

PROJECT TEAM

<u>OWNER</u> Boys and Girls Club of Santa Rosa

<u>AGENT</u> Amber Heidtke Boys and Girls Club of Greater Santa Rosa P.O. Box 2392, Santa Rosa, CA 95405 707-708-2457 amber@bgcsr.org

ARCHITECT Hedgpeth Architects 2321 Bethards Drive, Suite B Santa Rosa, CA 95405 707-523-7010 john@hedgpetharchitects.com keirra@hedgpetharchitects.com

STRUCTURAL MKM & Associates Structural Engineering 5880 Commerce Blvd., Ste. 105, Rhonert Park, CA 94928 707-578-8185 James Whittal Ja<u>mes@mkmassociates.com</u> John Cook John@mkmassociates.com

<u>BUILDER</u> Arrington Construction. Inc. P.O. Box 151455 San Rafael, CA 94915 415-497-1237 Martin Arrington arringtonhia@earthlink.net

MECHANICAL

<u>PLUMBING</u>

<u>ELECTRICAL</u>

ENERGY & T-24, CALGreen

GENERAL CONTRACTOR

PHOTOVOLTAIC

FIRE SPRINKLER

DEFERRED / SEPARATE PERMITS

1, FIRE SPRINKLER		PROJECT TITLE:	CENTRAL BO	YS AND GIRLS CLU	B of SANT	A ROSA		
2. FIRE ALARM		PROJECT ADDRESS:	1011 HAHMAN					
		APN:	SANTA ROSA 013-110-026	CA 95405				
		TOTAL PARCEL AREA:	29,124 SF / .6	7 acres				
PARKI	NG	JURISDICTION:	CITY OF SAN	TA ROSA				
EXISTING PARKING (to be modified)		FIRE DISTRICT:	CITY OF SAN	TA ROSA				
Total Number of Spaces Provided Total Accessible Spaces	= 16 Stalls = 0	ZONING:	CG					
		LAND USE:	RETAIL AND I	BUSINESS SERVICE	ES			
PARKING REQUIRED - Child Day Care Employee - 9 Transport Vans - 3 Guest - 270 Children @ 1 stall/10 children* Bike	= 9 Stalls = 3 Stalls = 46 Stalls Determined by MUP	LOT COVERAGE:	MAX. ALLOW/ EXISTING AN PAVED FOR F LANDSCAPED	D PROPOSED: PARKING	1 9	29,124 SF 13,691 SF 9,641 SF 5,792 SF	100 47% 33% 20%	,)))
Total PARKING PROVIDED	= 61 Stalls, 3 of which are accessible	MAXIMUM ALLOWABL EXISTING AND PROPO EXISTING AND PROPO	SED HEIGHT:		2	55 FEET 26'-0" FEET, T I STORY	OP OF ROOF@	ጋ) GYM
Total Number of Spaces Total Accessible Spaces Total	= 14 Standard Stalls <u>= 1 Accessible Stalls</u> = 15 Stalls	EXISTING AND PROPO EXISTING CONSTRUCT PROPOSED CONSTSR	FION TYPE:		Т	А-2, А-3, В ГҮРЕ V-В ГҮРЕ V-В, SP	RINKLED NFP	A13
BICYCLE PARKING PROVIDED	 TBD by Minor Use Permit, or as required by City of Santa Rosa 	ALLOWABLE SETBACI	KS		F	FRONT = 0' REAR = 0' SIDES = 0'		
		AREA of REMODEL - <u>AREA to remain unmoo</u> TOTAL AREA of BUILD		nasium	4	3,784 SF 4 <u>,907 SF</u> 13,691 SF		
APPLICABLE	CODES				CO	DE AN	ALYSIS	
A. Codes and Authorities 1. The Work shall comply with the following Codes - Title 24	Buillding Standards Code	I. Occupancy Group Classificat Per Chapter 3, Occupancy Cla					ht and Area	V. Ex i 3 E
2019 California Building Codes, Volumes 1 and 2 2019 California Plumbing Code 2019 California Mechanical Code 2019 California Electrical Code		Occupancy Group Group B	Room Name	e Lounge, Reading Room	o by Cocupar	Net Area 1,578 SF 95 SF		3 E 3 E Max VI. Plu
2019 California Fire Code 2019 California Energy Code, Title 24, Part 6		Group A2	Multi-Purpos Accessory to	e Room, Reception, Kitche o A2	n, Serving	4,930 SF 1,022 SF		VII. E 1 20
2019 California Green Building Standards Code, Part 11, Ti 2019 California Administrative Code 2019 California Referenced Standards Code	le 24 (CALGreen)	Group A3	Gymnasium Accessory to			4,907 SF 464 SF		2 ar
2019 California Existing Building Code2. The work shall also comply with all applicable regulations	, codes and regulations of the City of Santa Rosa.	Total Net Building Area		- Type VB, S1		12,997 SF		VIII. F 0
 The designs depicted in these construction documents co in Title 24 of the California Energy Code. Also, mandatory e not shown or stated in these construction documents, must 	omply substantially with the requirements set forth energy savings features for this project, whether or	Maximum Allowable Area Proposed Gross Building Are Maximum Allowable Height	a	- 24,000 SF (Table 500 -13,691 SF < 24,000 S - 2 stories (Table 504	F, OK w/o are			IX. Fii X. Ro
Title 24 energy documentation prepared for this project.		III. Separated Occupancies Non-Separated Occupancies	A3/B A2/A3	- 1 hour (Table 508.4) - NA		-		XI. Sa
		IV. Occupant Load for Egress pe		Sheet A2.1, Occupant Loa	ads for Egress	s Schedule)		
		Function of Space Assembly, w/o fixed seats, uncond Daycare Reading Room	Mul		Area 4,907 sf 5,375 sf 848 sf	OLF 15 sf 35 sf 50 sf	Occupants 328 154 17	

Business

Reading Room

FRONT (EAST) ELEVATION FROM HAHMAN DRIVE

PROJECT DATA AND INFORMATION

Planning & Econom **Development Departn** 01/19/2023 RECEIVED

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 accomodate 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.

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.

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.

utility and storage rooms.

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.

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.

For purposes of determining occupant load for egress design, the existing Gymnasium is classified as Assembly, without fixed seats, unconcentrated, 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.

The building is Type VB construction. Fire Sprinklers and Fire Alarm, NFPA13R, are proposed to bring the buildling 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".

ALYSIS

Reading Room Office, Staff Loung

848 sf

732 sf

50 sf

150 sf

V. Exits

3 Exits Required for 504 occupants, Table 1006.3.2 3 Exits are provided, See Sheet AG1, Exiting Path of Travel Diagram Maximum Path of Travel Egress Distance < 75 feet, Table 1006.2.1 VI. Plumbing Fixtures - See Plumbing Fixture Count Schedule, Sheet A2, Floor Plan VII. Emergency Vehicle Access Road

20' wide minimum emergency vehicle roadway is provided with 2 entry points one from Hahman Drive and one from Patio Court, and continuous driveway linking the two points of entry

VIII. Fire Resistive Wall Assemblies - Type VB

0 hour at exterior and interior, bearing and non-bearing walls and partitions IX. Fire Resistive Openings - 1 hour when Fire Separation Distance < 10'

X. Roof Assembly - Type VB, 0 hour

XI. Sanitary Floor and Wall Finishes required at Bathrooms and Kitchens

504 Occupants

SHEET INDEX

) Hedgpeth Architects

City of Santa Rosa
Planning & Economic
velopment Department

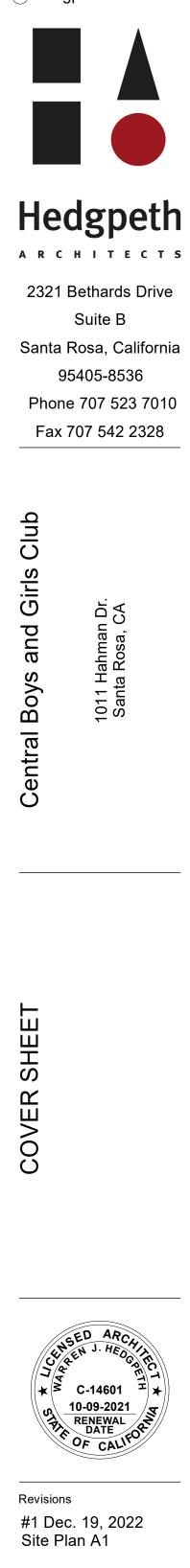
Sheet Number	Sheet Name
AG0	COVER SHEET
AG0.2	EXISTING CONDITIONS
AG0.1	SURROUNDING LAND USES
AG1	EXITING PATH OF TRAVEL
AG2	ACCESSIBLE PATH OF TRAVEL
A1	SITE PLAN
A2.1	FLOOR PLAN
A2.2	ENLARGED PLANS
A2.3	ROOF PLAN
A3	DEMO PLAN
A4	BUILDING SECTIONS
A5.2	PROPOSED BUILDING ELEVATIONS
A6.1	INTERIOR PERSPECTIVES
A6.2	INTERIOR PERSPECTIVES
A6.3	INTERIOR PERSPECTIVES
A6.4	EXTERIOR PERSPECTIVE
A7	MATERIALS AND COLORS
A5.1	EXISTING BUILDING ELEVATIONS
A9.1	ADA DETAILS
A9.2	ADA DETAILS
SN1	STRUCTURAL NOTES
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS

PROJECT DESCRIPTION

Modifications to the interior of the building include demolition of existing game room, offices, meeting room, classrooms, kitchen, rest rooms,



