HUMBOLDT COASTAL NATURE CENTER OFFICES

FOR

FRIENDS OF THE DUNES

220 STAMPS LANE
MANILA, CA 95521
A.P.N. 506-111-025

LIST OF CONSULTANTS

ARCHITECT:
KASH BOODJEH
K. BOODJEH ARCHITECT A.I.A.
P.O. BOX 881
ARCATA, CA 95521
707-822-8691

STRUCTURAL ENGINEER:
SCOTT M. PENFOLD S.E.
PENFOLD ENGINEERING, INC.
2107 FIRST STREET
EUREKA, CA 95501
707-442-4587

CIVIL ENGINEER:
BRIAN FREEMAN
SHN CONSULTING ENGINEERS & GEOLOGISTS
812 W. WABASH AVE.
EUREKA, CA 95501-2138
TEL: 707-441-8855
FAX: 707-441-8877

SITE SURVEY:
MIKE O'HERN
KELLY-O'HERN ASSOCIATES
3240 MOORE AVE.
EUREKA, CA 95501
TEL: 707-442-7283

MECHANICAL & PLUMBING ENGINEER:
DUANE HEBER
180 FERN LANE
EUREKA, CA 95503
TEL: 707-444-3305
FAX: 707-444-2105

ELECTRICAL ENGINEER:
HENRY MAURO
317 THIRD STREET, SUITE 11
EUREKA CA 95501
TEL: 707-445-2163
FAX: 707-445-2426

GENERAL NOTES :

1. Contractor shall verify conditions and dimensions at site before starting work and notify architect of any discrepancies or inconsistencies found.
2. Work and material included in this project shall be in accordance with latest regulations of legally constituted public authorities having jurisdiction and with rules of utility companies furnishing services. The plans and specifications shall not be construed as permitting work not in conformance with requirements.
3. All dimensions to take precedence over scale on plans, sections, and details.
4. Notes and details on drawings shall take precedence over typical notes and details.
5. Where no construction details are shown or noted for any part of the work, the details used shall be similar as for other similar work.
6. Manufacturers' suggested installation methods and specifications shall be followed except where specifically noted otherwise.
7. All work shall be conducted in a safe and orderly way. The construction area shall be maintained in a safe condition free from the accumulation of debris and scrap material.
8. This project shall comply with the 2007 edition of the California Building Code (Title 24) which adopts the 2006 IBC, 2005 NEC, 2006 UMC, & 2000 UPC.
9. The design , adequacy, and safety of erection bracing, shoring, temporary supports, scaffolding, and construction methods, is the sole responsibility of the contractor.
10. Occupational safety and health: These documents, and the joint and several phases of construction hereby contemplated, are to be governed, at all times, by the applicable provisions of the California Occupational Safety and Health Act (current rules). CAL/OSHA.
11. The contractor shall notify architect immediately of any discrepancies, errors, omissions, ambiguities, conflicts, and the like, as they might appear on the construction documents.
12. Concrete for footings shall have a minimum comprehensive strength as noted on plans but not less than of 2000 psi at 28 days and shall be composed of 1 part cement, 3 parts sand, 4 parts of 1" maximum size rock, and not more than 7 1/2 gallons of water per sack of cement. (CBC sec.1905) See Foundation Plan for additional notes.
13. All footing sills shall have full bearing on the footing wall or slab and shall be bolted to the foundation with 5/8" x 10" bolts embedded at least 7" into the concrete. Bolts shall be spaced not to exceed 72" on center with bolts not over 12" from cut end of sills. Or as noted by engineer.
14. Reinforcing Steel shall comply with ASTM Spec. A615-68, Grade 40.
15. Roof covering shall comply with (CBC Sec. 1505 & Table 1505.1).
16. All joists, rafters, beams and posts 2" to 4" thick shall be No. 2 Grade Douglas Fir Larch or better. All posts and beams 5" and thicker shall be No. 1 Grade Douglas Fir Larch or better.
17. Studs 8' 0"or less to be Stud grade or better, Studs longer than 8' 0"up to 10' 0" to be No. 2 Douglas fir larch or better.
18. Use P.T.D.F. or foundation grade plywood and sill plate where in contact with concrete. All wood must be 6" minimum above finish grade.
19. In attics and enclosed rafter spaces, vent area to be min. 1/150th of the total area of the space, or as per CBC. (CBC Sec. 1203.2)
20. Provide fire stopping and draft stops as per CBC chapter 7.
21. Provide lateral bracing at walls as per CBC chapter 16 - See Structural drawings if provided.
22. Approved numbers or address should be provided for all new units in such a position as to be plainly visible and legible from the street or road fronting the property.
23. Electrical, telephone and cable TV systems shall be installed per the latest edition of the NEC, UBC, local utility Co. installation standards and local ordinances.
24. Plumbing system shall be installed per the latest edition of the CPC, CBC and local ordinances.
25. Duct work shall comply with chapter 6 of CMC. Verify location of all vent grills with the Architect prior to installation.
26. Provide automatic setback thermostat on the heating system, for heating system size and type please see attached energy calcs.
27. Provide back draft or automatic damper on exhaust fans and other exhaust systems.
28. Provide minimum electrical service as noted on plans. See plans for location of sub-panels.
29. Use safety / tempered glazing at all glass doors, and windows within 24" diameter of door openings.
30. All windows and exterior doors to be weather stripped, certified by C.E.C. and meet ANSI / NWMA standards.
31. All joints and penetrations to be caulked and sealed around windows, exterior doors, wall sole plates, and openings for utility piping, wiring, etc. .
32. All windows to be double glazed, or as per schedule.
33. All skylights to be light panels size as noted on plans unless noted otherwise per schedule.
34. Slope finish grade away from structure with min. 2% slope.

