

- NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SANTA ROSA.
- CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR ANY DEWATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS WITH THE INTENT OF DOWNSTREAM DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. WHEN GROUNDWATER IS TO BE DISCHARGED TO THE SEWER PRIOR APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA INDUSTRIAL WASTE DIVISION.
- A NOTICE OF INTENT TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE FILED WITH THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE ISSUANCE OF ANY GRADING PERMIT (CALL 707-576-2220) OR INFORMATION.
- TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. STOCKPILES HIGHER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.
- TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES. OTHERWISE A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT ARE REQUIRED FOR THE STOCKPILE.
- DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- SUBDIVISION GRADING SHALL OCCUR ONLY BETWEEN APRIL 15 AND OCTOBER 15 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR CHIEF BUILDING OFFICIAL IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND A GRADING SCHEDULE TO BE SUBMITTED TO COMMUNITY DEVELOPMENT ENGINEERING WITH THE GRADING PERMIT APPLICATION. WINTERIZATION OF THE PROJECT SHALL BE THE FIRST ORDER OF WORK.
- SITE GRADING SHALL BE DONE UNDER OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER AND SHALL BE IN COMPLIANCE WITH CHAPTER 18 APPENDIX J, 2013 EDITION OF THE CALIFORNIA BUILDING CODE AND THE RECOMMENDATIONS CONTAINED IN THE SOILS LETTER, TITLED "GEOTECHNICAL INVESTIGATION, PROPOSED COMMERCIAL DEVELOPMENT, THE SPINSTER INN," PREPARED BY PJC & ASSOCIATES, INC AND DATED AUGUST 27, 2015.
- EXISTING NON-COMPLYING FILLS AS IDENTIFIED IN THE PROJECT GEOTECHNICAL INVESTIGATION SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18, AND APPENDIX J, MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, AND THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY BUILDING DIVISION AND CITY FIRE DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.
- DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE FACILITIES FROM SEDIMENTATION DURING ALL PHASES OF CONSTRUCTION.
- HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF ANY STRUCTURES ON THE PROJECT SITE.
- PRIOR TO ANY GRADING OPERATION, THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AROUND THE DRIP LINE OF TREES TO BE SAVED IN COMPLIANCE WITH THE CITY TREE ORDINANCE. THE CUTTING, FILLING, PAVING OR TRENCHING WITHIN ROOT ZONES OF TREES TO BE SAVED MUST BE REVIEWED AND APPROVED BY A CITY APPROVED ARBORIST AND PERFORMED UNDER THEIR ON SITE SUPERVISION.
- DRIP-LINES OF TREES OVERHANGING THE PROPERTY LINE SHALL BE AFFORDED THE SAME LEVEL OF PROTECTION AS TREES ON SITE THAT ARE TO REMAIN.
- ALL PADS SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FEET +/- FROM SHOWN PAD ELEVATION.
- RECORD DRAWINGS SHALL INCLUDE SUB-DRAINS AND CLEAN-OUTS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
- DEVELOPMENT MUST CONFORM TO 40 CFR (CODE OF FEDERAL REGULATIONS) PARTS 122, 123 AND 124 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT APPLICATIONS FROM WATER DISCHARGE TO THE OCEAN AND ALSO CONFORM WITH ANY DESIGN AND CONSTRUCTION POLICIES ADOPTED BY THE CITY TO CONFORM WITH THESE REGULATIONS.
- UNDER 40 CFR, CONSTRUCTION ACTIVITY INCLUDES CLEARING, GRADING AND EXCAVATION ACTIVITIES. THESE ACTIVITIES REQUIRE OBTAINING AN NPDES PERMIT FROM THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH QUALIFY, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- FILLING IS RESTRICTED TO 1 FOOT MAXIMUM ABOVE EXISTING GROUND AND 2 FOOT MINIMUM ADJACENT TO EXISTING RESIDENTIAL LOTS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- BLASTING (IF REQUIRED) REQUIRES A PERMIT FROM THE CITY FIRE DEPARTMENT.
- PRIOR TO ANY GRADING OPERATION THE GRADING CONTRACTOR AND THE PROJECT GEOTECHNICAL ENGINEER SHALL JOINTLY SEARCH THE SITE FOR EXISTING WELLS AND SEPTIC SYSTEMS. PROJECT SHALL NOTIFY THE CITY OF FINDINGS.

1. THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF UTILITIES.
2. THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY OF SANTA ROSA WATER SYSTEM INCLUDING CONNECTIONS BYPASSING THE METER FOR TESTING ONSITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. SUCH CONNECTIONS SHALL BE SEVERED BY THE UTILITY DEPARTMENT AND WILL RESULT IN PENALTIES, INCLUDING PAYMENT OF FINES AND ESTIMATED WATER USAGE FEES.

3. CONTRACTOR SHALL CONTACT CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS. ALL SEWER MAINS AND LATERALS MUST BE CLEANED & MANDEPOLED PRIOR TO CITY ACCEPTANCE.
4. THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED-CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRUCTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN-OUT. THE TELEVISION SHALL BE PERFORMED PER SECTION 130-1.09 OF THE CITY OF SANTA ROSA SEWER SYSTEM CONSTRUCTION STANDARD SPECIFICATIONS.
5. ALL SEWER PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY TO CENTER OF MANHOLES AND CLEANOUTS.
6. THE CONTRACTOR SHALL ACTIVATE THE PROJECT'S WATERLINES THROUGH THE INSTALLATION OF A SIX INCH WATER METER PRIOR TO CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS. THE SIX INCH METER, APPURTENANCES AND SUITABLE PIPING SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AS SHOWN ON STD. 860. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE 6" METER CERTIFIED. THE WATER DEPARTMENT WILL PLACE A PLAQUE ON THE METER AFTER CERTIFICATION OF METER HAS BEEN OBTAINED. THE ABOVE INSTALLATION SHALL REMAIN IN PLACE UNTIL THE WATER SYSTEM IS ACCEPTED BY THE CITY. THE COST OF WATER WILL BE BORNE BY THE OWNER/DEVELOPER/SUB-DIVIDER. THE LOCATION OF THE BRIDGE METER AND CHECK VALVES WILL BE DETERMINED BY THE CITY PUBLIC WORKS DEPARTMENT'S CONSTRUCTION SECTION.

1. ALL STORM DRAIN SHOWN "S.D." SHALL BE R.C.P., H.D.P.E. OR CAST-IN-PLACE CONCRETE UNLESS OTHERWISE NOTED. RCP STORM DRAIN SHALL BE CLASS III UNLESS OTHERWISE SHOWN ON THE PLAN AND PROFILES. ANY USE OF CAST-IN-PLACE PIPE REQUIRES SPECIAL INSPECTION AS CALLED OUT IN CITY STANDARDS, SECTION 63. IF PIPE MATERIAL IS CHANGED, THEN, DRAWING REVISIONS FOR DESIGN MAY BE REQUIRED.
2. ALL STORM DRAIN PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES.
3. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION. IT IS NOT ALLOWED TO WASH DIRT/DEBRIS DOWNSTREAM IN PIPES.

4. ALL PROPOSED PUBLIC STORM DRAIN INFRASTRUCTURE SHALL COMPLY WITH CITY OF SANTA ROSA PUBLIC STORM DRAIN STANDARDS DATED SEPTEMBER 30, 2025.
5. ALL PROPOSED PUBLIC STORM DRAINS AND STRUCTURES SHALL BE INSPECTED WITH CCTV PER SECTION 79 OF THE CITY OF SANTA ROSA PUBLIC STORM DRAIN STANDARDS DATED SEPTEMBER 30, 2025.

EROSION AND SEDIMENT CONTROL PLAN SHOWN ON THIS SHEET ASSUMES STREET, CURB, GUTTER AND STORM DRAINS RECOMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY OF SANTA ROSA AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.

5. IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE CITY OF SANTA ROSA. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.

6. STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

7. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA

9. ANY DENUDEO OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES. PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.

11. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.

12. BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITH 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.

13. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

14. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.

17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.

19. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.

20. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

21. ALL PROJECTS DISTURBING OR EXPOSING ONE ACRE OR MORE OF SOIL SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CGP), ORDER NO. 2009-0009-DWQ. DOCUMENTS AND INSTRUCTIONS CAN BE DOWNLOADED FROM: WWW.SCRITY.ORG/STORMWATERPERMIT. THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) FOR PROJECTS DISTURBING OVER ONE ACRE.

22. THE EROSION AND SEDIMENT CONTROL PLAN SHALL EMPHASIZE SOURCE CONTROL AND ADDRESS CONTROLLING WATER AND WIND EROSION, SEDIMENTATION, TRASH AND OTHER POSSIBLE POLLUTANTS USING BEST MANAGEMENT PRACTICES (BMPs). THE PLAN SHALL REFERENCE CASQA "STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION" FOR PROPER BMP SELECTION, INSTALLATION AND MAINTENANCE.

23. TRASH OR MATERIALS DEPOSITED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED DAILY.

24. PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):
NAME: CHAD MOLL - MOLL DESIGN AND CONSULTING
LOCAL PHONE NO. 707-481-9472

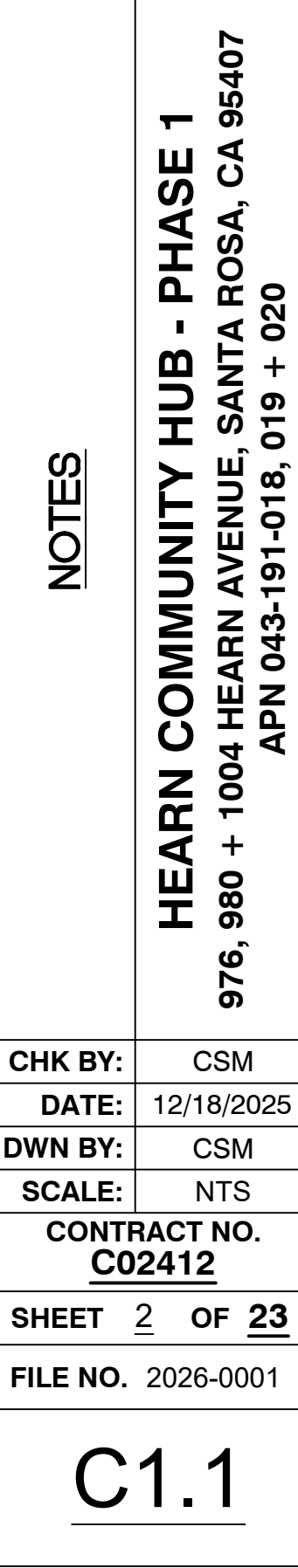
MATERIALS	APPLICATION RATE (LBS/ACRE)
SEED MIX	
<i>BROMUS MOLLIS (BLANDO BROME)</i>	40
<i>TRIFOLIUM HIRTUM (HYKON ROSE CLOVER)</i>	20
FERTILIZER	
16-20-10 & 15% SULPHUR	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURE

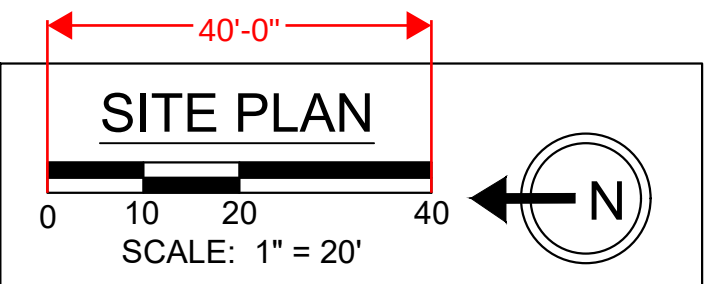
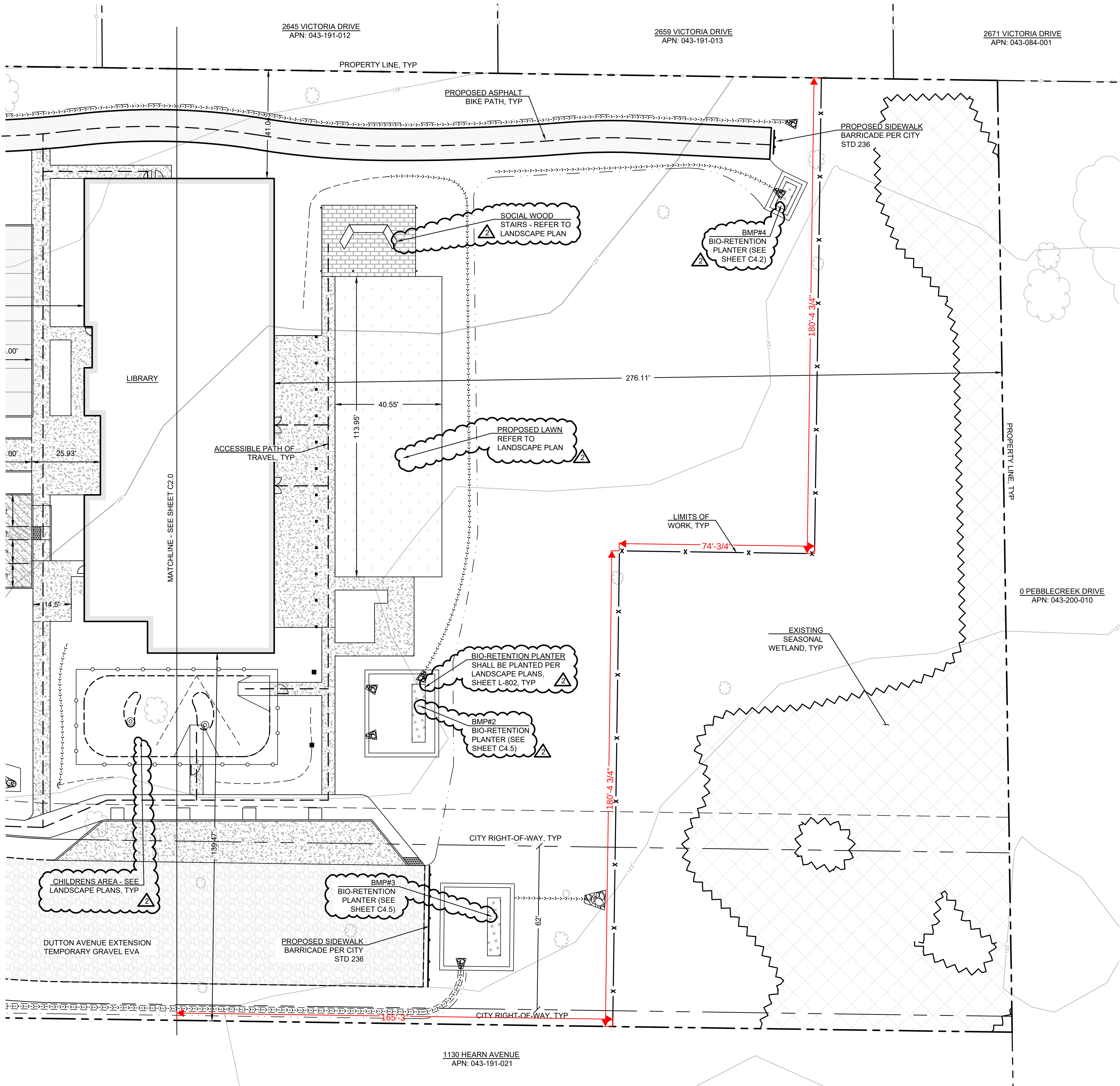
*NON-ASPHALTIC, DERIVED FROM PLANTS

1. ALL STREET TRENCHING REPAIR IN PUBLIC R/W REQUIRES USE OF A.C. HOTMIX, UNDER DIRECTION OF CITY INSPECTOR AND PER STD. 215.
2. STREET TREES ARE REQUIRED AND SHALL BE PLANTED BY THE DEVELOPER. SELECTION WILL BE MADE FROM THE CITY'S APPROVED MASTER STREET TREE LIST AND APPROVED BY THE CITY'S PARKS DIVISION. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY "STANDARDS AND SPECIFICATIONS FOR PLANTING PARKWAY TREES" TREE PLANTING LOCATION SHALL BE MARKED BY CITY PARKS DIVISION URBAN FORESTRY SECTION PERSONNEL. CONTACT 707-543-3422. COPIES OF THE MASTER STREET TREE LIST AND THE STANDARDS ARE AVAILABLE AT THE PARKS DIVISION OFFICE, 707-543-3770. THE DEVELOPER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM TO STREET TREES.
3. CUT BACK SHALL NOT BE STOCKPILED OR USED ANYWHERE ON PROJECT SITE.

4. PROJECT GEOTECHNICAL ENGINEER SHALL REVIEW THE EXISTING STRUCTURAL SECTION DURING CONSTRUCTION AND SHALL CLEAR EXISTING SECTION WITH CITY OF SANTA ROSA PUBLIC WORKS DEPARTMENT MATERIALS LAB. IF STRUCTURAL SECTION IS NOT ADEQUATE THE ROADWAY SHALL BE RECONSTRUCTED TO CENTERLINE ALONG PROJECT FRONTAGE.
5. EXPANSION INDEX (EI) OF 21-50 IS LOW, AND 51-90 IS MEDIUM. SUBGRADE SHALL BE TESTED BY THE SOILS ENGINEER AND ALL AREAS WITH EI OF 51 OR GREATER WILL BE PROTECTED BY A MOISTURE BARRIER (SEE DETAIL) OR RECEIVE A SUBEXCAVATION AND BACKFILL OF MATERIAL BELOW EI 51 CONTACT CITY MATERIALS LAB PRIOR TO SAMPLING. PROVIDE SUBGRADE CERTIFICATION FOR EI TO CITY MATERIAL LAB.
6. AREAS REQUIRING PERMANENT TRENCH PAVING PER CITY STD-215 SHALL HAVE A MINIMUM SURFACE A.C. THICKNESS OF 0.45 FEET AND WILL USE THE 6" THICK AC ALTERNATIVE IN NOTE 1 OF STANDARD 215.

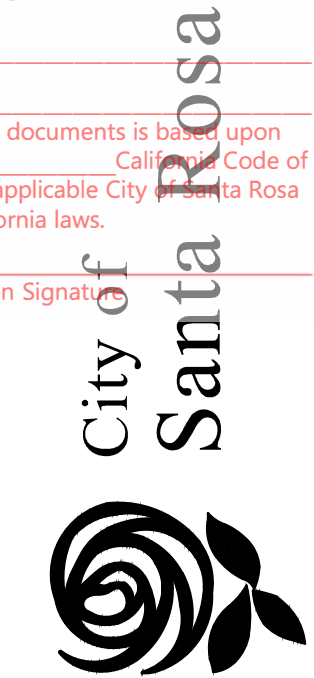
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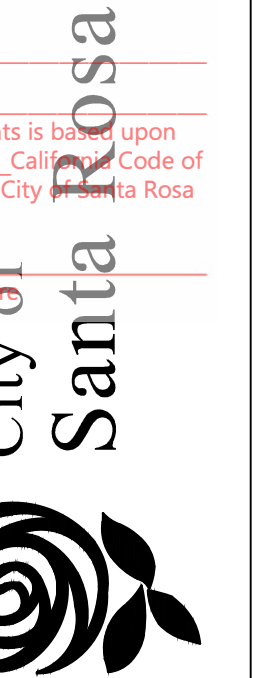
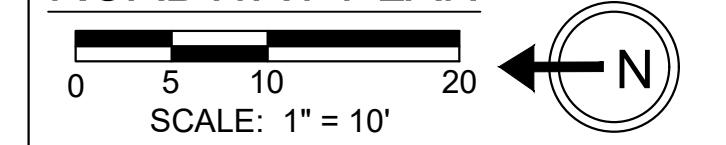
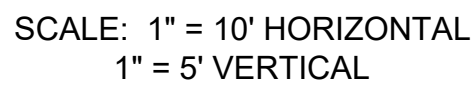
CITY OF SANTA ROSA
APPROVED

Permit No. B25-4047
Date: 6/8/2026
Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.
Md Aviquzzaman
Building Division Authorization Signature



NO.	DATE	REVISION	BY
1	3/17/26	B25-4047 - PLAN COMMENTS, RFI-SITE-00041	CSM
2	4/20/26	ADDRESS CITY PLAN CHECK COMMENTS #2	CSM

SITE PLAN	
HEARN COMMUNITY HUB - PHASE 1	
976, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407	
APN 043-191-018, 019 + 020	
CHK BY:	CSM
DATE:	12/18/2025
DWN BY:	CSM
SCALE:	1" = 20'
CONTRACT NO. C02412	
SHEET 4 OF 23	
FILE NO. 2026-0001	
C2.1	

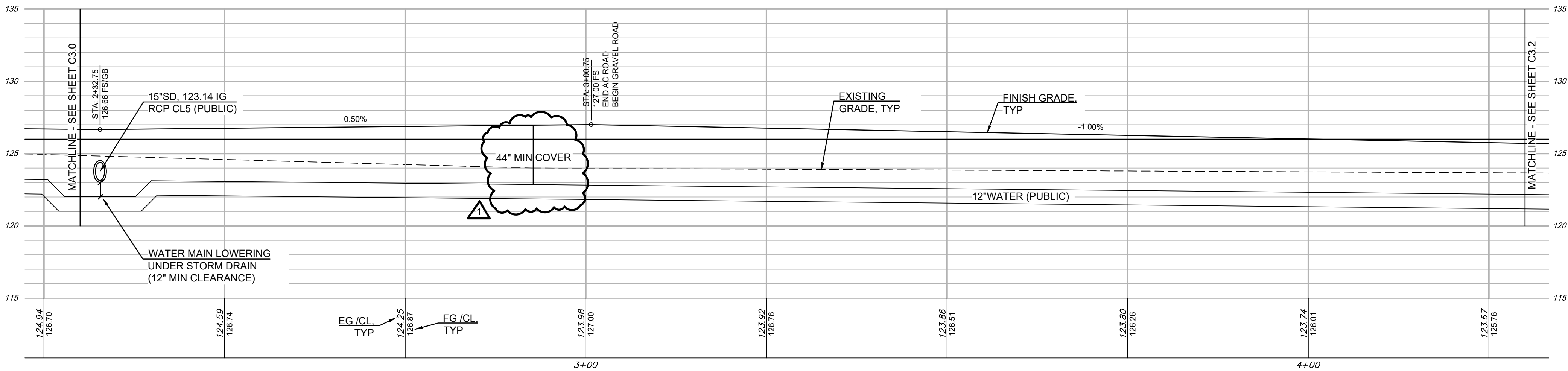


	NO.	DATE	REVISION	BY
CSM	2	4/20/26	ADDRESS CITY PLAN CHECK COMMENTS #2	

HEARN COMMUNITY HUB - PHASE 1
976, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407
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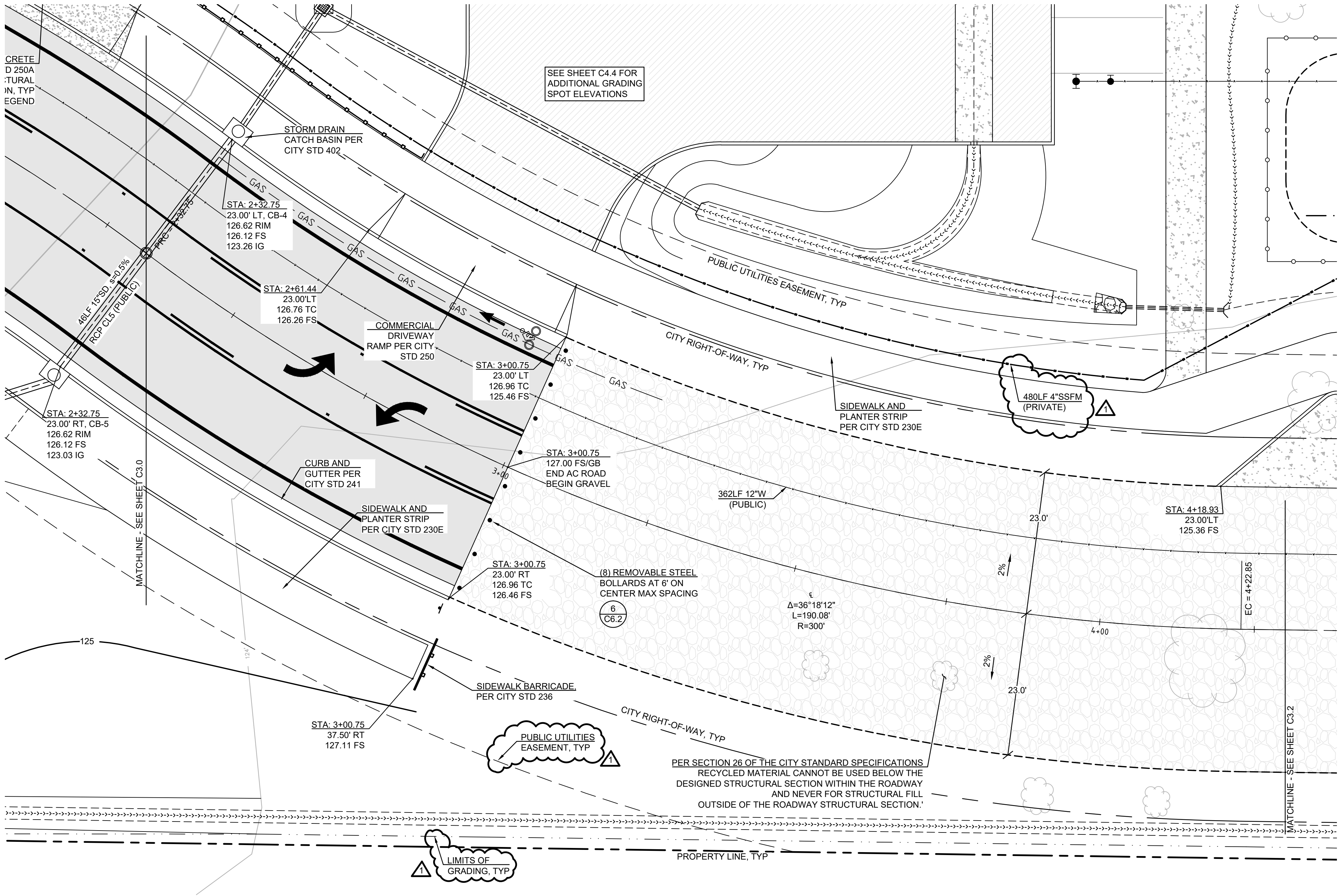
CHK BY:	CSM
DATE:	12/18/2025
OWN BY:	CSM
SCALE:	1" = 10'
CONTRACT NO. <u>C02412</u>	
SHEET <u>5</u> OF <u>23</u>	
FILE NO. 2026-0001	

C3.0



ROADWAY PROFILE

SCALE: 1" = 10' HORIZONTAL
1" = 5' VERTICAL



GRADING/PAVING LEGEND

- ASPHALT ROADWAY (R=5, TI=8.5)
5" AC OVER 8.0" CLIAB OVER
18" LIME TREATED SUBGRADE
- BIKE PATH/LIBRARY PARKING (R=5/8.5)
2.5" AC OVER 6" CLIAB OVER
18" LIME TREATED SUBGRADE
- GRAVEL ROADWAY (R=5, TI=8.5)
13" CLIAB OVER
18" LIME TREATED SUBGRADE
- FIRE STATION CONC RETE DRIVEWAY
10" CONC W/ #4 REBAR @ 18" OC
OVER 6" CLIAB OVER
18" LIME TREATED SUBGRADE
- CONCRETE PARKING
6" CONC W/ #4 REBAR @ 18" OC OVER
6" CLIAB OVER
18" LIME TREATED SUBGRADE
- CONCRETE PATIO/PATHWAY
4" CONC W/ #4 REBAR @ 18" OC OVER
6" CLIAB OVER
18" LIME TREATED SUBGRADE
- STAMPED CONCRETE PATIO
4" CONC W #4 REBAR @ 18" OC OVER
6" CLIAB OVER
18" LIME TREATED SUBGRADE
- BIO-RETENTION PLANTER
PER DETAIL 12, SHEET C8.0

NOTE: REFER TO SOILS REPORT NOTES FOR SITE PREPARATION RECOMMENDATIONS

DRAINAGE SCHEDULE

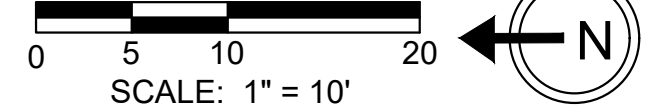
- DI 1, 2, 5-6 12"x12" CONC DRAIN INLET W/ STEEL GRATE
OLDCASTLE PRECAST MODEL: 1212-CB
- DI 3, 4, 18"x18" CONC DRAIN INLET W/ STEEL GRATE
OLDCASTLE PRECAST MODEL: CB-181830
- JB-1 24"x24" CONC DRAIN INLET W/
CHECKER-PLATE COVER
OLDCASTLE PRECAST MODEL: CB-242430
- CB 1-6 PER CITY STANDARD 402

- NOTES:
1. ALL STORM DRAIN SHALL BE RCP CLASS V, HDPE (w/ SMOOTH WALL), PVC OR APPROVED EQUAL.
2. INLET INSTALLATION IN OR ADJACENT TO VEHICULAR DRIVE AREA SHALL REQUIRE A CONCRETE COLLAR AROUND INLET

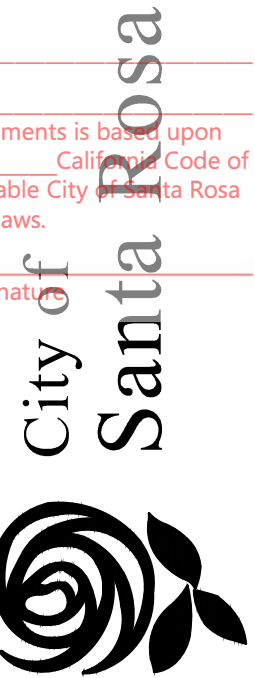
NOTES

- GRADING AND SOIL PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS OF THE PROJECT SOILS REPORT.
- WORK DONE IN CITY RIGHT-OF-WAY SHALL BE PERFORMED UNDER AN ENCROACHMENT PERMIT APPROVED BY DEPUTY DIRECTOR OF ENGINEERING SERVICES.
- COORDINATE UTILITY LOCATIONS WITH PROPOSED PLANTING LOCATIONS, PER LANDSCAPE ARCHITECT PLANS.
- GRADING ACTIVITIES SHALL NOT COMMENCE UNTIL APPLICABLE SEDIMENT BMPs HAVE BEEN INSTALLED.
- TEMPORARY PAVING ON ALL UTILITY TRENCHES AND ANY OTHER EXCAVATED AREAS SHALL BE 1/2-INCH MAXIMUM, MEDIUM GRADE AGGREGATE HOT MIX ASPHALT CONCRETE INSTALLED A MINIMUM OF TWO INCHES THICK PLACED EACH DAY OVER THE WORK. TEMPORARY PAVING AROUND EDGES OF STEEL PLATES SHALL BE A HOT MIX 1/2-INCH MAXIMUM, MEDIUM GRADED AGGREGATE

ROADWAY PLAN



CITY OF SANTA ROSA
APPROVED



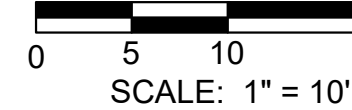
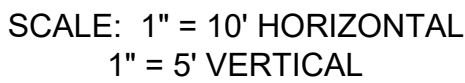
CSM	BY
1 3/17/2026	
B25-4047 - PLAN COMMENTS AND RFS	
NO.	REVISION
DATE	

ROADWAY PLAN + PROFILE

HEARN COMMUNITY HUB - PHASE 1
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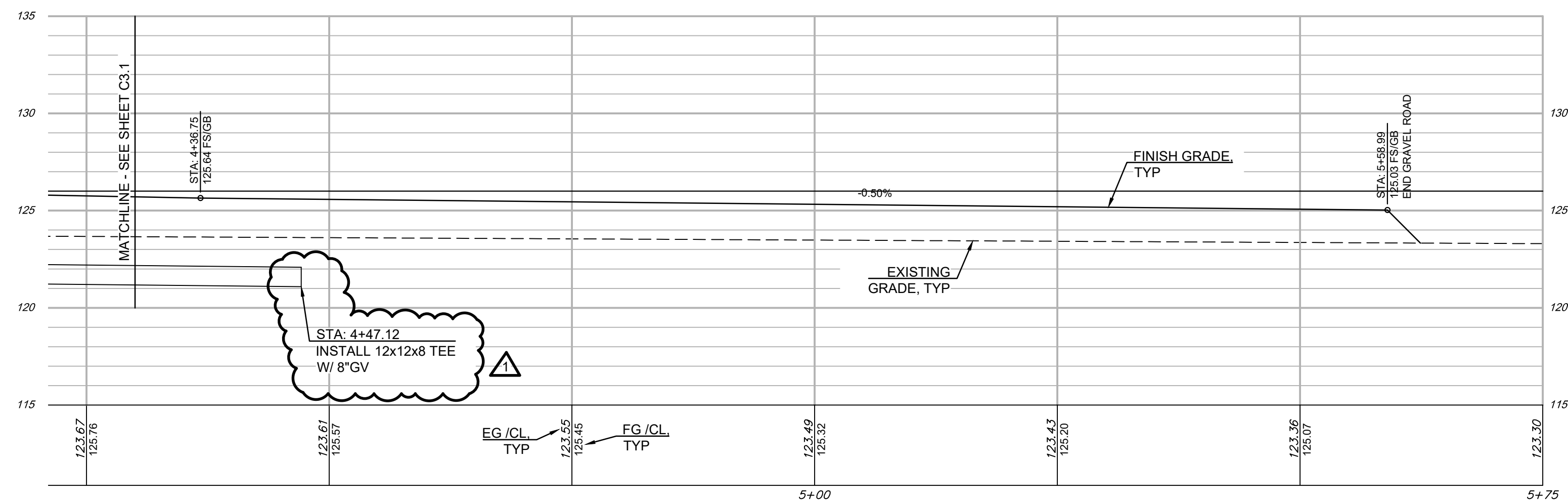
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2. WORK DONE IN CITY RIGHT-OF-WAY SHALL BE PERFORMED UNDER AN ENCROACHMENT PERMIT APPROVED BY DEPUTY DIRECTOR OF ENGINEERING SERVICES
3. COORDINATE UTILITY LOCATIONS WITH PROPOSED PLANTING LOCATIONS, PER LANDSCAPE ARCHITECT PLANS.
4. GRADING ACTIVITIES SHALL NOT COMMENCE UNTIL APPLICABLE SEDIMENT BMPs HAVE BEEN INSTALLED.
5. TEMPORARY PAVING ON ALL UTILITY TRENCHES AND ANY OTHER EXCAVATED AREAS SHALL BE ½-INCH MAXIMUM, MEDIUM GRADE AGGREGATE HOT MIX ASPHALT CONCRETE INSTALLED A MINIMUM OF TWO INCHES THICK PLACED EACH DAY OVER THE WORK. TEMPORARY PAVING ALONG EDGES OF STEEL PLATES SHALL BE A HOT MIX ½-INCH MAXIMUM, MEDIUM GRADE AGGREGATE

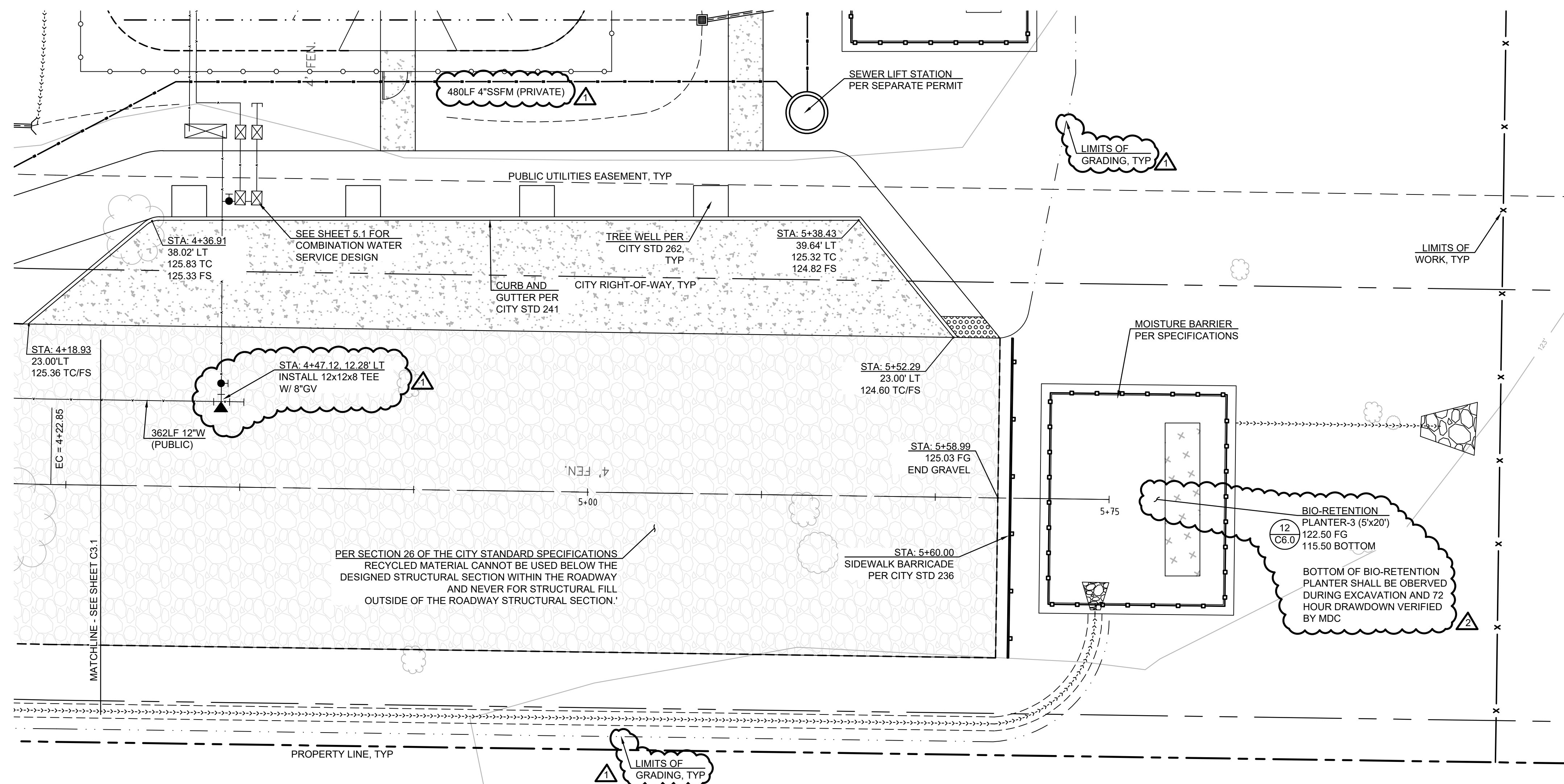


C3.1

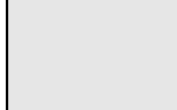
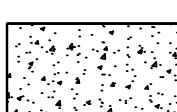
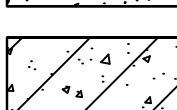
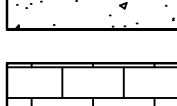
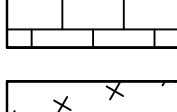


ROADWAY PROFILE

SCALE: 1" = 10' HORIZONTAL
1" = 5' VERTICAL



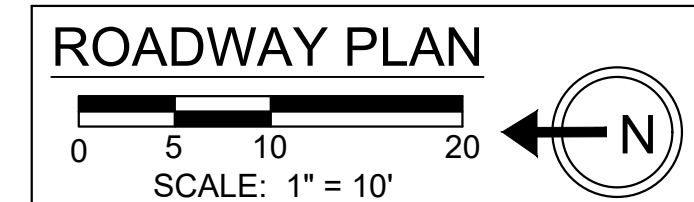
GRADING/PAVING LEGEND

	ASPHALT ROADWAY (R=5, TI=8.5) 5" AC OVER 8.0" CLIAH OVER 18" LIME TREATED SUBGRADE	
	BIKE PATH/LIBRARY PARKING (R=5/TI=5) 2.5" AC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	Emt No. 6
	GRAVEL ROADWAY (R=5, TI=8.5) 13" CLIAH OVER 18" LIME TREATED SUBGRADE	Date: 6/8/2018 by and approval of Regulations, Title Ordinances and Division
	FIRE STATION CONCRETE DRIVEWAY 10" CONC W/ #4 REBAR @ 18"OC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	181006g Division
	CONCRETE PARKING 6" CONC W/ #4 REBAR @ 18"OC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	
	CONCRETE PATIO/PATHWAY 4" CONC W/ #4 REBAR @ 18"OC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	
	PAVER PATIO 2.5" CONC PAVERS OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	
	BIO-RETENTION PLANTER PER DETAIL 12, SHEET C6.0	

NOTE: REFER TO SOILS REPORT NOTES FOR SITE PREPARATION RECOMMENDATIONS

NOTES

1. GRADING AND SOIL PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS OF THE PROJECT SOILS REPORT.
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CITY OF SANTA ROSA
APPROVED

Date: 6/8/2026

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

NEWAY Muzzaman
Building Division Authorization Signature

Downloaded from <http://ajph.org/> on November 10, 2015

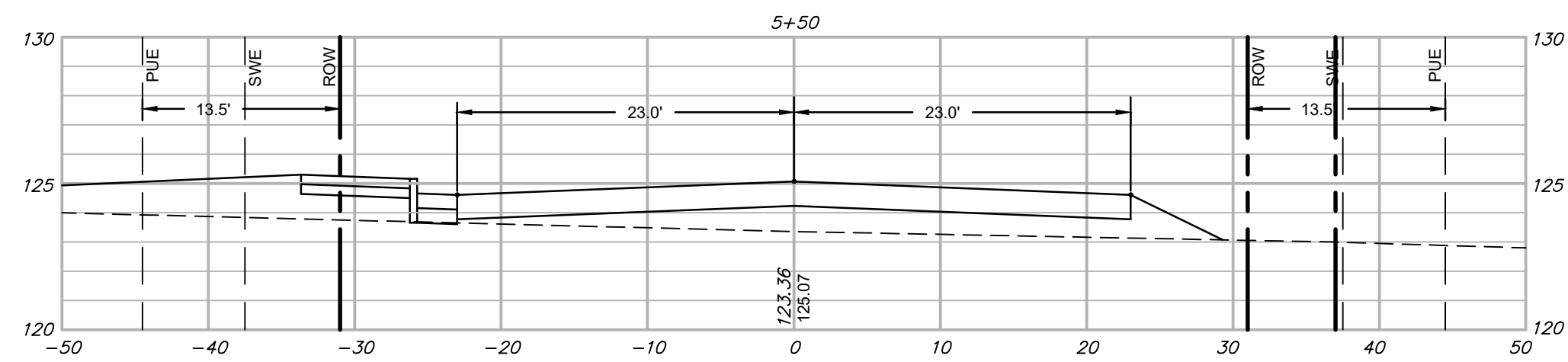
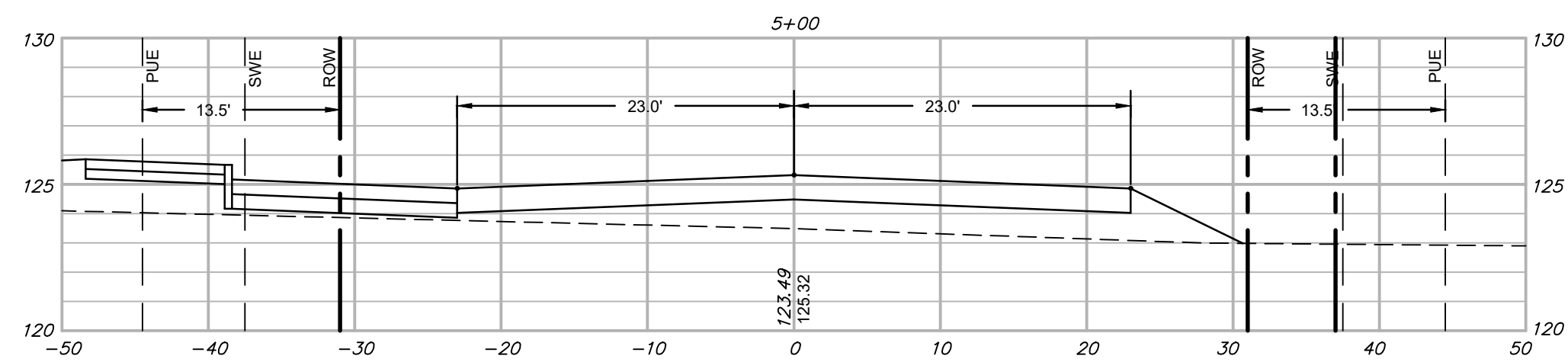
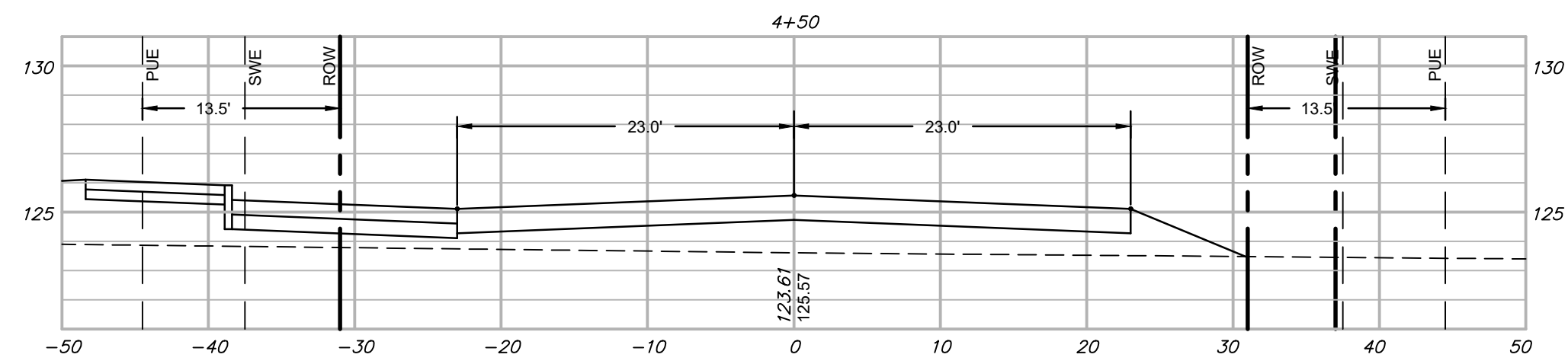
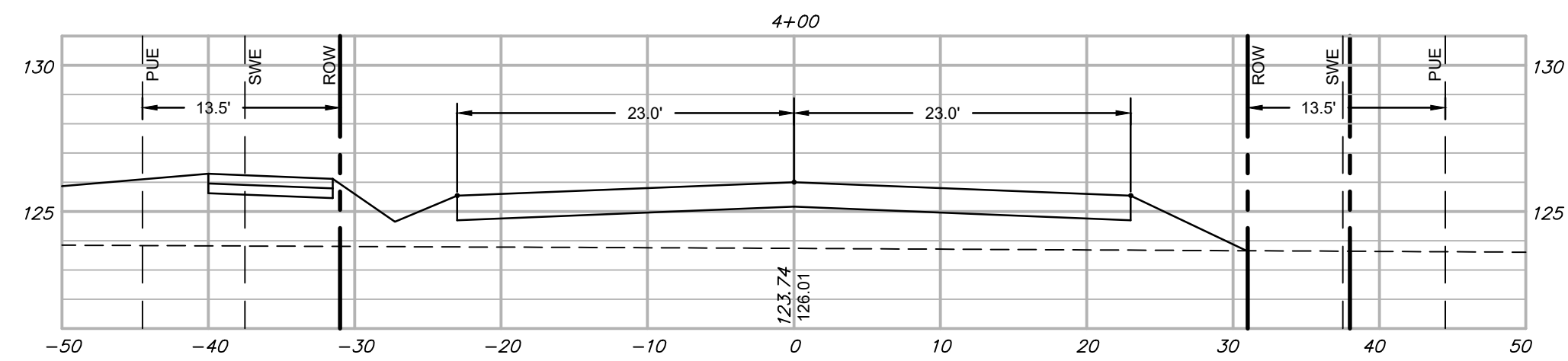
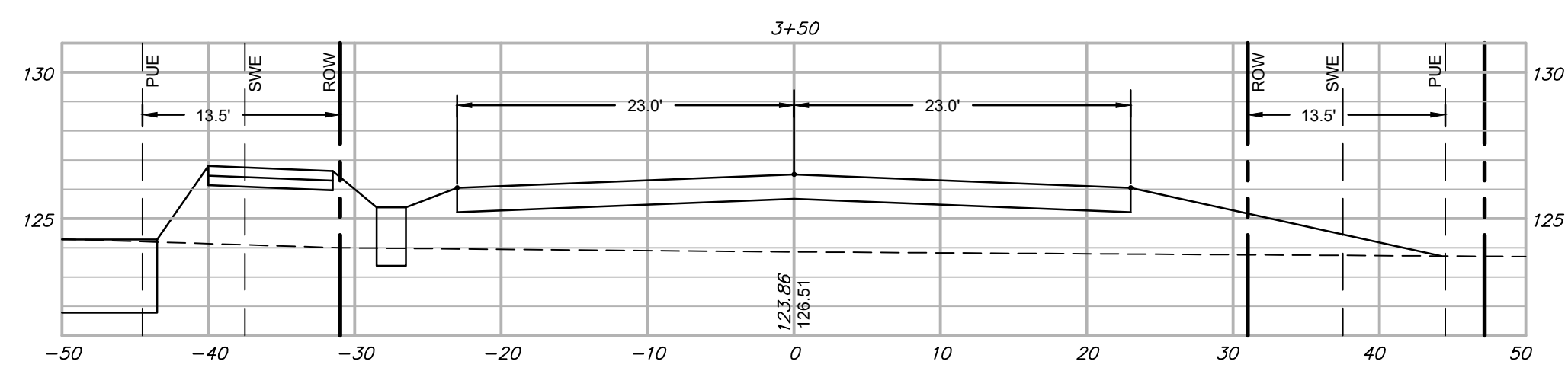
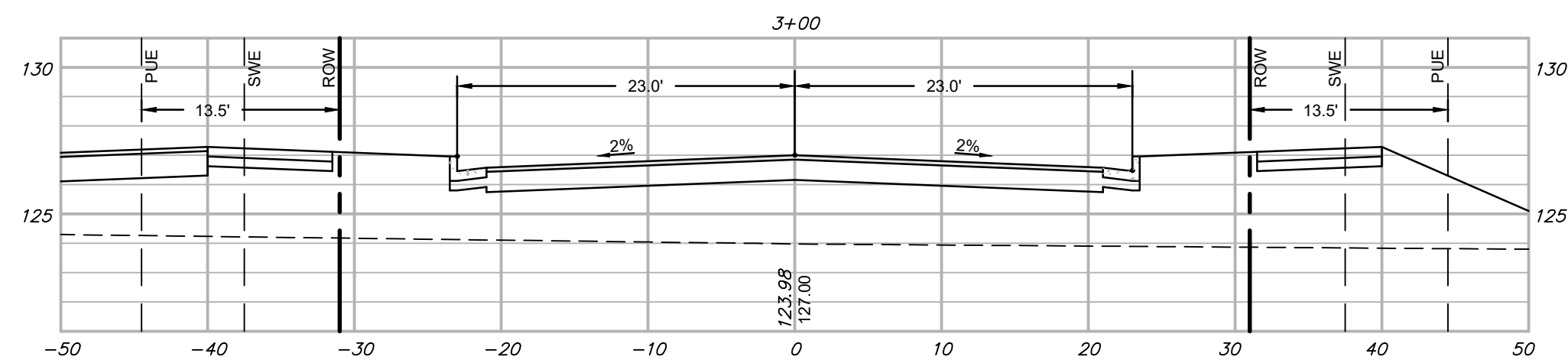
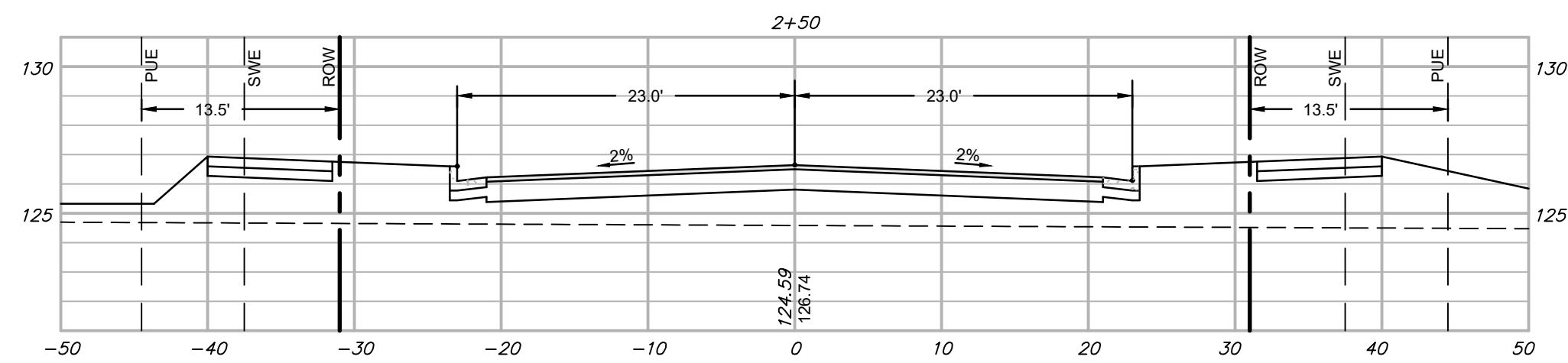
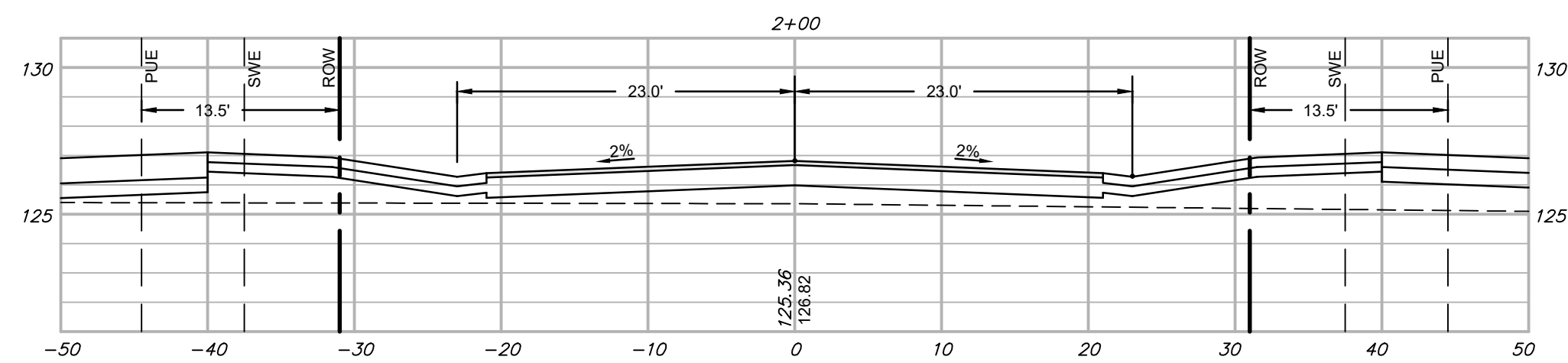
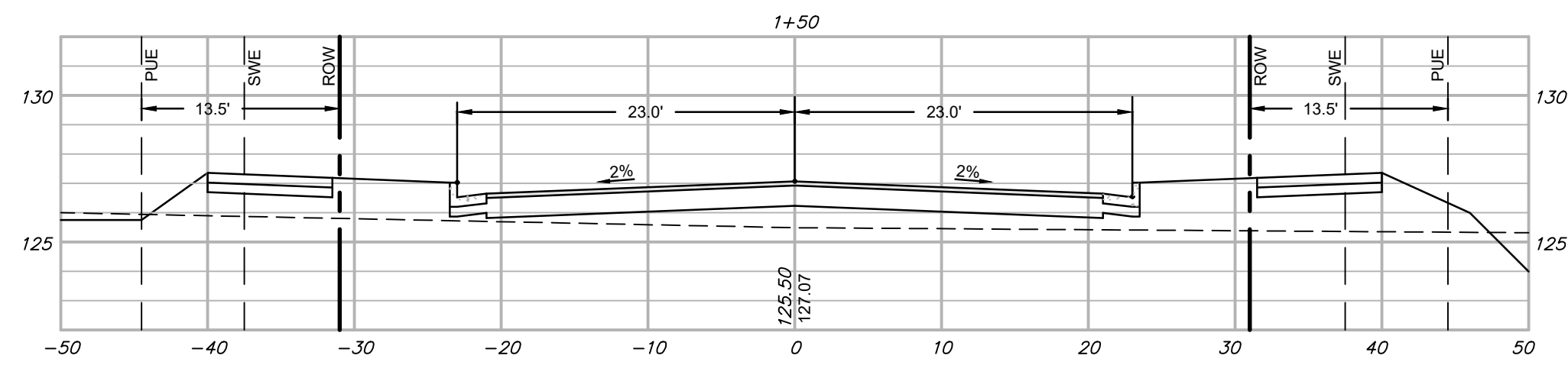
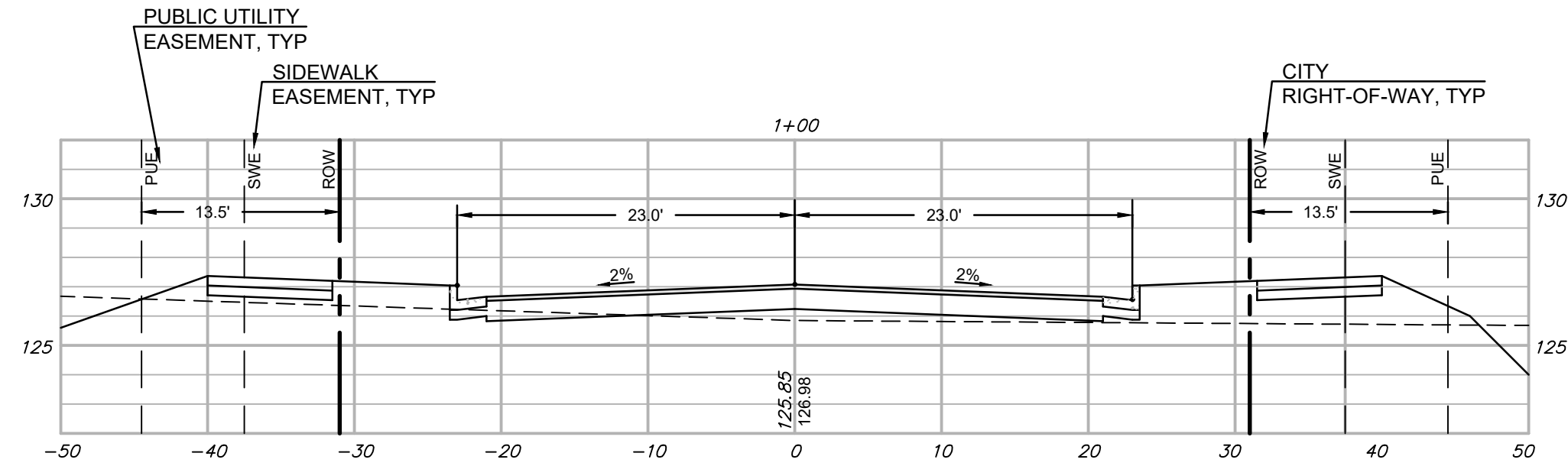
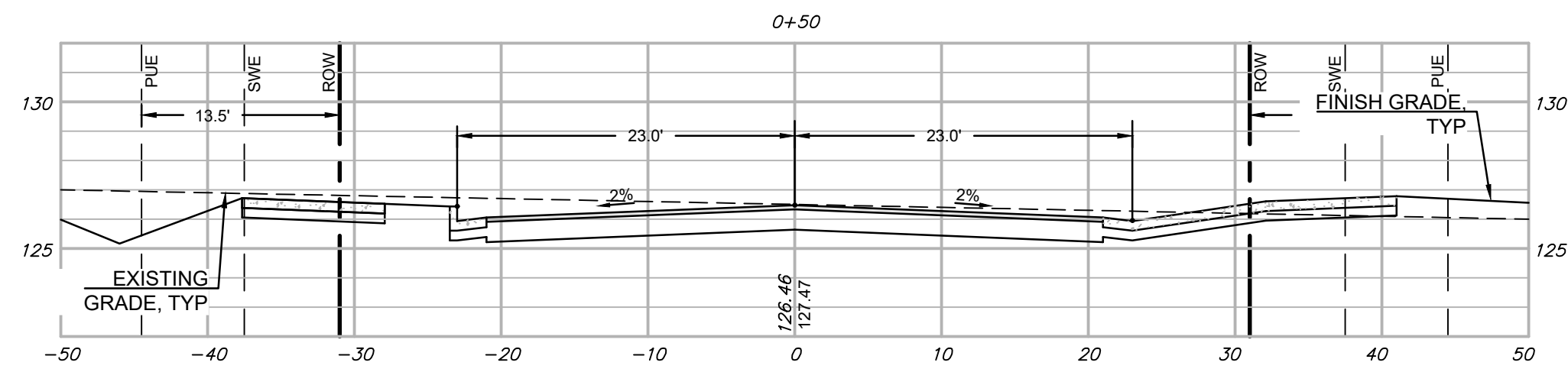
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ROADWAY PLAN + PROFILE

HEARN COMMUNITY HUB - PHASE 1
976, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407
APN 043-191-018, 019 + 020

CHK BY:	CSM
DATE:	12/18/2025
DWN BY:	CSM
SCALE:	1" = 10'
CONTRACT NO. <u>C02412</u>	
SHEET <u>7</u> OF <u>23</u>	
FILE NO. 2026-0001	

C3.2



ROADWAY CROSS-SECTIONS

SCALE: 1" = 10' HORIZONTAL
1" = 5' VERTICAL



**CITY OF SANTA ROSA
APPROVED**

Permit No. B25-4047

Date: 6/8/2026

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

Md Aviquzzaman

Building Division Authorization Signature

[illegible]

ROADWAY CROSS-SECTIONS

HEARN COMMUNITY HUB - PHASE 1

4 HEARN AVENUE, SANTA ROSA, CA 95407
APN 043-191-018, 019 + 020

CHK BY:	CSM
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DATE:	12/18/2025
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DWN BY:	CSM
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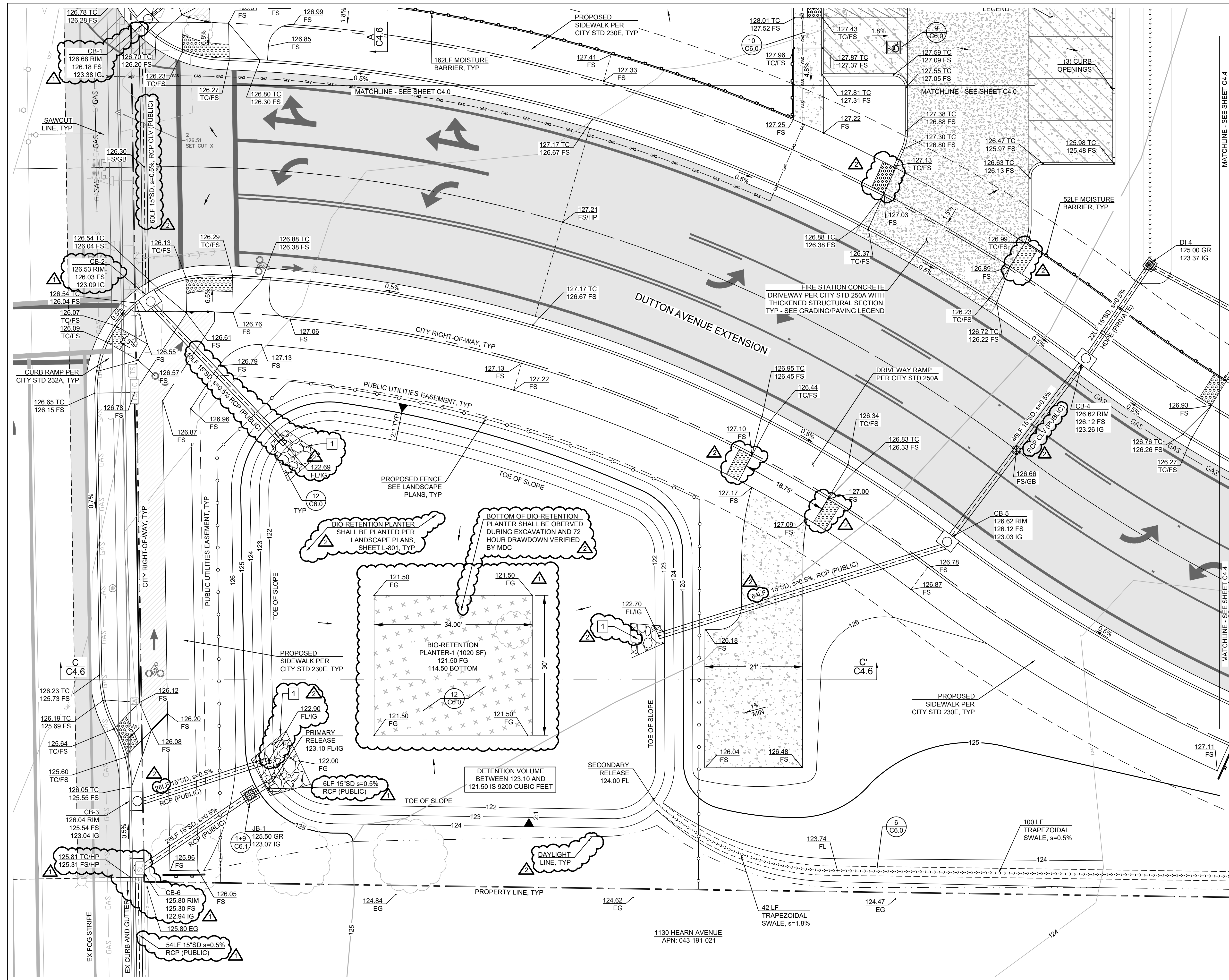
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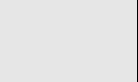
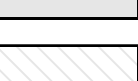
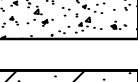
CONTRACT NO.
C02412

SHEET 8 OF 23

FILE NO. 2026-0001

C3.3



	ASPHALT ROADWAY (R=5, TI=8.5) 5" AC OVER 8.0" CLIAH OVER 18" LIME TREATED SUBGRADE	
	BIKE PATH/LIBRARY PARKING (R=5/TI=5) 2.5" AC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	city of AP
	GRAVEL ROADWAY (R=5, TI=8.5) 13" CLIAH OVER 18" LIME TREATED SUBGRADE	825-4047 6/8/2026
	FIRE STATION CONCRETE DRIVEWAY 10" CONC W/ #4 REBAR @ 18" OC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	Review and approval of the City Engineer, City of San Jose, California and the State of California By: [Signature] [Name] [Title]
	CONCRETE PARKING 6" CONC W/ #4 REBAR @ 18" OC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	Building Division Authority
	CONCRETE PATIO/PATHWAY 4" CONC W/ #4 REBAR @ 18" OC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	
	STAMPED CONCRETE PATIO 4" CONC W #4 REBAR @ 18"OC OVER 6" CLIAH OVER 18" LIME TREATED SUBGRADE	
	BIO-RETENTION PLANTER POR DETAIL 12, SHEET C6.0	

NOTE: REFER TO SOILS REPORT NOTES FOR SITE PREPARATION RECOMMENDATIONS

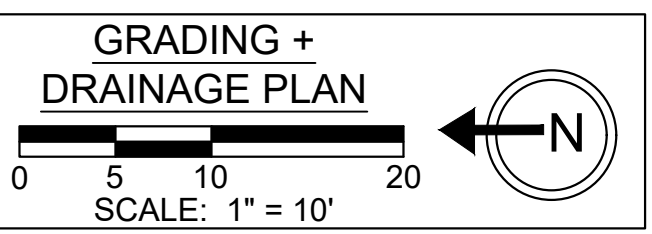
DRAINAGE SCHEDULE	
DI 1, 2, 5-6	12"x12" CONC DRAIN INLET W/ STEEL GRATE OLDCASTLE PRECAST MODEL: 1212-CB
DI 3,4,	18"x18" CONC DRAIN INLET W/ STEEL GRATE OLDCASTLE PRECAST MODEL: CB-181830
JB-1	24"x24" CONC DRAIN INLET W/ CHECKER-PLATE COVER OLDCASTLE PRECAST MODEL: CB-242430
CB 1-6	PER CITY STANDARD 402

- NOTES:
1. ALL STORM DRAIN SHALL BE RCP CLASS V, HDPE (w/ SMOOTH WALL), PVC OR APPROVED EQUAL.
2. INLET INSTALLATION IN OR ADJACENT TO VEHICULAR DRIVE AREA SHALL REQUIRE A CONCRETE COLLAR AROUND INLET

- ## NOTES
- GRADING AND SOIL PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS OF THE PROJECT SOILS REPORT.
- WORK DONE IN CITY RIGHT-OF-WAY SHALL BE PERFORMED UNDER AN ENCROACHMENT PERMIT.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF SLABS.
- COORDINATE UTILITY LOCATIONS WITH PROPOSED PLANTING LOCATIONS, PER LANDSCAPE ARCHITECT PLANS.
- CONCRETE LANDINGS, PATIOS AND WALKWAYS ADJACENT TO BUILDINGS SHALL COMPLY WITH CALIFORNIA BUILDING CODE CBC SECTION 1010.1.4 (2% MAX CROSS-SLOPE AND 5% MAX LONGITUDINAL SLOPE).
- GRADING ACTIVITIES SHALL NOT COMMENCE UNTIL APPLICABLE SEDIMENT BMPs HAVE BEEN INSTALLED.
- FINISHED GRADE SHALL SLOPE AWAY FROM FOUNDATION WALLS A MINIMUM OF 5% FOR 10 FEET,* OR PROVIDE EQUIVALENT DRAINAGE PER CBC 1804.4

- KEY NOTES**

1 STORM DRAIN ROCK SLOPE PROTECTION PER CITY STANDARD 407



SANTA ROSA
 MOVED
 documents is based upon
 California Code of
 applicable City of Santa Rosa
 laws.
 on Signat

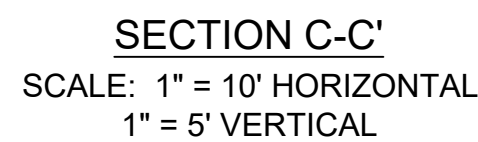
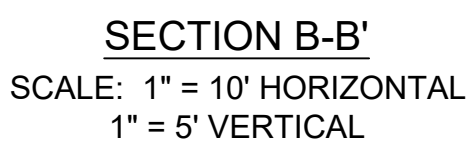
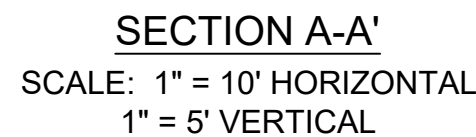
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GRADING + DRAINAGE PLAN

HEARN COMMUNITY HUB - PHASE 1
2976, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407
APN 043-191-018, 019 + 020

CHK BY:	CSM
DATE:	12/18/2025
DWN BY:	CSM
SCALE:	1" = 10'
CONTRACT NO. <u>C02412</u>	
SHEET <u>12</u> OF <u>23</u>	
FILE NO. 2026-0001	

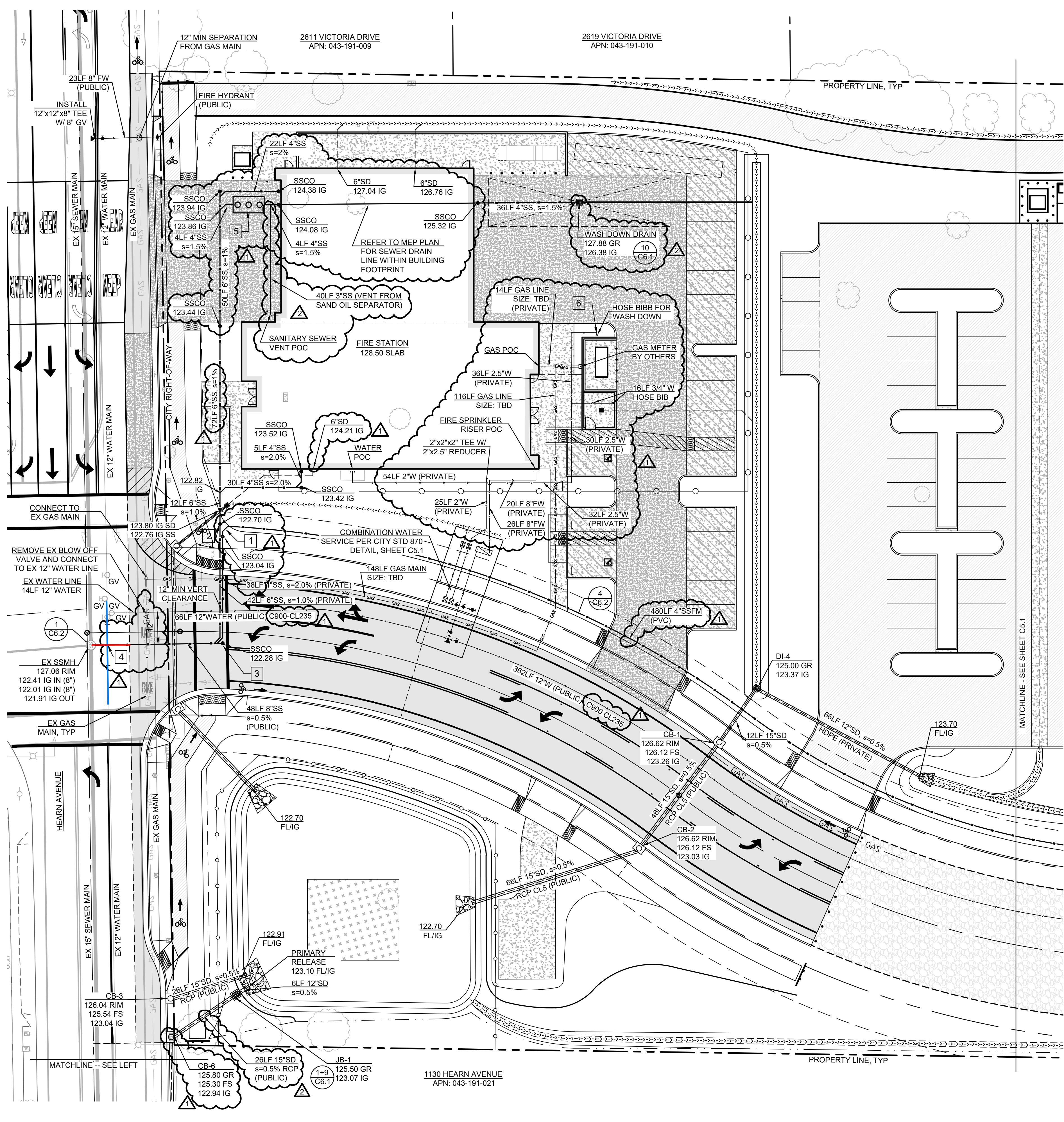
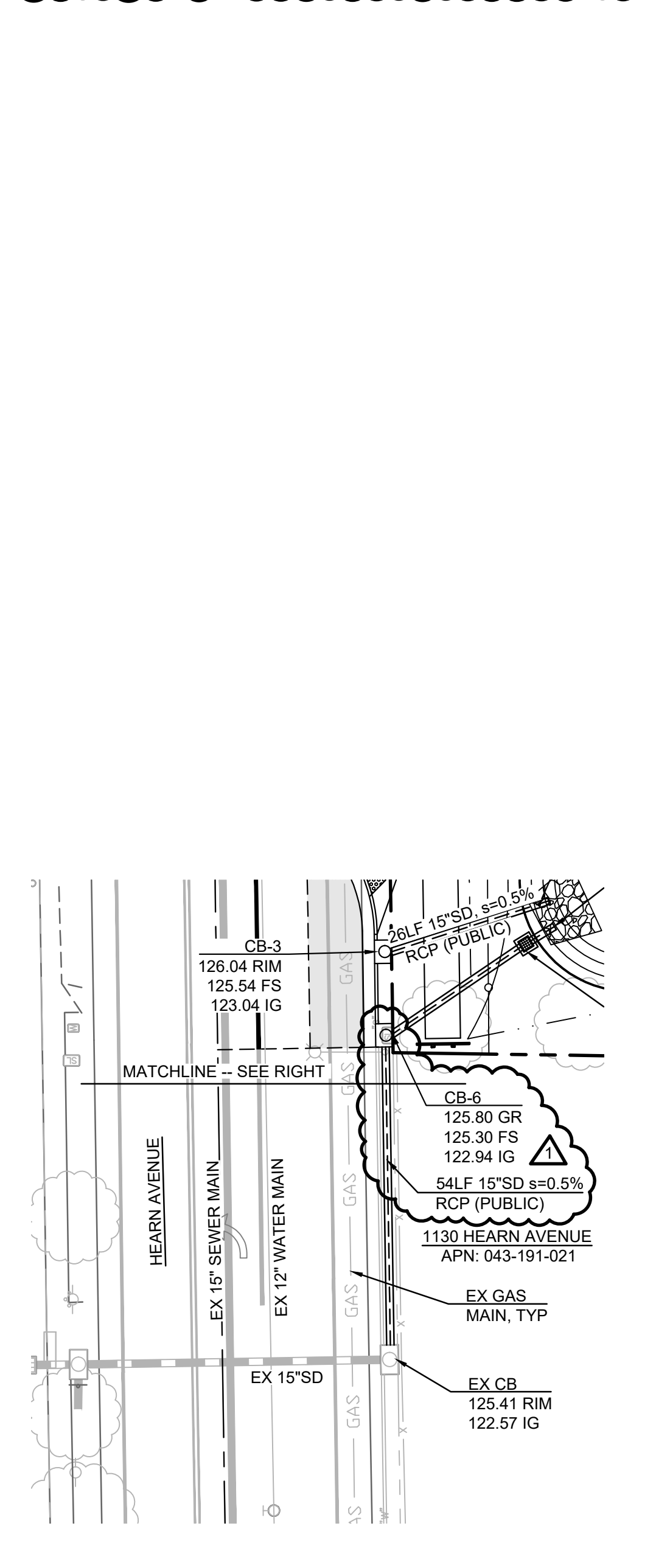
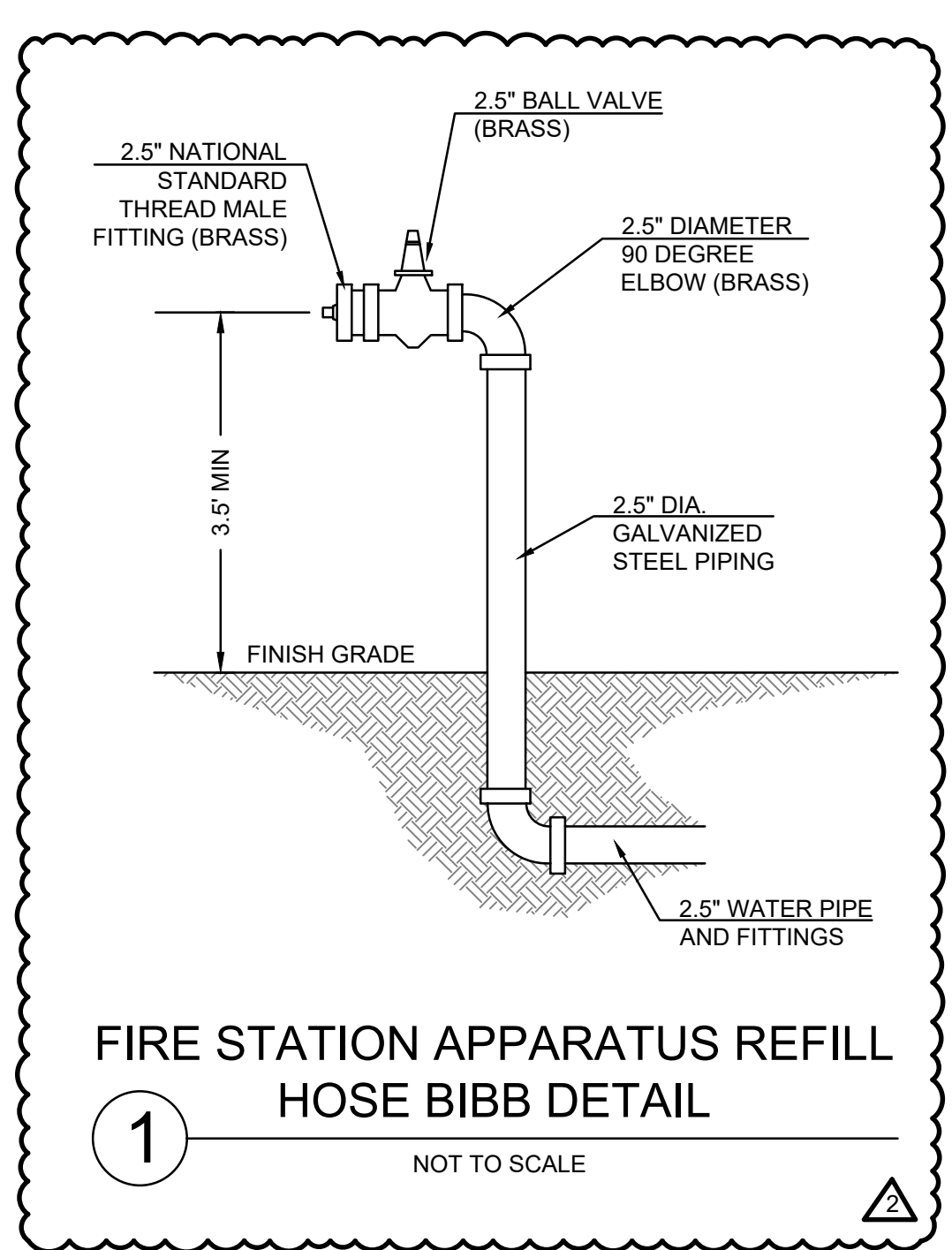
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NO	DATE	REVISION	RY
1	3/17/26	B2E-4047 - PLAN COMMENTS, RFI-SITE-00041	CSM
2	4/20/26	ADDRESS CITY PLAN CHECK COMMENTS #2	CSM

<u>SITE CROSS-SECTIONS</u>		HEARN COMMUNITY HUB - PHASE 1 976, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407 APN 043-191-018, 019 + 020
CHK BY:	CSM	
DATE:	12/18/2025	
DWN BY:	CSM	
SCALE:	1" = 10'	
CONTRACT NO. C02412		
SHEET 15 OF 23		
FILE NO. 2026-0001		

C4.6

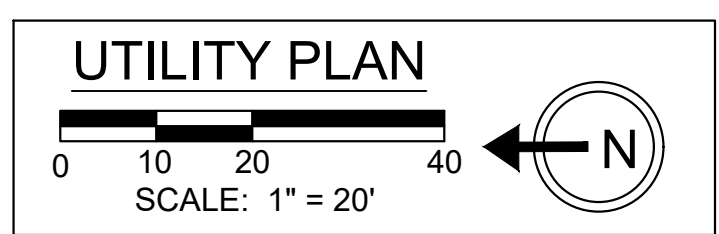


- ### KEY NOTES
- 1 DISCHARGE FOR PRIVATE SEWER FORCE LINE PER CITY STD 515
 - 2 SEWER LATERAL CLEANOUT PER CITY STD 513A
 - 3 SEWER MAIN CLEANOUT PER CITY STD 505
 - 4 16LF 12\"/>
 - 5 1500 GALLON SAND OIL SEPARATOR PER DETAIL 2, SHEET C6.1, 124.02 IG IN, 123.92 IG OUT
 - 6 2.5\"/>

- ### SEWER SCHEDULE
1. ALL 4-INCH SEWER LATERAL SHALL BE CONSTRUCTED EITHER PVC SDR-26, SDR-35 DUCTILE IRON, OR APPROVED EQUAL, CONFORMING TO CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
 2. ALL 4-INCH SEWER FORCE LATERALS SHALL BE CONSTRUCTED OF PVC SCH40, OR APPROVED EQUAL, CONFORMING TO CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
 3. SEWER PIPE SHALL MAINTAIN A MINIMUM PIPE COVER OF 18\"/>
 4. ALL DISTURBED AREAS SHALL BE COVERED WITH SEED AND STRAW IN ACCORDANCE WITH EROSION PREVENTION AND SEDIMENT CONTROL NOTES, SHEET C1.
 4. CONTRACTOR SHALL LOCATE EXISTING UTILITIES AT SEWER CROSSINGS AND CONFIRM ELEVATIONS AND CLEARANCES ARE IN ACCORDANCE WITH CITY OF SANTA ROSA DESIGN STANDARDS FOR SANITATION FACILITIES PRIOR TO INSTALLATION.
 5. CONTRACTOR SHALL LOCATE AND FIELD VERIFY EXISTING SEWER AT APPROXIMATE POINT OF CONNECTION AND COORDINATE WITH MOLL DESIGN + CONSULTING BEFORE STARTING CONSTRUCTION.
 6. A FIRE/SAFETY INSPECTION SHALL BE PERFORMED ON ALL WORK IDENTIFIED ON THIS MEMO BY THE FIRE DEPARTMENT BEFORE FINAL PER CFC CHAPTER 1-108

- ### WATER NOTES
1. ALL 2-INCH WATER SERVICE SHALL BE CONSTRUCTED USING POLYETHYLENE CONFORMING WITH ASTM D2737 STANDARDS AND CLASS 200.
 2. ALL 6-INCH FIRE LINE SHALL BE CONSTRUCTED USING POLYETHYLENE CONFORMING WITH ASTM D2737 STANDARDS AND CLASS 200.
 3. ALL 8 AND 12-INCH FIRE LINE SHALL BE CONSTRUCTED USING PVC C900 CL-235 (OR APPROVED EQUAL).
 4. ALL FIRE LINE FITTINGS SHALL BE DUCTILE IRON COMPLYING WITH AWWA C110 OR C153 STANDARDS.
 5. WATER SERVICE SHALL BE CONSTRUCTED PER CITY OF SANTA ROSA WATER STANDARDS.