VICINITY MAP North



Job Number Project Number

Project Architect Checker

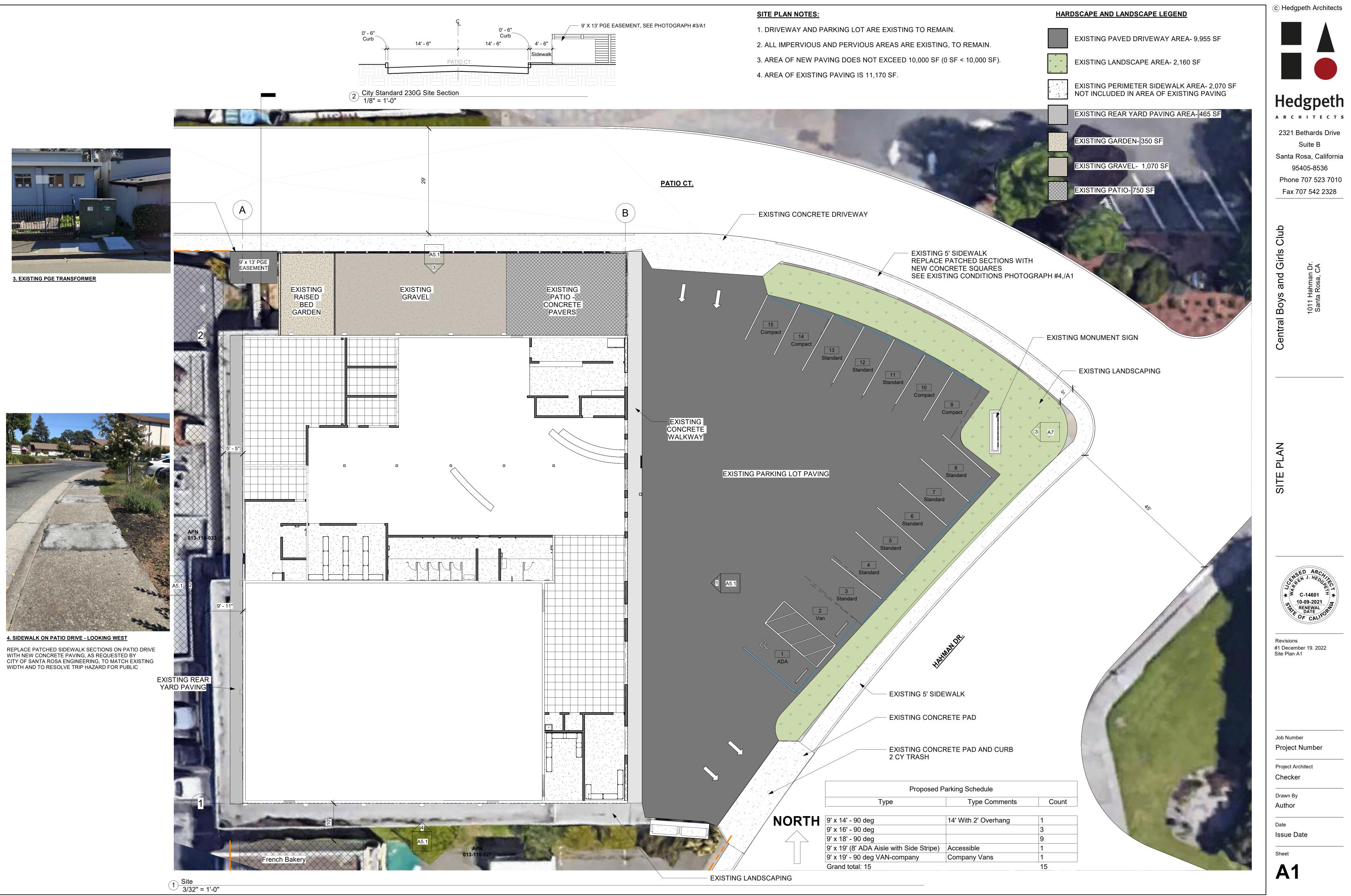
Drawn By

Author

Date Issue Date

Sheet







		FRONT (EAST) ELEVATION FROM HAHMAN DRIVE		
PROJECT TEAM	DEFERRED / SEPARATE PERMITS	PROJECT DATA AND	DINFORMATION	
OWNER Boys and Girls Club of Santa Rosa <u>AGENT</u> Amber Heidtke Boys and Girls Club of Greater Santa Rosa P.O. Box 2392,	1, FIRE SPRINKLER 2. FIRE ALARM	PROJECT TITLE:CENTRAL BOYS AND GIRLS CLUB of SAPROJECT ADDRESS:1011 HAHMAN DR. SANTA ROSA CA 95405 013-110-026APN:013-110-026TOTAL PARCEL AREA:29,124 SF / .67 acres	ANTA ROSA	The Project is a non-residential interior ren Rosa. The building is one story, located in exterior and bearing walls. The seismic de adequate to accomodate the revisions pro- at the entry area, with new clerestory windo Additions to the structure are not proposed
Santa Rosa, CA 95405 707-708-2457 <u>amber@bgcsr.org</u> <u>ARCHITECT</u> Hedgpeth Architects 2321 Bethards Drive, Suite B	EXISTING PARKING (to be modified) Total Number of Spaces Provided = 16 Stalls Total Accessible Spaces = 0	JURISDICTION:CITY OF SANTA ROSAFIRE DISTRICT:CITY OF SANTA ROSAZONING:CG		modifications to the exterior elevations of the modifications to the exterior elevations of the existing surface parking lot is re-designarea for drop-off and picku-up, locate a transtalls to the building entry. 15 parkings stall employees, and 2 are for guests. A pick-up
Santa Rosa, CA 95405 707-523-7010 john@hedgpetharchitects.com keirra@hedgpetharchitects.com <u>STRUCTURAL</u> MKM & Associates Structural Engineering	PARKING REQUIRED - Child Day CareEmployee - 9= 9 StallsTransport Vans - 3= 3 StallsGuest - 270 Children @ 1 stall/10 children*= 46 StallsBikeDetermined by MUP	LAND USE:RETAIL AND BUSINESS SERVICESLOT COVERAGE:MAX. ALLOWABLE: EXISTING AND PROPOSED: PAVED FOR PARKING LANDSCAPED	29,124 SF 100% 13,691 SF 47% 9,641 SF 33% 5,792 SF 20%	Modifications to the interior of the building utility and storage rooms. Improvements include new partition walls a classroom, 3 new restrooms, 1 new kitcher new storage rooms.
5880 Commerce Blvd., Ste. 105, Rhonert Park, CA 94928 707-578-8185 James Whittal <u>James@mkmassociates.com</u> John Cook <u>John@mkmassociates.com</u> <u>BUILDER</u> Arrington Construction, Inc. P.O. Box 151455	Total= 61 Stalls, 3 of which are accessiblePARKING PROVIDEDTotal Number of Spaces= 14 Standard Stalls = 1 Accessible StallsTotal Accessible Spaces= 15 StallsTotal= 15 StallsBICYCLE PARKING PROVIDED= TBD by Minor Use Permit, or as required by City of Santa Rosa	MAXIMUM ALLOWABLE HEIGHT: EXISTING AND PROPOSED HEIGHT: EXISTING AND PROPOSED STORIES: EXISTING AND PROPOSED OCCUPANCY: EXISTING CONSTRUCTION TYPE: PROPOSED CONSTSRUCTION TYPE: ALLOWABLE SETBACKS	55 FEET 26'-0" FEET, TOP OF ROOF@ GYM 1 STORY A-2, A-3, B TYPE V-B TYPE V-B TYPE V-B, SPRINKLED NFPA13 FRONT = 0' REAR = 0'	 For purposes of determining occupancy gr Group A-2 occupancy, assembly with food occupancy, administrative and training, or For purposes of determining occupant load unconcentrated, tables and chairs, and the the building are Business areas. The building is Type VB construction. Fire provisions of Santa Rosa Municipal Code of containing a Group A occupancy".
San Rafael, CA 94915 415-497-1237 Martin Arrington arringtonhia@earthlink.net	APPLICABLE CODES	AREA of REMODEL - <u>AREA to remain unmodified - (e) Gymnasium</u> TOTAL AREA of BUILDING	SIDES = 0' 8,784 SF <u>4,907 SF</u> 13,691 SF CODE ANALYSIS	
MECHANICAL PLUMBING	A. Codes and Authorities 1. The Work shall comply with the following Codes - Title 24 Buillding Standards Code 2019 California Building Codes, Volumes 1 and 2 2019 California Plumbing Code 2019 California Mechanical Code 2019 California Electrical Code	I. Occupancy Group Classification for Determination of Area Separation, Maximum All Per Chapter 3, Occupancy Classification (See Sheet A2.1, Schedule of Areas by Occ Occupancy Group Group B Group B Office, Staff Lounge, Reading Room Accessory to B	Ilowable Building Height and Area V. Exits cupancy Group) 3 Exits Required for 5 Net Area 3 Exits are provided, 5 1,578 SF Maximum Path of Train	504 occupants, Table 1006.3.2 See Sheet AG1, Exiting Path of Travel Diagram avel Egress Distance <_ 75 feet, Table 1006.2.1 - See Plumbing Fixture Count Schedule, Sheet A2, Floor Plan
ELECTRICAL ENERGY & T-24, CALGreen	 2019 California Fire Code 2019 California Energy Code, Title 24, Part 6 2019 California Green Building Standards Code, Part 11, Title 24 (CALGreen) 2019 California Administrative Code 2019 California Referenced Standards Code 2019 California Existing Building Code 2. The work shall also comply with all applicable regulations, codes and regulations of the City of Santa Rosa. 	Group A2 Multi-Purpose Room, Reception, Kitchen, Serving Accessory to A2 Group A3 Gymnasium Accessory to A3 Total Net Building Area II. Type of Construction Type VB, S1	1,022 SF20' wide minimum er 2 entry points,one from and continuous driver4,907 SFand continuous driver and continuous driver464 SFVIII. Fire Resistive Wall 0 hour at exterior ar	emergency vehicle roadway is provided with rom Hahman Drive and one from Patio Court, eway linking the two points of entry II Assemblies - Type VB nd interior, bearing and non-bearing walls and partitions
<u>GENERAL CONTRACTOR</u> <u>PHOTOVOLTAIC</u> <u>FIRE SPRINKLER</u>	3. The designs depicted in these construction documents comply substantially with the requirements set forth in Title 24 of the California Energy Code. Also, mandatory energy savings features for this project, whether or not shown or stated in these construction documents, must be incorporated into the project as outlined in the Title 24 energy documentation prepared for this project.	Maximum Allowable Area- 24,000 SF (Table 506.2)Proposed Gross Building Area-13,691 SF < 24,000 SF, OK w/	//o area increase ory proposed, OK X. Roof Assembly - Ty XI. Sanitary Floor and	nings - 1 hour when Fire Separation Distance < 10' /pe VB, 0 hour Wall Finishes required at Bathrooms and Kitchens
(022 4:23:22 PM		Function of SpaceRoomAreaAssembly, w/o fixed seats, unconcentratedGym4,907 stDaycareMulti-Purpose5,375 stReading RoomReading Room848 stBusinessOffice, Staff Lounge732 st	sf 35 sf 154 f 50 sf 17	

Planning & Economic **Development Department** 03/02/2022 RECEIVED

City of Santa Rosa

SHEET INDEX

Sheet Number

COVER SHEET

SITE PLAN

FLOOR PLAN

DEMO PLAN

ADA DETAILS

ADA DETAILS

ENLARGED PLANS

BUILDING SECTIONS

INTERIOR PERSPECTIVES

INTERIOR PERSPECTIVES

INTERIOR PERSPECTIVES

EXTERIOR PERSPECTIVE

MATERIALS AND COLORS

STRUCTURAL NOTES

ROOF FRAMING PLAN

STRUCTURAL DETAILS

STRUCTURAL DETAILS

FOUNDATION PLAN

EXISTING CONDITIONS

SURROUNDING LAND USES

ACCESSIBLE PATH OF TRAVEL

EXISTING BUILDING ELEVATIONS

PROPOSED BUILDING ELEVATIONS

EXITING PATH OF TRAVEL

AG0

AG0.2

AG0.1

AG1

AG2

A1

A2.1

A2.2

A3

A4

A5.1

A5.2

A6.1

A6.2

A6.3

A6.4

A9.1

A9.2

SN1

S1

S2

SD1

SD2

A7

Sheet Name

© Hedgpe	th Architects

Hedgpeth ARCHITECTS

2321 Bethards Drive Suite B Santa Rosa, California 95405-8536 Phone 707 523 7010 Fax 707 542 2328



PROJECT DESCRIPTION

r remodel to upgrade Child Daycare facilities at an existing 13,691 square foot one story building in Santa ed in a CG zone. The Daycare use is to remain unchanged. The modifications affect less than 50% of the c demand is not increased by the modifications and the seismic capacity of the existing building is proposed. The roof diaphragm is modified by the addition of a 680 square foot vaulted volumetric space vindows at the new high exterior walls.

osed, but a change to the roof and interior volume is proposed, as described above, resulting in of the building. New exterior windows are proposed at the east, north, south and west elevations.

esigned to improve traffic flow, re-organize the parking stalls, identify accessible parking stalls, allocate an a trash enclosure, add bicycle parking and provide an accessible path of travel from accessible parking stalls are proposed, 1 of which is accessible, 3 of which are for facility vans, 9 of which are for k-up and drop-off area is provided at the building entrance.

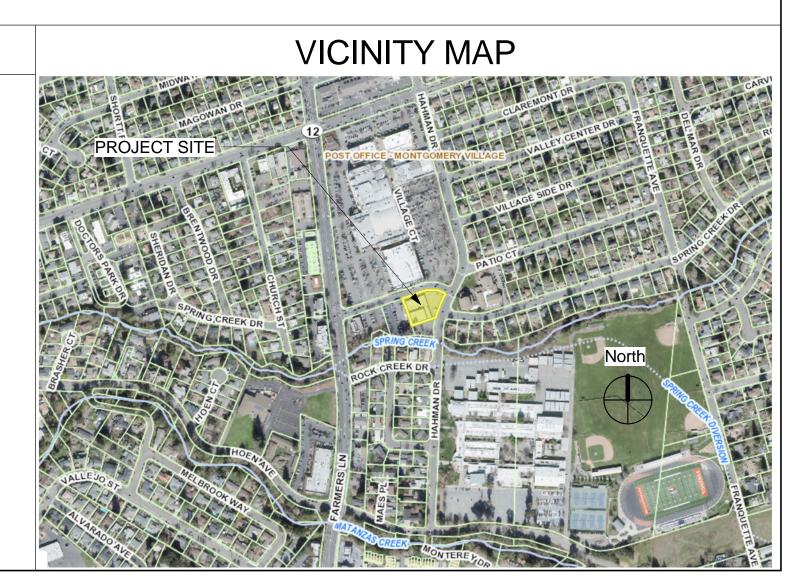
ling include demolition of existing game room, offices, meeting room, classrooms, kitchen, rest rooms,

alls as required to create a new reception area, 4 new offices, 1 new staff lounge with kitchenette, 1 new tchen and serving room, 1 new multi-purpose room, 1 new mechanical room, 1 new janitor's closet, and 6

group for maximum allowable building area and separation of occupancies, the Multi-Purpose Room is food and drink, the Gymnasium is Group A-3, gymnasium. The remainder of spaces are group B g, or accessory to the Group A-2, A-3, and B occupancies.

load for egress design, the existing Gymnasium is classified as Assembly, without fixed seats, d the new Multi-Purpose Room and Classroom are classified as Daycare. The remainder of the spaces in

Fire Sprinklers and Fire Alarm, NFPA13R, are proposed to bring the buildling into compliance with the ode Chapter 903.2.1, Group A - "an automatic sprinkler system shall be provided throughout buildings





Revisions

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COVER

Job Number Project Number

Project Architect Checker

Drawn By Author

Date Issue Date



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

PATIOC

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

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

N 013-110-027 GENERAL PLAN: RETAIL

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

К Ξ AN MHN





AG0.1

USES LAND

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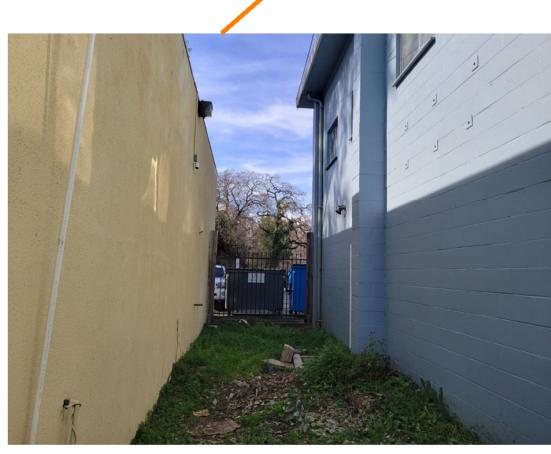


EXISTING CONDITION BETWEEN BOY'S AND GIRL'S CLUB AND RESTAURANT



RESTAURANT FRONTAGE





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





BAKERY



VILLAGE SHOPPING CENTER



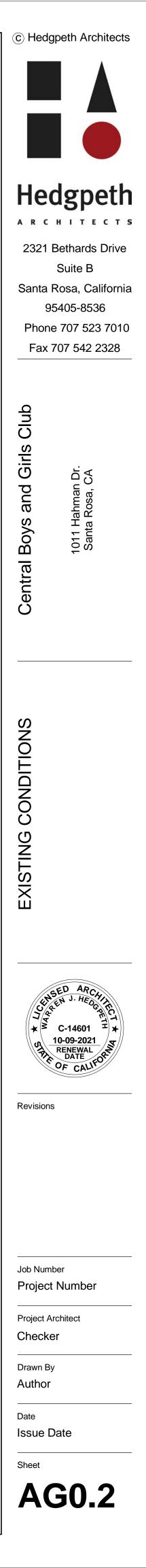
EXISTING BOY'S AND GIRL'S CLUB FRONTAGE

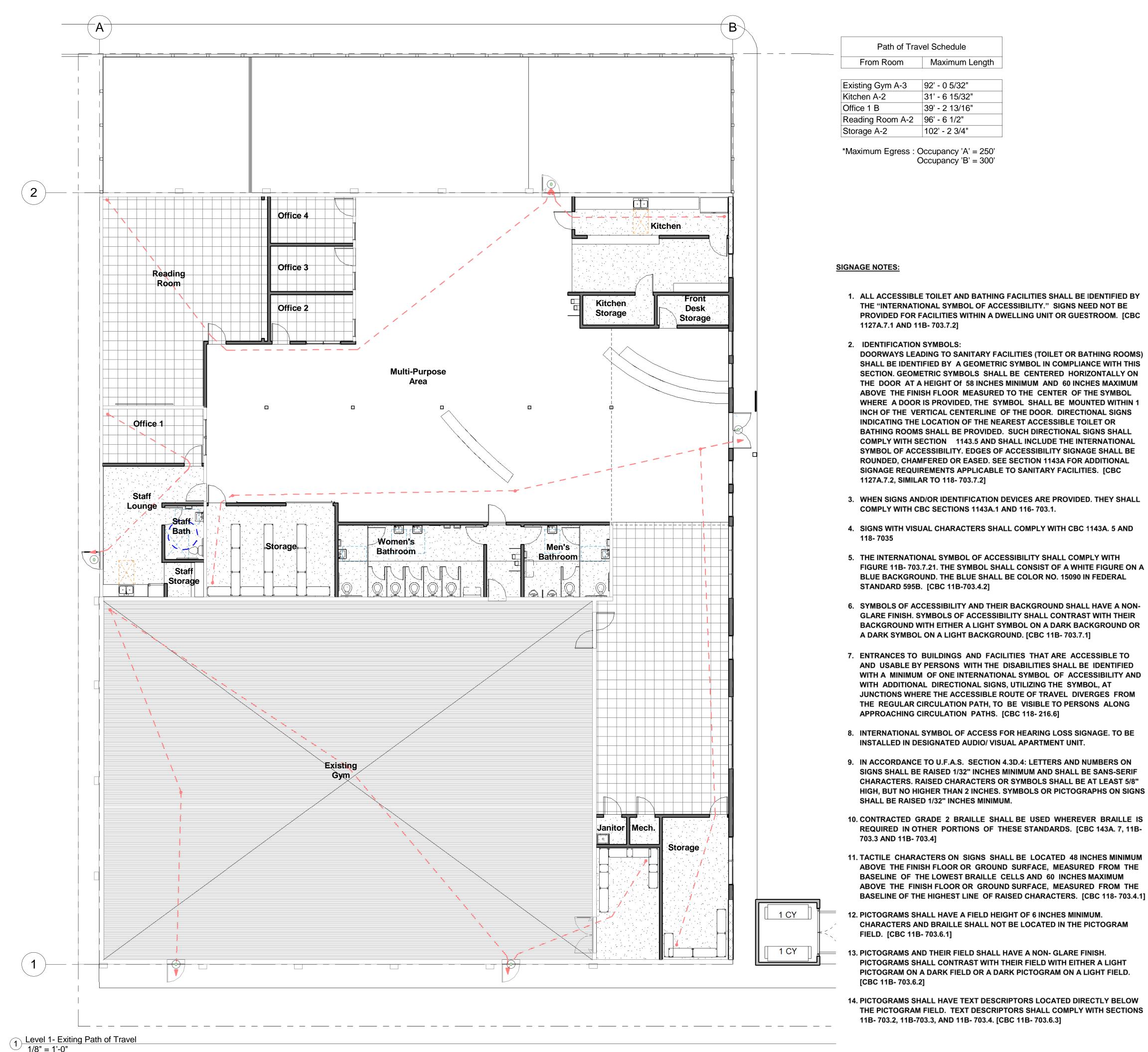


PRESBYTERIAN CHURCH OF THE ROSES



RESIDENTIAL NEIGHBORHOOD





EXIT REQUIREMENTS

1. 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.

2. 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.

3. 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.

4. 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.

5. Width and height of required exit doorways to comply with 2019 C.B.C Section 1010.1.1. 6. 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.

7. 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.

8. 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.

9. 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 1hour 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.

10. 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.

12. 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. 13. Parking spaces shall not obstruct required exits.

CORRIDORS AND HALLWAYS

1. Comply with 2019 C.B.C Section 1102A regarding accessibility.

2. 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. 3. 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.

4. 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.

<u>SIGNS</u>

1. Tactile Exit Signs shall comply with Section 11B 703.3.2 & shall be required in the following locations:

a. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT".

b. 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:

- i. "EXIT STAIR DOWN"
- ii. "EXIT RAMP DOWN'
- iii. "EXIT STAIR UP"
- iv. "EXIT RAMP UP"

c. 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"

d. 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"

e. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words, "TO EXIT"

2. 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.

3. 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.

4. 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.

5. 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.

