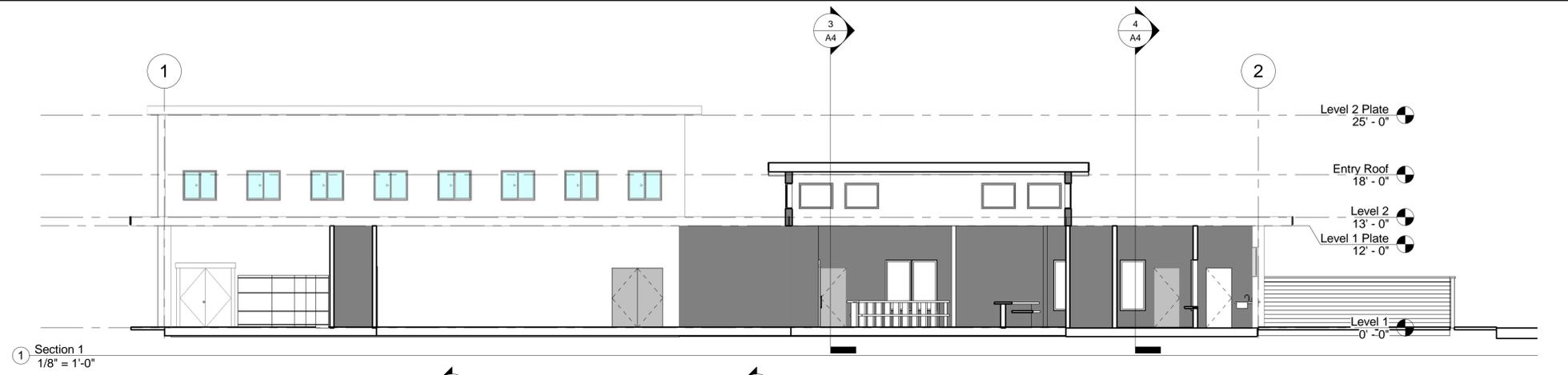
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1 Level 1- Demolition Plan
1/8" = 1'-0"

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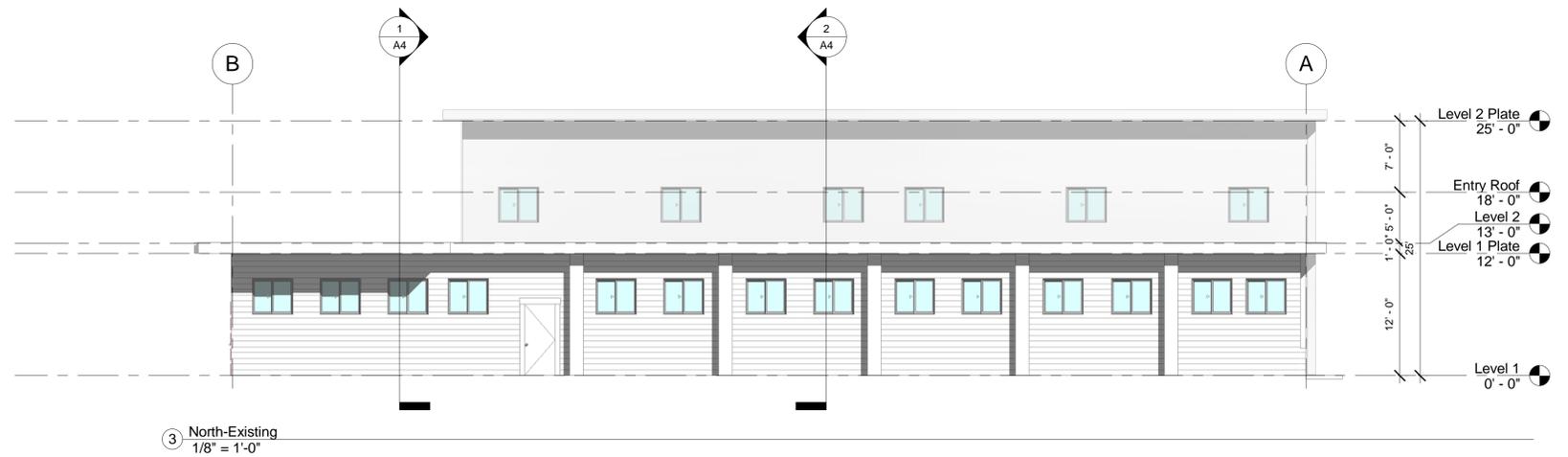
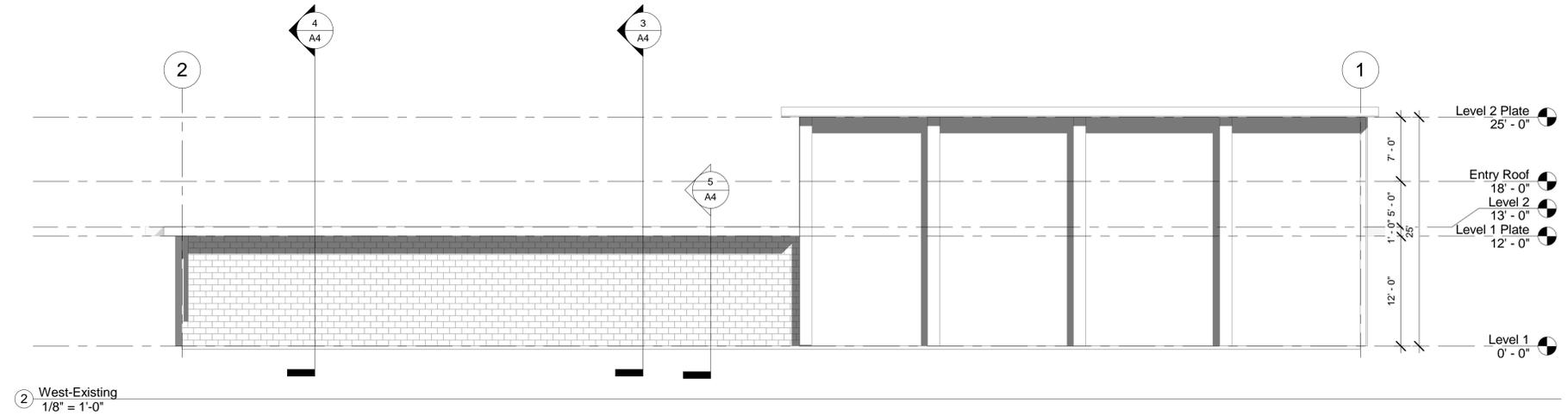
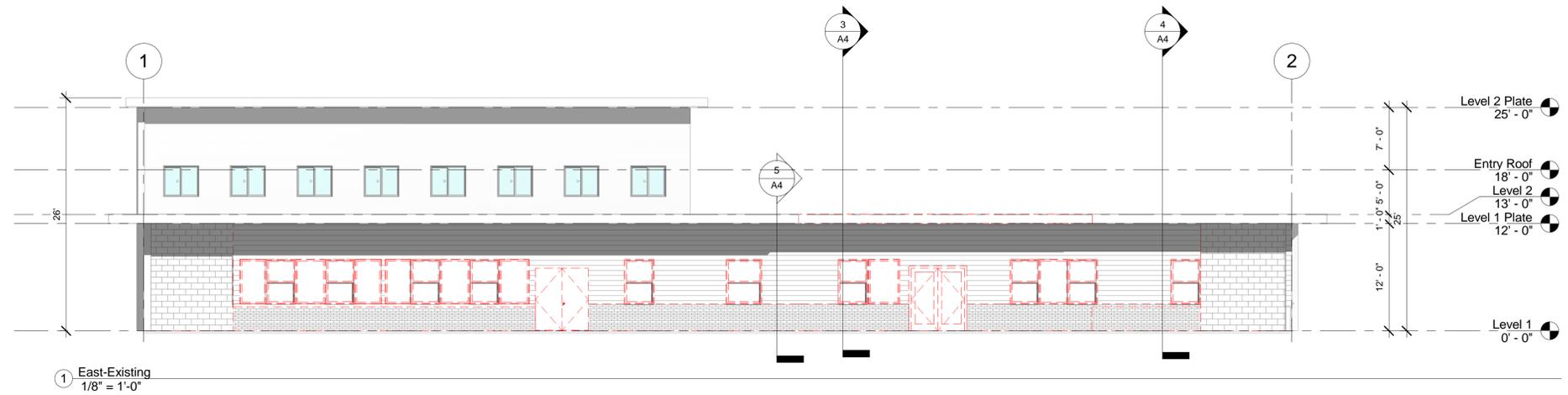
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PROPOSED BUILDING
ELEVATIONS