- ### UTILITY NOTES
1. UTILITY POINTS OF CONNECTION SHALL BE COORDINATED WITH BUILDING ARCHITECT AND MOLL DESIGN BEFORE CONSTRUCTION.
 2. PROPOSED UTILITIES ARE PRIVATE UNLESS LABELED "PUBLIC"



REGISTERED PROFESSIONAL ENGINEER
CHAD S. MOLL
EXP 9/30/2026
No. C 79721
CIVIL
STATE OF CALIFORNIA

CITY OF SANTA ROSA
APPROVED

City of Santa Rosa

Permit No. B25-4047
Date: 12/18/2025
Review: Approved
Signature: [Signature]
Title: [Title]
Building Division Authorization Signature: [Signature]

CITY OF SANTA ROSA
APPROVED

City of Santa Rosa

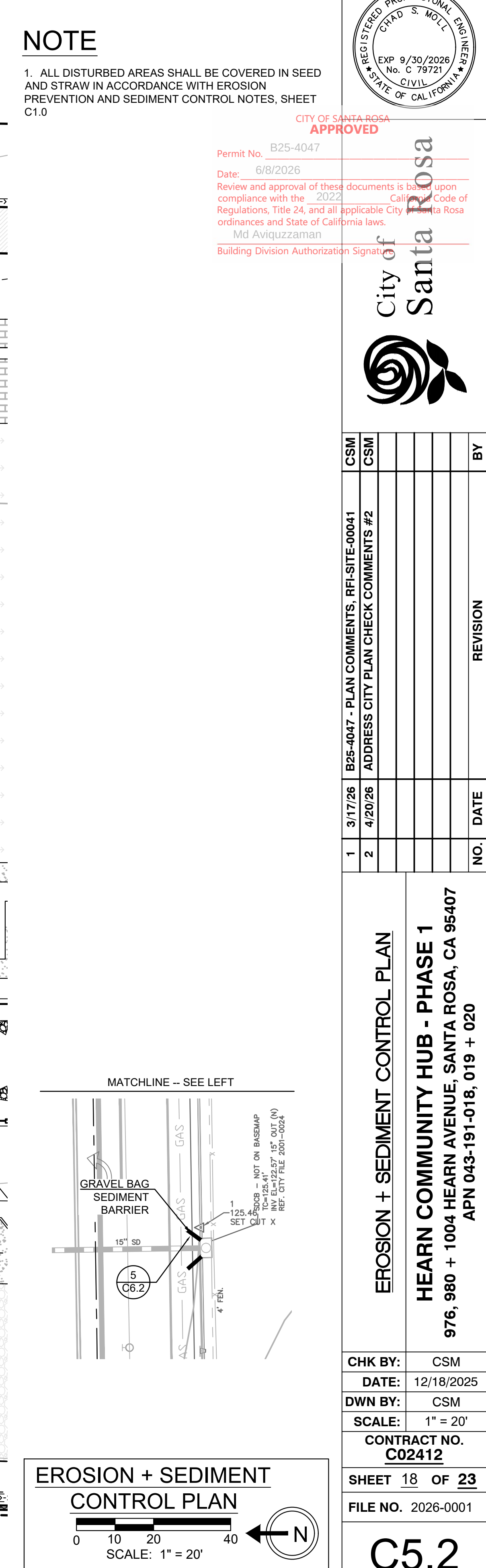
HEARN COMMUNITY HUB - PHASE 1
976, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407
APN 043-191-018, 019 + 020

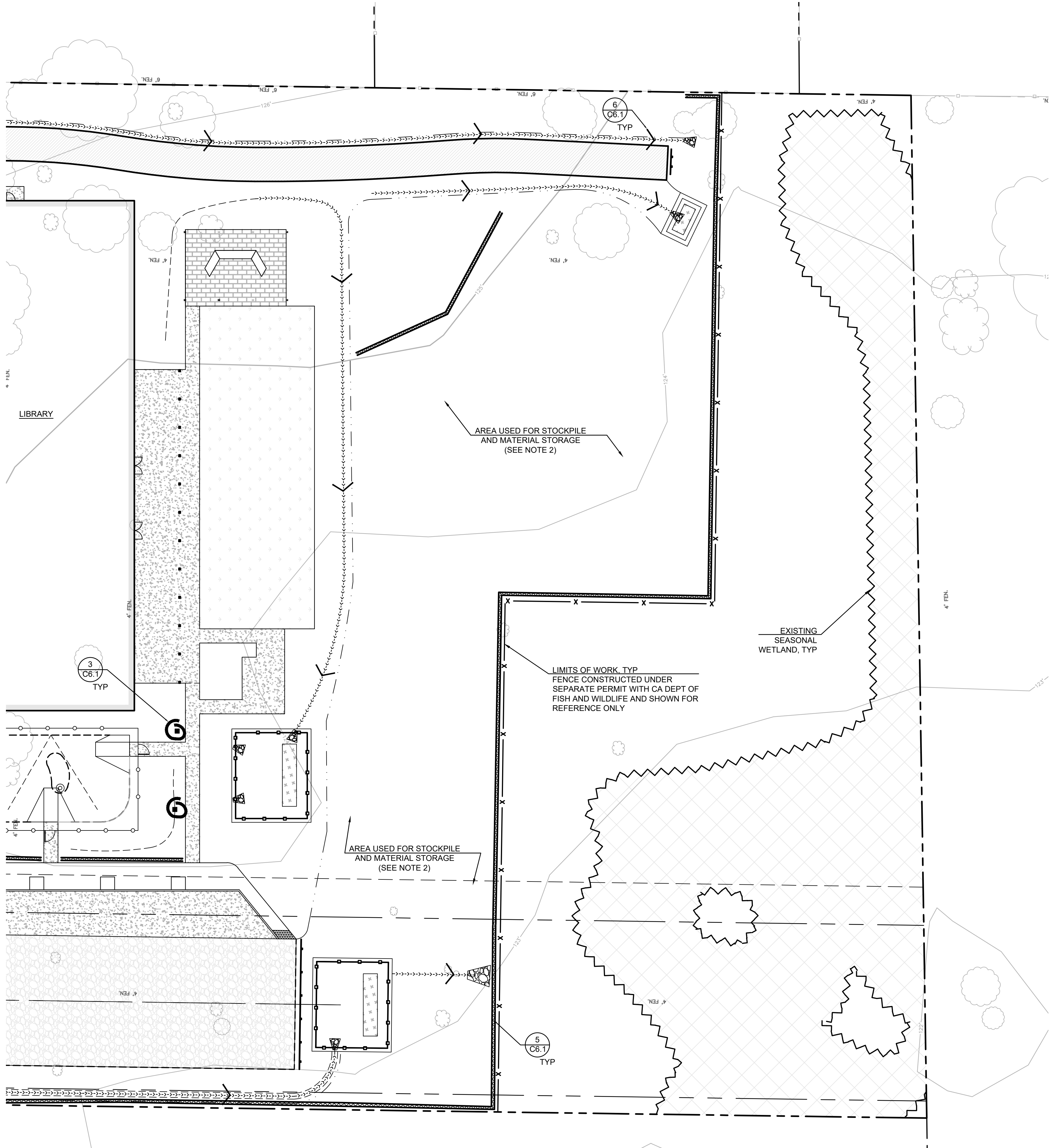
UTILITY PLAN

CHK BY: CSM
DATE: 12/18/2025
DWN BY: CSM
SCALE: 1" = 20'
CONTRACT NO. C02412
SHEET 16 OF 23
FILE NO. 2026-0001

C5.0

C5.1





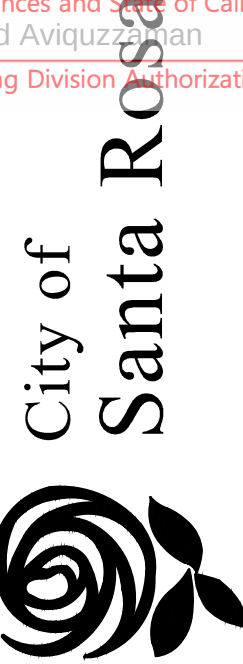
NOTE

1. ALL DISTURBED AREAS SHALL BE COVERED IN SEED AND STRAW IN ACCORDANCE WITH EROSION PREVENTION AND SEDIMENT CONTROL NOTES, SHEET C1.0
2. AREA DISTURBED FOR TEMPORARY CONSTRUCTION, STOCKPILE, AND MATERIAL STORAGE SHALL BE RESTORED AS CLOSE TO ORIGINAL CONDITION AS FEASIBLE.



CITY OF SANTA ROSA
APPROVED

Date: 12/18/2025
Review and signature of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.
Md Aviquez, City Engineer
Building Division Authorization Signature



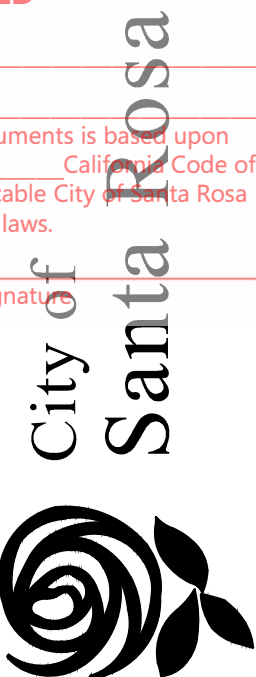
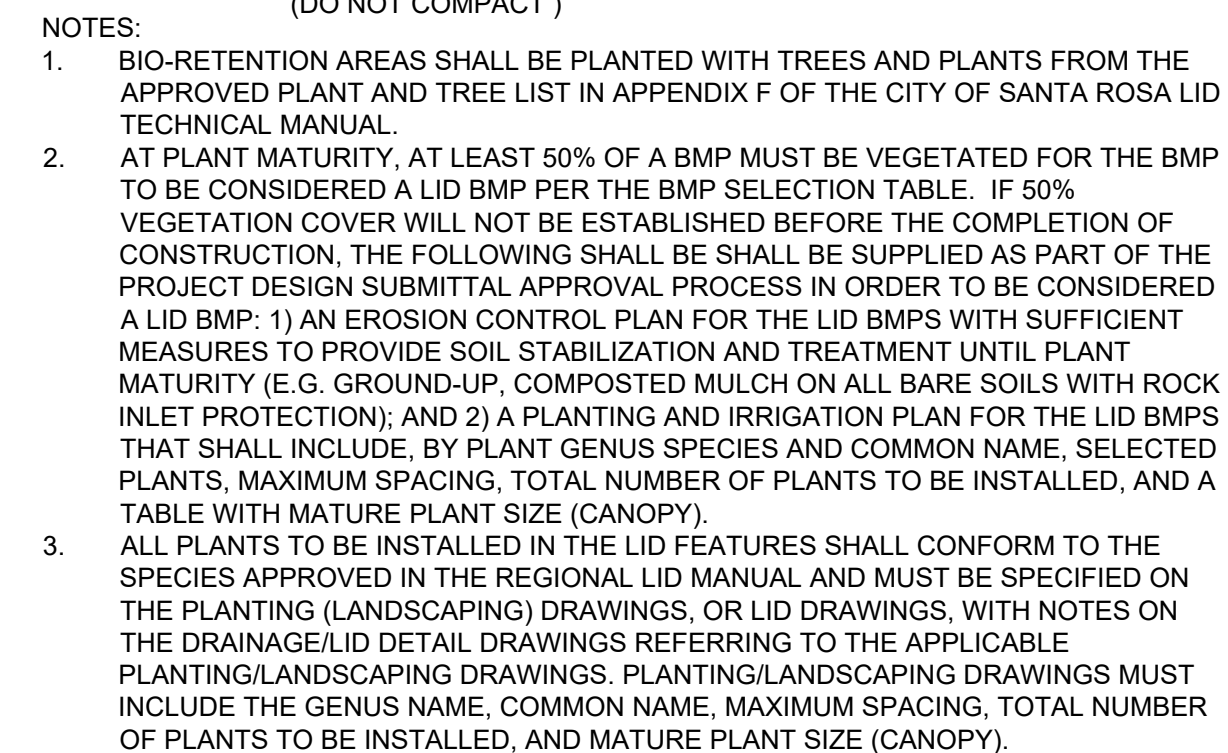
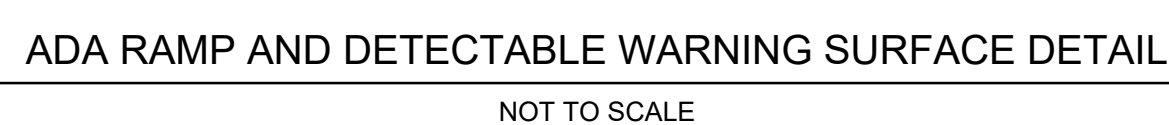
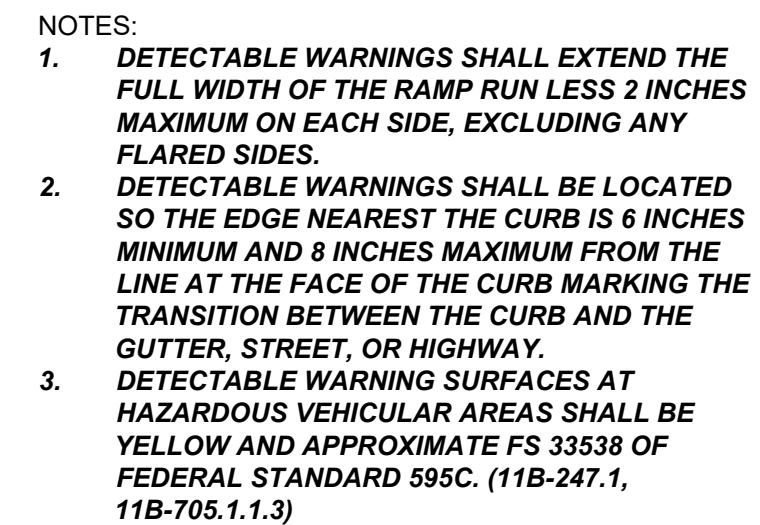
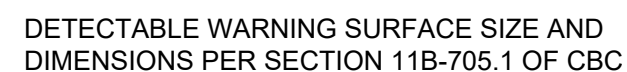
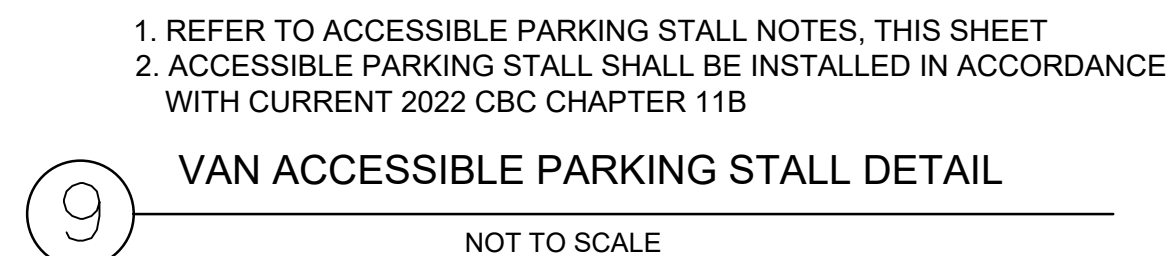
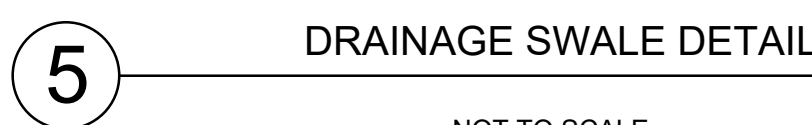
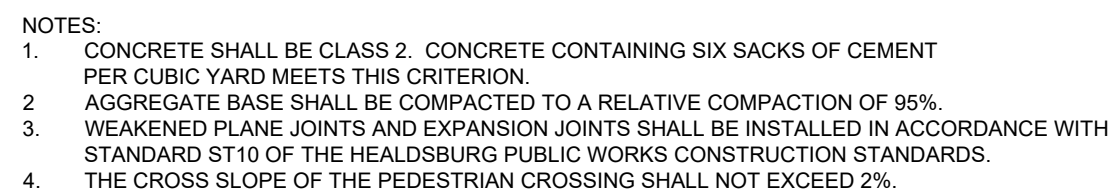
CSM	B25-4047 - PLAN COMMENTS, RF1-SITE-00041	3/17/26	NO.	DATE	REVISION	BY
CSM	ADDRESS CITY PLAN CHECK COMMENTS #2	4/20/26	2			

EROSION + SEDIMENT CONTROL PLAN

HEARN COMMUNITY HUB - PHASE 1
976, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407
APN 043-191-018, 019 + 020

CHK BY:	CSM
DATE:	12/18/2025
DWN BY:	CSM
SCALE:	1" = 20'
CONTRACT NO.	C02412
SHEET	19 OF 23
FILE NO.	2026-0001

C5.3

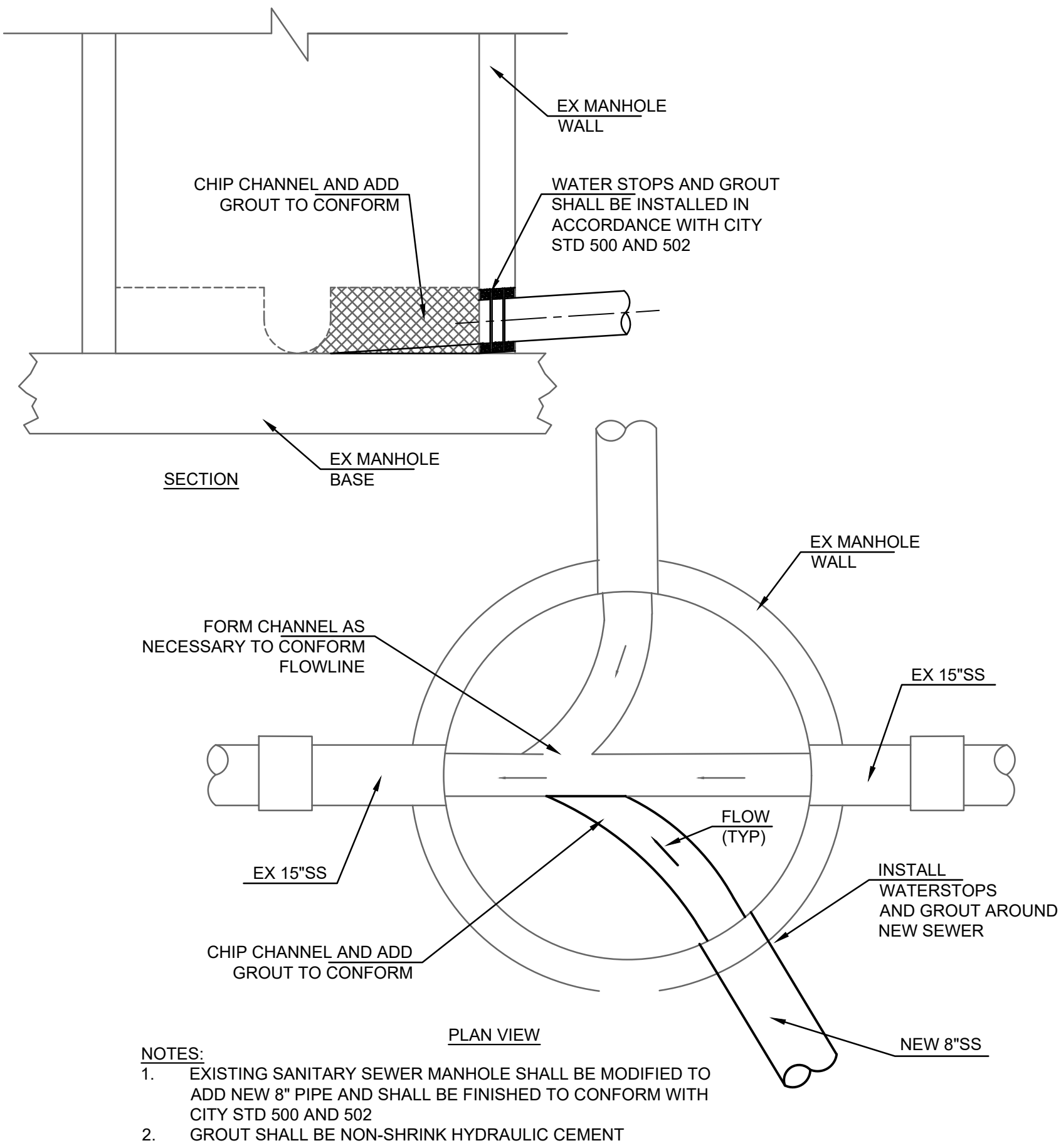
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CONSTRUCTION DETAILS

HEARN COMMUNITY HUB - PHASE 1
776, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407
APN 043-191-018, 019 + 020

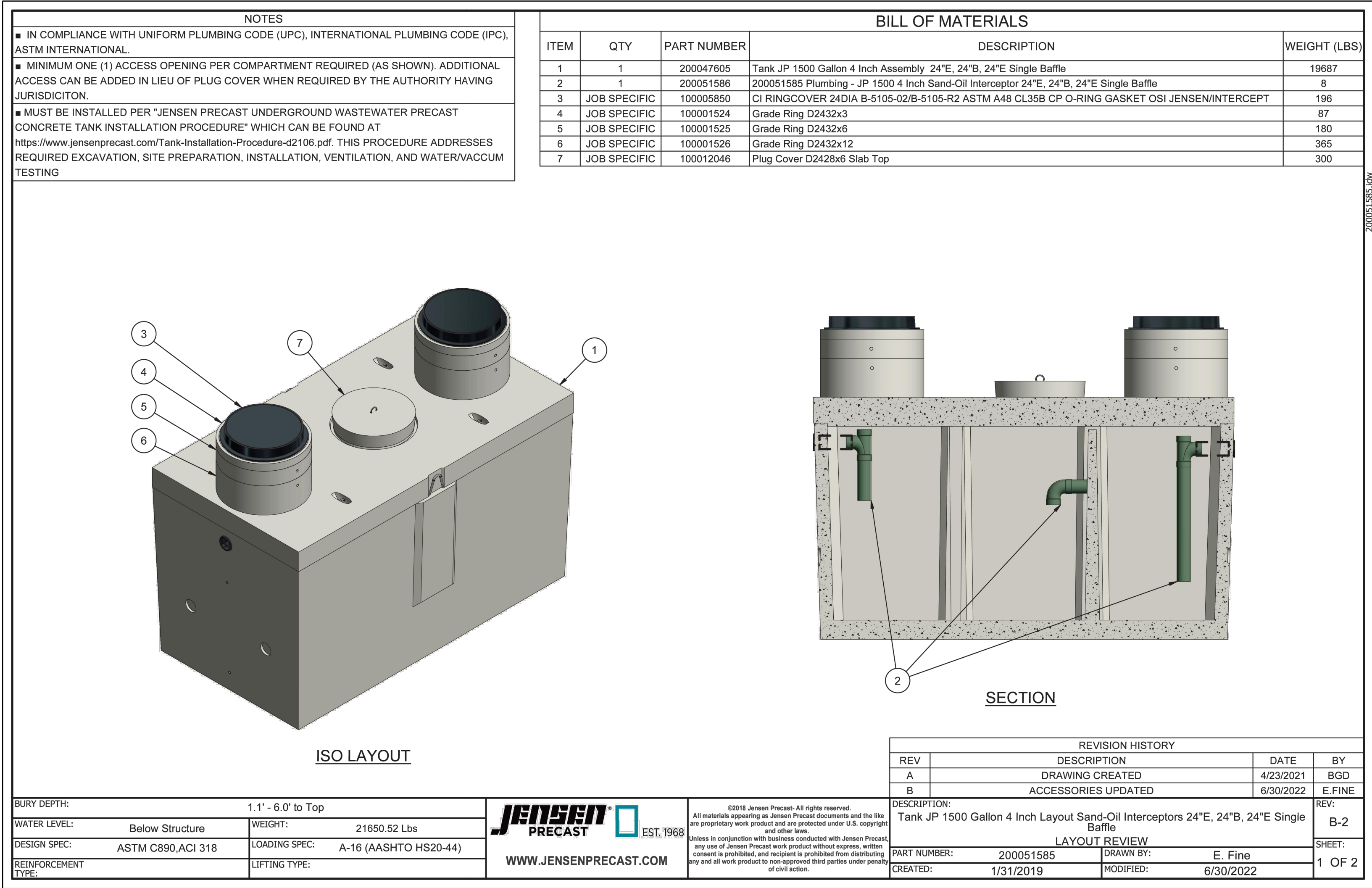
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SHEET <u>20</u> OF <u>23</u>	
FILE NO. 2026-0001	

C6.0



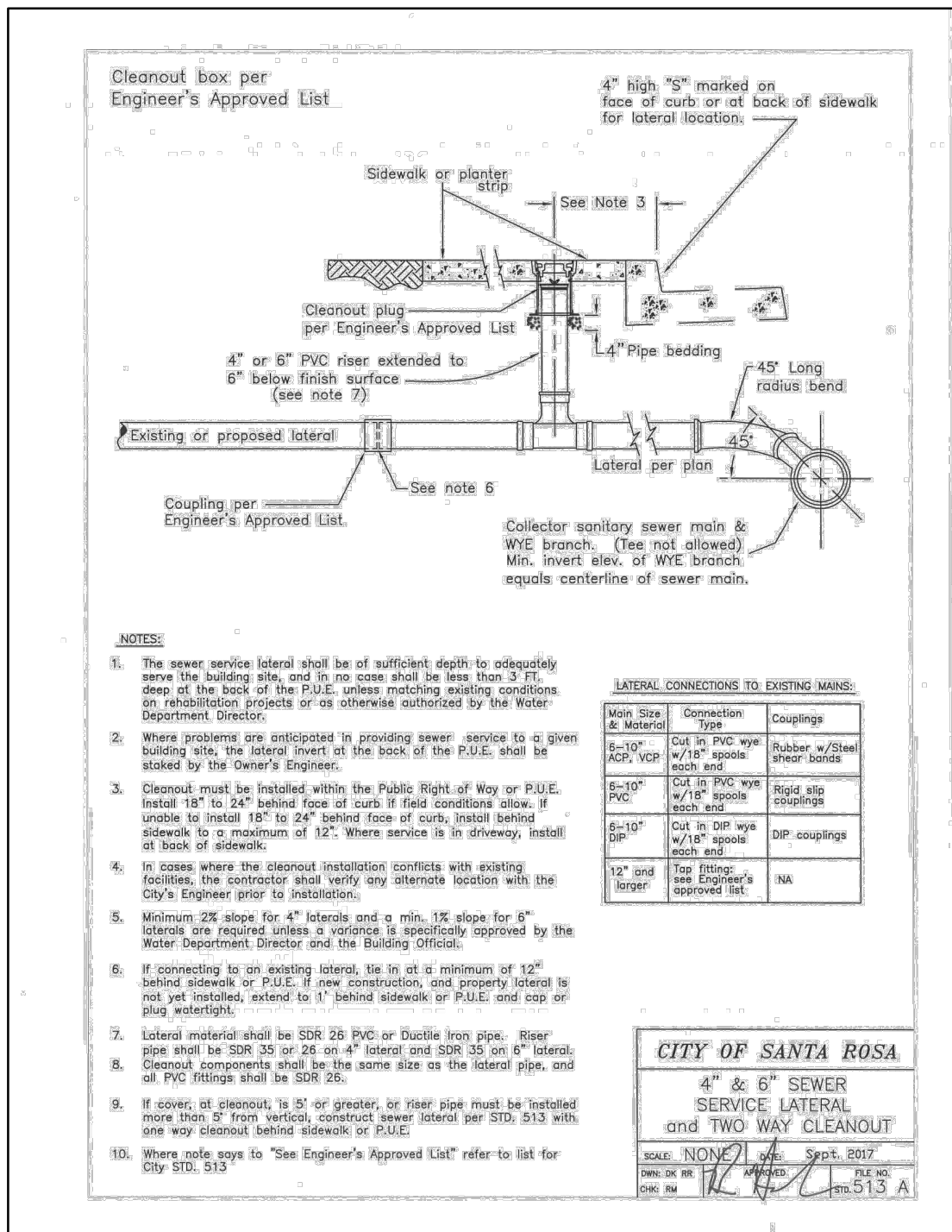
CONNECTION TO EXISTING SANITARY SEWER MANHOLE

NOT TO SCALE



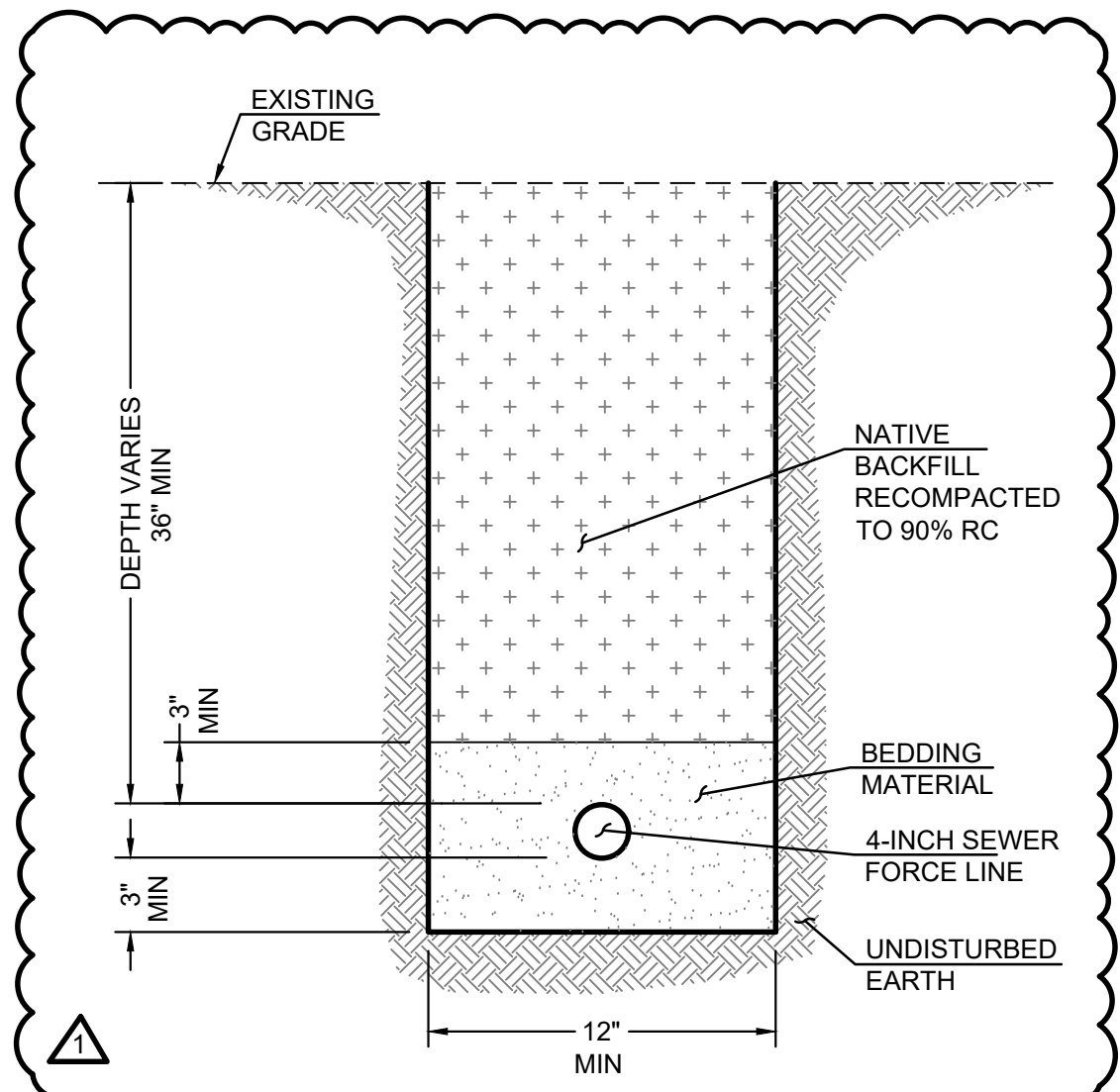
SAND OIL SEPARATOR DETAIL

NOT TO SCALE



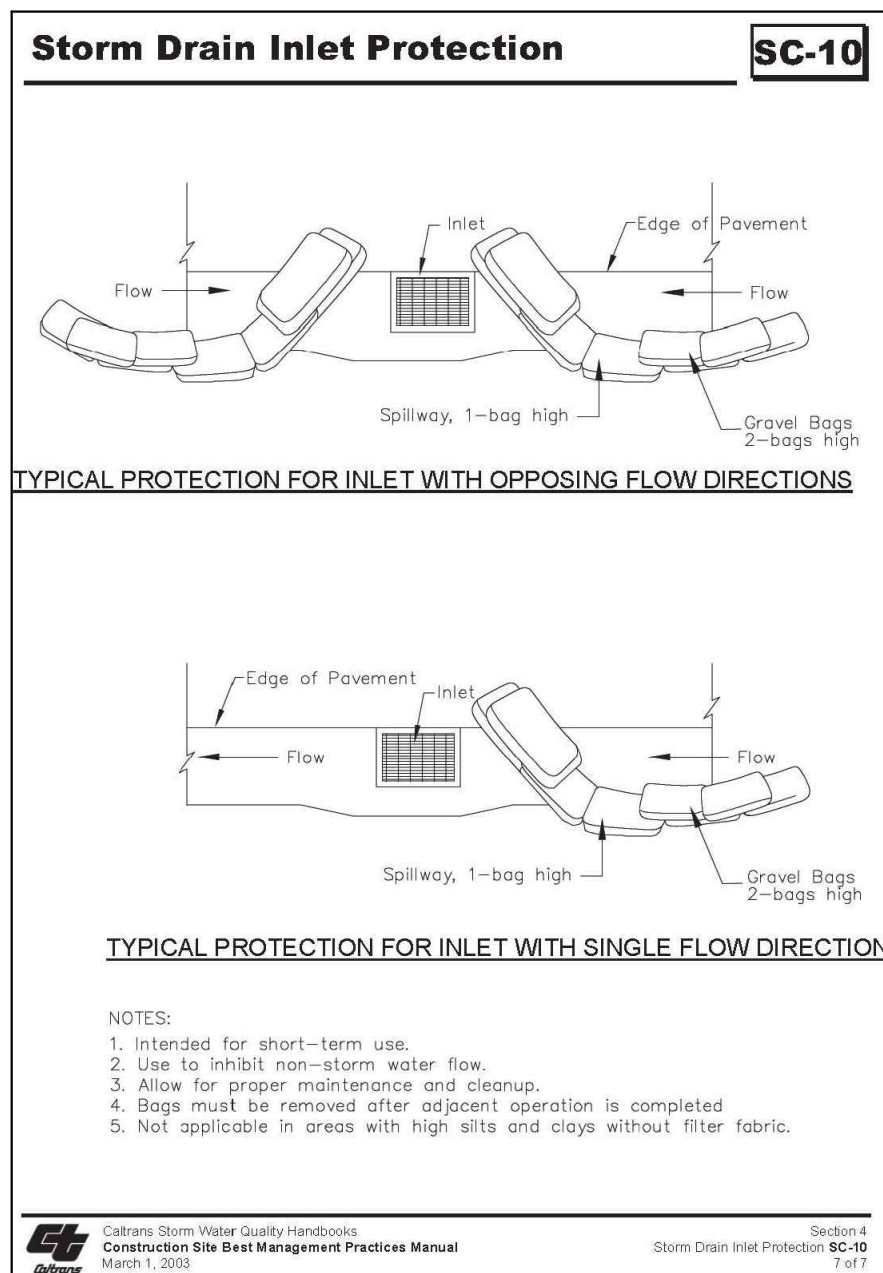
SEWER CLEANOUT DETAIL

NOT TO SCALE



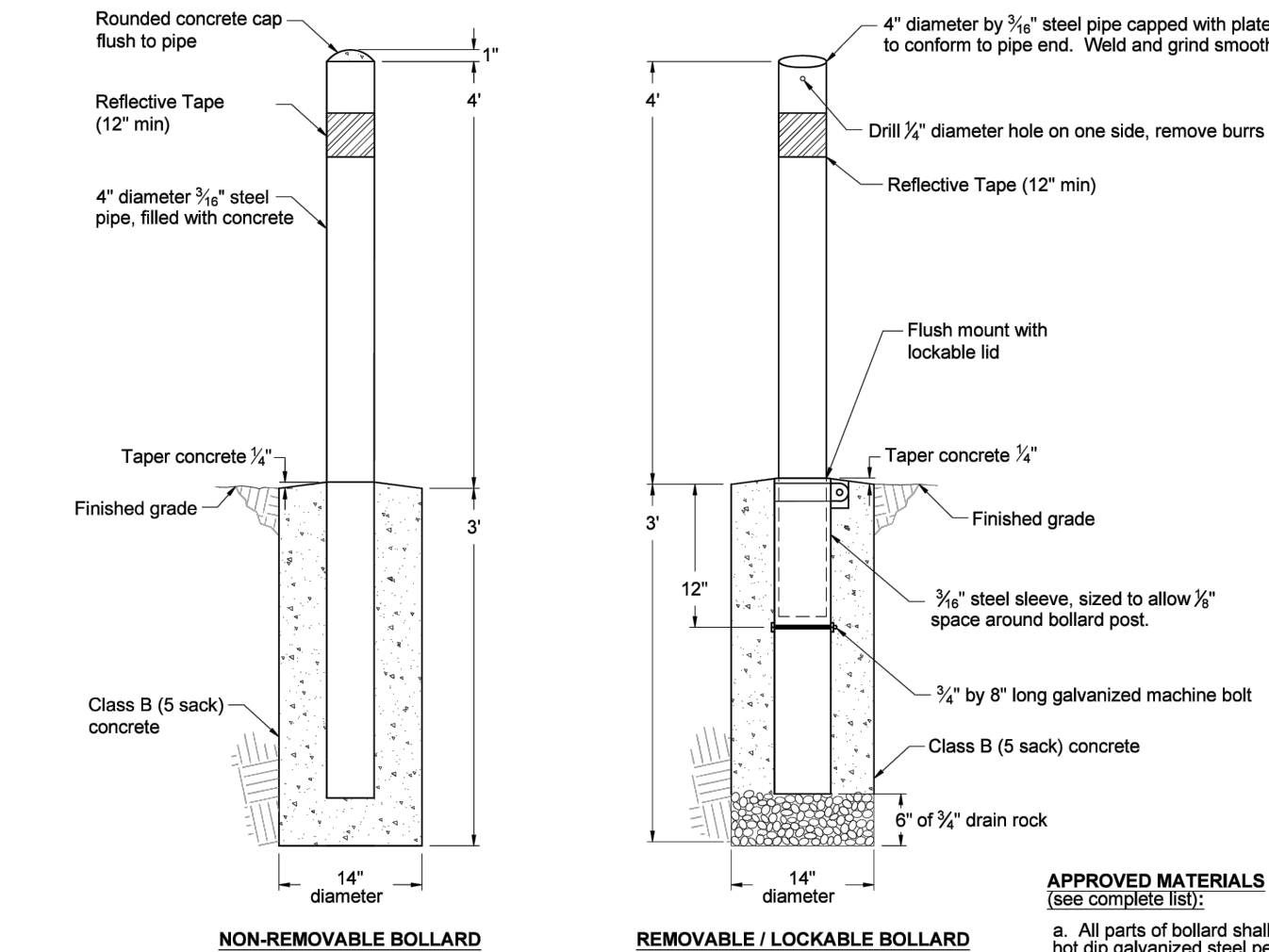
SEWER FORCE LINE TRENCH DETAIL

NOT TO SCALE



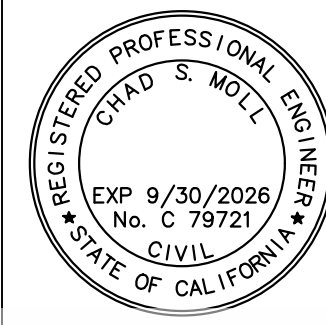
DRAIN INLET PROTECTION DETAIL

NOT TO SCALE



REMOVABLE BOLLARD DETAIL

NOT TO SCALE



CITY OF SANTA ROSA
APPROVED
Permit No. B25-4047
Date: 6/8/2026
Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.
Md Aviquzzaman
Building Division Authorization Signature

CSM	CSM	BY
B25-4047 - PLAN COMMENTS, RFI-SITE-00041	ADDRESS CITY PLAN CHECK COMMENTS #2	
1	3/17/26	DATE
2	4/20/26	DATE
		NO.

CONSTRUCTION DETAILS
HEARN COMMUNITY HUB - PHASE 1
976, 980 + 1004 HEARN AVENUE, SANTA ROSA, CA 95407
APN 043-191-018, 019 + 020

CHK BY:	CSM
DATE:	12/18/2025
DWN BY:	CSM
SCALE:	NTS
CONTRACT NO.	C02412
SHEET	22 OF 23
FILE NO.	2026-0001

C6.2

C6.3

C FOUNDATION NOTES

1. ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE:

SHALLOW FOOTINGS:
DEAD LOAD + LIVE LOAD = 2,000 PSF
DEAD LOAD + LIVE LOAD + LATERAL = 2,667 PSF

2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE GEOTECHNICAL REPORT NOTED BELOW, AND CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILL AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. ENGINEERED FILL TO BE COMPACTED PER GEOTECHNICAL REPORT. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED BY GEOTECHNICAL ENGINEER. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER-EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE. GEOTECHNICAL REPORT BY:

AJD AND ASSOCIATES, INC
REPORT NO. A86.01
DATED: JULY 25, 2025

3. WHERE BOTTOM OF ADJACENT FOOTINGS ARE DIFFERENT PROVIDE STEPPED FOOTING PER 12S1.1
4. AT WOOD SILL PLATES, USE 5/8" DIAMETER ANCHOR BOLTS (AB) AT 48"oc UNLESS OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" (EXCLUDING CURB) UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.

5. TYPICAL SLAB: 5" CONCRETE REINFORCED WITH #4 @ 16"oc EACH WAY AT MID-DEPTH OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 4" MINIMUM FREE DRAINING COMPACTED CRUSHED ROCK ON SUBGRADE PER THE GEOTECHNICAL RECOMMENDATIONS, AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.

6. REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR DEPRESSED SLABS FOR ARCHITECTURAL FLOORING OR INSERTS, SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB. SEE 6S1.1 & 7S1.1 AT DEPRESSED SLAB & 3S1.1 FOR PIPES AND CONDUITS.

7. PROVIDE CONTROL JOINTS PER 5S1.1 (OR CONSTRUCTION/DOWEL JOINTS AT CONTRACTOR'S OPTION) AS SHOWN ON PLAN AND AS REQUIRED TO MEET A MAXIMUM SPACING IN FEET OF 3 TIMES THE SLAB DEPTH IN INCHES (FOR EXAMPLE 3x4" = 12'-0"oc MAX) AND 15'-0"oc MAX. INSTALL JOINTS TO DIVIDE SLAB INTO RECTANGULAR AREAS WITH LONG DIMENSION LESS THAN 1.5 x SHORT DIMENSION. INSTALL JOINTS AT FACE OF STUDS OF WALL WHERE POSSIBLE. SUBMIT JOINT LAYOUT PLAN FOR REVIEW PRIOR TO PLACEMENT.

8. FORMWORK STAKES ARE NOT PERMITTED WITHIN CONCRETE PLACEMENTS. IF REQUIRED, PROVIDE STEEL STAKES SLEEVED WITH PLASTIC PIPE OR SOLID PLASTIC STAKES; WOOD STAKES NOT PERMITTED. FLUSH CUT SLEEVE OR STAKE AND FILL SLEEVES IMMEDIATELY WITH GROUT. WHERE STAKES PENETRATE VAPOR RETARDER, TAPE OR SEAL PER MANUFACTURER'S RECOMMENDATIONS.

9. TOP OF FOOTING ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR BASED ON INFORMATION FROM THE CIVIL DRAWINGS, GEOTECHNICAL REPORT, LANDSCAPE, ETC.

B GENERAL NOTES

1. REFER TO SHEETS S1.1, S1.2, S1.3 AND S1.4 FOR STANDARD DETAILS OF CONSTRUCTION. REFER TO THE PROJECT SPECIFICATIONS FOR MATERIALS AND METHODS.

2. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO COMMENCING WORK.

3. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.

4. DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.

5. REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK SLABS AND DIMENSIONS.

6. COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND SITE UTILITY SYSTEMS WITH THE STRUCTURAL SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. USE DETAILS ON SHEETS S1.1 THROUGH S1.4 AT CONDITIONS WHERE THESE DETAILS DO NOT APPEAR TO APPLY. NOTIFY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. AT CONDITIONS WHERE FIELD MODIFICATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, OR SITE UTILITIES AFFECT STRUCTURAL SYSTEMS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

7. VERIFY WEIGHTS AND LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL ENGINEER PRIOR TO PLACEMENT. UNITS EXCEEDING WEIGHT NOTED ON PLANS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY MECHANICAL UNIT SIZES AND WEIGHTS AS INSTALLED PRIOR TO INSTALLATION OF ADDITIONAL FRAMING TO ENSURE CORRECT PLACEMENT UNDER CURBS, ETC. SEE 6S1.4.

8. SHORING, SCAFFOLDING, AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENGAGE A LICENSED CIVIL OR STRUCTURAL ENGINEER TO PROVIDE SHORING.

9. SPECIAL INSPECTIONS ARE REQUIRED PER D/S0.2 AND THE TESTING AND INSPECTION FORM.

10. STRUCTURAL OBSERVATION PER CBC SECTION 1704.6 IS REQUIRED. NOTIFY ZFA FOR GENERAL ON SITE REVIEW OF:

- MINIMUM FOOTING SIZE AND REINFORCING STEEL.
- WOOD SHEAR WALLS, SHEAR PANELS AND FLOOR/ROOF DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORAGE AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.
- STRUCTURAL WOOD FRAMING.

NOTIFY ZFA FOR REVIEW PRIOR TO COVERING ABOVE LISTED WORK. PROVIDE 2 WORKING DAYS MINIMUM SCHEDULING NOTICE PRIOR TO REVIEW DATE. ZFA SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION IF THE AUTHORITY HAVING JURISDICTION OR OWNER REQUIRES A FINAL GENERAL CONFORMANCE LETTER. ALL STRUCTURAL CONSTRUCTION DEVIATIONS OBSERVED DURING SITE VISITS SHALL BE RESOLVED AND COPIES OF ALL SPECIAL INSPECTIONS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CONFORMANCE LETTER.

11. SUBMIT ENGINEERING FOR DEFERRED APPROVAL ITEMS TO ARCHITECT/ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED OR INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED APPROVAL ITEMS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER TO ACCOMMODATE HORIZONTAL AND VERTICAL MOVEMENTS AS NOTED IN STRUCTURAL DRAWINGS. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE DIMENSIONS AND DETAILS SHOWN ON THE SHOP DRAWINGS PRIOR TO SUBMITTAL. MANUFACTURER TO PROVIDE DRAWINGS AND CALCULATIONS DESIGNED IN ACCORDANCE WITH THE CBC AND SPECIFICATIONS, PREPARED AND SIGNED BY A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS, UNLESS NOTED OTHERWISE:

- A. MANUFACTURED ROOF TRUSSES.

- B. MASS TIMBER CLT ROOF PANELS, GLB BEAMS, AND GLB COLUMNS

- C. STORE FRONT, CURTAIN WALL, GLAZING AND SKYLIGHT SYSTEMS: INCLUDE ATTACHMENTS TO STRUCTURE.

- D. FIRE SPRINKLERS, INCLUDING SEISMIC BRACING AND HANGERS FOR PIPING 2 1/2" OR GREATER. TO BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED MECHANICAL ENGINEER.

A DESIGN CRITERIA

DESIGN CRITERIA:
FLOOR LIVE LOAD:
ROOF LIVE LOAD:
FUTURE SOLAR:
RISK CATEGORY:
WIND DATA:

2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
60 PSF (REDUCIBLE) + 15 PSF PARTITION
20 PSF (REDUCIBLE)
3 PSF
III
ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 99

WIND EXPOSURE: C
INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±0.18
COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-16" DESIGN STANDARD

SEISMIC IMPORTANCE FACTOR, I_p: 1.25
MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_{DS} = 1.999; S₁ = 0.767
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 1.333; S₁ = 1.304
SEISMIC DESIGN CATEGORY: E
SEISMIC FORCE RESISTING SYSTEM(S): WOOD FRAMED SHEAR WALLS (WSW), ORDINARY CANTILEVER COLUMNS (OCC)
RESPONSE MODIFICATION FACTOR(S): R = 6.5 (WSW), R = 1.25 (OCC)
DESIGN BASE SHEAR: 153.2k (ULT)
SEISMIC RESPONSE COEFFICIENT(S), C_s = 0.256 (WSW,ULTIMATE)
C_s = 1.333 (OCC,ULTIMATE)
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

MAXIMUM ANTICIPATED STORY DRIFT = 0.015 X HEIGHT
PROVIDE DEFORMATION COMPATIBILITY PER ASCE 7 SECTION 12.12.5 FOR NON-STRUCTURAL ITEMS, INCLUDING CLADDING, GLAZING, ETC.

SCOPE: NEW 1-STORY WOOD-FRAMED BUILDING WITH MASS TIMBER VAULTED ROOF. STAND-ALONE PAVILION CANOPY STRUCTURE FRAMED WITH STEEL ORDINARY CANTILEVER COLUMNS.

ABBREVIATIONS			
AB	ANCHOR BOLT	FTG	FOOTING
ABV	ABOVE	GA	GAGE OR GAUGE
AC	AIR CONDITIONING	GALV	GALVANIZED
ADJ	ADJACENT	GBL	GRADE BEAM
ADDL	ADDITIONAL	GL	GRIDLINE
ALT	ALTERNATE	GLB	GLUE LAMINATED BEAM
ALUM	ALUMINUM	GR	GRADE
ARCH	ARCHITECT	HD	HOLD DOWN
AYC	ALASKAN YELLOW CEDAR	HIS	HOT-DIP GALVANIZED
@	AT	HDR	HEADER
BLDG	BRACED FRAME BUILDING	HGR	HANGER
BLK/BLKG	BLACK/BLACKING	HK	HOOK
BLW	BELOW	HORIZ	HORIZONTAL
BM	BEAM	HSB	HIGH STRENGTH BOLT
BN	BOUNDARY NAIL	HSG	HIGH STRENGTH GROUT
BOT	BOTTOM	HSR	HORIZONTAL SLOTTED
BRG	BEARING	HSS	HOLLOW STRUCTURAL
BTWN	BETWEEN	HT	HEIGHT
BU	BUILT-UP	HT	HEIGHT
BYND	BEYOND	HT	HEIGHT
C	AMERICAN STANDARD CHANNEL	HT	HEIGHT
CA	CALIFORNIA	HT	HEIGHT
CANT	CANTILEVER	HT	HEIGHT
CB	CARRIAGE BOLT	HT	HEIGHT
CFS	COLD FORMED STEEL	HT	HEIGHT
CIP	CAST IN PLACE	HT	HEIGHT
CGL	CERTIFIED GLUED LUMBER	HT	HEIGHT
CJ	CONTROL JOINT	HT	HEIGHT
C/P	CENTERLINE	HT	HEIGHT
CL	COMPLETE JOINT	HT	HEIGHT
CLG	CEILING	HT	HEIGHT
CLR	CLEAR	HT	HEIGHT
CLT	CROSS LAMINATED TIMBER	HT	HEIGHT
COL	COLUMN	HT	HEIGHT
CONC	CONCRETE	HT	HEIGHT
CONN	CONNECTION	HT	HEIGHT
CONT	CONTINUOUS	HT	HEIGHT
COORD	COORDINATE	HT	HEIGHT
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT
CSK	COUNTERSINK	HT	HEIGHT
CW	CUT WASH	HT	HEIGHT
DBA	DEFORMED BAR ANCHOR	HT	HEIGHT
DBL	DOUBLE	HT	HEIGHT
DCW	DEMAND CRITICAL WELD	HT	HEIGHT
DF	DOUGLAS FIR	HT	HEIGHT
DIA or Ø	DIAMETER	HT	HEIGHT
DIAG	DIAGONAL	HT	HEIGHT
DM	DIMENSION	HT	HEIGHT
DIST	DISTANCE	HT	HEIGHT
DJ	DOWEL JOINT	HT	HEIGHT
DL	DEAD LOAD	HT	HEIGHT
DO	DITTO	HT	HEIGHT
DWG	DRAWING	HT	HEIGHT
DWL	DOWEL	HT	HEIGHT
EA	EACH	HT	HEIGHT
EE	EACH END	HT	HEIGHT
EF	EACH FACE	HT	HEIGHT
ELEV	ELEVATION/ELEVATION	HT	HEIGHT
EQ	EQUIPMENT	HT	HEIGHT
EQUIP	EQUIPMENT	HT	HEIGHT
EMBED	EMBEDMENT	HT	HEIGHT
ES	EACH SIDE	HT	HEIGHT
EW	EACH WAY	HT	HEIGHT
EXP	EXPANSION	HT	HEIGHT
EXT	EXTERIOR	HT	HEIGHT
FDN	FOUNDATION	HT	HEIGHT
FN	FINISH	HT	HEIGHT
FLR	FLOOR	HT	HEIGHT
FLR	FLOOR	HT	HEIGHT
FN	FACE NAIL	HT	HEIGHT
FOC	FACE OF CONCRETE	HT	HEIGHT
FOM	FACE OF MASONRY	HT	HEIGHT
FOS	FACE OF STUD	HT	HEIGHT
FRMG	FRAMING	HT	HEIGHT
FS	FAR SIDE	HT	HEIGHT

SHEET INDEX

S0.1	GENERAL NOTES AND SPECIFICATIONS
S0.2	GENERAL NOTES AND SPECIFICATIONS
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S1.2	TYPICAL CONCRETE DETAILS
S1.3	TYPICAL WOOD DETAILS
S1.4	TYPICAL WOOD DETAILS
S1.5	TYPICAL WOOD DETAILS
S1.6	MANUFACTURED LUMBER DETAILS
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S2.3	PLAN SHEET NOTES
S2.4	SITE STRUCTURES FOUNDATION AND FRAMING PLANS
S3.1	ELEVATIONS & SCHEDULES
S3.2	ELEVATIONS & SCHEDULES
S3.3	IMAGINATION TOWER FRAMING
S3.4	SCHEMATIC 3D VIEWS
S4.1	FOUNDATION DETAILS

JAYSON ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysnarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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

Signed: Kevin G. Zucco

Building Division Authorization Signature

SWINERTON

ZFA STRUCTURAL ENGINEERS

250 d street | suite 200 zfa.com
santa rosa ca 95404 707.525.0892
zfa job no. 24396 copyright © 2025



12/31/2025
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OWNER

CITY OF SANTA ROSA

PROJECT

HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

GENERAL NOTES AND SPECIFICATIONS

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE 10/31/2025
SCALE As indicated
INTERNAL JOB NO. 24396
FILE NO. TBD
CONTRACT NO. (PID) C02412

SHEET NUMBER

S0.1

I MANUFACTURED I-JOIST NOTES

- IJ = BUILT-UP "I" SHAPED WOOD JOIST WITH PLYWOOD OR OSB WEB.
- JOISTS ARE PER PLAN. PROVIDE "ITS" HANGERS AT FLOOR FRAMING AND "IUS" HANGERS AT ROOF FRAMING UNLESS NOTED OTHERWISE. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE WITH MAX NAILING UNLESS NOTED OTHERWISE.
- ALTERNATE FRAMING CAN BE SUBMITTED FOR SUBSTITUTION REVIEW AS AN EXTRA SERVICES ITEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF INVESTIGATING AND REVIEWING THE ADEQUACY AND/OR ACCEPTABILITY OF SUCH SUBSTITUTION, INCLUDING ANY REQUIRED REVISIONS TO DRAWINGS AND SPECIFICATIONS.
- IJ SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. WEB STIFFENERS AND WEB FILLERS SHALL BE PROVIDED AND INSTALLED PER IJ AND JOIST HANGER MANUFACTURER'S REQUIREMENTS AND 3/S1.7.
- NO MODIFICATIONS ARE PERMITTED TO I-JOIST TOP AND BOTTOM CHORDS, DO NOT CUT. OPENINGS THROUGH I-JOIST WEBS ARE PERMITTED AS INDICATED PER 1/S1.7.
- BLOCKING AT I-JOIST SHALL BE INSTALLED PER 2/S1.7.
- AT ROOF IJ PROVIDE BRIDGING (OR FULL DEPTH BLOCKING) AT 8'-0"oc MAX AND WITHIN 12" OF HANGER EACH END. SEE BRIDGING DETAIL 1/S1.7.

J MATERIAL DATA

(INFORMATION SHOWN IS FOR STRUCTURAL DESIGN REFERENCE ONLY. SEE THE PROJECT SPECIFICATIONS FOR ALL MATERIAL SPECIFICATIONS.)

CONCRETE 28-DAY MINIMUM DESIGN STRENGTH:

F_c = 3,000 PSI FOUNDATIONS
 F_c = 3,000 PSI INTERIOR SLAB ON GRADE

UNDER SLAB WATER VAPOR RETARDER: VAPOR RETARDER SHEET TO BE ASTM E1745 CLASS A; 15 MIL, SINGLE PLY EXTRUDED POLYOLEFIN; PERMEANCE NO GREATER THAN 0.01 U.S. PERMS PER ASTM E154, ASTM E96 PROCEDURE B OR ASTM F1249.

REINFORCING STEEL:
ASTM A615 GRADE 60 OR A706 GRADE 60 (F_y = 60,000 PSI)

STRUCTURAL STEEL (UNO):
W SHAPES - ASTM A992 (F_y = 50,000 PSI)
ANGLES, CHANNELS, AND PLATES - ASTM A36 (F_y = 36,000 PSI)
RECTANGULAR HSS - ASTM A500 GRADE C (F_y = 50,000 PSI)
ROUND HSS - ASTM A500 GRADE C (F_y = 50,000 PSI)
PIPES - ASTM A53 GRADE B (F_y = 35,000 PSI)

FASTENERS:
MACHINE BOLTS - ASTM A307 GRADE A
HIGH STRENGTH BOLTS - ASTM F3125 GRADE A325 OR F1852 UNO
ANCHOR RODS - ASTM F1554 GR. 36 UNO
ARC-WELDING ELECTRODES - E70

WOOD BASE DESIGN STRESSES (UNO):

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	F_b (PSI)	F_v (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	1.6×10^6
6x BEAMS	DOUGLAS FIR - #1	1350	170	1.6×10^6
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	1.7×10^6
2x JOISTS, RAFTERS	DOUGLAS FIR - #2	900	180	1.6×10^6
⌀ MATERIAL	DOUGLAS FIR - #2	900	180	1.6×10^6
2x STUDS	DOUGLAS FIR - #2	900	180	1.6×10^6

GLUE-LAMINATED WOOD DESIGN STRESSES:
 F_b = 2,400 PSI, F_v = 265 PSI FOR SIMPLE SPAN BEAMS.

MANUFACTURED WOOD PRODUCTS:
LVL (JOISTS) F_b = 2,600 PSI E = 2.0×10^6 PSI
LSL (BLOCKING, LEDGERS) F_b = 1,700 PSI E = 1.3×10^6 PSI
PSL (BEAMS, JOISTS) F_b = 2,900 PSI E = 2.2×10^6 PSI
PSL (POSTS) F_b = 2,500 PSI E = 1.8×10^6 PSI (PARALLEL)

FOR METAL CONNECTOR DESIGNATION REFER TO SIMPSON STRONG-TIE PER SPECIFICATIONS.

G MANUFACTURED ROOF TRUSS NOTES

- MANUFACTURED ROOF TRUSSES ARE AT 24"oc UNO.
- REFER TO PLAN FOR ROOF TRUSS TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR SHAPE, OVERHANG, DIMENSIONS, SLOPES, SPAN, DRAINAGE, ETC. LOCATION OF BEARING POINTS ARE AS INDICATED ON THE DRAWINGS.
- MANUFACTURER SHALL PROVIDE THE FOLLOWING: TRUSS CALCULATIONS AND TRUSS DESIGN DRAWINGS (INCLUDING TRUSS LAYOUT PLAN), BOTH PREPARED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER (STATE OF CALIFORNIA). TRUSS CALCULATIONS AND TRUSS DESIGN DRAWINGS SHALL BE PROVIDED FOR EACH TRUSS PROFILE TYPE PER CBC SECTION 2303.4. THE TRUSS LAYOUT PLAN SHALL SHOW ALL TRUSS TYPES, TRUSS PLACEMENT LOCATIONS, PERMANENT AND TEMPORARY BRACING LOCATIONS, ALL TRUSS TO TRUSS CONNECTIONS, ALL LIVE AND DEAD LOADING CONDITIONS, AND TRUSS HANGERS. TRUSS CALCULATIONS SHALL BE BASED UPON LOADS, BEARING POINTS, AND CONDITIONS SPECIFIED HEREIN. TRUSS LAYOUT, TRUSS PROFILES, LOCATIONS OF GIRDER TRUSSES AND BEARING LOCATIONS SHALL BE AS SHOWN ON THE STRUCTURAL PLANS.
- NO UPLIFT REACTIONS AT SUPPORT POINTS DUE TO APPLICATION OF VERTICAL LIVE OR DEAD LOADS ARE ALLOWED.
- THE CONTRACTOR SHALL VERIFY TRUSS DIMENSIONS, MECHANICAL LOADS AND LOCATIONS, ETC., AND AFFIX A REVIEW STAMP PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER.
- CHANGES MADE IN TRUSS LAYOUT CONFIGURATION REQUIRING ADDITIONAL ENGINEERING REVIEW AND/OR DETAILING WILL BE CONSIDERED A SUBSTITUTION AND EXTRA SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF INVESTIGATING AND REVIEWING THE ADEQUACY AND/OR ACCEPTABILITY OF SUCH SUBSTITUTION.
- THE CONTRACTOR SHALL SUBMIT TRUSS SUBMITTAL PACKAGE TO THE ARCHITECT/ENGINEER FOR REVIEW AND COMMENT. FOLLOWING ARCHITECT/ENGINEER REVIEW, CONTRACTOR SHALL THEN SUBMIT REVIEWED TRUSS SUBMITTAL TO THE BUILDING DEPARTMENT FOR REVIEW. TRUSS FABRICATION SHALL NOT COMMENCE UNTIL APPROVAL IS RECEIVED FROM THE BUILDING DEPARTMENT.
- TRUSS MANUFACTURER SHALL PROVIDE HANGERS AND CONNECTORS ADEQUATE FOR LOADS FOR ALL TRUSS-TO-TRUSS, TRUSS-TO-BEAM, AND BEAM-TO-TRUSS CONNECTIONS.
- TRUSS TOP CHORD TO BE 2x6, MINIMUM.
- TRUSS MANUFACTURER TO PROVIDE VERTICAL WEB MEMBER AT TRUSS SUPPORTS, BRIDGING, AND BLOCKING AS REQUIRED.
- THE POSITIONS, WEIGHTS, AND METHODS OF ATTACHMENT OF ALL MECHANICAL UNITS, ELECTRICAL FIXTURES, PLUMBING, FIRE SPRINKLERS, ETC. SHALL BE INCLUDED IN THE DESIGN OF THE TRUSSES BY THE TRUSS MANUFACTURER AND SHALL BE VERIFIED BY THE ARCHITECT. SAD FOR ATTIC ACCESS SIZE AND LOCATIONS. ADDITIONAL TRUSSES OR SPECIAL DESIGNED TRUSSES MAY BE REQUIRED. ALL "GABLE END TRUSSES" TO HAVE CLEAR SPACE BETWEEN WEBS FOR WALL VENT. SIZE TO MATCH ARCHITECTURAL DRAWINGS.
- TRUSS MANUFACTURER SHALL REVIEW AND DESIGN "GABLE END TRUSSES" FOR DEAD LOAD AND LIVE LOAD FROM ROOFS IN COMBINATION WITH DL FROM END WALLS, PARAPETS, SOFFIT FRAMING MEMBERS, AND ALL ARCHITECTURAL FINISHES, ETC., INCLUDING WIND LOAD PERPENDICULAR TO TRUSS.
- SUPERIMPOSED LOADS FROM THE JACK TRUSSES OR SECONDARY FRAMING (I.E. CALIFORNIA FRAMING, FURRED CEILINGS, ETC.) SHALL BE INCLUDED IN THE DESIGN OF SUPPORTING TRUSSES.
- "SCISSOR" TYPE TRUSSES (SC) SHALL BE DESIGNED FOR A MAXIMUM OF $\frac{1}{8}$ " TOTAL HORIZONTAL DEFLECTION UNDER DEAD PLUS LIVE LOADS. TRUSS MANUFACTURER SHALL INCLUDE DEFLECTION CALCULATIONS WITH THE SHOP DRAWING SUBMITTAL.
- BRACING SHALL BE PROVIDED TO BRACE THE TOP CHORD OF TRUSSES WHERE "PIGGY BACK" TRUSSES ARE USED.
- BOTTOM CHORD TRUSS MEMBERS HAVING A GYPSUM BOARD CEILING ATTACHED SHALL PROVIDE A LEVEL SURFACE WITH A MAXIMUM VARIATION OF $\frac{1}{4}$ " IN 10'-0" IN ANY DIRECTION.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF AN ENGINEER.
- SEE DRAWINGS FOR SPECIAL SNOW, DRIFT, VALLEY ETC LOADING CONDITIONS. SEE DESIGN CRITERIA A/S0.1 FOR ADDITIONAL INFORMATION.
- MANUFACTURED ROOF TRUSS DESIGN LOADS:
 - TOP CHORD DEAD LOAD = 20 PSF LIVE LOAD = 20 PSF
 - BOTTOM CHORD DEAD LOAD = 8 PSF LIVE LOAD = 10 PSF (BOTTOM CHORD LIVE LOAD DOES NOT ACT SIMULTANEOUSLY WITH OTHER IMPOSED LIVE LOADS)
 - SPECIAL LOADS AND CONCENTRATED LOADS ARE AS NOTED ON THE DRAWINGS.

H LVL FRAMING NOTES

- BASIS OF DESIGN IS REDBUILT LVL PER ICC ESR-2993.
- NAIL SPACING SHALL NOT BE LESS THAN MIN PER MANUFACTURER. SEE 3/S1.6 FOR PANEL EDGE NAILING.
- JAMB STUDS SHALL MATCH TYPICAL LVL STUDS, SILLS, HEADERS, AND TRIM STUDS MAY BE EITHER LVL OR SAWN LUMBER. TOP PLATES SHALL BE SAWN LUMBER.
- AT LVL STUD WALLS, A "2x" OR "STUD" SHALL BE THE SAME AS A SINGLE LVL STUD AND A "3x" SHALL BE THE SAME AS A DOUBLE LVL STUD UNLESS NOTED OTHERWISE. A POST SHALL BE THE SAME AS A MULTI-STUD ASSEMBLY AS REQUIRED BY THE HOLDOWN SCHEDULE AND OTHER DETAILS UNLESS NOTED OTHERWISE.
- WOOD AGAINST CMU OR CONCRETE SHALL BE PRESERVATIVE TREATED PER AWPA STANDARD U1. "USE CATEGORY" U02 AT INTERIOR. CUT FACES SHALL BE BRUSH TREATED WITH EQUIVALENT PRESERVATIVE PRIOR TO INSTALLATION.