Hedgpeth Architects



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Revisions

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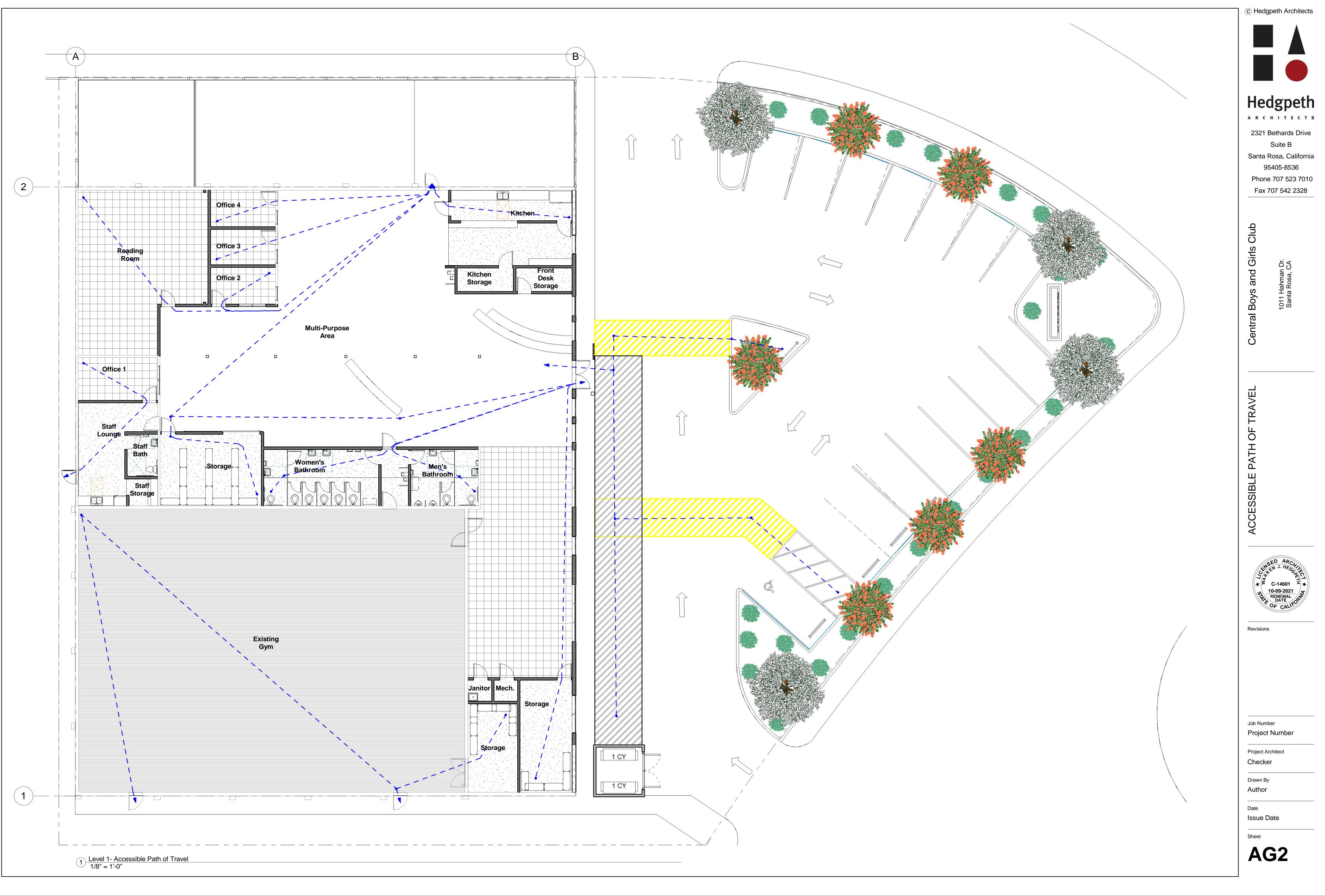
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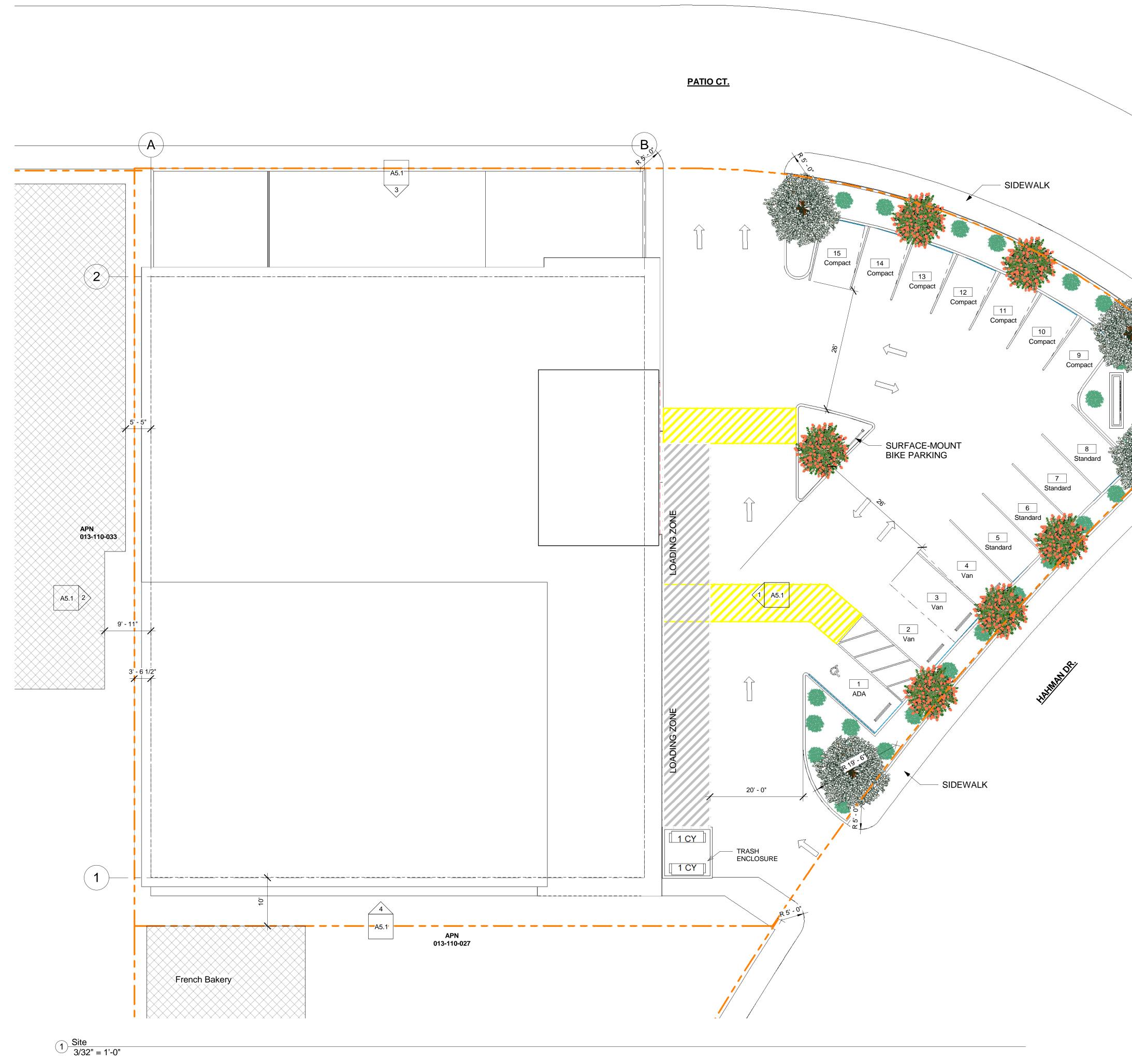
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^{14.} PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH SECTIONS



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ARC 2321 Santa 9 Phon	dgpeth HITECTS Bethards Drive Suite B Rosa, California 5405-8536 e 707 523 7010 707 542 2328
Central Boys and Girls Club	1011 Hahman Dr. Santa Rosa, CA
SITE PLAN	

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		15		

Job Number Project Number

C-14601 10-09-2021 RENEWAL DATE

Revisions

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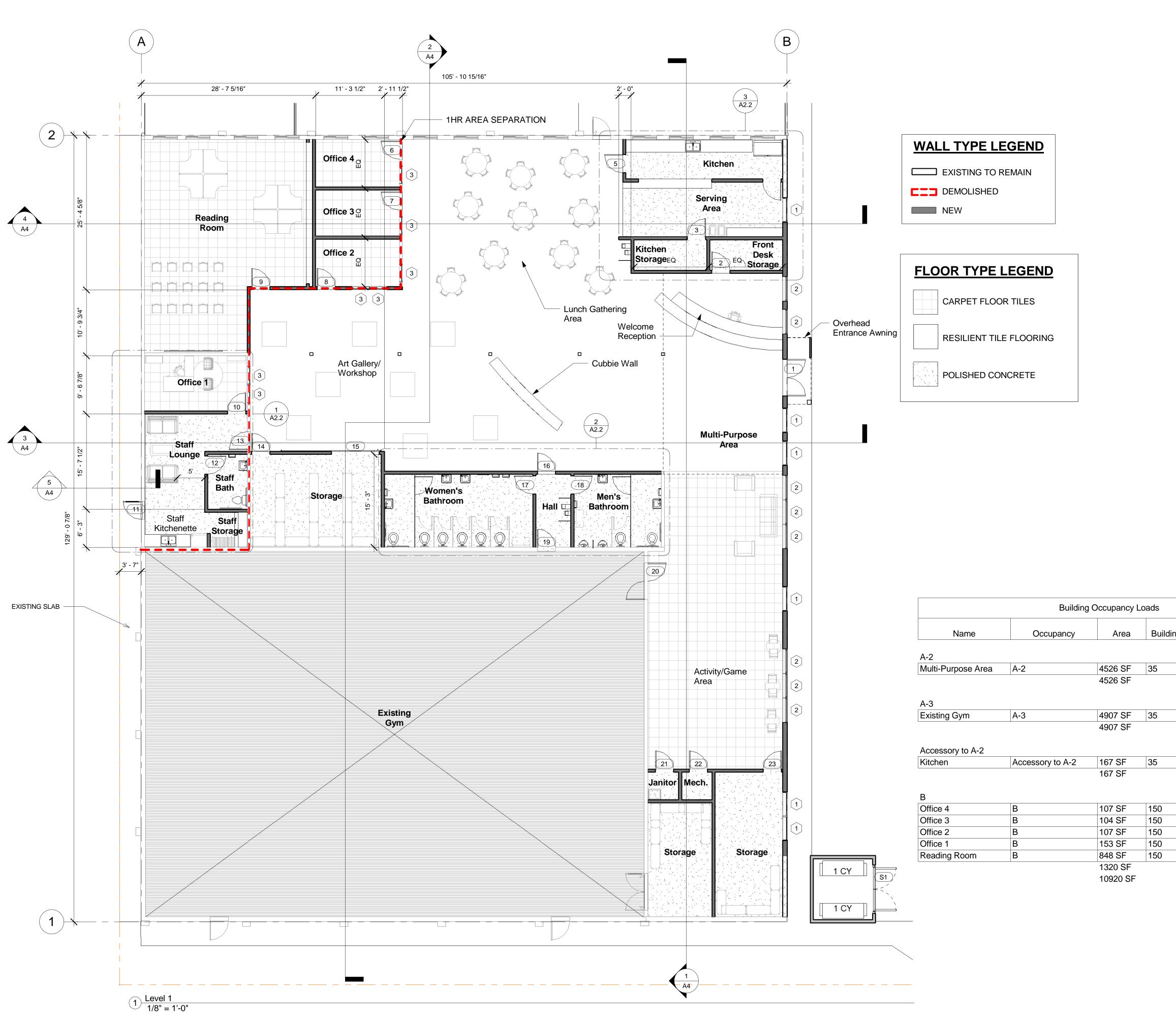
Project Architect Checker

Drawn By Author

Date Issue Date

Sheet

A1



150

150

150

150

150

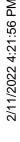
	Maximum Allowable Areas	
Occupancy	Name	Area
A-2		
A-2	Multi-Purpose Area	4526 SF
A-3		4526 SF
A-3	Existing Gym	4907 SF
		4907 SF
Accessory to A-2		
Accessory to A-2	Front Desk Storage	60 SF
Accessory to A-2	Hall	35 SF
Accessory to A-2	Janitor	23 SF
Accessory to A-2	Kitchen	167 SF
Accessory to A-2	Kitchen 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
Accessory to B		464 SF
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	107 SF
B	Office 4	107 SF
B	Reading Room	848 SF
B	Staff Lounge	261 SF
		1580 SF

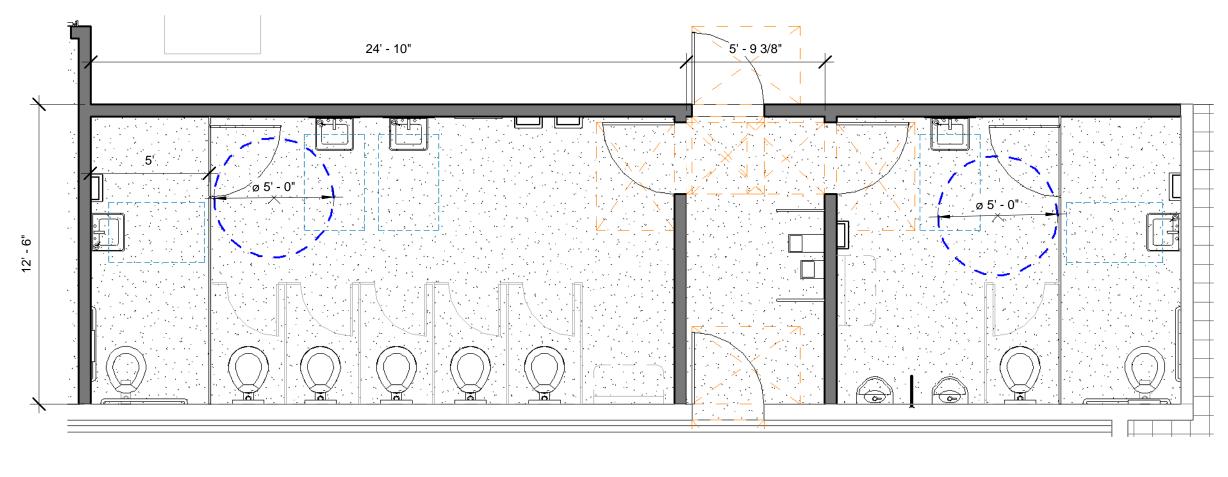


		Occup	ancy-Plumbin	g	
ing Occupant Factor	Occupant Occ upad cy	Name	Area	Occupant Allowance (SF/Person)	Occupant Load
A-	2				
A-	2 130	Multi-Purpose Area	4526 SF	30	151
	130		4526 SF		151
A-	3				
A-	3 141	Existing Gym	4907 SF	50	99
	141		4907 SF		99
Ac	cessory to A-2				
Ac	cesssory to A-2	Kitchen	167 SF	30	6
	5		167 SF		6
В					
В	1	Office 4	107 SF	150	1
В	1	Office 3	104 SF	150	1
В	1	Office 2	107 SF	150	1
В	2	Office 1	153 SF	150	2
В	6	Reading Room	848 SF	150	6
	11		1320 SF		11
	287		10920 SF		267

Plumbing Fixture Calc: URINALS LAV LOAD WC /200=1 /100=2 /100=2 134 /100=2 /25=6 Women 134 Drinking Fountrains 267 /250=2 Service Sink 1

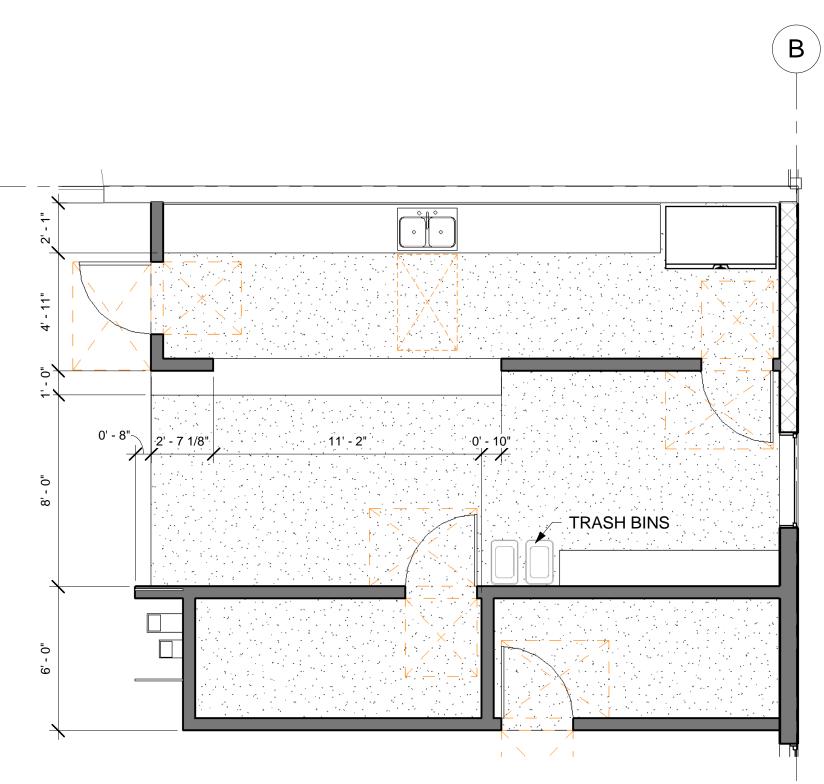
7	© Hedgpeth Architects
	ARCHITECTS Canta Rosa, California 95405-8536 Phone 707 523 7010 Fax 707 542 2328
	Central Boys and Girls Club 1011 Hahman Dr. Santa Rosa, CA
	FLOOR PLAN
	Revisions
	Job Number Project Number Project Architect Checker Drawn By Author Date Issue Date Sheet