Revisions

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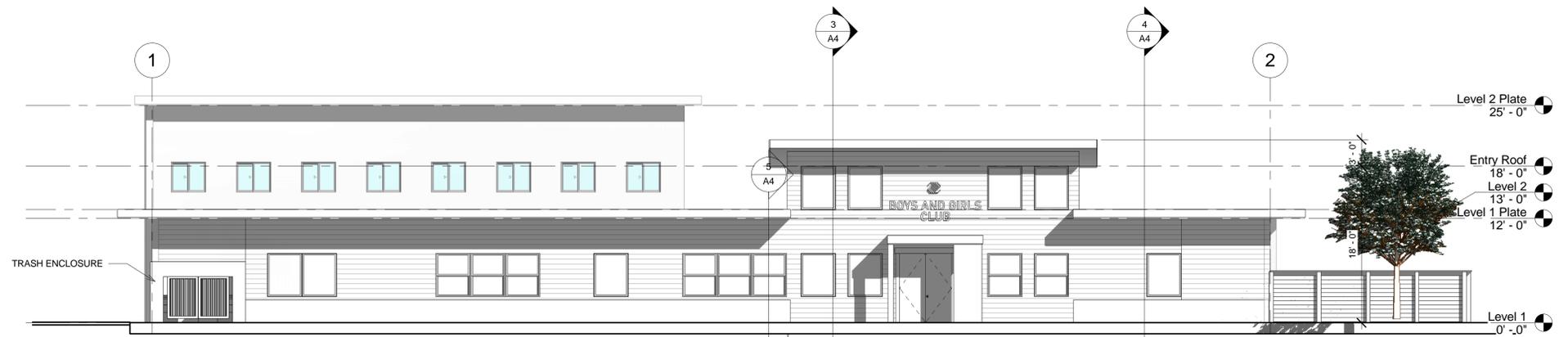
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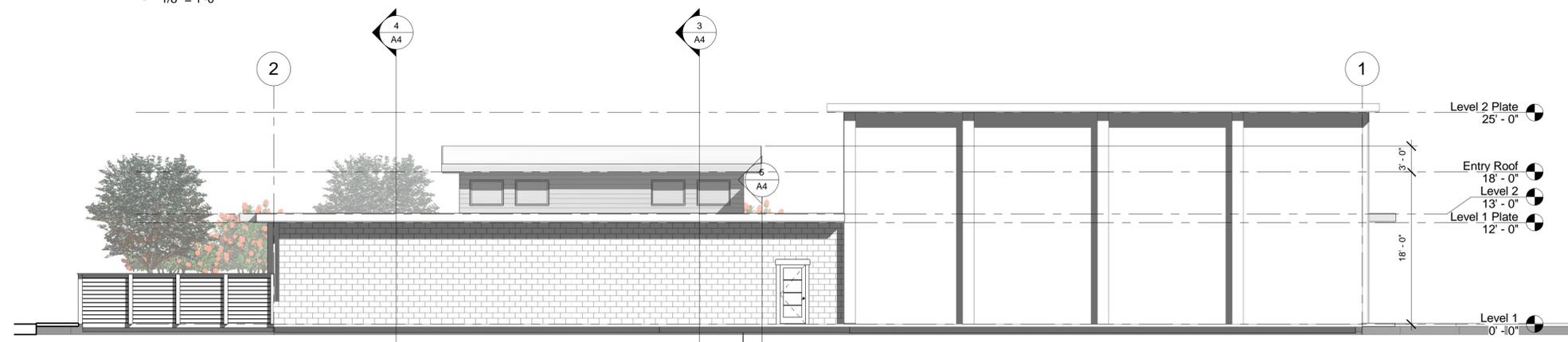
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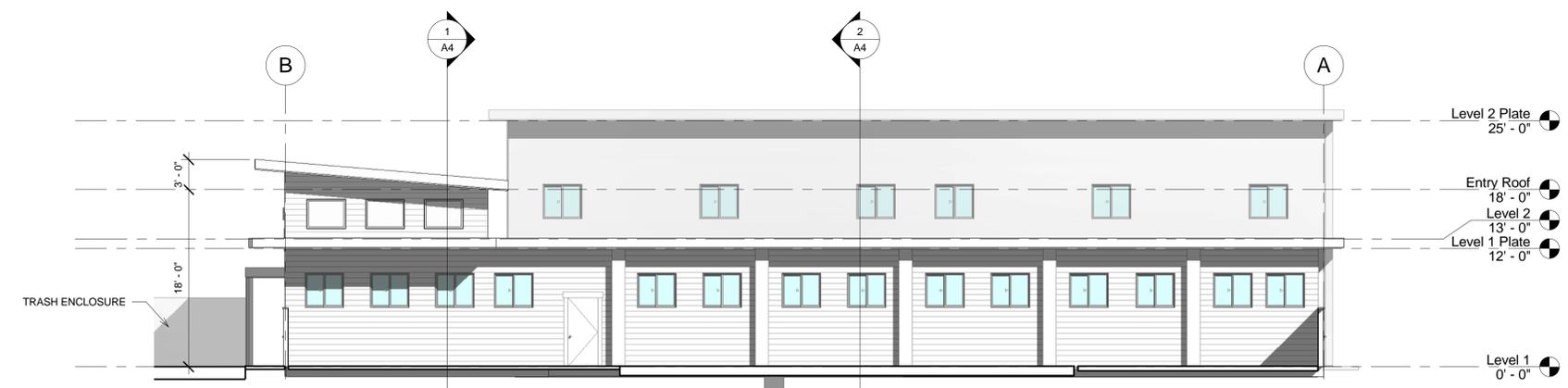
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1 East
1/8" = 1'-0"



2 West
1/8" = 1'-0"



3 North
1/8" = 1'-0"



4 South
1/8" = 1'-0"



Revisions

Job Number

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A6.1



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Revisions

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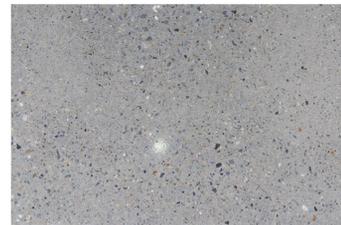
MATERIALS AND COLORS