BUILDING CODE REVIEW

APPLICABLE BUILDING CODES THIS PROJECT SHALL COMPLY BY:
THE 2007 EDITION OF THE CALIFORNIA BUILDING / PLUMBING / MECHANICAL / ELECTRICAL CODES WHICH ADOPT THE 2006 IBC, 2006 UMC, 2000 UPC, AND THE 2005 NEC. THE 2007 EDITION OF THE CALIFORNIA ENERGY CODE.

SITE INFORMATION:
PROJECT ADDRESS: 220 STAMPS LN.
MANILA, CA 95521

AP#: 506-111-025

SUMMARY OF BUILDING INFORMATION:

TITLE 24 CHAPTER 3: USE OR OCCUPANCY:

USE: BUSINESS OFFICES
PRINCIPAL OCCUPANCY: B

TITLE 24 CHAPTER 5: GENERAL BUILDING LIMITATIONS

CONSTRUCTION : TYPE V-B
SPRINKLERS : NO

SECTION 503 - ALLOWABLE FLOOR AREA
"B" OCCUPANCY 2 FLOORS @9,000 S.F. =18,000 S.F.

TOTAL BUILDING AREA : 2940 SQ.FT. + 574.5 S.F. PUBLIC BATHROOM

SECTION 506 - MAXIMUM HEIGHT OF BUILDINGS
HEIGHT OF OCCUPANCY: GROUP "B" TYPE V-B
ALLOWABLE HEIGHT: 2 STORIES 40' PER CBC
ACTUAL HEIGHT: 1 STORY 28'-6" < 40'-0" OK

TITLE 24 CHAPTER 6: TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: V-B

TITLE 24 CHAPTER 7: FIRE RESISTANT MATERIALS AND CONSTRUCTION

SECTION 705- PROJECTIONS:
FLOOR-CEILING ASSEMBLIES: FIRE BLOCKS AND DRAFT STOPS TO BE LOCATED PER SECTIONS 708 OF THE CBC.
ATTICS: IN ATTICS, OVERHANGS, AND MANSARDS CONTAINING CONCEALED SPACE, THE AREA BETWEEN DRAFT STOPS SHALL NOT EXCEED 3,000 S.F. OR 60 L.F.

TITLE 24 CHAPTER 10: MEANS OF EGRESS

OCCUPANT LOAD PER TABLE 1004.1.1:
MAIN FLOOR:
B OCCUPANCY: 1419 S.F. X (1 PERSON/100 S.F.) =14 OCCUPANTS
ASSEMBLY ROOM PER CBC 303.1 EX.#3: 732 S.F. (1 PERSON/15 S.F.) = 49 OCC.
TOTAL MAIN FLOOR: 63 OCCUPANTS
2ND FLOOR:
B OCCUPANCY: 789 S.F. X (1 PERSON/100 S.F.) = 8 OCCUPANTS

SECTION 1019 TABLE 1019.1 -
EXITS REQUIRED: MINIMUM NUMBER OF EXITS- (1-500) = 2 EXITS
EXITS PROVIDED: 2
DISTANCE BETWEEN EXITS: 68'-7 1/8" > MAX DIAG.: (.5)74'-10 5/8"= 37'-5 5/16"