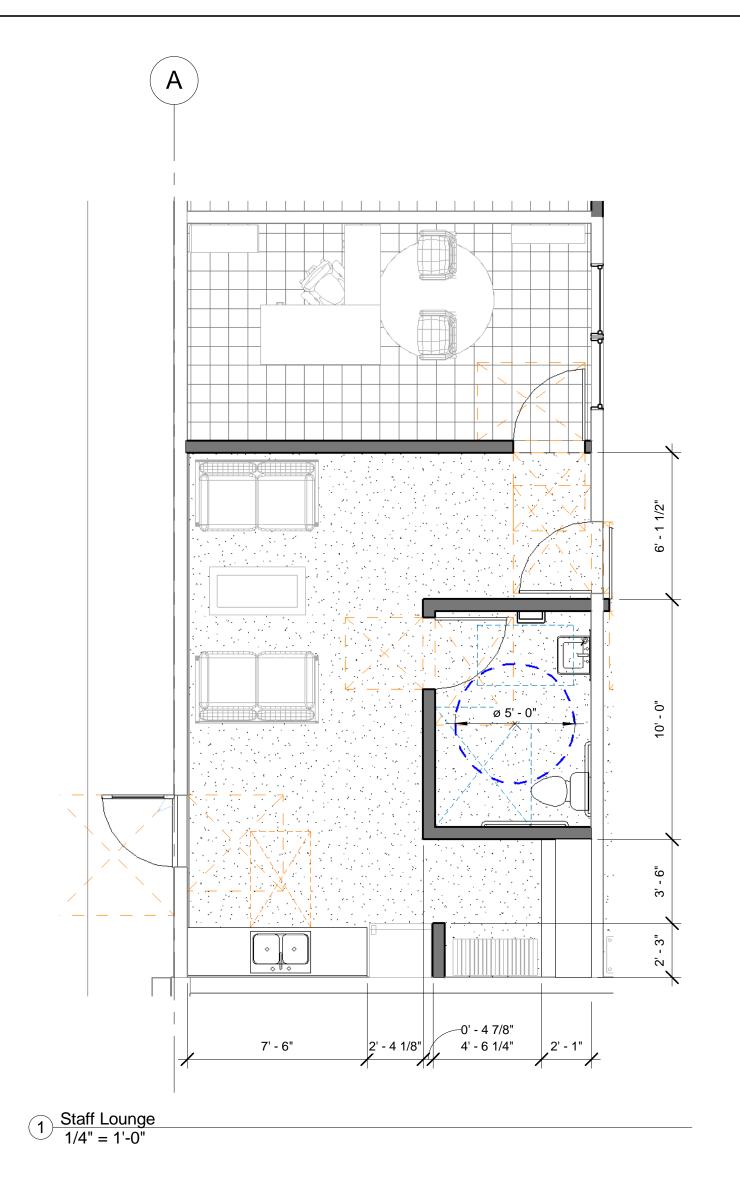


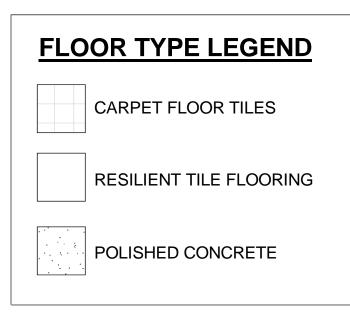
2 Bathrooms 1/4" = 1'-0"

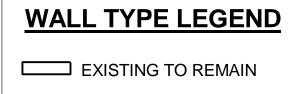
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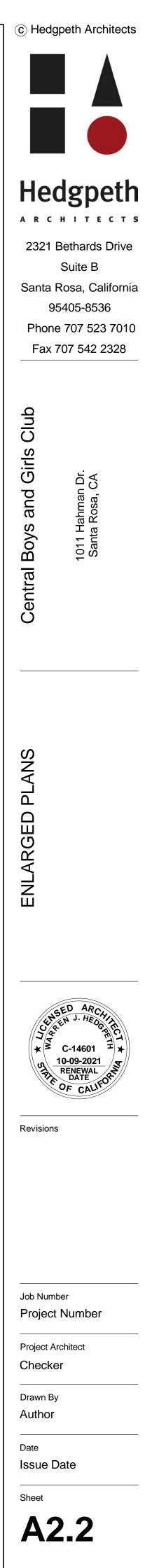
3 Kitchen 1/4" = 1'-0"

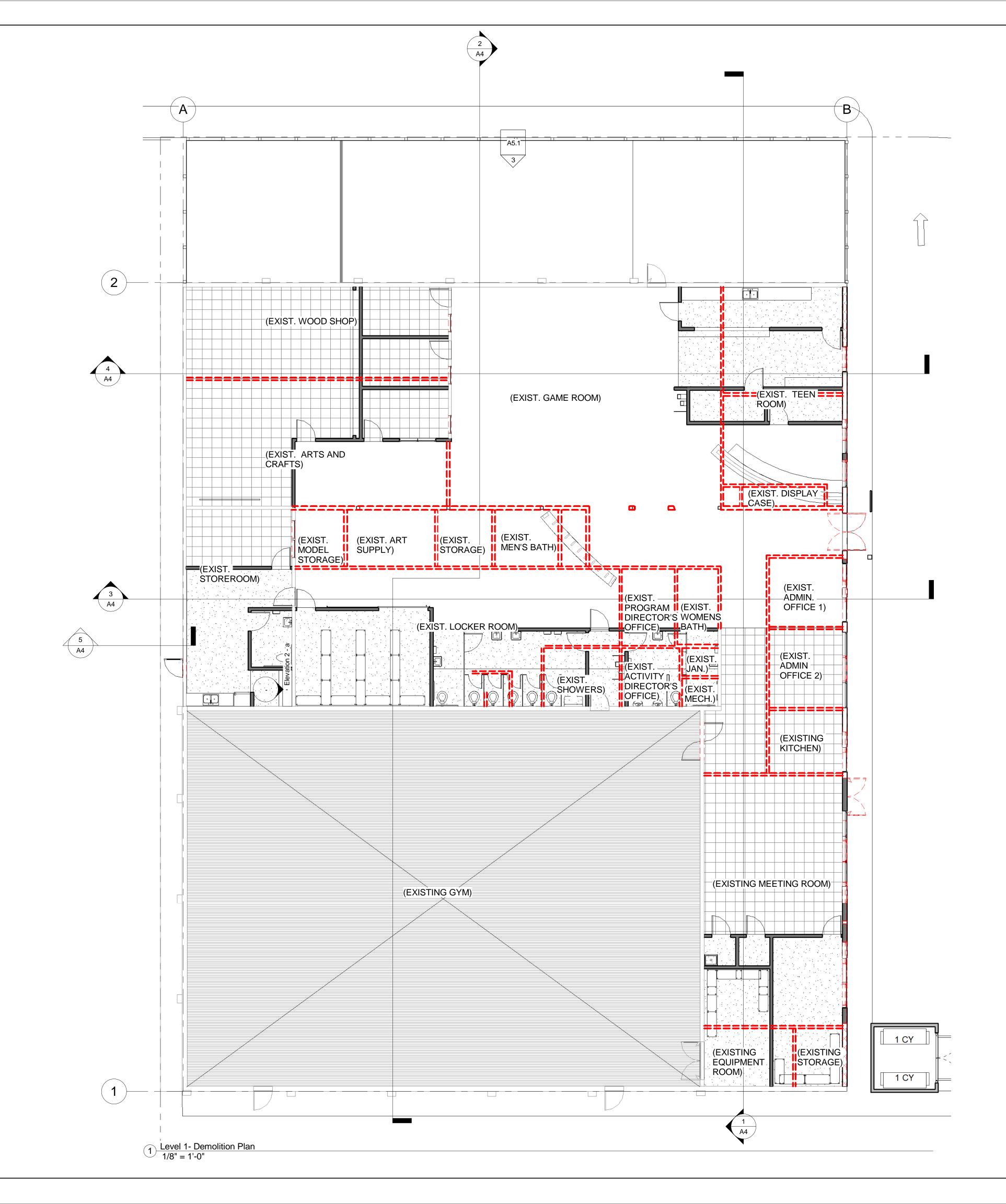






- NEW



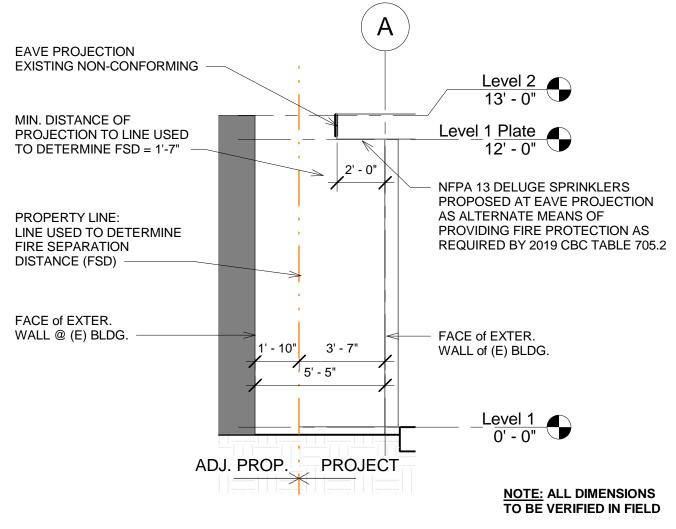






1 Section 1 1/8" = 1'-0"

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



5 Fire Separation Distance Diagram 1/4" = 1'-0"

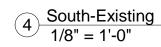




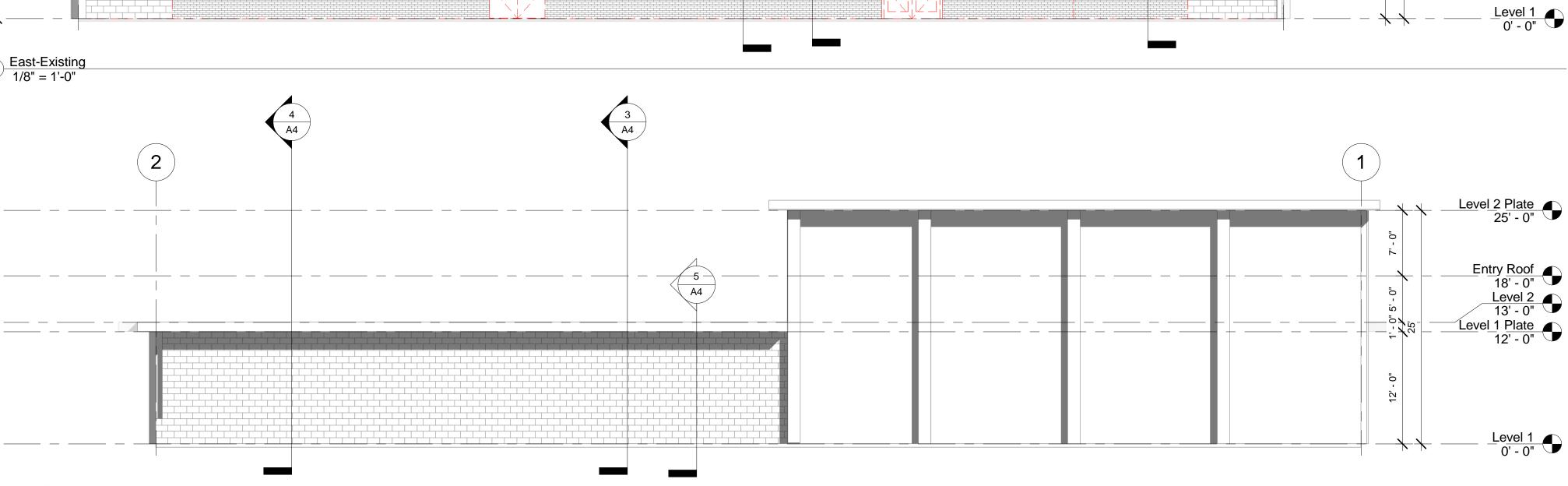


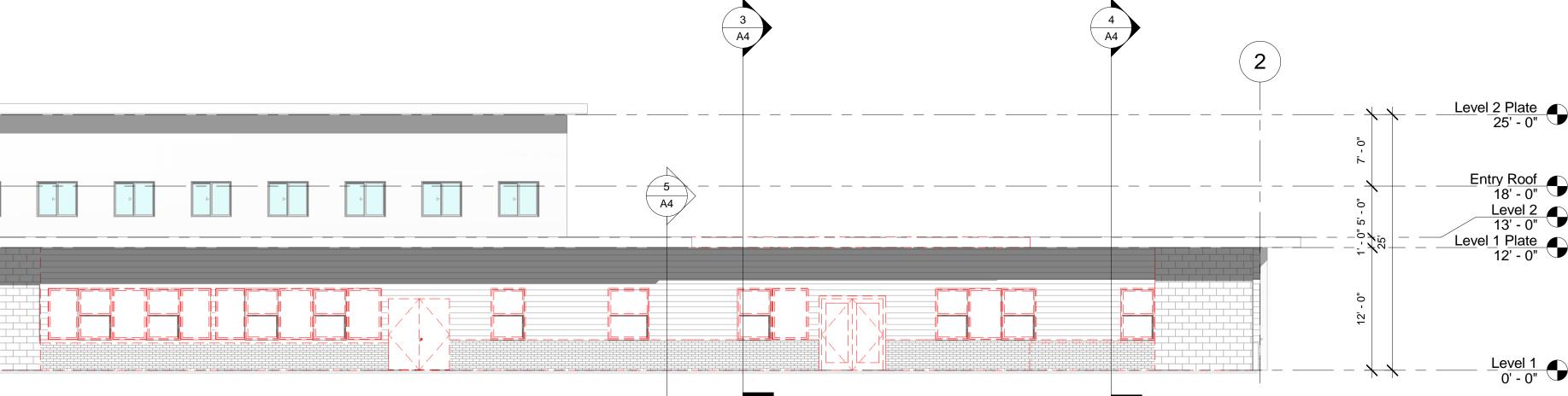
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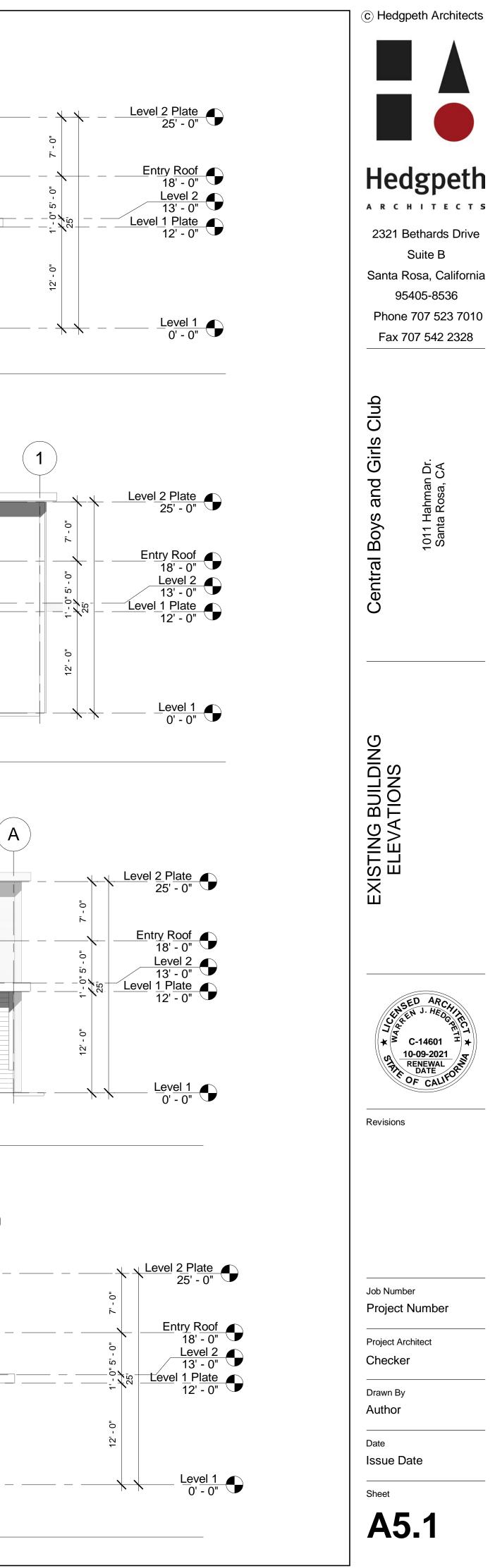
2 West-Existing 1/8" = 1'-0"