RECLAIMED WOOD BARN DOOR



INHABIT LIVING
PET FELT WALL FLATS
CUBIT
HEATHERED OCEAN BLUE



POLISHED CONCRETE FLOORING



CONGOLEUM- ARMORCORE PRO
WOOD RIDGE- LOW GLOSS VINYL
FLOORING



CARPET TILE
INTERFACE AERIAL COLLECTION
NON-DIRECTIONAL PATTERN
FOG



DUNN EDWARDS
WILD BILL BROWN
EXTERIOR FASCIA, POSTS



FIBER CEMENT LAP SIDING
HARDIE PLANK-HORIZONTAL LAP
FRONTAGE EXTERIOR WALLS, ENTRY POP-UP



DUNN EDWARDS
WILDFLOWER HONEY
LOWER LEVEL EXTERIOR WALLS, ENTRY POP-UP



TRUDOOR
FLUSH-HOLLOW METAL DOOR
WITH LITE



TEXTURED STUCCO
EXTERIOR WALL BASE, AND EXTERIOR GYM WALLS



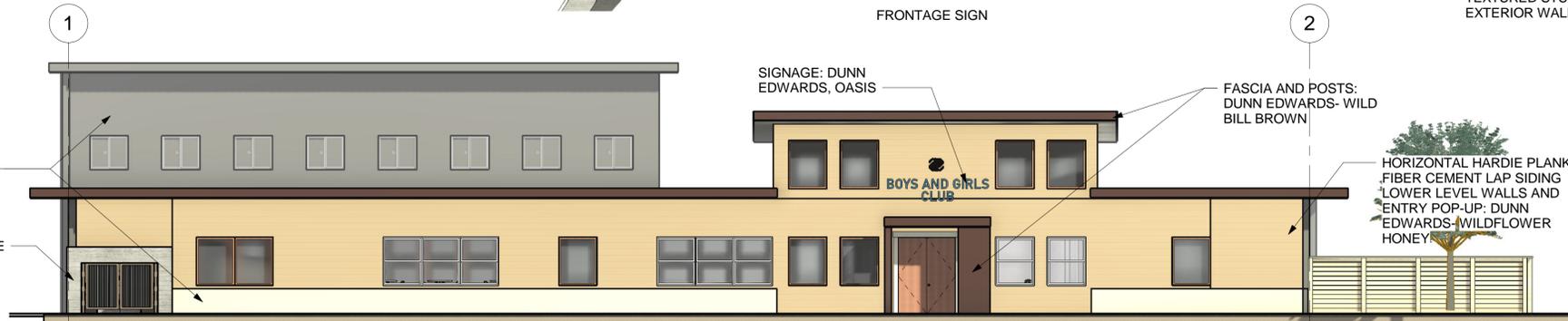
DUNN EDWARDS
OASIS
SIGNAGE



FRONTAGE SIGN



1 Level 1-Presentation
1/16" = 1'-0"



2 East-Presentation
1/8" = 1'-0"

TEXTURED STUCCO
EXTERIOR WALL BASE AND GYM
WALLS: DUNN EDWARDS-
DAYDREAMING

CMU BLOCK TRASH ENCLOSURE

SIGNAGE: DUNN
EDWARDS, OASIS

FASCIA AND POSTS:
DUNN EDWARDS- WILD
BILL BROWN

HORIZONTAL HARDIE PLANK
FIBER CEMENT LAP SIDING
LOWER LEVEL WALLS AND
ENTRY POP-UP: DUNN
EDWARDS- WILDFLOWER
HONEY

DUNN EDWARDS
DAYDREAMING
EXTERIOR WALL BASE, EXTERIOR GYM WALLS



Revisions

Job Number

Project Number

Project Architect

Checker

Drawn By

Author

Date

Issue Date

Sheet

A7

STRUCTURAL NOTES

GENERAL

- All work to be in conformance with the 2019 California Building Code (CBC) as adopted by the local governing agency, and any applicable local ordinances.
- All conditions and dimensions shown on the plans to be verified by the Contractor, any discrepancies that require clarification or revisions to be brought to the attention of the Architect/Engineer before commencing with the work.
- Contractor to provide the requirements of all structural detail callouts denoted as "TYPICAL" or "TYP" at specifically noted conditions and at all like conditions throughout the project, unless otherwise noted. All details on detail sheets titled as "TYPICAL" and not directly referenced on plans, to be incorporated at occurring locations throughout the project. Requirements of details not denoted or titled as "TYPICAL" to be provided at the specific location shown on the plan and adjacent areas as applicable. Requirements of details denoted as "SIMILAR" or "SIM" to be provided with differences as indicated or implied on referenced details and plans.
- Details may be depicted diagrammatically. For example, roof pitches, floor/roof/wall thicknesses, framing members, etc., may differ in scale from actual proposed conditions. Details to be understood in context with other drawings conveying structural and architectural design intent.
- Structural design or review of temporary shoring, additional reinforcing, bracing, formwork, scaffolding, erection methods, etc. required for proper construction of the project to be the responsibility of the Contractor.
- See Architectural Drawings for wall locations and dimensions, unless otherwise noted. Drawings to not be scaled.
- See Architectural Drawings for all flashing, waterproofing, finishes and venting requirements.
- Refer to architectural plans for finish floor elevations, floor depressions, openings, stairs, drains, curbs, pads, embedded items, non-bearing partitions, doors, etc. Refer to civil, mechanical and electrical plans for wires, sleeves, pipes, ducts, equipment, etc.
- Shop drawings are an aid for field placement and are superseded by the structural drawings. It is the responsibility of the General Contractor to make certain that all construction is in full agreement with the structural contract documents.
- Dimensions, unless otherwise shown, are to centerline of columns and beams, or to the face of concrete surfaces and rough framing.
- All referenced publications to be the latest edition, unless otherwise noted.
- The contract structural drawings and specifications represent the finished structure, and, except where specifically shown, do not indicate the method or means of construction. The Contractor to supervise and direct the work and to be solely responsible for all construction means, methods, procedures, techniques, safety and sequence.

5104 2104905N1 01/07/20

DESIGN CRITERIA

- VERTICAL LOADS**
 - Roof Live Load = 20 psf (May be reduced for slope and tributary area)
 - Floor Live Load = 40 psf
 - Balcony & Deck Live Load = 60 psf
 - For Dead Loads See Framing Notes and or Structural Calculations
- LATERAL LOADS**
 - Wind (Analytical Method):
Ultimate Design Wind Speed: $V_{ult} = 95$ mph
Nominal Design Wind Speed: $V_{nom} = 75$ mph
Exposure Category = "C"
Risk Category = II
Design Pressures - See Structural Calculations
 - Earthquake (Equivalent Lateral Force Procedure):
Mapped Spectral Response Accelerations, $S_s = 2.497g$, $S_1 = 0.966g$
Site Class = "D"
Spectral Response Coefficients, $S_{DS} = 1.665$, $S_{D1} = 1.095$
Risk Category = "II"
Seismic Design Category (CBC), $SDC = "E"$
Primary Seismic Force Resistance System:
"Light-Frame (Wood) Sheathed Walls"
Response Modification Factor, $R = 2.5$
Seismic Response Coefficient, $C_s = 0.256$ (Strength Level)
Additional design parameters - See Structural Calculations
- STAIR LOADS**
Design of stair and connections to be provided by fabricator using 100 psf live load and 300# concentrated load per CBC Table 1607.1. Calculations and drawings to be signed by a licensed engineer or architect in the state where the project is located. Submit calculations and drawings to the Building Department and architect prior to fabrication.
- WINDOW AND STORE FRONT SYSTEM**
Window Manufacturer to design window and store front system (mullions and connections) for full wind loading per the California Building Code based on the criteria cited above.

5104 2104905N1 11/05/21

EXISTING CONSTRUCTION

- The structural review provided by MKM & Associates is for the addition and portions of the existing building that have been structurally modified only. A complete review/retrofit of the existing structure is beyond the scope of services provided by MKM & Associates.
- Existing structural elements shown on these plans represent assumed conditions based on documentation by others, known standard construction practices, and visual observations limited to exposed areas. It is not warranted that the conditions shown are totally representative of those existing. Contractor to investigate existing conditions and verify all dimensions prior to start of construction.
- Contractor should be aware that exposed structural conditions may differ from those which are concealed by finishes, occur below grade or are subject to changes due to time, environment or modification by others.
- Existing structural conditions indicated as existing (E) or verify in field (V.I.F.) require that the Contractor either verify the presence of such conditions, provide new materials to create such conditions, or notify the Architect/Engineer of conflicting conditions.
- Contractor to immediately consult with the designer where visual observation or demolition exposes existing conditions which conflict with the construction documents or reveal damaged or deteriorated structural or architectural elements that are to remain as part of the finished product.
- Contractor should notify local governing authority if visual inspection or demolition reveals the presence of hazardous materials in any form at the project site, including but not limited to, asbestos, asbestos products, PCB's or other toxic substances.
- Contractor is responsible for the design of all temporary shoring and bracing of the existing structure during construction.
- Contractor to verify condition of existing footings and to notify the Engineer regarding damaged or deteriorated conditions.
- Contractor to locate and verify locations of all utilities prior to construction.
- Any removal or demolition of existing construction required to execute the work shown in these drawings to be the responsibility of the Contractor and to be restored to its original or better condition.

5102 2104905N1 1/1/17

STRUCTURAL OBSERVATION

- Structural conformance letters indicating general conformance to the structural contract documents can only be provided by MKM & Associates if structural observation has been performed by MKM & Associates or another Engineer designated by MKM & Associates.
- MKM & Associates is not required to perform structural observation. If these services are desired, contact MKM & Associates prior to start of construction. If Owner and Contractor choose not to employ MKM & Associates to perform structural observations, Owner and Contractor shall, to the fullest extent permitted by law, indemnify and hold MKM & Associates harmless from any loss, claim, or cost, including reasonable attorneys' fees and costs of defense, arising from the lack of structural observation services or the performance of such services by other persons or entities and from all claims arising from modifications, clarifications, interpretations, adjustments, or changes made to the Contract Documents to reflect field changes or other conditions, except for claims arising from the sole negligence or willful misconduct of MKM & Associates.
- The Owner to employ MKM & Associates or another Engineer designated by MKM & Associates to perform structural observation as required by CBC Section 1704.6 and as defined in CBC Section 202. Items to be reviewed are:
 - Foundation reinforcing and embeds.
 - Rough framing and miscellaneous connectors.
 - Sheathed walls.
 - Floor and roof sheathing and sheathing nailing.
 Contractor to coordinate all required site reviews with his schedule and to not cover up any work until it has been reviewed. Contractor to provide at least four working days notice to MKM & Associates prior to all reviews.
- Structural observation is limited to the periodic visual observation of the structural system for general conformance to the approved plans and specifications at applicable construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for inspections required by the building department or special inspections required by the CBC.
 - Job site visits by the Engineer are solely for the purpose of determining if the work of the Contractor is proceeding in accordance with the structural contract documents. This limited site observation should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather periodic in an effort to guard the Owner against defects or deficiencies in the work of the Contractor.

5106 2104905N1 01/01/20

PRODUCT SUBSTITUTIONS

- Material substitutions to be submitted to the Architect/Engineer for review prior to use. Substitution reviews may require additional design costs. These additional costs to be paid by the person or company requesting the substitution.
- Substituted products to have ICC-ES approval and to be installed per product manufacturer's specifications. Substituted product materials, finishes, details, and installation to be of a nature similar to originally specified product so as to not conflict with any intended structural or architectural design conditions, whether depicted or implied on plans or specifications. The substituted product to have design values (i.e. design loads, impact resistance, etc.) which are equal to or greater than the originally specified product. Any and all warranties offered by the originally specified product manufacturer for the item to be substituted to have similar warranties offered by the substituted product manufacturer.
- Submit to the Architect/Engineer a list of only the items to be substituted, complete with all pertinent material including but not limited to manufacturer's supplied design loads listed for the originally specified product and the proposed substitution product.