SECTION 1005: EGRESS WIDTH

PATHWAYS:
(# OF OCCUPANTS = 63) X (MULTIPLIER FROM TABLE 1005.1 = .2") = 12.6" = 6.3" < 44"
(# OF EXITS = 2) 2

STAIRWAY:
(# OF OCCUPANTS = 8) X (MULTIPLIER FROM TABLE 1005.1 = .3") = 2.4" = 1.2" < 44"
(# OF EXITS = 2) 2

USE MIN. 44" WIDTH

ALL STAIRS ARE MINIMUM 44" WIDE
ALL EXITS ARE MINIMUM 44" W/ 32" CLEAR AT DOORS

LEGAL

OWNER: FRIENDS OF THE DUNES
P.O. BOX 186
ARCATA, CA 95518

PHONE: (707) 444-1397

ASSESSOR'S PARCEL NO. : 506-111-025

PROJECT ADDRESS: 220 STAMPS LN.
MANILA, CA 95521

ZONE: NR/B; RA-2.5/B

LOT SIZE: ±46 ACRES

SETBACKS
FRONT: 50 FT.
REAR: 50 FT.
SIDES: 25 FT.
MAX. HEIGHT: 50 FT. PLUS 1 FT. PER EACH FOOT OVER 50 FT. FRONT YARD SETBACK UP TO 75 FT. = 75 FT.

PARKING REQUIRED:
BUSINESS OFFICES:
1 SPACE / 300 S.F. = 2940 S.F. / 300 = 10 SPACES
1 SPACE PER EMPLOYEE = 5 SPACES
TOTAL =15 SPACES REQUIRED +

PARKING SPACES PROVIDED:
29 REGULAR SPACES
3 ACCESSIBLE SPACES
33 TOTAL SPACES PROVIDED
ADDITIONALLY 3 SPACES ARE PROVIDED FOR BUS PARKING AT PERIMETER OF LOWER PARKING / BUS TURN-AROUND AREA.
THE PROVIDED AMOUNT OF PARKING IS CONSISTENT WITH THE EXPECTED USE LEVELS OF THIS FACILITY.

SITE AND PARKING LANDSCAPING PROVIDED: ACRES AND ACRES.

HUMBOLDT COUNTY COMMUNITY DEVELOPMENT SERVICES DEPARTMENT, BUILDING DIVISION IS RESPONSIBLE FOR THE PERMITTING, PLAN CHECK AND INSPECTIONS OF ALL PRIVATE UTILITY SYSTEMS.

DEFERRED SUBMITTALS

1) RADIANT HEATING SYSTEM W/ SOLAR HOT WATER TIE-IN
2) LPG TANK AND FOUNDATION

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE ARCHITECT AND BUILDING OFFICIAL.

SHEET INDEX

TITLE SHEET:
T .1 TITLE SHEET / NOTES / LEGAL / VICINITY MAP / BUILDING CODE

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D.1 DEMOLITION PLANS

T-24 ENERGY FORMS:
N .1 T-24 REPORT
N .2 T-24 REPORT
N .3 T-24 REPORT

CIVIL:
G-1 STANDARD ABBREVIATIONS AND DETAILS
C-1 GRADING PLAN
C-2 PROFILES
C-3 EROSIONA ND SEDIMENT CONTROL PLAN
C-4 UTILITY PLAN AND PROFILE
C-5 DETAILS
C-6 DETAILS

ARCHITECTURAL:
A .1 ARCHITECTURAL SITE PLAN
A . 2 ACCESS NOTES, DETAILS
A . 3 FIRST FLOOR PLAN
A . 4 SECOND FLOOR PLAN
A . 5 CUPOLA & ROOF PLAN
A . 6 REFLECTED CEILING PLANS
A . 7 PUBLIC BATHROOM PLANS AND SECTIONS
A . 8 ELEVATIONS
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A .10 SECTIONS
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A .15 STORAGE SHED PLANS AND ELEVATIONS
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S1 .2 TYPICAL DETAILS #1
S1 .3 TYPICAL DETAILS #2
S1 .4 EXCAVATION AND FILL STAGING DIAGRAMS
S2 .1 FOUNDATION PLAN
S2 . 2 2ND FLOOR FRAMING PLAN
S2 . 3 CUPOLA FLOOR FRAMING PLAN
S2 . 4 CUPOLA ROOF FRAMING PLAN
S3 .1 SECTIONS
S3 .2 SECTIONS
S3 .3 SECTIONS
S4 . 1 FOUNDATION DETAILS
S4 . 2 FOUNDATION DETAILS
S5 . 1 FRAMING DETAILS
S5 . 2 FRAMING DETAILS