F WOOD FRAMING NOTES

- HEADERS, BEAMS, POSTS, TOP PLATE SPLICES, AND ETC., ARE PER 1/S1.3 AND 3/S1.3 WHERE NOT NOTED ON PLAN AND DETAILS. WALLS AT SEISMIC SEPARATIONS SHALL BE CONSIDERED EXTERIOR WALLS.
- ALL BEAMS AND JOISTS (EXCLUDING I JOISTS) SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
- THE GENERAL CONTRACTOR SHALL MEASURE GLULAM BEAM SIZES AND CAMBERS AS DELIVERED TO THE JOB SITE AND SHALL REPORT FINDINGS TO THE ENGINEER PRIOR TO ERECTION. PROVIDE 5,000 FT. RADIUS CAMBER ON ALL SIMPLE SPAN GLULAM BEAMS UNO. WHERE INDICATED ON PLAN, C = $\frac{3}{4}$ " INDICATES MIDSPAN CAMBER IN INCHES.
- $\frac{3}{4}$ " AND $5\frac{1}{2}$ " GLULAM BEAM WIDTHS MAY BE SUBSTITUTED FOR $3\frac{1}{4}$ " & $5\frac{1}{4}$ " GLULAM BEAM WIDTHS, RESPECTIVELY, AT INDUSTRIAL APPEARANCE GRADE GLULAM MEMBERS UNO.
- SEE 8/S1.4 FOR SHEATHING NAILING REQUIREMENTS. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER 8/S1.3. NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL SHALL BE HOT DIP GALVANIZED. NAILS AT BORATE TREATED LUMBER MAY BE CLEAR ZINC COATED. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AT EXTERIOR EXPOSURES.
- EXTERIOR STUD WALL SHALL BE 2x6 @ 16"oc OR $1\frac{1}{2}$ "x $5\frac{1}{2}$ " LVL @ 16"oc UNLESS NOTED OTHERWISE. INTERIOR BEARING WALLS AND SHEAR WALLS SHALL BE 2x6 @ 16"oc UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR OTHER INTERIOR WALL FRAMING SIZES. COORDINATE STUD AND PLATE SIZES WITH THE REQUIREMENTS OF THE SHEAR WALL SCHEDULE.
- WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH, UNO. WHERE POST OCCURS ABOVE RAISED FLOOR, PROVIDE SOLID BLOCKING AT FLOOR FRAMING TO MATCH WIDTH OF POST. PEN PER E/S0.2 TO POSTS AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. POSTS AT HOLDOWNS TO BE FULL HEIGHT AND PER 6/S1.3.
- FOR ROOF DRAINAGE, TOP OF FRAMING BETWEEN NOTED POINTS IS A STRAIGHT LINE.
- ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.
- HSS OR PIPE COLUMNS IN STUD WALLS ARE TO BE TRIMMED PER 5/S1.4. REFER TO PLANS AND DETAILS FOR OTHER REQUIREMENTS.
- JOISTS AND RAFTERS ARE PER PLAN. UNLESS NOTED OTHERWISE, PROVIDE "LU" HANGER AT FLUSH FRAMING AND "HU" HANGER WHERE HANGER IS SHOWN SKEWED PER PLAN AND/OR HANGER SEAT IS INDICATED TO BE SLOPED. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE (I.E. LU210 FOR 2x10). FILL ALL NAIL HOLES.
- PROVIDE SOLID BLOCKING @ 8'-0"oc MAX FOR ALL 2x12 REPETITIVE FRAMING. PROVIDE SOLID BLOCKING OR SIMPSON TB X-BRIDGING @ 8'-0"oc MAX FOR ALL $1\frac{1}{2}$ " LSL AND $1\frac{1}{2}$ " LVL REPETITIVE FRAMING WITH A DEPTH OF $1\frac{1}{4}$ " OR GREATER.
- PROVIDE ADDITIONAL JOIST BELOW ALL OR ADJACENT TO NON-STRUCTURAL WALLS PARALLEL TO FRAMING, UNO.
- ROUND HOLES IN STEEL PLATES TO BE $\frac{1}{8}$ " OVERSIZE. SLOTTED HOLES IN STEEL PLATES SHALL BE $\frac{1}{8}$ " WIDER THAN THE BOLT DIAMETER AND HAVE A LENGTH OF 2 TIMES THE BOLT DIAMETER. THE DIRECTION OF THE SLOTTED LENGTH IS INDICATED ON THE DETAILS (VSH OR HSH). INSTALL BOLT AT THE CENTER LINE OF THE HOLE. BOLT HOLES IN WOOD SHALL BE ROUND AND $\frac{1}{8}$ " OVERSIZE. CUT OFF BOLT THREADED END FLUSH WITH NUT WHEN REQUIRED BY FINISHES AND 1" MAXIMUM FROM NUT OTHERWISE. PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT BEARS ON WOOD. USE PLATE OR MALLEABLE IRON WASHERS AT EXPOSED CONDITIONS OR AS INDICATED.
- ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICES OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE. STRAPS USING 16d NAILS ON 2x MATERIAL TO BE INSTALLED ON THE $1\frac{1}{2}$ " EDGE OF THE MEMBER.
- THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND SHEATHING MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE TIME OF INSTALLATION AND AT CLOSE-IN. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE BETWEEN FLOORS, ETC.
- VENTING IS REQUIRED IN ENCLOSED FRAMING AREAS, SAD. DRILL BLOCKING AND LEDGERS AND PROVIDE SKIP BLOCKING AS DETAILED.
- SAD FOR CEILING INFO.
- ALL SHEATHING SHALL HAVE $\frac{1}{8}$ " GAP AT ALL EDGES AND JOINTS. TYPICAL SHEATHING:
 - FLAT ROOF SHEATHING (SLOPE 2:12 OR LESS): $\frac{1}{8}$ " T&G APA RATED SHEATHING (40/20) EXP 1 WITH 10d @ 4"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. BLOCK EDGES WITH 2x4 LAID FLAT. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.

D SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

- SHOP FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES** PER CBC SECTION 1704.2.5 OR ALTERNATIVELY, APPROVED FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE PER CBC SECTION 1704.2.5.1 INCLUDING GLULAM BEAM INSPECTION CERTIFICATES.
- STRUCTURAL STEEL CONSTRUCTION** PER CBC SECTIONS 1705.2, 1705.13.1, 1705.14.1, AND TABLE 1705.2.3 INCLUDING MATERIAL IDENTIFICATION, SHOP AND FIELD WELDING, AND INSTALLATION OF HIGH-STRENGTH BOLTS.
- CONCRETE CONSTRUCTION** PER CBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.
- WOOD CONSTRUCTION** PER CBC SECTIONS 1705.5, 1705.12.1, AND 1705.13.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, LEDGER SPLICES, SIMPSON HARDWARE, BRACES, AND HOLDOWNS, AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS.
- SOILS** PER CBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.
- SPECIAL CASES** PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE AND CMU, AND PRE-MANUFACTURED SHEAR PANELS AND BRACED FRAMES.

E SHEAR WALL NOTES

- BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL UNO. BLOCK EDGES WITH 3x MATERIAL WHERE NAILING IS 4"oc OR LESS. SEE 8/S1.4 FOR NAIL STAGGER AT ALL 3x.
- FIELD NAILING TO BE 12"oc UNO.
- ALL SHEATHING NAILS TO BE COMMON WIRE. SEE F/S0.2 AND SPECIFICATIONS FOR OTHER NAIL REQUIREMENTS.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS TO HAVE SHEATHING AND PEN NAILING PER SHEAR WALL TYPE 'A'.
- SHEAR WALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLDOWNS FROM THESE DIMENSIONS. SAD FOR ACTUAL WALL LENGTHS. SEE 5/S1.3 FOR SCHEMATIC SHEAR WALL CONSTRUCTION.
- HOLDOWN REFERS TO SIMPSON STRONG TIE CO. HOLDOWNS. INSTALL HOLDOWNS AND REQUIRED POSTS PER 6/S1.3 AND 7/S1.4. SEE PLANS FOR OTHER REQUIREMENTS.
- EDGE NAIL WALL SHEATHING TO STUDS OR POSTS WITH HOLDOWNS.
- PORTIONS OF INTERIOR WALL SURFACES ADJACENT TO SPECIFIED SHEAR WALLS SHALL BE SHEATHED FOR THE FULL, UNINTERRUPTED LENGTH TO MATCH EXTERIOR WALLS OR WITH GYPSUM BOARD OF THE SAME THICKNESS TO PROVIDE AN EVEN WALL SURFACE FOR FINISH MATERIALS.
- SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED HORIZONTAL OR VERTICAL SPLICE JOINTS.
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"oc ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x, DOUBLE 2x, OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- ANCHOR BOLTS (AB) FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES SQUARE IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{4}$ " LARGER THAN THE AB DIAMETER AND A SLOT LENGTH NOT TO EXCEED $1\frac{1}{4}$ ". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. PLATE WASHER TO EXTEND WITHIN $\frac{1}{2}$ " OF SHEAR WALL SHEATHING UNO. PROVIDE OVERSIZED PLATE WASHER OR OFFSET AB AS REQUIRED. AT DOUBLE-SIDED SHEAR WALLS, STAGGER AB AS REQUIRED. AB TO BE PLACED A MINIMUM OF $4\frac{1}{2}$ " AND A MAXIMUM OF 12" FROM ENDS OF ALL SILL PLATES AND AT NOTCHES IN SILL PLATES.
- NO OPENINGS ARE ALLOWED IN SHEAR WALLS UNLESS SHOWN ON THE STRUCTURAL PLANS. OPENINGS NOTED ARE PER 7/S1.3. COORDINATE ANY OPENINGS NOT SHOWN WITH THE STRUCTURAL ENGINEER.

SHEAR WALL SCHEDULE									
SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS	
			1/2"Ø BOLT FDN			AT FRAMING 2			
			2x SILL	3x SILL	16d	A35	SCREW 1		
(A)	1 5/8" (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	3x MIN AT ALL ADJOINING PANEL EDGES	
(B)	1 5/8" (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc		(2) 1 1/4" STUD OR 2 1/2" MIN STUD AT ADJOINING PANEL EDGES
(C)	1 5/8" (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc		(2) 1 1/4" STUD AT ADJOINING PANEL EDGES, SINGLE MEMBER NOT ACCEPTABLE
(D)	1 5/8" (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc		
(E)	1 5/8" (32/16) CD BOTH SIDES	10d @ 4"oc	-	16"oc	(2) ROWS @ 4"oc	6"oc	6"oc		
(F)	1 5/8" (32/16) CD BOTH SIDES	10d @ 2"oc	-	8"oc	(2) ROWS @ 2"oc	(2) ROWS @ 6"oc	(2) ROWS @ 6"oc		

- NOTES:
- 2x SILL: SDS $\frac{1}{4}$ "x $4\frac{1}{2}$ " OR SDWS 0.22"x4". AT 3x SILL : SDS $\frac{1}{4}$ "x6" OR SDWS 0.22"x6"
 - FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

JAYSON ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysnarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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

Md Avicuzzman

Building Division Authorization Signature

SWINERTON

ZFA STRUCTURAL ENGINEERS

250 d street | suite 200 zfa.com
santa rosa ca 95404 707.526.0992
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12/31/2025
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CITY OF SANTA ROSA

PROJECT

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SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

GENERAL NOTES AND SPECIFICATIONS

△ REVISIONS

NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE 10/31/2025
SCALE As indicated
INTERNAL JOB NO. 24396
FILE NO. TBD
CONTRACT NO. (PID) C02412

SHEET NUMBER

S0.2

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D FOUNDATION NOTES

- ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE:

SHALLOW FOOTINGS:
DEAD LOAD + LIVE LOAD = 2,000 PSF
DEAD LOAD + LIVE LOAD + LATERAL = 2,667 PSF
- ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF THE GEOTECHNICAL REPORT NOTED BELOW, AND CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILL AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. ENGINEERED FILL TO BE COMPACTED PER GEOTECHNICAL REPORT. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED BY GEOTECHNICAL ENGINEER. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE. GEOTECHNICAL REPORT BY:

AJD & ASSOCIATES, INC.
REPORT NO. A86.01
DATED: JULY 25, 2025
- WHERE BOTTOM OF ADJACENT FOOTINGS ARE DIFFERENT PROVIDE STEPPED FOOTING PER 12/S-003
- AT WOOD SILL PLATES, USE 5/8" DIAMETER ANCHOR BOLTS (AB) AT 48"oc UNLESS OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" (EXCLUDING CURB) UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.
- TYPICAL SLAB: 5" CONCRETE REINFORCED WITH #4 @ 16"oc EACH WAY AT MID-DEPTH OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 8" MINIMUM FREE DRAINING COMPACTED CRUSHED ROCK ON SUBGRADE PER THE GEOTECHNICAL RECOMMENDATIONS, AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.
- APPARATUS BAY SLAB: 9" CONCRETE REINFORCED WITH #5 @ 12"oc EACH WAY AT 3¼" FROM TOP OF SLAB OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 8" MINIMUM FREE DRAINING COMPACTED CRUSHED ROCK ON SUBGRADE PER THE GEOTECHNICAL RECOMMENDATIONS, AND AS APPROVED BY THE GEOTECHNICAL ENGINEER. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER. SEE OTHER DRAWINGS FOR SLAB DRAINAGE, SLOPE, DEPRESSIONS, FINISH, ETCETERA.
- REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR DEPRESSED SLABS FOR ARCHITECTURAL FLOORING OR INSERTS, SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB. SEE 6/S-003 & 7/S-003 AT DEPRESSED SLAB & 3/S-003 FOR PIPES AND CONDUITS.
- PROVIDE CONTROL JOINTS PER 5/S-003 (OR CONSTRUCTION/DOWEL JOINTS AT CONTRACTOR'S OPTION) AS SHOWN ON PLAN AND AS REQUIRED TO MEET A MAXIMUM SPACING IN FEET OF 3 TIMES THE SLAB DEPTH IN INCHES (FOR EXAMPLE 3x4" = 12'-0"oc MAX) AND 15'-0"oc MAX. INSTALL JOINTS TO DIVIDE SLAB INTO RECTANGULAR AREAS WITH LONG DIMENSION LESS THAN 1.5 x SHORT DIMENSION. INSTALL JOINTS AT FACE OF STUDS OF WALL WHERE POSSIBLE. SUBMIT JOINT LAYOUT PLAN FOR REVIEW PRIOR TO PLACEMENT.
- FORMWORK STAKES ARE NOT PERMITTED WITHIN CONCRETE PLACEMENTS. IF REQUIRED, PROVIDE STEEL STAKES SLEEVED WITH PLASTIC PIPE OR SOLID PLASTIC STAKES; WOOD STAKES NOT PERMITTED. FLUSH CUT SLEEVE OR STAKE AND FILL SLEEVES IMMEDIATELY WITH GROUT. WHERE STAKES PENETRATE VAPOR RETARDER, TAPE OR SEAL PER MANUFACTURER'S RECOMMENDATIONS.
- TOP OF FOOTING ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR BASED ON INFORMATION FROM THE CIVIL DRAWINGS, GEOTECHNICAL REPORT, LANDSCAPE, ETC.

C ADMINISTRATIVE REQUIREMENTS FOR ESSENTIAL SERVICES FACILITIES

- THE ADMINISTRATIVE REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH THE CALIFORNIA ADMINISTRATIVE CODE (CAC) CHAPTER 4, ARTICLES 1, AND 3 FOR NON-STATE OWNED OR STATE LEASED ESSENTIAL SERVICES BUILDINGS.
- APPROVED PLANS AND SPECIFICATIONS PER CAC SECTION 4-207 - APPROVED PLANS AND SPECIFICATIONS SHALL MEAN, PLANS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS WHICH HAVE BEEN DULY APPROVED BY THE APPROPRIATE ENFORCEMENT AGENCY PURSUANT TO SECTIONS 16013 AND 16016 OF THE HEALTH AND SAFETY CODE AND WHICH ARE IDENTIFIED BY A STAMP BEARING THE NAME OF THE ENFORCEMENT AGENCY, THE IDENTIFICATION NUMBER, THE DATE AND SIGNATURE OF THE QUALIFIED REVIEWER AS REQUIRED IN SECTION 16011 OF THE ESSENTIAL SERVICES BUILDING SEISMIC SAFETY ACT OF 1986 (ACT).
 - OBSERVATIONS OF WORK PER CAC SECTION 4-211 (a) - THE OBSERVATION OF WORK OF CONSTRUCTION, RECONSTRUCTION, ALTERATION OR ADDITION SHALL BE UNDER THE GENERAL RESPONSIBLE CHARGE OF THE ARCHITECT, STRUCTURAL ENGINEER, CIVIL ENGINEER OR, UNDER CERTAIN CONDITIONS, A REGISTERED MECHANICAL OR ELECTRICAL ENGINEER FOR WORK INVOLVING ONLY THOSE RESPECTIVE BRANCHES OF ENGINEERING. A GEOTECHNICAL ENGINEER SHALL PROVIDE THE OBSERVATIONS FOR PLACEMENT OF FILLS AND SHALL SUBMIT A VERIFIED REPORT ATTESTING TO THE COMPLIANCE OF THE ENGINEERED FILL.
 - PROJECT INSPECTOR PER CAC SECTION 4-211 (b) - THE OWNER MUST PROVIDE FOR AND REQUIRE COMPETENT, ADEQUATE AND CONTINUOUS INSPECTION OF ALL CONSTRUCTION WORK BY A PROJECT INSPECTOR APPROVED FOR EACH INDIVIDUAL PROJECT BY THE ENFORCEMENT AGENCY.
 - SPECIAL INSPECTION PER CAC SECTION 4-211 (c) - SPECIAL INSPECTION BY INSPECTORS SPECIALLY APPROVED BY THE ENFORCEMENT AGENCY MAY BE REQUIRED PER THE STATEMENT OF SPECIAL INSPECTION FORM AND AS SUMMARIZED PER F/S-002.
 - SUPERVISION OF CONSTRUCTION BY THE ENFORCEMENT AGENCY PER CAC SECTION 4-212 - DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, ALTERATION OR ADDITION TO ANY ESSENTIAL SERVICES BUILDING, THE ENFORCEMENT AGENCY AS PROVIDED IN THE ACT SHALL MAKE SUCH SITE VISITS AND OBSERVATIONS AS IN ITS JUDGMENT IS NECESSARY OR PROPER FOR ENFORCEMENT OF THE ACT AND THE PROTECTION OF THE SAFETY OF THE OCCUPANT OF THE BUILDING AND THE PUBLIC.
 - TESTING PER CAC SECTION 4-213 (a) - GENERAL. TESTS OF MATERIALS ARE REQUIRED AS SET FORTH IN THE APPROVED PLANS AND SPECIFICATIONS AND IN PART 2, TITLE 24, CCR AND E/S-002. A LIST OF ALL REQUIRED TESTS OF MATERIALS AND OF ALL REQUIRED SPECIAL INSPECTIONS SHALL BE PREPARED AND SUBMITTED BY THE ARCHITECT, STRUCTURAL ENGINEER, OR CIVIL ENGINEER IN GENERAL RESPONSIBLE CHARGE OF THE PROJECT AT THE TIME THE PLANS AND SPECIFICATIONS ARE STAMPED FOR IDENTIFICATION BY THE ENFORCEMENT AGENCY.
 - VERIFIED REPORTS PER CAC SECTION 4-214 - ALL PARTIES DEFINED IN SECTION 4-214 SHALL SUBMIT VERIFIED REPORTS TO THE ENFORCEMENT AGENCY. THESE REPORTS SHALL STATE THAT THE WORK DURING THE PERIOD COVERED BY THE REPORT HAS BEEN PERFORMED AND MATERIALS HAVE BEEN USED AND INSTALLED IN EVERY MATERIAL RESPECT IN COMPLIANCE WITH THE DULY APPROVED PLANS AND SPECIFICATIONS.
 - CHANGES IN THE APPROVED PLANS AND SPECIFICATIONS PER CAC SECTION 4-215 - ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS EXCEPT WHERE DOCUMENTS AUTHORIZING CHANGES HAVE BEEN SUBMITTED BY THE RESPONSIBLE ARCHITECT OR REGISTERED ENGINEER TO THE ENFORCEMENT AGENCY FOR REVIEW AND APPROVAL. THESE DOCUMENTS SHALL DESCRIBE THE AUTHORIZED CHANGES, SHOW THE INCREASE OR DECREASE IN THE CONTRACT COST INVOLVED AND SHALL CONTAIN THE SIGNATURES OF THE RESPONSIBLE ARCHITECT OR REGISTERED ENGINEER AND THE OWNER AND SHALL BEAR THE APPROVAL STAMP OF THE ENFORCEMENT AGENCY.
 - FINAL CERTIFICATION OF COMPLIANCE PER CAC SECTION 4-216 - THE CERTIFICATION OF COMPLIANCE FOR THE ESSENTIAL SERVICES BUILDING SHALL BE ISSUED BY THE ENFORCEMENT AGENCY WHEN THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS AS TO SAFETY OF DESIGN AND CONSTRUCTION WITH SECTION 16000-16023 OF THE HEALTH AND SAFETY CODE (ESSENTIAL SERVICES BUILDING SEISMIC SAFETY ACT) AND WITH THE REQUIREMENTS OF THE CAC. THE CERTIFICATION OF COMPLIANCE WILL BE EVIDENCED BY A LETTER OR A CERTIFICATE OF OCCUPANCY EACH OF WHICH SHALL CONTAIN A STATEMENT THAT THE BUILDING DESIGN AND REVIEW OF THE WORK OF CONSTRUCTION HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 16000 THROUGH 16023 OF THE HEALTH AND SAFETY CODE AND OF PART 1, TITLE 24, CCR. THE CERTIFICATE OF COMPLIANCE WILL BE DIRECTED TO THE OWNER OF THE ESSENTIAL SERVICES BUILDING. LOCAL ENFORCEMENT AGENCIES SHALL FORWARD ONE COPY OF THE CERTIFICATION OF COMPLIANCE TO THE DSA HEADQUARTERS OFFICE IN SACRAMENTO.
 - DUTIES PER CAC 4-217 THROUGH 4-220 - EACH PARTY, AS DEFINED IN THESE SECTIONS, SHALL COMPLY WITH THE DUTIES STATED IN EACH SECTION.

B GENERAL NOTES

- REFER TO SHEETS S-001 - S-009 FOR STANDARD DETAILS OF CONSTRUCTION. REFER TO THE PROJECT SPECIFICATIONS FOR MATERIALS AND METHODS.
- BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO COMMENCING WORK.
- STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
- DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.
- REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK SLABS AND DIMENSIONS.
- COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND SITE UTILITY SYSTEMS WITH THE STRUCTURAL SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. USE DETAILS ON SHEETS S-003 THROUGH S-009 AT CONDITIONS WHERE THESE DETAILS DO NOT APPEAR TO APPLY, NOTIFY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. AT CONDITIONS WHERE FIELD MODIFICATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, OR SITE UTILITIES AFFECT STRUCTURAL SYSTEMS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- VERIFY WEIGHTS AND LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL ENGINEER PRIOR TO PLACEMENT. UNITS EXCEEDING WEIGHT NOTED ON PLANS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY MECHANICAL UNIT SIZES AND WEIGHTS AS INSTALLED PRIOR TO INSTALLATION OF ADDITIONAL FRAMING TO ENSURE CORRECT PLACEMENT UNDER CURBS, ETC. SEE 6/S-006.
- SHORING, SCAFFOLDING, AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED.
- SPECIAL INSPECTIONS ARE REQUIRED PER F/S-002 AND THE TESTING AND INSPECTION FORM.
- STRUCTURAL OBSERVATION PER CBC SECTION 1704.6 IS REQUIRED. NOTIFY ZFA FOR GENERAL ON SITE REVIEW OF:
 - MINIMUM FOOTING SIZE AND REINFORCING STEEL.
 - WOOD SHEAR WALLS, SHEAR PANELS AND FLOOR/ROOF DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORAGE AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.
 - STRUCTURAL WOOD FRAMING.
- SUBMIT ENGINEERING FOR DEFERRED APPROVAL ITEMS TO ARCHITECT/ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED OR INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED APPROVAL ITEMS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER TO ACCOMMODATE HORIZONTAL AND VERTICAL MOVEMENTS AS NOTED IN STRUCTURAL DRAWINGS. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE DIMENSIONS AND DETAILS SHOWN ON THE SHOP DRAWINGS PRIOR TO SUBMITTAL. MANUFACTURER TO PROVIDE DRAWINGS AND CALCULATIONS DESIGNED IN ACCORDANCE WITH THE CBC AND SPECIFICATIONS, PREPARED AND SIGNED BY A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS, UNLESS NOTED OTHERWISE:
 - MANUFACTURED FLOOR/ROOF JOISTS OR TRUSSES.
 - STORE FRONT, CURTAIN WALL, GLAZING AND SKYLIGHT SYSTEMS: INCLUDE ATTACHMENTS TO STRUCTURE.
 - FIRE SPRINKLERS, INCLUDING SEISMIC BRACING AND HANGERS FOR PIPING 2½"Ø OR GREATER. TO BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED MECHANICAL ENGINEER.
 - 4-FOLD DOORS INCLUDING ATTACHMENTS TO STRUCTURE AND DRIFT COMPATIBILITY TO REMAIN OPERATIONAL AT MAXIMUM ANTICIPATED DRIFT PER A/S-001.

A DESIGN CRITERIA

DESIGN CRITERIA:
ROOF LIVE LOAD:
LIVE LOAD:
RISK CATEGORY:
WIND DATA:

2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
20 PSF (REDUCIBLE)
HS-20
IV
ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 103
WIND EXPOSURE: C
INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = 40.18
COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-16" DESIGN STANDARD
SEISMIC IMPORTANCE FACTOR, I_p: 1.5
MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_s = 1.99; S₁ = 0.77
SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 1.33; S_{D1} = 1.30
SEISMIC DESIGN CATEGORY: F
SEISMIC FORCE RESISTING SYSTEM(S): WOOD FRAMED SHEAR WALLS

RESPONSE MODIFICATION FACTOR(S): R = 6.5
DESIGN BASE SHEAR: 74k (ASD)
SEISMIC RESPONSE COEFFICIENT(S), C_s = 0.308 (ULTIMATE)
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

MAXIMUM ANTICIPATED STORY DRIFT = 0.01 X HEIGHT
PROVIDE DEFORMATION COMPATIBILITY PER ASCE 7 SECTION 12.12.5 FOR NON-STRUCTURAL ITEMS, INCLUDING CLADDING, STAIRS, GLAZING, ETC.

SCOPE:

NEW 1-STORY WOOD-FRAMED ESSENTIAL SERVICE FACILITY FIRE STATION BUILDING WITH TRUSSES AT APPARATUS BAY AND ENGINEERED LUMBER AT LIVING QUARTERS.

ABBREVIATIONS			
AB	ANCHOR BOLT	FTG	FOOTING
ABV	ABOVE	GA	GAGE OR GAUGE
AC	AIR CONDITIONING	GALV	GALVANIZED
ADJ	ADJACENT	GL	GRADE
ADDL	ADDITIONAL	GL	GRIDLINE
ALT	ALTERNATE	GLB	GLUE LAMINATED BEAM
ALUM	ALUMINUM	GR	GRADE
ARCH	ARCHITECT	HD	HOLD DOWN
AYC	ALASKAN YELLOW CEDAR	HDR	HEADER
@	AT	HDR	HANGER
BLDG	BUILDING	HK	HOOK
BLK/BLKG	BLOCK/BLOCKING	HORIZ	HORIZONTAL
BLW	BELOW	HSB	HIGH STRENGTH BOLT
BM	BEAM	HSS	HIGH STRENGTH GROUT
BN	BOUNDARY NAIL	HSB	HORIZONTAL SLOTTED BOLT
BOT	BOTTOM	HSS	HOLE
BRTG	BEARING	HSS	HOLLOW STRUCTURAL SECTION
BTWN	BETWEEN	HT	HEIGHT
BU	BUILT-UP	ID	INSIDE DIAMETER
BYND	BEYOND	I	I SHAPED WOOD BUILT UP TRUSS
C	AMERICAN STANDARD CHANNEL	INT	INTERIOR
CAL	CALIFORNIA	JST	JOIST
CANT	CANTILEVER	JT	JOINT
CA	CARRIAGE BOLT	KP	KING POST
CFS	COLD FORMED STEEL	KG	POUND(S)
CG	CAST IN PLACE	LG	LONG LEG
CGL	CERTIFIED GLUED LUMBER	LG	LONG LEG VERTICAL
CJ	CONTROL JOINT	LOC	LOCATION
CJP	CENTERLINE	L	LAG SCREW
C	COMPLETE JOINT PENETRATION	LVL	LAMINATED STRAND LUMBER
CLG	CEILING	LWC	LIGHTWEIGHT CONCRETE
CLR	CLEAR	MAX	MAXIMUM
CLD	COLUMN	MB	MACHINE BOLT
CONC	CONCRETE	MBM	METAL BUILDING
CONN	CONNECTION	MECH	MECHANICAL
COORD	COORDINATION	MEZZ	MEZZANINE
COORD	COORDINATION	MEZZ	MEZZANINE
CSK	CONCRETE MASONRY UNIT	MF	MOMENT FRAME
CSK	COUNTERSINK	MFR	MANUFACTURER
CUT	CUT WASH	MIN	MINIMUM
DBL	DOUBLE	MISC	MISCELLANEOUS
DBA	DEMAND CRITICAL WELD	MW	MALLEABLE IRON WASHER
DCA	DOUGLAS FIR	MTL	METAL
DIA or Ø	DIAMETER	MU	MESH UNIT
DING	DIAGONAL	N	NEW
DIM	DIMENSION	N/A	NOT APPLICABLE
DIST	DISTANCE	NO or #	NUMBER
DOW	DOWEL JOINT	NS	NEAR SIDE
DN	DOWN	NSG	NON-SHRINK GROUT
DO	DRAWING	NTS	NOT TO SCALE
DWL	DOWEL	NWC	NORMAL-WEIGHT CONCRETE
EA	EACH	O	OVER
EAC	EACH END	OC	ON CENTER
EP	EACH FACE	OD	OUTSIDE DIAMETER
ELEV	ELECTRICAL	OP	OPPOSITE HAND
EMBED	ELEVATOR/ELEVATION	OPG	OPPOSITE
EQ	EQUAL	OPV	OVERSIZED
EQUIP	EQUIPMENT	OW	OTHERWISE
ES	EACH SIDE	OWT	OPEN WEB TRUSS
EW	EACH WAY	PA	POST ABOVE
EXP	EXPANSION	PAF	POWER ACTUATED FASTENERS
EXT	EXTERIOR	PEN	PANEL EDGE NAIL
FDN	FOUNDATION	PERP	PERPENDICULAR
FS	FINISH	PES	PANEL EDGE SCREWS
FLR	FLOOR	PLF	PARTIAL JOINT PENETRATION
FOC	FACE OF CONCRETE		
FOH	FACE OF STUD		
FOS	FACE OF STUD		
FRMG	FRAMING		
FS	FACE OF STUD		

SHEET INDEX	
S0.1	GENERAL NOTES AND SPECIFICATIONS
S0.2	GENERAL NOTES AND SPECIFICATIONS
S1.1	TYPICAL CONCRETE DETAILS
S1.2	TYPICAL CONCRETE DETAILS
S1.3	TYPICAL WOOD DETAILS
S2.1	FOUNDATION PLAN
S4.1	FOUNDATION DETAILS



CITY OF SANTA ROSA
Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.
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Revision Number	DATE	ISSUE DESCRIPTION
1	05/30/2025	40% SD DRAWINGS
2	08/15/2025	75% CD DRAWINGS
3	10/31/2025	100% CD DRAWINGS
4	12/18/2025	B25-4047 - PERMIT COMMENT RESPONSES

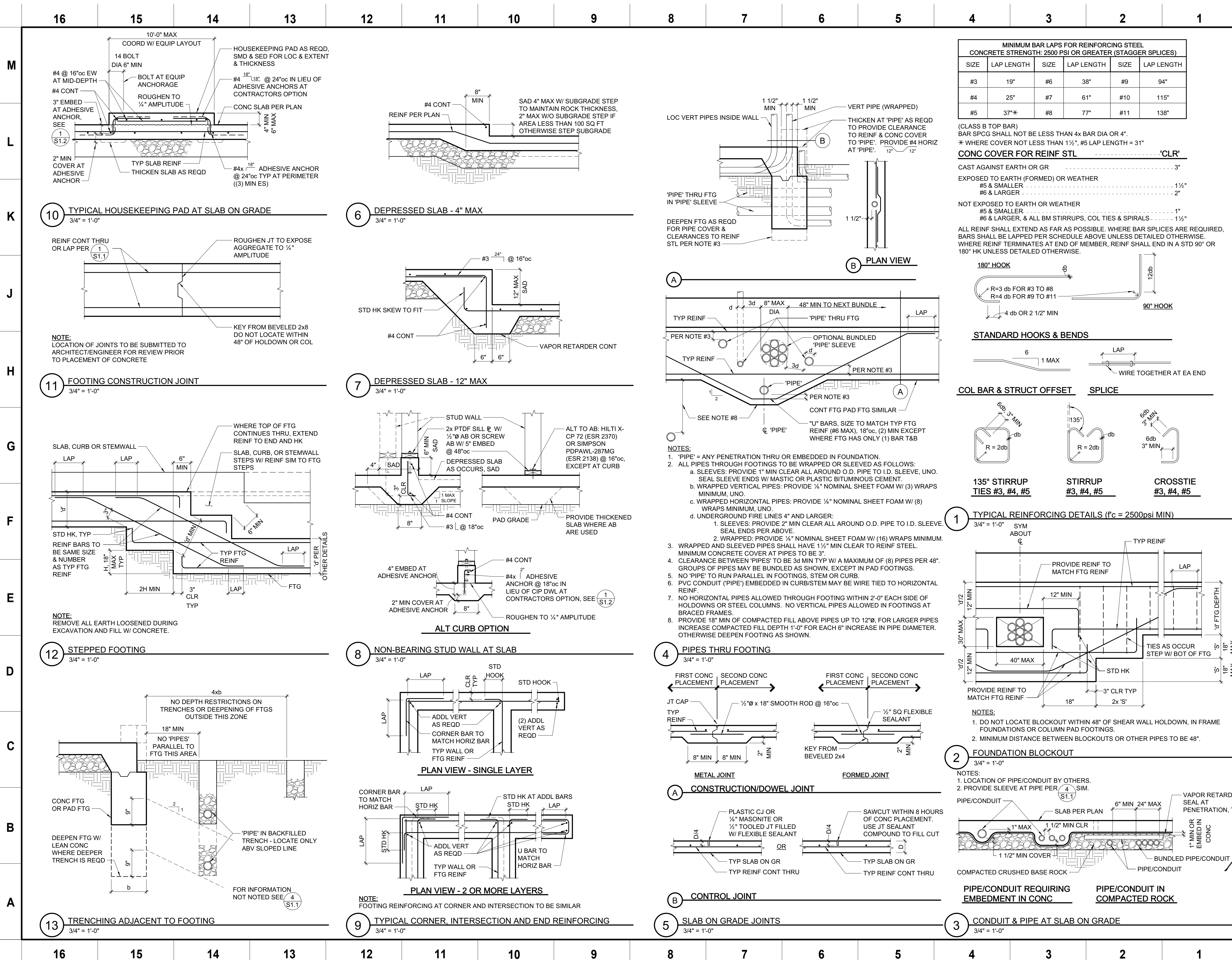
Project

HEARN COMMUNITY HUB - PHASE 1 - SANTA ROSA FIRE STATION 8

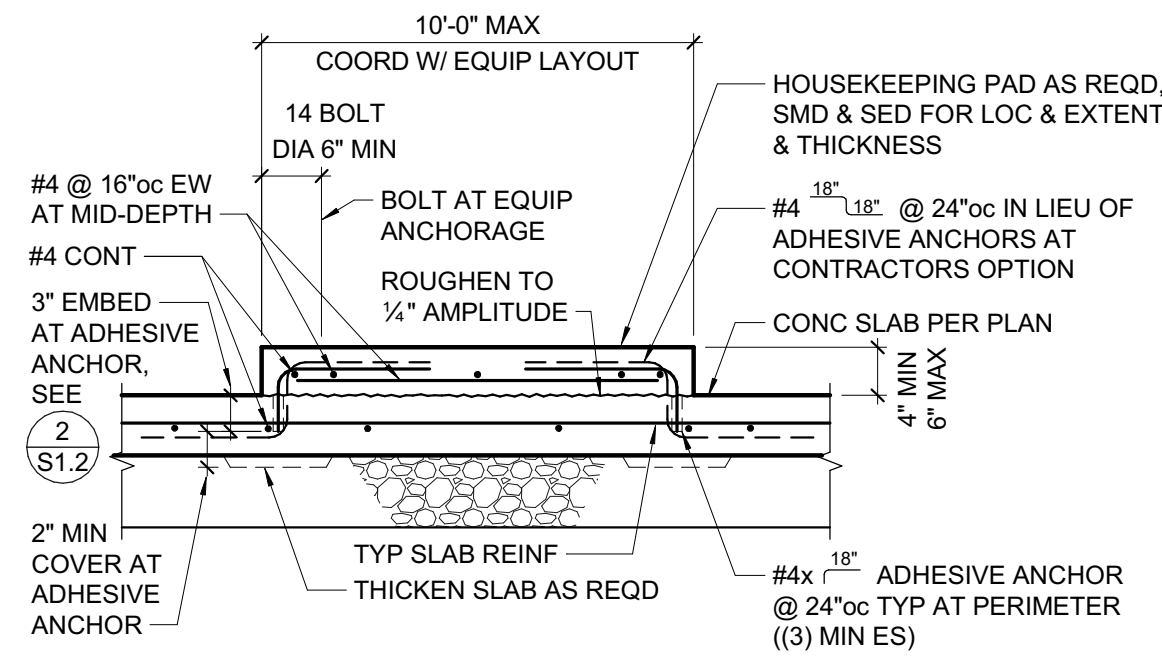
976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

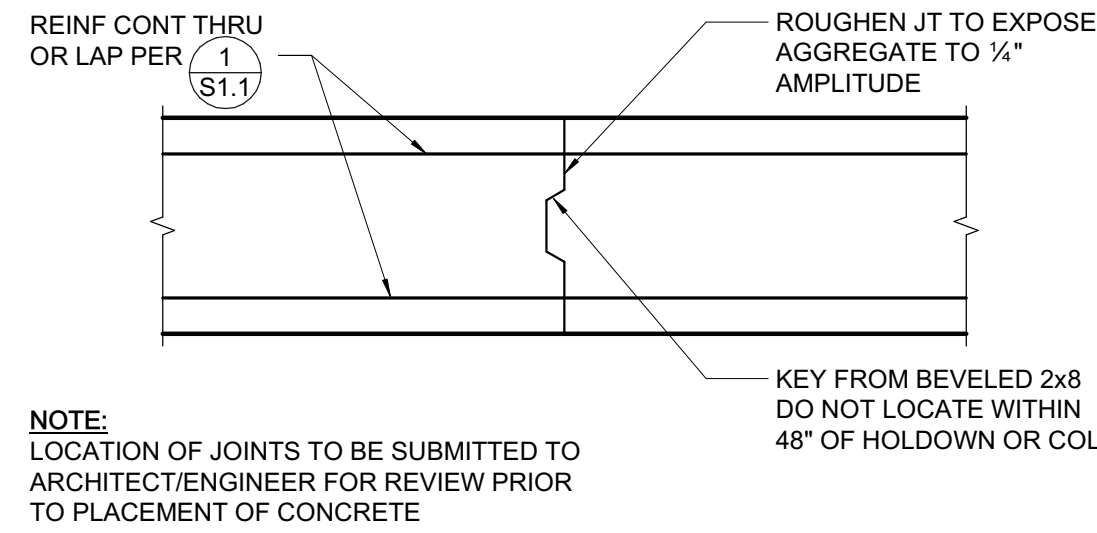
Architect of Record S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607	Consultant ZFA STRUCTURAL ENGINEERS 250 d street suite 200 santa rosa ca 95404 zfa job no. 24396 copyright © 2025
Drawing Title GENERAL NOTES	Drawing No. S-001
SKA Project Number: C02412	



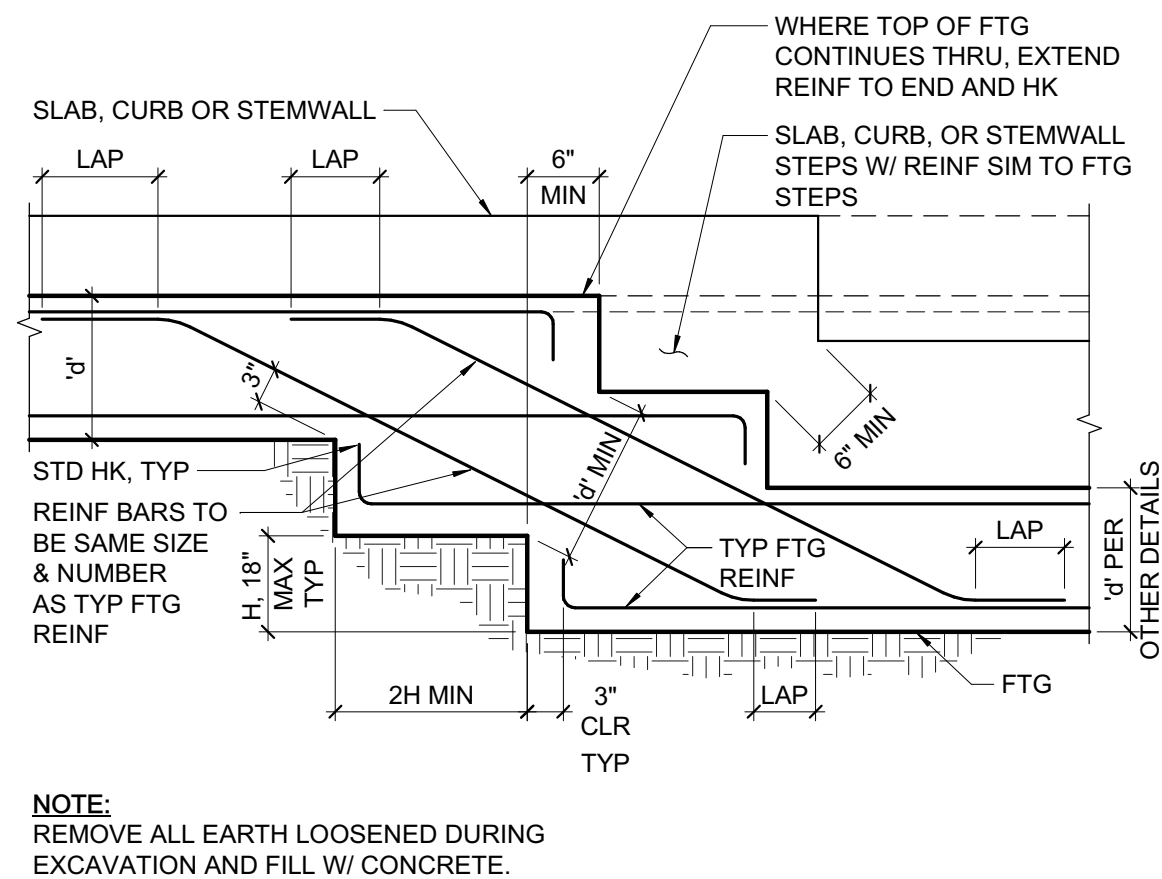
	CITY OF SANTA ROSA APPROVED Permit No. 25-4047 Date: 6/8/2026 Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws. Mir Avdeyevich Building Division Authorization Signature	M																														
	CITY OF SANTA ROSA	K																														
	100 SANTA ROSA AVE., SANTA ROSA, CA 95404	J																														
	Foundation Permit Set Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.	H																														
	NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.	G																														
	<table><thead><tr><th>Revision Number</th><th>DATE</th><th>ISSUE DESCRIPTION</th></tr></thead><tbody><tr><td></td><td>08/13/2025</td><td>FOUNDATION PERMIT SET</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>	Revision Number	DATE	ISSUE DESCRIPTION		08/13/2025	FOUNDATION PERMIT SET																									F
Revision Number	DATE	ISSUE DESCRIPTION																														
	08/13/2025	FOUNDATION PERMIT SET																														
	Project HEARN COMMUNITY HUB - PHASE 1 CONTRACT NO. C02412 FILE NO. TBD	E																														
	Architect of Record S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607	D																														
	Consultant ZFA STRUCTURAL ENGINEERS 250 d street suite 200 zfa.com santa rosa ca 95404 707.526.0992 zfa job no. 24396 copyright © 2025	C																														
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	Drawing Title TYPICAL CONCRETE DETAILS	A																														
	Drawing No. S1.1																															
	SEALED PROFESSIONAL KEVIN G. ZUCCO No. 4881 STRUCTURAL STATE OF CALIFORNIA 08/13/2025 SKA Project Number: 24719																															



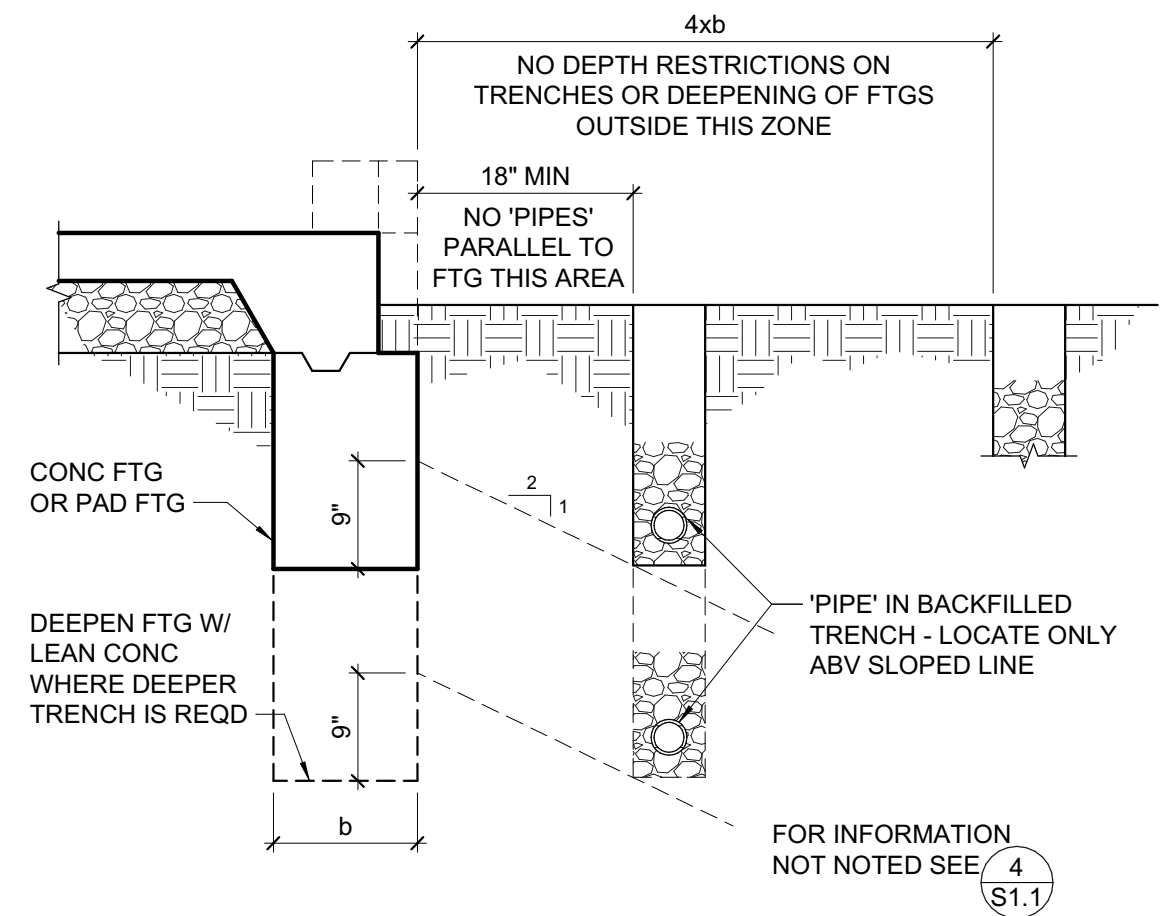
10 TYPICAL HOUSEKEEPING PAD AT SLAB ON GRADE
3/4" = 1'-0"



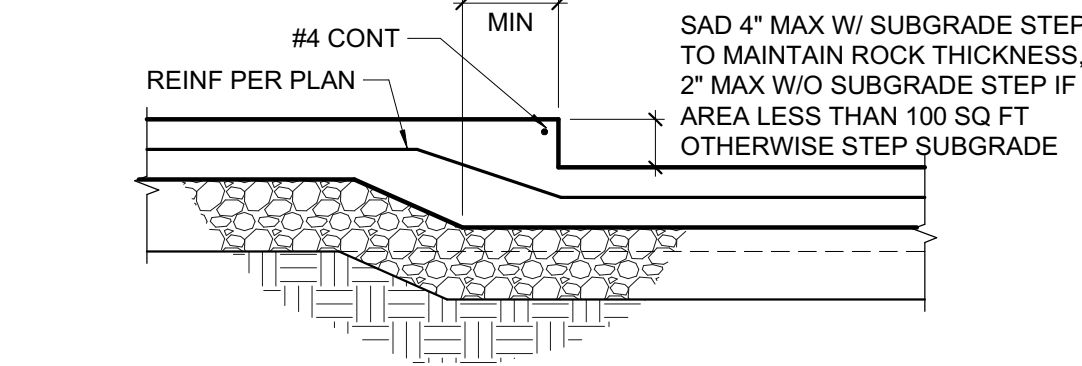
11 FOOTING CONSTRUCTION JOINT
3/4" = 1'-0"



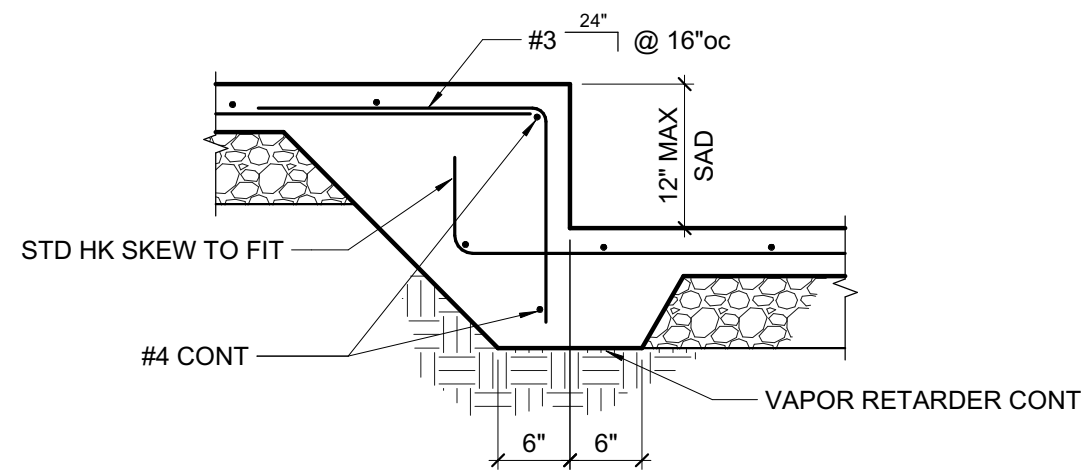
12 STEPPED FOOTING
3/4" = 1'-0"



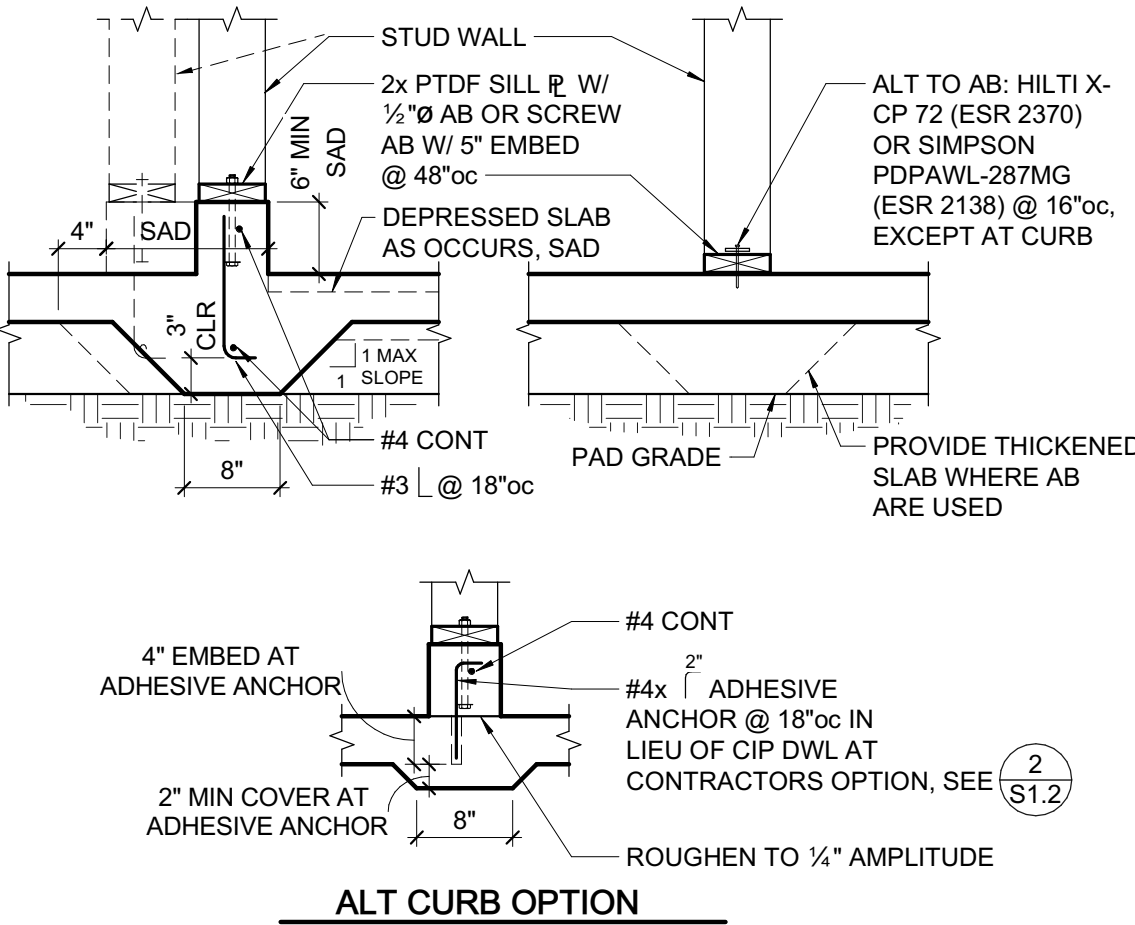
13 TRENCHING ADJACENT TO FOOTING
3/4" = 1'-0"



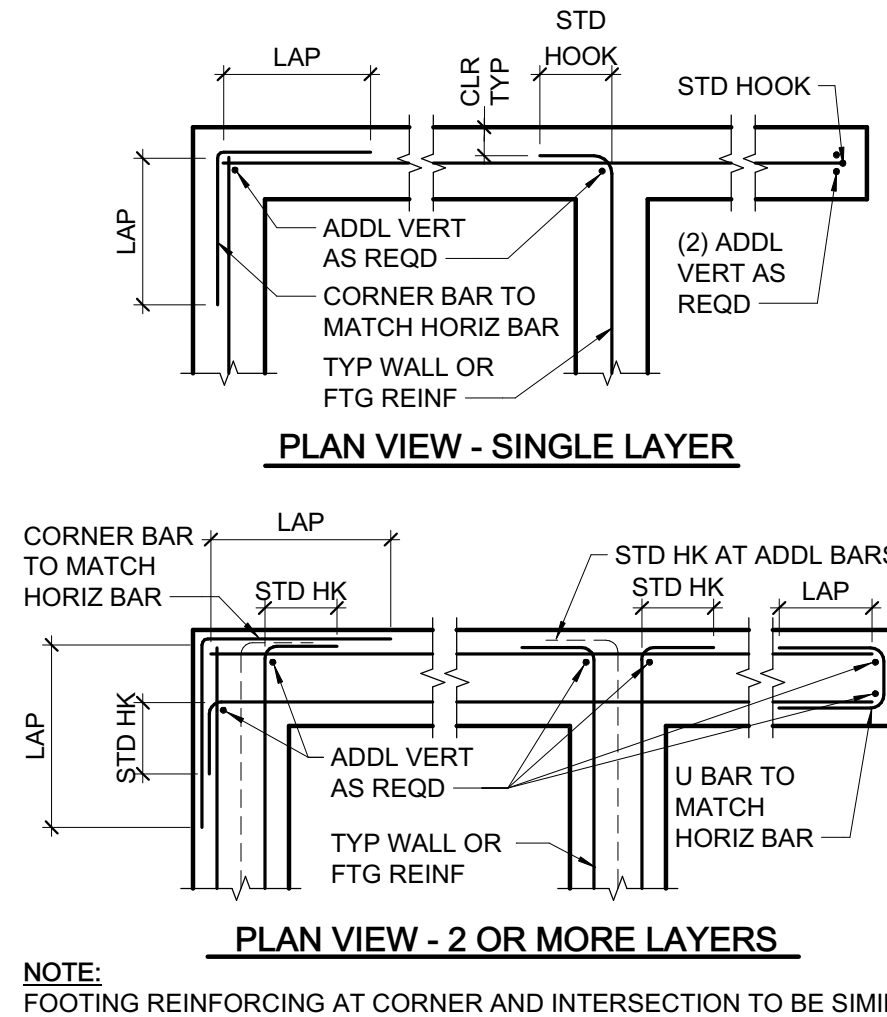
6 DEPRESSED SLAB - 4" MAX
3/4" = 1'-0"



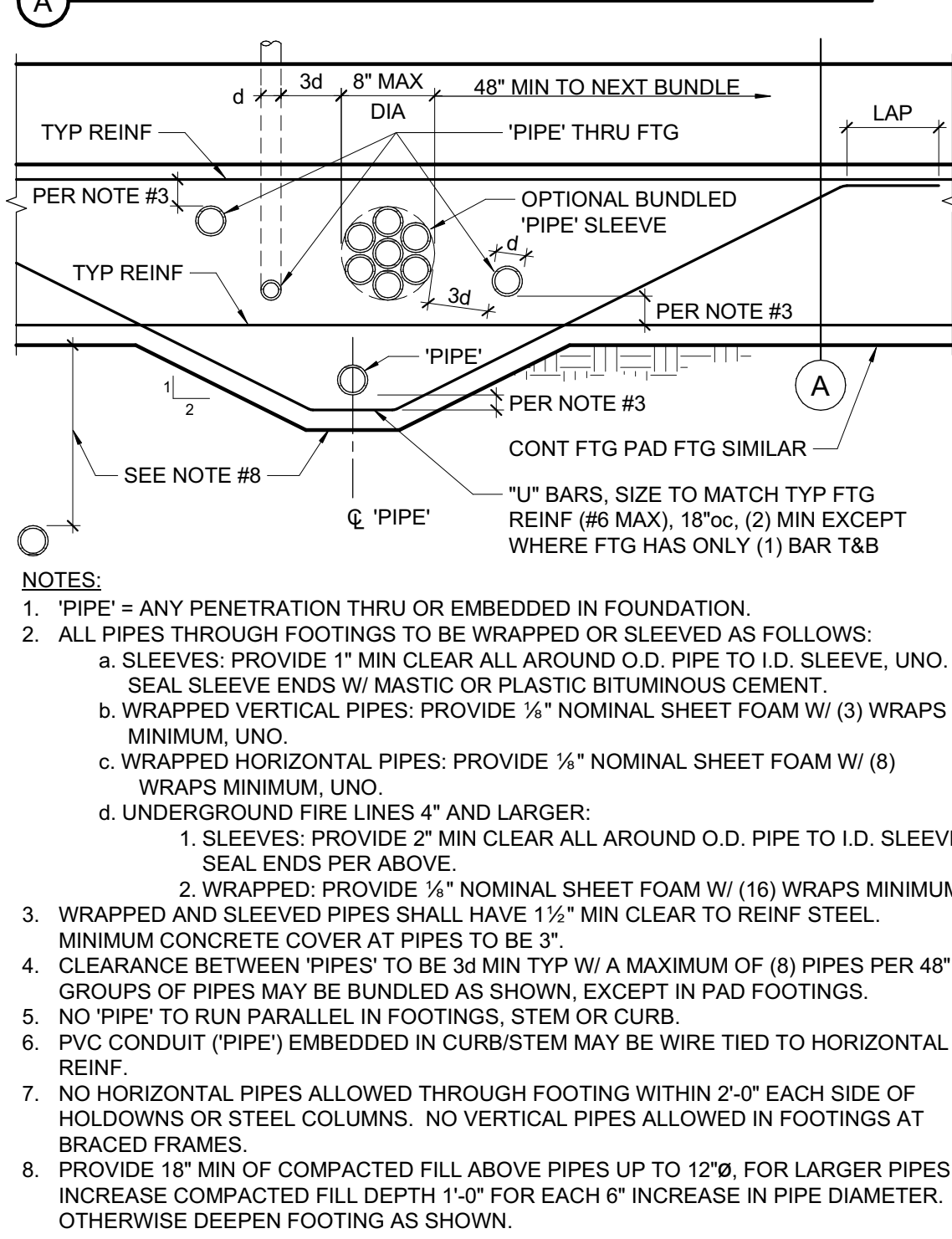
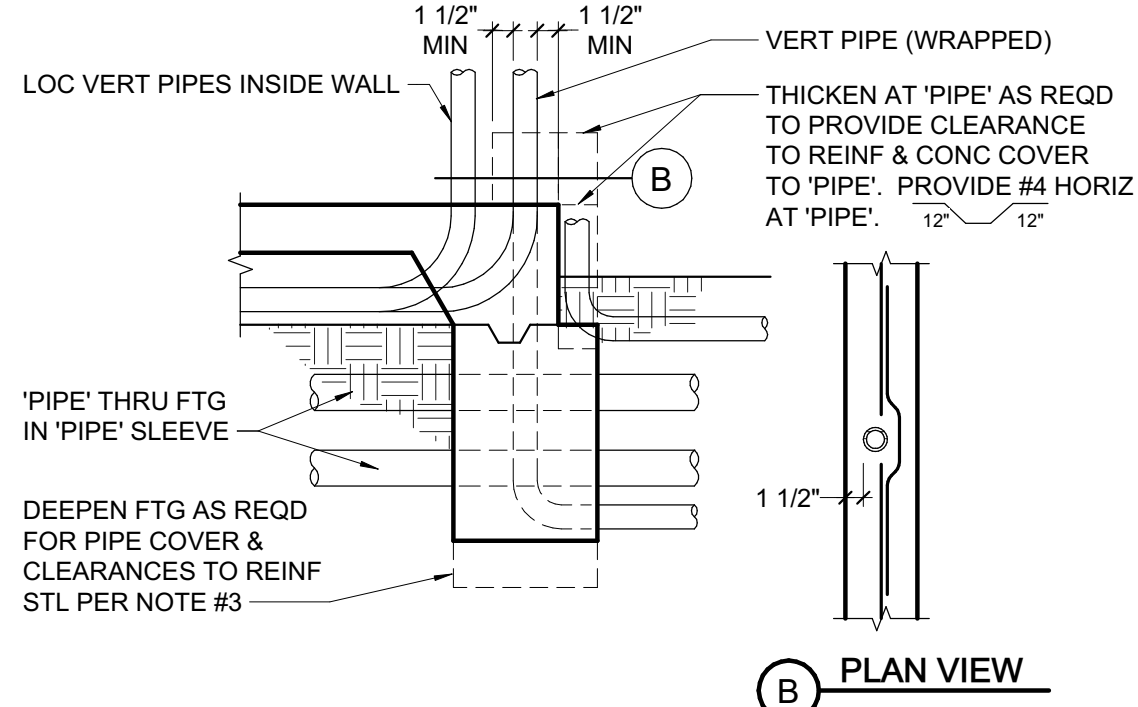
7 DEPRESSED SLAB - 12" MAX
3/4" = 1'-0"



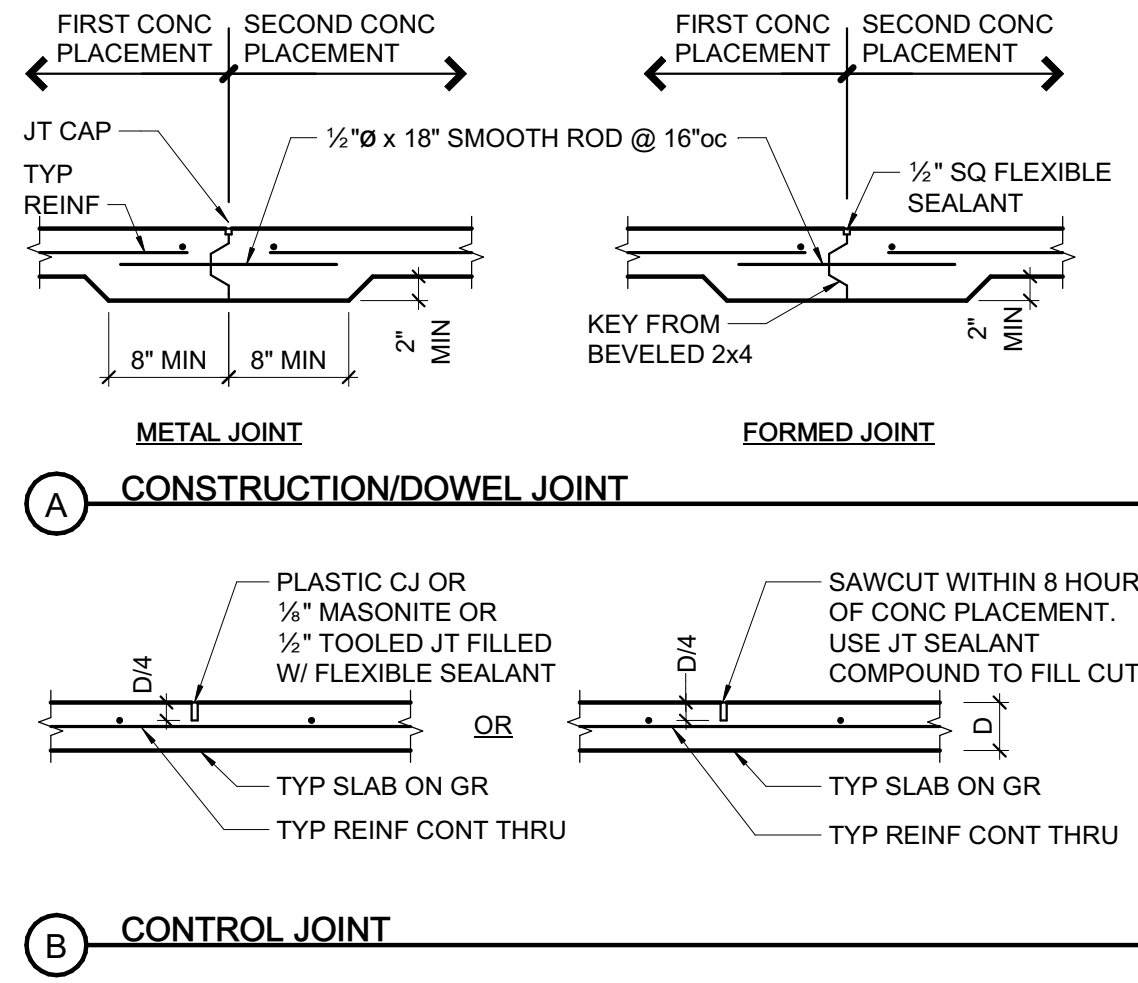
8 NON-BEARING STUD WALL AT SLAB
3/4" = 1'-0"



9 TYPICAL CORNER, INTERSECTION AND END REINFORCING
3/4" = 1'-0"

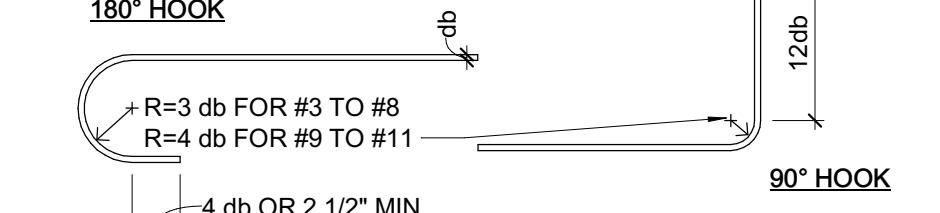
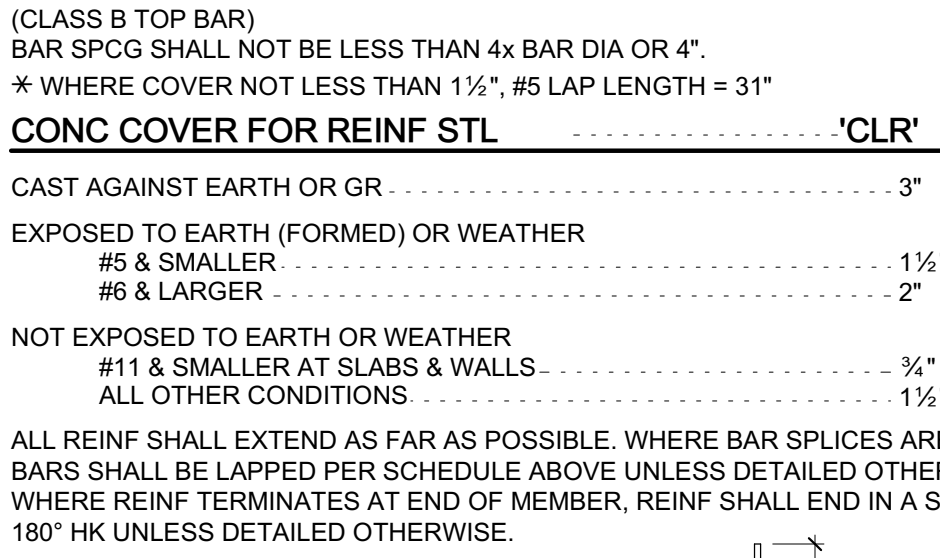


4 PIPES THRU FOOTING
3/4" = 1'-0"

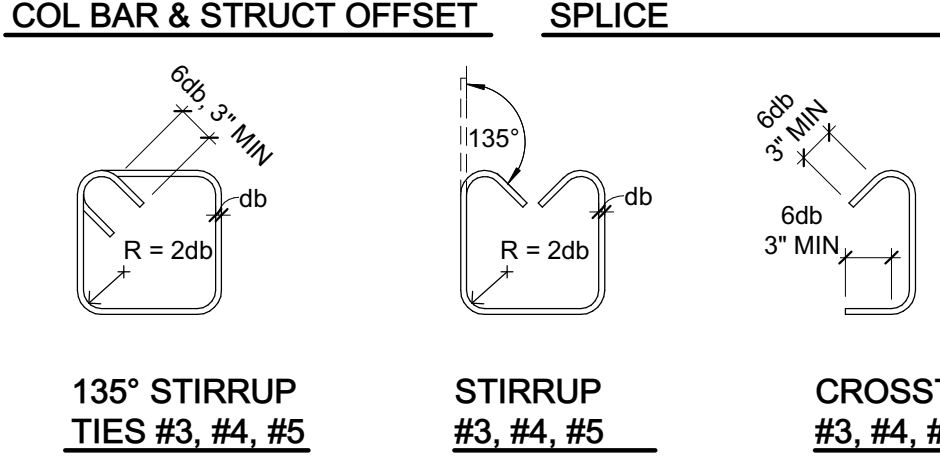


5 SLAB ON GRADE JOINTS
3/4" = 1'-0"

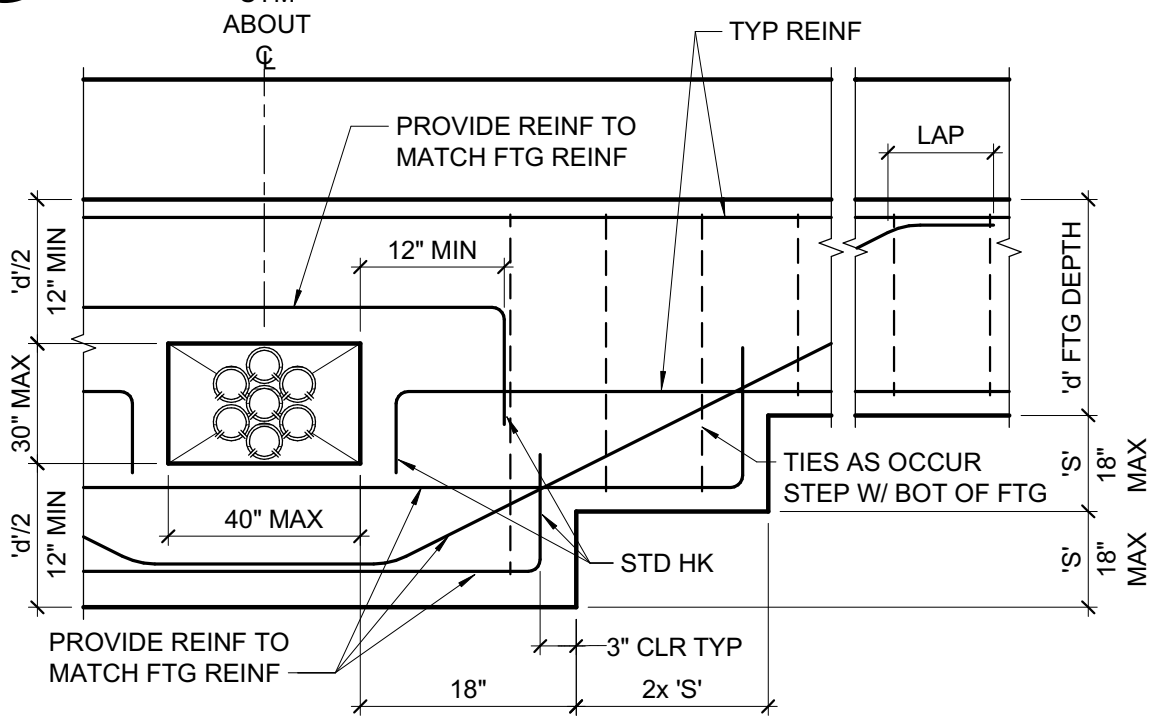
MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 2500 PSI OR GREATER (STAGGER SPLICES)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	19"	#6	38"	#9	94"
#4	25"	#7	61"	#10	115"
#5	37"*	#8	77"	#11	138"



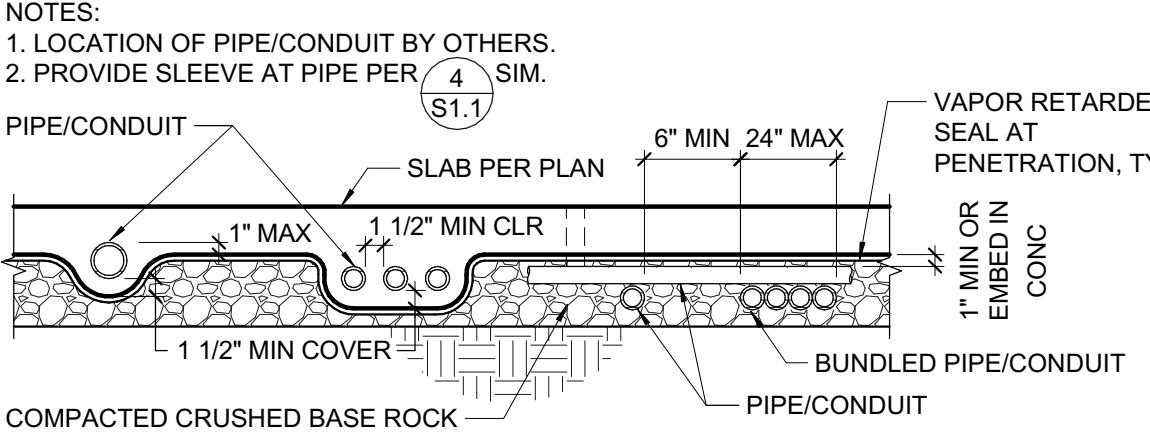
1 TYPICAL REINFORCING DETAILS (f'c = 2500psi MIN)
3/4" = 1'-0"



2 FOUNDATION BLOCKOUT
3/4" = 1'-0"



3 CONDUIT & PIPE AT SLAB ON GRADE
3/4" = 1'-0"



3 CONDUIT & PIPE AT SLAB ON GRADE
3/4" = 1'-0"

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047
Date: 6/8/2026
Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.
Md Avicuzzaman
Building Division Authorization Signature

SWINERTON

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250 d street | suite 200 zfa.com
santa rosa ca 95404 707.526.0992
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12/31/2025
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No. 4881
STRUCTURAL
STATE OF CALIFORNIA
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City of
Santa Rosa

OWNER

CITY OF SANTA ROSA

PROJECT

HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

TYPICAL CONCRETE
DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE	10/31/2025
SCALE	3/4" = 1'-0"
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

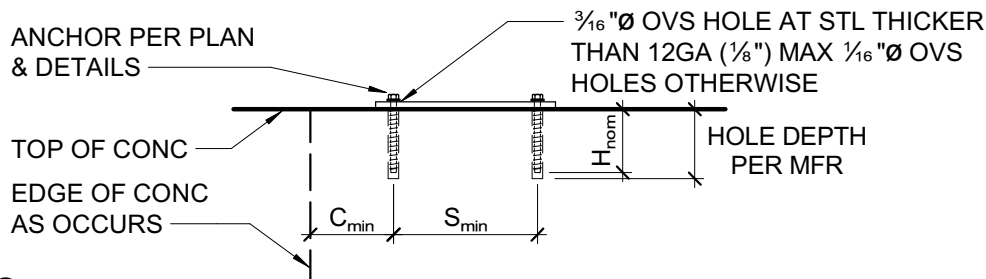
SHEET NUMBER

S1.1

8/13/2025 5:27:27 PM \\zfa.com\SR\Projects\2024\24396 Hearn Fire Station and Library\2_Drawings\24396_Hearn FS_S25.rvt

	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
M																	
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D																	
C																	
B																	
A																	
	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H _{nom}	MINIMUM EDGE DIST C _{min}	MINIMUM SPCG S _{min}	MINIMUM CONCRETE THICKNESS H _{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	¼"	1½"	1½"	1½"	3¼"	10	24
	¾"	2½"	1¾"	3"	4"	10	50
	½"	3¼"	1¾"	3"	5"	10	65
	¾"	4"	1¾"	3"	6"	10	100
	¾"	5½"	1¾"	3"	8¼"	20	150
HILTI KH-EZ (ICC-ESR 3027)	¼"	1½"	1½"	3"	3¼"	10	18
	¾"	2½"	1½"	3"	4"	10	40
	½"	3"	1¾"	3"	4¾"	10	45
	¾"	3¼"	1¾"	4"	5"	10	85
	¾"	4"	1¾"	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	¾"	2½"	1¾"	3"	4"	10	40
	½"	3¼"	1¾"	4"	5"	10	70
	¾"	4"	1¾"	3"	6"	10	85
	¾"	5½"	1¾"	3"	8¾"	20	150

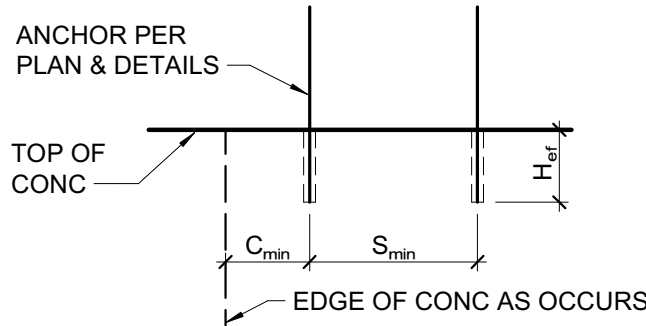


NOTES:

- EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
- CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
- HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
- THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

2 SCREW ANCHOR IN CONCRETE
3/4" = 1'-0"

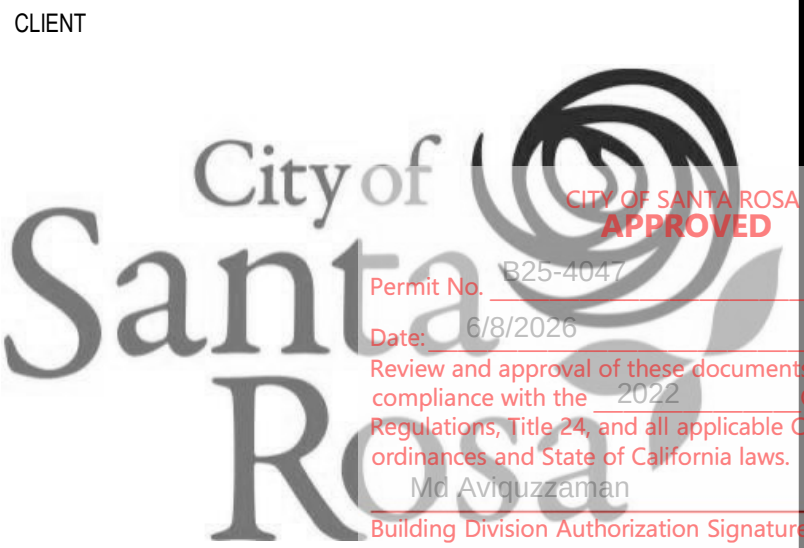
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H _{ref}	MIN EDGE DISTANCE C _{min}	MIN SPCG S _{min}	MIN CONC DEPTH H _{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	½"Ø	3"	1¾"	3"	H _{ref} + 1¼"
	-	#4	¾"Ø	4"	1¾"	3"	H _{ref} + 1¼"
	-	#5	¾"Ø	5"	1¾"	3"	H _{ref} + 1¼"
	¾"Ø	-	¾"Ø	3"	1¾"	3"	H _{ref} + 1¼"
	½"Ø	-	½"Ø	4"	1¾"	3"	H _{ref} + 1¼"
	¾"Ø	-	¾"Ø	5"	1¾"	3"	H _{ref} + 1¾"
	¾"Ø	#6	¾"Ø	6"	1¾"	3"	H _{ref} + 1¾"
	¾"Ø	#7	1"Ø	7"	1¾"	3"	H _{ref} + 2"
	1"Ø	#8	1¼"Ø	8"	1¾"	3"	H _{ref} + 2"
	1¼"Ø	#10	1¾"Ø	10"	2¼"	6"	H _{ref} + 2¾"
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	¾"Ø	N/A	¾"Ø	3"	1¾"	1½"	H _{ref} + 1¼"
	N/A	#3	½"Ø	3"	1¾"	1½"	
	½"Ø	N/A	¾"Ø	4"	1¾"	2½"	
	N/A	#4	¾"Ø	4"	1¾"	2½"	H _{ref} + 1½"
	¾"Ø	#5	¾"Ø	5"	1¾"	3½"	
	¾"Ø	#6	¾"Ø	6"	1¾"	3½"	
	¾"Ø	#7	1"Ø	7"	1¾"	4½"	H _{ref} + 2"
	1"Ø	#8	1¼"Ø	8"	1¾"	5"	H _{ref} + 2¼"
	N/A	#9	1¾"Ø	9"	1¾"	5½"	H _{ref} + 2¾"
	1¼"Ø	N/A	1¾"Ø	10"	1¾"	6¼"	
	N/A	#10	1½"Ø	10"	1¾"	6¼"	H _{ref} + 3"



NOTES:

- INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
- CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
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1 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"



CITY OF SANTA ROSA

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

Foundation Permit Set
Scope limited to foundations,
concrete details, and embedded
parts only. All other information
is included for reference only.