5106 2104905N1 1/1/14

CARPENTRY

- MATERIALS**
 - Sawn lumber used for load-supporting purposes to be identified by the grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DPC PS 20 or equivalent and to be Douglas Fir-Larch meeting or exceeding the following commercial grades unless otherwise specified:
 - Studs up to 10'-0" in height, plates and blocking: Standard or better
 - Studs greater than 10'-0" in height, joists, rafters, ledgers, and beams: posts (F.O.H.C.): No. 2
 - Beams and posts 6x and larger (F.O.H.C.): No. 1
 - Lumber to have a maximum moisture content of 19% at time of installation.
- Preservative-treated Wood**
 - All preservative-treated wood (P.T.D.F.) to be Douglas Fir with grade per plan.
 - Treatment and usage to conform to the requirements of the applicable AWPA Standard U1 and M4 for the species, product, preservative and end use. Preservatives to be listed in Section 4 of AWPA U1.
 - All preservative-treated lumber to be clean, dry and free from surface residue.
 - Field treat cuts, notches, borings, etc. and handle treated lumber in accordance with AWPA Standard M4.
 - All preservative-treated wood to bear the quality mark of an inspection agency that maintains continuing supervision, testing and inspection over the quality of the preservative-treated wood. Inspection agencies for preservative-treated wood to be listed by an accreditation body that complies with the requirements of the American Lumber Standards Treated Wood Program, or equivalent. The quality mark to be on a stamp or label affixed to the preservative-treated wood, and to include the following information:
 - Identification of treating manufacturer.
 - Type of preservative used.
 - Minimum preservative retention (pcf).
 - End use for which the product is treated.
 - AWPA standard to which the product was treated.
 - Identify of the accredited inspection agency.
- All structural sheathing panels to be identified with the appropriate trademark of the American Plywood Association and to conform to the requirements for their type in DOC PS 1, DOC PS 2, or ANSI/APA PRG 210. Each panel or member to be identified with the appropriate trademark of an approved testing and grading agency. In addition, panels when permanently exposed in outdoor applications to be of exterior type, except that wood structural panel roof sheathing exposed to the outdoors on the underside is permitted to be interior type bonded with exterior glue. Exposure 1. Panel thickness, and Span Rating to be at least equal to that shown on the drawings.

TYPICAL NAIL SIZE	LENGTH	SHANK DIAMETER
8d common	2-1/2"	0.131"
10d common	3"	0.148"
10d box	3"	0.128"
16d box	3-1/2"	0.162"
16d box	3-1/2"	0.135"
16d sinker	3-1/4"	0.148"
20d common	4"	0.192"
20d box	4"	0.148"

- Common nails may be substituted for box or sinker nails.
 - 16d sinkers may be substituted for 10d common
- Connectors and fasteners exposed to weather and/or in contact with preservative-treated wood to be hot-dipped galvanized, zinc-coated steel conforming to table 1 of ASTM A153 or to be stainless steel. Connector material and/or corrosion protection to conform to the manufacturer's recommendations. Fastener material/finish type to match connector material/finish type at each connection.
 - Machined bolts to conform to ASTM A307 and anchor bolts to conform to ASTM F1554 GR 36, unless otherwise noted. Provide standard cut washers under head and nut where bearing is against wood, unless otherwise noted. Bolt holes in wood to be identified with the appropriate trademark of the manufacturer. Nuts to be tightened when placed and retightened before closing in.
 - Standard cut washers to conform to ANSI B18.22.1 with sizes as noted below.

NOMINAL WASHER SIZE	INSIDE DIAMETER	OUTSIDE DIAMETER	THICKNESS
1/2"	0.562"	1.375"	0.109"
5/8"	0.688"	1.750"	0.134"
3/4"	0.812"	2.000"	0.148"
1"	1.062"	2.500"	0.165"
 - Joist hangers, metal connectors, self-drilling screws and other miscellaneous timber connectors to be per Simpson Strong-Tie Company. Nail or bolt at all pre-drilled holes, per manufacturer's instructions, unless otherwise noted. All straps to be centered on splice unless otherwise noted. Nails to be 2-1/2" minimum long when installing strap or hardware over structural sheathing.
 - Self-drilling screws to be as noted below.
 - Threaded rod (A.T.R.) to conform to ASTM A36 or ASTM A193 Grade B7.
 - Mechanical anchors installed in concrete where specified on the plans to be ICC-ES approved. Anchors to be installed per the manufacturer's recommendations unless otherwise noted. See plans for restrictions. Acceptable anchors:
 - Kwik Bolt TZ by Hilti (ICC ESR-1917)
 - Power-Strud SD1 by Dewalt/Powers (ICC ESR 3889)
 - String-Bolt by Simpson (ICC ESR-1771)
 - Titen HD by Simpson (ICC ESR-2713)
 - Screw-Bolt+ by Dewalt/Powers (ICC ESR 3889)
 - For fastening of 2x wood members to steel members, use Simpson PDPA or Hilti X-U 52 P8 powder-driven fasteners (P.D.F.) at 12" o.c. through 1/4" gauge x 1" square washers unless otherwise noted.

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CARPENTRY (CONTINUED)

- Header to stud.....see typical detail 1/SD1
- Rafter to plate.....(3) 10d common or (3) 16d galvanized box or lumber galvanized box/10e nail
- Built-up corner studs.....16d common of 24" o.c. or 10d box @ 16" o.c./face nail
- Built-up beams (1-1/2" max. thickness each piece).....10d box @ 24" o.c./face nail at top and bottom staggered on opposite sides with (3) 10d box at ends
- Rim joist to joist.....(3) 16d common or 16d box

- Nails to be as indicated below U.O.N on plans.
 - Roof and floor sheathing: Common nails
 - Structural wall sheathing: Common, hot dipped galvanized box or lumber galvanized box (electroplated box nails are not acceptable).
 - Framing: Where not specifically noted, use common, box, or coated sinker nails.
 - Metal connectors: As recommended by connector manufacturer, unless otherwise noted.
- Typical Nail Size table (see above)

- Connectors and fasteners exposed to weather and/or in contact with preservative-treated wood to be hot-dipped galvanized, zinc-coated steel conforming to table 1 of ASTM A153 or to be stainless steel. Connector material and/or corrosion protection to conform to the manufacturer's recommendations. Fastener material/finish type to match connector material/finish type at each connection.
- Machined bolts to conform to ASTM A307 and anchor bolts to conform to ASTM F1554 GR 36, unless otherwise noted. Provide standard cut washers under head and nut where bearing is against wood, unless otherwise noted. Bolt holes in wood to be identified with the appropriate trademark of the manufacturer. Nuts to be tightened when placed and retightened before closing in.
- Standard cut washers to conform to ANSI B18.22.1 with sizes as noted below.

NOMINAL WASHER SIZE	INSIDE DIAMETER	OUTSIDE DIAMETER	THICKNESS
1/2"	0.562"	1.375"	0.109"
5/8"	0.688"	1.750"	0.134"
3/4"	0.812"	2.000"	0.148"
1"	1.062"	2.500"	0.165"
- Joist hangers, metal connectors, self-drilling screws and other miscellaneous timber connectors to be per Simpson Strong-Tie Company. Nail or bolt at all pre-drilled holes, per manufacturer's instructions, unless otherwise noted. All straps to be centered on splice unless otherwise noted. Nails to be 2-1/2" minimum long when installing strap or hardware over structural sheathing.
 - Self-drilling screws to be as noted below.
- Threaded rod (A.T.R.) to conform to ASTM A36 or ASTM A193 Grade B7.
- Mechanical anchors installed in concrete where specified on the plans to be ICC-ES approved. Anchors to be installed per the manufacturer's recommendations unless otherwise noted. See plans for restrictions. Acceptable anchors:
 - Kwik Bolt TZ by Hilti (ICC ESR-1917)
 - Power-Strud SD1 by Dewalt/Powers (ICC ESR 3889)
 - String-Bolt by Simpson (ICC ESR-1771)
 - Titen HD by Simpson (ICC ESR-2713)
 - Screw-Bolt+ by Dewalt/Powers (ICC ESR 3889)
- For fastening of 2x wood members to steel members, use Simpson PDPA or Hilti X-U 52 P8 powder-driven fasteners (P.D.F.) at 12" o.c. through 1/4" gauge x 1" square washers unless otherwise noted.

SPECIAL INSPECTION

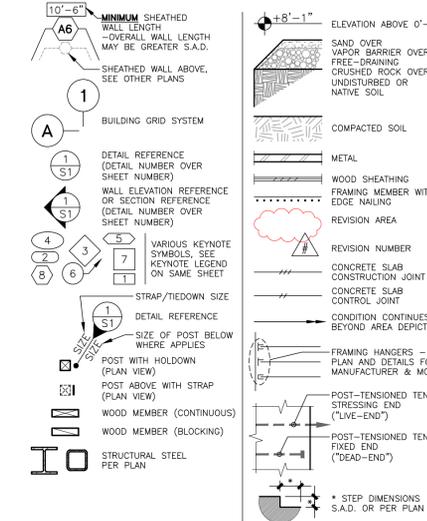
- GENERAL**
 - In addition to the inspections required by Section 110 of the CBC, the Owner to employ a Special Inspector during construction on the types of work indicated below. All special inspection to be performed in accordance with Section 1704 of the CBC.
 - Inspections: Special inspections that are required by the building codes, local building departments, or these plans to be performed by the firm noted in "SCOPE OF WORK" below.
- SPECIAL INSPECTOR DUTIES**
 - After due notice from the Contractor, provide qualified personnel as necessary.
 - Perform inspections as follows:
 - Perform specified reviews, inspections, sampling and testing of materials as indicated below.
 - Verify conformance of all special inspected work with the approved plans.
 - Verify that the work complies with specified standards and methods of construction.
 - Ascertain compliance of materials with requirements of the approved plans.
 - Promptly notify Architect (Designer), Engineer and Contractor of observation irregularities or deficiencies within one working day. If irregularities or deficiencies are uncorrected, the Special Inspector to notify the Architect (Designer), Engineer and the governing agency.
 - Properly submit written report of each test and inspection with a copy each to the Architect (Designer), Engineer, Owner, Contractor, Governing Agency and other designated persons within three working days. Each report to include:
 - Date issued.
 - Project title and number.
 - Testing laboratory name, address and telephone number.
 - Name and signature of laboratory test or inspection.
 - Date and time of sampling, test or inspection.
 - Type of inspection or test.
 - Location of sample or test in the project.
 - Test results. Report to indicate compliance or noncompliance with approved details and plans.
- SCOPE OF WORK (By: Special Inspector Company/Firm)**
 - Adhesive Connections**
 - Date issued.
 - During preparation, initial installation and final placement or in-situ load test. See ADHESIVE CONNECTIONS section of STRUCTURAL NOTES.