RESTROOM STRUCTURAL:
R-S2 . 1 FOUNDATION AND STRUCTURAL PLAN
R-S2 . 2 ROOF PLAN AND ELEVATIONS
R-S3 . 1 SECTIONS
R-S3 . 2 SECTIONS
R-S3 . 3 SECTIONS
R-S3 . 4 SECTIONS
R-S4 . 1 DETAILS

ELECTRICAL:
E-1 ELECTRICAL LEGENDS AND DETAILS
E-2 ELECTRICAL SITE PLAN
E-3 ELECTRICAL POWER PLAN - FIRST FLOOR
E-4 ELECTRICAL POWER PLAN - 2ND FLOOR & CUPOLA
E-5 ELECTRICAL LIGHTING PLAN - FIRST FLOOR
E-6 ELECTRICAL LIGHTING PLAN - 2ND FLOOR & CUPOLA

MECHANICAL:
M 1 MECHANICAL LEGEND AND DETAILS
M 2 MECHANICAL PLAN

PLUMBING:
P 1 PLUMBING LEGEND AND DETAILS
P 2 PLUMBING PLAN
P3 LPG PLAN

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1701 OF THE UNIFORM BUILDING CODE:

ITEMS: SPECIAL INSPECTOR: REPORT:
REMARKS

SOILS COMPLIANCE DAVID BRADLEY, SHN DAVID BRADLEY, SHN
PRIOR TO FOUNDATION INSPECTION, ALSO MONITOR SITEWORK & FOUNDATION EXCAVATIONS AS OUTLINED ON PAGE 12 OF GEOTECHNICAL REPORT, JAN.2005

STORMWATER BMP's BRIAN FREEMAN, SHN
PER STORMWATER POLLUTION PREVENTION PLAN,

STRUCTURAL CONCRETE S. PENFOLD, PENFOLD ENGR S. PENFOLD, PENFOLD ENGR
FOR CONCRETE OVER 2500 PSI DURING TAKING OF TEST SPECIMENS AND PLACING REINFORCING STEEL PRIOR TO CONCRETE POUR

FIELD WELDING S. PENFOLD, PENFOLD ENGR S. PENFOLD, PENFOLD ENGR
COUNTY APPROVED WELDING SHOP FOR ALL SITE WELDING

HIGH STR'TH BOLTING S. PENFOLD, PENFOLD ENGR S. PENFOLD, PENFOLD ENGR
DURING CALIBRATION PROCEDURES AND DURING PLACING OF BOLTS

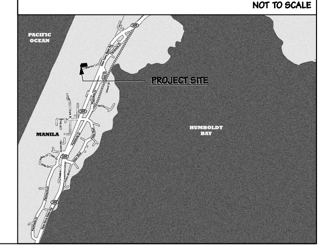
EXP/EPOXY ANCHORS S. PENFOLD, PENFOLD ENGR S. PENFOLD, PENFOLD ENGR

FINAL REPORT: S. PENFOLD, PENFOLD ENGR

SEE ENERGY MANDATORY MEASURES AND TEST FORMS FOR ITEMS OF SPECIAL INTEREST. ARCHITECT AND / OR ENGINEER OF RECORD SHALL PREPARE AN INSPECTION PROGRAM WHICH SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO ISSUANCE OF THE BUILDING PERMIT (SECTION 106.3.5)

VICINITY MAP

NOT TO SCALE



REVISIONS :

K. BOODJEH ARCHITECT
ARCHITECTURE AND PLANNING
P.O. BOX 881 ARCATA CA 95518

ALL DESIGNS, CONCEPTS, IDEAS AND ARRANGEMENTS DEPICTED WITHIN THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OFFICE OF K. BOODJEH ARCHITECT, A.I.A. ARCHITECTURE AND PLANNING, AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF K. BOODJEH, ARCHITECT, A.I.A. ARCHITECTURE AND PLANNING

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TITLE, VICINITY, SHEET INDEX, NOTES, CODE REVIEW, CONSULTANTS

DATE : NOVEMBER 16, 2009

SCALE : AS SHOWN

JOB # :

SHEET

T.1

___OF___SHEETS