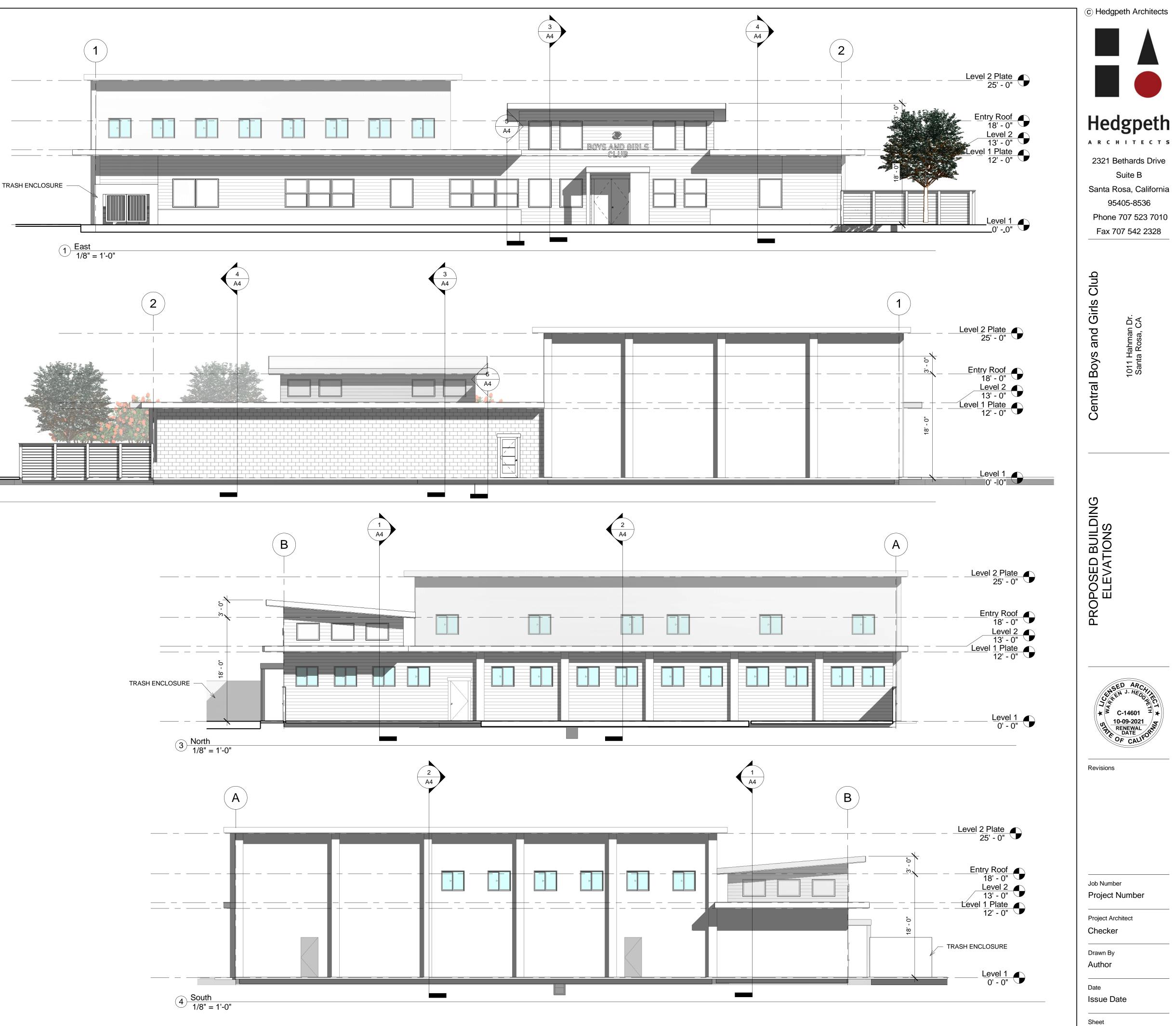


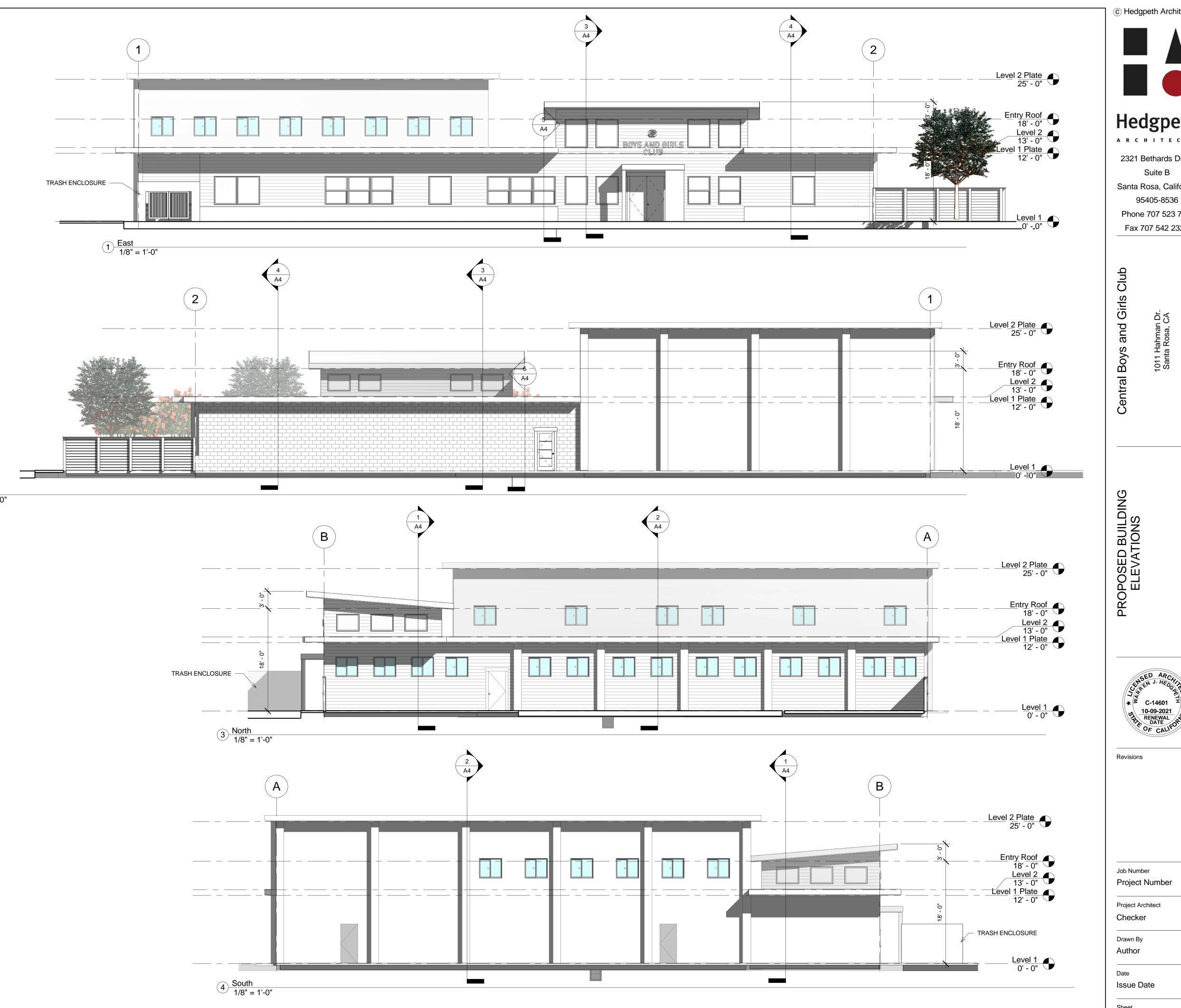












2 West 1/8" = 1'-0"

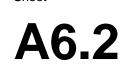
A5.2



Sheet **A6.1**

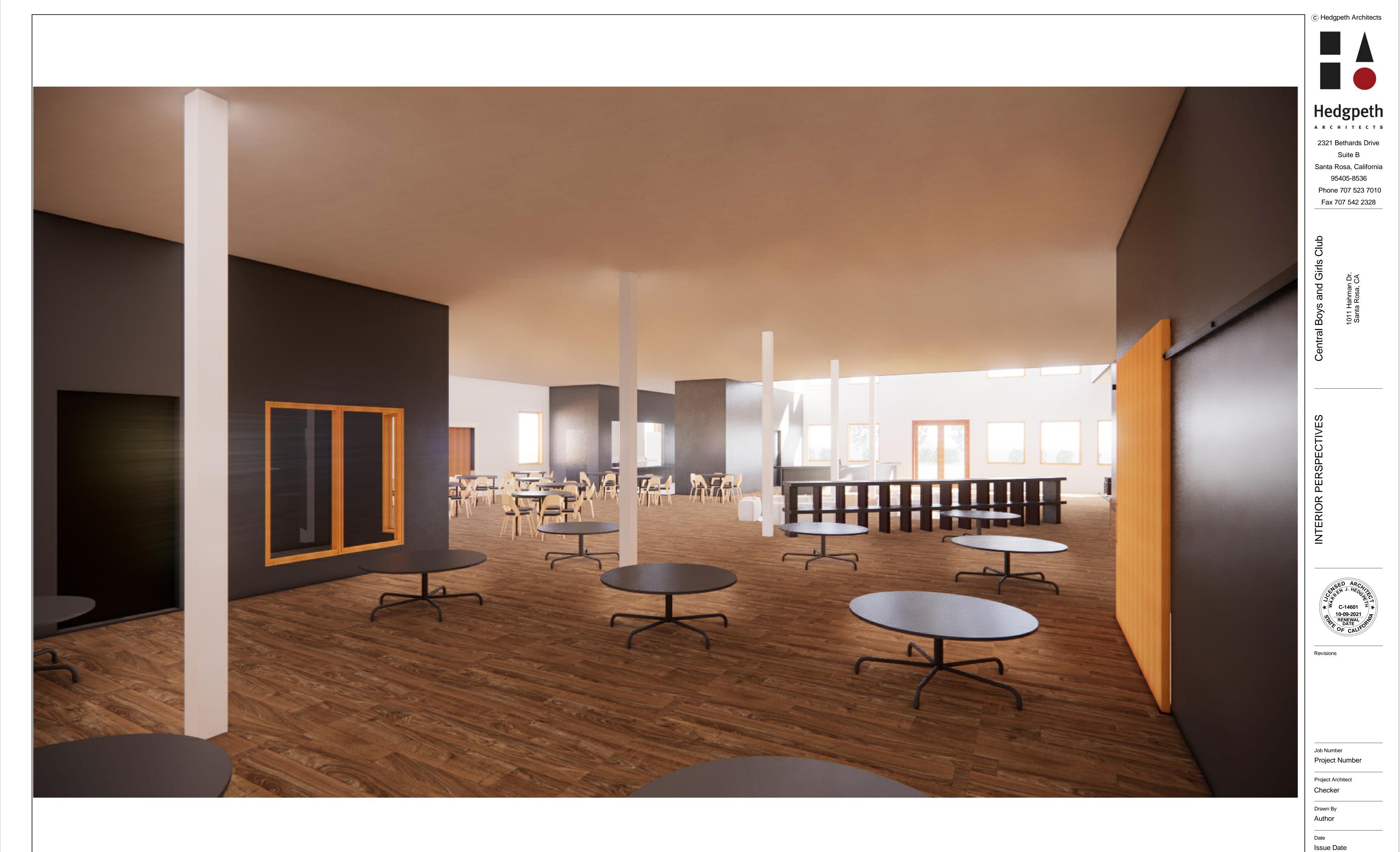


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Sheet



Sheet **A6.3**





C Hedgpeth Architects

Sheet





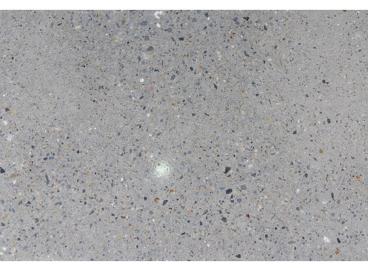
RECLAIMED WOOD BARN DOOR



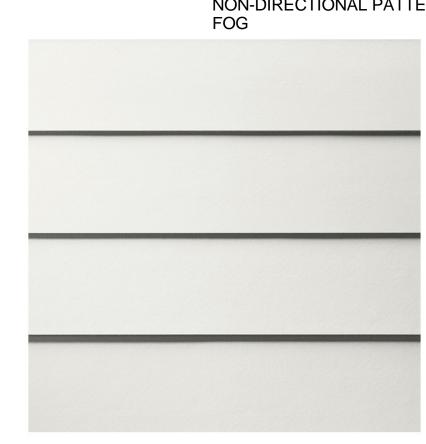


INHABIT LIVING PET FELT WALL FLATS CUBIT HEATHERED OCEAN BLUE











INTERFACE AERIAL COLLECTION NON-DIRECTIONAL PATTERN FOG



DUNN EDWARDS WILD BILL BROWN EXTERIOR FASCIA, POSTS



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



DUNN EDWARDS OASIS SIGNAGE



Author

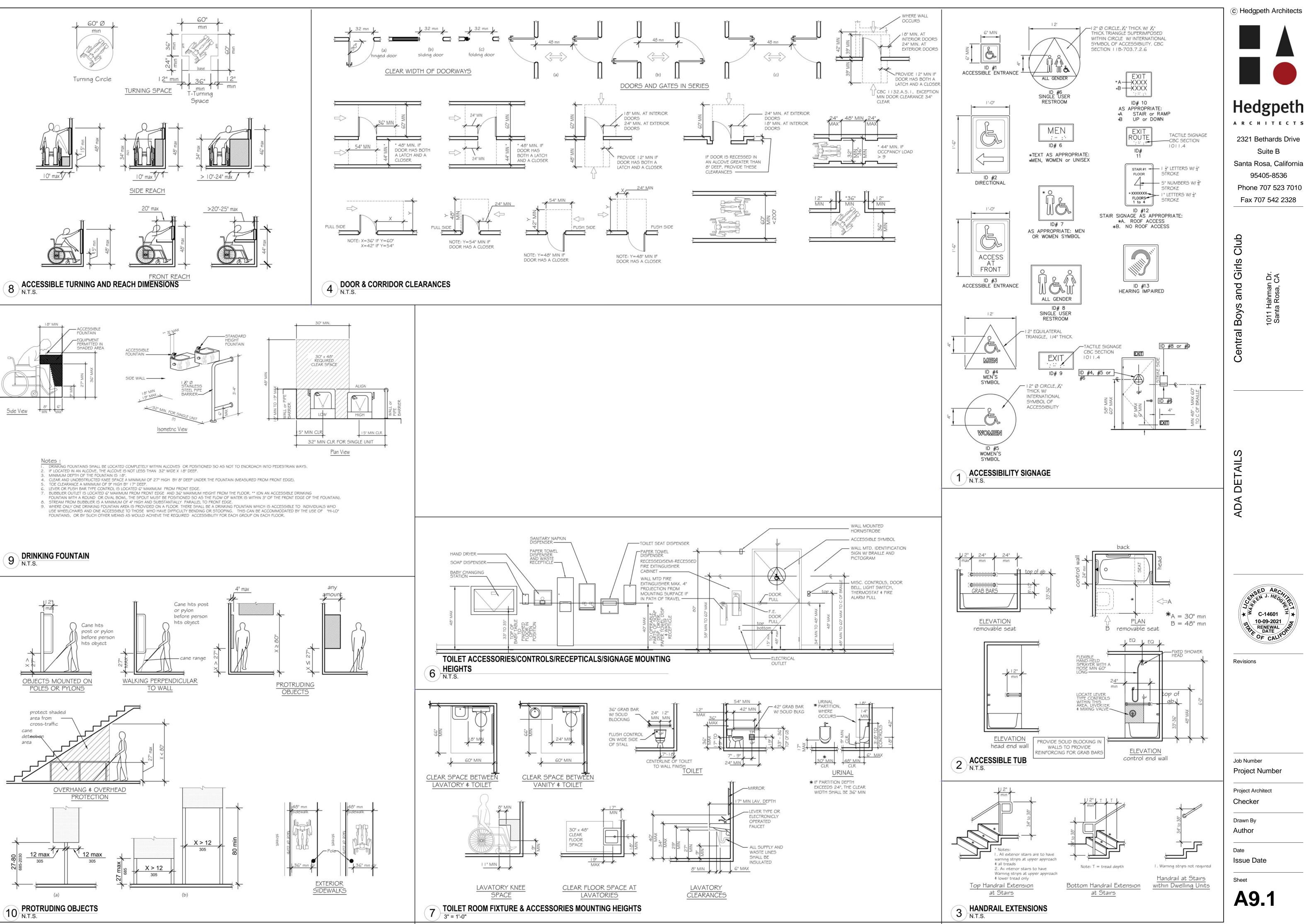
Date Issue Date

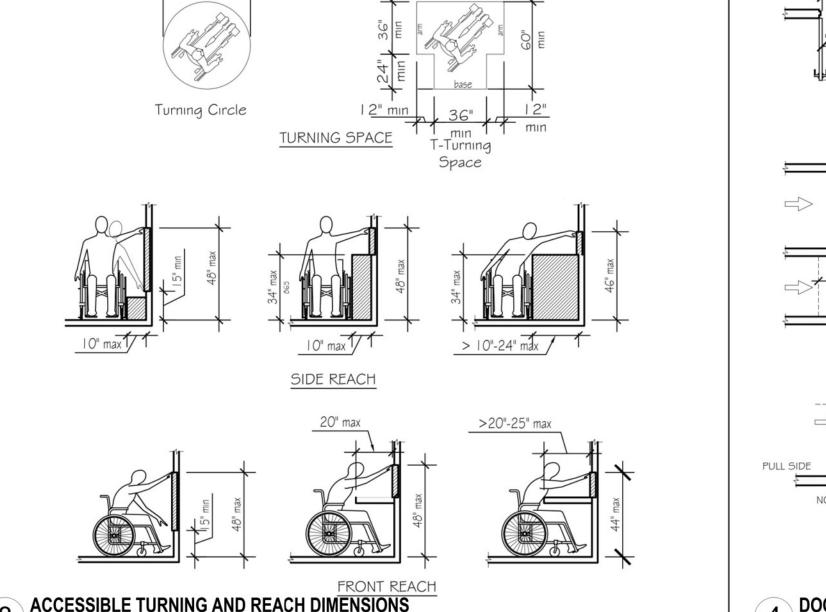
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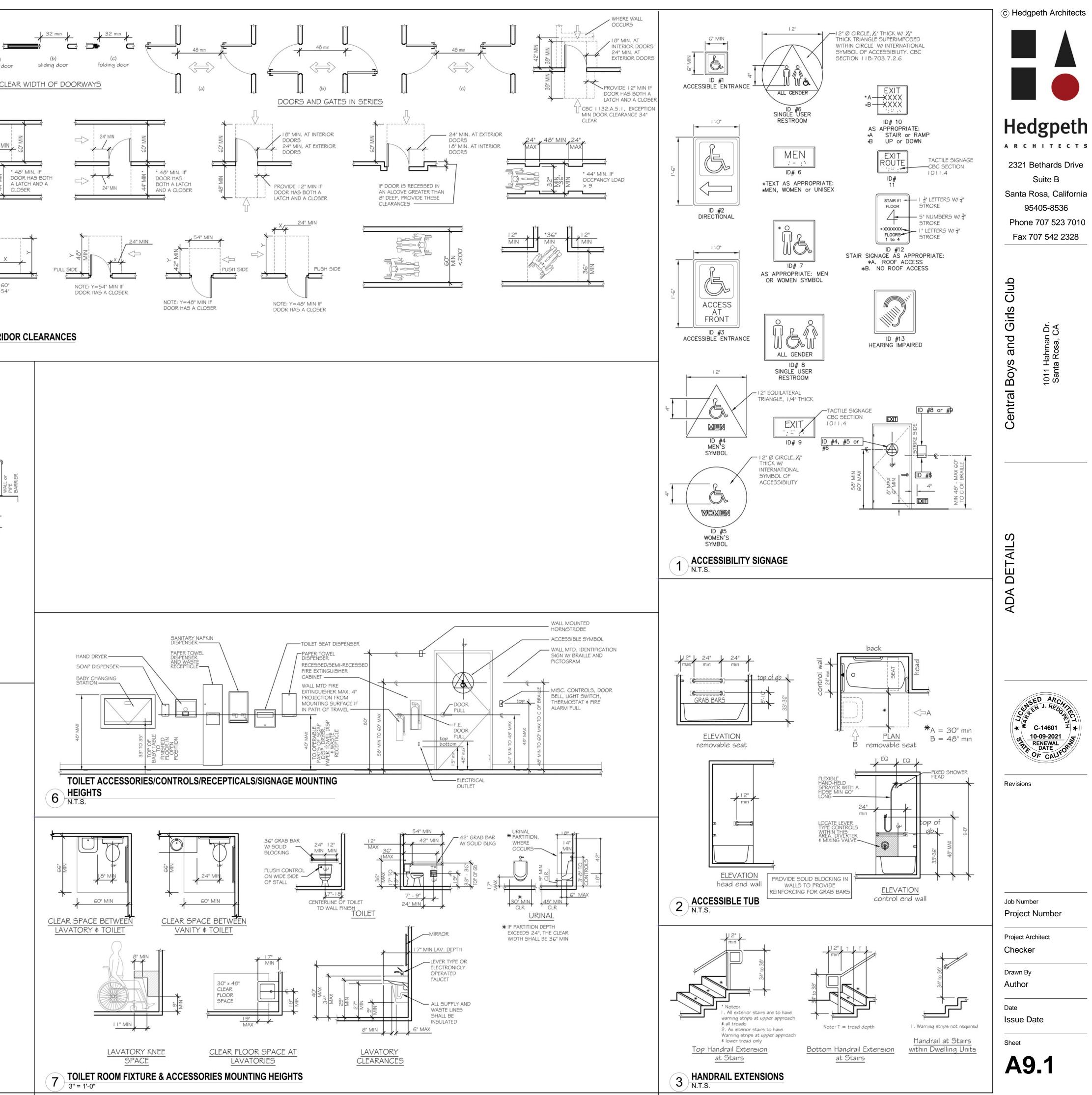


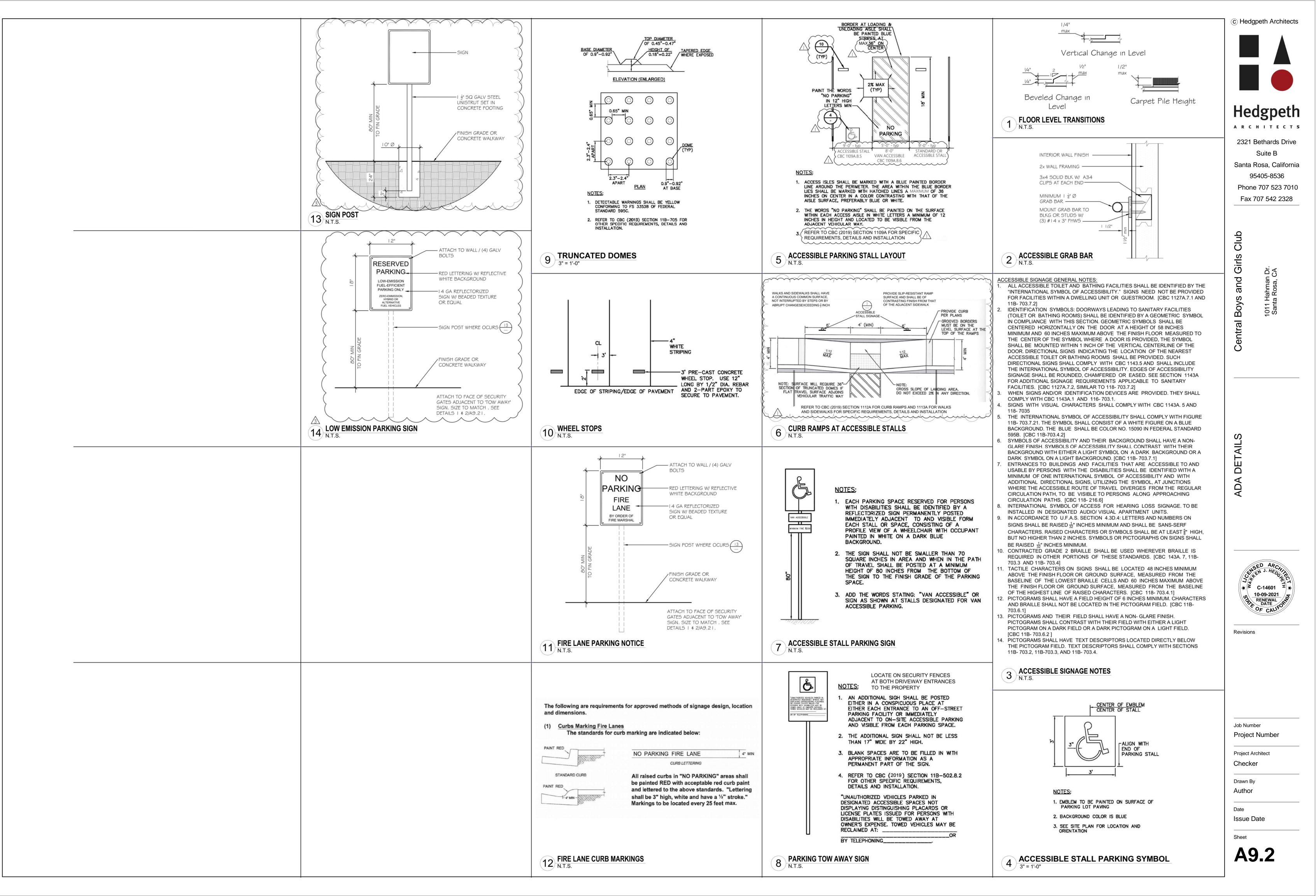
DUNN EDWARDS DAYDREAMING EXTERIOR WALL BASE, EXTERIOR GYM WALLS











STRUCTURAL NOTES

GENERAL

- 1. 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.
- 6. See Architectural Drawings for wall locations and dimensions, unless otherwise noted. Drawings to not be scaled. 7. See Architectural Drawings for all flashing, waterproofing, finishes and
- venting requirements. 8. Refer to architectural plans for finish floor elevations, floor depressions, openings, slopes, drains, curbs, pads, embedded items, non-bearing partitions, stairs, etc. Refer to civil, mechanical and
- electrical plans for utilities, 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 latest approved contract documents.
- 10. Dimensions, unless otherwise shown, are to centerline of columns and beams, or to the face of concrete surfaces and rough framing. 11. All referenced publications to be the latest edition, unless otherwise
- noted 12. 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. 5100 210490SN1 01/01/20

DESIGN CRITERIA

- VERTICAL LOADS
- A. Roof Live Load = 20 psf (May be reduced for slope and tributary area) B. Floor Live Load = 40 psf
- Balcony & Deck Live Load = 60 psf D. For Dead Loads See Framing Notes and or Structural Calculations 2. LATERAL LOADS
- A. Wind (Analytical Method): Ultimate Design Wind Speed: V_{ult} = 95 mph Nominal Design Wind Speed: $V_{asd} = 75$ mph Exposure Category = Risk Category = \mathbb{I}
- Design Pressures See Structural Calculations B. 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 = 6.5Seismic 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 210490SN1 11/05/21

EXISTING CONSTRUCTION

- 1. 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. 9. Contractor to locate and verify locations of all utilities prior to
- construction. 10. 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 210490SN1 1/1/17

STRUCTURAL OBSERVATION

- 1. 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.
- 2. 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. 2. 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: A. Foundation reinforcing and embeds.
 - B. Rough framing and miscellaneous connectors.
 - . Sheathed walls. D. 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.
- 3. 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.
- 4. 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 210490SN1 01/01/20

PRODUCT SUBSTITUTIONS

- 1. 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.
- 2. 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 warrantees offered by the substituted product manufacturer.
- 3. 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. 5108 210490SN1 1/1/14

CARPENTRY

- 1. MATERIALS A. 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 DOC PS 20 or equivalent and to be Douglas Fir-Larch meeting or exceeding the following commercial grades unless otherwise noted:
 - 1) Studs up to 10'-0" in height, plates and blocking: Standard or better 2) Studs greater than 10'-0" in height, joists, rafters,
 - ledgers, and 4x beams and posts (F.O.H.C.): No. 2
- 3) Beams and posts 6x and larger (F.O.H.C.): No. 1 B. Lumber to have a maximum moisture content of 19% at time of installation. C. Preservative-treated Wood
- 1) All preservative-treated wood (P.T.D.F.) to be Douglas Fir with arade per plan.
- 2) 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 n Section 4 of AWPA U1. 3) All preservative-treated lumber to be clean, dry and free
- from surface residue. 4) Field treat cuts, notches, borings, etc. and handle treated
- lumber in accordance with AWPA Standard M4. 5) All preservative-treated wood to bear the guality mark of an
- inspection agency that maintains continuing supervision, testing and inspection over the quality of the preservative-treated wood. Inspection gaencies 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:
- a. Identification of treating manufacturer. b. Type of preservative used.
- c. Minimum preservative retention (pcf).