5006 2104905N1 09/20/21

ABBREVIATIONS

FIN GR	Finish Grade	R.C.B.	Relative Strand Board
FL	Flat Head	PHMS	Pan Head Sheet Metal Screw
AW	Wood Screw	PARL	Parallel
ABV	Anchor Bolt(s)	F.P.	Face of Finish
ABV	Asphalitic Concrete	F.O.C.	Face of Concrete
ADDL	Additional	F.O.P.	Face of Post
ADJ	Adjacent	F.O.S.	Face of Stud
AF	Above Finish Floor	F.O.H.C.	Free of Heart
ALT	Alternate	FRMG	Framing
AM	American Plywood Association	F.S.	Foot / Feet
APRX	Approximate	FTG	Footing
ASTM	American Society for Testing and Materials	GA	Gauge or Gage
AT.R.	All-Threaded	GLV	Galvanized
AYC	Alaska Yellow Cedar	GLI	Galvanized Iron
BFF	Below Finish Floor	GR.BM	Grade Beam
BLDG	Building	GT	Gypsum Board
BLW	Blocking	H.D.G.	Hot-Dipped Galvanized
BLW	Below	HDR	Header
BM	Beam	HGR	Horizontal
B.N.	Boundary Nail	HORIZ	Horizontal
BOTTOM	Bottom	HSS	High Strength Hollow Structural
BRG	Bearing	HT	Height
BTWN	Between	HT	Height (Tube)
CANT	Cantilever	IBC	International Building Code
CALIF	California	ICC	International Code Council
CL	Control Joint	ICC-ES	ICC Evaluation Service, Inc.
C.L.J.	Centerline	ICF	Insulated Concrete Form(s)
CLG	Clear	ID.	Inside Diameter
CLR	Clear	IF	Inside Face
C.M.U.	Concrete Masonry Unit	INFO	Information
COLL	Column	INT	Interior
COL	Collector	JST	Joist
COMB	Combination	JT	Joint
COND	Condition	KIP(S)	Kilopound(s)
CONSTR	Construction	KL	Kiln Dried Lumber
CONT	Continuous	K.P.	King Post
CUP	Complete Joint Penetration	LB or #	Pounds (Nail size)
CSK	Countersink	LL	Live Load
d	Diameter	L.L.H.	Long Leg Horizontal
DBL	Double	L.L.V.	Long Leg Vertical
DET	Detail	LOC	Location(s)
D.F.	Down	MAX	Maximum
DIAG	Diagonal	M.B.	Machine Bolt(s)
DIM	Dimension	MBM	Manufacturing
DL	Dead Load	MFR	Manufacturer
D.T.	Drag Truss	MM	MKM & Associates
D.W.	Drawing	MW	Malleable Iron Washer
(E)	Existing	MISC	Miscellaneous
ENG	Engineer	MSA	Maximum
ENR	Expansion Bolt	MTL	Met
E.E.	Each End	MTL	Met
E.F.	Each Face	N/A	Not Applicable
ELEC	Electrical	N.C.	Not in Contract
E.M.	Embedment	N.O. or #	Number
E.N.	Edge Nail	N.S.	Non-shrink
ENGR	Engineer	N.T.S.	Not to Scale
ENR	Engineer of Record	O/V	Over (On)
EQ	Equal	O.C.	On Center
E.S.	Each Side	O.D.	Outside Diameter
EW	Each Way	O.F.	Outside Face
EXT	Exterior	O.H.	Outside Hand
FDN	Foundation	OPND	Opposite
FL	Floor	OPP	Opposite
FR	Finish Floor	OPT	Optional
FL EL	Elevation		

SYMBOLS LEGEND (SOME SYMBOLS MAY NOT BE APPLICABLE TO PROJECT)



Sheet List Table

Sheet Number	Sheet Title
SN1	STRUCTURAL NOTES
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS

ESTABLISHED 1983
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Phone: (707) 578-8155
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REGISTERED PROFESSIONAL ENGINEER
NO. SE 2927
Exp. 6-30-22
STATE OF CALIFORNIA

PROJECT MANAGER
Johnn Coaker

STRUCTURAL OBSERVATION REQUIRED

SEE STRUCTURAL OBSERVATION NOTES ON SHEET SN1

SR Boys & Girls Club
1011 Hamman Drive
Santa Rosa, California 95405

PROGRESS SET

ISSUE INFORMATION

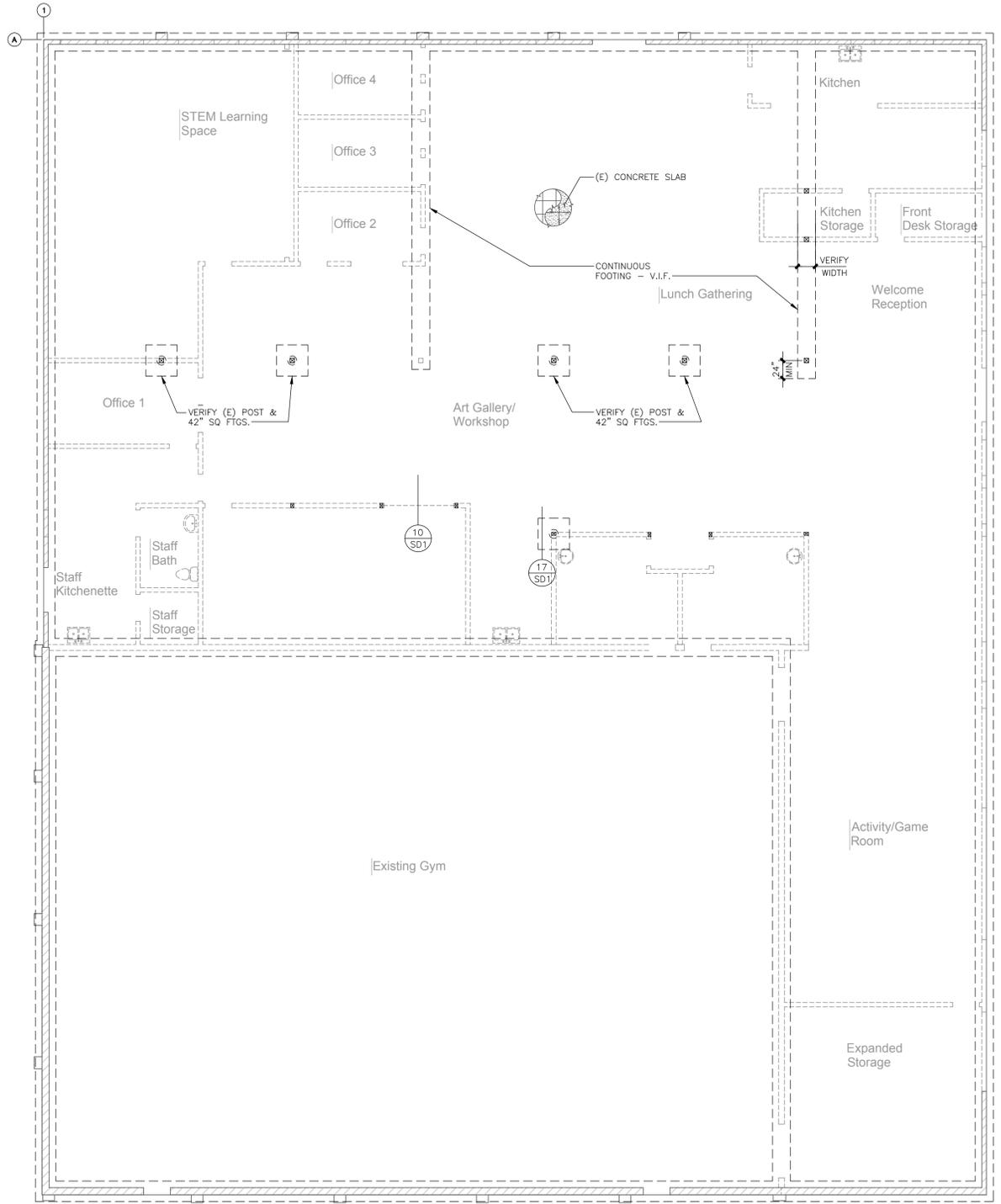
Designer: James W
PD: ER SR# --
Job: 210490
Checked by: --
Plot Date: 1/4/2022
Sheet Title:

STRUCTURAL NOTES

Sheet
SN1

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FOUNDATION NOTES

- See "SD" sheet(s) for structural details and "SN" sheet(s) for structural notes.
 - See Architectural, Mechanical, Electrical, and Civil drawings, as applicable, for location of foundation penetrations.
 - See Architectural drawings for dimensions, concrete stoops, landings, mechanical pads, exterior walkways, steps, driveways, etc.
 - Finished grade to slope away from the building at a minimum slope of 5% for a minimum distance of 10 feet measured perpendicular to the exterior wall. If lot lines or obstructions prohibit 10 feet of slope, provide 5% slope to an approved alternate drainage method. Exterior paving, concrete slabs, or other impervious surfaces within 10 feet of the foundation to be sloped a minimum of 2% away from the building.
 - The discharge of roof gutter downspouts to be collected as follows (see also Geotechnical Report):
 - Onto splash blocks that discharge onto paved areas that drain away from foundations into storm drains.
 - Into rigid non-perforated pipes that discharge away from the structure per the Soil Report and Civil Engineer. Non-perforated pipes to not be connected to perforated drain piping.
- 5264 210490S1 01/13/20

NOTE TO CONTRACTOR
 PRIOR TO ANY WORK BEING PERFORMED, PLEASE VERIFY WITH MKM & ASSOCIATES THAT THE CONSTRUCTION DOCUMENTS BEING USED ARE THE CURRENT APPROVED PLANS

MKM Associates
 STRUCTURAL engineering
 ESTABLISHED 1983
 5880 Commerce Blvd. Suite 105
 Rohnert Park, CA 94928
 Phone: (707) 578-8185
 Fax: (707) 578-7153
 Internet: www.mkmassociates.com

REGISTERED PROFESSIONAL ENGINEER
 No. SE 2927
 Exp. 6-30-22
 STRUCTURAL
 STATE OF CALIFORNIA

1/4/2022
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PROJECT MANAGER
 Johnn Cook

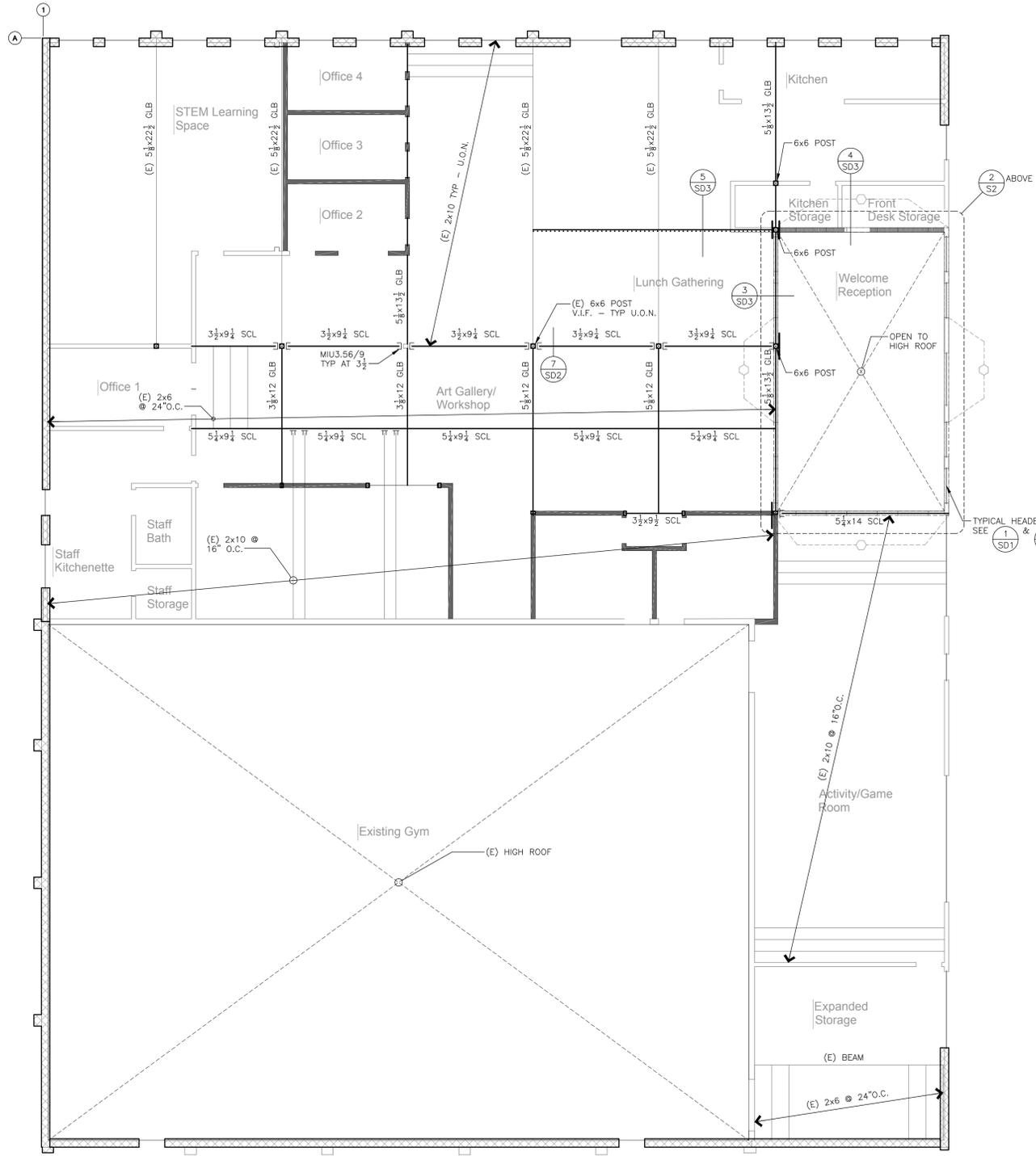
STRUCTURAL OBSERVATION REQUIRED
 SEE "STRUCTURAL OBSERVATION" NOTES ON SHEET SN1

SR Boys & Girls Club Hahman Drive
 1011 Hahman Drive
 Santa Rosa, California 95405

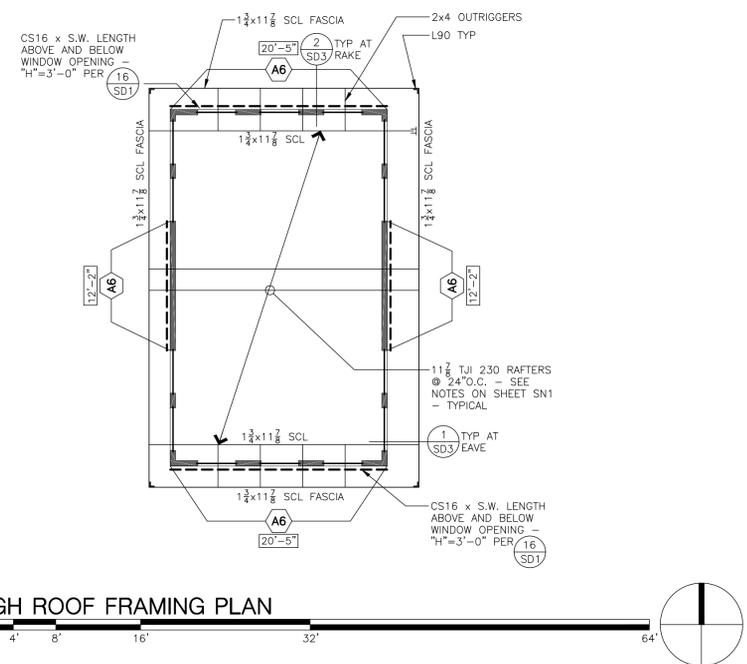
PROGRESS SET

ISSUE INFORMATION	
Designer:	James W.
PD: ER	SR#: --
Job:	210490
Checked by:	--
Plot Date:	1/4/2022
Sheet Title:	FOUNDATION PLAN
Sheet	S1

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1. ROOF FRAMING PLAN
 0' 1' 2' 4' 8' 16' 32' 64'



2. HIGH ROOF FRAMING PLAN
 0' 1' 2' 4' 8' 16' 32' 64'

ROOF FRAMING NOTES

- See Sheet SN1 for "STRUCTURAL NOTES".
- For general construction details not noted on plans, see typical details.
- Elevations shown are to top of sheathing, unless otherwise noted.
- Elevations shown are to top of framing, unless otherwise noted.
- All mechanical unit positions, weights and supports to be verified by the engineer prior to placement on roof.
- Shear walls are below the level of framing shown unless otherwise noted. See shear wall schedule for specific requirements.
- Typical Roof Sheathing:**
 - Install sheets with face grain perpendicular to supports. Provide sheets not less than 4'-0" x 8'-0" except at boundaries and changes in framing. Minimum sheet size to be 24" x 48" unless all edges of undersized sheets are supported by and fastened to framing members or blocking.
 - Slope < 4:12 (edge support required)
 APA rated sheathing, 32/16, Exposure 1, 15/32" minimum thickness with pyclop at midpoint of unsupported edge. Stagger sheets.
 Edge Nail: 10d at 6" o.c. U.O.N.
 Field Nail: 10d at 12" o.c.
 Note: Contractor to verify use of pyclop with roofing contractor.
- Provide additional joist to align with structural wall as indicated on plans. Edge nail sheathing to member for its entire length. Provide straps as indicated.