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

Revision Number	DATE	ISSUE DESCRIPTION
	08/13/2025	FOUNDATION PERMIT SET

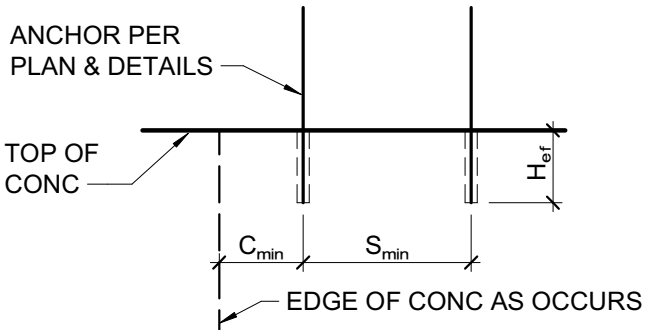
Project
HEARN COMMUNITY HUB - PHASE 1
CONTRACT NO. C02412
FILE NO. TBD

Architect of Record S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607	Consultant ZFA STRUCTURAL ENGINEERS 250 d street suite 200 santa rosa ca 95404 zfa job no. 24396 zfa.com 707.526.0992 copyright © 2025
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	Drawing Title TYPICAL CONCRETE DETAILS Drawing No. S1.2
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SKA Project Number: 24719

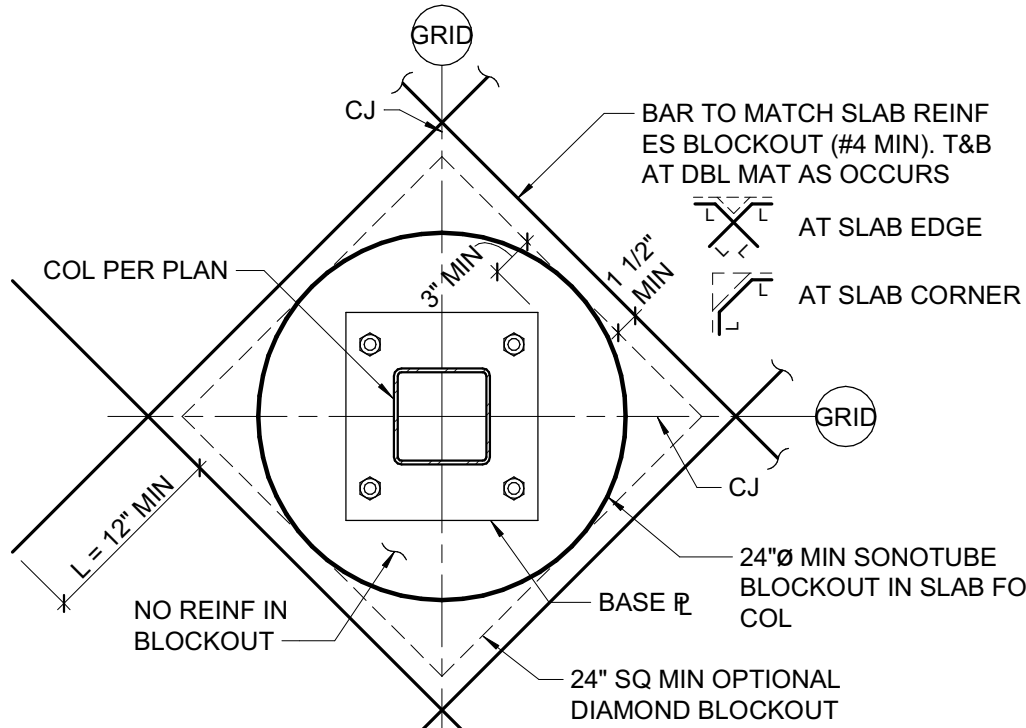
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{ef}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	$\frac{1}{2}"\varnothing$	3"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{1}{4}"$
	-	#4	$\frac{3}{4}"\varnothing$	4"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{1}{4}"$
	-	#5	$\frac{3}{4}"\varnothing$	5"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{1}{2}"$
	$\frac{3}{8}"\varnothing$	-	$\frac{7}{16}"\varnothing$	3"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{1}{4}"$
	$\frac{1}{2}"\varnothing$	-	$\frac{7}{16}"\varnothing$	4"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{1}{4}"$
	$\frac{3}{8}"\varnothing$	-	$\frac{1}{4}"\varnothing$	5"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{3}{4}"$
	$\frac{3}{4}"\varnothing$	#6	$\frac{7}{16}"\varnothing$	6"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{3}{4}"$
	$\frac{1}{4}"\varnothing$	#7	$1"\varnothing$	7"	$1\frac{3}{4}"$	3"	$H_{ef} + 2"$
	$1"\varnothing$	#8	$1\frac{1}{4}"\varnothing$	8"	$1\frac{3}{4}"$	3"	$H_{ef} + 2\frac{1}{4}"$
	$1\frac{1}{4}"\varnothing$	#10	$1\frac{3}{4}"\varnothing$	10"	$2\frac{3}{4}"$	6"	$H_{ef} + 2\frac{3}{4}"$
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	$\frac{3}{8}"\varnothing$	N/A	$\frac{7}{16}"\varnothing$	3"	$1\frac{3}{4}"$	1"	$H_{ef} + 1\frac{1}{4}"$
	N/A	#3	$\frac{1}{2}"\varnothing$	3"	$1\frac{3}{4}"$	1"	
	$\frac{1}{2}"\varnothing$	N/A	$\frac{7}{16}"\varnothing$	4"	$1\frac{3}{4}"$	2"	
	N/A	#4	$\frac{3}{4}"\varnothing$	4"	$1\frac{3}{4}"$	2"	
	$\frac{3}{8}"\varnothing$	#5	$\frac{3}{4}"\varnothing$	5"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{1}{2}"$
	$\frac{3}{4}"\varnothing$	#6	$\frac{7}{16}"\varnothing$	6"	$1\frac{3}{4}"$	3"	$H_{ef} + 1\frac{3}{4}"$
	$\frac{7}{8}"\varnothing$	#7	$1"\varnothing$	7"	$1\frac{3}{4}"$	4"	$H_{ef} + 2"$
	$1"\varnothing$	#8	$1\frac{1}{4}"\varnothing$	8"	$1\frac{3}{4}"$	5"	$H_{ef} + 2\frac{1}{4}"$
	N/A	#9	$1\frac{3}{4}"\varnothing$	9"	$1\frac{3}{4}"$	5"	$H_{ef} + 2\frac{3}{4}"$
	$1\frac{1}{4}"\varnothing$	N/A	$1\frac{3}{4}"\varnothing$	10"	$1\frac{3}{4}"$	6"	
N/A	#10	$1\frac{1}{2}"\varnothing$	10"	$1\frac{3}{4}"$	6"	$H_{ef} + 3"$	



NOTES:

- INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
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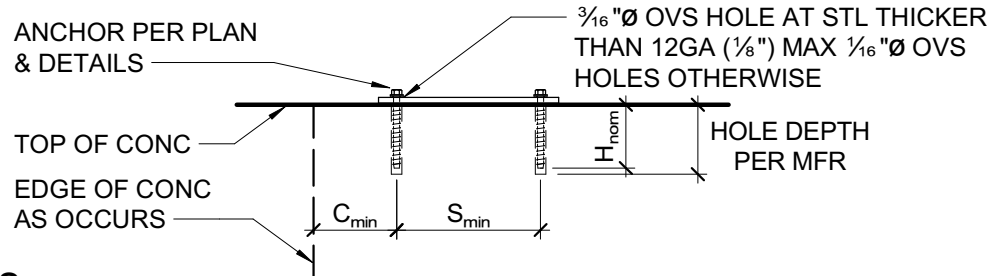
2 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"



3 SLAB BLOCKOUT
1" = 1'-0"

POST INSTALLED ANCHORS SHOWN ARE FOR REFERENCE ONLY. ALL FOUNDATION WORK SHALL USE CAST-IN-PLACE ANCHOR BOLTS PER PLAN. POST-INSTALLED ANCHORS MAY ONLY BE USED FOR FUTURE MODIFICATIONS WITH STRUCTURAL ENGINEER APPROVAL.

CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{em}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	$\frac{1}{4}"$	$1\frac{1}{2}"$	$1\frac{1}{2}"$	$1\frac{1}{2}"$	$3\frac{1}{4}"$	10	24
	$\frac{3}{8}"$	$2\frac{1}{2}"$	$1\frac{3}{4}"$	3"	4"	10	50
	$\frac{1}{2}"$	$3\frac{1}{4}"$	$1\frac{3}{4}"$	3"	5"	10	65
	$\frac{5}{8}"$	4"	$1\frac{3}{4}"$	3"	6"	10	100
	$\frac{3}{4}"$	$5\frac{1}{2}"$	$1\frac{3}{4}"$	3"	$8\frac{3}{4}"$	20	150
HILTI KH-EZ (ICC-ESR 3027)	$\frac{1}{4}"$	$1\frac{1}{2}"$	$1\frac{1}{2}"$	3"	$3\frac{1}{4}"$	10	18
	$\frac{3}{8}"$	$2\frac{1}{2}"$	$1\frac{1}{2}"$	3"	4"	10	40
	$\frac{1}{2}"$	3"	$1\frac{3}{4}"$	3"	$4\frac{3}{4}"$	10	45
	$\frac{5}{8}"$	$3\frac{1}{4}"$	$1\frac{3}{4}"$	4"	5"	10	85
	$\frac{3}{4}"$	4"	$1\frac{3}{4}"$	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	$\frac{3}{8}"$	$2\frac{1}{2}"$	$1\frac{3}{4}"$	3"	4"	10	40
	$\frac{1}{2}"$	$3\frac{1}{4}"$	$1\frac{3}{4}"$	4"	5"	10	70
	$\frac{5}{8}"$	4"	$1\frac{3}{4}"$	3"	6"	10	85
	$\frac{3}{4}"$	$5\frac{1}{2}"$	$1\frac{3}{4}"$	3"	$8\frac{3}{4}"$	20	150



NOTES:

- EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
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1 SCREW ANCHOR IN CONCRETE
3/4" = 1'-0"

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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

Mid Avicuzzaman

Building Division Authorization Signature

SWINERTON

ZFA STRUCTURAL ENGINEERS

250 d street | suite 200 zfa.com
santa rosa ca 95404 707.526.0992
zfa job no. 24396 copyright © 2025



12/31/2025
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OWNER

CITY OF SANTA ROSA

PROJECT

HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

TYPICAL CONCRETE
DETAILS

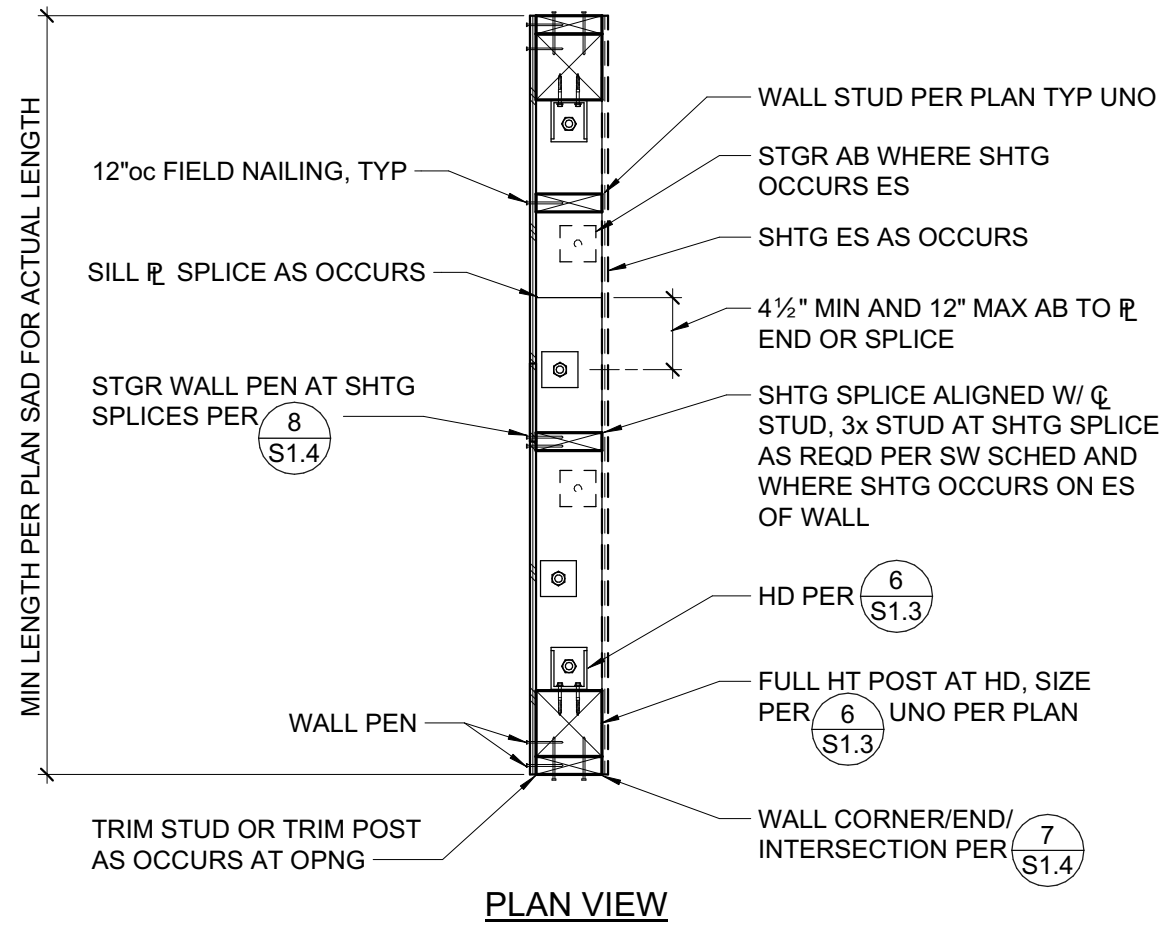
REVISIONS		
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

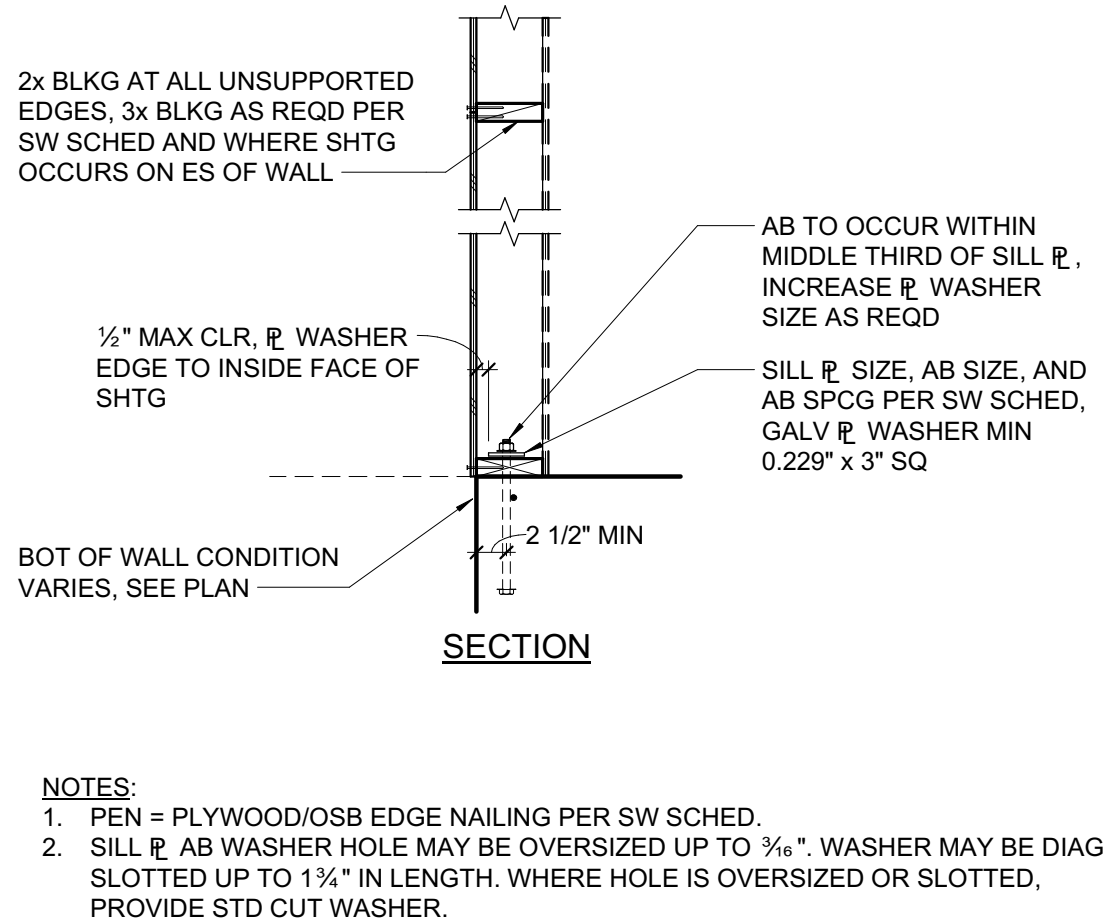
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SCALE	As indicated
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER

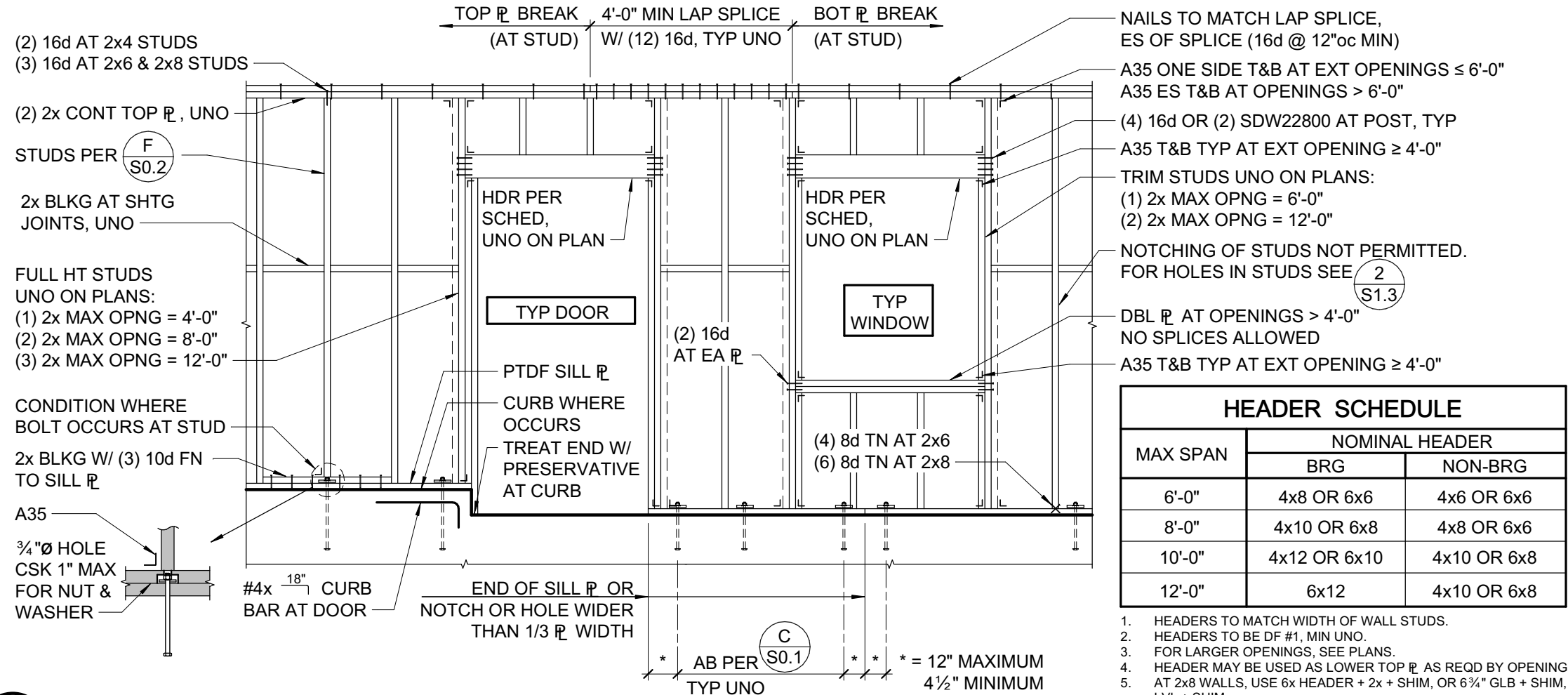
S1.2



5 SCHEMATIC SHEAR WALL CONSTRUCTION
3/4" = 1'-0"



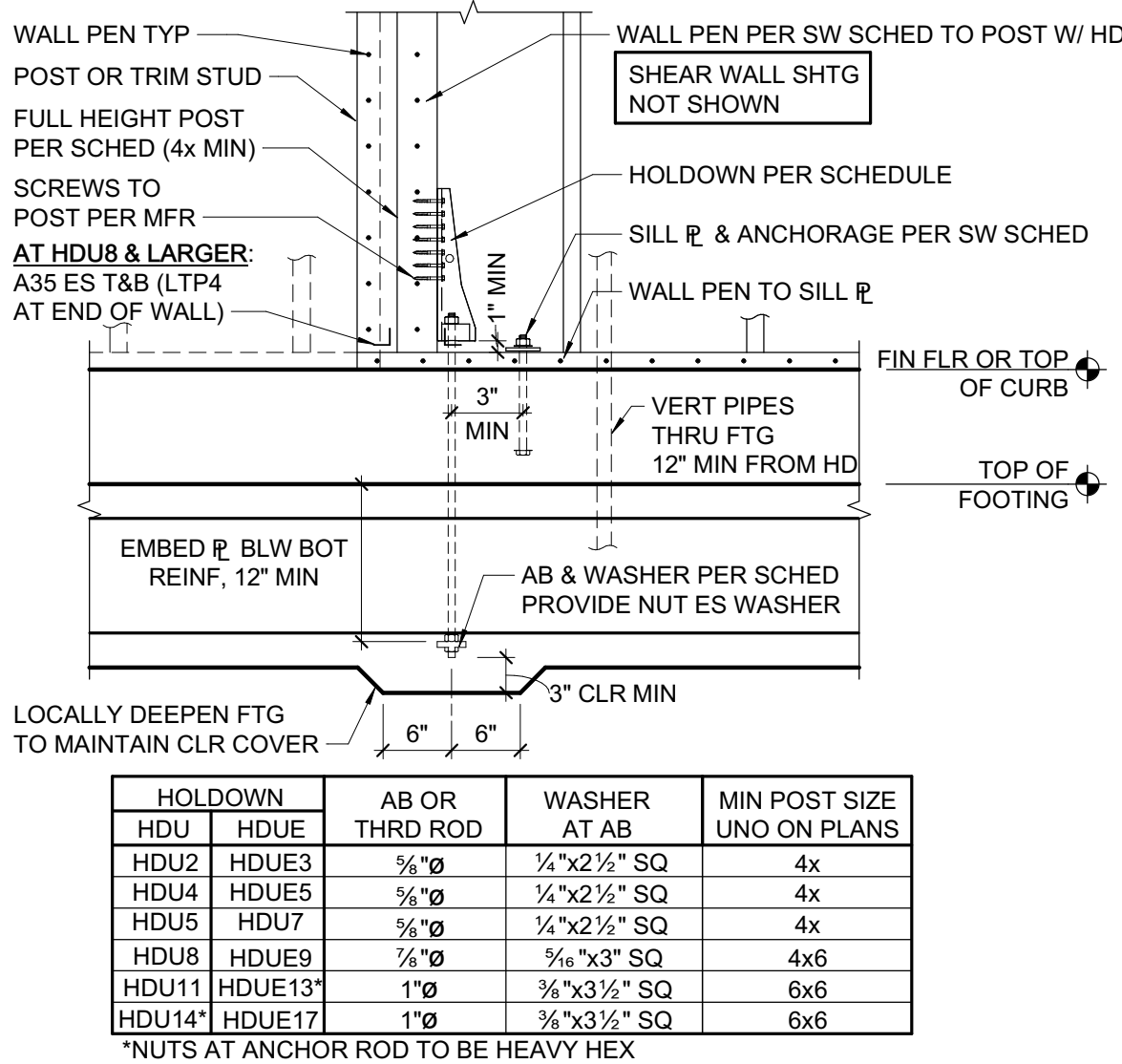
NOTES:
1. PEN = PLYWOOD/OSB EDGE NAILING PER SW SCHED.
2. SILL PL AB WASHER HOLE MAY BE OVERSIZED UP TO 3/8". WASHER MAY BE DIAG SLOTTED UP TO 1 1/2" IN LENGTH. WHERE HOLE IS OVERSIZED OR SLOTTED, PROVIDE STD CUT WASHER.



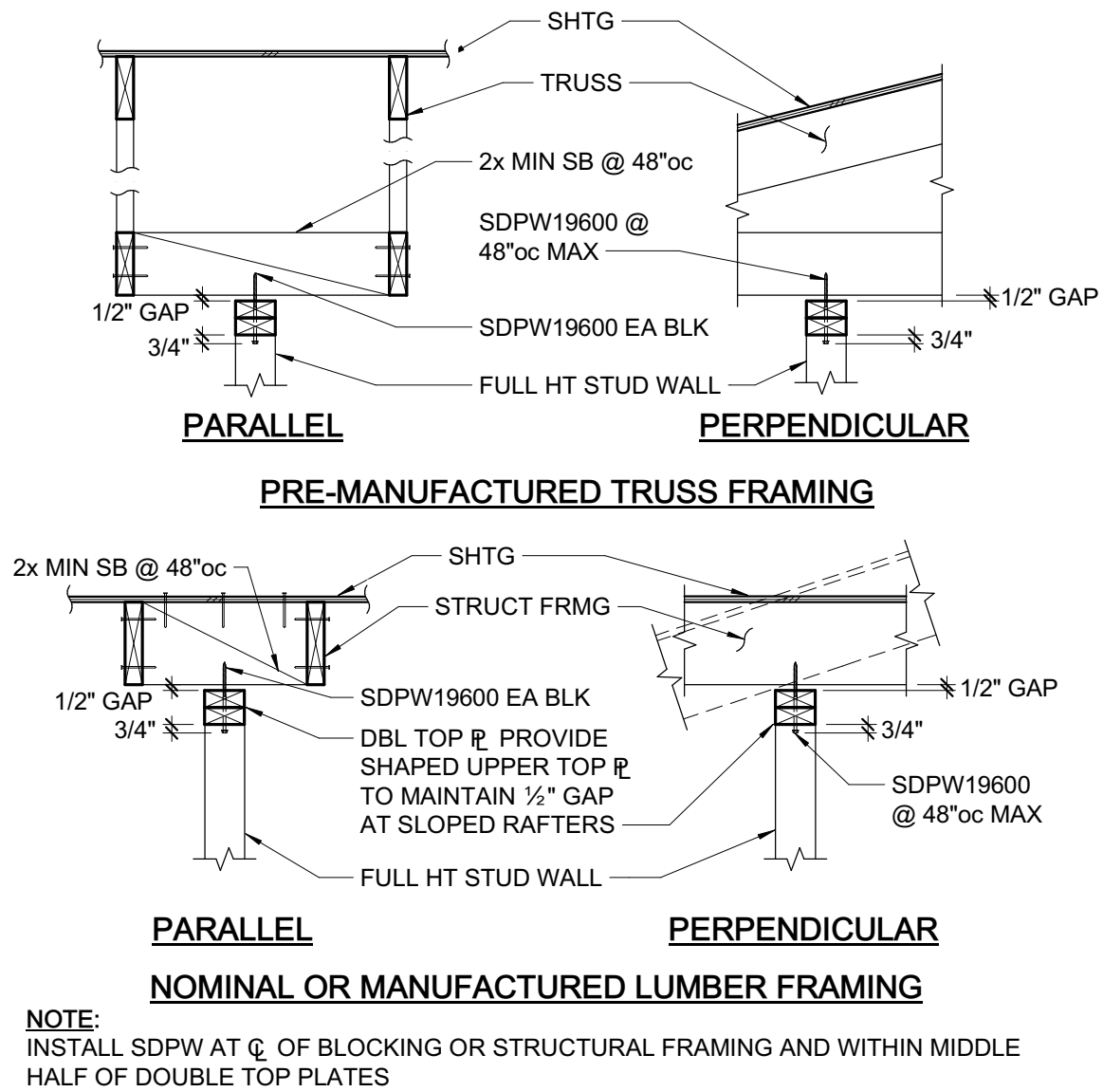
1 STUD WALL AND OPENING FRAMING
3/8" = 1'-0"

RIM JOIST/BLKG TO TOP PL, TOE NAIL	10d @ 6"oc
TRUSSES, JOISTS OR RAFTERS AT ALL BEARING POINTS	
TOE NAILS EACH SIDE	(2) 10d
TRUSSES, JOISTS OR RAFTERS TO SIDE OF STUDS	
EIGHT (8) INCH JOISTS OR LESS	(3) 16d
FOR EACH ADDITIONAL 4 INCHES OF DEPTH OF JOIST	(1) 16d
BLOCKING BETWEEN JOISTS OR RAFTERS	
TO JOIST OR RAFTERS - TOE NAILS EA SIDE, EA END	(2) 10d
TO JOIST OR RAFTER BEARINGS - TOE NAILS EA SIDE	(2) 10d
BLOCKING BETWEEN STUDS, EACH END TOE NAILS	(2) 10d OR (2) 16d
BRIDGING TO JOIST, TOE NAIL EACH END	(2) 8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16"oc
SOLE PLATE TO JOIST OR BLOCKING AT	
BRACED WALL PANELS	(3) 16d @ 16"oc
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
DOUBLE STUDS AT EXTERIOR WALLS, FACE NAIL	16d @ 12"oc
DOUBLE STUDS, FACE NAIL	16d @ 24"oc
DOUBLE TOP PLATES, FACE NAIL	16d @ 12"oc
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(3) 16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16"oc ALONG EACH EDGE
DOUBLE TOP PLATE LAP AT CORNER	(3) 16d
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
BUILT-UP CORNER STUDS	16d @ 12"oc
POST TO SILL/SOLE/TOP PLATE, EACH SIDE TOE NAIL	(4) 10d

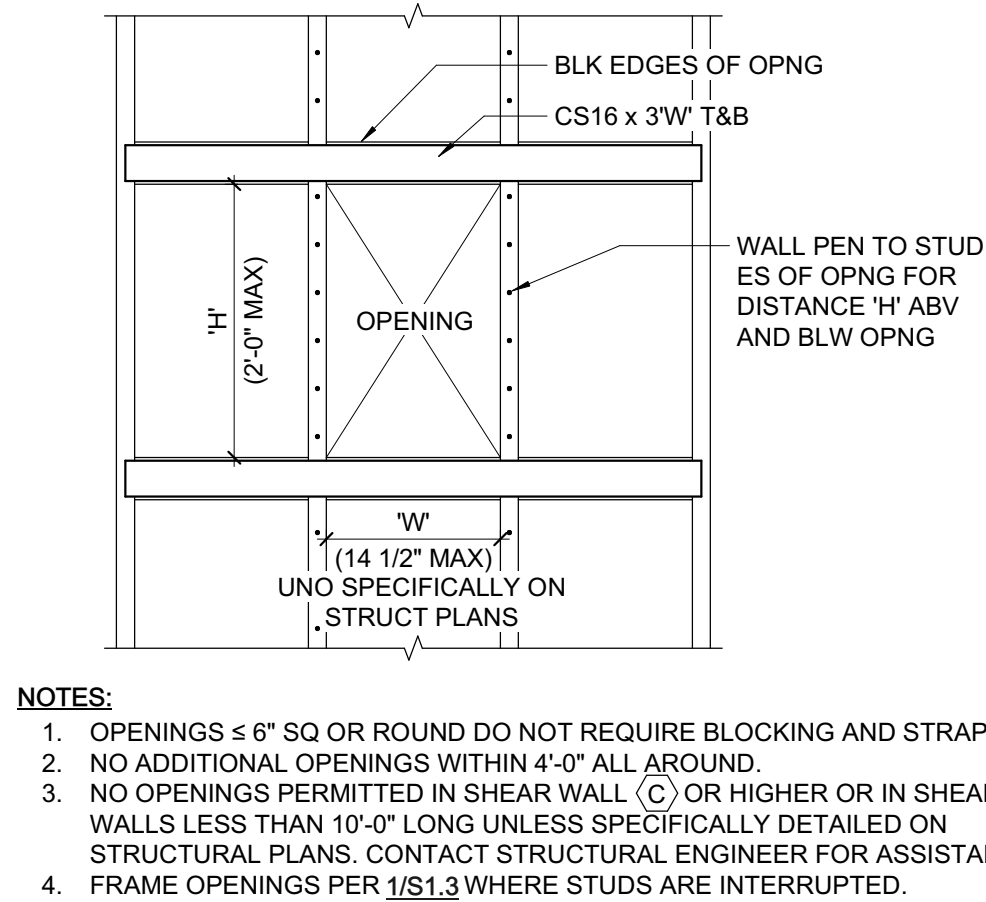
8 NAIL SCHEDULE
3/4" = 1'-0"



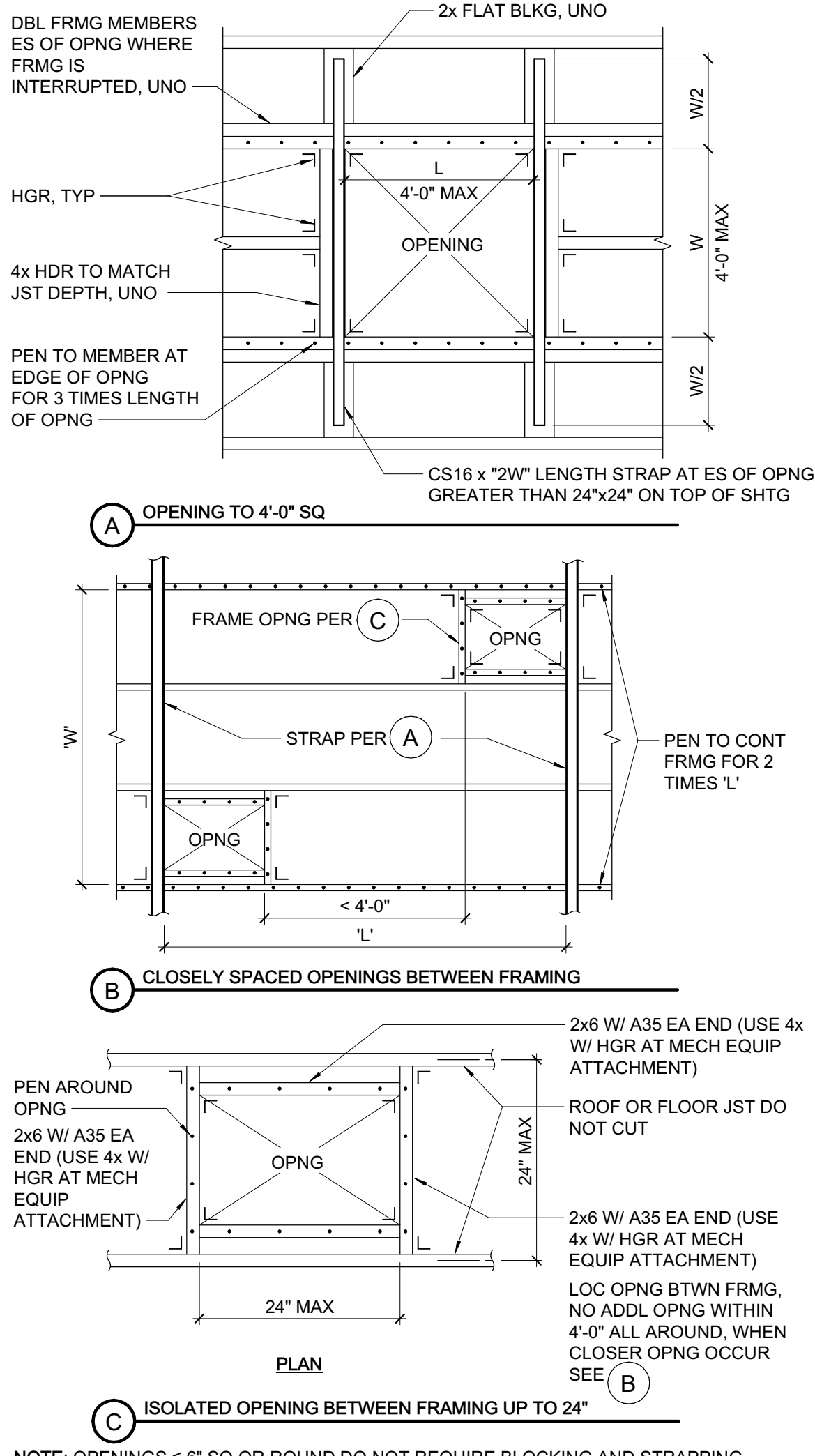
6 TYPICAL HOLDOWN
3/4" = 1'-0"



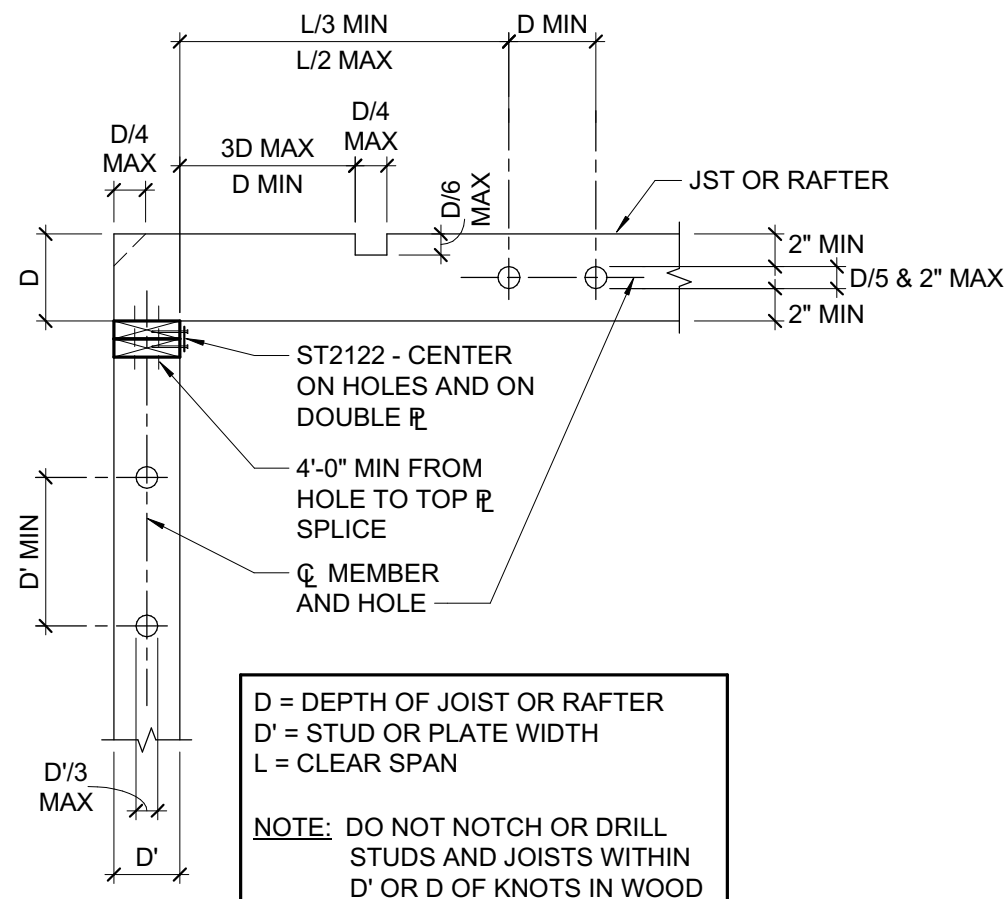
9 TYPICAL NON-STRUCTURAL STUD WALL DETAILS
3/4" = 1'-0"



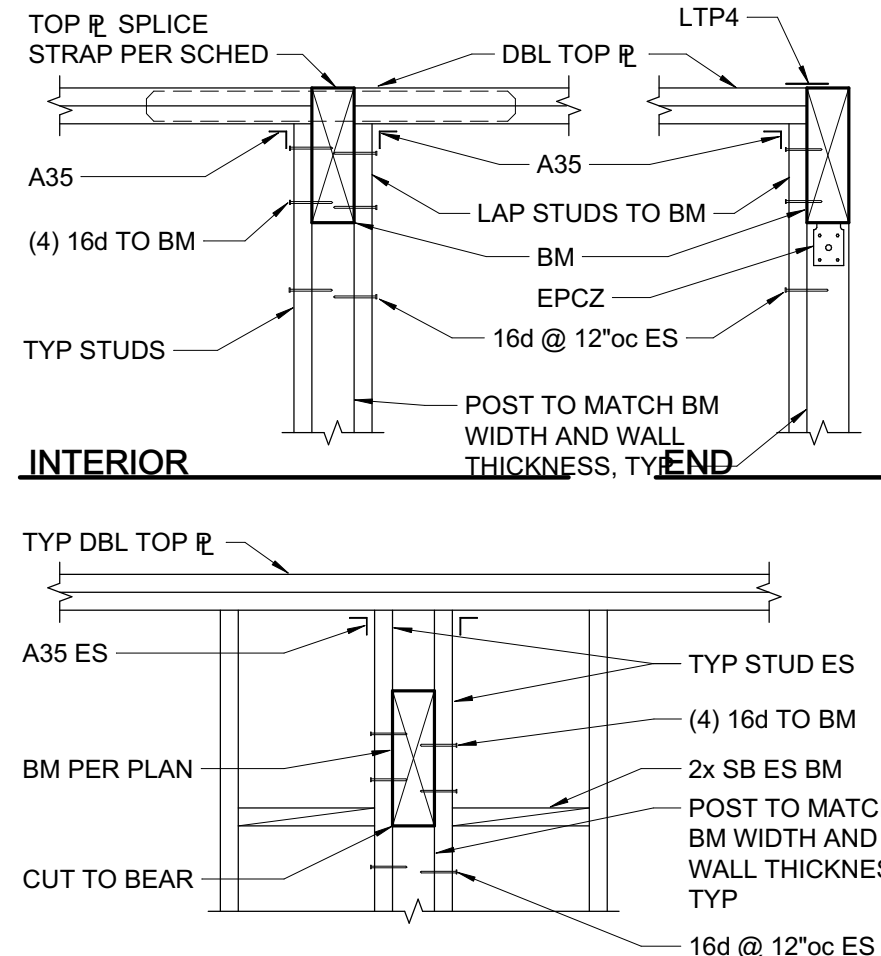
7 SMALL OPENINGS IN SHEAR WALLS
3/4" = 1'-0"



4 OPENING IN DIAPHRAGM
3/4" = 1'-0"



2 HOLES AND NOTCHES IN WOOD STUDS, JOISTS, AND PLATES
3/4" = 1'-0"

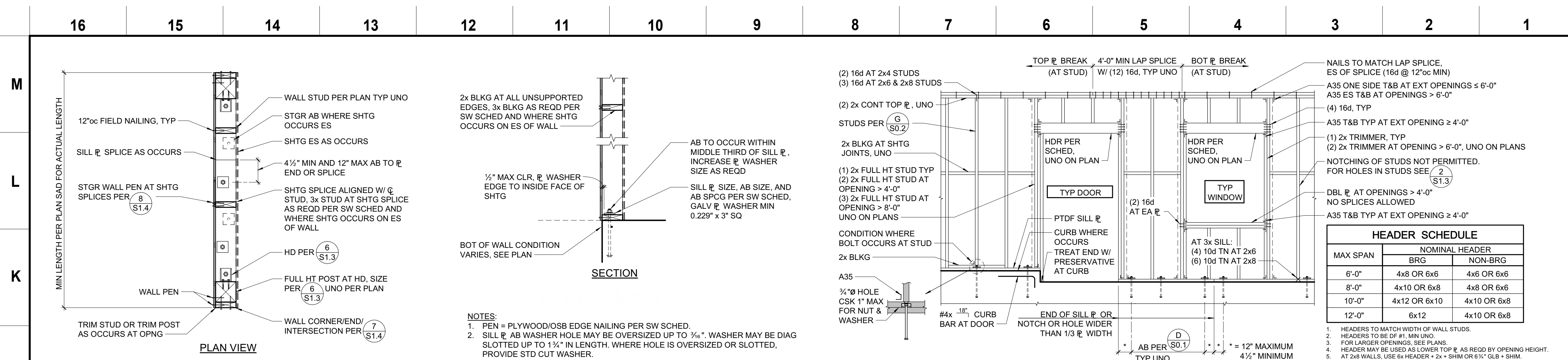


3 TYPICAL BEAM IN AND THRU STUD WALL
3/4" = 1'-0"

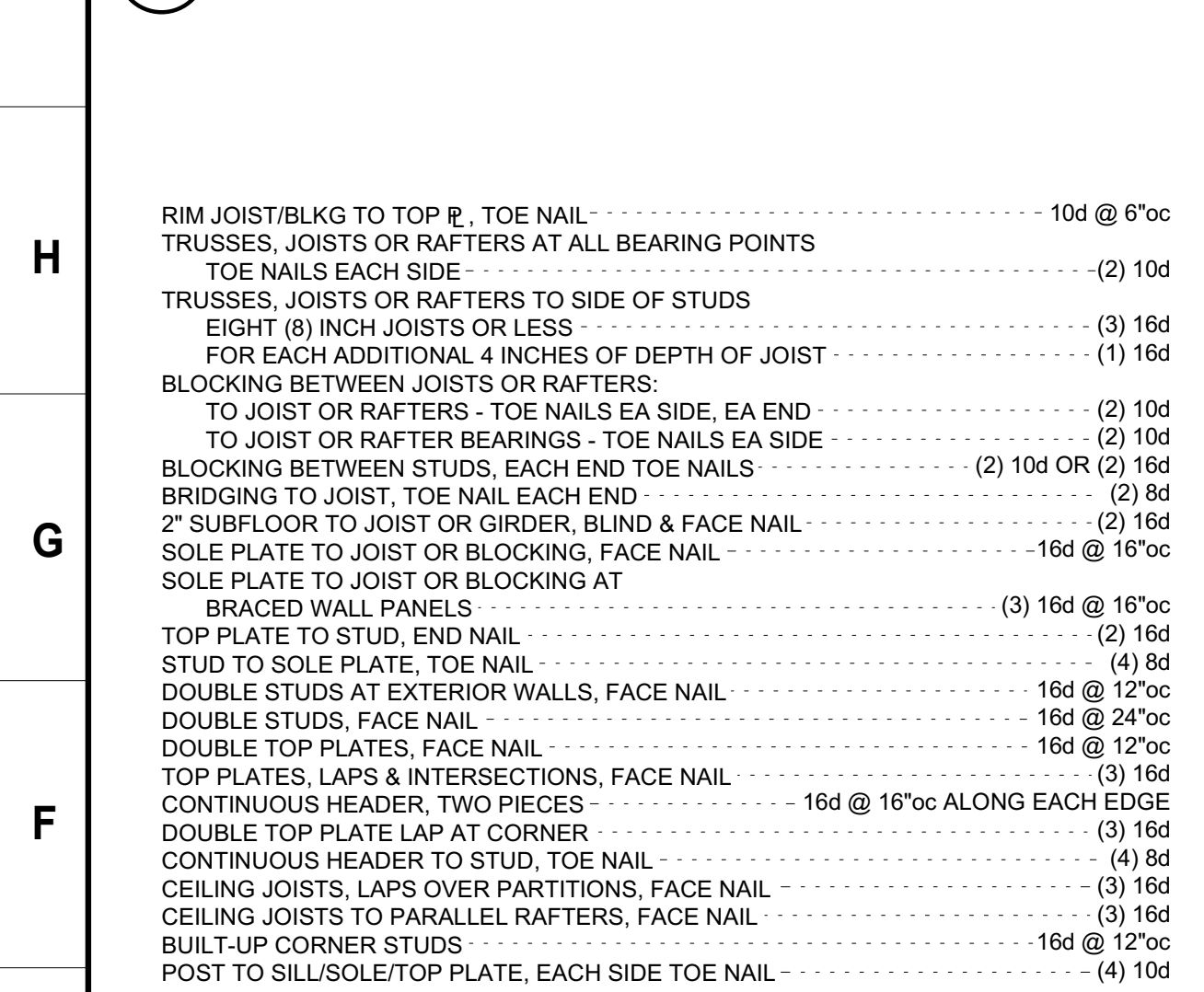
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
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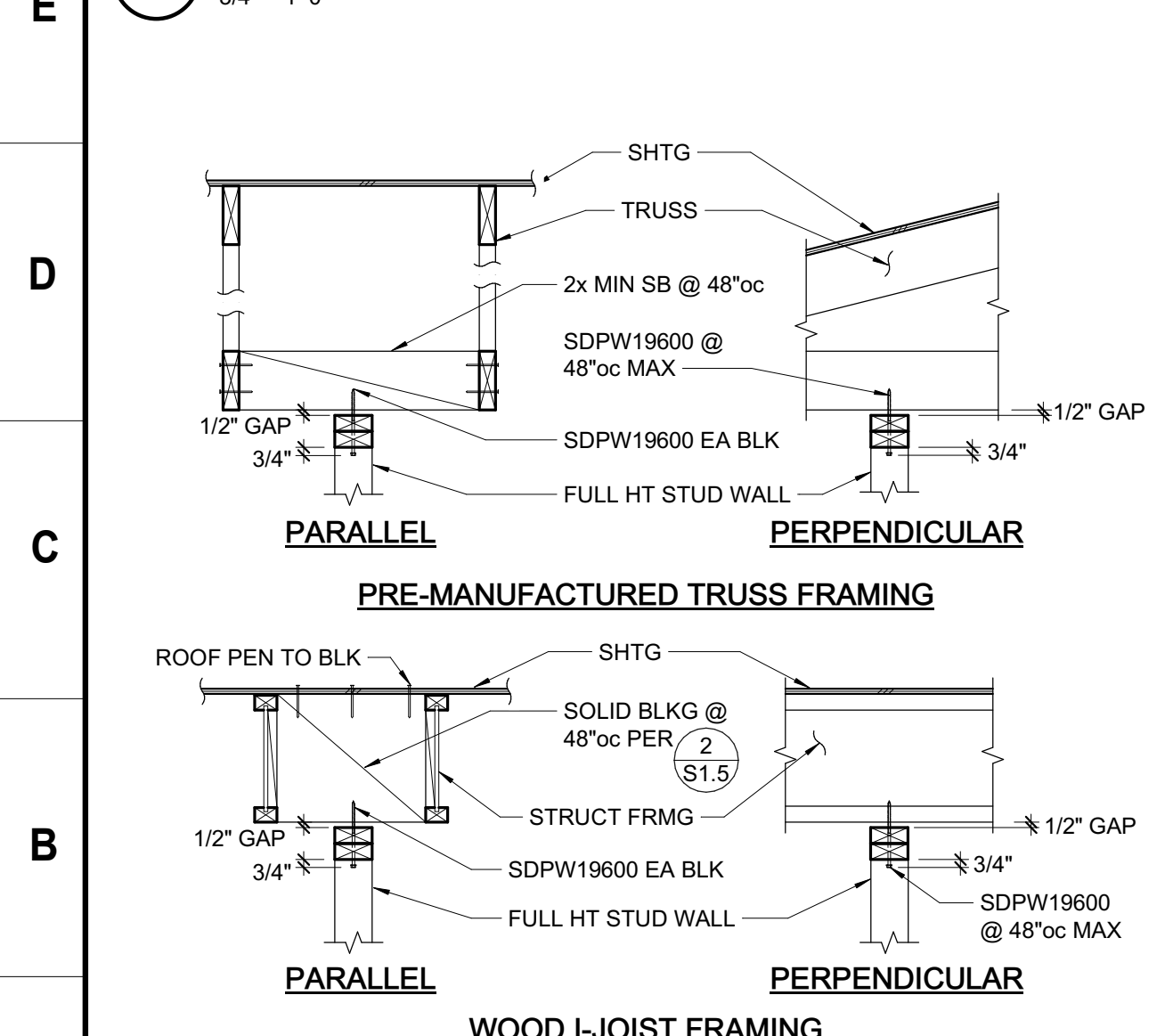
DATE	10/31/2025
SCALE	As indicated
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412



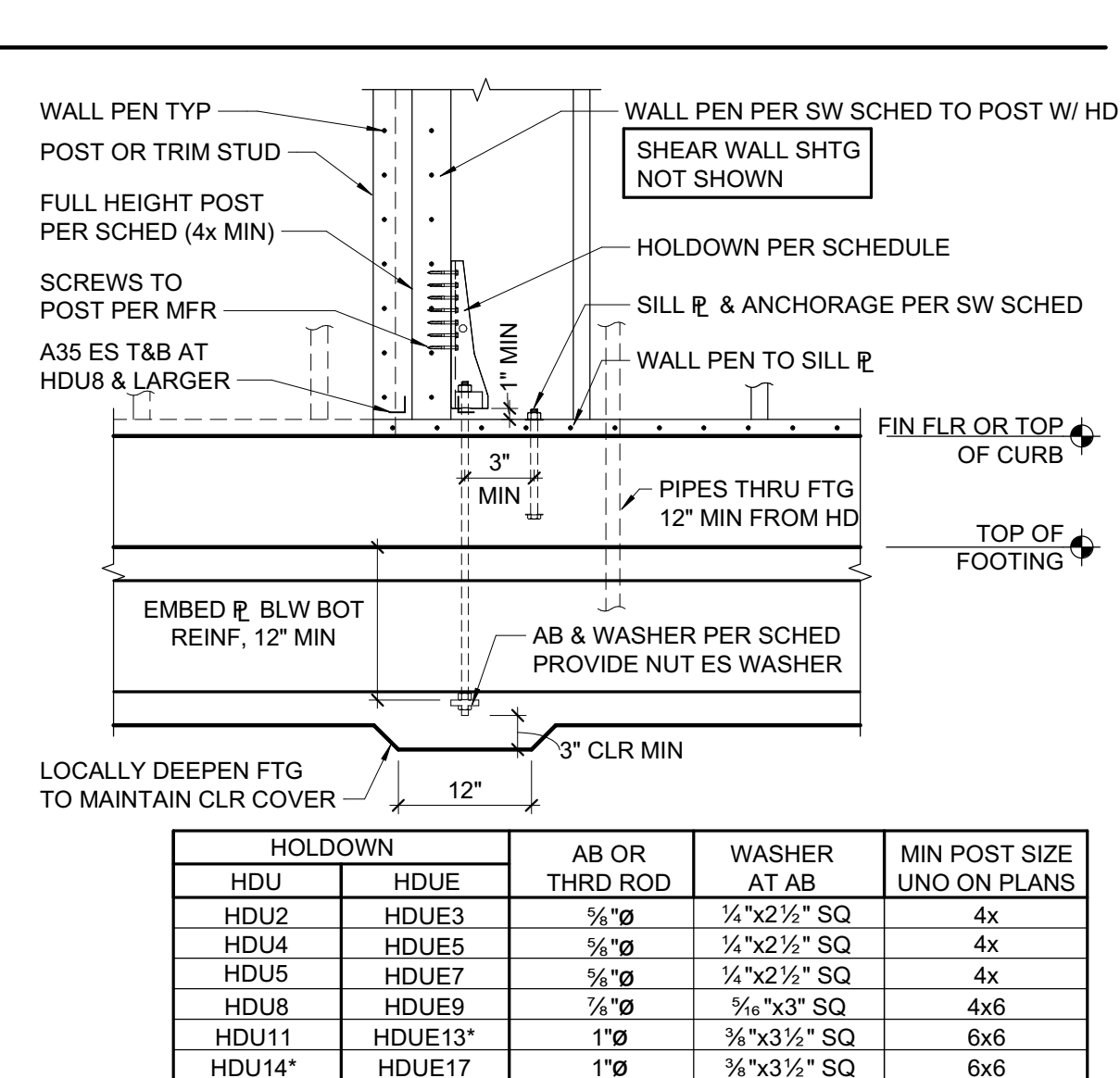
5 SCHEMATIC SHEAR WALL CONSTRUCTION
3/4" = 1'-0"



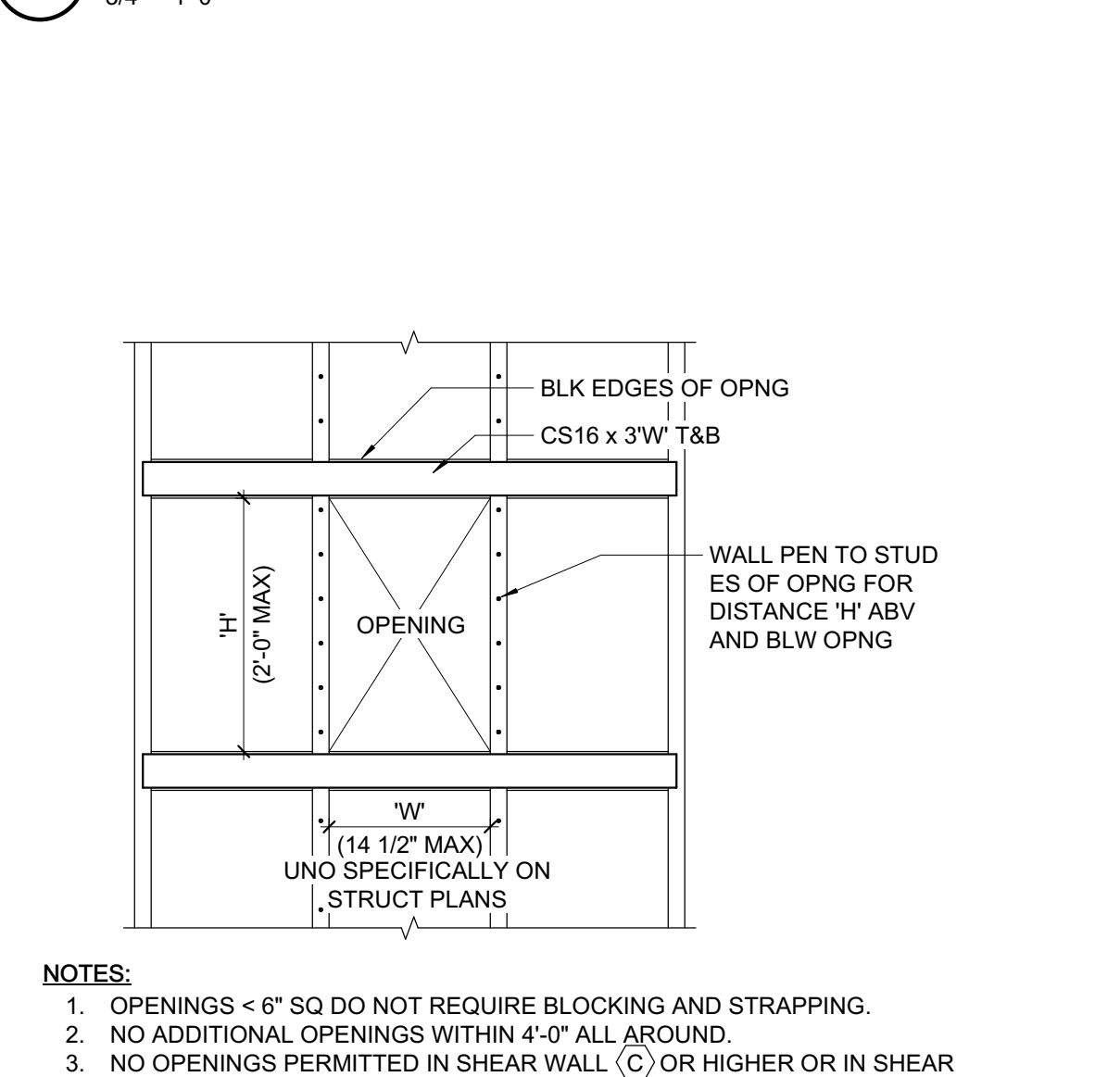
8 NAILING SCHEDULE



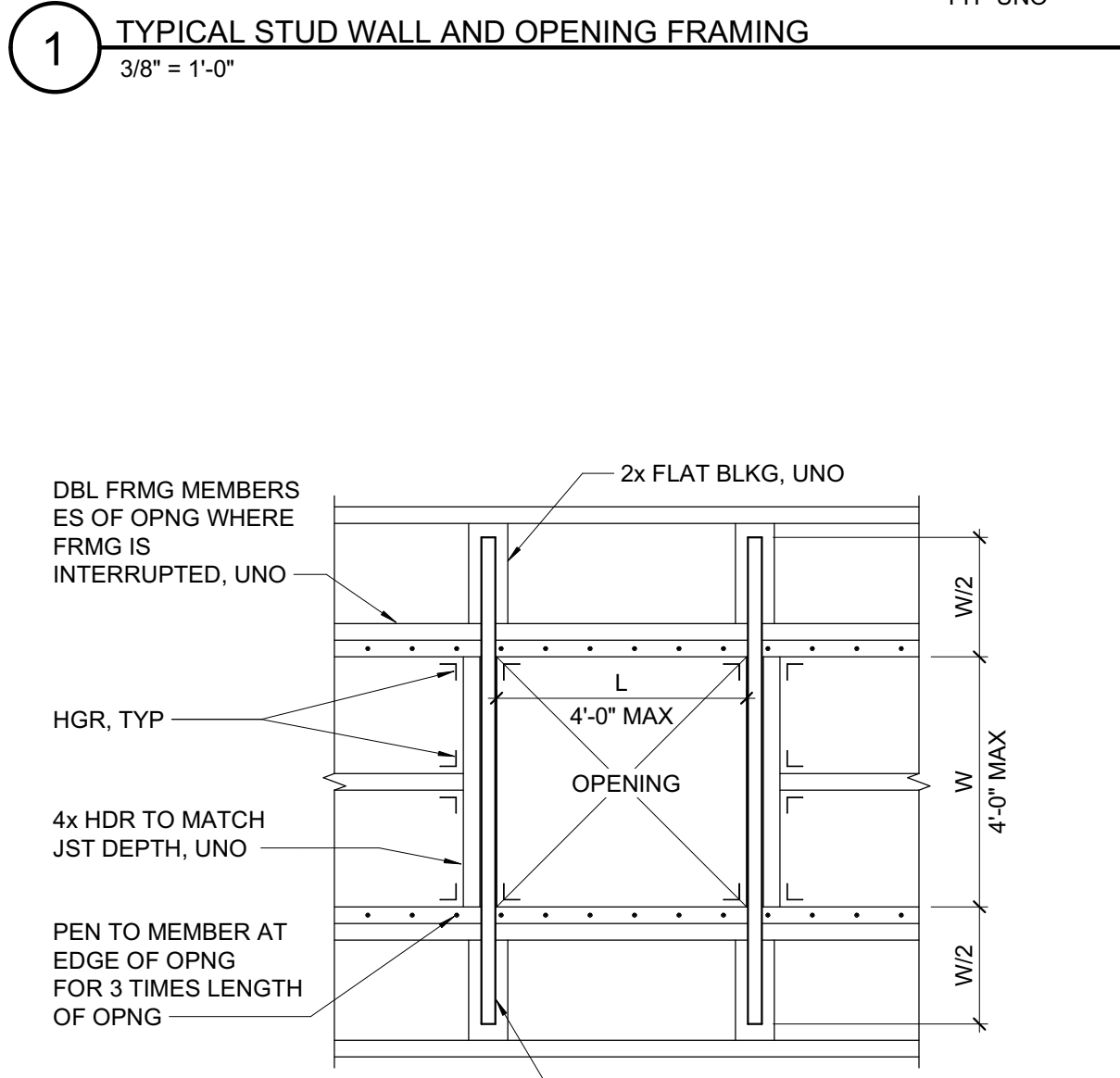
9 TYPICAL NON-STRUCTURAL STUD WALL DETAILS
3/4" = 1'-0"



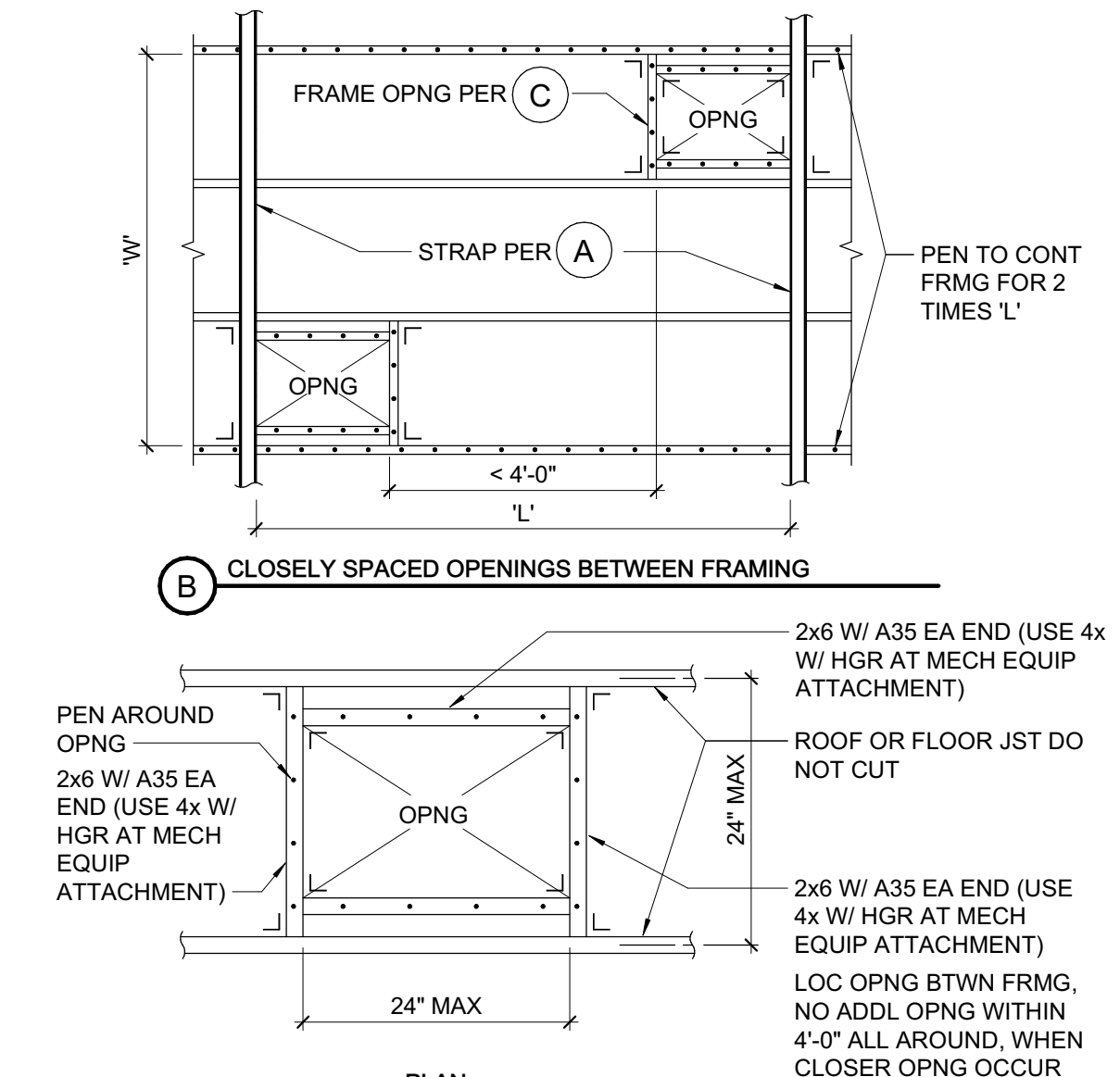
6 TYPICAL HOLDOWN
3/4" = 1'-0"



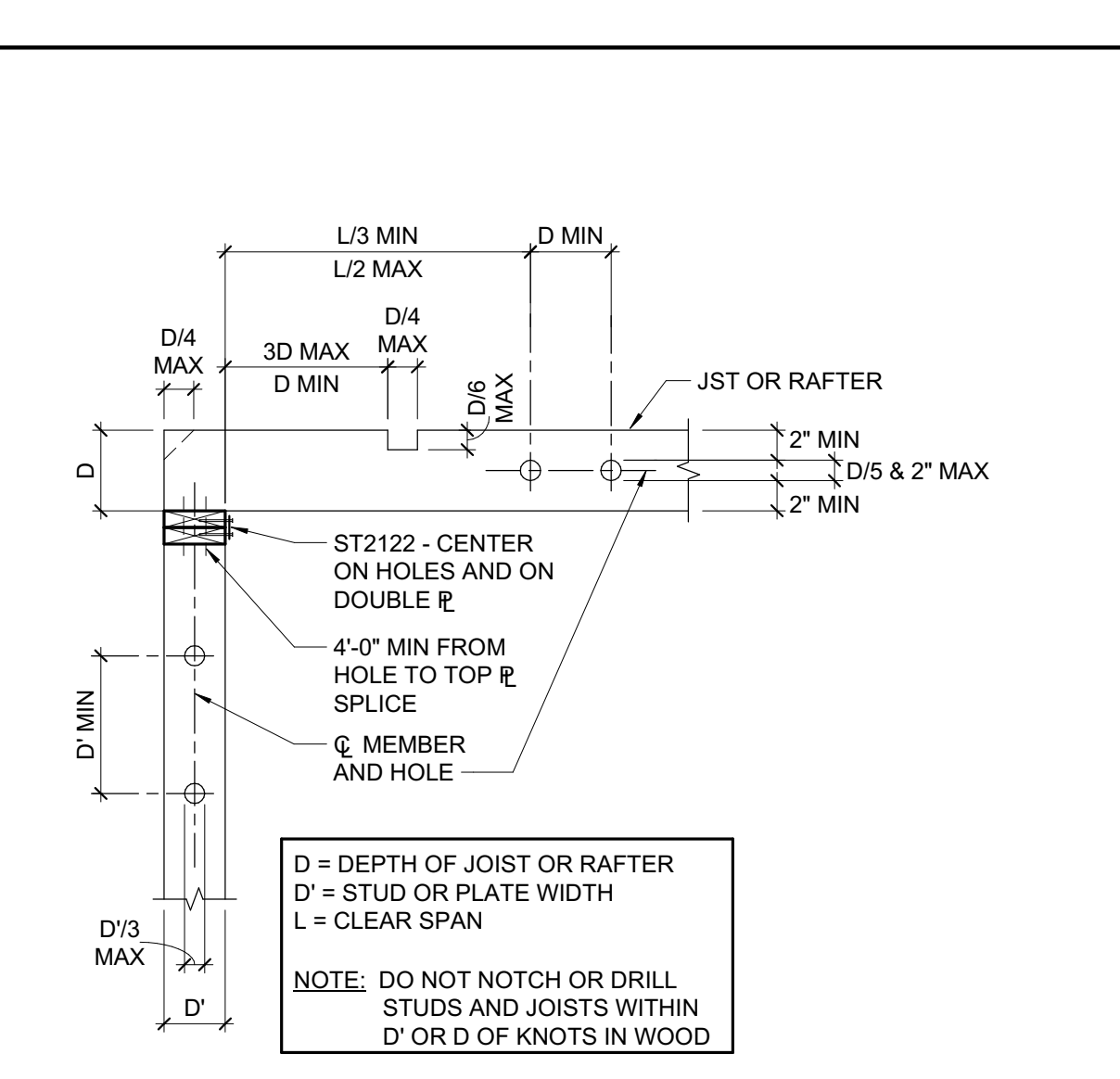
7 SMALL OPENINGS IN SHEAR WALLS
3/4" = 1'-0"