- d. End use for which the product is treated. e. AWPA standard to which the product was treated.
- f. Identity of the accredited inspection agency.
- D. 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 PRP 210. Each panel or member to be identified for grade and glue type by the trademarks 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.
- E. Structural Composite Lumber (SCL) 1) SCL to have the following minimum properties:
 - a. SCL rim boardş:
 - ' or 1<u>5</u>" Thickness = $1\frac{1}{4}$ "
 - $E = 1.3 \times 10^{6}$ psi
 - Fb = 1700 psi
 - Fv = 225 psi Fc (perp) = 525 psi
 - Fc (parl) = 1650 psi
 - Contractor note: OSB rim boards shall NOT be used. ' thick SCL members: E⁻= 1.6 x 10⁶ psi
 - Fb = 2250 psi
 - Fv = 230 psi Fc (perp) = 750 psi
 - Fç (parl) = 1950 psi
 - ' thick SCL members: c. 17 $r^4 = 1.7 \times 10^6 \text{ psi}$
 - Fb = 2600 psi
 - Fv = 285 psi Fc (perp) = 700 psi
 - Fc (parl) = 2350 psi
 - $3\frac{1}{2}$ "to 7" thick SCL members E = 2.0 x 10⁶ psi
 - Fb = 2800 psi
 - Fv = 285 psi
 - Fc (perp) = 700 psi Fc (parl) = 2750 psi
- 2) Multiple piece SCL beams to not be substituted for full size SCL beams unless specifically noted on drawings. 3) Nail built-up 1-3/4" thick SCL beams with three rows of 16d nails at 12"o.c. staggered, typical unless otherwise
- noted. F. Manufactured "I" Joists
- Wood "I" joists to be "TJI" joists as manufactured by Weyerhaeuser or approved equivalent. Wood "I" joists to be installed and braced prior to sheathing according to the manufacturer's recommendations.
- 2) Unless otherwise noted on plan, joist hangers to be "ITS" or "IUS" type per Simpson Strong-Tie Company, Pleasanton, California. Fill all nail holes with Simpson Strong-Tie "N10" nails (10d x 1-1/2")
- 3) Holes in "I" joist webs to not be permitted unless their size and placement conform to manufacturer's specifications
- 4) Do not cut or notch top or bottom flanges of "I" joists. 5) Wood "I" joist to be protected from moisture according to the manufacturer's recommendations. G. Glulam Beams
- 1) Glulams to be DF/DF combination 24F-V4 for simple span conditions and 24F-V8 for continuous and cantilever conditions, unless otherwise noted. Glulams to have no camber, unless otherwise noted. Each structural glue laminated beam to be stamped by a grade mark or have a certificate of inspection issued by an approved agency. Furnish certification of inspection to the Building Department. Glulam beams to conform to ANSI
- A190.1-2012 and ASTM D3737. 2) All exterior glulam beams exposed to weather to be Alaska Yellow Cedar. All heartwood to be used. Alaska Yellow Cedar glulams to be combination 20F-V12 for simple span conditions and 20F-V13 with tension lams balanced top and bottom for continuous and cantilever beams unless otherwise noted.
- 2. FASTENERS/CONNECTORS A. Nails
 - 1) Nails to conform to requirements of ASTM F1667. Nails used for framing and sheathing connections to have a minimum average bending yield strength as follows: 80 ksi for shank diameters larger than 0.177 inch but not larger than 0.236 inch;
 - 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch; 100 ksi for shank diameters of at least 0.099 inch but not larger than 0.142 inch.
 - 2) All nailing not specifically called out on plans to be per typical details, Table 2304.10.1 of the 2019 CBC and the table below:
 - ..FASTENING/APPLICATION CONNECTION. Joist to sill or girder.....(3) 8d common or 10d box/toenail 2" subfloor to joist or girder.....(2) 16d common face

nail
Sole plate to joist or blocking16d common @
16"o.c. or 16d box @
12"o.c./face_nail
Sole plate to joist or blocking at S.W(2) 16d common
per 16" or (3) 16d box per
16"/face_nail
Top plate to stud
(3) 10d box/end nail
Stud to sole plate(2) 16d common
or (3) 10d box/end nail;
or (4) 8d toenail
Double studs
24"o.c. or 10d box @
16"o.c./face nail
Doubled top platessee typical detail 4/SD1

Blocking between joists or rafters to top plate......(3) 8d

Top plates, corner laps and intersections...(2) 16d common

Rim joist to top plate....

common or (3) 10d box/toenail

..8d common @ 6"o.c. or 10d box @ 6"o.c./toenail

or (3) 10d box/face nail

CARPENTRY (CONTINUED)

20d box

- Header to stud.. Rafter to plate... ..(3) 10d common or (3) 16d box/toe nail ..16d common at 24"o.c. or Built-up corner studs... 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 (4) 10d box/end nail 3) Nails to be as indicated below U.O.N on plans.
- a. Roof and floor sheathing: Common nails b. Structural wall sheathing: Common, hot dipped galvanized box or tumbled galvanized box (electroplated
- box nails are not acceptable) c. Framing: Where not specifically noted, use common, box, or coated sinker nails.

	d. Metal connector	rs: As recommer	nded by connector
	manufacturer, ı	unless otherwise	noted.
4)	TYPICAL NAIL SIZE	<u>LENGTH</u>	<u>SHANK DIAMETER</u>
	8d common	2-1/2"	0.131"
	10d common	3"	0.148"
	10d box	3"	0.128"
	16d common	3-1/2"	0.162"
	16d box	3-1/2"	0.135"
	16d sinker	3-1/4"	0.148"
	20d common	4"	0.192"