5260 21049052 7-18-16

WALL LEGEND	
SYMBOL	DESCRIPTION
	(E) WOOD WALL
	WOOD WALL
	(E) 8" CMU

* SPLICE FRAMING MEMBERS ONLY OVER BEARING WALLS OR BEAMS

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REGISTERED PROFESSIONAL ENGINEER
 JOHN MERLE COOK
 No. SE 2927
 Exp. 6-30-22
 STRUCTURAL
 STATE OF CALIFORNIA

1/4/2022
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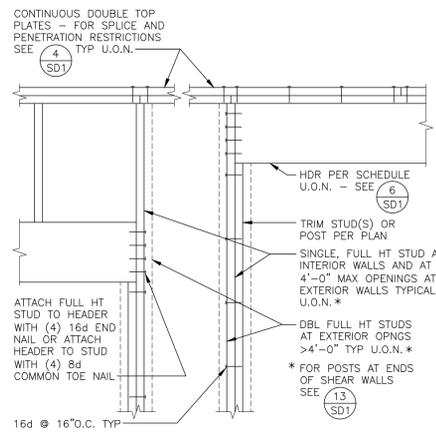
PROJECT MANAGER
 John Cook
STRUCTURAL OBSERVATION REQUIRED
 SEE "STRUCTURAL OBSERVATION" NOTES ON SHEET SN1

SR Boys & Girls Club Hahman Drive
 1011 Hahman Drive
 Santa Rosa, California 95405

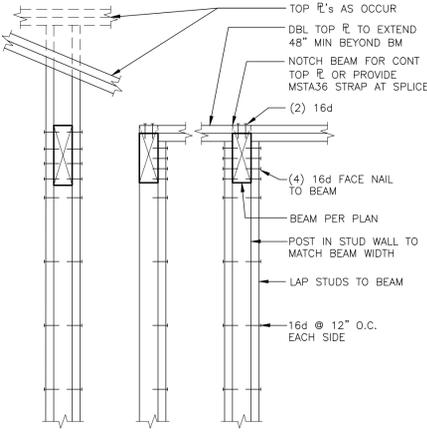
PROGRESS SET

ISSUE INFORMATION	
Designer:	James W.
PD:	ER SR#: --
Job:	210490
Checked by:	--
Plot Date:	1/4/2022
Sheet Title:	ROOF FRAMING PLAN

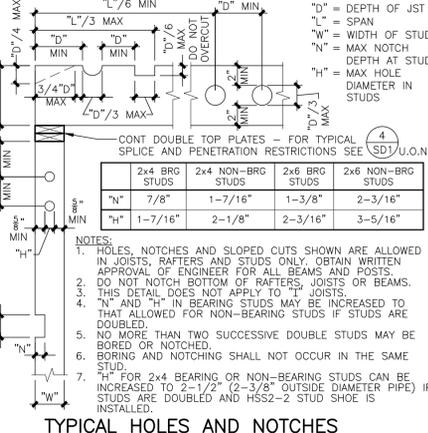
Sheet
S2



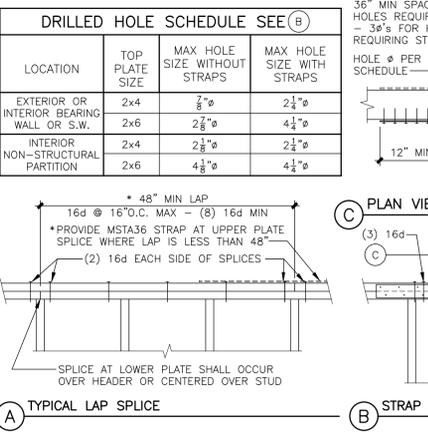
1 TYPICAL WALL FRAMING
D3/4
1, A2 210490SD1 4811 09-11-13 1x1



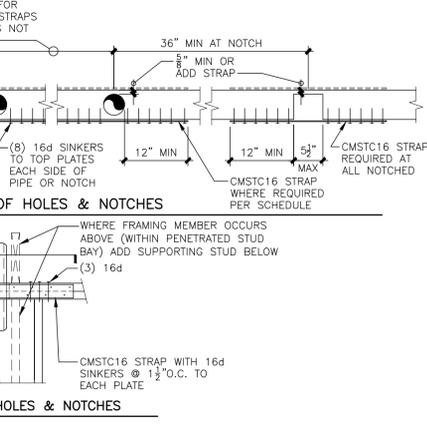
2 TYPICAL WALL FRAMING
D3/4
1, A2 210490SD1 4801 08-26-20 1x1



3 TYPICAL HOLES AND NOTCHES IN JOISTS, RAFTERS & STUDS
D3/4
1 210490SD1 4802 11-08-07 1x1



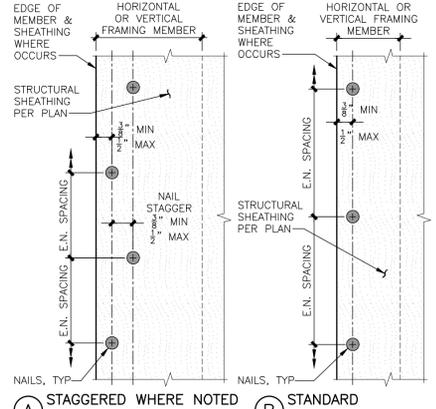
4 TYPICAL TOP PLATE SPLICE AND ALLOWABLE PENETRATIONS
D3/4



5 PLAN VIEW OF HOLES & NOTCHES

OPENING SIZE	EXTERIOR & INTERIOR BEARING WALLS AT LOWER LEVELS OF MULTISTORY		EXTERIOR & INTERIOR BEARING WALLS AT UPPERMOST LEVEL		INTERIOR NON-BEARING	
	3 1/2" WALL	5 1/2" WALL	3 1/2" WALL	5 1/2" WALL	3 1/2" WALL	5 1/2" WALL
≤4'-0"	4x8	6x6	4x6	6x6	4x4	4x6 (FLAT)
≤6'-0"	4x12 OR 3 1/2"x9 1/2" SCL	5 1/2"x9 1/2" SCL	4x10	6x8	4x6	6x6
≤8'-0"	3 1/2"x9 1/2" SCL	5 1/2"x9 1/2" SCL	4x12 OR 3 1/2"x9 1/2" SCL	5 1/2"x9 1/2" SCL	4x8	6x8
≤10'-0"	3 1/2"x11 1/2" SCL	5 1/2"x9 1/2" SCL	3 1/2"x9 1/2" SCL	5 1/2"x9 1/2" SCL	4x10	5 1/2"x9 1/2" SCL

6 TYPICAL HEADER SCHEDULE
D1
1, 11E 210490SD1 4628 07-18-16 1x1



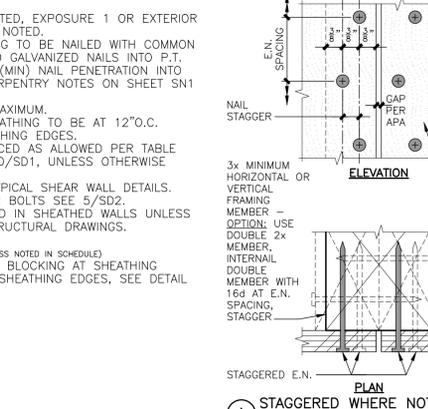
7 TYPICAL SHEATHING EDGE NAILING
D2
1, A2 210490SD1 4805A 12-19-06 1x1

TYPE	MIN SHTG THK; PANEL INDEX (PI)	EDGE NAILING	ANCHOR BOLTS; SOLE PL NAILING	ACCEPTABLE SHTG JOINTS PER DETAIL 11/SD1	REMARKS
A6	15/32"; 32/16	8d @ 6" O.C.	SEE 1 SD2	A B C D E	TYP AT EXT WALLS, U.O.N.

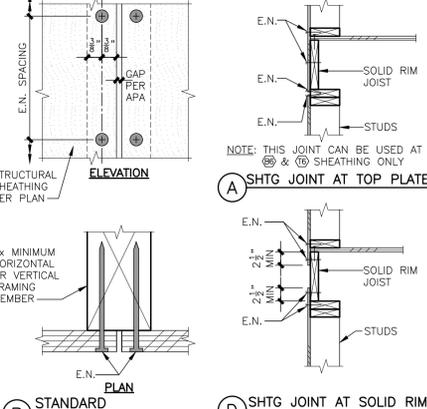
8 TYPICAL STRUCTURAL WALL SHEATHING SCHEDULE
D3/4

- TYPICAL NOTES:**
- SHEATHING TO BE A.P.A. RATED, EXPOSURE 1 OR EXTERIOR GRADE, UNLESS OTHERWISE NOTED.
 - STRUCTURAL WALL SHEATHING TO BE NAILED WITH COMMON NAILS. PROVIDE HOT-DIPPED GALVANIZED NAILS INTO P.T. FRAMING. PROVIDE 1-1/2" (MIN) NAIL PENETRATION INTO FRAMING MEMBERS. SEE CARPENTRY NOTES ON SHEET SN1 FOR OTHER REQUIREMENTS.
 - STUDS TO BE AT 16" O.C. MAXIMUM.
 - FIELD NAILING FOR ALL SHEATHING TO BE AT 12" O.C.
 - BLOCK AND NAIL ALL SHEATHING EDGES.
 - ALL SHEATHING TO BE SPLICED AS ALLOWED PER TABLE AND DETAILS 7/SD1 AND 10/SD1, UNLESS OTHERWISE NOTED.
 - SEE DETAIL 13/SD1 FOR TYPICAL SHEAR WALL DETAILS.
 - FOR HOLDDOWN AND ANCHOR BOLTS SEE 5/SD2.
 - OPENINGS ARE NOT ALLOWED IN SHEATHED WALLS UNLESS SPECIFICALLY NOTED ON STRUCTURAL DRAWINGS.
- SPECIAL NOTES: (NOT APPLICABLE UNLESS NOTED IN SCHEDULE)**
- USE 3x MINIMUM STUDS OR BLOCKING AT SHEATHING JOINTS. STAGGER NAILS AT SHEATHING EDGES. SEE DETAIL 11/SD1 TYPICAL.
 - PROVIDE 3x MIN MUDSILL.