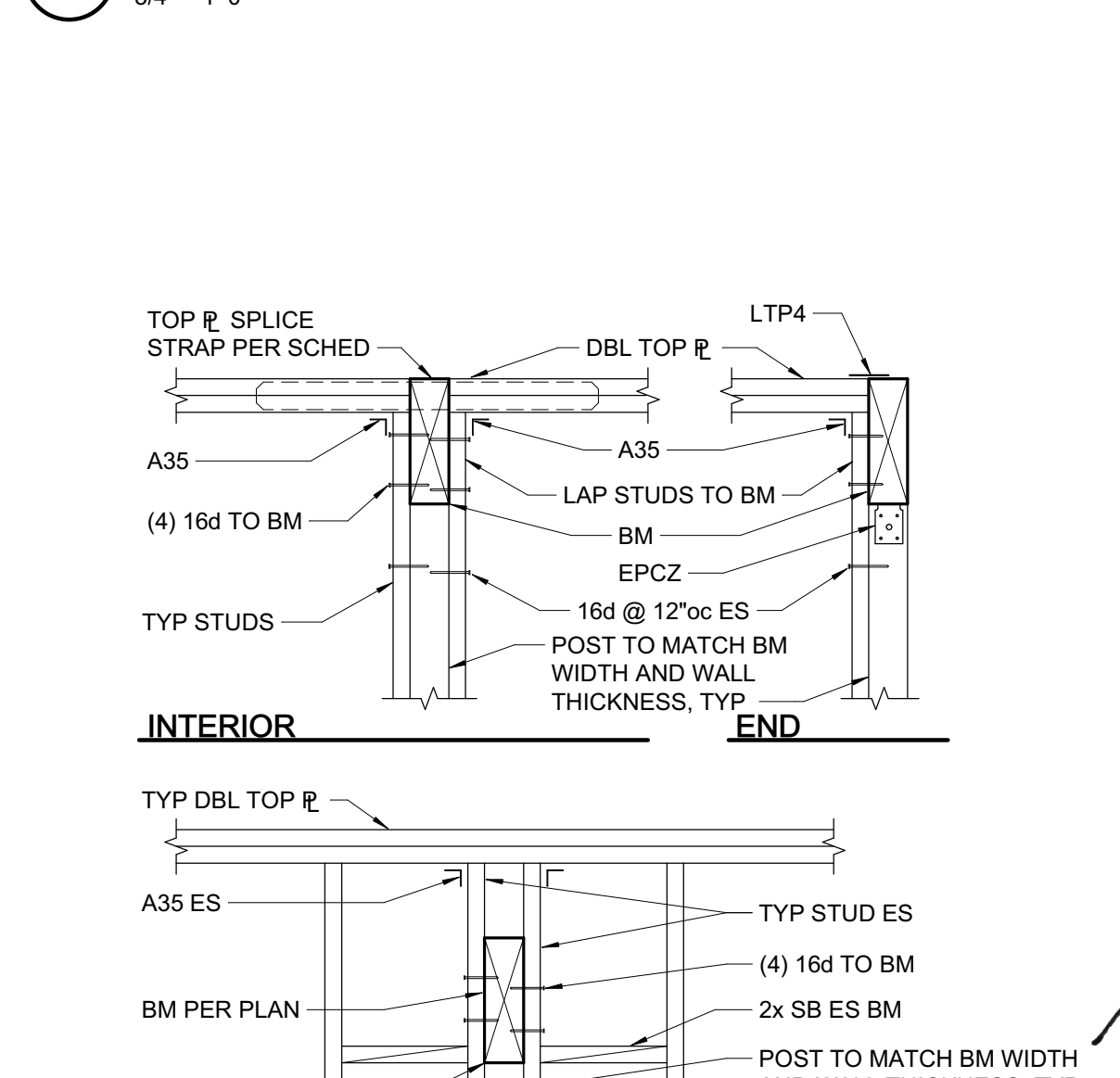
○ A OPENING TO 4'-0" SQ



4 OPENING IN DIAPHRAGM
3/4" = 1'-0"

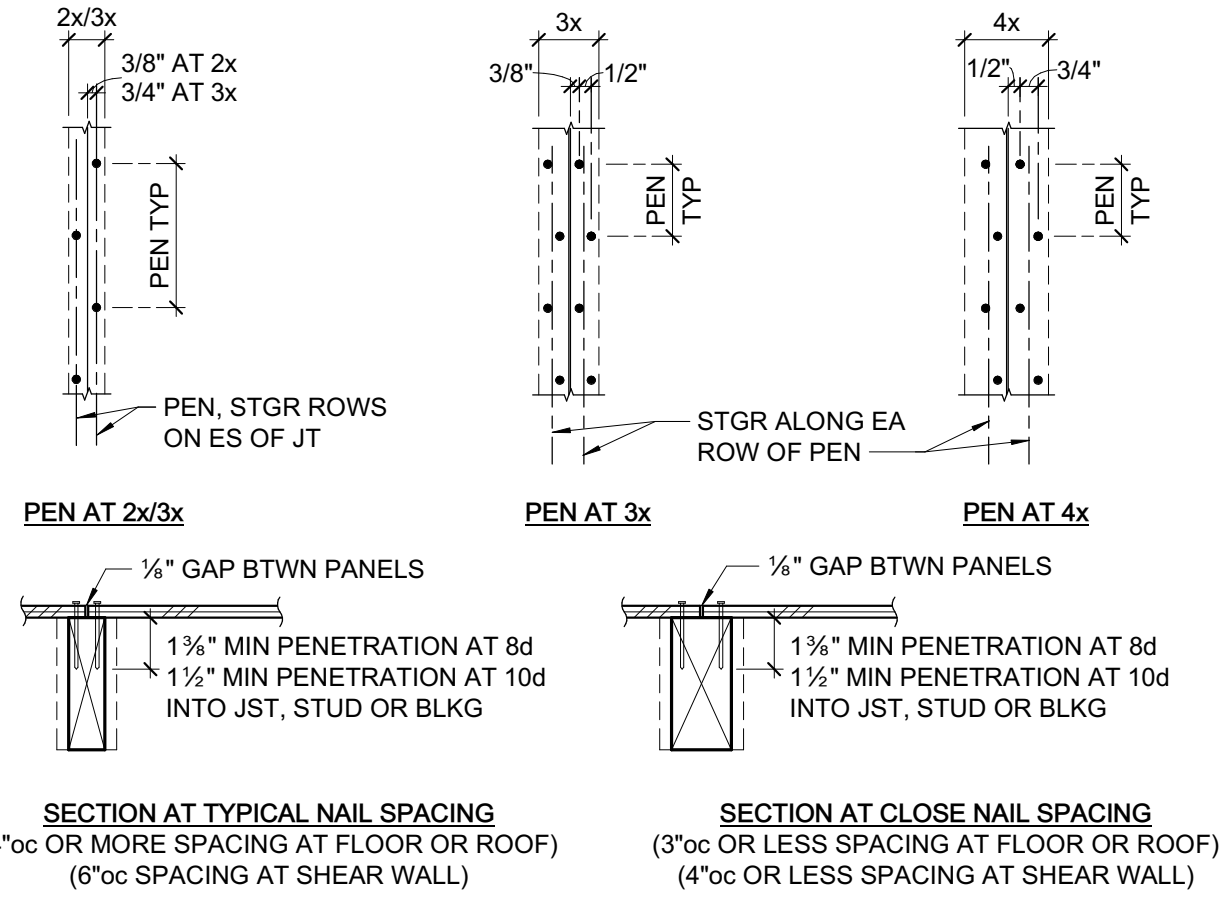


2 HOLES AND NOTCHES IN WOOD STUDS,
JOISTS, AND PLATES
 $3/4" = 1'-0"$



3 TYPICAL BEAM IN AND THRU STUD WALL
3/4" = 1'-0"

CLIENT	City of Santa Rosa CITY OF SANTA ROSA APPROVED Permit No. 225-4047 Date: 6/8/2026 Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws. M. A. Alquazzamani Building Division Authorization Signature	M																														
CITY OF SANTA ROSA		K																														
100 SANTA ROSA AVE., SANTA ROSA, CA 95404		J																														
Foundation Permit Set Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.		H																														
NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable. <table border="1" style="width: 100%; border-collapse: collapse; font-size: 10px;"> <thead> <tr> <th style="width: 20%;">Revision Number</th> <th style="width: 20%;">DATE</th> <th style="width: 60%;">ISSUE DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td>08/13/2025</td> <td>FOUNDATION PERMIT SET</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> Project	Revision Number	DATE	ISSUE DESCRIPTION		08/13/2025	FOUNDATION PERMIT SET																										F
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HEARN COMMUNITY HUB - PHASE 1 CONTRACT NO. C02412 FILE NO. TBD		D																														
<table border="1" style="width: 100%; border-collapse: collapse; font-size: 10px;"> <tr> <td style="width: 40%; vertical-align: top; padding: 5px;"> Architect of Record S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607 </td> <td style="width: 60%; vertical-align: top; padding: 5px;"> Consultant ZFA STRUCTURAL ENGINEERS 250 d street suite 200 zfa.com santa rosa ca 95404 707.526.0992 zfa job no. 24396 copyright © 2025 THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER. </td> </tr> </table>	Architect of Record S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607	Consultant ZFA STRUCTURAL ENGINEERS 250 d street suite 200 zfa.com santa rosa ca 95404 707.526.0992 zfa job no. 24396 copyright © 2025 THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER.		C																												
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<table border="1" style="width: 100%; border-collapse: collapse; font-size: 10px;"> <tr> <td style="width: 40%; vertical-align: top; padding: 5px;"> </td> <td style="width: 60%; vertical-align: top; padding: 5px;"> Drawing Title TYPICAL WOOD DETAILS Drawing No. S1.3 </td> </tr> </table>		Drawing Title TYPICAL WOOD DETAILS Drawing No. S1.3		B																												
	Drawing Title TYPICAL WOOD DETAILS Drawing No. S1.3																															
SKA Project Number: 24719		A																														

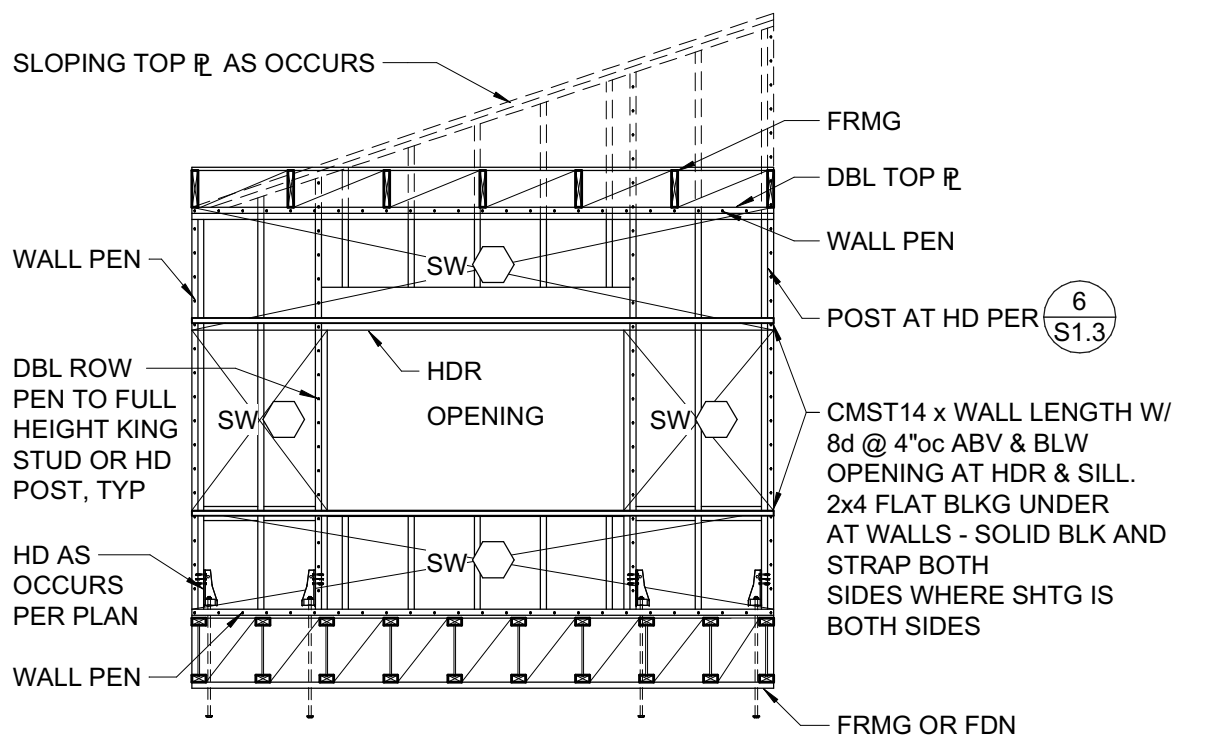


SECTION AT TYPICAL NAIL SPACING
(4"oc OR MORE SPACING AT FLOOR OR ROOF)
(6"oc SPACING AT SHEAR WALL)

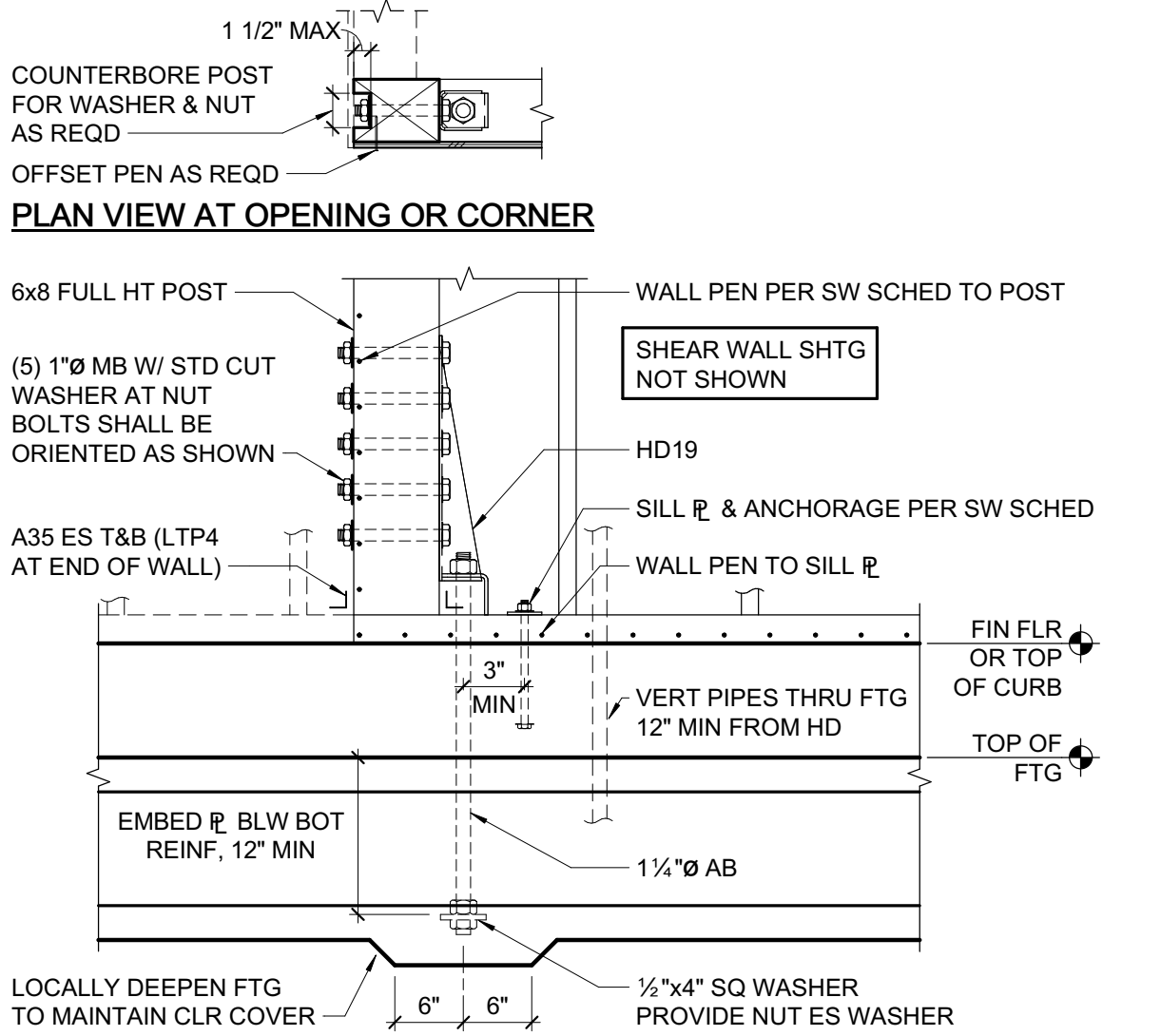
SECTION AT CLOSE NAIL SPACING
(3"oc OR LESS SPACING AT FLOOR OR ROOF)
(4"oc OR LESS SPACING AT SHEAR WALL)

NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH AT FLOOR AND ROOF, AND 12"x48" AT WALLS.

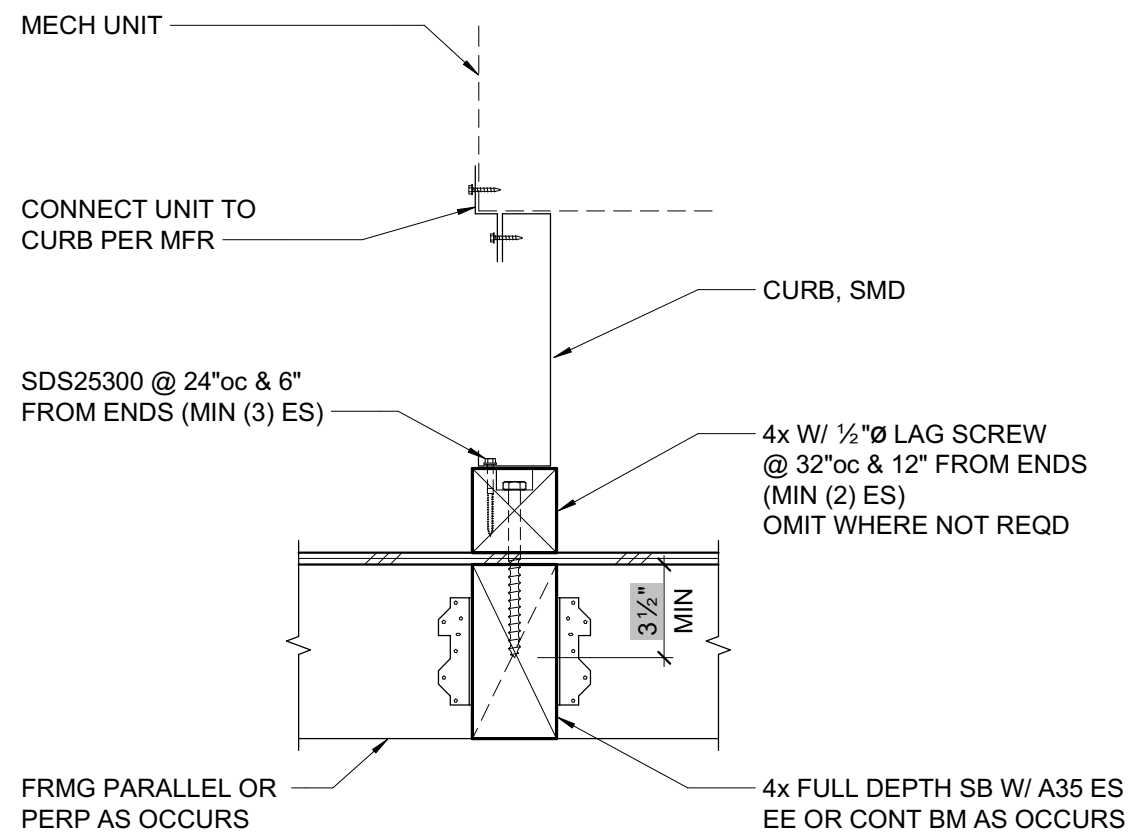
8 1 1/2" = 1'-0"



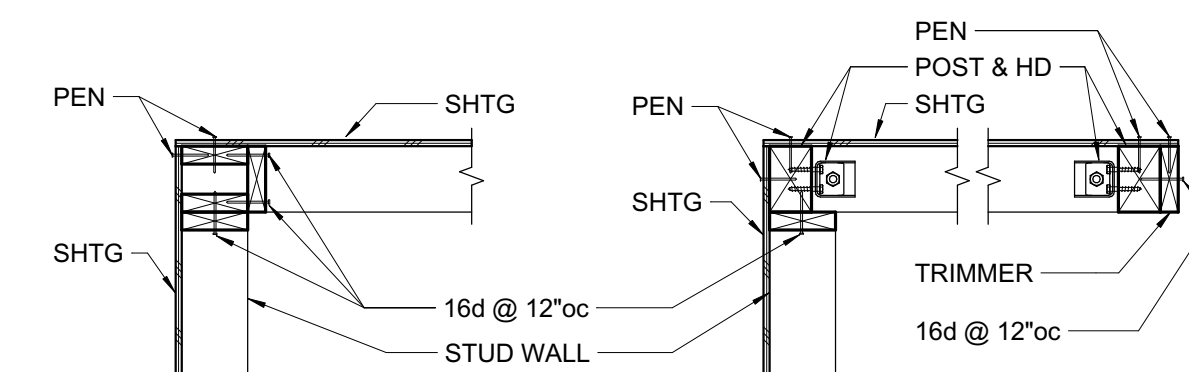
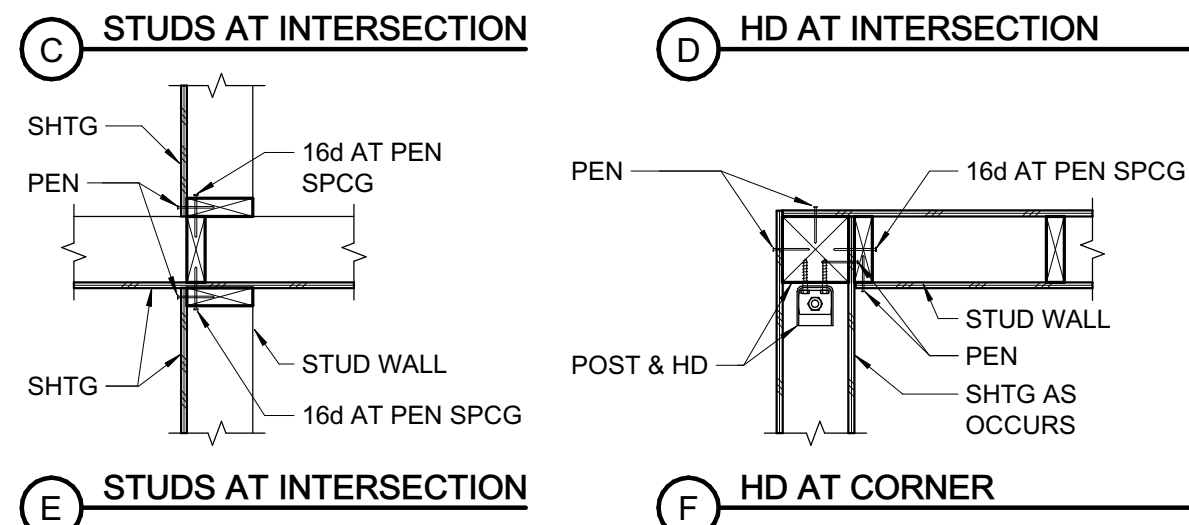
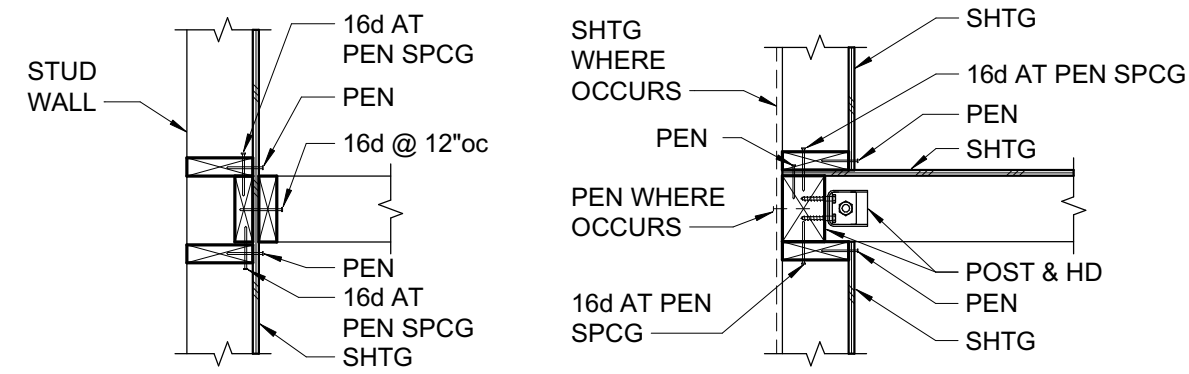
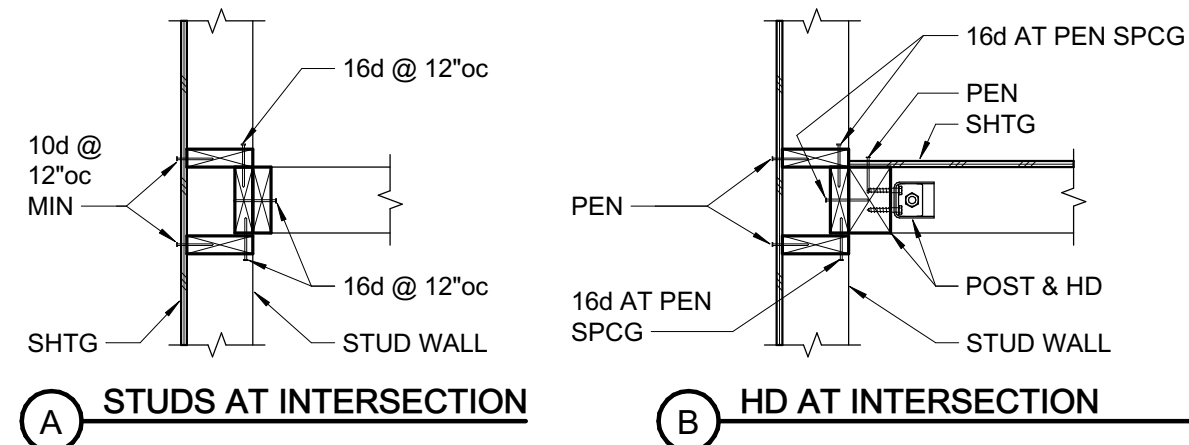
9 1/4" = 1'-0"



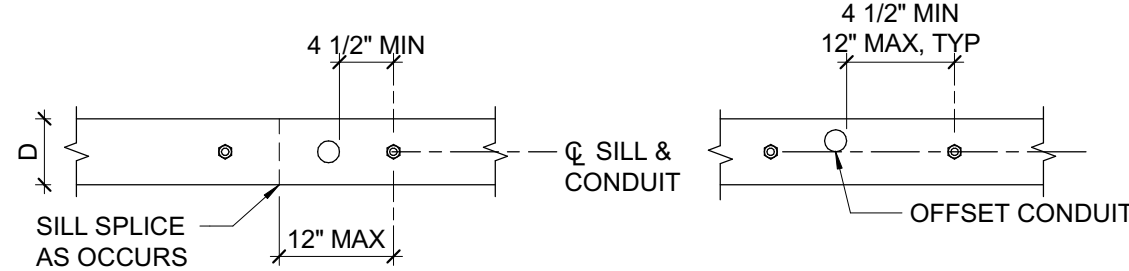
10 3/4" = 1'-0"



6 1 1/2" = 1'-0"



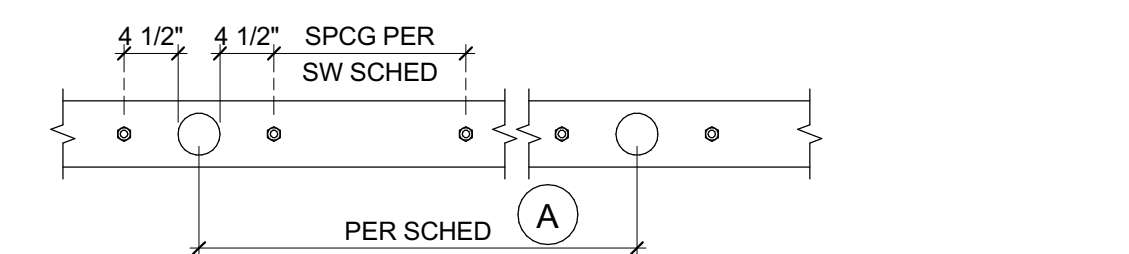
7 3/4" = 1'-0"



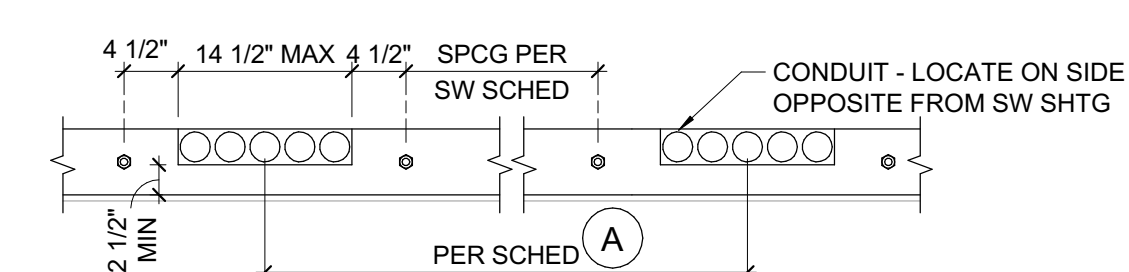
CASE 1 - SINGLE CONDUIT DIAMETER ≤ D/3. MIN SPCG = 16"oc



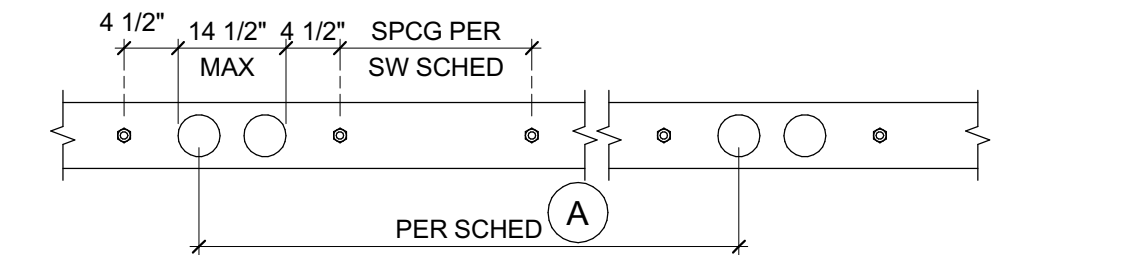
CASE 2 - SPLIT IN SILL



CASE 3 - SINGLE CONDUIT DIAMETER > D/3



CASE 4 - NOTCH FOR CONDUIT

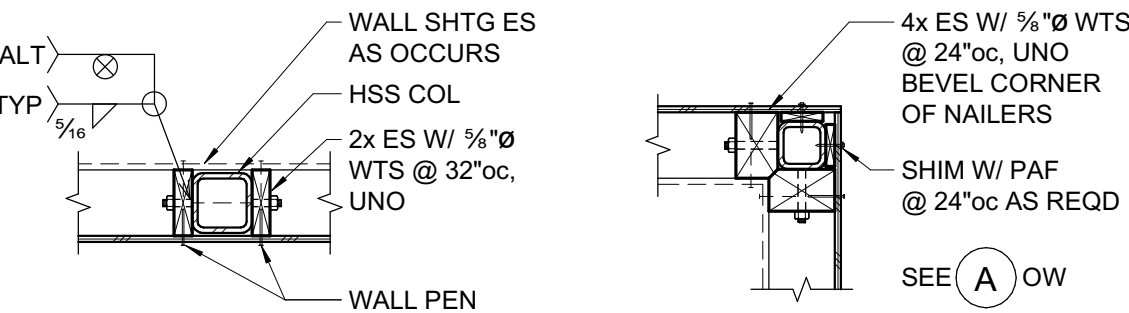


CASE 5 - MULTI CONDUIT DIAMETER > D/3

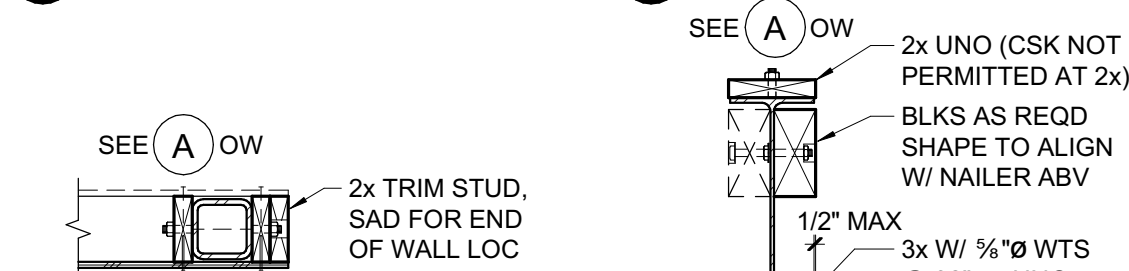
SCHEDULE A			
	CASE 3	CASE 4	CASE 5
SW (A)	48"	32"	48"
SW (B)	64"	48"	64"
SW (C)	80"	64"	N/A
SW (D) AND HIGHER	N/A	N/A	N/A

NOTE:
1. ALL PENETRATIONS THROUGH SHEAR WALL SILL PLATE SHALL CONFORM TO THE REQUIREMENTS OF THIS DETAIL OR BE REROUTED PRIOR TO INSTALLATION OF SILL.
2. PROVIDE ADDITIONAL ANCHOR BOLTS AS REQUIRED TO MEET INDICATED SPACINGS. ADDITIONAL ANCHOR BOLTS TO BE INSTALLED AT CENTERLINE OF SILL PLATE PER 1/S1.2 WHERE NECESSARY. AB DIA AS REQD BY SW SCHED. MATCH CAST-IN-PLACE EMBED.

4 3/4" = 1'-0"

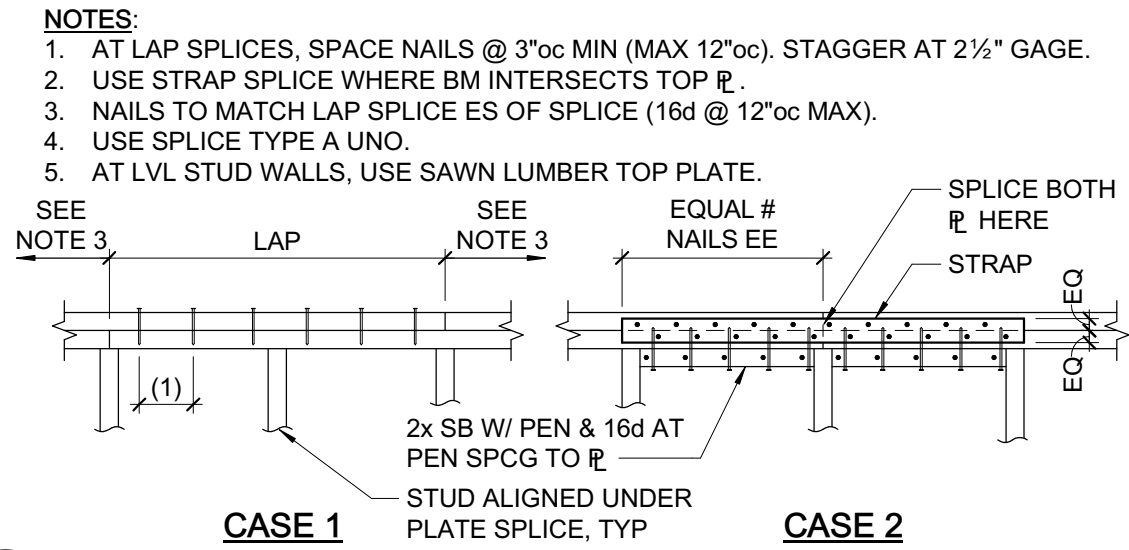


CASE 1 - SINGLE CONDUIT DIAMETER ≤ D/3. MIN SPCG = 16"oc



5 3/4" = 1'-0"

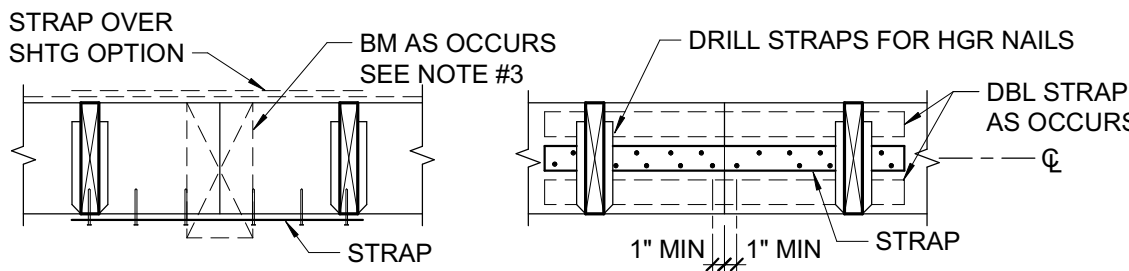
TOP PLATE SPLICE SCHEDULE		
MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40
C	(26) 16d PER 6'-0" MIN LAP	MSTC52
D	(32) 16d PER 6'-0" MIN LAP	MSTC66
E	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
F	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
G	(60) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE



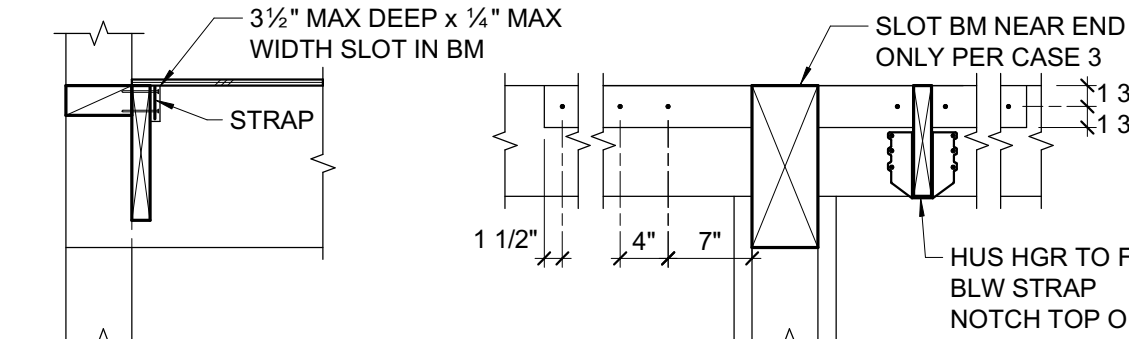
1 3/4" = 1'-0"

LEDGER SPLICE SCHEDULE				
MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
A	1	MSTA24	-	
B	1	MSTA30	-	
C	2	MSTI48	3	MSTI60
D	2	CMST14x5'-6"	3	CMST14x6'-0"
E	2	(2) MSTI48	4	1/2" W/ (6) 1"Ø MB ES OF SPLICE

NOTES:
1. PROVIDE 3x OR (2) 2x STUDS AT SPLICE.
2. ALL NAILS TO BE 10d NAIL ALL HOLES.
3. FOR CASE 1, SPLICE W/ MSTA36 AT BM.
4. USE SPLICE TYPE 'A' UNO.
5. AT LSL/LVL LEDGER, CASE 1 IS NOT PERMITTED.



CASE 1 **CASE 2**

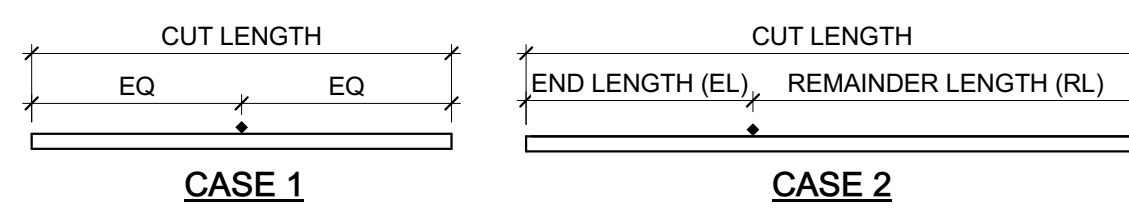


CASE 3 **CASE 4**

2 3/4" = 1'-0"

TIE STRAP SCHEDULE					
MARK	STRAP	MIN. NAILING ES OF •	MAX. NAIL SPACING (SEE NOTES #1 & #2)		MIN. END LENGTH (EL)
			CASE 1	CASE 2	
A	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR
B	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR
C	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR
D	CMST14	(33) 10d	10d @ 3 1/2"oc STGR	FILL ALL NAIL HOLES	10d @ 3 1/2"oc STGR
E	CMST12	(43) 10d	10d @ 3 1/2"oc STGR	FILL ALL NAIL HOLES	10d @ 3 1/2"oc STGR

NOTES:
1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF •.



3 3/4" = 1'-0"

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

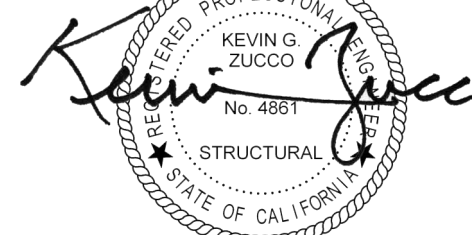
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Md Avicuzzman
Building Division Authorization Signature

SWINERTON

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**TYPICAL WOOD
DETAILS**

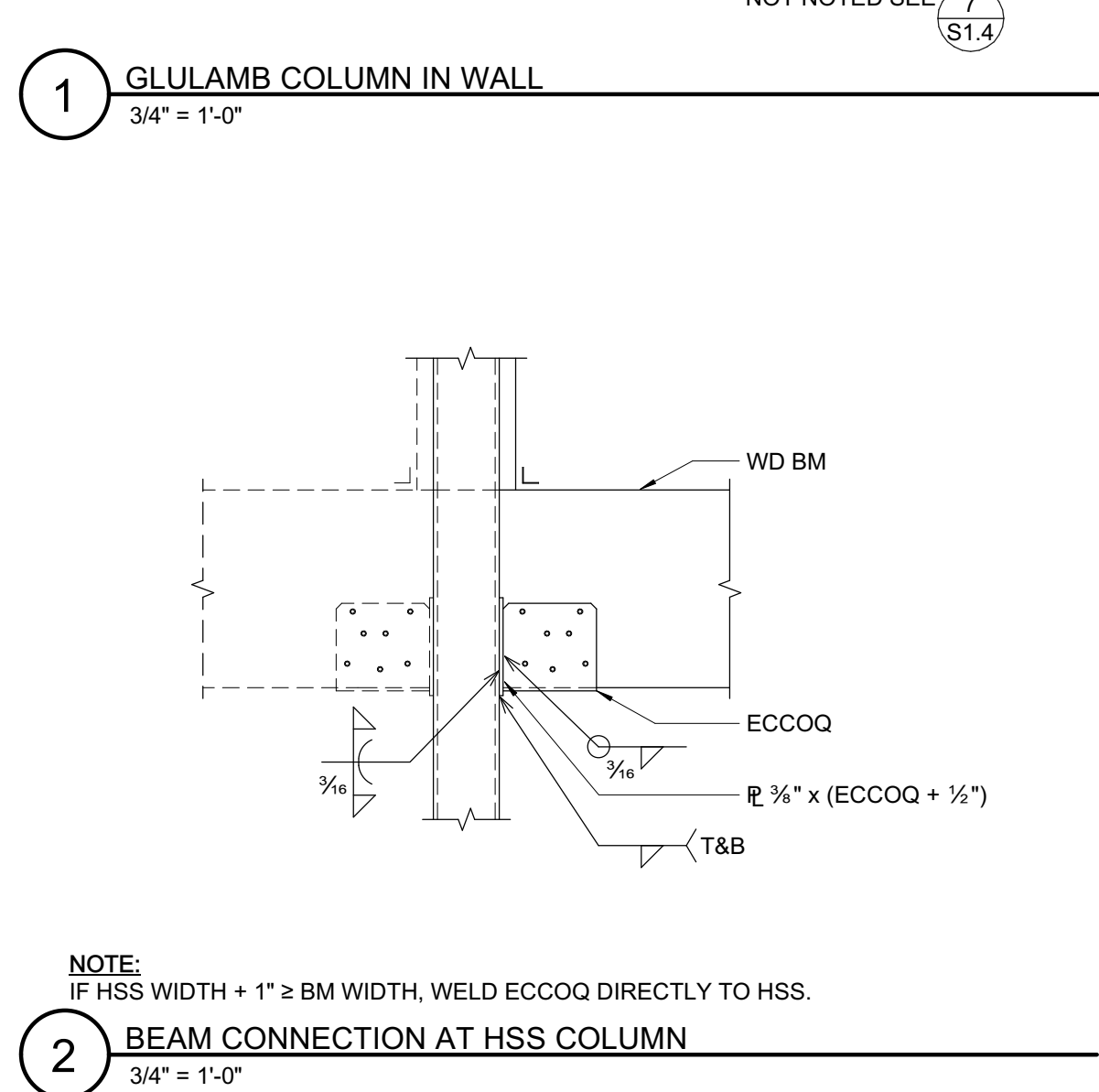
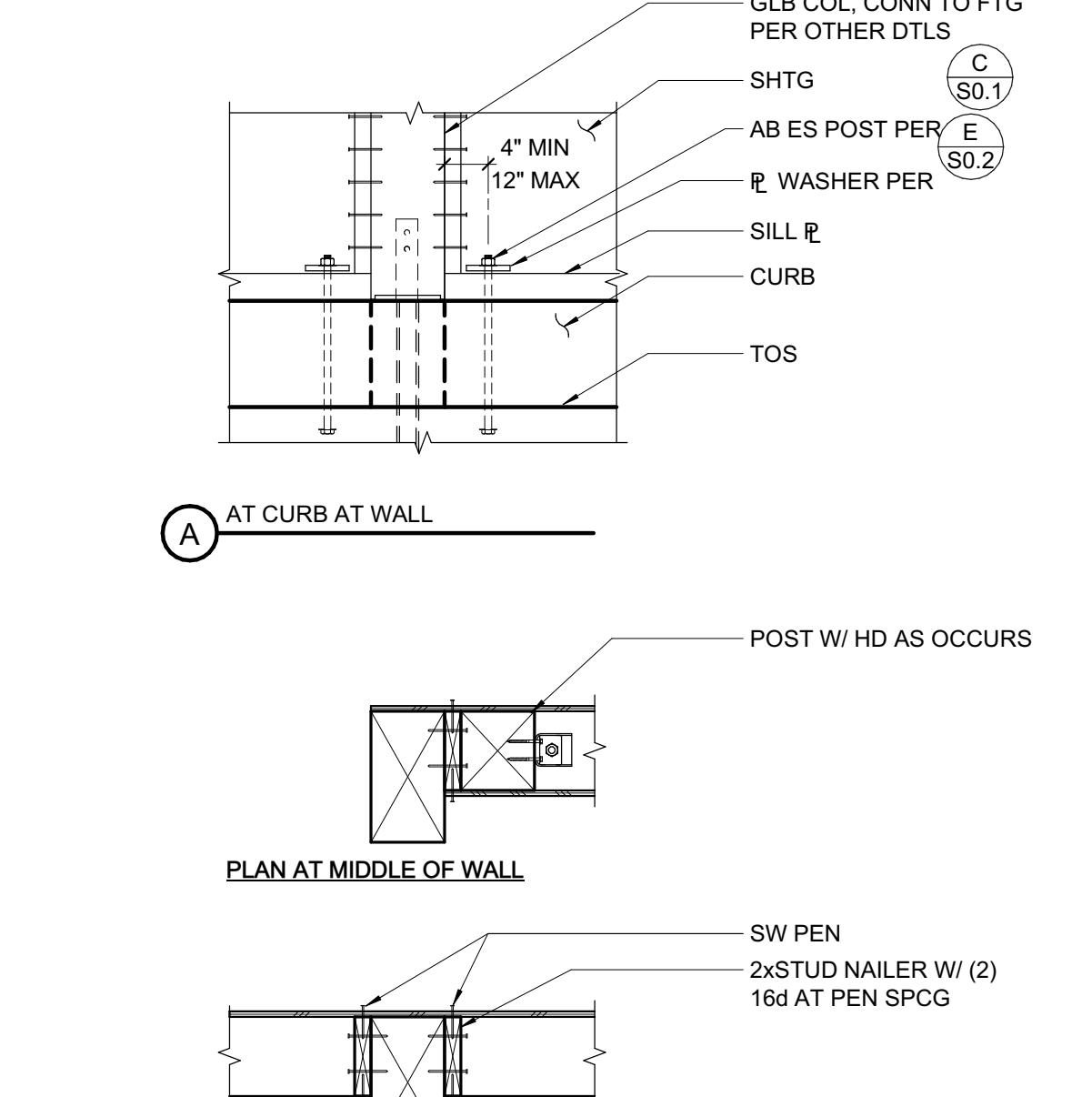
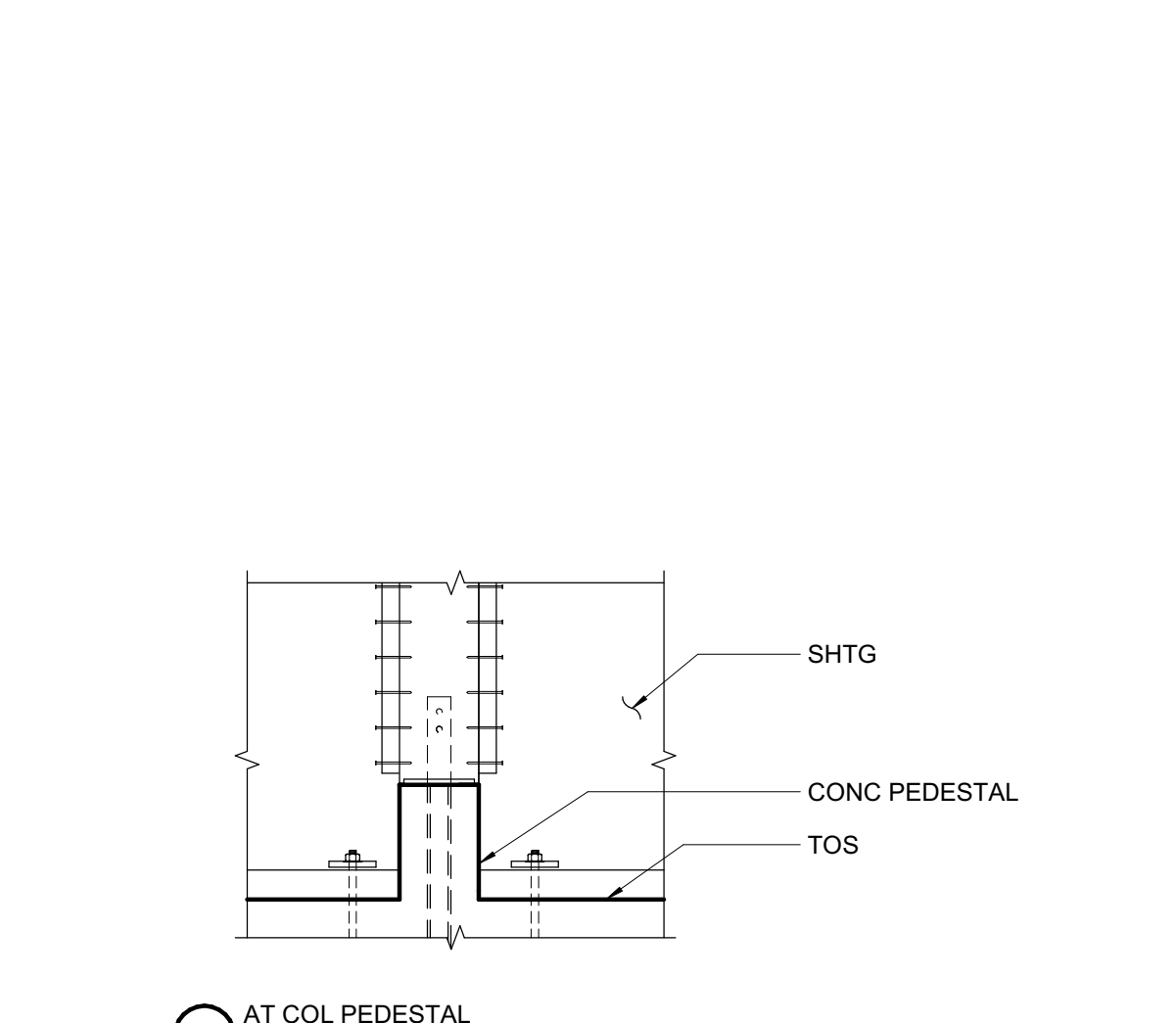
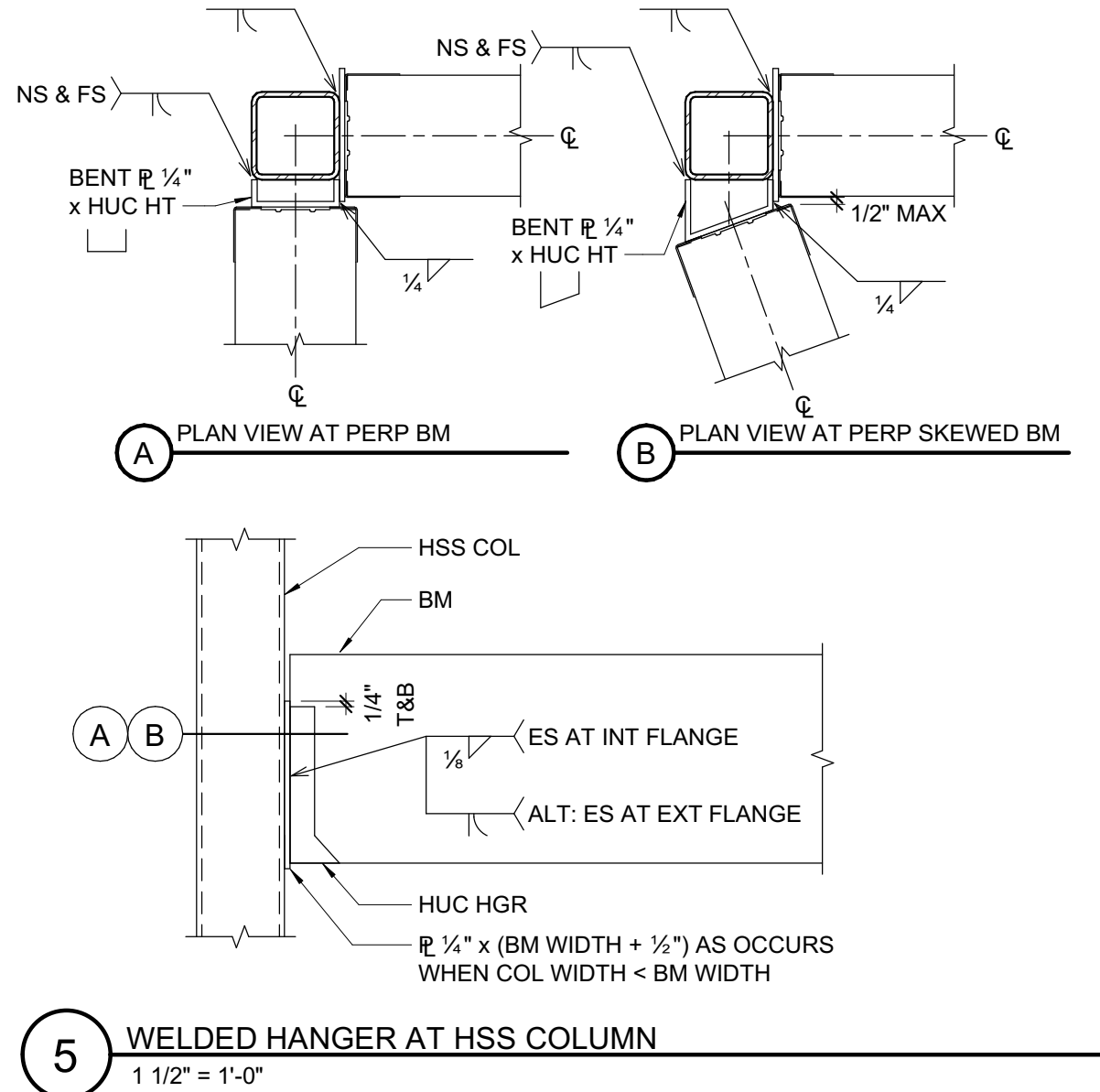
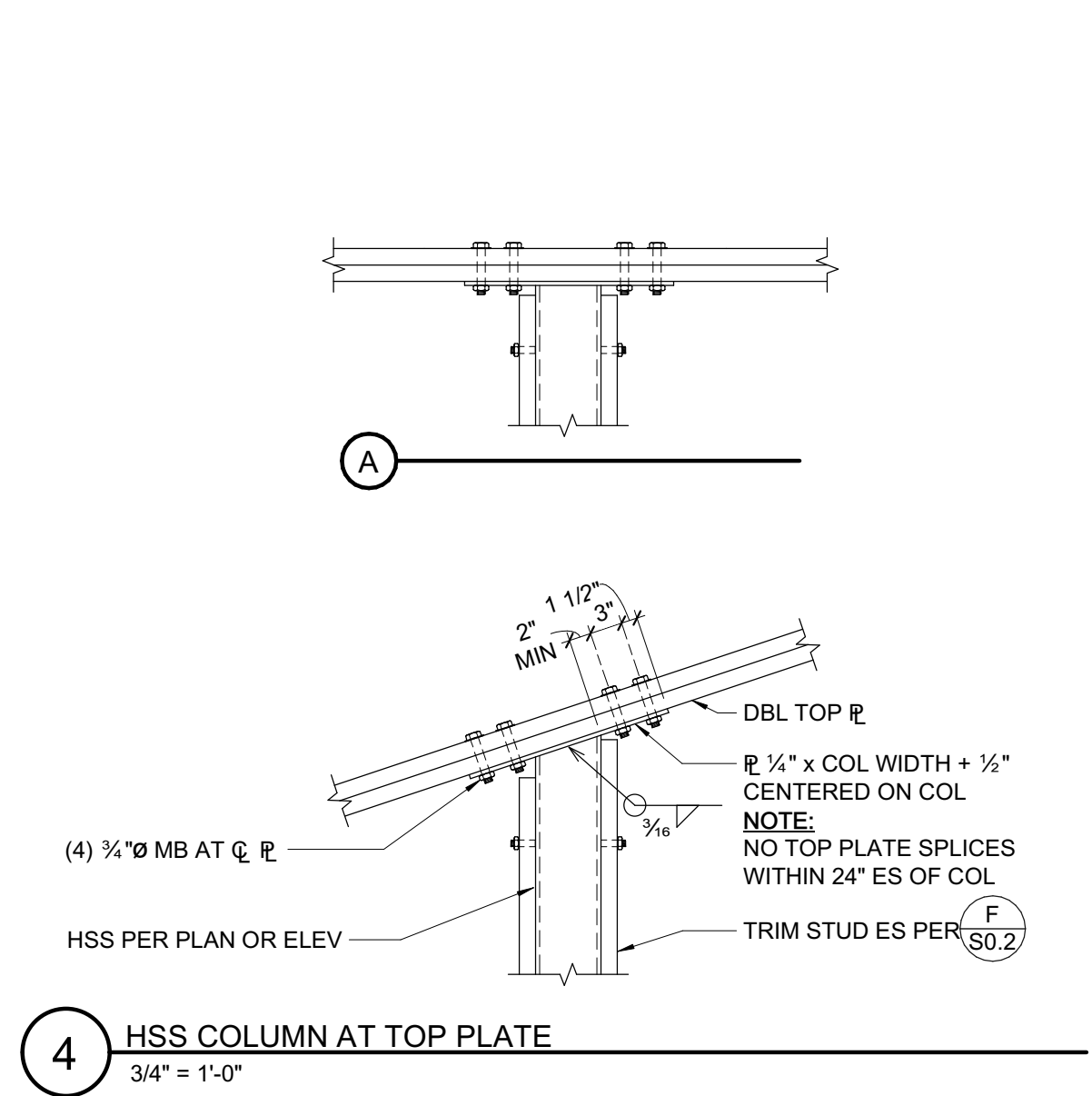
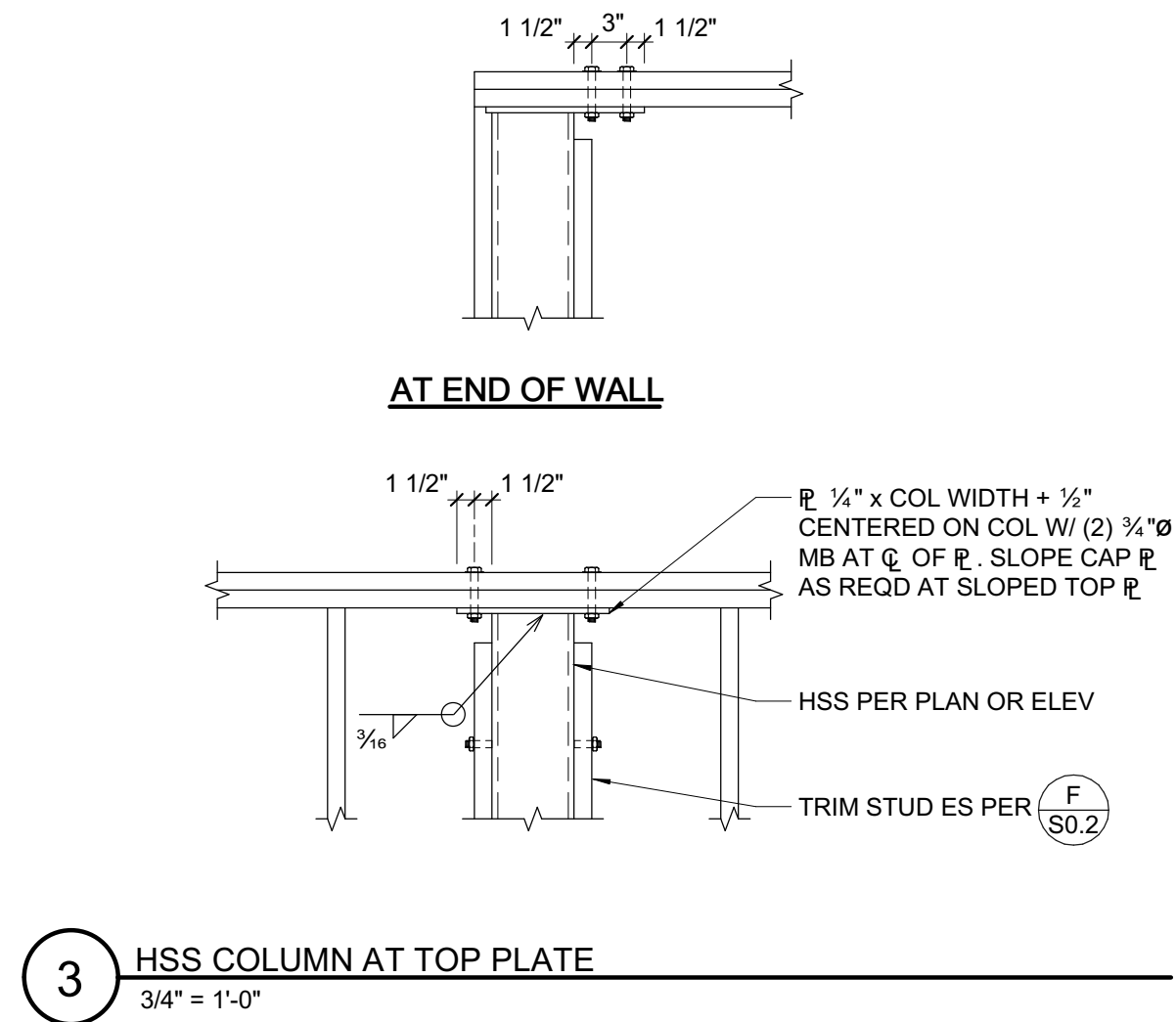
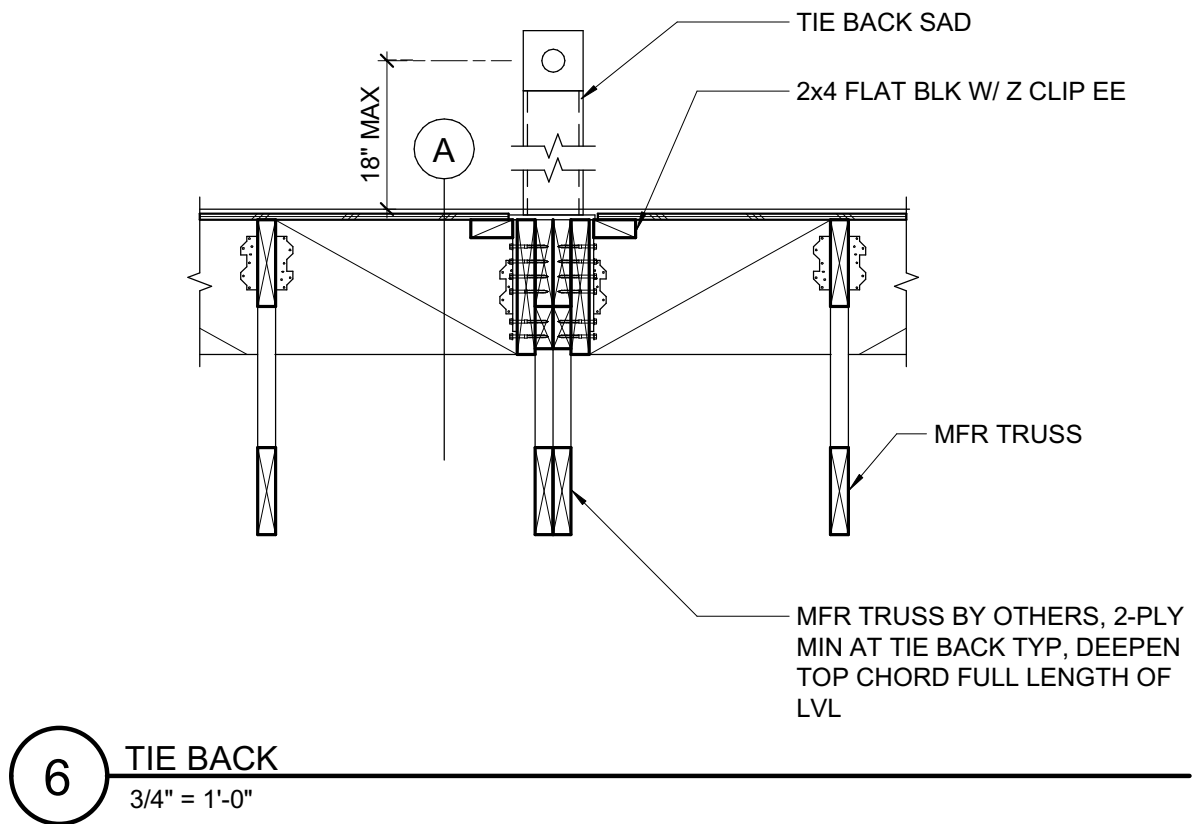
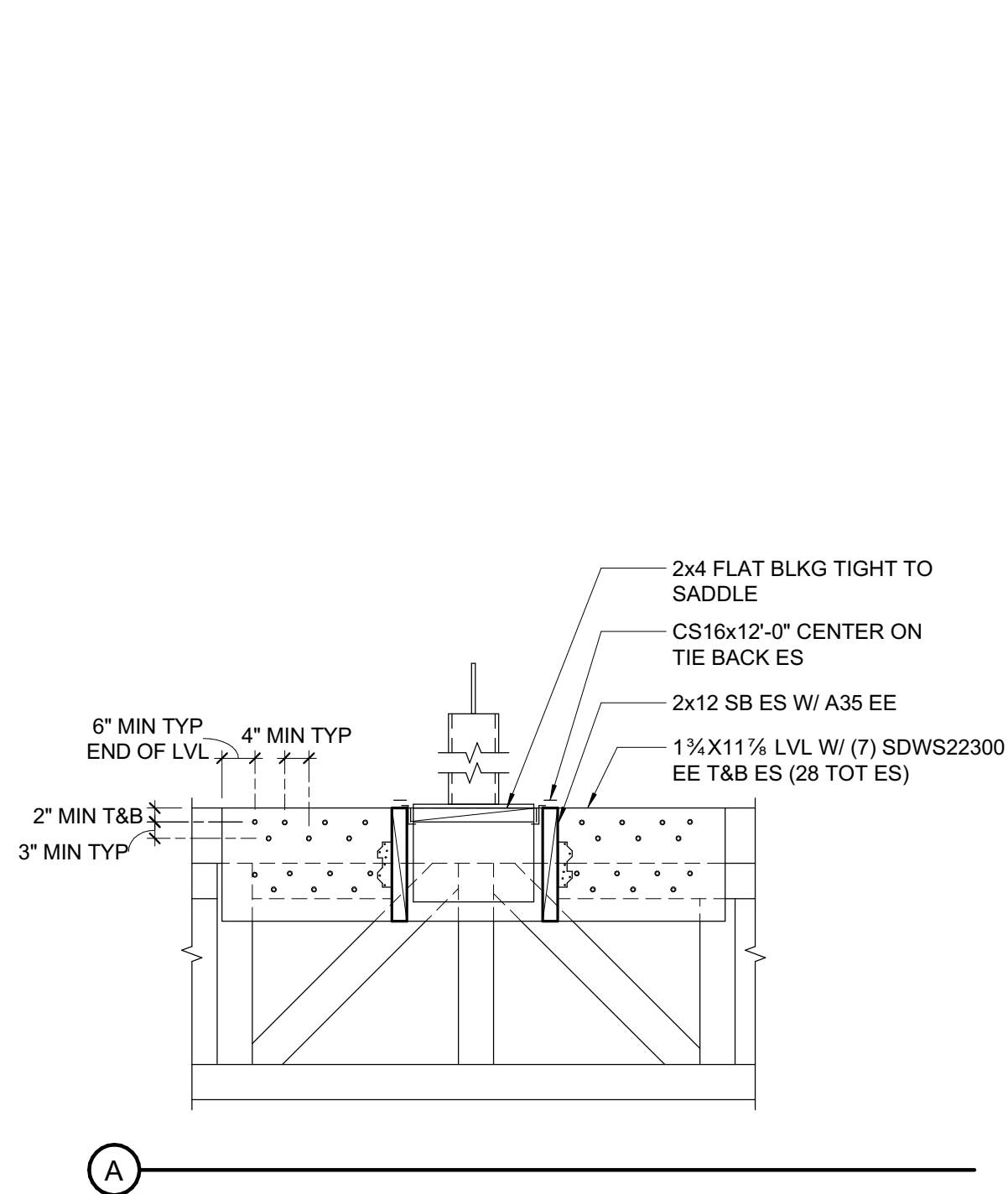
REVISIONS		
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE	10/31/2025
SCALE	As indicated
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER

S1.4



NOTE:
IF HSS WIDTH + 1" ≥ BM WIDTH, WELD ECCOQ DIRECTLY TO HSS.