Notes: a. Common nails may be substituted for box or sinker nails b. 16d sinkers may be substituted for 10d common

0.148"

- or 16d box. B. 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.
- C. Machine 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 otherwised noted. Bolt holes in wood to be 1/16" larger than bolt sizes unless otherwise noted. Nuts to be tightened when placed and retightened before closing in D. Standard cut washers to conform to ANSI B18.22.1 with sizes

·•	Standard Cut we	ishers to come	IN LO ANSI DI	0.ZZ.I WILLI S
	as noted below.			
	NOMINAL	INSIDE	OUTSIDE	
	<u>WASHER SIZE</u>	DIAMETER	DIAMETER	<u>THICKNESS</u>
	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"

- E. 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. 1) Self-drilling screws to be as noted below. SELF_DRILLING_SCREW_SIZE____SHANK_DIAMETER

SDSX LENGIH	0.242
SDWx"LENGTH"	0.219"
SDWSx"LENGTH"	0.219"
SDWHx"LENGTH"	0.197"
SDWCx"LENGTH"	0.152"
eaded rod (A.T.R.) to	conform to ASTM A30

- F. Threaded rod (A.T.R.) to conform to ASTM A36 or ASTM A193 Grade B7.
- G. 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) KH-EZ by Hilti (ICC ESR-3027)
 - Strong-Bolt by Simpson (ICC ÉSR-1771) Titen HD by Simpson (ICC ESR-2713)
 - Screw-Bolt+ by Dewalt/Powers (ICC ESR 3889)
- Power-Stud+ SD1 by Dewalt/Powers (ICC ESR 2818) H. 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 14 gauge x 1" square washers
- unless otherwise noted. 3. INSTALLATION
- A. All carpentry to conform to the conventional construction
- provisions of the CBC Section 2308 unless detailed otherwise. B. Solid block under all beams and posts to provide continuous
- support to foundation or post below. C. All beams, joists and rafters to be supported laterally at each
- end and at interior supports by solid blocking or similar framing to prevent rotation of member
- D. At nailed connections, where wood tends to split, replace
- member and predrill holes. E. Do not notch beams, joists, rafters and studs unless otherwise
- noted or approved by Engineer. See detail 3/SD1. F. All openings to be between framing members, unless otherwise
- noted on drawings. G. California framing to be 2x4 at 24"o.c. rafters and 2x6 ridge and hips, unless otherwise noted. Brace California framing to typical framing below at 4'-0"o.c. maximum. Typical roof framing and structural sheathing to be continuous below California framed areas. A single 22"x30" opening in structural sheathing below California Framing is permitted for access. Provide solid block or continuous flat 2x member under ends
- of all rafters. Alternatively, valley trusses designed by the truss manufacturer may be installed with VTCR clips at each end and 4'-0"o.c. maximum spacing over structural sheathing. H. Stud walls to be framed with 2x4 studs at 16"o.c., unless otherwise noted. Frame all stud walls full height, continuous to
- bottom of floor joists, trusses or rafters. All exterior stud walls greater than 10 feet high to have 2x6 studs at 16"o.c. unless otherwise noted. Corners to be framed with not less than three studs unless otherwise noted J. Where cripple walls are framed with studs less than 14" high,
- provide solid blocking. K. Care to be taken to allow for the effects of lumber shrinkage. If necessary to avoid sagging, joists, rafters and beams to be braced midspan until lumber has reached a stable moisture
- L. Structural sheathing installation to be in conformance with the recommendations of the American Plywood Association. Nails to be driven so that their head is flush with surface of the sheathina.

5118 210490SN1 12/02/20

SPECIAL INSPECTION

- 1. GENERAL A. In addition to the ir CBC, the Owner to
- on the types of wor performed in accord
- B. Inspections: Special codes, local building
- performed by the f SPECIAL INSPECTOR DUT A. After due notice fro as necessarv.
- B. Perform inspections 1) Perform specifie of materials as indicated below.
- approved plans.
- approved plans.

- 1) Date Issued. Project title and number.
- Type of inspection or test
- with approved details and plans.
- provisions of the California Building Code. A. <u>Adhesive Connections</u>
- STRUCTURAL NOTES.

<u>N</u>
nspections required by Section 110 of the employ a Special Inspector during construction ork indicated below. All special inspection to be dance with Section 1704 of the CBC. inspections that are required by the building g departments, or these plans to be irm noted in "SCOPE OF WORK" below. TIES om the Contractor, provide qualified personnel
as follows: ed reviews, inspections, sampling and testing

2) Verify conformance of all special inspected work with the 3) Verify that the work complies with specified standards and

methods of construction. 4) Ascertain compliance of materials with requirements of the

C. 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

D. Promptly 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:

Testing laboratory name, address and telephone number. Name and signature of laboratory test or inspection. Date and time of sampling, test or inspection.

) Location of sample or test in the project.

) Test results. Report to indicate compliance or noncompliance E. In addition to the above required reports, the Special Inspector to submit a final signed report stating whether the work requiring special inspection was, to the best of his knowledge, in conformance with the approved plans and the applicable

3. SCOPE OF WORK (By: Special Inspector Company/Firm) By: MKM & Associates (or Owner's testing laboratory)

During preparation, initial installation and final placement or in-situ load test. See ADHESIVE CONNECTIONS section of

5006 210490SN1 09/20/21

	EVIATIONS	FIN GR FHMS	Finish Grade Flat Head Machine Scr	
∠orL ⊉	Angle At	FHWS	Flat Head Wood Screw	
A.B. ABV	Anchor Bolt(s) Above	F.J. F.N.	Floor Joist Face Nail	
4C	Asphaltic Concrete	F.N. F.O.C.	Face of	
ADDL ADJ	Additional Adjacent	F.O.P.	Concrete Face of Pos	
\FF	Above Finish Floor	F.O.S. F.O.H.C.	Face of Stu Free of Hec	
ALT APA	Alternate American	FRMG	Center Framing	
	Plywood Association	F.S. FT FTG	Far-Side Foot / Feet	_
APRX ASTM	Approximate American	GA	Footing	_
	Society for Testing and	GALV G.I.	Gauge or G Galvanized Galvanized I	
A.T.R.	Materials All-Threaded	GLB	Glu-Laminat Beam	
AYC	Rod Alaska Yellow	GR.BM. G.T.	Grade Beam Girder Truss	
	Cedar	GYP BD	Gypsum Boo	
BFF	Below Finish Floor Building	H.D.G.	Hot-Dipped Galvanized	
BLDG BLK	Building Block(ing)	HDR HGR	Header Hanger	
BLW BM	Below Beam Boundary Nail	HORIZ H.S.	Horizontal High Streng	t
B.N. BOT	Boundary Nail Bottom Bogring	HSS	Hollow Structural	
BRG BTWN	Bearing Between	HT	Section (Tub Height)
CANT CBC	Cantilever California	IBC	International	
Ç.J.	Building Code Control Joint	ICC	Building Coc International	
LG LG	Centerline Ceiling	ICC-ES	Code Counc ICC Evaluati	с
CLR C.M.U.	Clear Concrete	I.C.F.	Service, Inc. Insulated Co	
	Masonry Unit Column	I.D.	Form(s) Inside Diam	е
COL COLL COMB	Collector Combination	I.F. INFO	Inside Face Information	
CONC COND	Concrete Condition	INT	Interior	
CONN CONST	Connection Construction	JST JT	Joist Joint	
CONT CJP	Continuous Complete Joint	K KD	KIP(S) (100 Kiln Dried	C
CSK	Penetration Countersink	K.P.	King Post	
Ł	Penny (Nail size)	LBS or # LG	Pounds Long	
DBL DET	Double Detail	L.L. L.L.H.	Live Load Long Leg Ho	r
D.F. DIA or Ø	Douglas Fir Diameter	L.L.V. LOC	Long Leg Ve Location(s)	Э
DIAG	Diagonal Dimension	MAX	Maximum	
DL D.T.	Dead Load Drag Truss	M.B. MBM	Machine Bol Metal Buildir	h
OWG	Drawing	MFR	Manufacture Manufacture	r
(E) EA	Existing Each	МКМ	(Manufacture MKM & Ass	0
E.B. E.E.	Expansion Bolt Each End	MIW	Malleable Iron Minimum	
E.F. ELEC	Each Face Electrical	MISC MSA	Miscellaneou Maximum	
L or ELEV EMB	Elevation Embed(ment)	MTL	Size Aggreg Metal	3
E.N. ENGR	Edge Nail Engineer	(N) N/A	New Not Applicat	5
E.O.R.	Engineer of Record	N.I.C. NO. or #	Not In Cont Number	
EQ	Equal or Equivalent	N.S.	Non-shrink (or Near-Si	
E.S. E.W.	Each Side Each Way	N.T.S.	Not to Scal	e
EXT FDN	Exterior Foundation	0/ 0.C. 0.D.	Over (On) On Center Outside Diar	~
FLR FF EL	Floor Finish Floor	0.F. 0.H.	Outside Fac Opposite Ha	e
	Elevation	OPNG OPP	Opening Opposite	
		OPT	Optional	
	MBOLS LEGE	END (s	OME SYMBOLS	
	10'-6" MINIMUM			
	A6 	WALL LE		
17	SHEATHED			1
	SEE OTHER			
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POST WITH HOLDOWN

(PLAN VIEW)

(PLAN VIEW)

STRUCTURAL STEEL PER PLAN

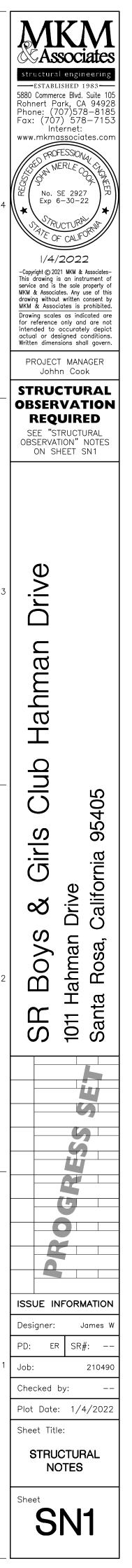
Finish Grade Flat Head	0.S.B.	Oriented Strand Board
Machine Screw Flat Head Wood Screw	PHSMS	Pan Head Sheet Metal Screw
Floor Joist Face Nail	PARL PERP	Parallel Perpendicular
Face of Concrete	P.D.F.	Powder Driven Fastener
Face of Post Face of Stud	PERF PP	Perforated Plate
Free of Heart Center	ዊ PLY PJP	Plywood Partial Joint
Framing Far—Side	P.L.F.	Penetration Pounds Per
Foot / Feet Footing	P.S.I.	Lineal Foot Pounds Per
Gauge or Gage	P.S.F.	Square Inch Pounds Per
Galvanized Iron	P.T.	Square Foot Preservative Treated
Glu-Laminated Beam	P.T.D.F.	Preservative Treated Douglas Fir
Grade Beam Girder Truss	P−T (#)	Post-Tension(ed) (ing) Quantity
Gypsum Board	R	(Number of items) Radius
Hot-Dipped Galvanized	R.C. REINF	Relative Compactic Reinforcing
Header Hanger	RET	Retaining
Horizontal High Strength	REQD REV	Required Revision
Hollow Structural	R.O. RHMS	Rough Opening Round Head
Section (Tube) Height	RHWS	Machine Screw Round Head Wood Screw
International	RWD	Redwood
Building Code International	S.A.D.	See Architectural Drawings
Code Council ICC Evaluation	S.C.D. S.M.D.	See Civil Drawings See Mechanical
Service, Inc. Insulated Concrete	SCHED	Drawings Schedule
Form(s) Inside Diameter	S.S.D.	See Structural Drawings
Inside Face Information	SCL	Structural Composite Lumber
Interior		(See CARPENTRY Notes)
Joist Joint	SHT	Sheet
KIP(S) (1000 lbs)	SHTG SMF	Sheathing Sheet Metal Flashing
Kiln` Órièd King Post	SIM SP	Similar Space(s)
Pounds	SPECS SQ	Specifications Square
Long Live Load	S.S. STAG	Select Structural Staggered
Long Leg Horizontal Long Leg Vertical	STD STIF	Standard Stiffener
Location(s)	SST STL	Stainless Steel Steel
Maximum Machine Bolt(s)	STRL SIP	Structural Structural Insulated
Metal Building Manufacturer	S.W.	Panel Structural Sheathed
Manufacturer (Manufactured)	SYMM	Wall Symmetrical
MKM & Associates Malleable Iron Washer	T&B	Top & Bottom
Minimum Miscellaneous	T&G THK	Tongue & Groove Thick or Thickness
Maximum Size Aggregate	THRD T.N.	Threaded Toenail
Metal New	T-U	Tilt—Up (Concrete Panel) Tupical
Not Applicable Not In Contract	TYP U.O.N.	Typical Unless Otherwise
Number Non-shrink	U.R.M.	Noted
(or Near-Side) Not to Scale	U.R.M. VERT	Unreinforced Masonry Vertical
Over (On)	VERT V.I.F.	Vertical Verify In Field
On Center Outside Diameter	W/ W/CM	With Water—Cement Rat
Outside Face Opposite Hand	W.C.	Western Cedar
Opening Opposite	WD W.P. or W.PT.	Wood Work Point
Optional	WT	Weight
	WWR	Welded Wire Reinforcement

Welded Wire Reinforcemen MAY NOT BE APPLICABLE TO PROJECT) +8'-1'' ELEVATION ABOVE 0'-0 SAND OVER VAPOR BARRIER OVER FREE-DRAINING CRUSHED ROCK OVER UNDISTURBED OR NATIVE SOIL COMPACTED SOIL DETAIL REFERENCE METAL (DETAIL NUMBER OVER SHEET NUMBER) WOOD SHEATHING WALL ELEVATION REFERENCE FRAMING MEMBER WIT EDGE NAILING OR SECTION REFERENCE (DETAIL NUMBER OVER REVISION AREA SHEET NUMBER)

VARIOUS KEYNOTE REVISION NUMBER SYMBOLS. SEE KEYNOTE LEGEND CONCRETE SLAB ON SAME SHEET CONSTRUCTION JOINT CONCRETE SLAB CONTROL JOINT - STRAP/TIEDOWN SIZE DETAIL REFERENCE CONDITION CONTINUES BEYOND AREA DEPICT - SIZE OF POST BELOW WHERE APPLIES -FRAMING HANGERS — PLAN AND DETAILS FO. MANUFACTURER & MODE POST ABOVE WITH STRAP -POST-TENSIONED TEND STRESSING END WOOD MEMBER (CONTINUOUS) ("LIVE-END") WOOD MEMBER (BLOCKING) ------POST-TENSIONED TEND

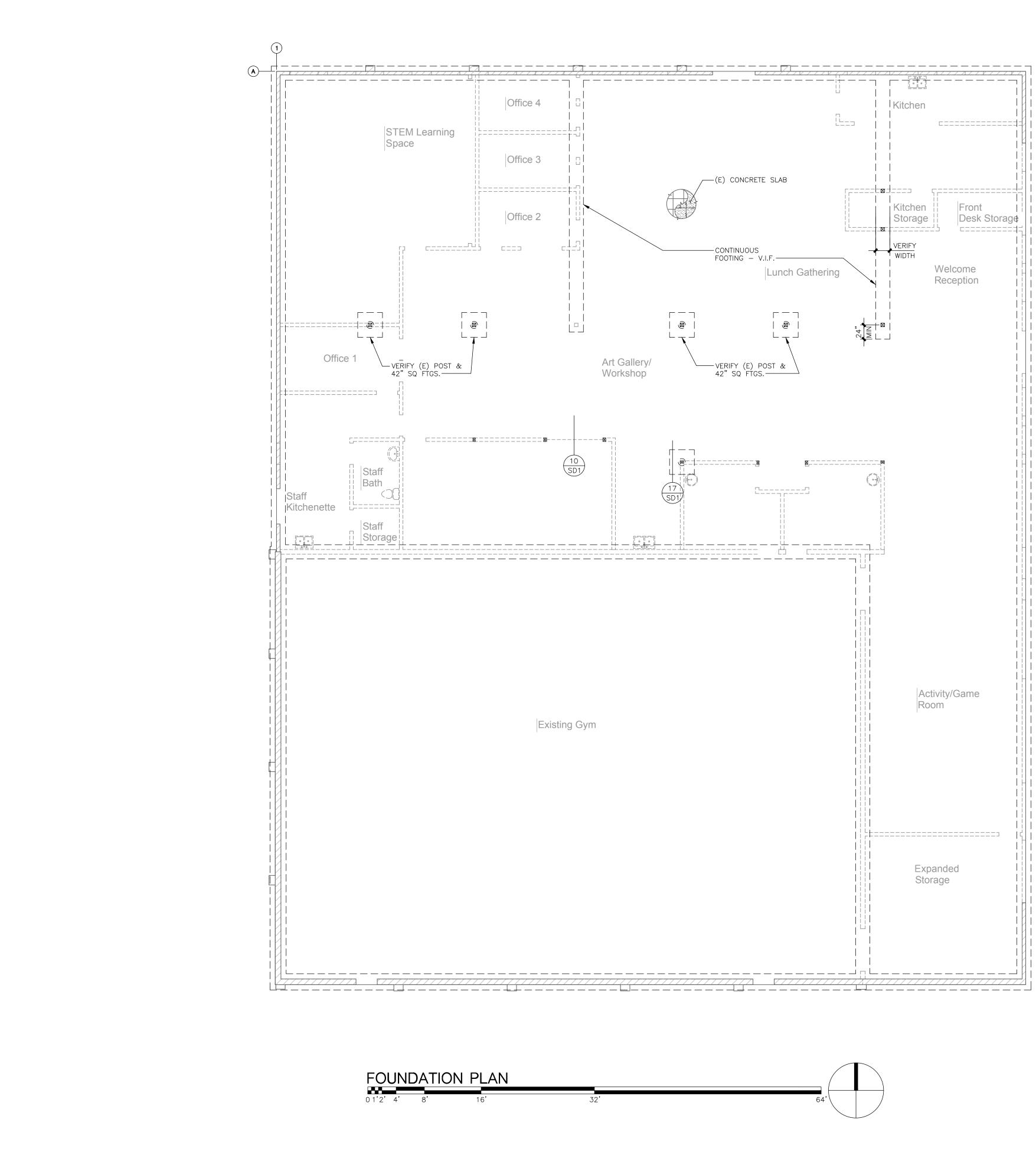
FIXED END - - -("DEAD-END") * STEP DIMENSIONS S.A.D. OR PER PLAN * STEP DIMENSIONS