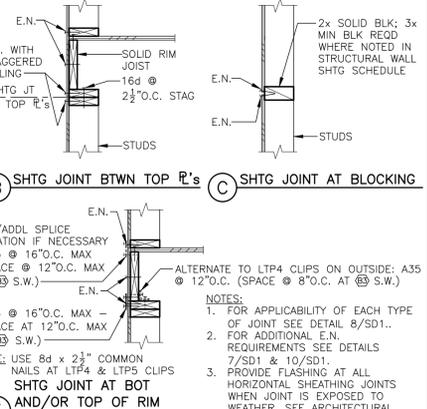
9 TYPICAL SHEATHING JOINT NAILING
D1/1/2



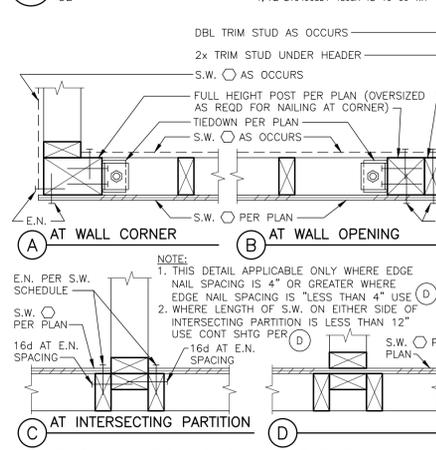
10 TYPICAL SHEATHING JOINT NAILING
D1/1/2



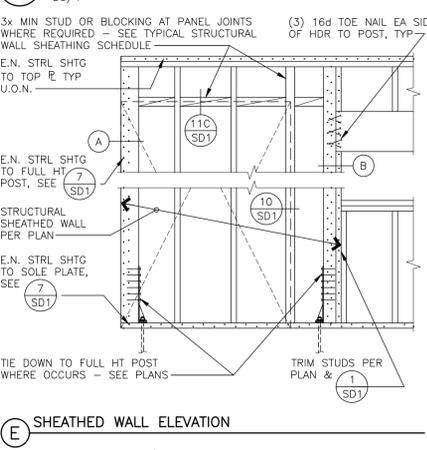
11 TYPICAL HORIZONTAL SHEATHING JOINTS
D3/4



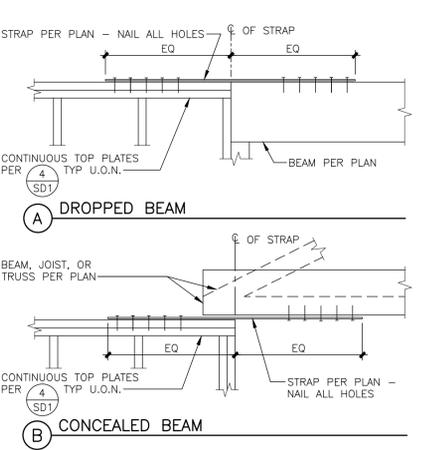
12 TYPICAL STRUCTURAL SHEATHED WALL (PLAN VIEW U.O.N.)
D1/1/2



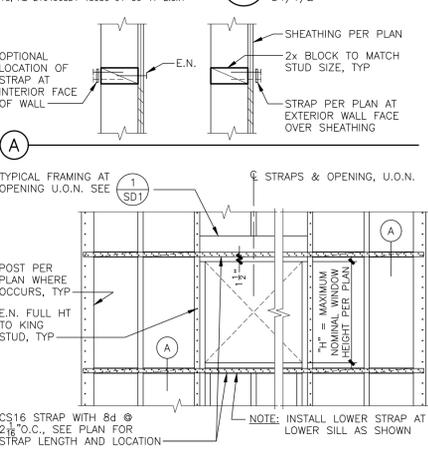
13 TYPICAL STRUCTURAL SHEATHED WALL (PLAN VIEW U.O.N.)
D1/1/2



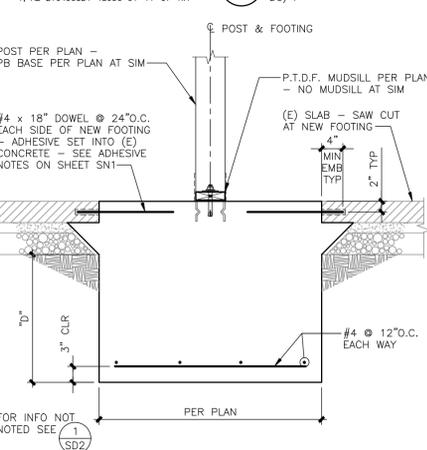
14 TYPICAL STRUCTURAL SHEATHED WALL (PLAN VIEW U.O.N.)
D3/4



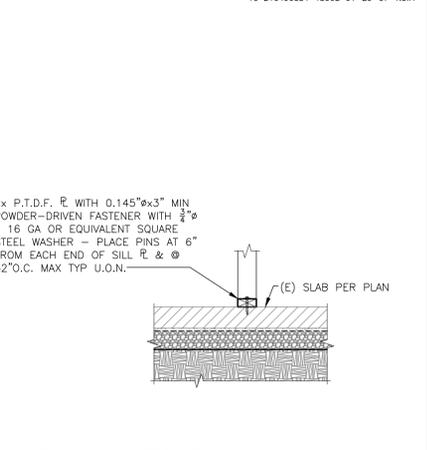
15 TYPICAL STRUCTURAL SHEATHED WALL (PLAN VIEW U.O.N.)
D3/4



16 TYPICAL STRUCTURAL SHEATHED WALL (PLAN VIEW U.O.N.)
D1/2

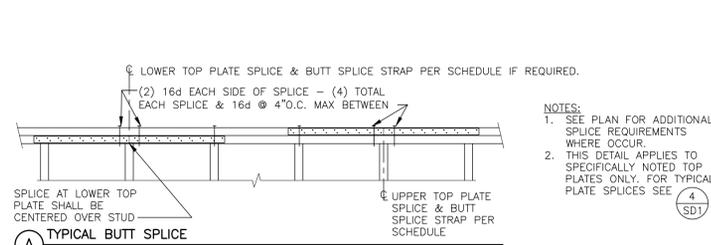


17 TYPICAL STRUCTURAL SHEATHED WALL (PLAN VIEW U.O.N.)
D3/4

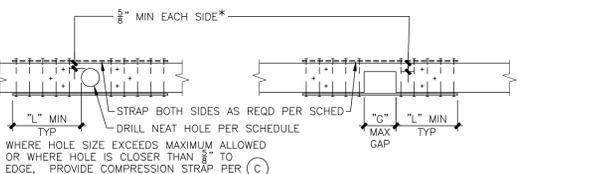


18 TYPICAL INTERIOR WALL
D3/4

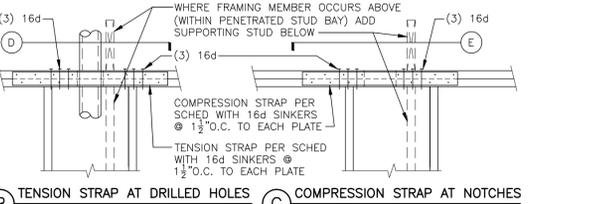
TYPE	TOP PLATE SIZE	TOP PLATE LUMBER GRADE	TYPICAL BUTT SPLICE PER (A)	MAX HOLE SIZE W/O TENSION STRAPS	MAX HOLE* SIZE WITH TENSION STRAPS	TENSION STRAPS PER (B)	"L"	COMPRESSION STRAP SIZE PER (C)	
								"C"	"G"
(2000#)	2x4	D.F. STANDARD & BETTER	MSTA36 AT ONE SIDE OF UPPER TOP PLATE SPLICE	5/8"	2 1/4"	CMSTC16	16"	CMST14	5 1/2"
(4000#)	2x4	D.F. STANDARD & BETTER	MSTA36 AT ONE SIDE OF BOTH TOP PLATE SPLICES	5/8"	2 1/4"	CMSTC16	24"	CMST12	6"



19 TYPICAL BUTT SPLICE
D3/4



20 PLAN VIEW - TENSION STRAP



21 PLAN VIEW - COMPRESSION STRAP

19 TYPICAL BUTT SPLICE
D3/4

20 PLAN VIEW - TENSION STRAP
D3/4

21 PLAN VIEW - COMPRESSION STRAP
D3/4

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PROJECT MANAGER
Johnn Cook

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SEE "STRUCTURAL OBSERVATION" NOTES ON SHEET SN1

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PROGRESS SET

ISSUE INFORMATION

Designer: James W
PD: ER SR#: --
Job: 210490
Checked by: --
Plot Date: 1/4/2022
Sheet Title: STRUCTURAL DETAILS
Sheet: SD1