JAYSON ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

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Permit No. B25-4047

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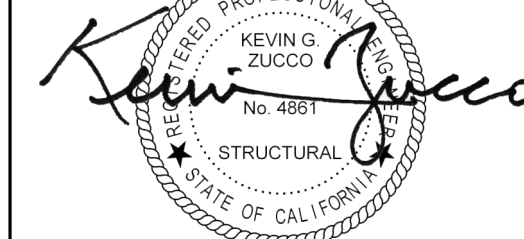
Md Avicuzzman

Building Division Authorization Signature

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TYPICAL WOOD DETAILS

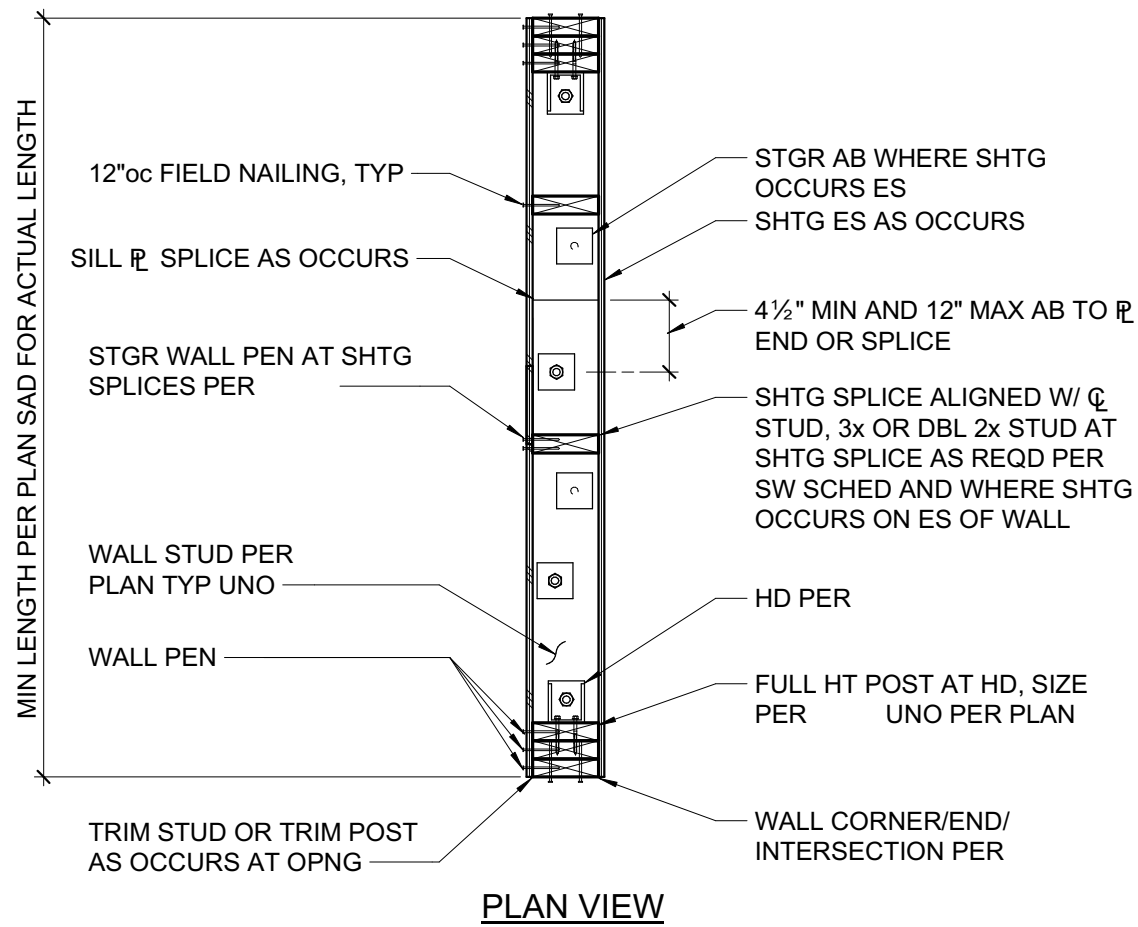
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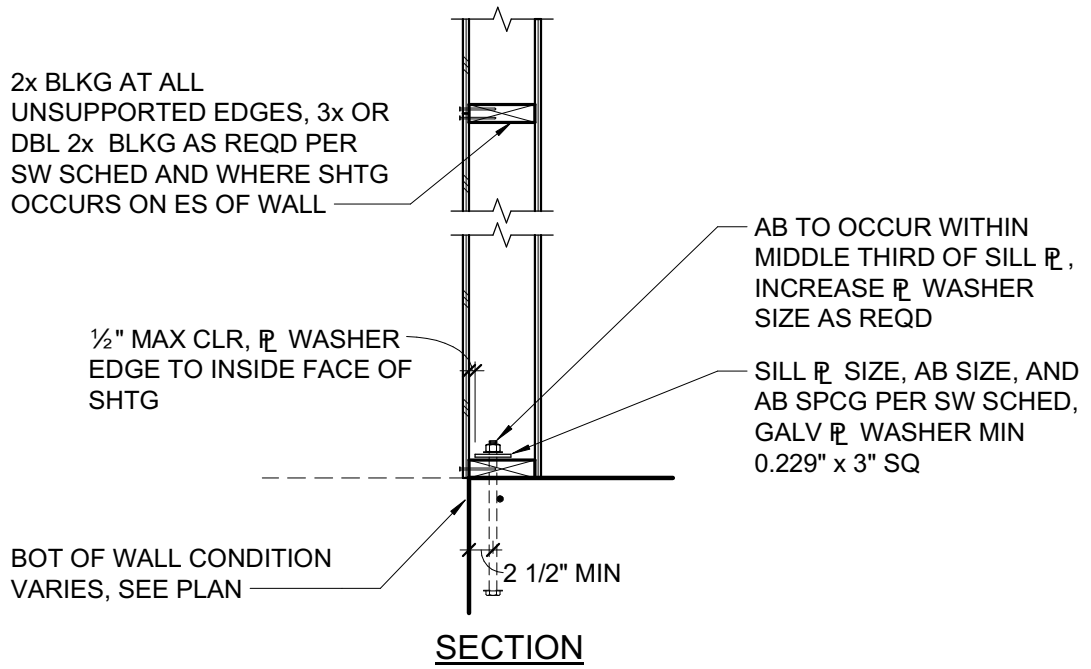
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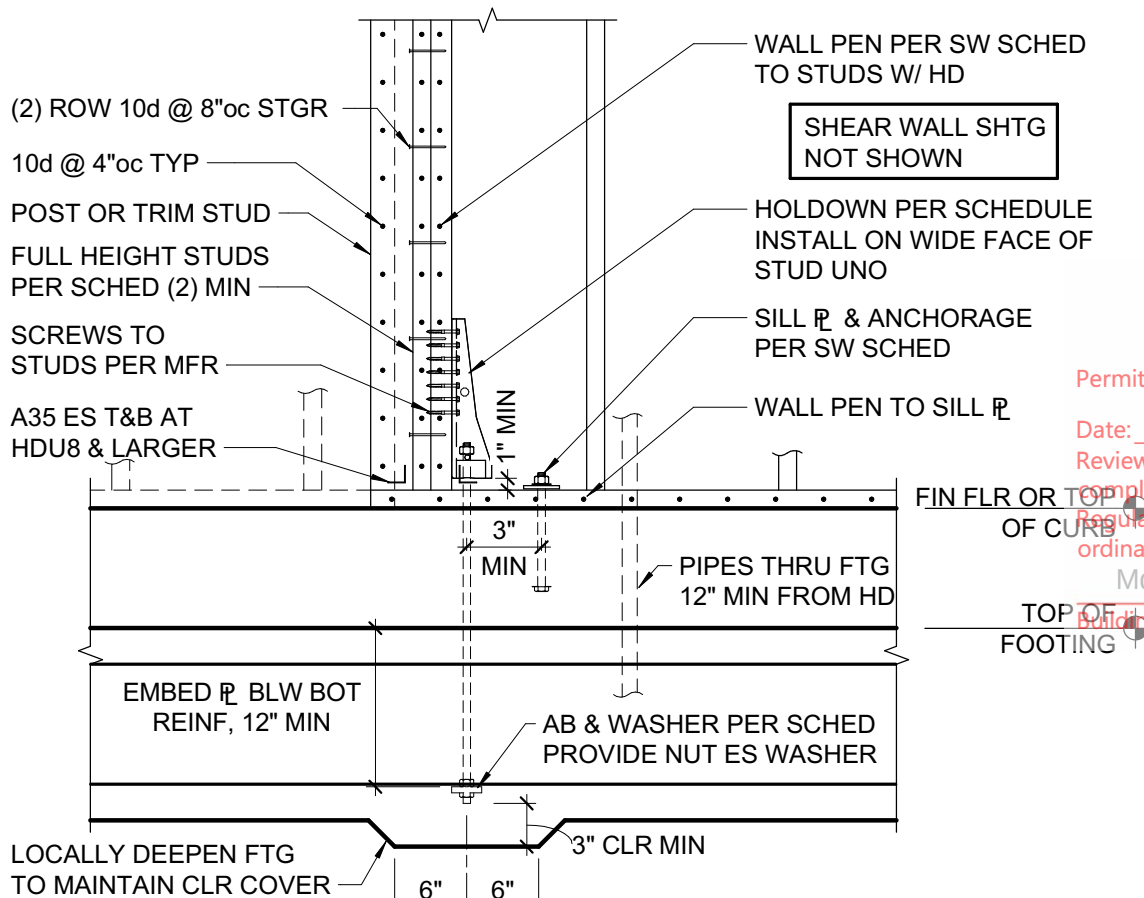
S1.5



4 SCHEMATIC SHEAR WALL CONSTRUCTION - LVL STUDS
3/4" = 1'-0"



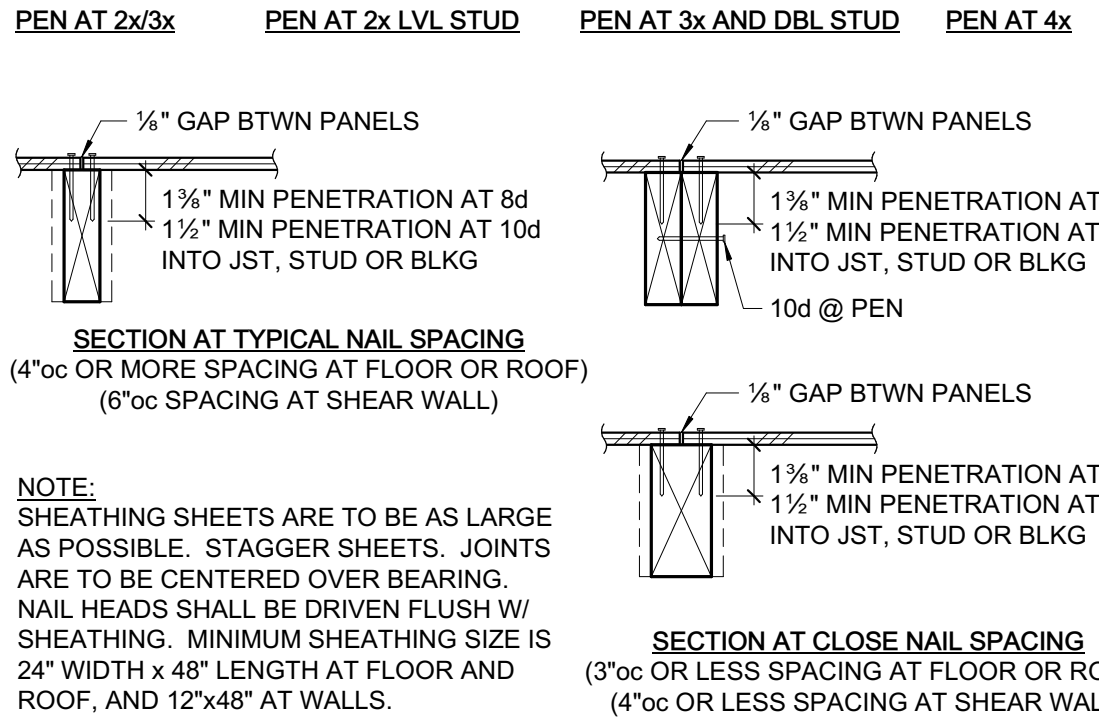
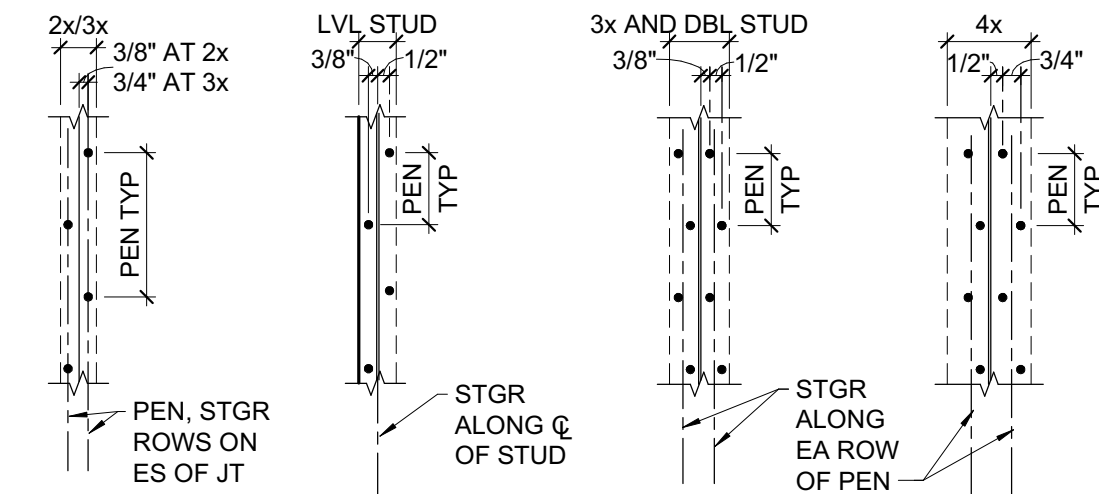
- NOTES:
- PEN = PLYWOOD/OSB EDGE NAILING PER SW SCHED.
 - SILL PL AB WASHER HOLE MAY BE OVERSIZED UP TO 3/16". WASHER MAY BE DIAG SLOTTED UP TO 1 1/4" IN LENGTH. WHERE HOLE IS OVERSIZED OR SLOTTED, PROVIDE STD CUT WASHER.



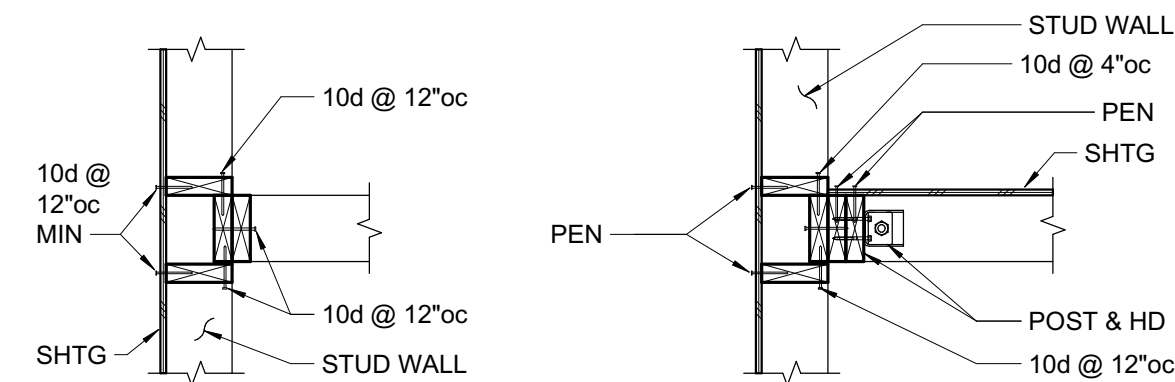
HOLDOWN	AB OR THRD ROD	WASHER AT AB	MIN POST SIZE UNO ON PLANS
HDU1	HDUE		
HDU2	HDUE3	1/4"x2 1/2" SQ	(2) 2x
HDU4	HDUE5	1/4"x2 1/2" SQ	(2) 2x
HDU5	HDU7	1/4"x2 1/2" SQ	(2) 2x
HDU8	HDUE9	3/8"x3" SQ	(2) 2x
HDU11	HDUE13	1" 3/8"x3 1/2" SQ	(3) 2x
HDU14	HDUE17	1" 3/8"x3 1/2" SQ	(4) 2x

*NUTS AT ANCHOR ROD TO BE HEAVY HEX

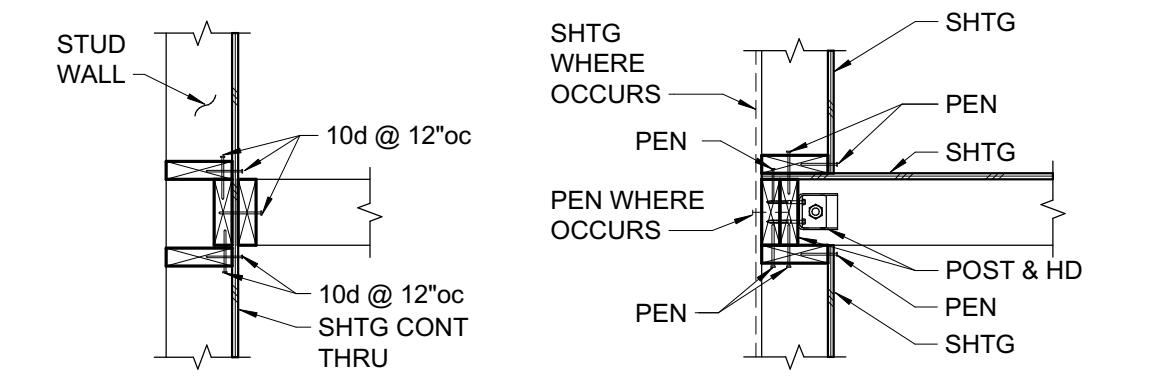
1 TYPICAL HOLDOWN AT LVL STUD WALL
3/4" = 1'-0"



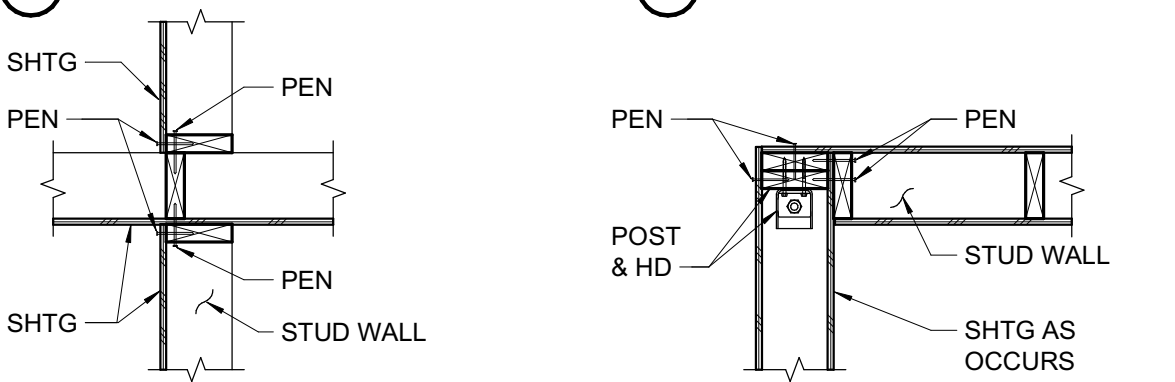
3 SHEATHING NAILING AT LVL FRAMING
1 1/2" = 1'-0"



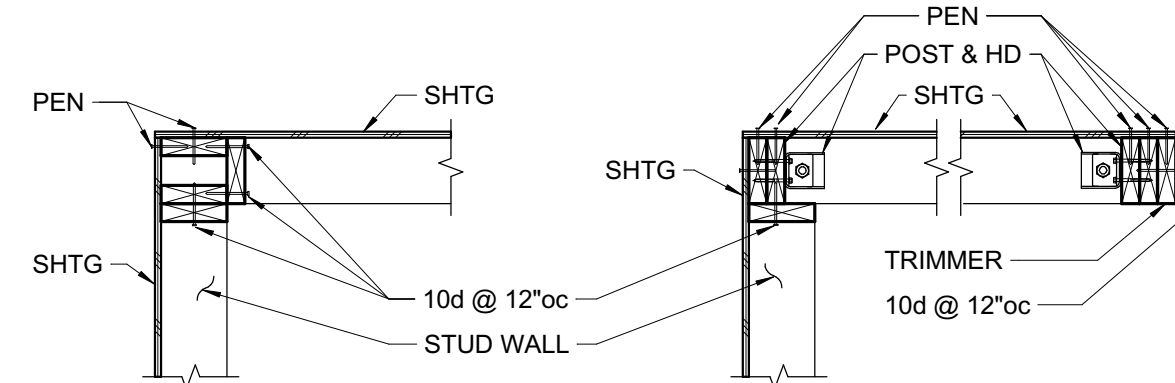
A STUDS AT INTERSECTION, B HD AT INTERSECTION



C STUDS AT INTERSECTION, D HD AT INTERSECTION



E STUDS AT INTERSECTION, F HD AT CORNER



G STUDS AT CORNER, H HD AT CORNER AND END

2 TYPICAL PLAN VIEW OF LVL STUD WALL INTERSECTIONS
3/4" = 1'-0"

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

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PROFESSIONAL
KEVIN G. ZUCCO
No. 4881
STRUCTURAL
STATE OF CALIFORNIA

12/31/2025
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City of
Santa Rosa

OWNER

CITY OF SANTA ROSA

PROJECT

HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

MANUFACTURED
LUMBER DETAILS

NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE	10/31/2025
SCALE	As indicated
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER

S1.6

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	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

J MANUFACTURED I-JOIST NOTES

- IJ = BUILT-UP "I" SHAPED WOOD JOIST WITH PLYWOOD OR OSB WEB. SUBMIT SHOP DRAWINGS FOR REVIEW.
- JOISTS ARE PER PLAN. PROVIDE "IUS" HANGERS AT ROOF FRAMING UNLESS NOTED OTHERWISE. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE WITH 'MAX' NAILING UNLESS NOTED OTHERWISE.
- ALTERNATE FRAMING CAN BE SUBMITTED FOR SUBSTITUTION REVIEW AS AN EXTRA SERVICES ITEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF INVESTIGATING AND REVIEWING THE ADEQUACY AND/OR ACCEPTABILITY OF SUCH SUBSTITUTION, INCLUDING ANY REQUIRED REVISIONS TO DRAWINGS AND SPECIFICATIONS.
- IJ SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. WEB STIFFENERS AND WEB FILLERS SHALL BE PROVIDED AND INSTALLED PER IJ AND JOIST HANGER MANUFACTURER'S REQUIREMENTS AND 3/S-007.
- NO MODIFICATIONS ARE PERMITTED TO I-JOIST TOP AND BOTTOM CHORDS, DO NOT CUT. OPENINGS THROUGH I-JOIST WEBS ARE PERMITTED AS INDICATED PER 1/S-007.
- BLOCKING AT I-JOIST SHALL BE INSTALLED PER 2/S-007.
- AT FLOOR IJ WITH SPAN GREATER THAN 17'-0", PROVIDE BRIDGING (OR FULL DEPTH BLOCKING) AT 8'-0"oc MAX AND WITHIN 24" OF ENDS IF INSTALLED WITH TOP FLANGE HANGER. SEE BRIDGING DETAIL 1/S-007.
- AT ROOF IJ PROVIDE BRIDGING (OR FULL DEPTH BLOCKING) AT 8'-0"oc MAX AND WITHIN 12" OF HANGER EACH END. SEE BRIDGING DETAIL 1/S-007.
- WHERE MULTIPLE-PLY I-JOIST ARE USED, PROVIDE CONNECTIONS BETWEEN JOISTS PER 5/S-007.

K MATERIAL DATA

(INFORMATION SHOWN IS FOR STRUCTURAL DESIGN REFERENCE ONLY. SEE THE PROJECT SPECIFICATIONS FOR ALL MATERIAL SPECIFICATIONS.)

CONCRETE 28-DAY MINIMUM DESIGN STRENGTH:

F_c = 3,000 PSI FOUNDATIONS

F_c = 3,000 PSI INTERIOR SLAB ON GRADE

UNDER SLAB WATER VAPOR RETARDER: VAPOR RETARDER SHEET TO BE ASTM E1745 CLASS A; 15 MIL, SINGLE PLY EXTRUDED POLYOLEFIN; PERMEANCE NO GREATER THAN 0.01 U.S. PERMS PER ASTM E154, ASTM E96 PROCEDURE B OR ASTM F1249.

REINFORCING STEEL:

ASTM A615 GRADE 60 OR A706 GRADE 60 (F_y = 60,000 PSI)

STRUCTURAL STEEL (UNO):

ANGLES, CHANNELS, AND PLATES - ASTM A36 (F_y = 36,000 PSI)

RECTANGULAR HSS - ASTM A500 GRADE C (F_y = 50,000 PSI)

FASTENERS:

MACHINE BOLTS - ASTM A307 GRADE A
HIGH STRENGTH BOLTS - ASTM F3125 GRADE A325 OR F1852 UNO
ANCHOR RODS - ASTM F1554 GR 36 OR ASTM A36 UNO
ARC-WELDING ELECTRODES - E70

MASONRY COMPRESSIVE STRENGTH:

F_m = 2,000 PSI

WOOD BASE DESIGN STRESSES (UNO):

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	F _b (PSI)	F _v (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	1.6x10 ⁶
6x BEAMS	DOUGLAS FIR - #1	1350	170	1.6x10 ⁶
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	1.7x10 ⁶
2x JOISTS, RAFTERS	DOUGLAS FIR - #2	900	180	1.6x10 ⁶
℞ MATERIAL	DOUGLAS FIR - #2	900	180	1.6x10 ⁶
2x STUDS	DOUGLAS FIR - #2	900	180	1.6x10 ⁶

GLUE-LAMINATED WOOD DESIGN STRESSES:

F_b = 2,400 PSI, F_v = 265 PSI FOR SIMPLE SPAN BEAMS.

MANUFACTURED WOOD PRODUCTS:

LVL (JOISTS) F_b = 2,600 PSI E = 2.0x10⁶ PSI
LSL (BLOCKING, LEDGERS) F_b = 1,700 PSI E = 1.3x10⁶ PSI

FOR METAL CONNECTOR DESIGNATION REFER TO SIMPSON STRONG-TIE PER SPECIFICATIONS.

I MANUFACTURED ROOF TRUSS NOTES

- MANUFACTURED ROOF TRUSSES ARE AT 24"oc UNO.
- REFER TO PLAN FOR ROOF TRUSS TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR SHAPE, OVERHANG, DIMENSIONS, SLOPES, SPAN, DRAINAGE, ETC. LOCATION OF BEARING POINTS ARE AS INDICATED ON THE DRAWINGS.
- MANUFACTURER SHALL PROVIDE THE FOLLOWING: TRUSS CALCULATIONS AND TRUSS DESIGN DRAWINGS (INCLUDING TRUSS LAYOUT PLAN), BOTH PREPARED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER (STATE OF CALIFORNIA); TRUSS CALCULATIONS AND TRUSS DESIGN DRAWINGS SHALL BE PROVIDED FOR EACH TRUSS PROFILE TYPE PER CBC SECTION 2303.4. THE TRUSS LAYOUT PLAN SHALL SHOW ALL TRUSS TYPES, TRUSS PLACEMENT LOCATIONS, PERMANENT AND TEMPORARY BRACING LOCATIONS, ALL TRUSS TO TRUSS CONNECTIONS, ALL LIVE AND DEAD LOADING CONDITIONS, AND TRUSS HANGERS. TRUSS CALCULATIONS SHALL BE BASED UPON LOADS, BEARING POINTS, AND CONDITIONS SPECIFIED HEREIN. TRUSS LAYOUT, TRUSS PROFILES, LOCATIONS OF GIRDER TRUSSES AND BEARING LOCATIONS SHALL BE AS SHOWN ON THE STRUCTURAL PLANS.
- NO UPLIFT REACTIONS AT SUPPORT POINTS DUE TO APPLICATION OF VERTICAL LIVE OR DEAD LOADS ARE ALLOWED.
- THE CONTRACTOR SHALL VERIFY TRUSS DIMENSIONS, MECHANICAL LOADS AND LOCATIONS, ETC., AND AFFIX A REVIEW STAMP PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER.
- CHANGES MADE IN TRUSS LAYOUT CONFIGURATION REQUIRING ADDITIONAL ENGINEERING REVIEW AND/OR DETAILING WILL BE CONSIDERED A SUBSTITUTION AND EXTRA SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF INVESTIGATING AND REVIEWING THE ADEQUACY AND/OR ACCEPTABILITY OF SUCH SUBSTITUTION.
- THE CONTRACTOR SHALL SUBMIT TRUSS SUBMITTAL PACKAGE TO THE ARCHITECT/ENGINEER FOR REVIEW AND COMMENT. FOLLOWING ARCHITECT/ENGINEER REVIEW, CONTRACTOR SHALL THEN SUBMIT REVIEWED TRUSS SUBMITTAL TO THE BUILDING DEPARTMENT FOR REVIEW. TRUSS FABRICATION SHALL NOT COMMENCE UNTIL APPROVAL IS RECEIVED FROM THE BUILDING DEPARTMENT.
- TRUSS MANUFACTURER SHALL PROVIDE HANGERS AND CONNECTORS ADEQUATE FOR LOADS FOR ALL TRUSS-TO-TRUSS, TRUSS-TO-BEAM, AND BEAM-TO-TRUSS CONNECTIONS.
- TRUSS TOP CHORD TO BE 2x6, MINIMUM.
- TRUSS MANUFACTURER TO PROVIDE VERTICAL WEB MEMBER AT TRUSS SUPPORTS, BRIDGING, AND BLOCKING AS REQUIRED.
- THE POSITIONS, WEIGHTS, AND METHODS OF ATTACHMENT OF ALL MECHANICAL UNITS, ELECTRICAL FIXTURES, PLUMBING, FIRE SPRINKLERS, ETC. SHALL BE INCLUDED IN THE DESIGN OF THE TRUSSES BY THE TRUSS MANUFACTURER AND SHALL BE VERIFIED BY THE ARCHITECT. SAD FOR ATTIC ACCESS SIZE AND LOCATIONS. ADDITIONAL TRUSSES OR SPECIAL DESIGNED TRUSSES MAY BE REQUIRED. ALL "GABLE END TRUSSES" TO HAVE CLEAR SPACE BETWEEN WEBS FOR WALL VENT. SIZE TO MATCH ARCHITECTURAL DRAWINGS.
- TRUSS MANUFACTURER SHALL REVIEW AND DESIGN "GABLE END TRUSSES" FOR DEAD LOAD AND LIVE LOAD FROM ROOFS IN COMBINATION WITH DL FROM END WALLS, PARAPETS, SOFFIT FRAMING MEMBERS, AND ALL ARCHITECTURAL FINISHES, ETC., INCLUDING WIND LOAD PERPENDICULAR TO TRUSS.
- SUPERIMPOSED LOADS FROM THE JACK TRUSSES OR SECONDARY FRAMING (I.E. CALIFORNIA FRAMING, FURRED CEILINGS, ETC.) SHALL BE INCLUDED IN THE DESIGN OF SUPPORTING TRUSSES.
- BRACING SHALL BE PROVIDED TO BRACE THE TOP CHORD OF TRUSSES WHERE "PIGGY BACK" TRUSSES ARE USED.
- BOTTOM CHORD TRUSS MEMBERS HAVING A GYPSUM BOARD CEILING ATTACHED SHALL PROVIDE A LEVEL SURFACE WITH A MAXIMUM VARIATION OF ¼" IN 10'-0" IN ANY DIRECTION.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF AN ENGINEER.
- TRUSSES SPANNING 60 FEET OR GREATER SHALL CONFORM TO THE REQUIREMENTS OF CBC SECTION 2303.4.1.3.
- MANUFACTURED ROOF TRUSS DESIGN LOADS:
 - TOP CHORD DEAD LOAD = 23 PSF LIVE LOAD = 20 PSF
 - BOTTOM CHORD DEAD LOAD = 8 PSF LIVE LOAD = 10 PSF (BOTTOM CHORD LIVE LOAD DOES NOT ACT SIMULTANEOUSLY WITH OTHER IMPOSED LIVE LOADS)
 - SPECIAL LOADS AND CONCENTRATED LOADS ARE AS NOTED ON THE DRAWINGS.

H WOOD FRAMING NOTES

- HEADERS, BEAMS, POSTS, TOP PLATE SPLICES, AND ETC., ARE PER 1/S-005 AND 3/S-005 WHERE NOT NOTED ON PLAN AND DETAILS.
- ALL BEAMS AND JOISTS (EXCLUDING I JOISTS) SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
- 3½" AND 5½" GLULAM BEAM WIDTHS MAY BE SUBSTITUTED FOR 3¾" & 5¾" GLULAM BEAM WIDTHS, RESPECTIVELY, AT INDUSTRIAL APPEARANCE GRADE GLULAM MEMBERS UNO.
- SEE 6/S-007 FOR SHEATHING NAILING REQUIREMENTS. ALL NAILING NOT NOTED OR DETAIL OTHERWISE SHALL BE PER 6/S-007. NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL SHALL BE HOT DIP GALVANIZED. NAILS AT BORATE TREATED LUMBER MAY BE CLEAR ZINC COATED. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AT EXTERIOR EXPOSURES.
- EXTERIOR STUD WALL SHALL BE 2x6 @ 16"oc OR 1¾"x5½" LVL @ 16"oc UNLESS NOTED OTHERWISE. INTERIOR BEARING WALLS AND SHEAR WALLS SHALL BE 2x6 @ 16"oc UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR OTHER INTERIOR WALL FRAMING SIZES. COORDINATE STUD AND PLATE SIZES WITH THE REQUIREMENTS OF THE SHEAR WALL SCHEDULE.
- WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH, UNO. WHERE POST OCCURS ABOVE RAISED FLOOR, PROVIDE SOLID BLOCKING AT FLOOR FRAMING TO MATCH WIDTH OF POST. PEN PER 6/S-002 TO POSTS AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. POSTS ABOVE HOLDOWNS TO BE FULL HEIGHT AND PER 6/S-005
- FOR ROOF DRAINAGE, TOP OF FRAMING BETWEEN NOTED POINTS IS A STRAIGHT LINE.
- ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.
- HSS OR PIPE COLUMNS IN STUD WALLS ARE TO BE TRIMMED PER 6/S-006. REFER TO PLANS AND DETAILS FOR OTHER REQUIREMENTS.
- ROUND HOLES IN STEEL PLATES TO BE ¼" OVERSIZE. SLOTTED HOLES IN STEEL PLATES SHALL BE ¼" WIDER THAN THE BOLT DIAMETER AND HAVE A LENGTH OF 2 TIMES THE BOLT DIAMETER. THE DIRECTION OF THE SLOTTED LENGTH IS INDICATED ON THE DETAILS (VSH OR HSH). INSTALL BOLT AT THE CENTER LINE OF THE HOLE. BOLT HOLES IN WOOD SHALL BE ROUND AND ½" OVERSIZE. CUT OFF BOLT THREADED END FLUSH WITH NUT WHEN REQUIRED BY FINISHES AND 1" MAXIMUM FROM NUT OTHERWISE. PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT BEARS ON WOOD. USE PLATE OR MALLEABLE IRON WASHERS AT EXPOSED CONDITIONS OR AS INDICATED.
- ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE. STRAPS USING 16d NAILS ON 2x MATERIAL TO BE INSTALLED ON THE 1½" EDGE OF THE MEMBER.
- THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND SHEATHING MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE TIME OF INSTALLATION AND AT CLOSE-IN. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE BETWEEN FLOORS, ETC.
- VENTING IS REQUIRED IN ENCLOSED FRAMING AREAS. SAD. DRILL BLOCKING AND LEDGERS AND PROVIDE SKIP BLOCKING AS DETAILED.
- ALL SHEATHING SHALL HAVE 1/8" GAP AT ALL EDGES AND JOINTS. TYPICAL SHEATHING:
 - FLAT ROOF SHEATHING (SLOPE 2:12 OR LESS): ½" T&G APA RATED SHEATHING (40/20) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. BLOCK EDGES WITH 2x4 LAID FLAT WHERE NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.
 - SLOPING ROOF SHEATHING (SLOPE GREATER THAN 2:12): ½" APA RATED SHEATHING (32/16) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. PROVIDE SHEATHING CLIPS AT UNSUPPORTED EDGES UNLESS NOTED TO BE BLOCKED ON PLANS. BLOCK EDGES WITH 2x4 LAID FLAT WHERE NOTED ON THE PLANS AND DETAILS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.

G SHEAR WALL NOTES

- BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL UNO. BLOCK EDGES WITH 3x MATERIAL WHERE NAILING IS 4"oc OR LESS. SEE 6/S-006 FOR NAIL STAGGER AT ALL 3x.
- FIELD NAILING TO BE 12"oc UNO.
- ALL SHEATHING NAILS TO BE COMMON WIRE. SEE H/S-002 AND SPECIFICATIONS FOR OTHER NAIL REQUIREMENTS.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS TO HAVE SHEATHING AND PEN NAILING PER SHEAR WALL TYPE 'A'.
- SHEAR WALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLDOWNS FROM THESE DIMENSIONS. SAD FOR ACTUAL WALL LENGTHS. SEE 6/S-005 FOR SCHEMATIC SHEAR WALL CONSTRUCTION.
- HOLDOWN REQUIRED TO SIMPSON STRONG TIE CO. HOLDOWNS. INSTALL HOLDOWNS AND REQUIRES POSTS PER 6/S-005 AND 7/S-006. SEE PLANS FOR OTHER REQUIREMENTS.
- EDGE NAIL WALL SHEATHING TO STUDS OR POSTS WITH HOLDOWNS.
- PORTIONS OF INTERIOR WALL SURFACES ADJACENT TO SPECIFIED SHEAR WALLS SHALL BE SHEATHED FOR THE FULL, UNINTERRUPTED LENGTH TO MATCH EXTERIOR WALLS OR WITH GYPSUM BOARD OF THE SAME THICKNESS TO PROVIDE AN EVEN WALL SURFACE FOR FINISH MATERIALS.
- SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED HORIZONTAL OR VERTICAL SPLICE JOINTS.
- WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"oc ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x, DOUBLE 2x, OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- ANCHOR BOLTS (AB) FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.225 INCH BY 3 INCHES SQUARE IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO ¾" LARGER THAN THE AB DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. PLATE WASHER TO EXTEND WITHIN ½" OF SHEAR WALL SHEATHING UNO. PROVIDE OVERSIZED PLATE WASHER OR OFFSET AB AS REQUIRED. AT DOUBLE-SIDED SHEAR WALLS, STAGGER AB AS REQUIRED. AB TO BE PLACED A MINIMUM OF 4½" AND A MAXIMUM OF 12" FROM ENDS OF ALL SILL PLATES AND AT NOTCHES IN SILL PLATES.
- NO OPENINGS ARE ALLOWED IN SHEAR WALLS UNLESS SHOWN ON THE STRUCTURAL PLANS. OPENINGS NOTED ARE PER 7/S-005. COORDINATE ANY OPENINGS NOT SHOWN WITH THE STRUCTURAL ENGINEER.

F SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:

- SHOP FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES PER CBC SECTION 1704.2.5 OR ALTERNATIVELY, APPROVED FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE PER CBC SECTION 1704.2.5.1 INCLUDING GLULAM BEAM INSPECTION CERTIFICATES.
- STRUCTURAL STEEL CONSTRUCTION PER CBC SECTIONS 1705.2, 1705.13.1, 1705.14.1, AND TABLE 1705.2.3 INCLUDING MATERIAL IDENTIFICATION, SHOP AND FIELD WELDING, AND INSTALLATION OF HIGH-STRENGTH BOLTS.
- CONCRETE CONSTRUCTION PER CBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.
- MASONRY CONSTRUCTION PER CBC SECTION 1705.4 INCLUDING COMPRESSIVE STRENGTH, BLOCK LAYING PROCEDURES, MORTAR PREPARATION, REINFORCEMENT SIZE AND GRADE, REINFORCEMENT PLACEMENT, GROUT PREPARATION AND GROUT PLACEMENT, AND ANCHOR BOLT TYPE, SIZE AND PLACEMENT. QUALITY ASSURANCE LEVEL 3 FOR RISK CATEGORY IV STRUCTURES, LEVEL 2 OTHERWISE.
- WOOD CONSTRUCTION PER CBC SECTIONS 1705.5, 1705.12.1, AND 1705.13.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, LEDGER SPLICES, SIMPSON HARDWARE, BRACES, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS.
- SOILS PER CBC SECTION 1705.6, TABLE 1705.6, AND THE APPROVED SOILS REPORT INCLUDING SUBGRADE PREPARATION, FOUNDATION BEARING MATERIALS AND DEPTH OF EXCAVATIONS, AND VERIFICATION, PLACEMENT AND TESTING OF CONTROLLED FILL.
- SPECIAL CASES PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE AND CMU, AND PRE-MANUFACTURED SHEAR PANELS AND BRACED FRAMES.



Permit No. B25-4047

Date: 6/8/2025

Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable laws, rules, and standards. City of Santa Rosa Building Division Authentication Signature

SWINERTON



CITY OF SANTA ROSA

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
1	05/30/2025	40% SD DRAWINGS
2	08/15/2025	75% CD DRAWINGS
3	10/31/2025	100% CD DRAWINGS
4	12/18/2025	B25-4047 - PERMIT COMMENT RESPONSES

Project

HEARN COMMUNITY HUB - PHASE 1 - SANTA ROSA FIRE STATION 8

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. T8D

Architect of Record

S H A H
KAWASAKI

ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Consultant

ZFA STRUCTURAL ENGINEERS
250 d street | suite 200 zfa.com
santa rosa ca 95404 707.526.0992
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Drawing Title

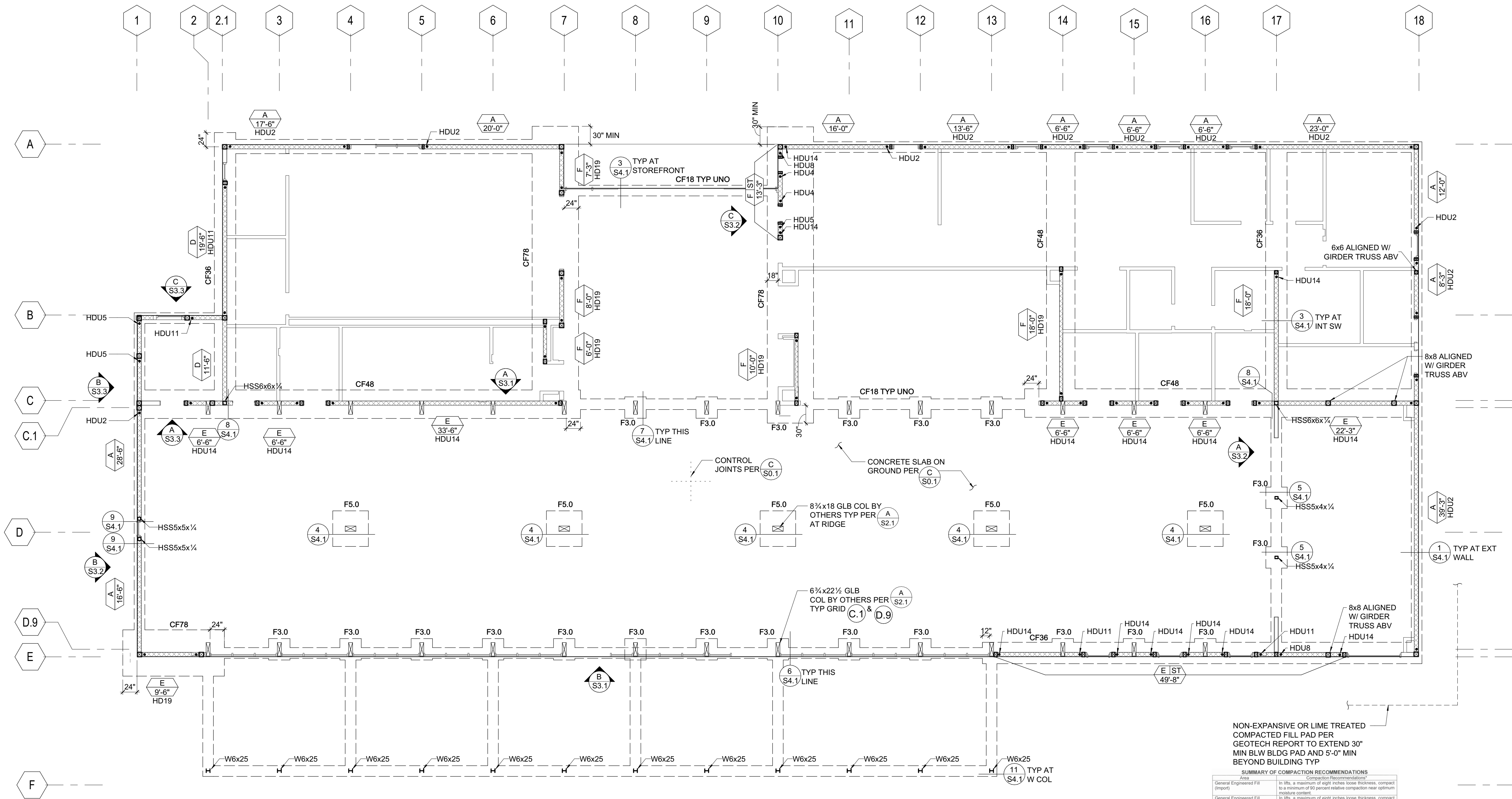
GENERAL NOTES

Drawing No.

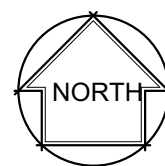
S-002

SKA Project Number: C02412

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REFER TO S2.3 FOR
TYPICAL PLAN NOTES
AND TYPICAL PLAN
SYMBOL LEGEND

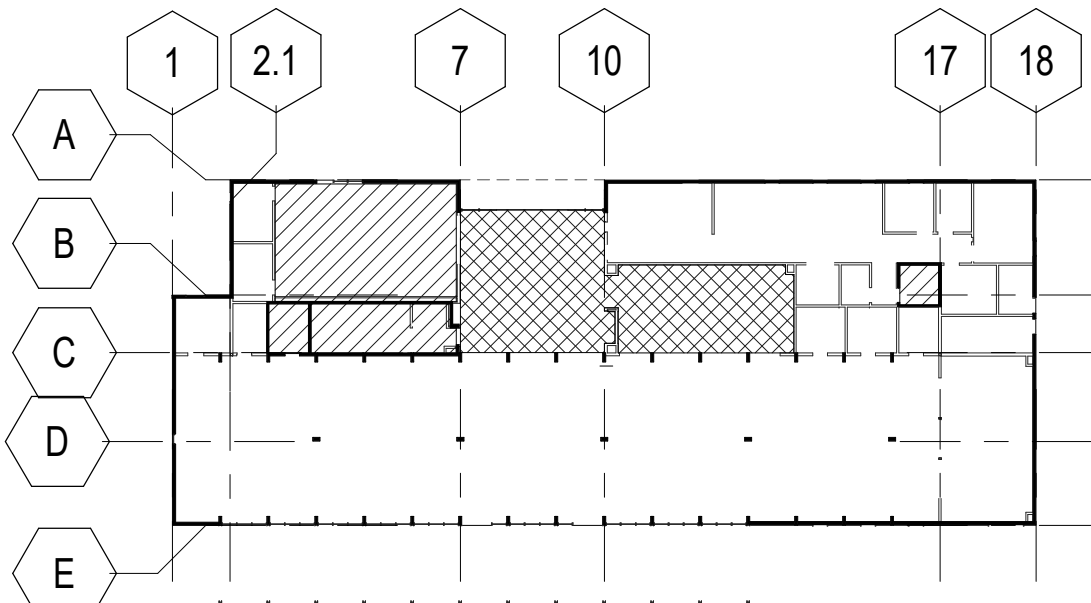


FOUNDATION PLAN

1/8" = 1'-0"

MASS TIMBER DEFERRED SUBMITTAL ITEMS

ALL MASS TIMBER FRAMING SIZES INDICATED ON PLANS AND SHOWN GEOMETRICALLY IN DETAILS AS "BY OTHERS" ARE SHOWN AS BASIS OF DESIGN ONLY. FINAL DESIGN, SIZING, CONNECTIONS, AND DETAILING ARE DELEGATED TO THE CONTRACTOR'S ENGINEER AS A DEFERRED SUBMITTAL PER B/S0.1. CONTRACTOR MAY USE ANY MATERIAL, SPECIES, OR GRADE THAT CONFORMS WITH THE PERFORMANCE SPECIFICATIONS GIVEN.



SLAB AND CURB PLAN

1" = 40'-0"

CURB PLAN	
CURB	
DEPRESSED SLAB	
EXPOSED SLAB	

SAD FOR BALANCE OF INFORMATION
AND CONTROL JOINT LAYOUT

CONTINUOUS FOOTING SCHEDULE

MARK	'b' WIDTH	'd' DEPTH	REINF 'a'	NOTES
CF18	18"	18"	(2) #5 T&B	PROVIDE #3 TIES @ 24"oc
CF36	36"	18"	(4) #5 T&B	PROVIDE #4 TIES @ 7"oc
CF48	48"	18"	(4) #7 T&B	PROVIDE #4 TIES @ 7"oc
CF78	78"	18"	(6) #7 T&B	PROVIDE #4 TIES @ 6"oc

*PROVIDE ADDITIONAL CROSS TIES 1" SUCH THAT SPACING BETWEEN TIE VERTICAL LEGS ACROSS FOOTING WIDTH < 'd'

PAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F3.0	3'-0" SQ x 18" DEEP	(4) #5 T&B EW
F4.0	4'-0" SQ x 18" DEEP	(5) #5 T&B EW
F5.0	5'-0" SQ x 18" DEEP	(5) #6 T&B EW

SHEAR WALL SCHEDULE

SHEAR WALL SCHEDULE									
SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS	
			AT FRAMING ²						
			¹ /8" BOLT FDN						
			2x SILL	3x SILL	16d	A35	SCREW ¹		
(A)	1 ¹ / ₂ " (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	3x MIN AT ALL ADJOINING PANEL EDGES	(2) 1 ¹ / ₄ " STUD OR 2 ¹ / ₂ " MIN STUD AT ADJOINING PANEL EDGES
(B)	1 ¹ / ₂ " (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc		(2) 1 ¹ / ₄ " STUD AT ADJOINING PANEL EDGES, SINGLE MEMBER NOT ACCEPTABLE
(C)	1 ¹ / ₂ " (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc		
(D)	1 ¹ / ₂ " (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc		
(E)	1 ¹ / ₂ " (32/16) CD BOTH SIDES	10d @ 4"oc	-	16"oc	(2) ROWS @ 4"oc	6"oc	6"oc		
(F)	1 ¹ / ₂ " (32/16) CD BOTH SIDES	10d @ 2"oc	-	8"oc	(2) ROWS @ 2"oc	(2) ROWS @ 6"oc	(2) ROWS @ 6"oc		

NOTES:

- 2x SILL: SDS 1/4"x4 1/2" OR SDWS 0.22"x4". AT 3x SILL: SDS 1/4"x6" OR SDWS 0.22"x6"
- FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

JAYSON ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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

Md Aviluzzaman

Building Division Authorization Signature

SWINERTON

ZFA STRUCTURAL ENGINEERS

250 d street | suite 200 zfa.com
santa rosa ca 95404 707.526.0992
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FOUNDATION PERMIT

SHEET TITLE

FOUNDATION PLAN

REVISIONS

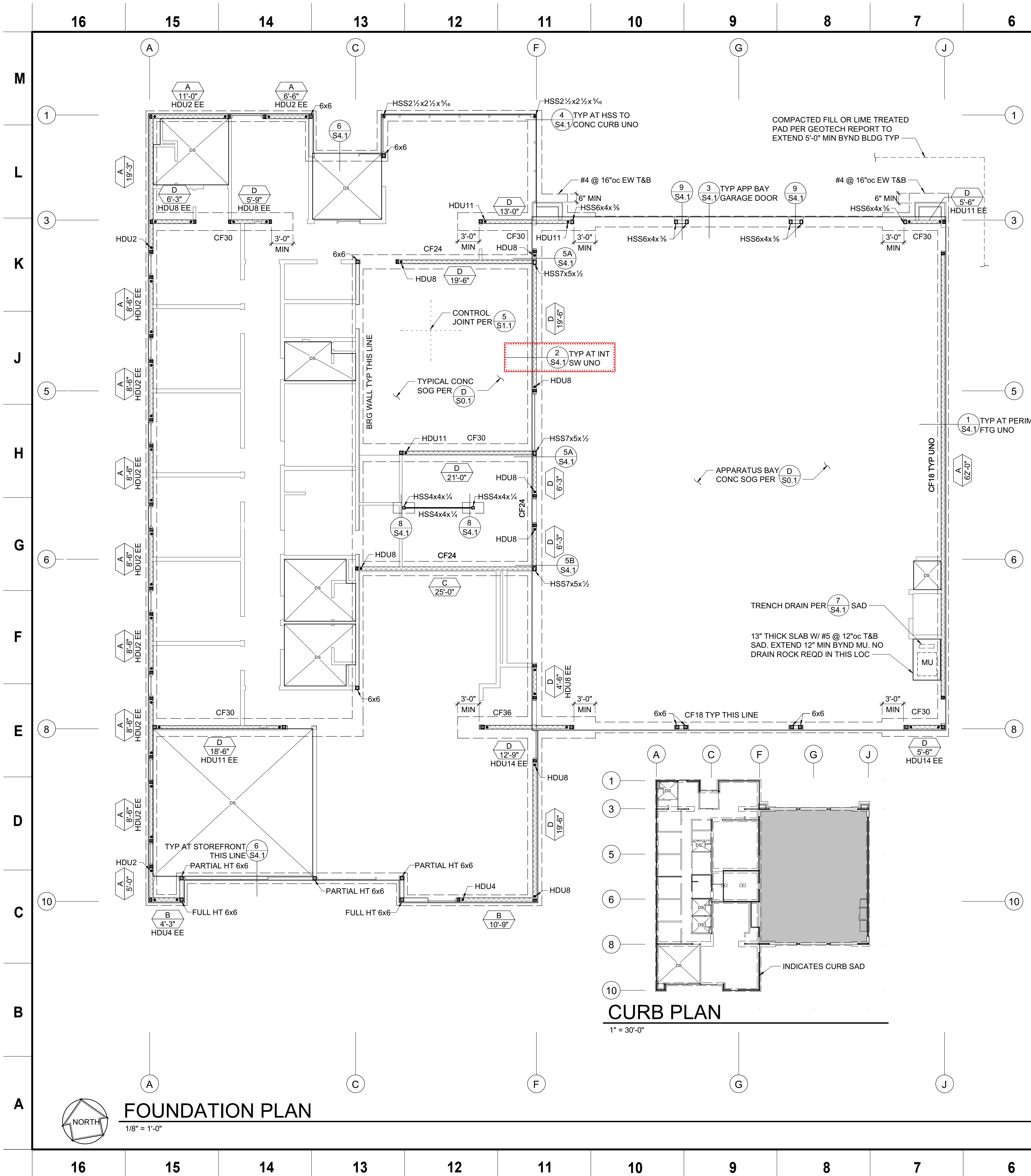
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE	10/31/2025
SCALE	As indicated
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER

S2.1



FOUNDATION PLAN NOTES:

- REFER TO SHEETS S0.1, S0.2, S1.1, S1.2, S1.3, S1.4 AND S1.5 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
- DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER D/S0.1.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
- PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PIPES THROUGH FOOTINGS SHALL BE PER 4/S1.1 AND 2/S1.1.

PIPES PARALLEL TO FOOTINGS SHALL BE PER 13/S1.1.

PIPES AT SLAB ON GRADE SHALL BE PER 3/S1.1.

PIPES THROUGH WOOD FRAMING SHALL BE PER 2/S1.3 AND 4/S1.4.
- CONTRACTOR SHALL DETERMINE FOUNDATION STEP LOCATIONS BASED ON GEOTECHNICAL REPORT, CIVIL, ARCHITECTURAL AND LANDSCAPE DRAWINGS. STEP FOOTING PER 12/S1.1.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
	<u>1/S1.3</u>	INDICATES STRUCTURAL WALL.
	<u>5/S1.3</u>	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUX" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	<u>E/S0.2</u>	
	<u>G/S0.2</u>	INDICATES WOOD POST.
	<u>6/S1.3</u>	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
	<u>5/S1.4</u>	INDICATES STEEL COLUMN. LOCATE COLUMN AT C. OF WALL FRAMING (EACH WAY AS OCCURS) UNO.
		INDICATES FOUNDATION.
CF24		INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.
F2.0		INDICATES PAD FOOTING SIZE AND REINFORCING PER SCHEDULE.
	<u>6/S1.1</u> <u>7/S1.1</u>	INDICATES DEPRESSED SLAB, SEE ARCHITECTURAL AND PLUMBING DRAWINGS FOR COMPLETE LOCATIONS, DEPTH AND SLOPE INFORMATION.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
		INDICATES GRIDLINE AT CENTERLINE OF COLUMN.

SHEAR WALL SCHEDULE

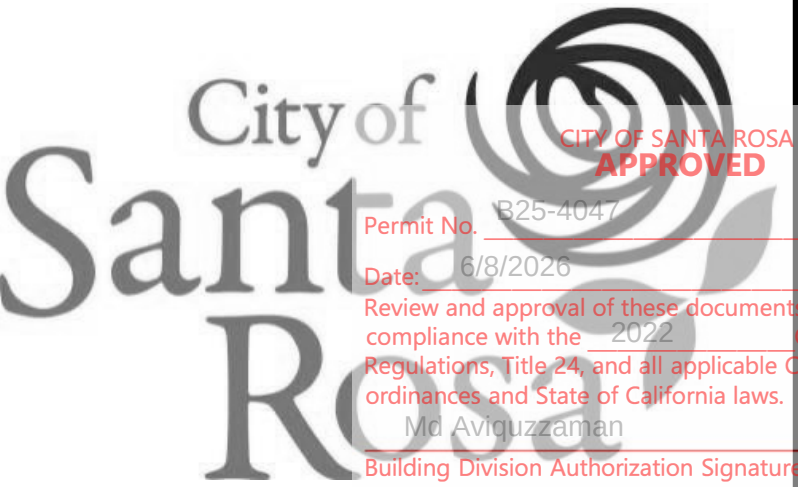
SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS	
			1½" Ø BOLT FDN		AT FRAMING ²				
			2x SILL	3x SILL	16d	A35	SCREW ¹	AT SAWN STUD	AT LVL STUD
(A)	1½"₂ (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	3x MIN AT ALL ADJOINING PANEL EDGES	(2) 1½ STUD OR 2½" MIN STUD AT ADJOINING PANEL EDGES
(B)	1½"₂ (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc		(2) 1½ STUD AT ADJOINING PANEL EDGES, SINGLE MEMBER NOT ACCEPTABLE
(C)	1½"₂ (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc		
(D)	1½"₂ (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc		
(E)	1½"₂ (32/16) CD BOTH SIDES	10d @ 3"oc	-	12"oc	(2) ROWS @ 2"oc	6"oc	(2) ROWS @ 6"oc		

- NOTES:
- 2x SILL: SDS 1/4 x 4 1/2" OR SDWS 0.22"x4". AT 3x SILL : SDS 1/4 x 6" OR SDWS 0.22"x6"
 - FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

CONTINUOUS FOOTING SCHEDULE

MARK	'b' WIDTH	'd' DEPTH	REINF 'a'	NOTES
CF18	18"	18"	(2) #5 T&B	PROVIDE #3 TIES @ 8"oc
CF24	24"	18"	(3) #5 T&B	PROVIDE #3 TIES @ 8"oc
CF30	30"	18"	(4) #5 T&B	PROVIDE #3 TIES @ 8"oc & ADDL REINF REQD PER DETAILS
CF36	36"	18"	(4) #5 T&B	PROVIDE #3 TIES @ 8"oc & ADDL REINF REQD PER DETAILS

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CITY OF SANTA ROSA

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

Revision Number	DATE	ISSUE DESCRIPTION
	08/13/2025	FOUNDATION PERMIT SET

Project

HEARN COMMUNITY
HUB - PHASE 1

CONTRACT NO. C02412
FILE NO. TBD

Architect of Record

**S H A H
KAWASAKI**

ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Consultant

ZFA STRUCTURAL ENGINEERS
250 d street | suite 200
santa rosa ca 95404
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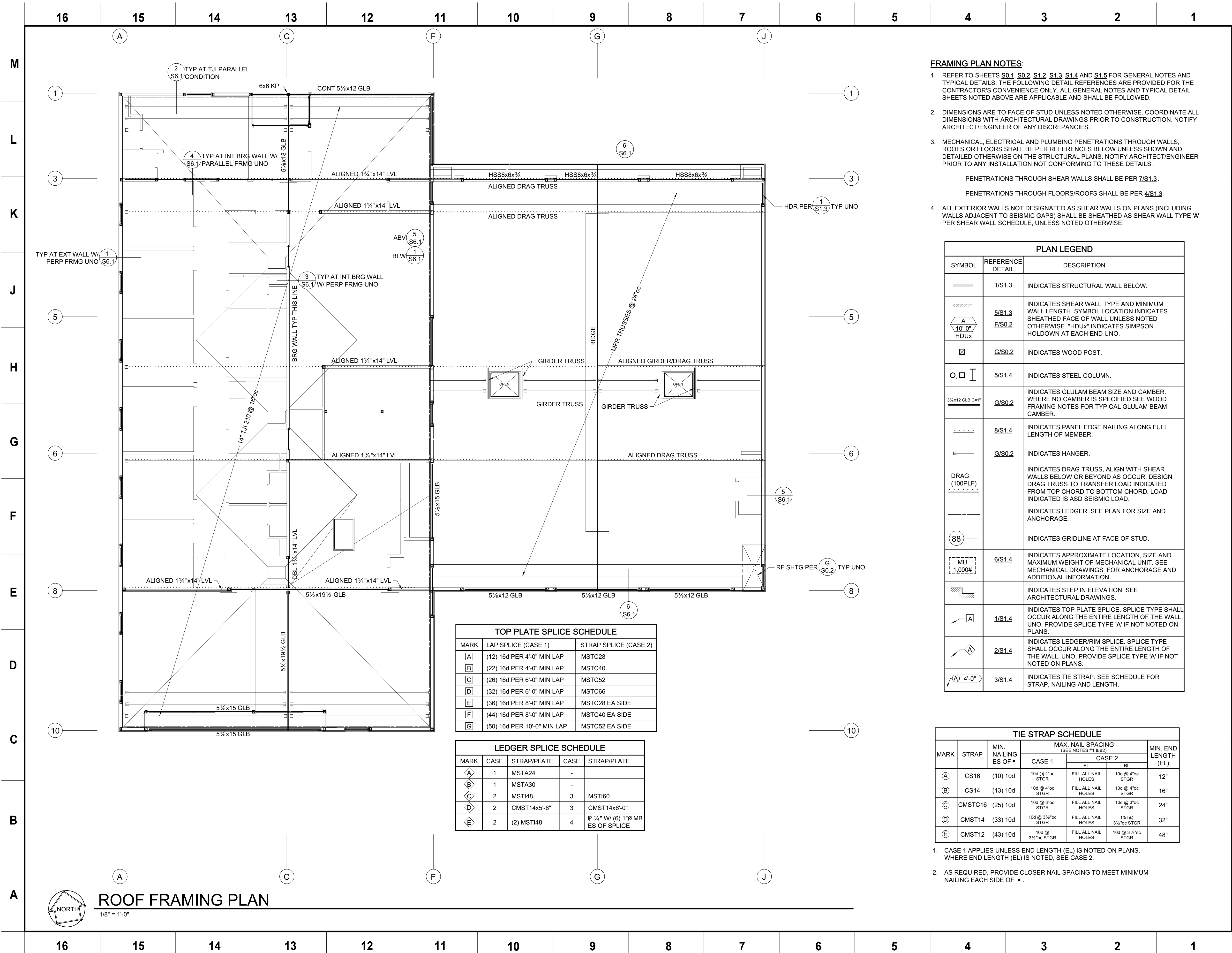
Drawing Title

**FOUNDATION
PLAN**

Drawing No.

S2.1

SKA Project Number: 24719



FRAMING PLAN NOTES:

1. REFER TO SHEETS S0.1, S0.2, S1.2, S1.3, S1.4 AND S1.5 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 7/S1.3.

PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER 4/S1.3.

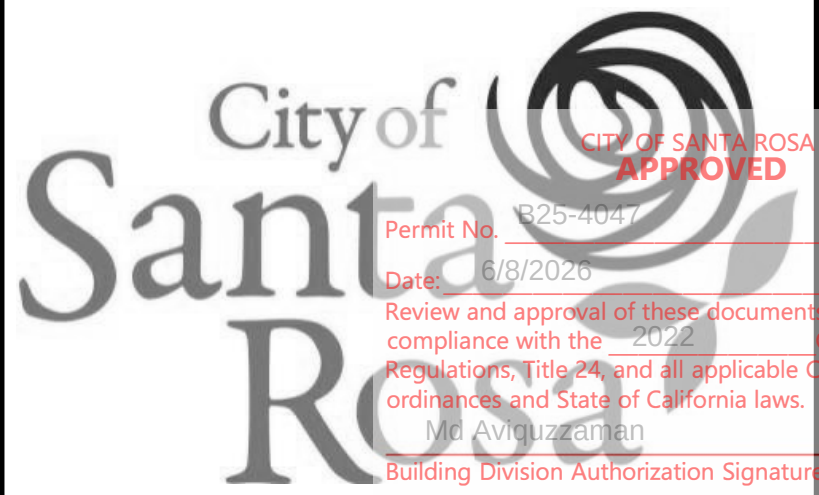
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.

PLAN LEGEND		
SYMBOL	REFERENCE DETAIL	DESCRIPTION
	<u>1/S1.3</u>	INDICATES STRUCTURAL WALL BELOW.
	<u>5/S1.3</u> <u>F/S0.2</u>	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUX" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	<u>G/S0.2</u>	INDICATES WOOD POST.
	<u>5/S1.4</u>	INDICATES STEEL COLUMN.
	<u>G/S0.2</u>	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.
	<u>8/S1.4</u>	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.
	<u>G/S0.2</u>	INDICATES HANGER.
		INDICATES DRAG TRUSS. ALIGN WITH SHEAR WALLS BELOW OR BEYOND AS OCCUR. DESIGN DRAG TRUSS TO TRANSFER LOAD INDICATED FROM TOP CHORD TO BOTTOM CHORD. LOAD INDICATED IS ASD SEISMIC LOAD.
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.
	<u>88</u>	INDICATES GRIDLINE AT FACE OF STUD.
	<u>6/S1.4</u>	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.
		INDICATES STEP IN ELEVATION. SEE ARCHITECTURAL DRAWINGS.
	<u>1/S1.4</u>	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
	<u>2/S1.4</u>	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
	<u>3/S1.4</u>	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.

TIE STRAP SCHEDULE					
MARK	STRAP	MIN. NAILING ES OF *	MAX. NAIL SPACING (SEE NOTES #1 & #2)		MIN. END LENGTH (EL)
			CASE 1	CASE 2	
				EL	RL
(A)	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR
(B)	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR
(C)	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR
(D)	CMST14	(33) 10d	10d @ 3 1/2"oc STGR	FILL ALL NAIL HOLES	10d @ 3 1/2"oc STGR
(E)	CMST12	(43) 10d	10d @ 3 1/2"oc STGR	FILL ALL NAIL HOLES	10d @ 3 1/2"oc STGR

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ♦ .

CLIENT



CITY OF SANTA ROSA

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

For Reference Only
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NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

Revision Number	DATE	ISSUE DESCRIPTION
	08/13/2025	FOUNDATION PERMIT SET

Project

HEARN COMMUNITY
HUB - PHASE 1

CONTRACT NO. C02412
FILE NO. TBD

Architect of Record

S H A H
KAWASAKI

ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Consultant

ZFA STRUCTURAL ENGINEERS
250 d street | suite 200
santa rosa ca 95404
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Drawing Title

ROOF FRAMING
PLAN

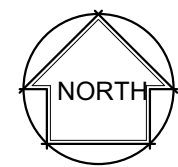
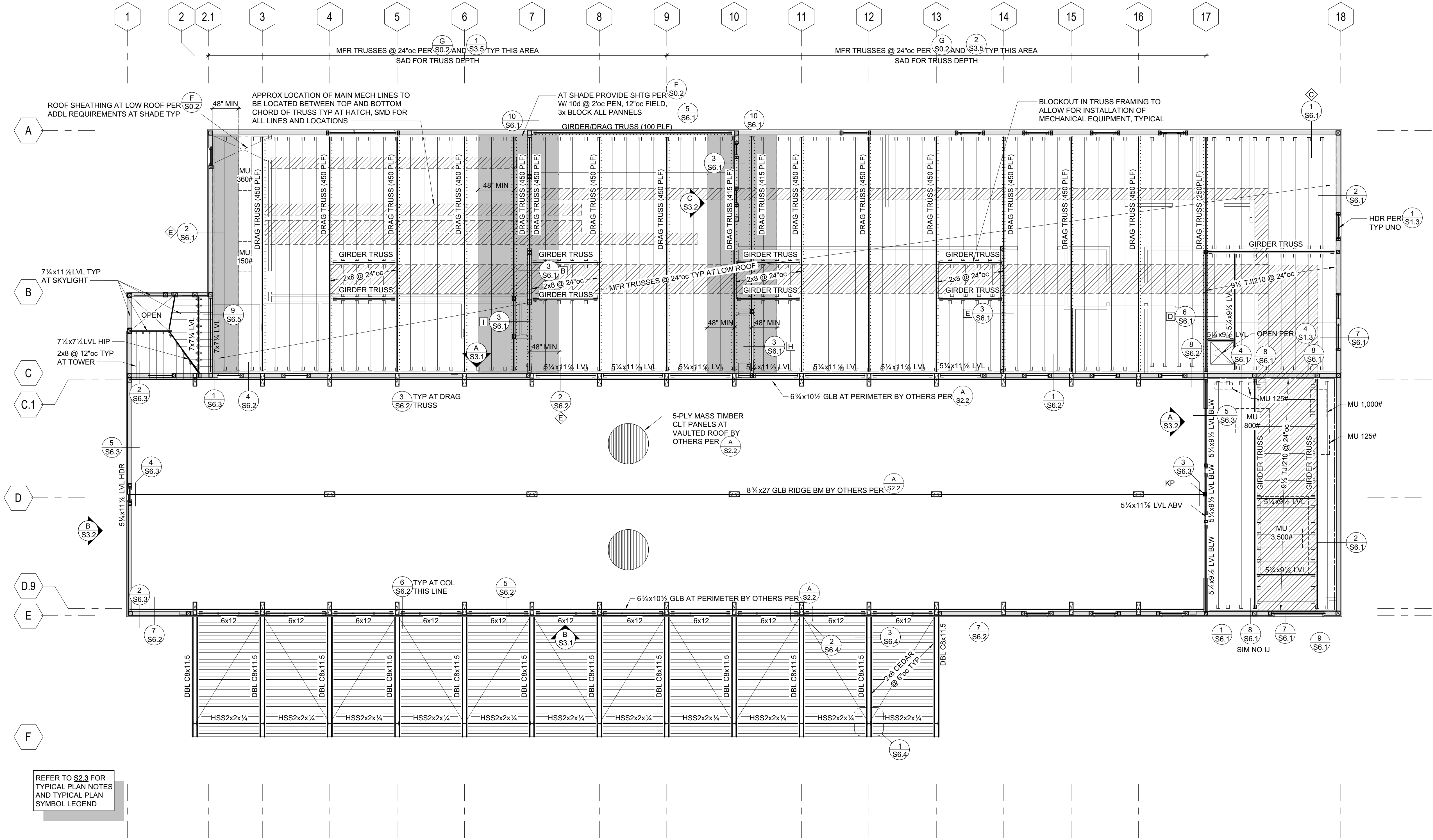
Drawing No.

S2.2

SKA Project Number: 24719

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12/31/2025 9:19:55 AM



ROOF FRAMING PLAN

1/8" = 1'-0"

MASS TIMBER DEFERRED SUBMITTAL ITEMS

ALL MASS TIMBER FRAMING SIZES INDICATED ON PLANS AND SHOWN GEOMETRICALLY IN DETAILS AS "BY OTHERS" ARE SHOWN AS BASIS OF DESIGN ONLY. FINAL DESIGN, SIZING, CONNECTIONS, AND DETAILING ARE DELEGATED TO THE CONTRACTOR'S ENGINEER AS A DEFERRED SUBMITTAL PER B/S0.1. CONTRACTOR MAY USE ANY MATERIAL SPECIES, OR GRADE THAT CONFORMS WITH THE PERFORMANCE SPECIFICATIONS GIVEN.

TIE STRAP SCHEDULE						
MARK	STRAP	MIN. NAILING ES OF •	MAX. NAIL SPACING (SEE NOTES #1 & #2)			MIN. END LENGTH (EL)
			CASE 1	CASE 2		
				EL	RL	
(A)	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
(B)	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
(C)	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
(D)	CMST14	(33) 10d	10d @ 3 1/2"oc STGR	FILL ALL NAIL HOLES	10d @ 3 1/2"oc STGR	32"
(E)	CMST12	(43) 10d	10d @ 3 1/2"oc STGR	FILL ALL NAIL HOLES	10d @ 3 1/2"oc STGR	48"

- CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
- AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF •.

TOP PLATE SPLICE SCHEDULE		
MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
A	(12) 16d PER 4'-0" MIN LAP	MSTC28
B	(22) 16d PER 4'-0" MIN LAP	MSTC40
C	(26) 16d PER 6'-0" MIN LAP	MSTC52
D	(32) 16d PER 6'-0" MIN LAP	MSTC66
E	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
F	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
G	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

LEDGER SPLICE SCHEDULE				
MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
A	1	MSTA24	-	
B	1	MSTA30	-	
C	2	MSTI48	3	MSTI60
D	2	CMST14x5'-6"	3	CMST14x6'-0"
E	2	(2) MSTI48	4	2 1/4" W/ (6) 1"Ø MB ES OF SPLICE

JAYSON ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysnarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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

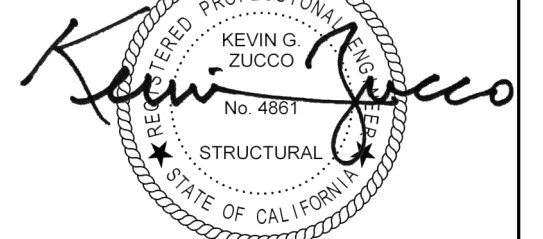
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Building Division Authorization Signature

SWINERTON

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FOUNDATION PERMIT

SHEET TITLE

ROOF FRAMING PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

For Reference Only
Scope not included in
foundation permit

DATE 10/31/2025
SCALE As indicated
INTERNAL JOB NO. 24396
FILE NO. TBD
CONTRACT NO. (PID) C02412

SHEET NUMBER

S2.2

FRAMING PLAN NOTES:

1. REFER TO SHEETS **S0.1, S0.2, S1.3** THROUGH **S1.6** FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER **7/S1.3**.

PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER **4/S1.3**.

4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
5. ELEVATIONS ON PLANS AND DETAILS "•" ARE TO HEIGHTS ABOVE FINISHED GROUND FLOOR ELEVATION REFERENCE 0'-0". COORDINATE TOP OF FRAMING AND LEDGER HEIGHTS AS REQUIRED TO PROVIDE ROOF SLOPES AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. SEISMIC GAPS WHERE NOTED ARE DIMENSIONED CLEAR BETWEEN WALL FINISHES. WALLS AT SEISMIC SEPARATION JOINTS SHALL BE FRAMED AS EXTERIOR WALLS, UNO. THIS GAP TO BE MAINTAINED ENTIRELY CLEAR TO ALLOW FOR DIFFERENTIAL BUILDING MOVEMENT. NO PIPES, CONDUITS, ETCETERA SHALL BE LOCATED WITHIN THE GAP. PROVIDE FLEXIBLE COUPLINGS AT ALL UTILITIES CROSSING SEISMIC GAPS.

TIE STRAP SCHEDULE						
MARK	STRAP	MIN. NAILING ES OF •	MAX. NAIL SPACING (SEE NOTES #1 & #2)			MIN. END LENGTH (EL)
			CASE 1	CASE 2		
				EL	RL	
(A)	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
(B)	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
(C)	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
(D)	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
(E)	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF •.

TOP PLATE SPLICE SCHEDULE			
MARK	LAP SPLICE (CASE 1)		STRAP SPLICE (CASE 2)
(A)	(12) 16d PER 4'-0" MIN LAP	MSTC28	
(B)	(22) 16d PER 4'-0" MIN LAP	MSTC40	
(C)	(26) 16d PER 6'-0" MIN LAP	MSTC52	
(D)	(32) 16d PER 6'-0" MIN LAP	MSTC66	
(E)	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE	
(F)	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE	
(G)	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE	

LEDGER SPLICE SCHEDULE				
MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
(A)	1	MSTA24	-	
(B)	1	MSTA30	-	
(C)	2	MSTI48	3	MSTI60
(D)	2	CMST14x5'-6"	3	CMST14x6'-0"
(E)	2	(2) MSTI48	4	2 ½" W/ (6) 1"Ø MB ES OF SPLICE

PLAN LEGEND		
SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/S1.3	INDICATES STRUCTURAL WALL.
	1/S1.3	INDICATES STRUCTURAL WALL ABOVE.
	5/S1.3 E/S0.2	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUX" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	9/S1.4	INDICATES STRAPPED SHEAR WALL WITH TYPE AND MINIMUM OVERALL WALL LENGTH. SEE ARCHITECTURAL DRAWINGS FOR OPENINGS. "HDUX" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	F/S0.2	INDICATES WOOD POST.
	6/S1.3	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
	5/S1.4	INDICATES STEEL COLUMN.
	F/S0.2	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.
	8/S1.4	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.
	F/S0.2	INDICATES HANGER.
		INDICATES DRAG TRUSS. ALIGN WITH SHEAR WALLS BELOW OR BEYOND AS OCCUR. DESIGN DRAG TRUSS TO TRANSFER LOAD INDICATED FROM TOP CHORD TO BOTTOM CHORD. LOAD INDICATED IS ASD SEISMIC LOAD.
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.
		INDICATES GRIDLINE
		INDICATES ELEVATION.
	6/S1.4	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.
		INDICATES STEP IN ELEVATION. SEE ARCHITECTURAL DRAWINGS.
		INDICATES POST WITH VERTICAL STRAP. POSTS WITH STRAP ARE FULL HEIGHT FROM SILL TO TOP PLATE.
	1/S1.4	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
	2/S1.4	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
	3/S1.4	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.

FOUNDATION PLAN NOTES:

1. REFER TO SHEETS **S0.1**, AND **S1.1** THROUGH **S1.6** FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER **C/S0.1**.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
5. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.
6. CONTRACTOR SHALL DETERMINE FOUNDATION STEP LOCATIONS BASED ON GEOTECHNICAL REPORT, CIVIL, ARCHITECTURAL AND LANDSCAPE DRAWINGS. STEP FOOTING PER **12/S1.1**.
7. ELEVATION OF THE TOP OF FINISHED SLAB = 0'-0", UNLESS NOTED OTHERWISE. TOP OF FOOTING ELEVATIONS ARE TO BE COORDINATED BY THE CONTRACTOR UTILIZING THE STRUCTURAL, CIVIL, GEOTECHNICAL, AND LANDSCAPE DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO CONSTRUCTION.

PIPES THROUGH FOOTINGS SHALL BE PER **4/S1.1** AND **2/S1.1**.

PIPES PARALLEL TO FOOTINGS SHALL BE PER **13/S1.1**.

PIPES AT SLAB ON GRADE SHALL BE PER **3/S1.1**.

PIPES THROUGH WOOD FRAMING SHALL BE PER **2/S1.3** AND **4/S1.4**.

PLAN LEGEND		
SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/S1.3	INDICATES STRUCTURAL WALL.
	5/S1.3 E/S0.2	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUX" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	9/S1.4	INDICATES STRAPPED SHEAR WALL WITH TYPE AND MINIMUM OVERALL WALL LENGTH. SEE ARCHITECTURAL DRAWINGS FOR OPENINGS. "HDUX" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	F/S0.2	INDICATES WOOD POST.
	6/S1.3 10/S1.4	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
	5/S1.4	INDICATES STEEL COLUMN. LOCATE COLUMN AT ¼ OF WALL FRAMING (EACH WAY AS OCCURS) UNO.
		INDICATES FOUNDATION.
CF24		INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.
F2.0		INDICATES PAD FOOTING SIZE AND REINFORCING PER SCHEDULE.
	6/S1.1 7/S1.1	INDICATES DEPRESSED SLAB. SEE ARCHITECTURAL AND PLUMBING DRAWINGS FOR COMPLETE LOCATIONS, DEPTH AND SLOPE INFORMATION. SEE CURB PLAN FOR APPROXIMATE LOCATIONS.
		INDICATES STEP IN ELEVATION. SEE ARCHITECTURAL DRAWINGS.
	5/S1.3	INDICATES SHEAR WALL TYPE, MINIMUM NUMBER OF SILL BOLTS (IN ADDITION TO HOLDOWN BOLTS) AND MINIMUM WALL LENGTH.
		INDICATES GRIDLINE
		INDICATES ELEVATION.

PAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F3.0	3'-0" SQ x 18" DEEP	(4) #5 T&B EW
F4.0	4'-0" SQ x 18" DEEP	(5) #5 T&B EW
F5.0	5'-0" SQ x 18" DEEP	(5) #6 T&B EW

CONTINUOUS FOOTING SCHEDULE				
MARK	'b' WIDTH	'd' DEPTH	REINF 'a'	NOTES
CF18	18"	18"	(2) #5 T&B	PROVIDE #3 TIES @ 24"oc
CF36	36"	18"	(4) #5 T&B	PROVIDE #4 TIES @ 7"oc"
CF48	48"	18"	(4) #7 T&B	PROVIDE #4 TIES @ 7"oc"
CF78	78"	18"	(6) #7 T&B	PROVIDE #4 TIES @ 6"oc"

SHEAR WALL SCHEDULE									
SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS	
			¼"Ø BOLT FDN		AT FRAMING ²				
			2x SILL	3x SILL	16d	A36	SCREW ¹	AT SAWN STUD	AT LVL STUD
(A)	½"₃₂ (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	3x MIN AT ALL ADJOINING PANEL EDGES	(2) 1 ¼" STUD OR 2 ½" MIN STUD AT ADJOINING PANEL EDGES
(B)	½"₃₂ (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc		
(C)	½"₃₂ (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc		
(D)	½"₃₂ (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc	(2) 1 ¼" STUD AT ADJOINING PANEL EDGES, SINGLE MEMBER NOT ACCEPTABLE	
(E)	½"₃₂ (32/16) CD BOTH SIDES	10d @ 4"oc	-	16"oc	(2) ROWS @ 4"oc	6"oc	6"oc		
(F)	½"₃₂ (32/16) CD BOTH SIDES	10d @ 2"oc	-	8"oc	(2) ROWS @ 2"oc	(2) ROWS @ 6"oc	(2) ROWS @ 6"oc		

- NOTES:
1. 2x SILL: SDS½"x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS½"x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

6/8/2026

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

MD Avicuzzman

Building Division Authorization Signature

SWINERTON

ZFA STRUCTURAL ENGINEERS

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OWNER

CITY OF SANTA ROSA

PROJECT

HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

PLAN SHEET NOTES

REVISIONS

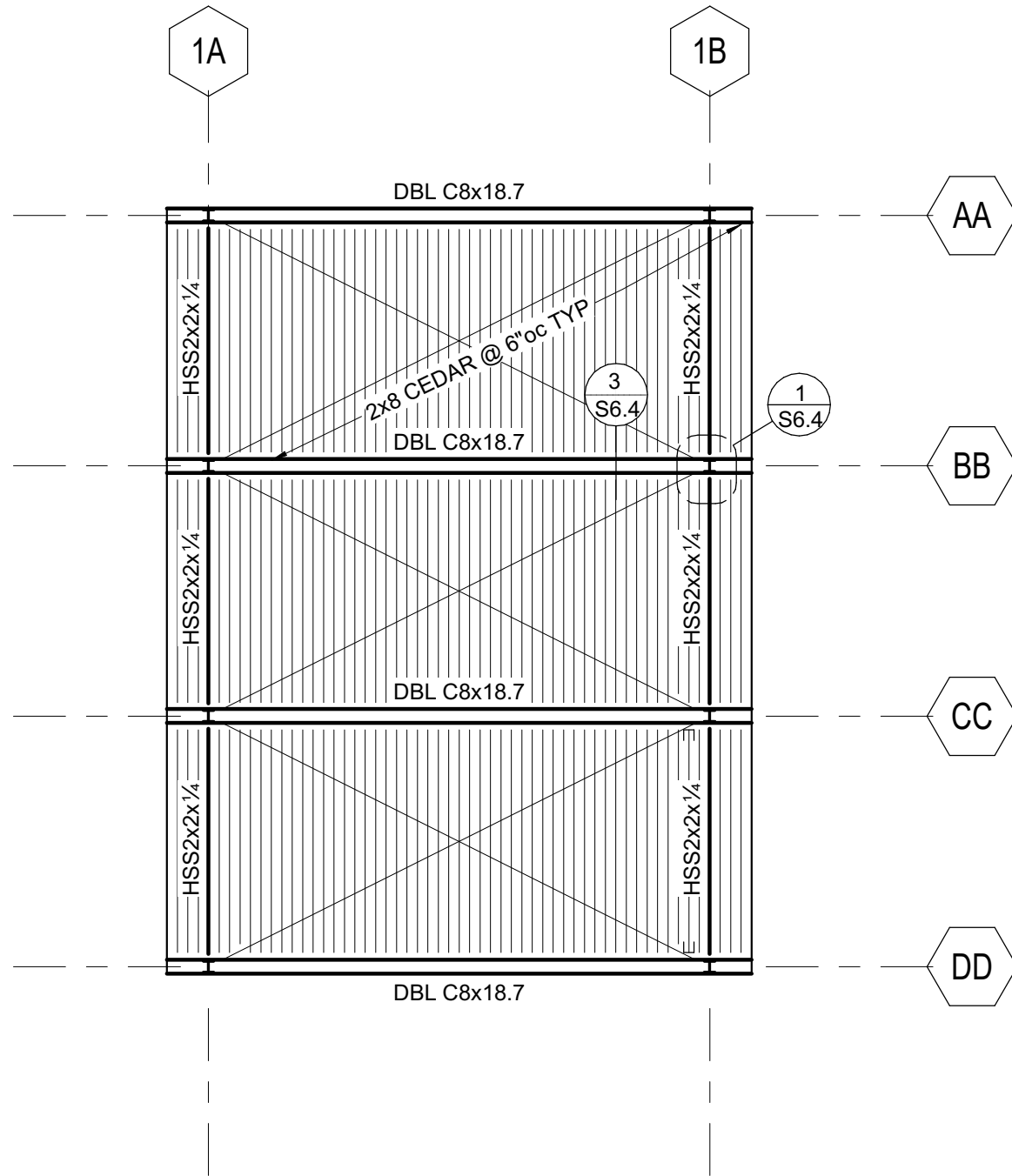
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE	10/31/2025
SCALE	12" = 1'-0"
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

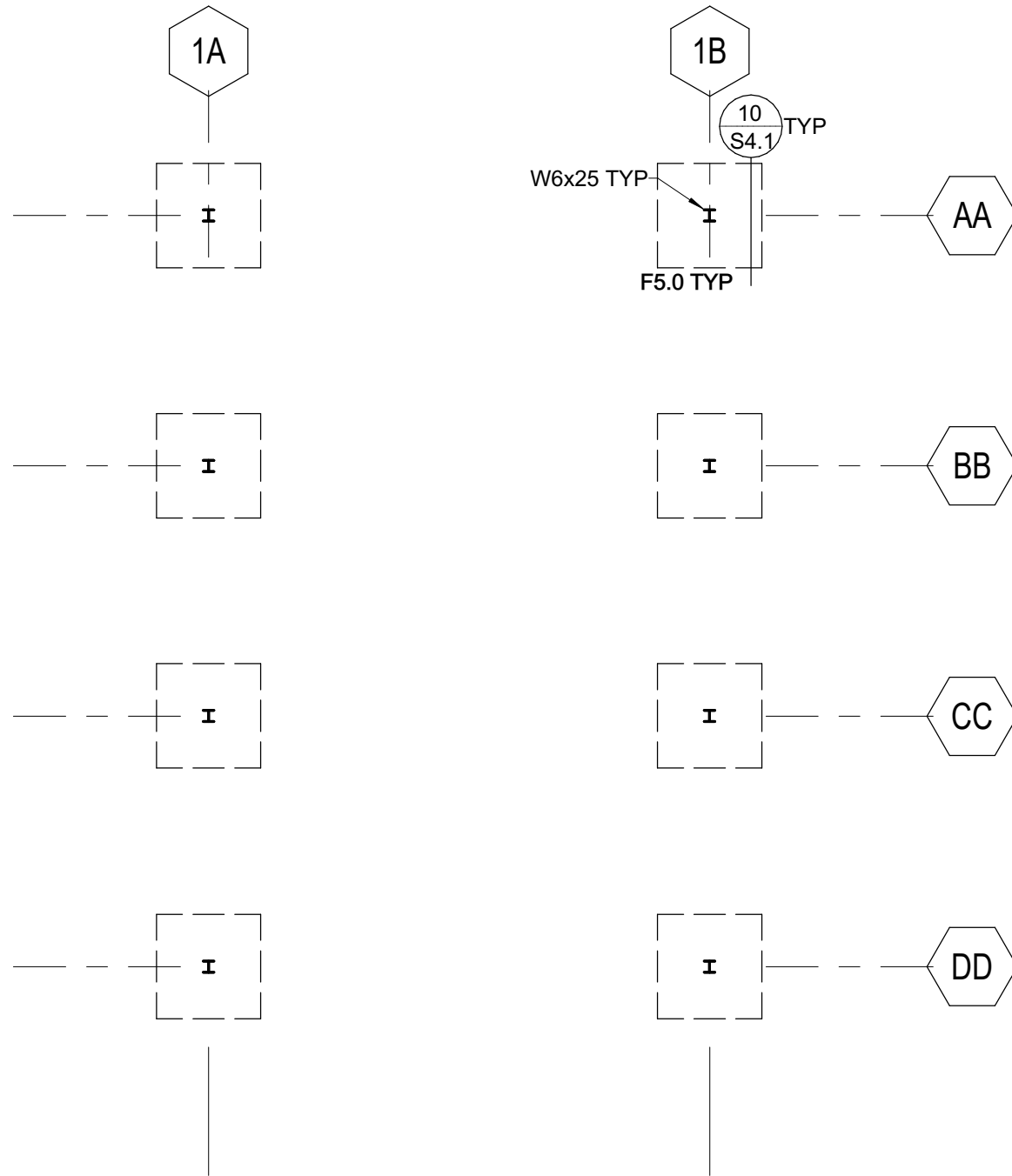
SHEET NUMBER

S2.3



PAVILION ROOF PLAN

1/8" = 1'-0"



PAVILION FOUNDATION PLAN

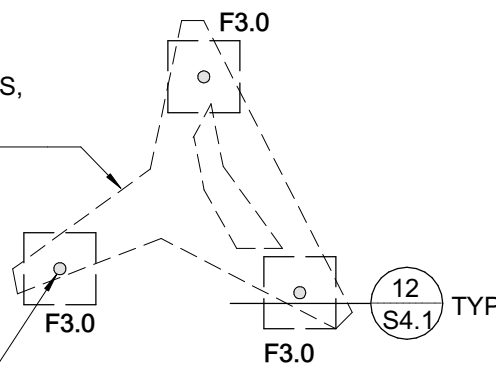
1/8" = 1'-0"

VERTICAL PLAY LOG BY OTHERS, SEE LANDSCAPE DRAWINGS

ANCHORGAE PER LANDSCAPE DRAWINGS

PLAY LOG BY OTHERS, SEE LANDSCAPE DRAWINGS

ANCHORGAE PER LANDSCAPE DRAWINGS



PLAY LOG FOUNDATION PLAN

1/8" = 1'-0"

PAVILION PLAN NOTES:

- REFER TO SHEETS S0.1 AND S1.1 THROUGH S1.6 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
- DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PIPES THROUGH FOOTINGS SHALL BE PER 4/S1.1 AND 2/S1.1.

PIPES PARALLEL TO FOOTINGS SHALL BE PER 13/S1.1.

PIPES AT SLAB ON GRADE SHALL BE PER 3/S1.1.

PIPES THROUGH WOOD FRAMING SHALL BE PER 2/S1.3 AND 4/S1.4.
- CONTRACTOR SHALL DETERMINE FOUNDATION STEP LOCATIONS BASED ON GEOTECHNICAL REPORT, CIVIL, ARCHITECTURAL AND LANDSCAPE DRAWINGS. STEP FOOTING PER 12/S1.1.
- ELEVATION OF THE TOP OF FINISHED SLAB = 0'-0", UNLESS NOTED OTHERWISE. TOP OF FOOTING ELEVATIONS ARE TO BE COORDINATED BY THE CONTRACTOR UTILIZING THE STRUCTURAL, CIVIL, GEOTECHNICAL, AND LANDSCAPE DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO CONSTRUCTION.

PLAN LEGEND		
SYMBOL	REFERENCE DETAIL	DESCRIPTION
	<u>5/S1.4</u>	INDICATES STEEL COLUMN. LOCATE COLUMN AT C. OF WALL FRAMING (EACH WAY AS OCCURS) UNO.
		INDICATES FOUNDATION.
	<u>CF24</u>	INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.
	<u>F2.0</u>	INDICATES PAD FOOTING SIZE AND REINFORCING PER SCHEDULE.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
	<u>W16x26 C=1"</u>	INDICATES BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED FABRICATE BEAM WITH NATURAL CAMBER UP.
	<u>88</u>	INDICATES GRIDLINE.
	<u>1</u> <u>S3.1</u>	INDICATES ELEVATION.

PAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F3.0	3'-0" SQ x 18" DEEP	(4) #5 T&B EW
F4.0	4'-0" SQ x 18" DEEP	(5) #5 T&B EW
F5.0	5'-0" SQ x 18" DEEP	(5) #6 T&B EW

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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

Md Avicuzzman

Building Division Authorization Signature

SWINERTON

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CITY OF SANTA ROSA

PROJECT

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PHASE 1
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SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

SITE STRUCTURES
FOUNDATION AND
FRAMING PLANS

REVISIONS

NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

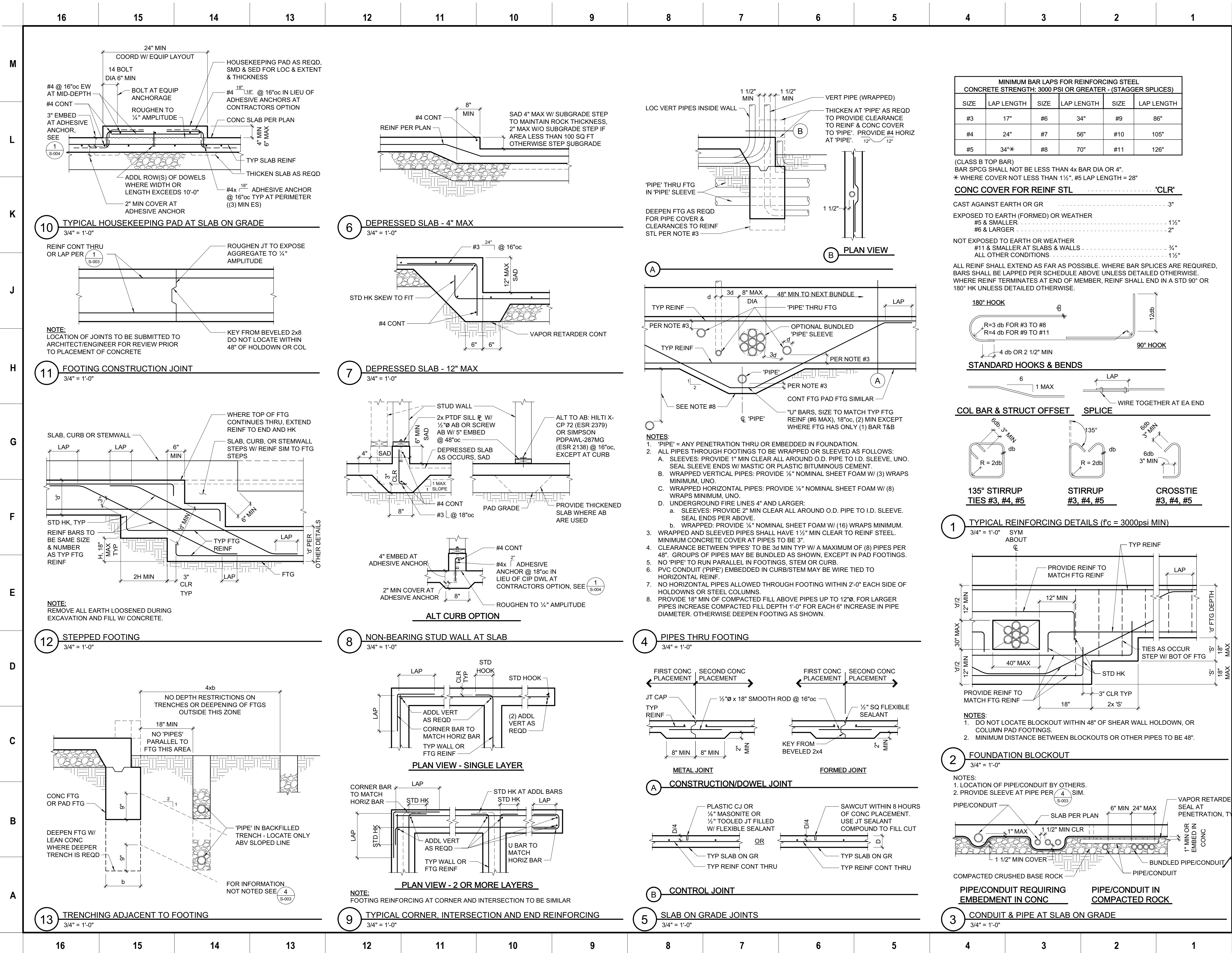
Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE	10/31/2025
SCALE	As indicated
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER

S2.4

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APPROVED

Permit No. B25-4047

Date: 6/8/2026

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M. Quizaran
Building Division Authorization Signature

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CITY OF SANTA ROSA

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
1	05/30/2025	40% SD DRAWINGS
2	08/15/2025	75% DD DRAWINGS
3	10/31/2025	100% CD DRAWINGS
4	12/18/2025	B25-4047 - PERMIT COMMENT RESPONSES

Project

HEARN COMMUNITY HUB - PHASE 1 - SANTA ROSA FIRE STATION 8

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

Architect of Record

SHAH
KAWASAKI

ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Consultant

ZFA STRUCTURAL ENGINEERS
250 d street | suite 200 zfa.com
santa rosa ca 95404 707.526.0992
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Drawing Title

TYPICAL CONCRETE DETAILS

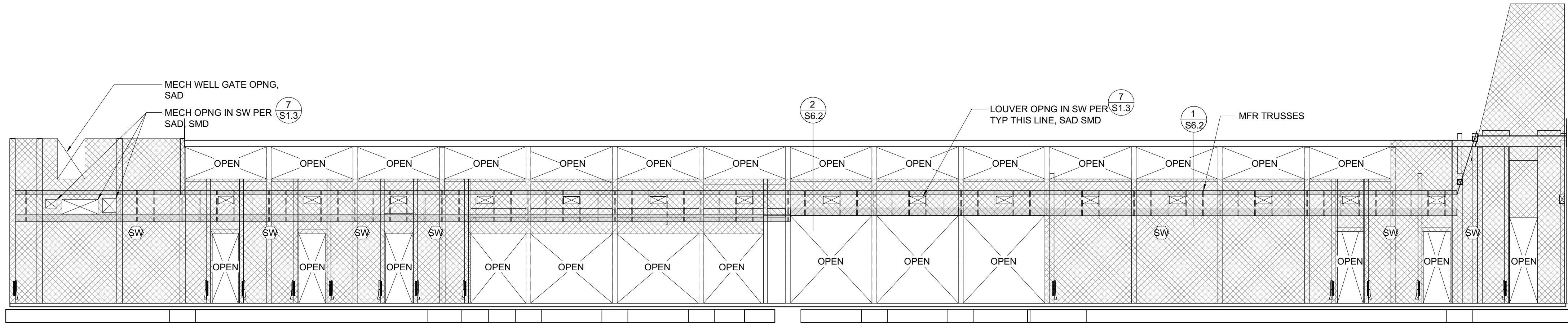
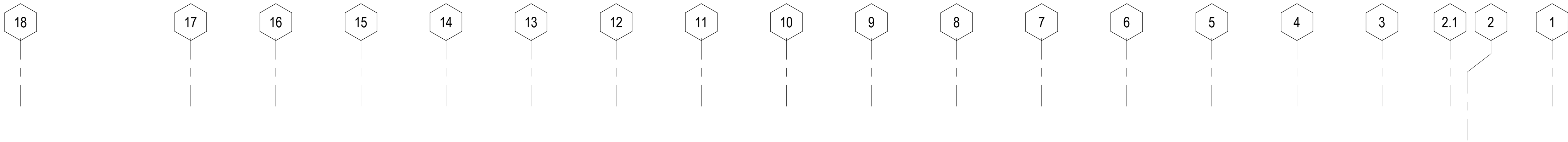
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S-003

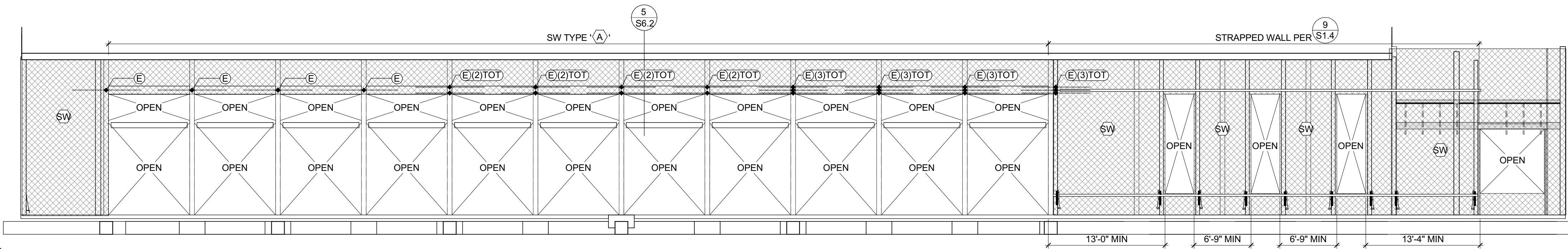
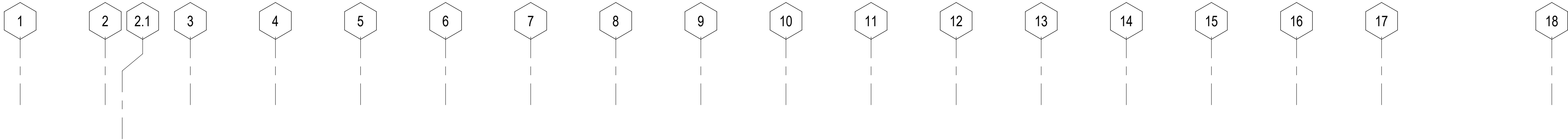
12/31/2025

SKA Project Number: C02412

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A SCHEMATIC FRAMING ELEVATION - GRID C
1/8" = 1'-0"



B SCHEMATIC FRAMING ELEVATION - GRID E
1/8" = 1'-0"

FRAME ELEVATION NOTES:

- ELEVATION VIEWS SHOWN IN THESE PLANS ARE FOR CONCEPTUAL USE ONLY. THE STRUCTURAL PLANS AND DETAILS TAKE PRECEDENCE OVER ELEVATION VIEWS.
- SEE PLANS FOR ALL COLUMN AND BEAM SIZES.
- SEE SHEET **S1.3** & **S1.4** FOR STUD FRAMING. SAD AND SMD FOR WALL OPENINGS.
- SAD FOR FRAMING HEIGHTS, BEAM SLOPES AND ALL DIMENSIONS.

Permit No. B25-4047

Date: 6/8/2026

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

Md Avicuzzman

Building Division Authorization Signature

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA
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415.317.0529



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OWNER

CITY OF SANTA ROSA

PROJECT

**HEARN COMMUNITY HUB
PHASE 1
LIBRARY**

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

**ELEVATIONS &
SCHEDULES**

REVISIONS

NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

For Reference Only
Scope not included in
foundation permit

DATE 10/31/2025

SCALE As indicated

INTERNAL JOB NO. 24396

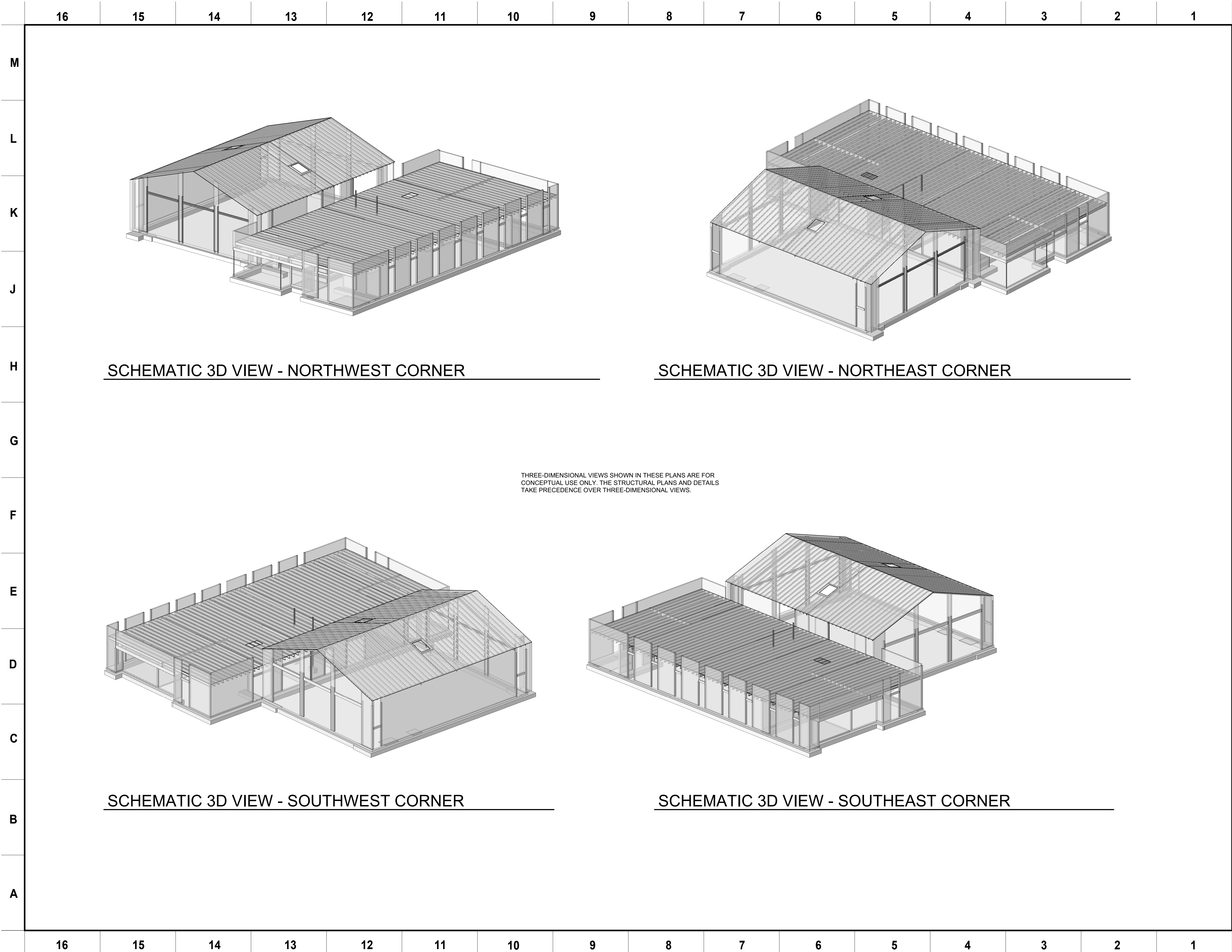
FILE NO. TBD

CONTRACT NO. (PID) C02412

SHEET NUMBER

S3.1

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CLIENT

City of Santa Rosa

APPROVED

Permit No. 025-4047

Date: 6/9/2025

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M. Avila-Zambrano

Building Division Authorization Signature

City of Santa Rosa

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

For Reference Only

Scope not included in
foundation permit

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

Revision Number	DATE	ISSUE DESCRIPTION
	08/13/2025	FOUNDATION PERMIT SET

Project

HEARN COMMUNITY
HUB - PHASE 1

CONTRACT NO. C02412
FILE NO. TBD

Architect of Record

S H A H
KAWASAKI

ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Consultant

ZFA STRUCTURAL ENGINEERS
250 d street | suite 200
santa rosa ca 95404
zfa job no. 24396

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Drawing Title

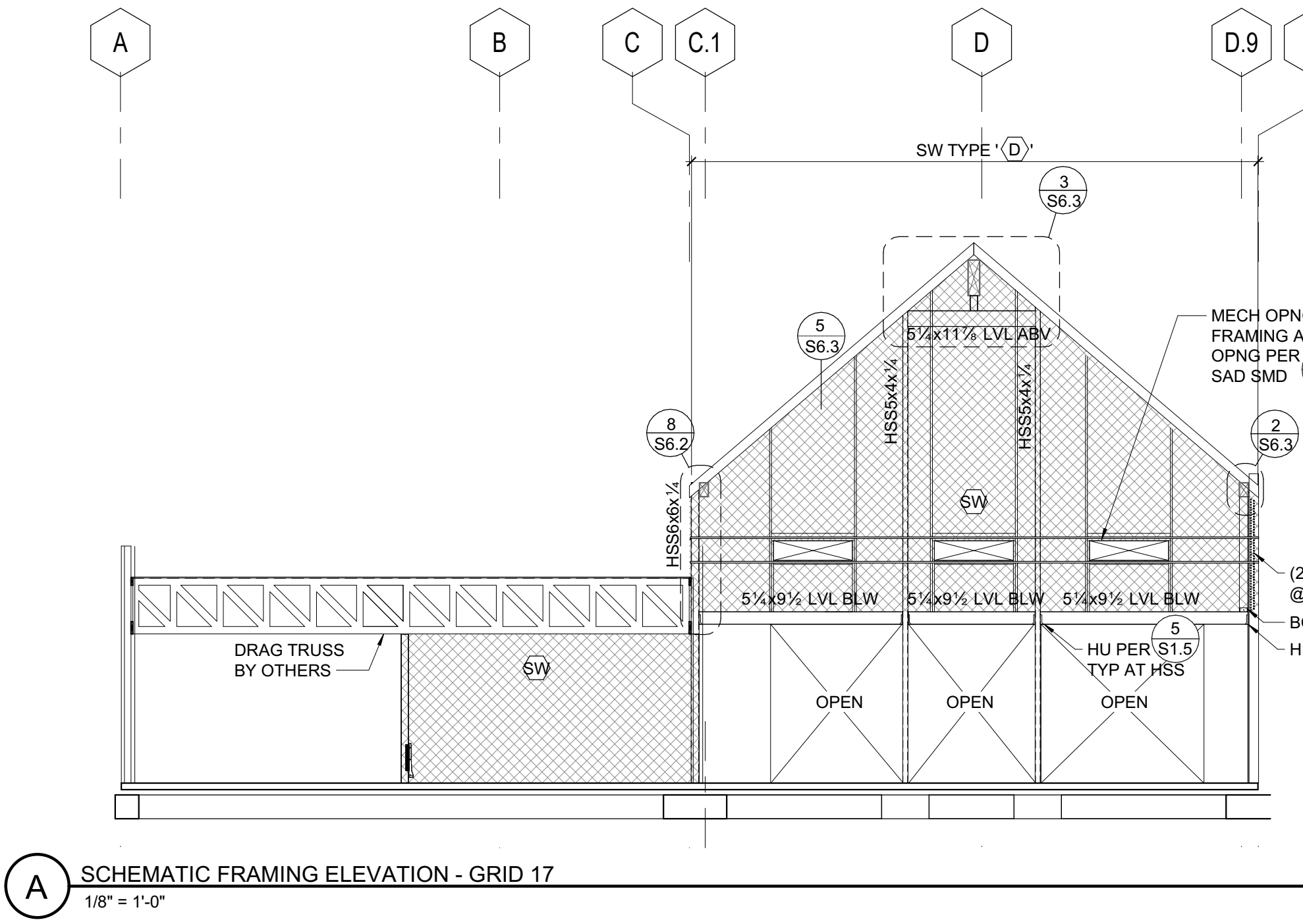
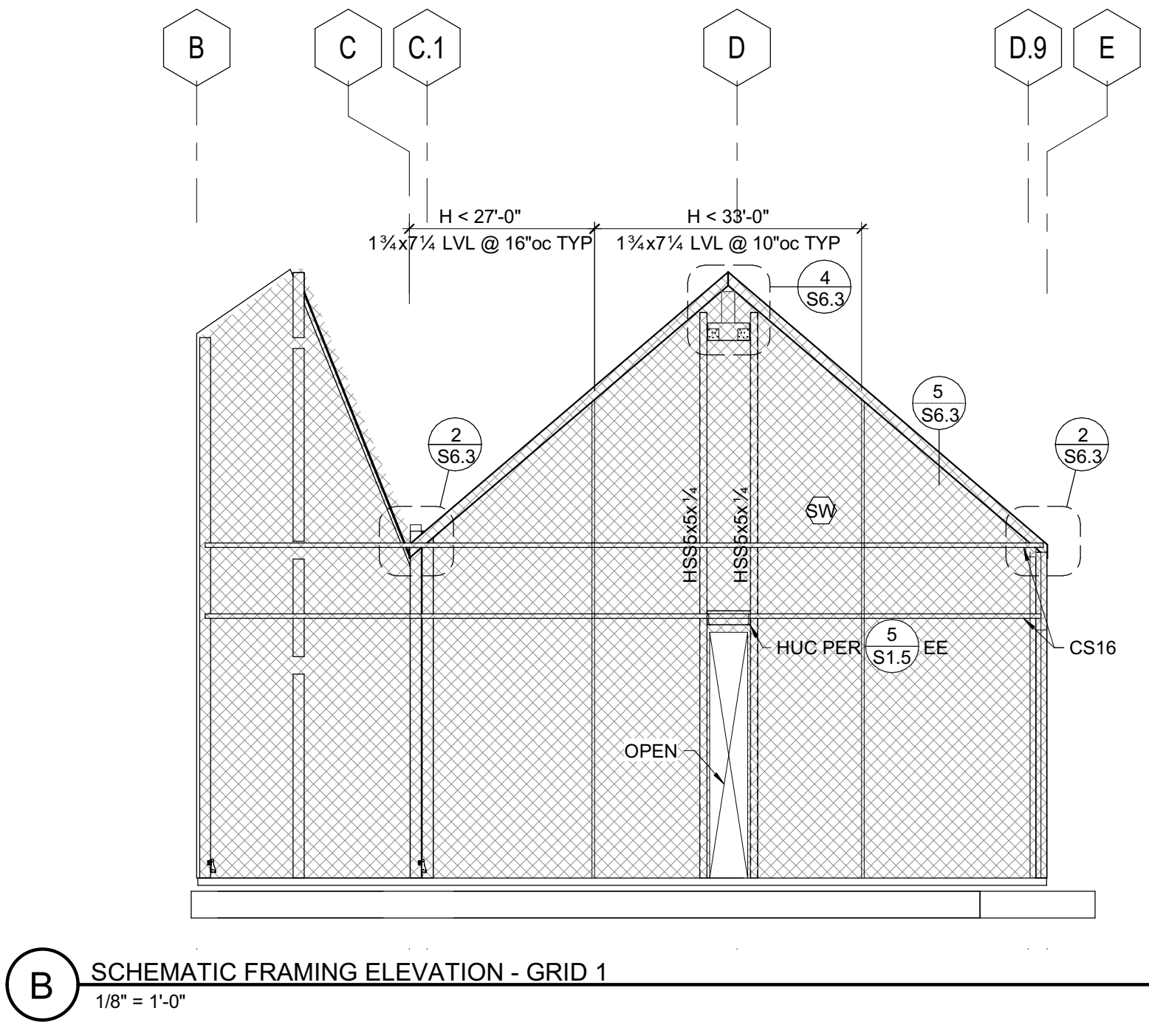
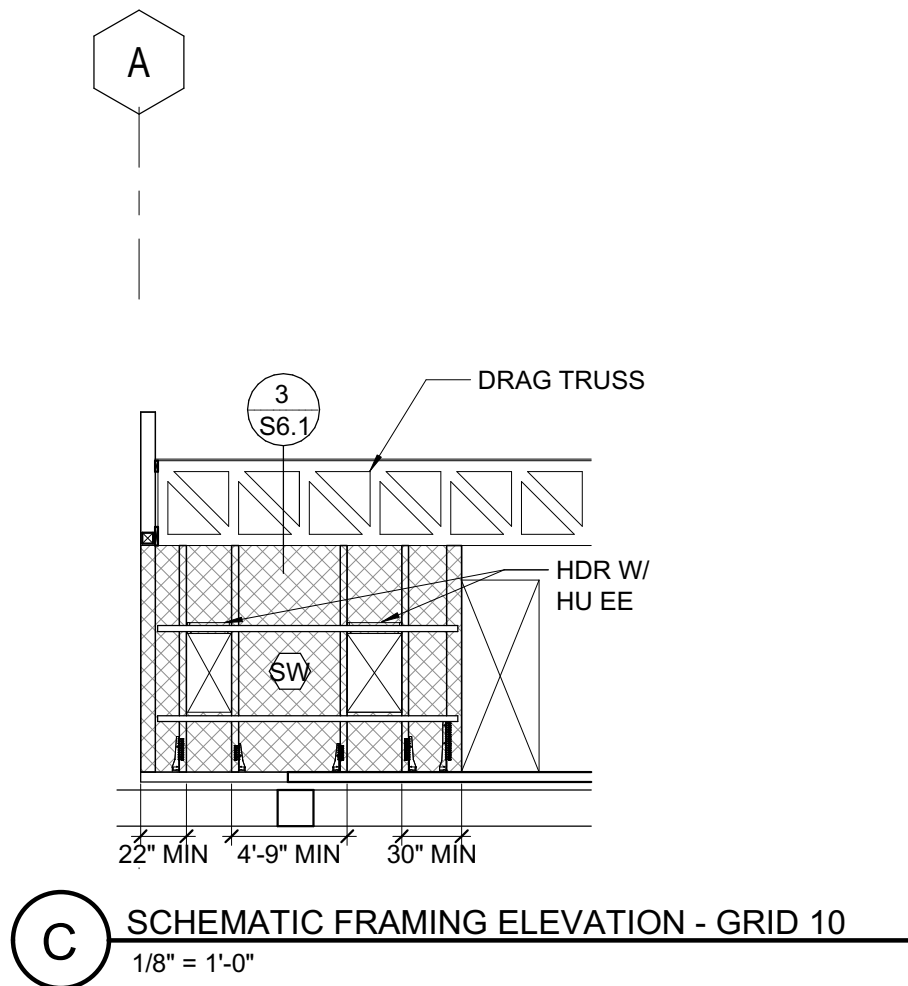
SCHEMATIC 3D
VIEWS

Drawing No.

S3.1

SKA Project Number: 24719

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ELEVATION VIEWS SHOWN IN THESE PLANS ARE FOR CONCEPTUAL USE ONLY. THE STRUCTURAL PLANS AND DETAILS TAKE PRECEDENCE OVER ELEVATION VIEWS.

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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

Md Avicuzzman

Building Division Authorization Signature

SWINERTON

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OWNER

CITY OF SANTA ROSA

PROJECT

**HEARN COMMUNITY HUB
PHASE 1
LIBRARY**

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

**ELEVATIONS &
SCHEDULES**

△ REVISIONS

NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

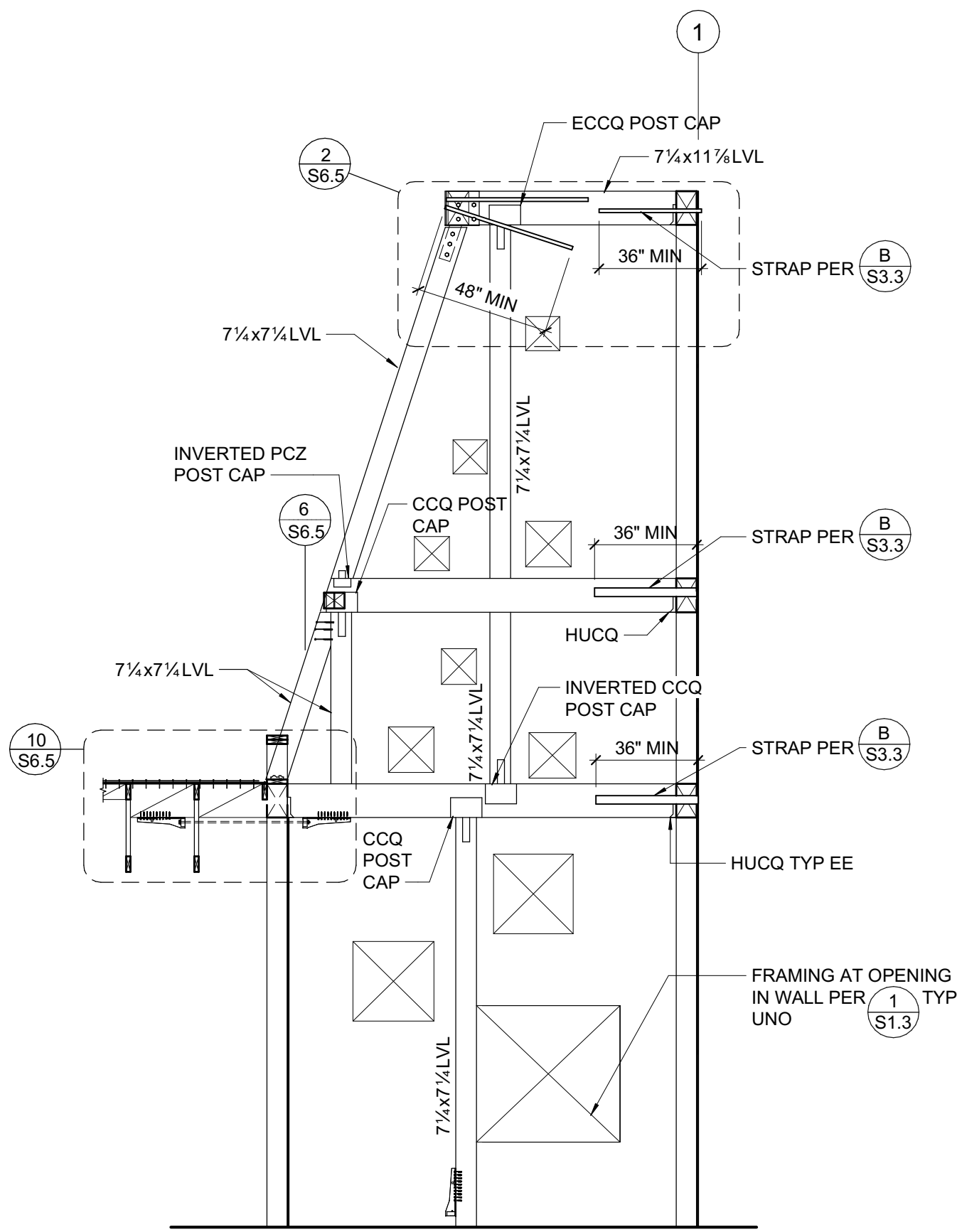
For Reference Only
Scope not included in
foundation permit

DATE	10/31/2025
SCALE	As indicated
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

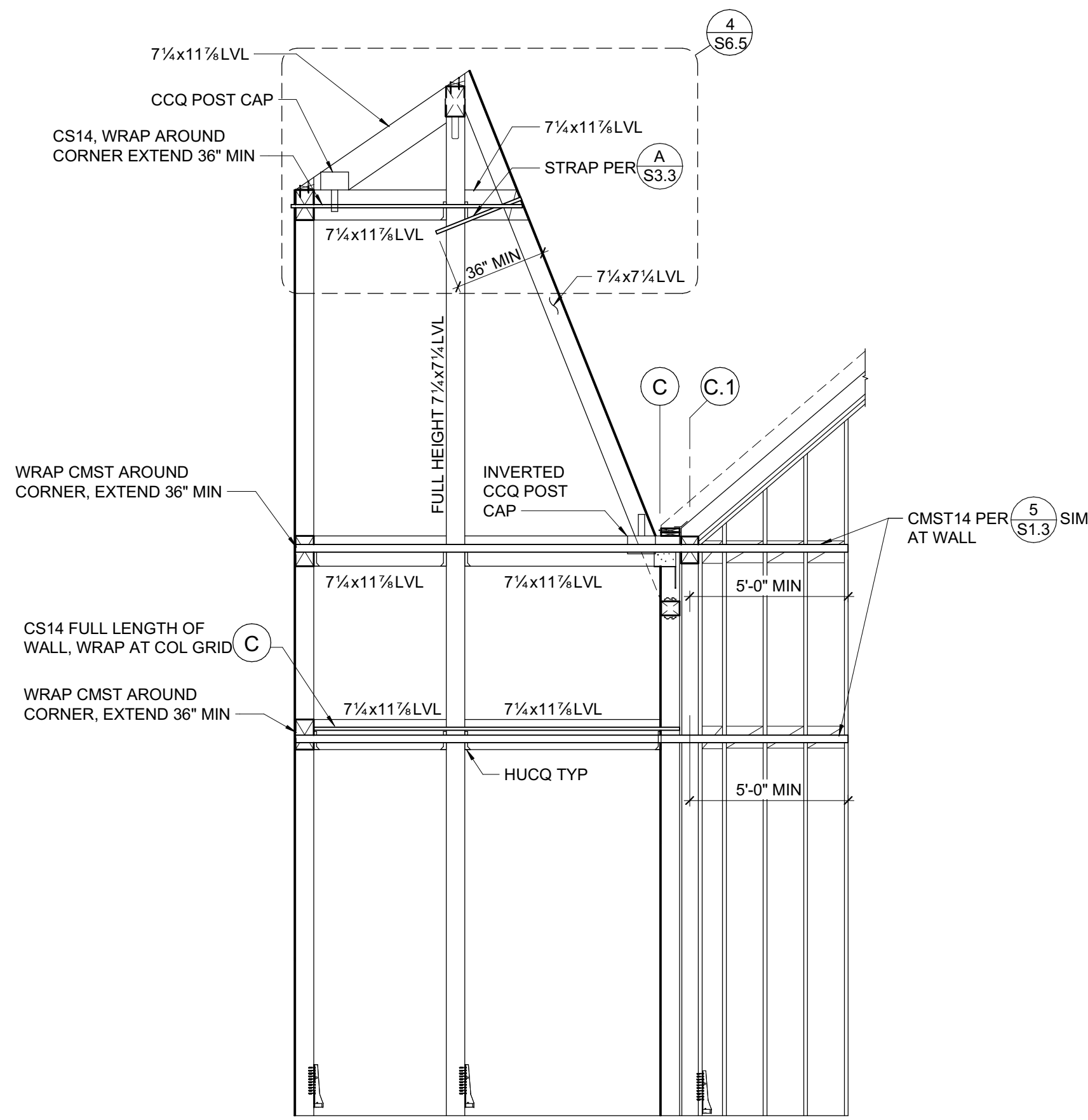
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S3.2

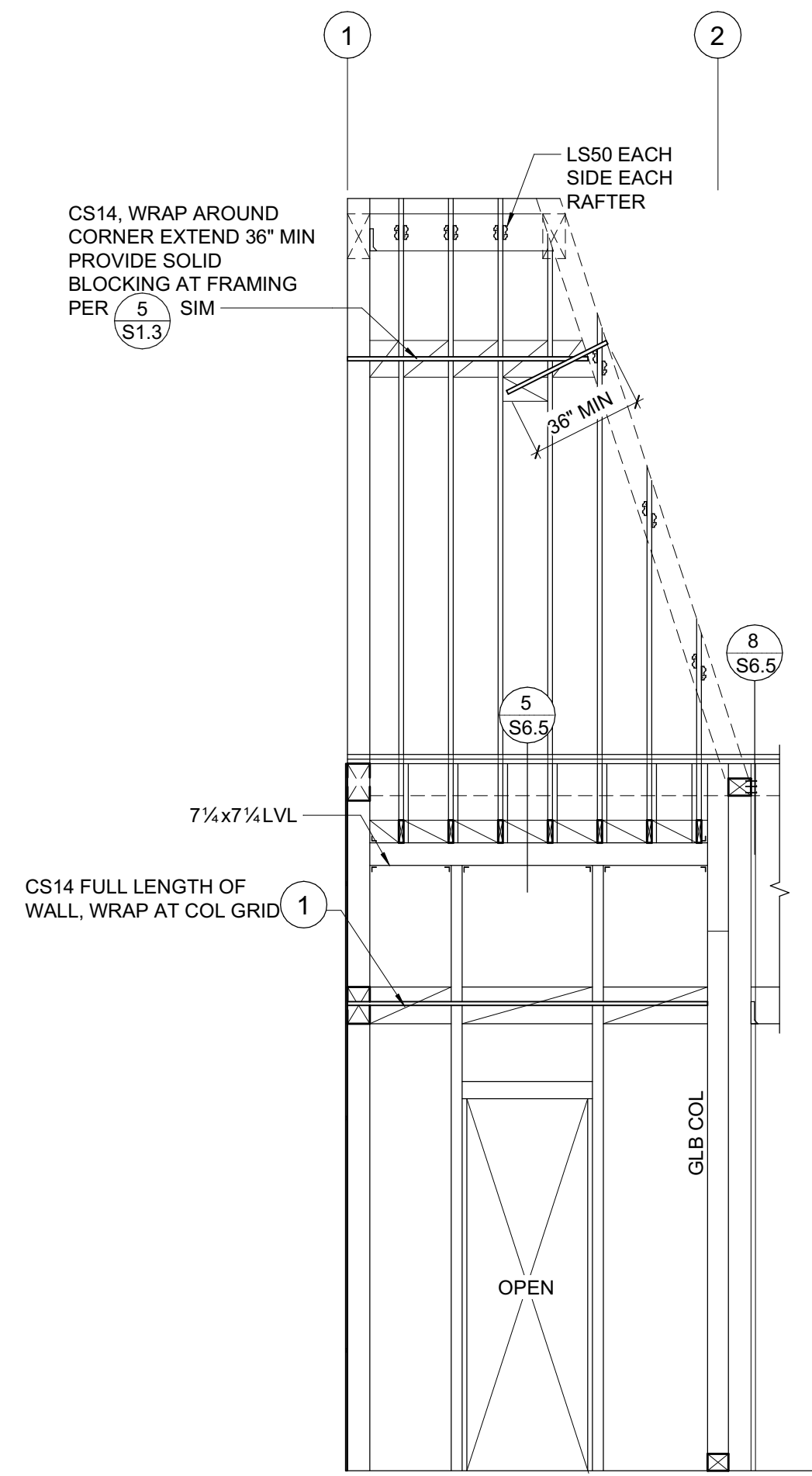
12/31/2025 9:20:02 AM C:\Users\CameronG\OneDrive - ZFA Structural Engineers\Documents\24396_Hearn Library_S24C_cameronGGUG8.rvt



C SCHEMATIC ELEVATION - NORTH TOWER
1/4" = 1'-0"



B SCHEMATIC ELEVATION - WEST TOWER
1/4" = 1'-0"



A SCHEMATIC ELEVATION - SOUTH TOWER
1/4" = 1'-0"

ELEVATION VIEWS SHOWN IN THESE PLANS ARE FOR
CONCEPTUAL USE ONLY. THE STRUCTURAL PLANS AND DETAILS
TAKE PRECEDENCE OVER ELEVATION VIEWS.

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

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Md Avicuzzman

Building Division Authorization Signature

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PROJECT

**HEARN COMMUNITY HUB
PHASE 1
LIBRARY**

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

**IMAGINATION TOWER
FRAMING**

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

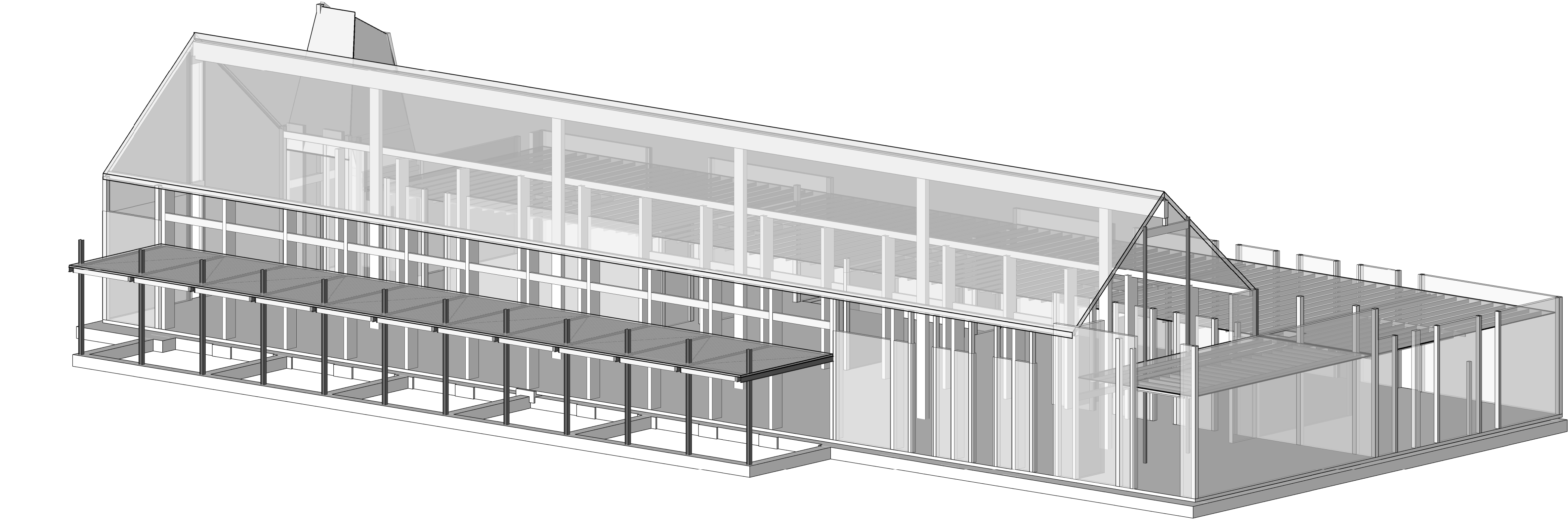
For Reference Only
Scope not included in
foundation permit

DATE	10/31/2025
SCALE	1/4" = 1'-0"
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

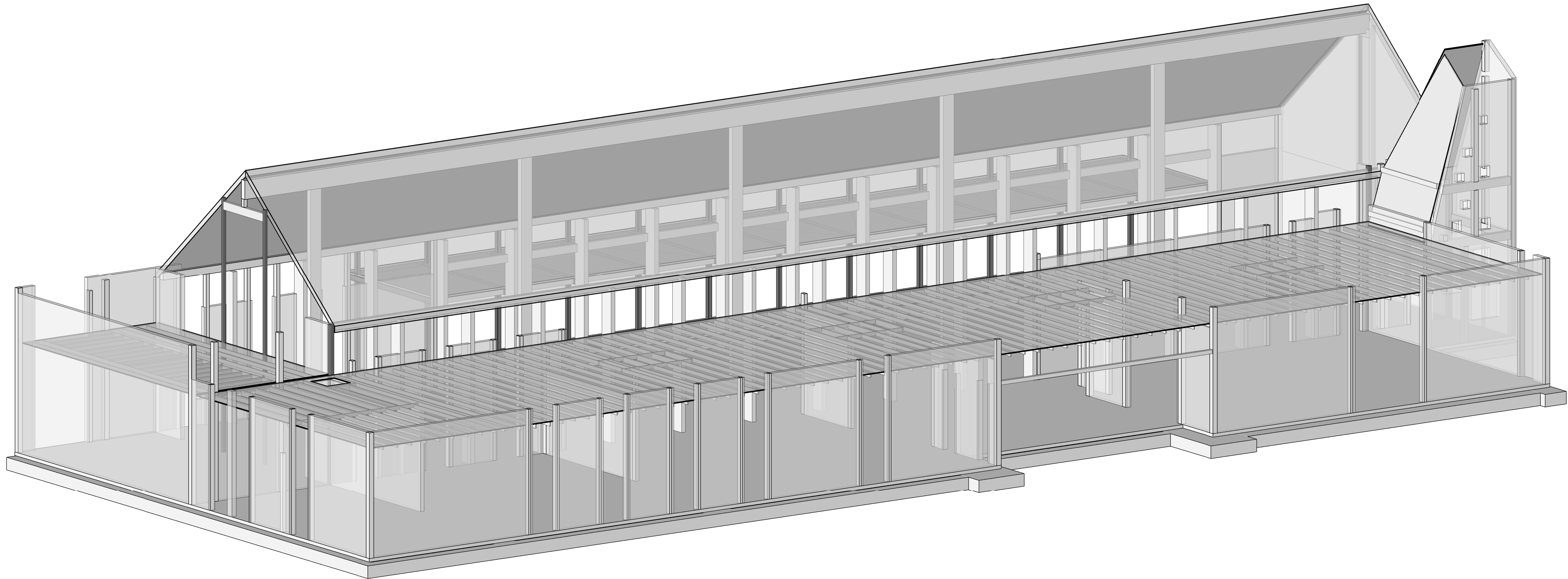
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S3.3

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A SCHEMATIC 3D VIEW - SOUTH ELEVATION



B SCHEMATIC 3D VIEW - NORTH ELEVATION

THREE-DIMENSIONAL VIEWS SHOWN IN THESE PLANS ARE FOR CONCEPTUAL USE ONLY. THE STRUCTURAL PLANS AND DETAILS TAKE PRECEDENCE OVER THREE-DIMENSIONAL VIEWS.

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

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Md Aviluzazzaman

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HEARN COMMUNITY HUB
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1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE
SCHEMATIC 3D VIEWS

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

For Reference Only
Scope not included in
foundation permit

DATE	10/31/2025
SCALE	1/4" = 1'-0"
INTERNAL JOB NO.	24396
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER

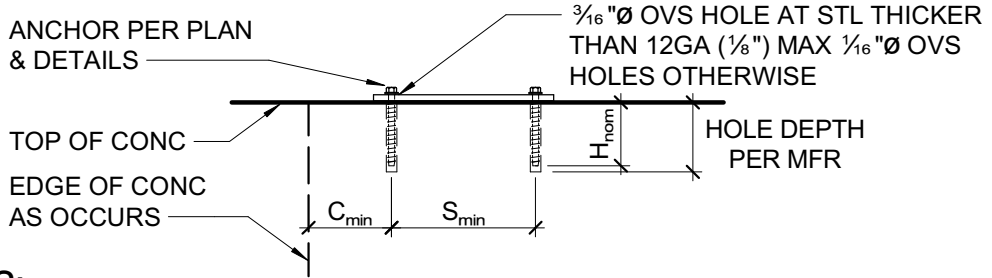
S3.4

C:\Users\hretts\Documents\24396_Heam FS_S24C_bretts@zfa.com.rvt
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	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
M																	
L																	
K																	
J																	
H																	
G																	
F																	
E																	
D																	
C																	
B																	
A																	
	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

POST INSTALLED ANCHORS SHOWN ARE FOR REFERENCE ONLY. ALL FOUNDATION WORK SHALL USE CAST-IN-PLACE ANCHOR BOLTS PER PLAN. POST INSTALLED ANCHORS MAY ONLY BE USED FOR FUTURE MODIFICATIONS WITH STRUCTURAL ENGINEER APPROVAL.

CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{min}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	1/4"	1 1/2"	1 1/2"	1 1/2"	3 1/4"	10	24
	3/8"	2 1/2"	1 3/4"	3"	4"	10	50
	1/2"	3 1/4"	1 3/4"	3"	5"	10	65
	5/8"	4"	1 3/4"	3"	6"	10	100
	3/4"	5 1/2"	1 3/4"	3"	8 3/4"	20	150
HILTI KH-EZ (ICC-ESR 3027)	1/4"	1 1/2"	1 1/2"	3"	3 1/4"	10	18
	3/8"	2 1/2"	1 1/2"	3"	4"	10	40
	1/2"	3"	1 3/4"	3"	4 3/4"	10	45
	5/8"	3 3/4"	1 3/4"	4"	5"	10	85
	3/4"	4"	1 3/4"	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	3/8"	2 1/2"	1 3/4"	3"	4"	10	40
	1/2"	3 1/4"	1 3/4"	4"	5"	10	70
	5/8"	4"	1 3/4"	3"	6"	10	85
	3/4"	5 1/2"	1 3/4"	3"	8 3/4"	20	150

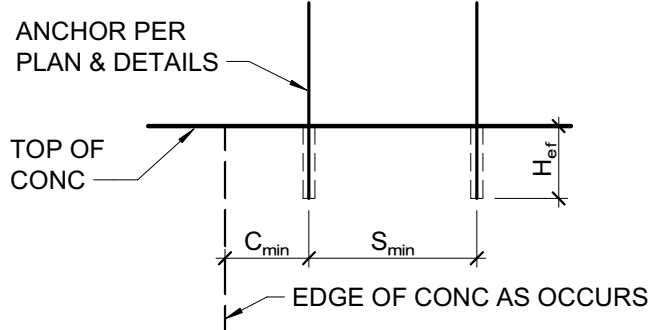


NOTES:

- EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
- CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
- HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
- THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

3 SCREW ANCHOR IN CONCRETE
3/4" = 1'-0"

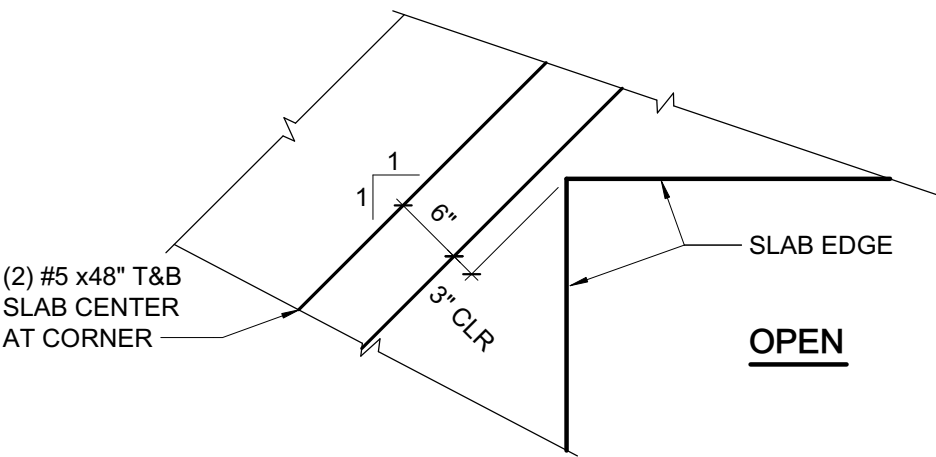
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{ef}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	1/2"Ø	3"	1 1/4"	3"	$H_{ef} + 1 1/4"$
	-	#4	3/4"Ø	4"	1 3/4"	3"	$H_{ef} + 1 1/4"$
	-	#5	3/4"Ø	5"	1 3/4"	3"	$H_{ef} + 1 1/4"$
	3/4"Ø	-	7/16"Ø	3"	1 3/4"	3"	$H_{ef} + 1 1/4"$
	1/2"Ø	-	3/4"Ø	4"	1 3/4"	3"	$H_{ef} + 1 1/4"$
	3/8"Ø	-	1/4"Ø	5"	1 3/4"	3"	$H_{ef} + 1 3/4"$
	3/4"Ø	#6	7/8"Ø	6"	1 3/4"	3"	$H_{ef} + 1 3/4"$
	7/8"Ø	#7	1"Ø	7"	1 3/4"	3"	$H_{ef} + 2"$
	1"Ø	#8	1 1/8"Ø	8"	1 3/4"	3"	$H_{ef} + 2 1/4"$
	1 1/4"Ø	#10	1 3/8"Ø	10"	2 3/4"	6"	$H_{ef} + 2 3/4"$
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	3/8"Ø	N/A	7/16"Ø	3"	1 3/4"	1 1/2"	$H_{ef} + 1 1/4"$
	N/A	#3	1/2"Ø	3"	1 3/4"	1 1/2"	
	1/2"Ø	N/A	3/8"Ø	4"	1 3/4"	2 1/2"	
	N/A	#4	3/8"Ø	4"	1 3/4"	2 1/2"	$H_{ef} + 1 1/2"$
	3/8"Ø	#5	3/4"Ø	5"	1 3/4"	3 1/4"	
	3/4"Ø	#6	7/8"Ø	6"	1 3/4"	3 3/4"	
	7/8"Ø	#7	1"Ø	7"	1 3/4"	4 3/4"	$H_{ef} + 2"$
	1"Ø	#8	1 1/8"Ø	8"	1 3/4"	5"	$H_{ef} + 2 1/4"$
	N/A	#9	1 1/4"Ø	9"	1 3/4"	5 3/4"	$H_{ef} + 2 3/4"$
	1 1/4"Ø	N/A	1 3/8"Ø	10"	1 3/4"	6 1/4"	
	N/A	#10	1 1/2"Ø	10"	1 3/4"	6 1/4"	$H_{ef} + 3"$



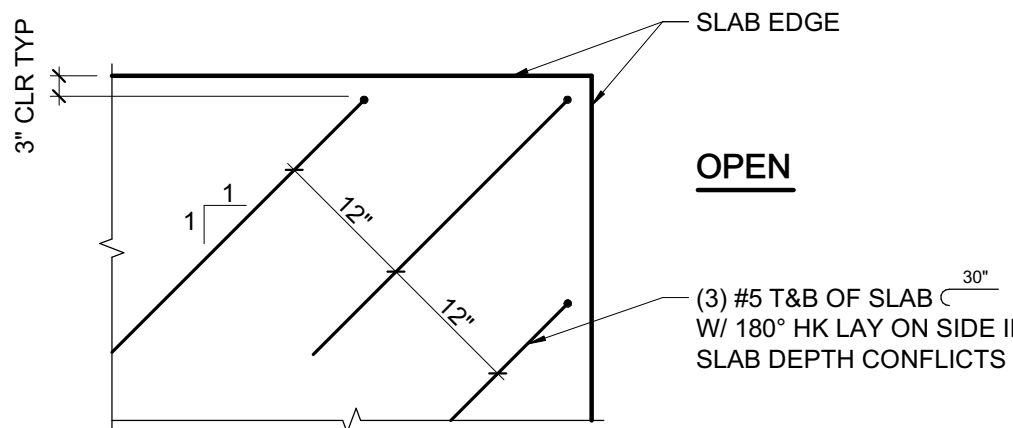
NOTES:

- INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
- CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
- HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
- SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

1 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"



INSIDE SLAB CORNER - PLAN VIEW



2 OUTSIDE & INSIDE SLAB CORNER - PLAN VIEW
3/4" = 1'-0"



CITY OF SANTA ROSA
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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Kevin G. Russo
Building Division Authorization Signature



CITY OF SANTA ROSA

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
1	05/30/2025	40% SD DRAWINGS
2	08/15/2025	75% DD DRAWINGS
3	10/31/2025	100% CD DRAWINGS
4	12/18/2025	B25-4047 - PERMIT COMMENT RESPONSES

Project

HEARN COMMUNITY HUB - PHASE 1 -
SANTA ROSA FIRE STATION 8

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

Architect of Record
S H A H KAWASAKI
ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Consultant
ZFA STRUCTURAL ENGINEERS
250 d street | suite 200
santa rosa ca 95404
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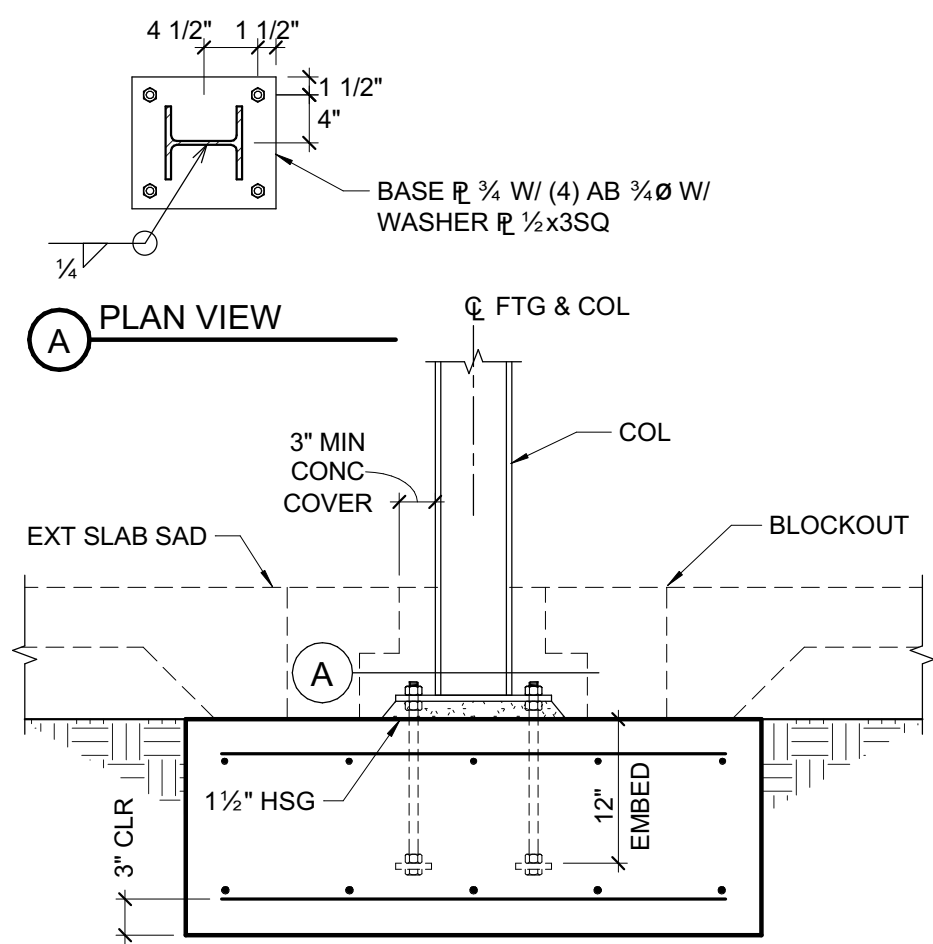
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Drawing Title
TYPICAL CONCRETE DETAILS

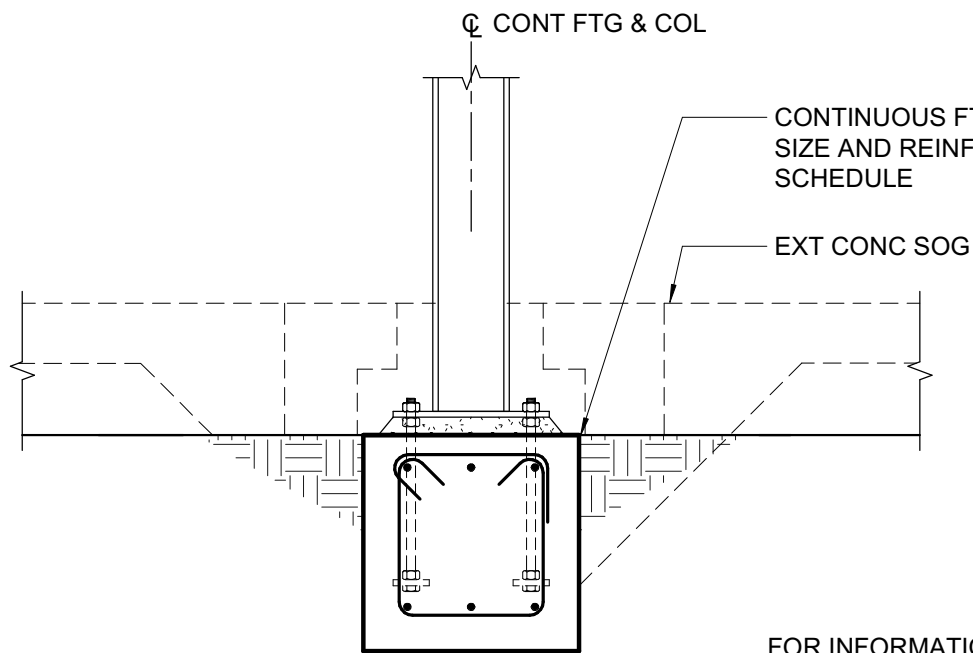
Drawing No.