	Sheet I	_ist Table
Sheet	Number	Sheet Title
SN1		STRUCTURAL NOTES
51		FOUNDATION PLAN
52		ROOF FRAMING PLAN
SD1		STRUCTURAL DETAILS
SD2		STRUCTURAL DETAILS



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FOUNDATION NOTES

- 1. 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.
- 4. 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.
 5. The discharge of roof gutter downspouts to be collected as follows (see also Geotechnical Report):
 A. Onto splash blocks that discharge onto paved areas that drain away from foundations into storm drains.
- B. 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

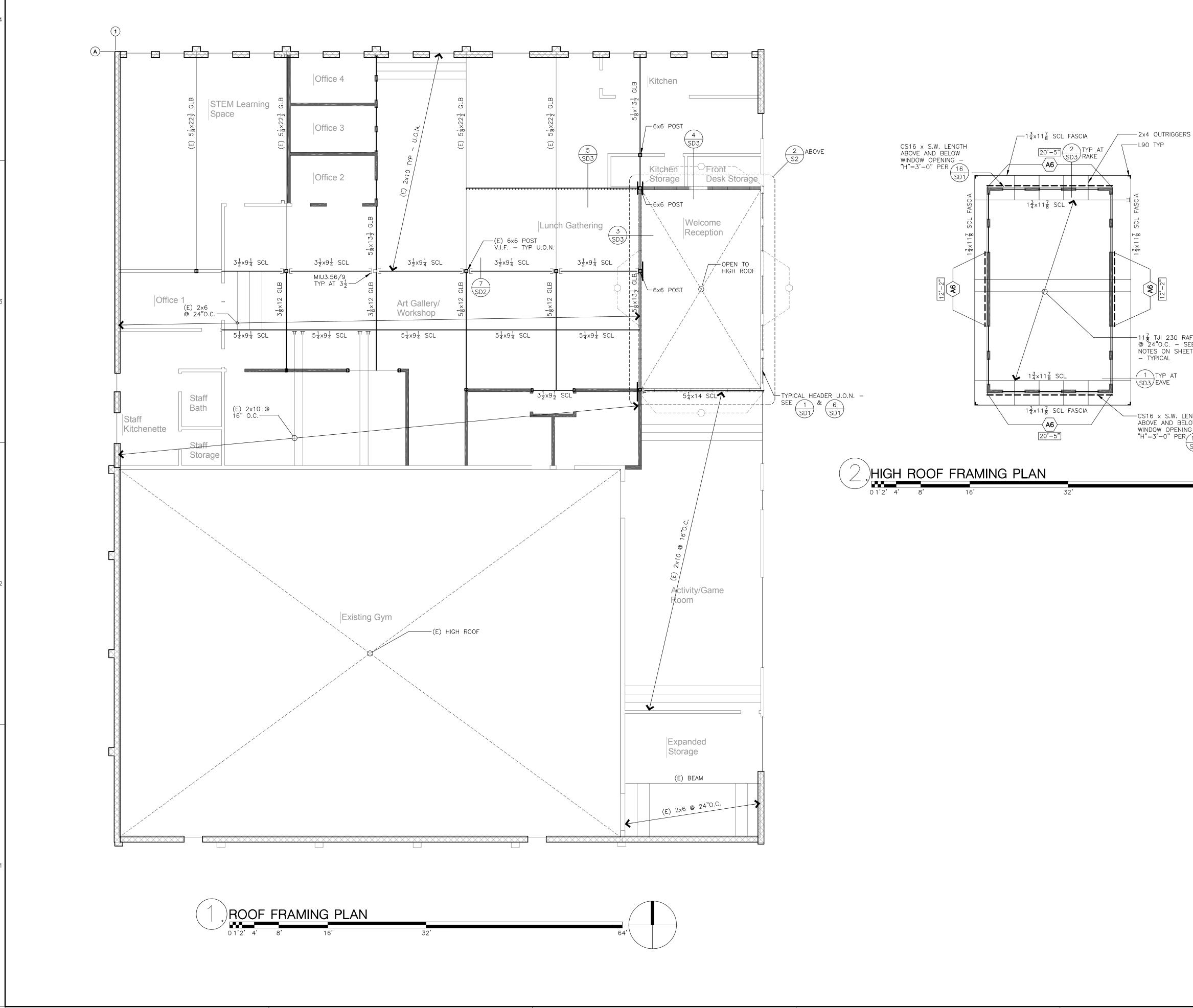
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NOTE TO CONTRACTOR PRIOR TO ANY WORK BEING PERFORMED, PLEASE VERIFY
PRIOR TO ANY WORK BEING
PERFORMED, PLEASE VERIFY
WITH MKM & ASSOCIATES
THAT THE CONSTRUCTION
DOCUMENTS BEING USED
ARE THE CURRENT
APPROVED PLANS

	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
	ROFESSION 44
4	S Wo. SE 2927 Exp 6-30-22 ★
	STRUCTURAL W
	I/4/2022 −Copyright © 2021 MKM & Associates− This drawing is an instrument of service and is the sole property of MKM & Associates. Any use of this
	Arawing without written consent by MKM & Associates is prohibited. Drawing scales as indicated are for reference only and are not intended to accurately depict
	actual or designed conditions. Written dimensions shall govern. PROJECT MANAGER
	Johhn Cook STRUCTURAL OBSERVATION
	REQUIRED SEE "STRUCTURAL OBSERVATION" NOTES ON SHEET SN1
	ON SHEET SN1
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	ISSUE INFORMATION Designer: James W
1	PD: ER SR#: Job: 210490
	Checked by: Plot Date: 1/4/2022
	Sheet Title:
	FOUNDATION PLAN
	Sheet
	J

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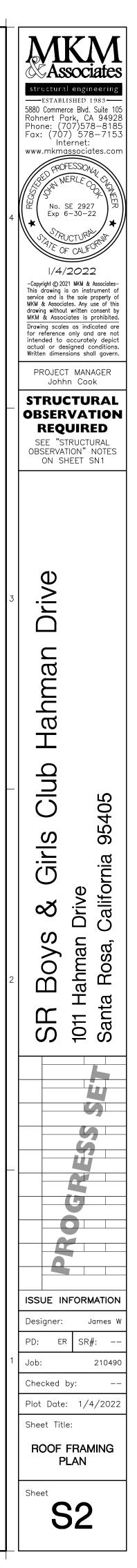
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ROOF FRAMING NOTES

- 1. See Sheet SN1 for "STRUCTURAL NOTES". 2. For general construction details not noted on plans, see typical
- details.
- 3. Elevations shown are to top of sheathing, unless otherwise noted. 3. Elevations shown are to top of framing, unless otherwise noted.
- 4. All mechanical unit positions, weights and supports to be verified by the engineer prior to placement on roof.
- 5. Shear walls are below the level of framing shown unless otherwise noted. See shear wall schedule for specific requirements.
- 6. <u>Typical Roof Sheathing:</u>
 A. 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.
- B. Slope < 4:12 (edge support required)
 APA rated sheathing, 32/16, Exposure 1, 15/32" minimum thickness with plyclip 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 plyclip with roofing contractor. 7. 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.

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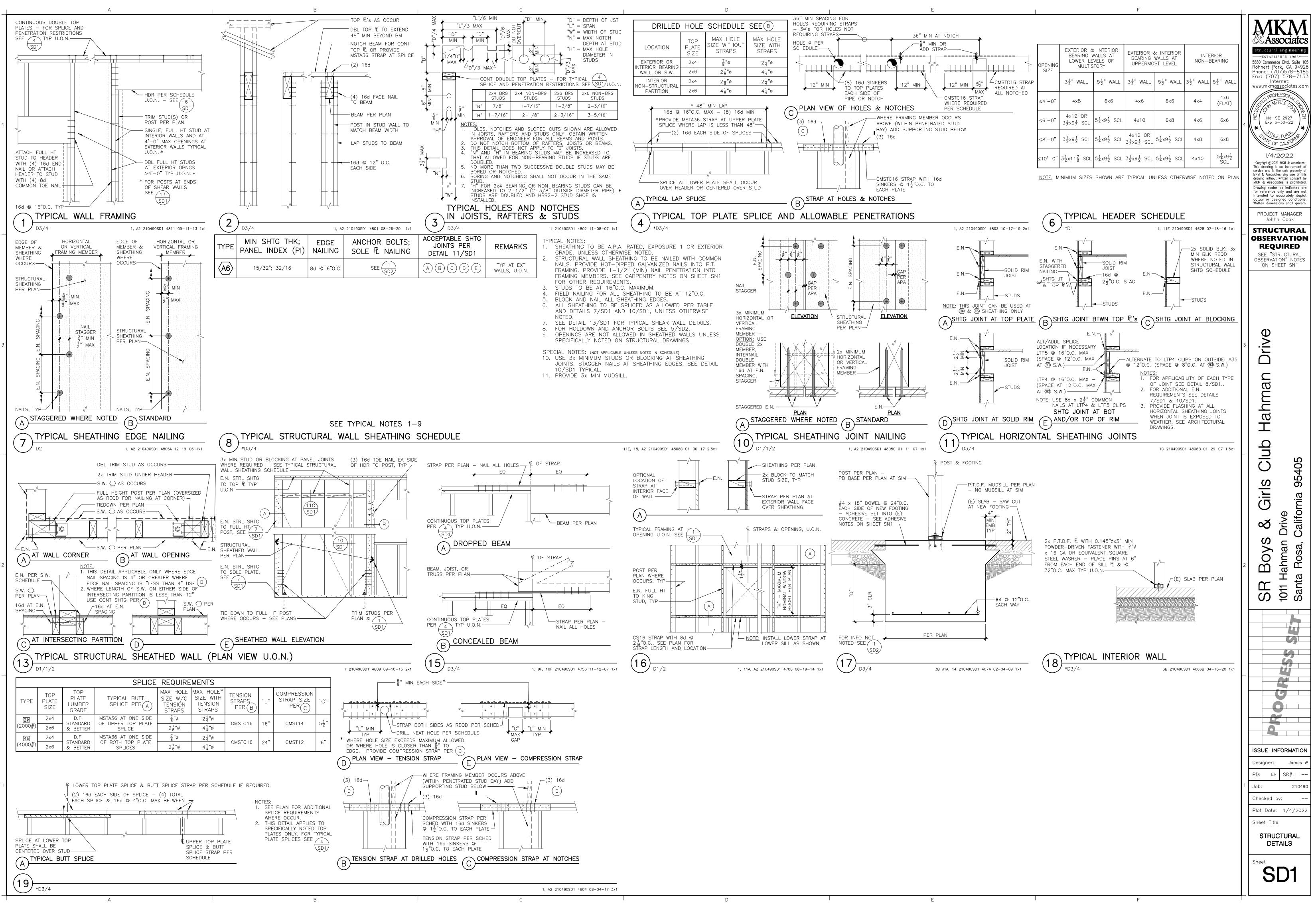
WAL	L LEGEND
SYMBOL	DESCRIPTION
	(E) WOOD WALL
	WOOD WALL
	(E) 8" CMU
* SPLICE FRAMING MEMBERS	ONLY OVER BEARING WALLS OR BEAMS

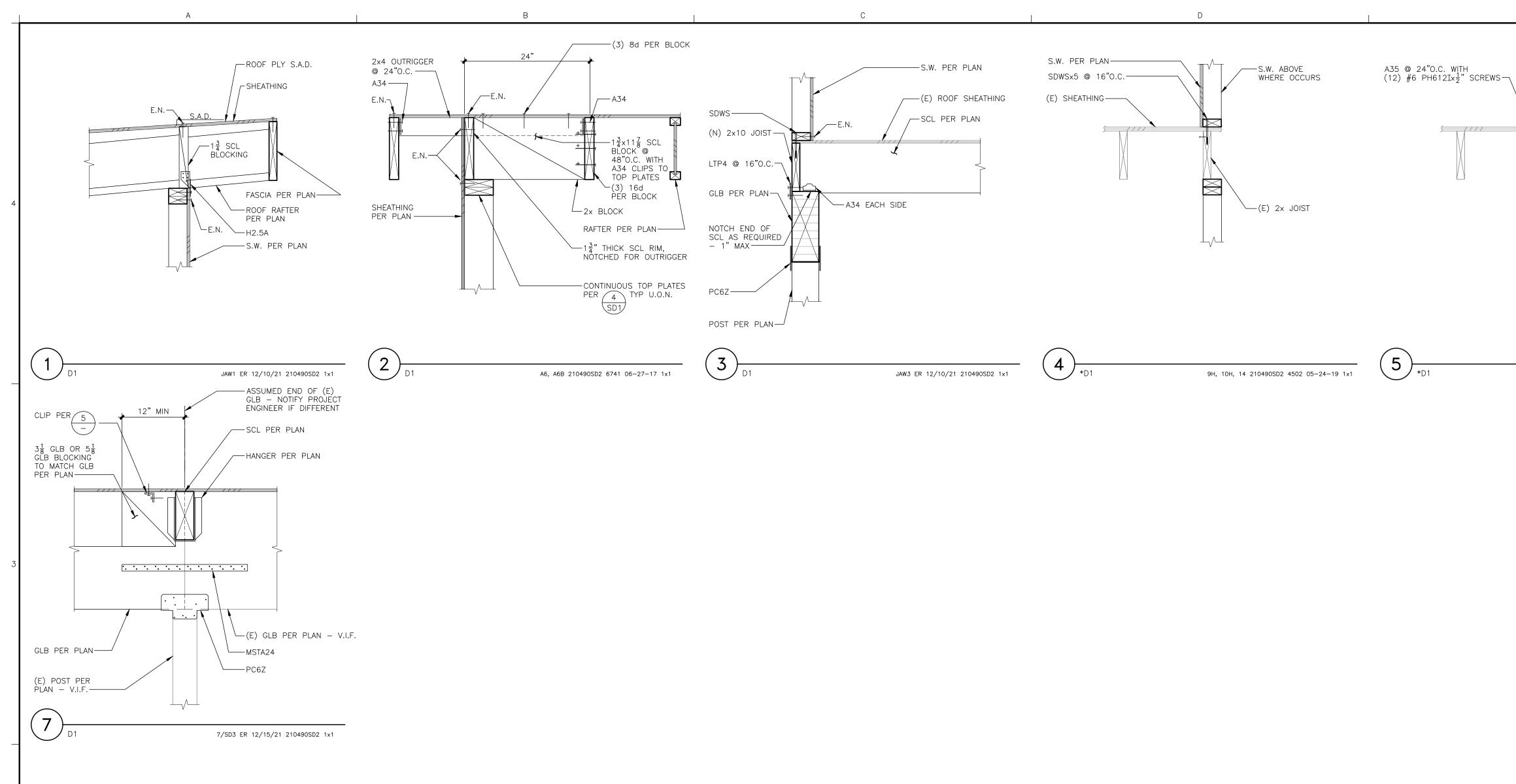
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-117 TJI 230 RAFTERS © 24"O.C. – SEE NOTES ON SHEET SN1 – TYPICAL

-CS16 x S.W. LENGTH ABOVE AND BELOW WINDOW OPENING -"H"=3'-0" PER 16 SD1

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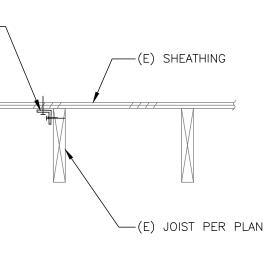


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