S-004

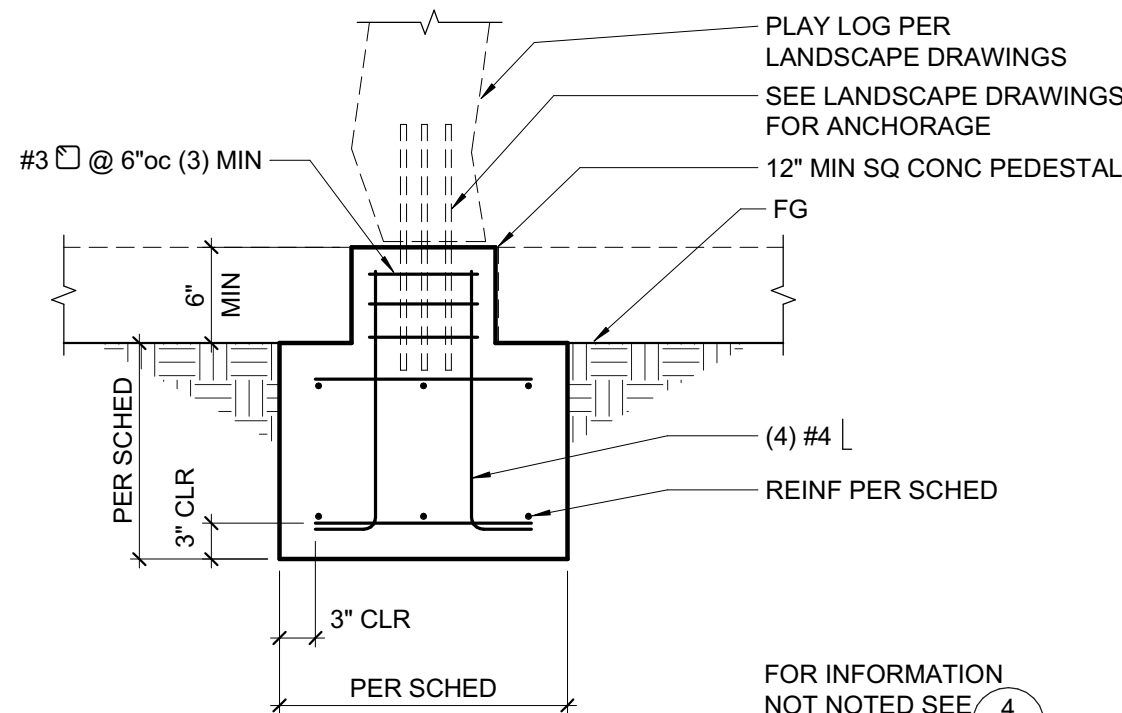
SKA Project Number: C02412



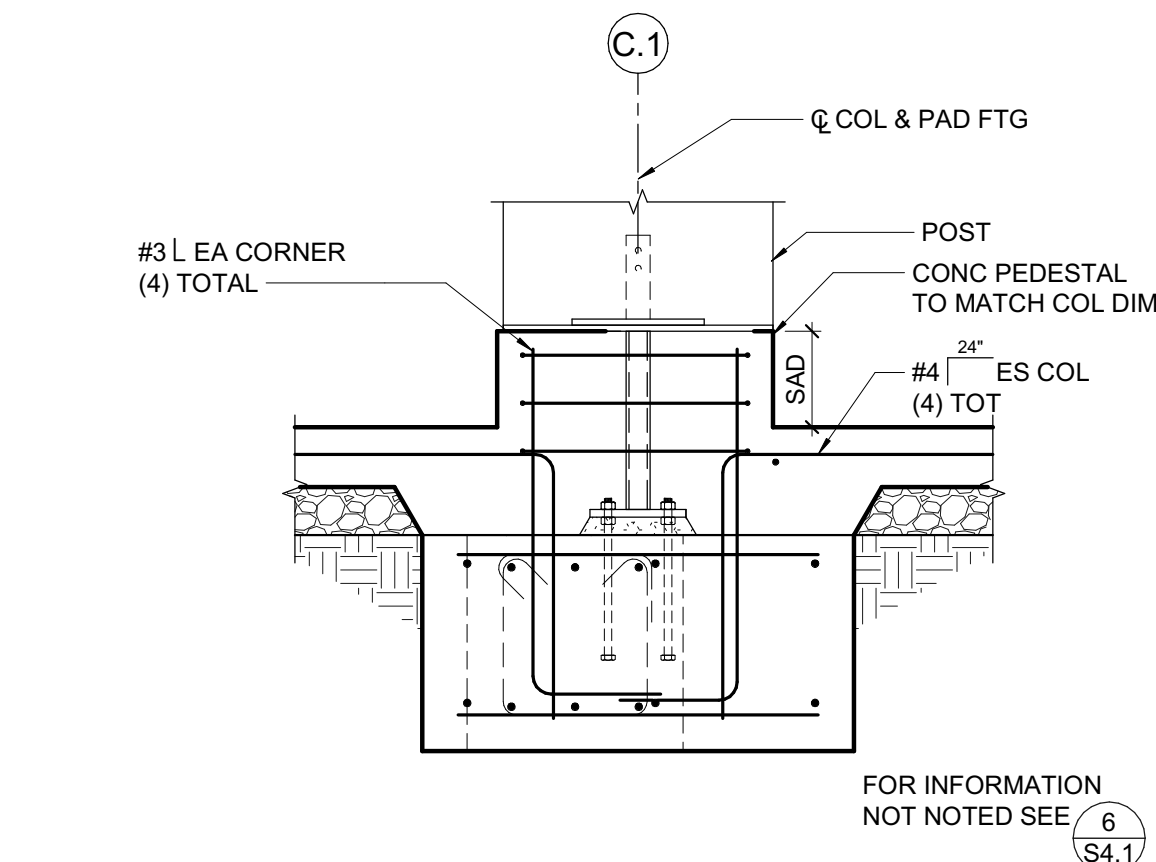
10 WIDE FLANGE COLUMN PAD FOOTING
3/4" = 1'-0"



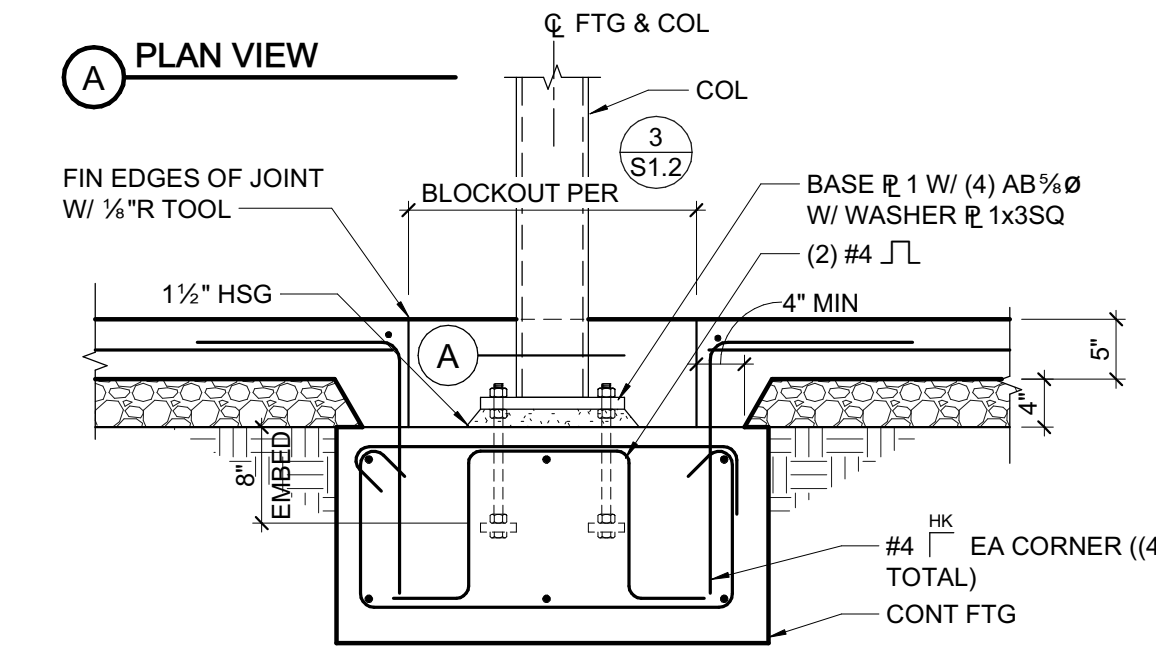
11 WIDE FLANGE COLUMN CONTINUOUS FOOTING
3/4" = 1'-0"



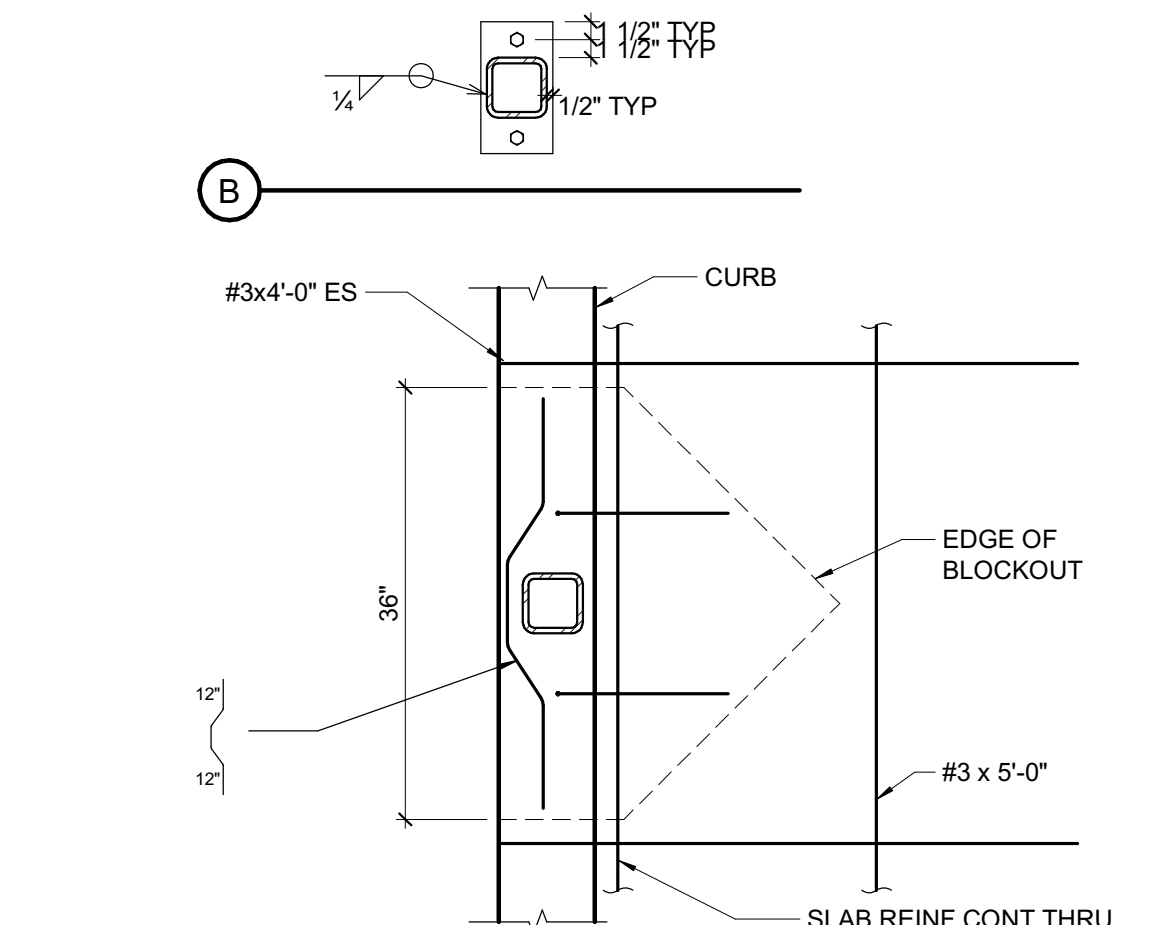
12 PAD FOOTING AT PLAY LOG
3/4" = 1'-0"



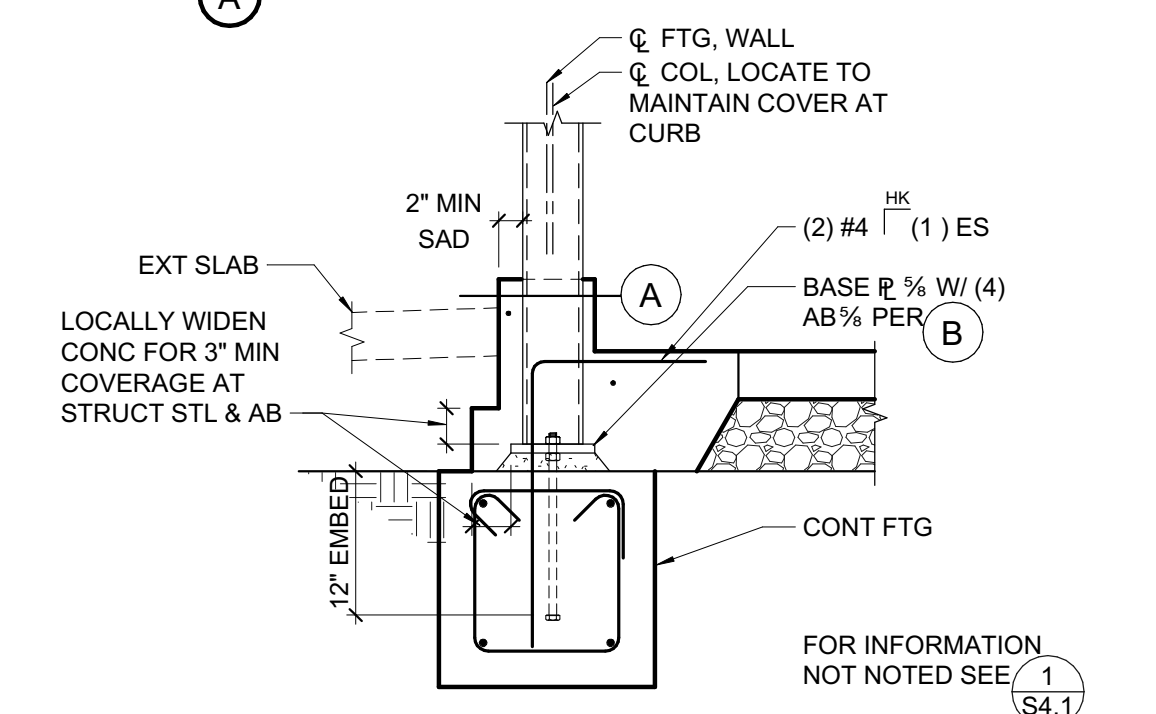
7 PAD FOOTING AT POST
3/4" = 1'-0"



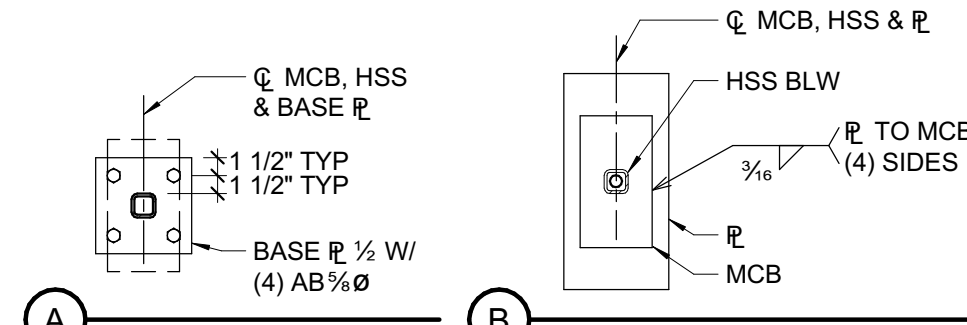
8 HSS HOLDOWN CONTINUOUS FOOTING
3/4" = 1'-0"



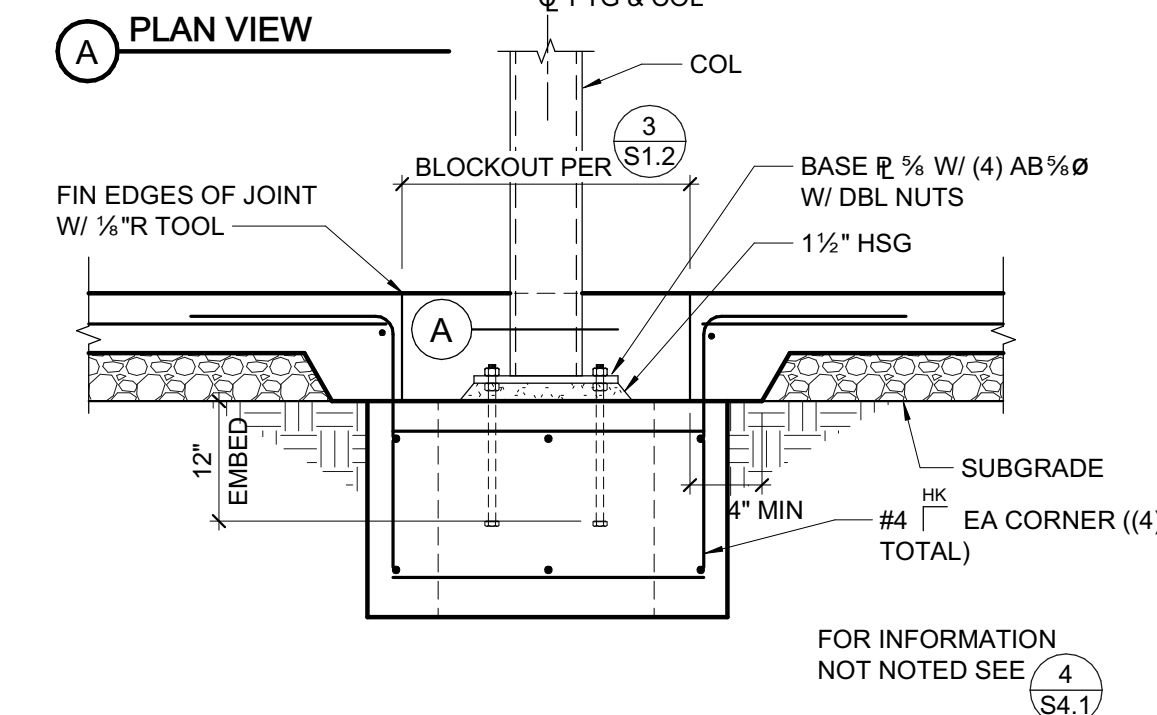
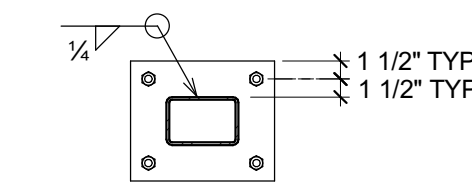
9 HSS COLUMN AT CURB
3/4" = 1'-0"



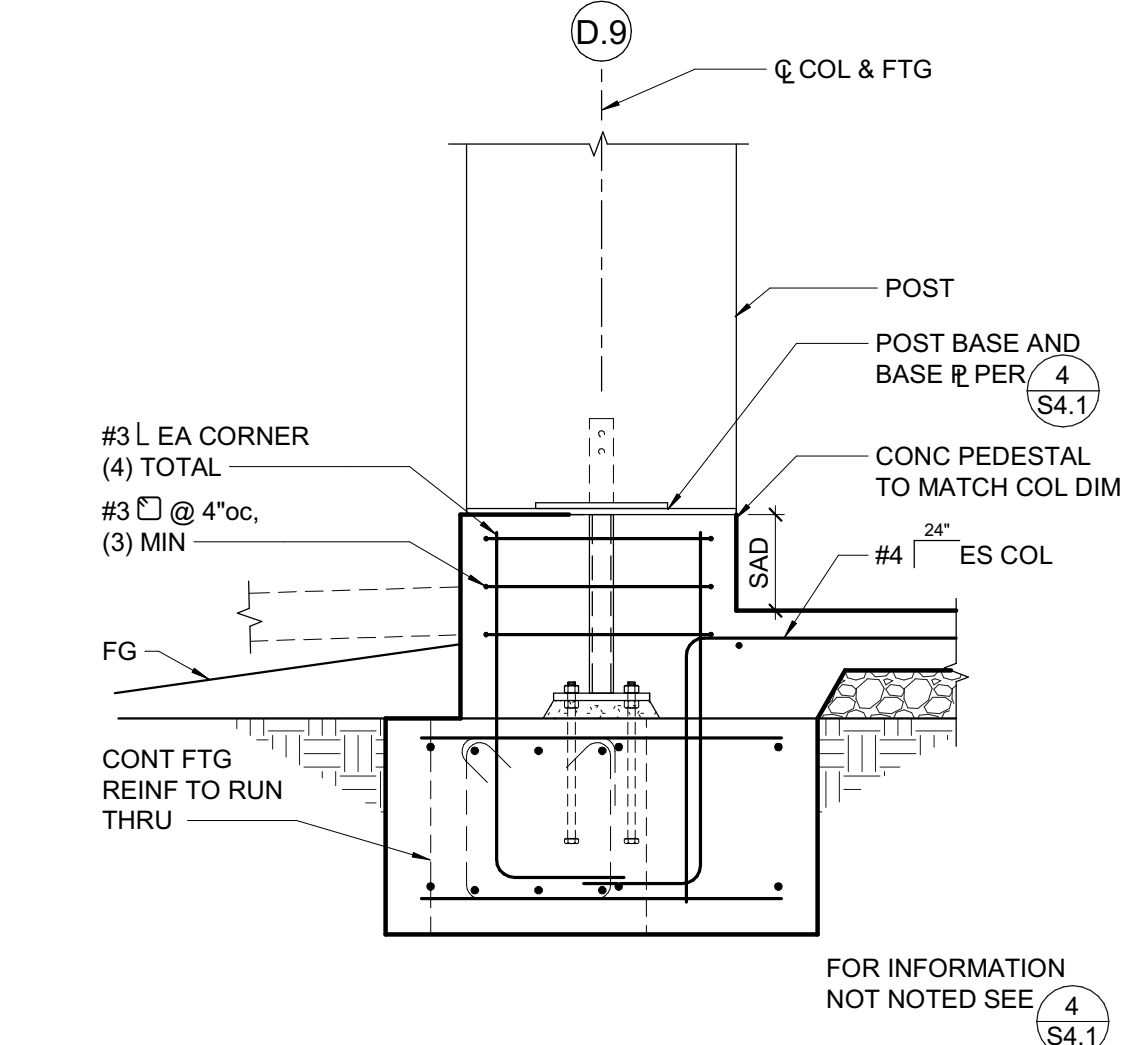
9 HSS COLUMN AT CURB
3/4" = 1'-0"



4 PAD FOOTING AT POST
3/4" = 1'-0"



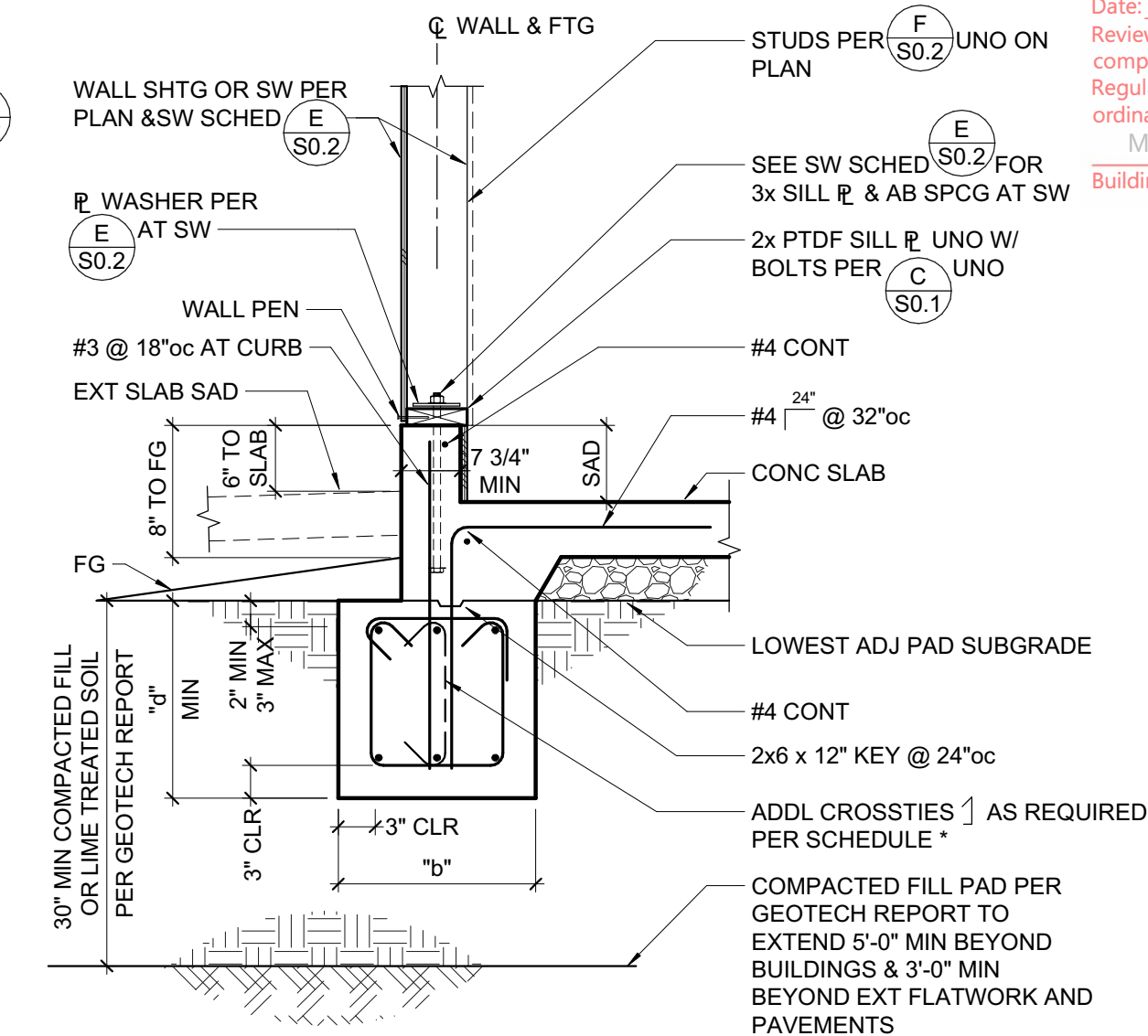
5 HSS COLUMN AT CONTINUOUS FOOTING
3/4" = 1'-0"



6 PAD FOOTING AT POST
3/4" = 1'-0"

MASS TIMBER DEFERRED SUBMITTAL ITEMS

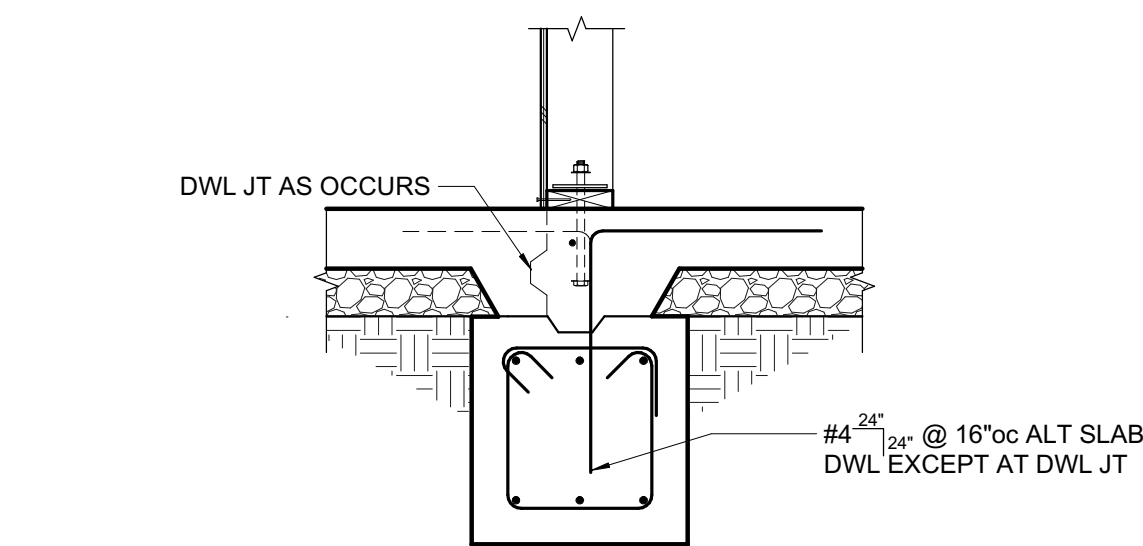
ALL MASS TIMBER FRAMING SIZES INDICATED ON PLANS AND SHOWN GEOMETRICALLY IN DETAILS AS "BY OTHERS" ARE SHOWN AS BASIS OF DESIGN ONLY. FINAL DESIGN, SIZING, CONNECTIONS, AND DETAILING ARE DELEGATED TO THE CONTRACTOR'S ENGINEER AS A DEFERRED SUBMITTAL PER B/S0.1. CONTRACTOR MAY USE ANY MATERIAL, SPECIES, OR GRADE THAT CONFORMS WITH THE PERFORMANCE SPECIFICATIONS GIVEN.



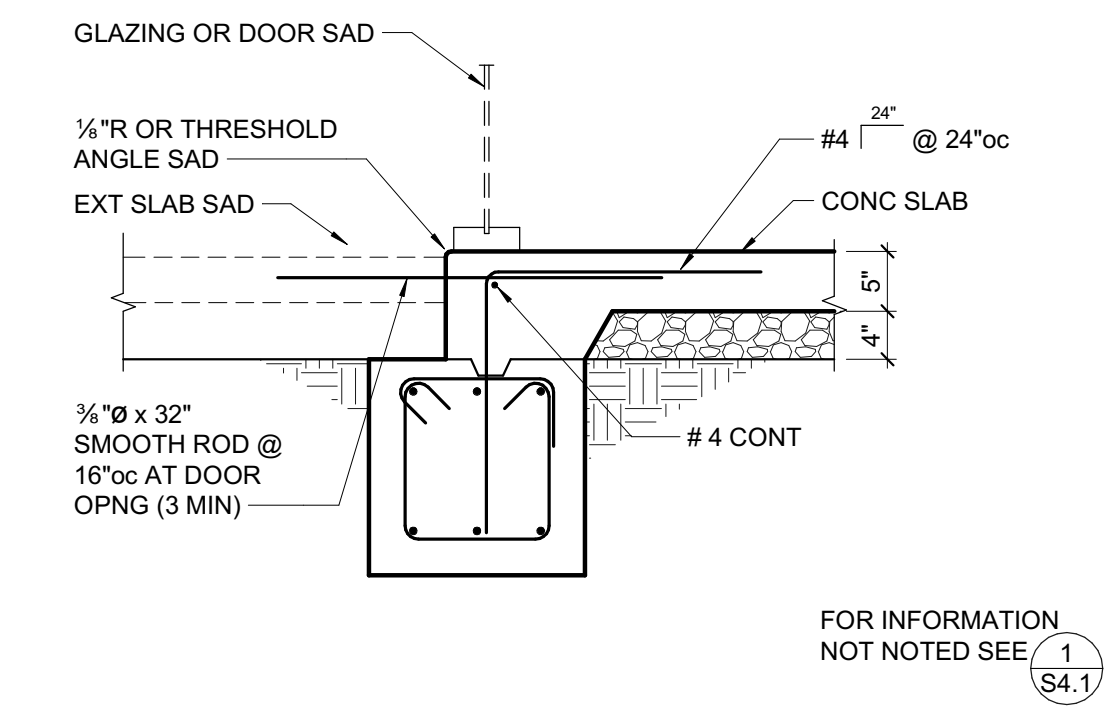
CONTINUOUS FOOTING SCHEDULE				
MARK	'b' WIDTH	'd' DEPTH	REINF 'a'	NOTES
CF18	18"	18"	(2) #5 T&B	PROVIDE #3 TIES @ 24"oc
CF36	36"	18"	(4) #5 T&B	PROVIDE #4 TIES @ 7"oc*
CF48	48"	18"	(4) #7 T&B	PROVIDE #4 TIES @ 7"oc*
CF78	78"	18"	(6) #7 T&B	PROVIDE #4 TIES @ 6"oc*

*PROVIDE ADDITIONAL CROSS TIES 1" SUCH THAT SPACING BETWEEN TIE VERTICAL LEGS ACROSS FOOTING WIDTH < 'd'

1 TYPICAL EXTERIOR FOOTING
3/4" = 1'-0"



2 INTERIOR FOOTING AT SHEAR WALL
3/4" = 1'-0"



3 FOOTING AT GLAZING OR DOOR
3/4" = 1'-0"

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysanarch.com

CITY OF SANTA ROSA 415.317.0529

APPROVED

Permit No. B25-4047

Date: 6/8/2026

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Md Avicuzzman

Building Division Authorization Signature

SWINERTON

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KEVIN G. ZUCCO
No. 4881
STRUCTURAL
STATE OF CALIFORNIA

12/31/2025
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City of
Santa Rosa

OWNER

CITY OF SANTA ROSA

PROJECT

HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVE.
SANTA ROSA, CA 95407

FOUNDATION PERMIT

SHEET TITLE

FOUNDATION DETAILS

REVISIONS

NO.	DATE	DESCRIPTION
1	08/13/25	FDN PERMIT SET
2	12/18/25	B25-4047 - Permit Comment Responses

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

DATE 10/31/2025
SCALE As indicated
INTERNAL JOB NO. 24396
FILE NO. TBD
CONTRACT NO. (PID) C02412

SHEET NUMBER

S4.1

8/13/2025 5:27:35 PM \\zfa.com\SR\Projects\2024\24396 Hearn Fire Station and Library\2 Drawings\24396_Hearn FS_S4.1.rvt

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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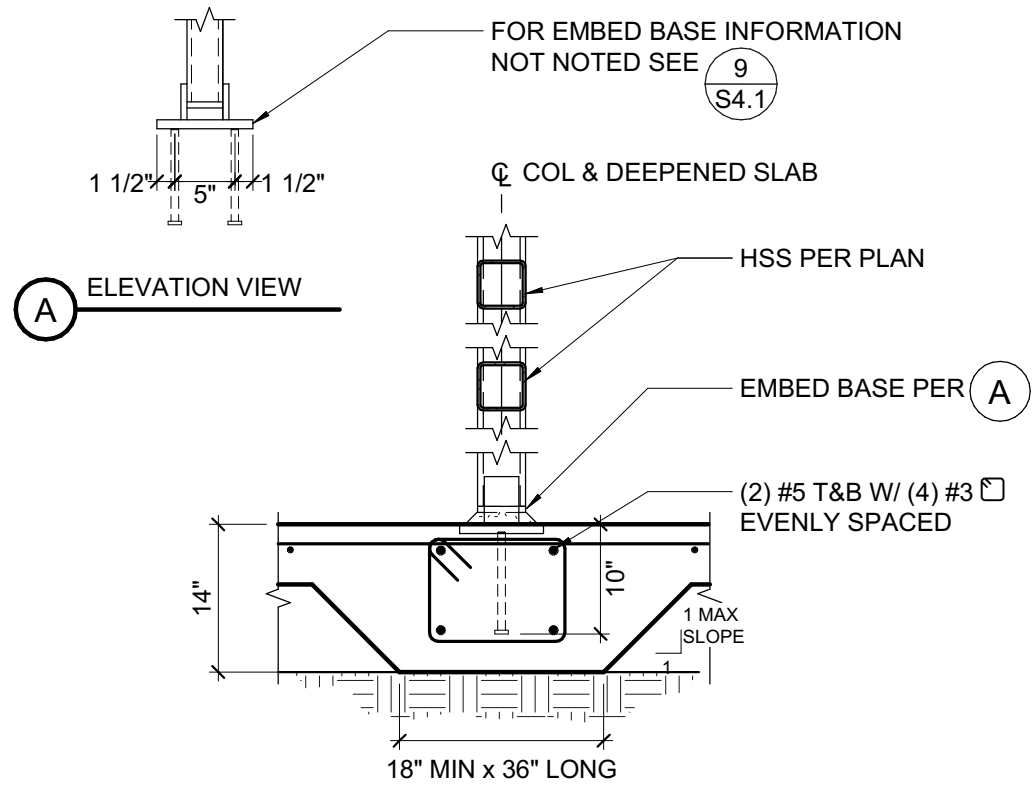
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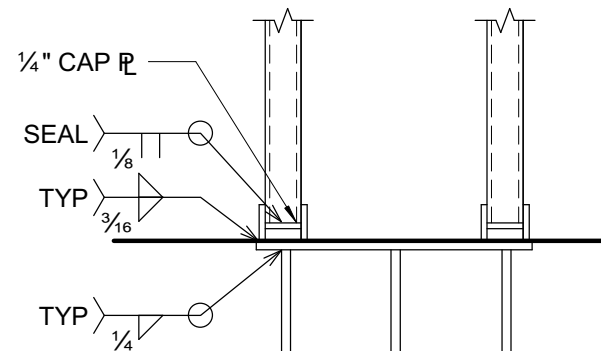
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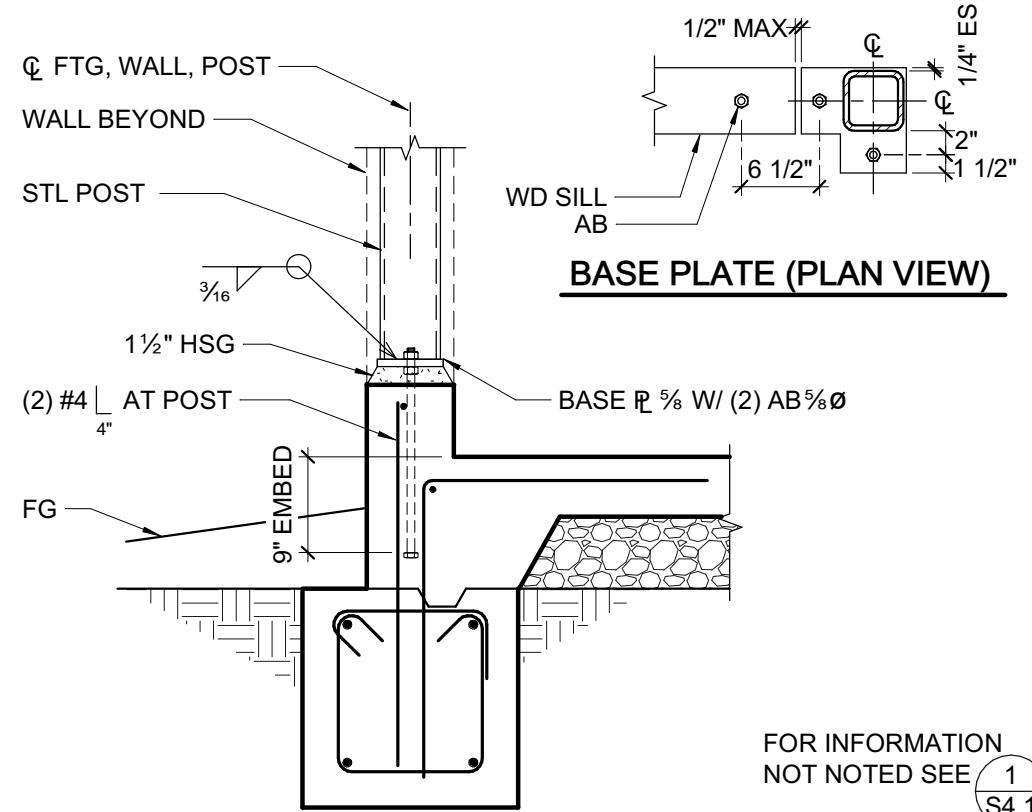
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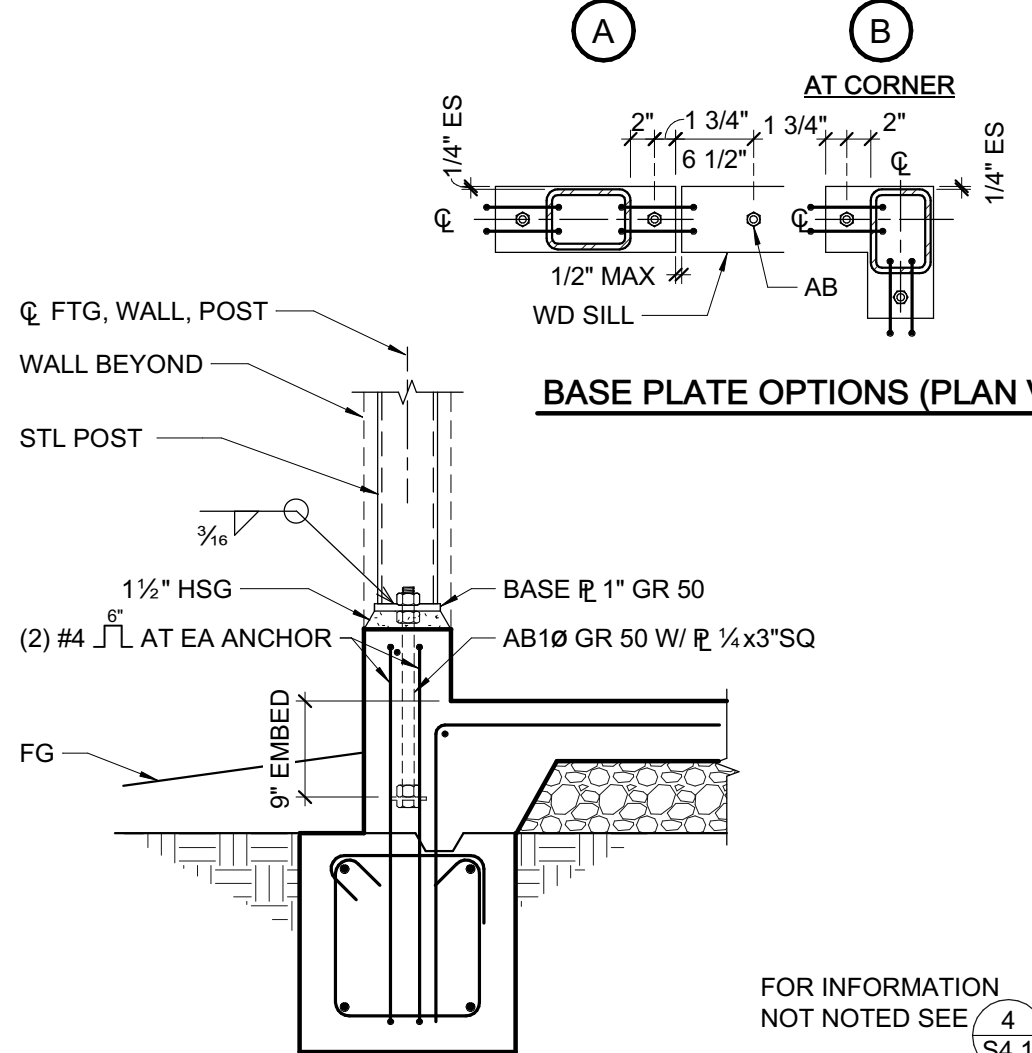
8 LOCKER HSS
3/4" = 1'-0"



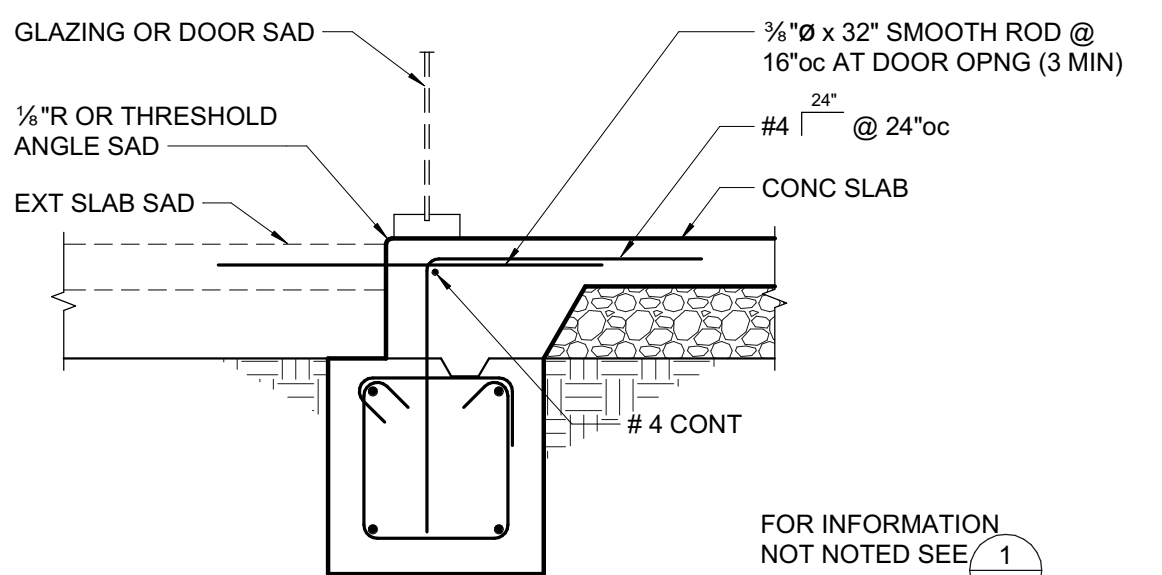
9 COLUMN AT 4-FOLD DOORS
3/4" = 1'-0"



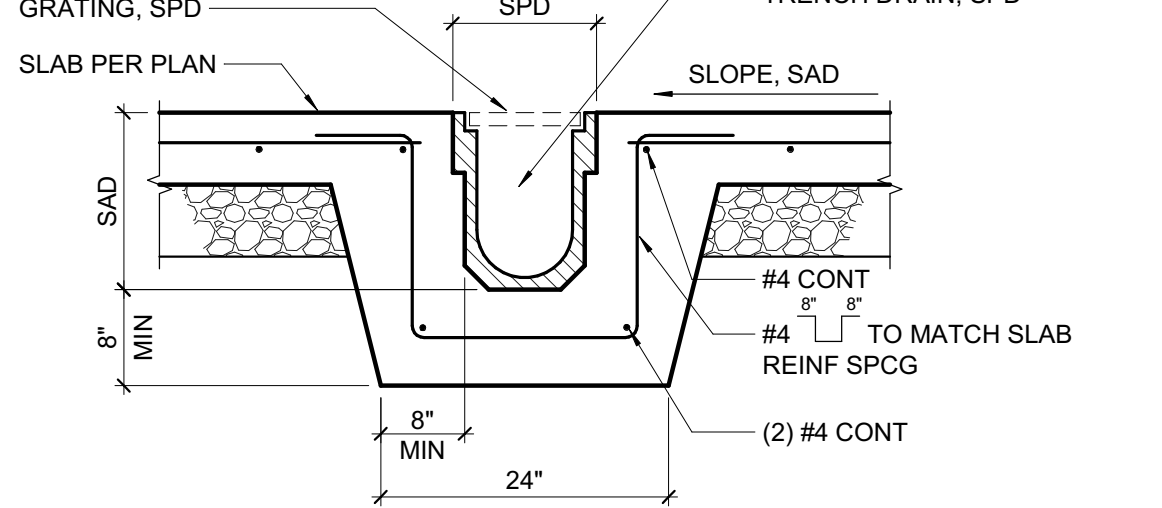
4 HSS COLUMNS TO CONCRETE CURB
3/4" = 1'-0"



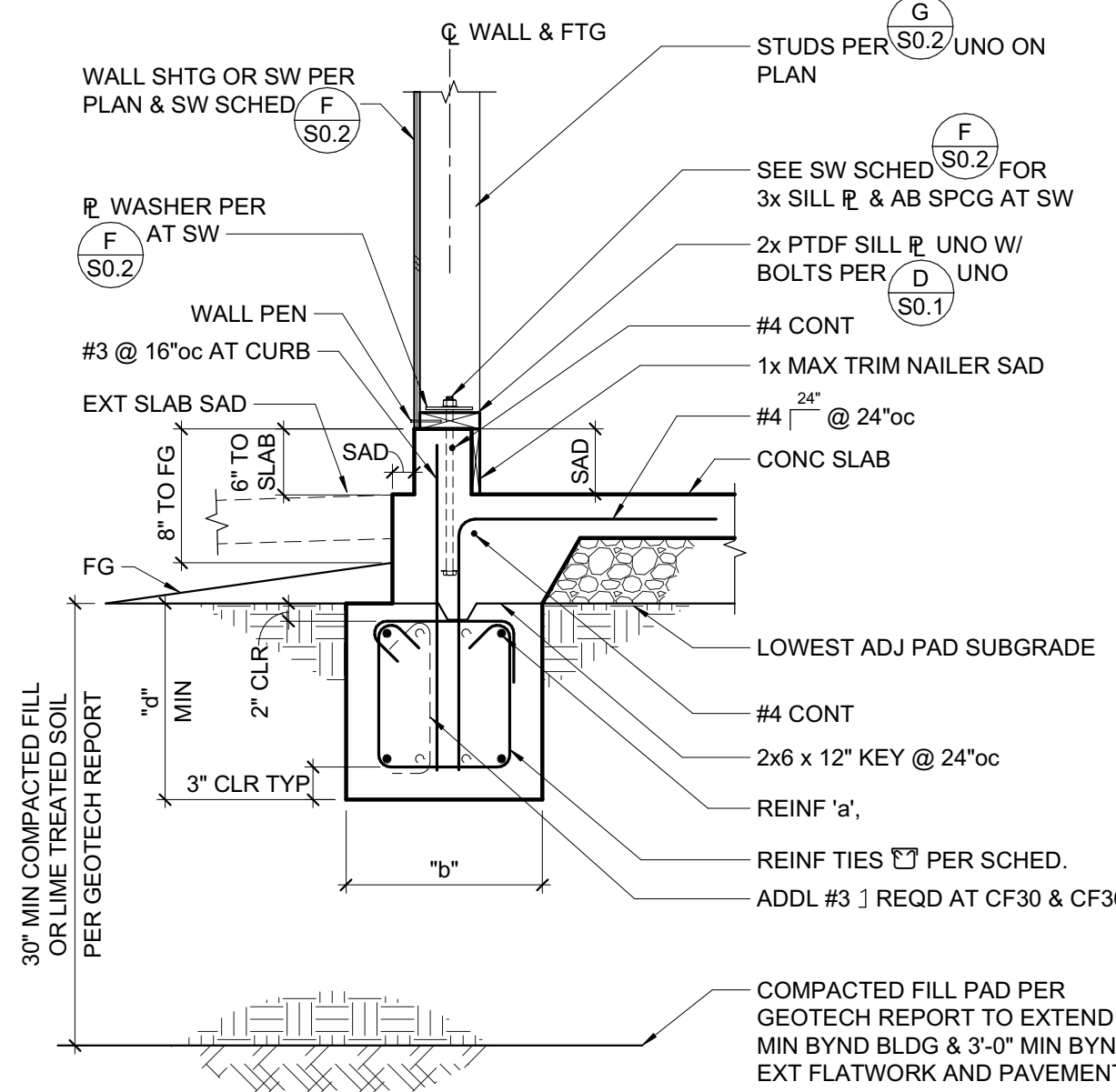
5 HSS COLUMNS TO CONCRETE CURB
3/4" = 1'-0"



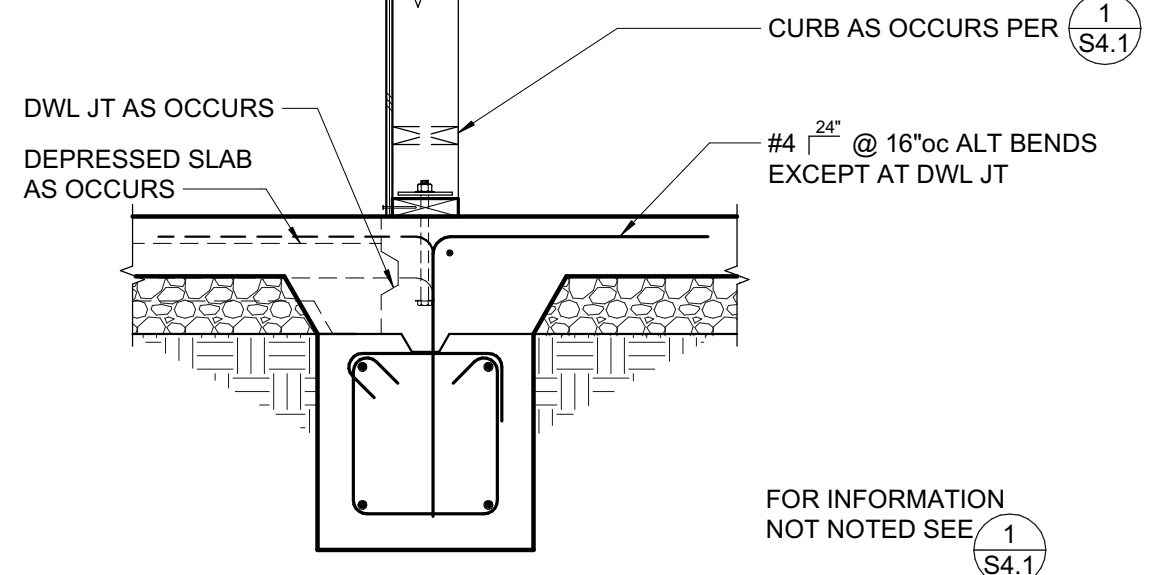
6 TYPICAL STOREFRONT (SECTION)
3/4" = 1'-0"



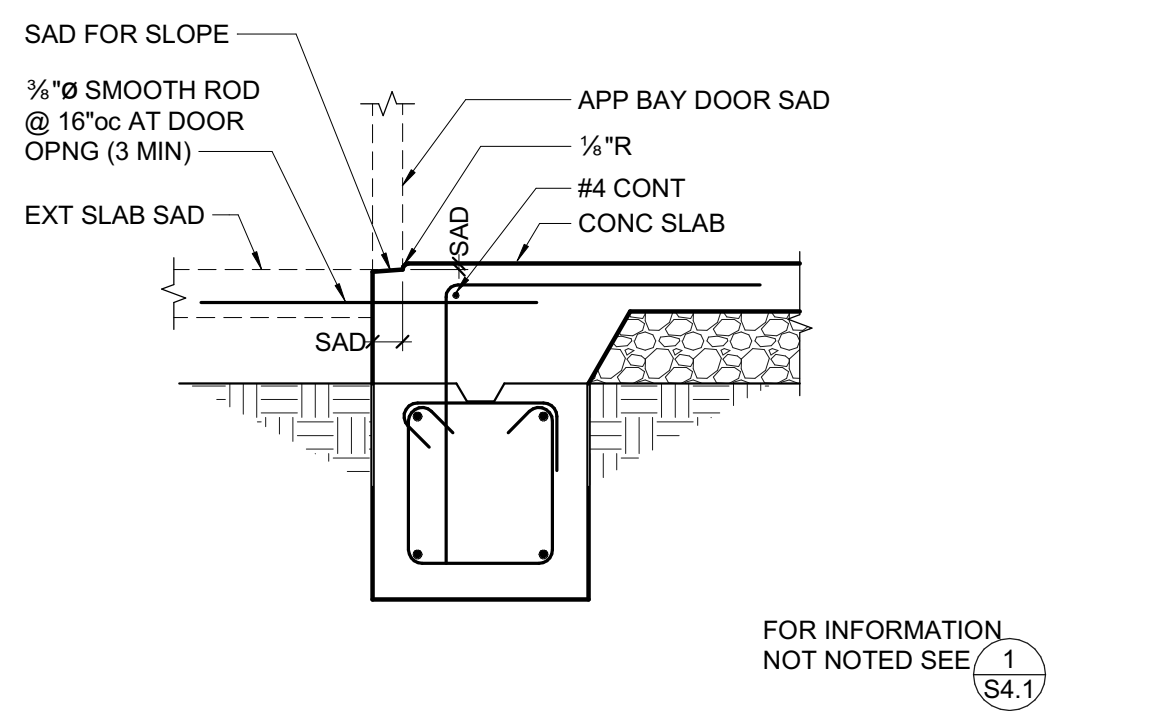
7 TRENCH DRAIN
3/4" = 1'-0"



1 TYPICAL EXTERIOR WALL (SECTION)
3/4" = 1'-0"



2 TYPICAL INTERIOR WALL (SECTION)
3/4" = 1'-0"



3 FOOTING AT APPARATUS BAY DOOR (SECTION)
3/4" = 1'-0"

CONTINUOUS FOOTING SCHEDULE				
MARK	'b' WIDTH	'd' DEPTH	REINF 'a'	NOTES
CF18	18"	18"	(2) #5 T&B	PROVIDE #3 TIES @ 8"oc
CF24	24"	18"	(3) #5 T&B	PROVIDE #3 TIES @ 8"oc
CF30	30"	18"	(4) #5 T&B	PROVIDE #3 TIES @ 8"oc & ADDL REINF REQD PER DETAILS
CF36	36"	18"	(4) #5 T&B	PROVIDE #3 TIES @ 8"oc & ADDL REINF REQD PER DETAILS



CITY OF SANTA ROSA

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

Foundation Permit Set
Scope limited to foundations,
concrete details, and embedded
parts only. All other information
is included for reference only.

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

Revision Number	DATE	ISSUE DESCRIPTION
1	08/13/2025	FOUNDATION PERMIT SET

Project
HEARN COMMUNITY HUB - PHASE 1
CONTRACT NO. C02412
FILE NO. TBD

Architect of Record
S H A H KAWASAKI
ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

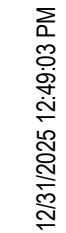
Consultant
ZFA STRUCTURAL ENGINEERS
250 d street | suite 200
santa rosa ca 95404
zfa job no. 24396
707.526.0992
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Drawing Title
FOUNDATION DETAILS

Drawing No.
S4.1

SKA Project Number: 24719



NON-EXPANSIVE OR LIME
TREATED COMPACTED FILL PAD
PER GEOTECH REPORT TO
EXTEND 30" MIN BLW BLDG PAD
AND 5'-0" MIN BYND BLDG TYP —

1. REFER TO SHEETS S-001 - S-007 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.

2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER D/S-001.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
5. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PIPES THROUGH FOOTINGS SHALL BE PER 4/S-003 AND 2/S-003.

PIPES PARALLEL TO FOOTINGS SHALL BE PER 13/S-003.

PIPES AT SLAB ON GRADE SHALL BE PER 3/S-003.

PIPES THROUGH WOOD FRAMING SHALL BE PER 2/S-005 AND 4/S-006.
6. TOP OF FOOTING ELEVATIONS AND STEP LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR UTILIZING THE STRUCTURAL, CIVIL, GEOTECHNICAL, AND LANDSCAPE DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO CONSTRUCTION. STEP FOOTINGS PER 12/S-003.

SHEAR WALL SCHEDULE										
SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS		
			1/2" BOLT FDN		AT FRAMING 2"					
			2x SILL	3x SILL	16d	A35	SCREW 1"	AT SAWN STUD	AT LVL STUD	
(A)	15/32" (32/16) CD	10d @ 6"oc	32"oc	48"oc	8"oc	24"oc	16"oc	3x MIN AT ALL ADJOINING PANEL EDGES	(2) STUD OR 2 1/2" MIN STUD AT ADJOINING PANEL EDGES	
(B)	15/32" (32/16) CD	10d @ 4"oc	24"oc	32"oc	4"oc	16"oc	12"oc			
(C)	15/32" (32/16) CD	10d @ 3"oc	16"oc	24"oc	4"oc	12"oc	8"oc			
(D)	15/32" (32/16) CD	10d @ 2"oc	-	16"oc	(2) ROWS @ 3"oc	8"oc	6"oc		(2) STUD AT ADJOINING PANEL EDGES, SINGLE MEMBER NOT ACCEPTABLE	
(E)	15/32" (32/16) CD BOTH SIDES	10d @ 3"oc	-	12"oc	(2) ROWS @ 2"oc	6"oc	(2) ROWS @ 6"oc			

NOTES:

1. 2x SILL: SDS $\frac{1}{4}$ x4 $\frac{1}{2}$ " OR SDWS 0.22"x4". AT 3x SILL : SDS $\frac{1}{4}$ x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.

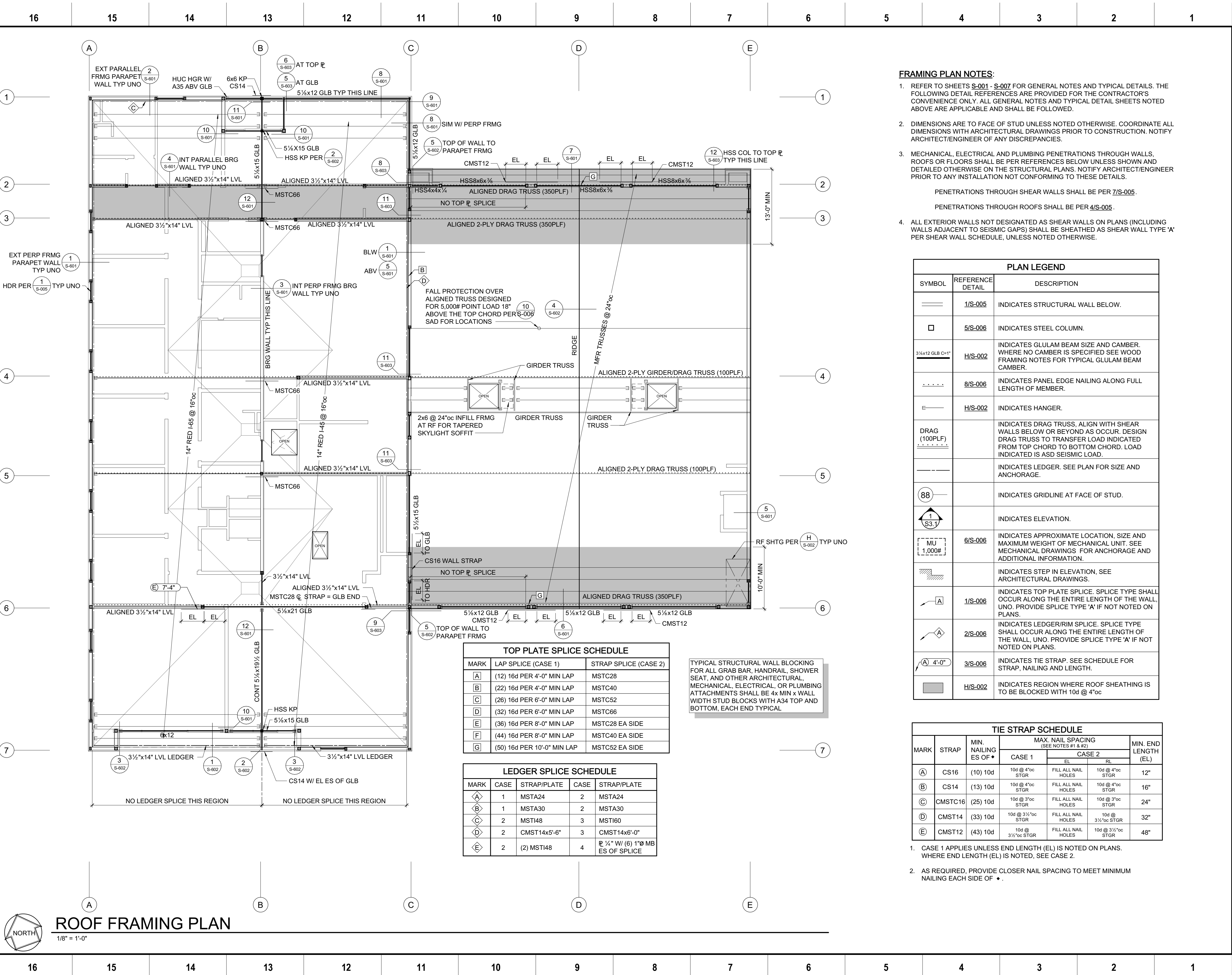
CONTINUOUS FOOTING SCHEDULE				
MARK	'b'	'd'	REINF 'a'	NOTES
CF18	18"	18"	(2) #5 T&B	PROVIDE #3  TIES @ 8"oc
CF24	24"	18"	(3) #5 T&B	PROVIDE #3  TIES @ 8"oc
CF30	30"	18"	(4) #5 T&B	PROVIDE #3  TIES @ 8"oc & ADD REINF REQD PER DETAILS
CF36	36"	18"	(4) #5 T&B	PROVIDE #3  TIES @ 8"oc & ADD REINF REQD PER DETAILS

compliance with the 2022 _____ document, California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.

_____ L
M. Arquazartan
Building Division Authorization Signature

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FRAMING PLAN NOTES:

- REFER TO SHEETS S-001 - S-007 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
- DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 7/S-005.

PENETRATIONS THROUGH ROOFS SHALL BE PER 4/S-005.
- ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.

PLAN LEGEND		
SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/S-005	INDICATES STRUCTURAL WALL BELOW.
	5/S-006	INDICATES STEEL COLUMN.
	H/S-002	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.
	8/S-006	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.
	H/S-002	INDICATES HANGER.
		INDICATES DRAG TRUSS. ALIGN WITH SHEAR WALLS BELOW OR BEYOND AS OCCUR. DESIGN DRAG TRUSS TO TRANSFER LOAD INDICATED FROM TOP CHORD TO BOTTOM CHORD. LOAD INDICATED IS ASD SEISMIC LOAD.
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.
		INDICATES GRIDLINE AT FACE OF STUD.
		INDICATES ELEVATION.
	6/S-006	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.
		INDICATES STEP IN ELEVATION. SEE ARCHITECTURAL DRAWINGS.
	1/S-006	INDICATES TOP PLATE SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL, UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
	2/S-006	INDICATES LEDGER/RIM SPLICE. SPLICE TYPE SHALL OCCUR ALONG THE ENTIRE LENGTH OF THE WALL. UNO. PROVIDE SPLICE TYPE 'A' IF NOT NOTED ON PLANS.
	3/S-006	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.
	H/S-002	INDICATES REGION WHERE ROOF SHEATHING IS TO BE BLOCKED WITH 10d @ 4"oc

TIE STRAP SCHEDULE						
MARK	STRAP	MIN. NAILING ES OF *	MAX. NAIL SPACING (SEE NOTES #1 & #2)			MIN. END LENGTH (EL)
			CASE 1	CASE 2		
				EL	RL	
(A)	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
(B)	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
(C)	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
(D)	CMST14	(33) 10d	10d @ 3 1/2"oc STGR	FILL ALL NAIL HOLES	10d @ 3 1/2"oc STGR	32"
(E)	CMST12	(43) 10d	10d @ 3 1/2"oc STGR	FILL ALL NAIL HOLES	10d @ 3 1/2"oc STGR	48"

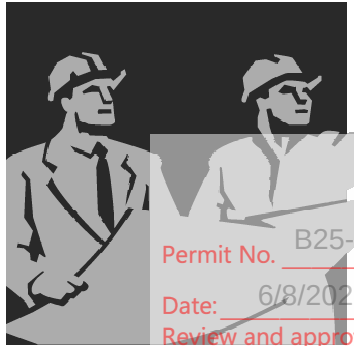
- CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
- AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ♦.

TOP PLATE SPLICE SCHEDULE		
MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
(A)	(12) 16d PER 4'-0" MIN LAP	MSTC28
(B)	(22) 16d PER 4'-0" MIN LAP	MSTC40
(C)	(26) 16d PER 6'-0" MIN LAP	MSTC52
(D)	(32) 16d PER 6'-0" MIN LAP	MSTC66
(E)	(36) 16d PER 8'-0" MIN LAP	MSTC28 EA SIDE
(F)	(44) 16d PER 8'-0" MIN LAP	MSTC40 EA SIDE
(G)	(50) 16d PER 10'-0" MIN LAP	MSTC52 EA SIDE

TYPICAL STRUCTURAL WALL BLOCKING FOR ALL GRAB BAR, HANDRAIL, SHOWER SEAT, AND OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ATTACHMENTS SHALL BE 4x MIN x WALL WIDTH STUD BLOCKS WITH A34 TOP AND BOTTOM, EACH END TYPICAL

LEDGER SPLICE SCHEDULE				
MARK	CASE	STRAP/PLATE	CASE	STRAP/PLATE
(A)	1	MSTA24	2	MSTA24
(B)	1	MSTA30	2	MSTA30
(C)	2	MST148	3	MST160
(D)	2	CMST14x5'-6"	3	CMST14x6'-0"
(E)	2	(2) MST148	4	1 1/2" W/ (6) 1"Ø MB ES OF SPLICE

ROOF FRAMING PLAN
1/8" = 1'-0"



SWINERTON



CITY OF SANTA ROSA

For Reference Only
Scope not included in foundation permit

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION
1	05/30/2025	40% SD DRAWINGS
2	08/15/2025	75% CD DRAWINGS
3	10/31/2025	100% CD DRAWINGS
4	12/18/2025	B25-4047 - PERMIT COMMENT RESPONSES

Project
HEARN COMMUNITY HUB - PHASE 1 - SANTA ROSA FIRE STATION 8

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

Architect of Record S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607	Consultant ZFA STRUCTURAL ENGINEERS 250 d street suite 200 santa rosa ca 95404 zfa job no. 24396 copyright © 2025
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Drawing Title
ROOF FRAMING PLAN

Drawing No.
S-202

SKA Project Number: C02412

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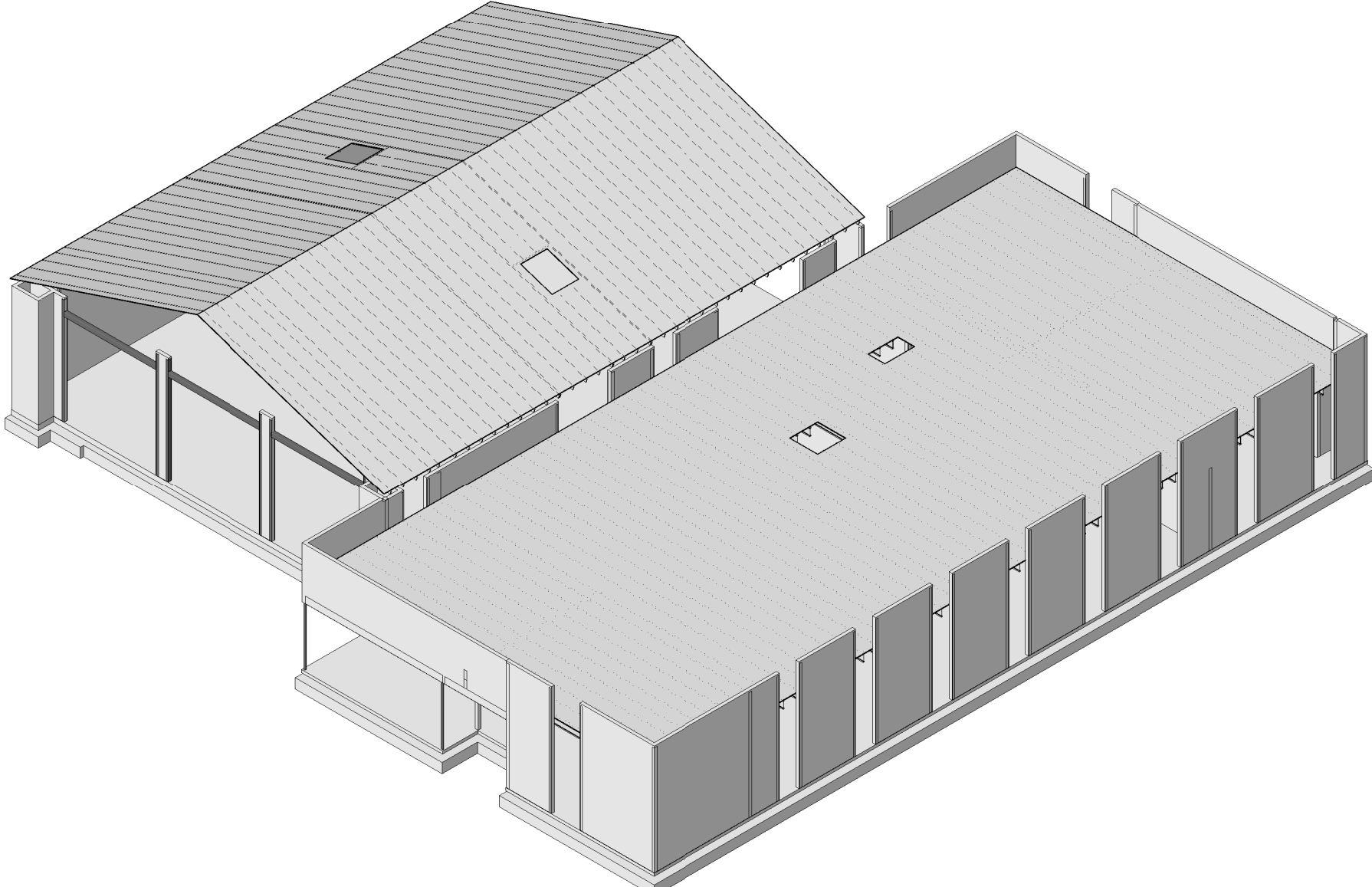
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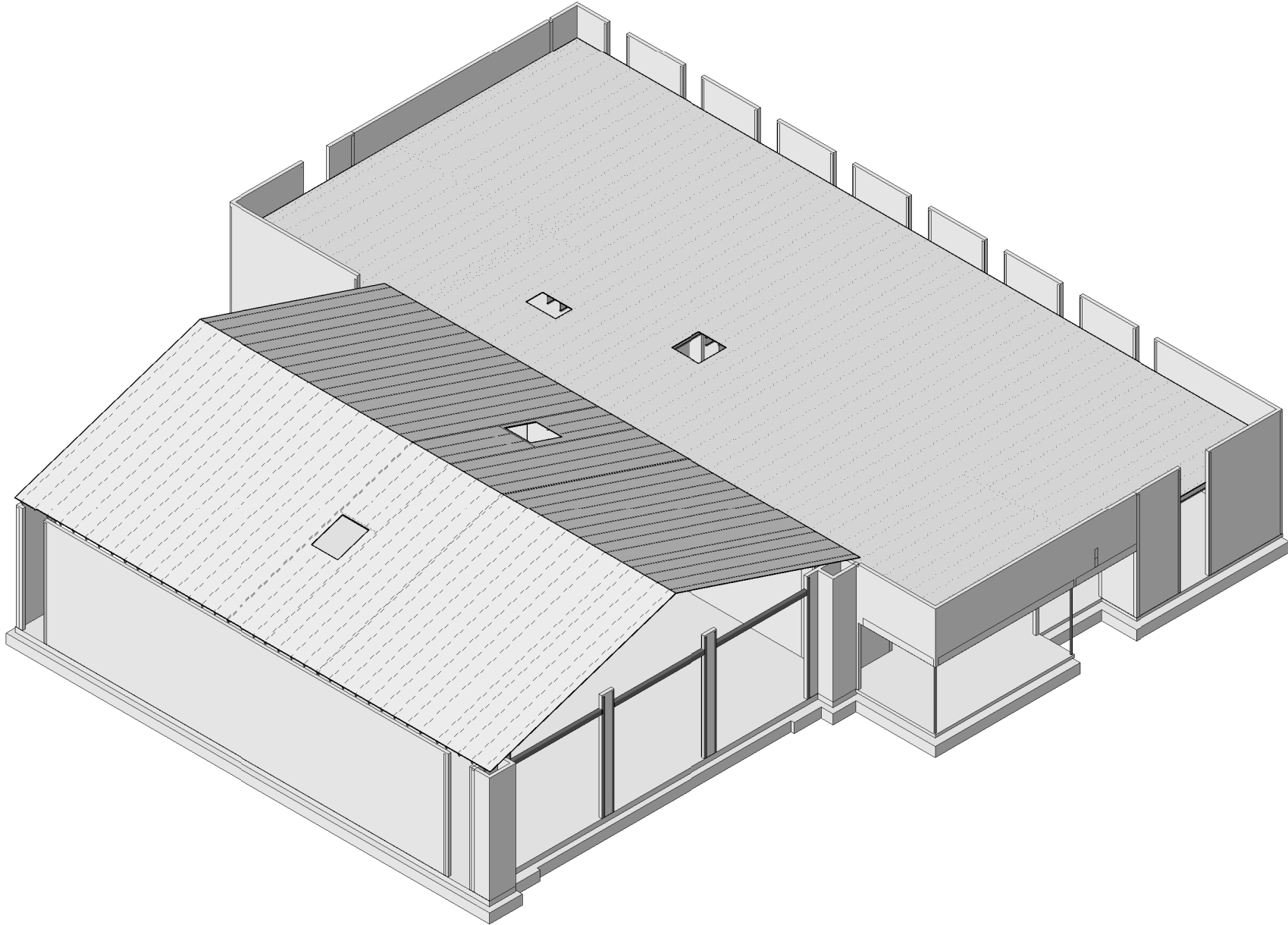
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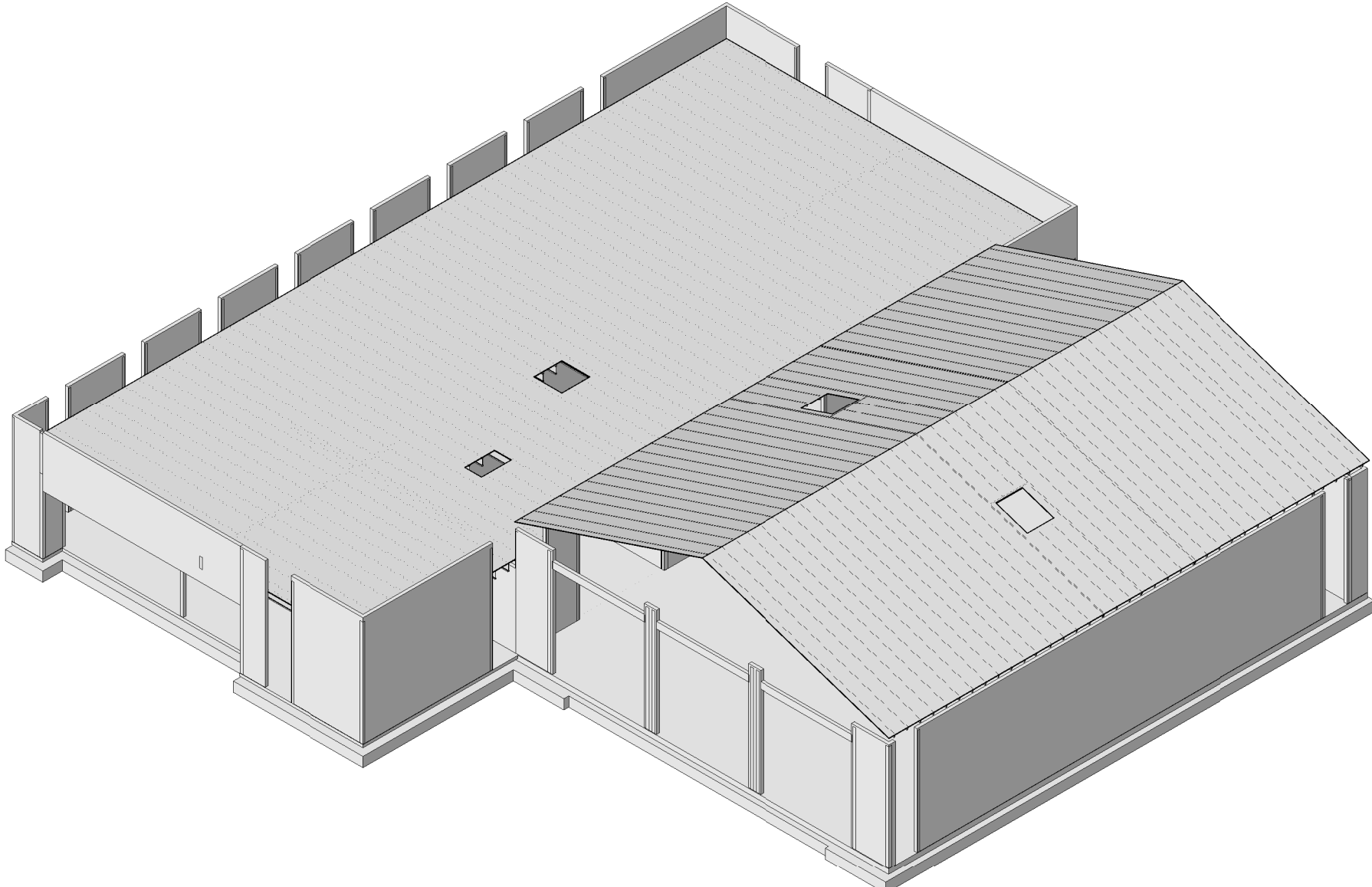


SCHEMATIC 3D VIEW - NORTHWEST CORNER

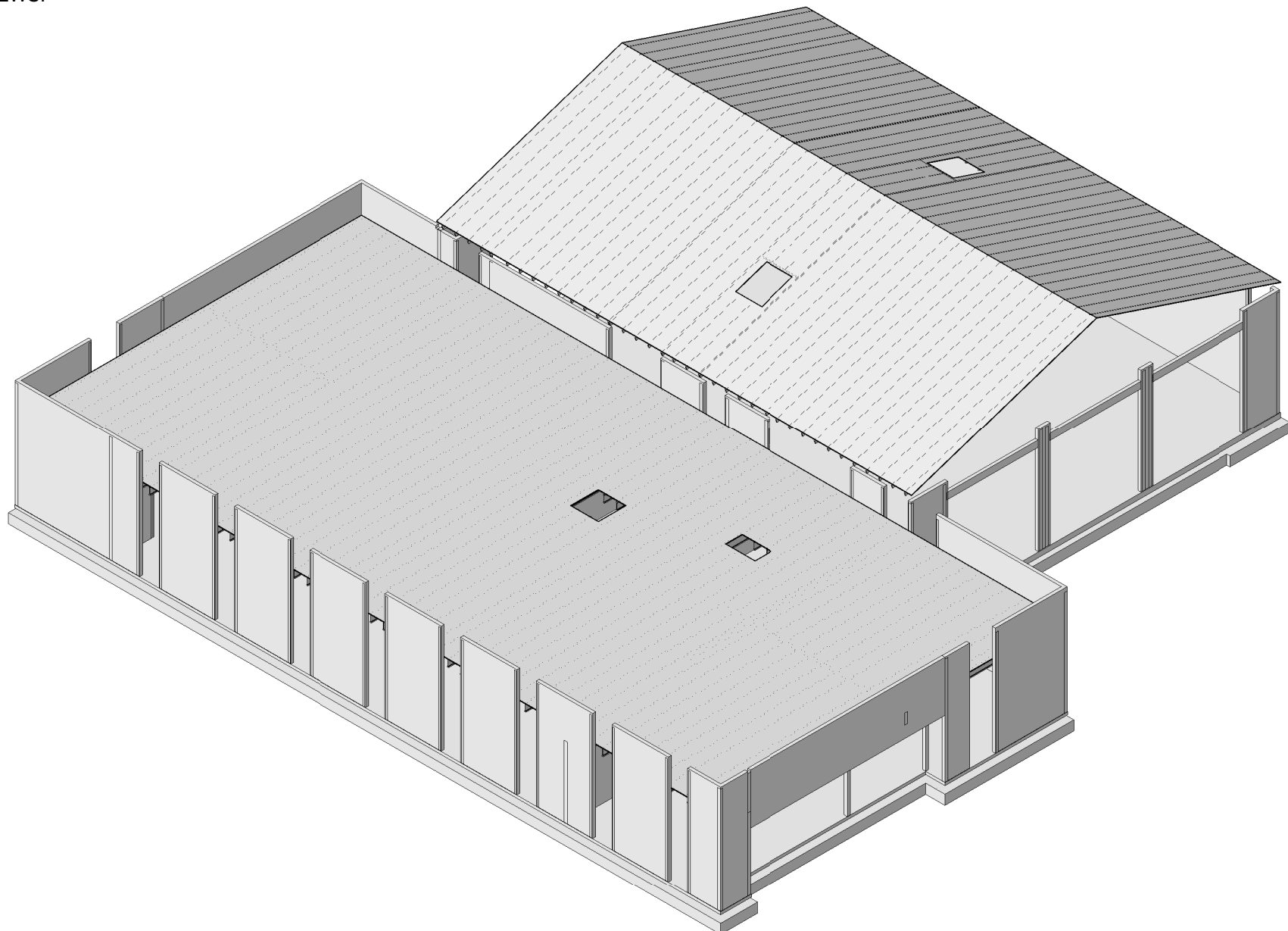


SCHEMATIC 3D VIEW - NORTHEAST CORNER

THREE-DIMENSIONAL VIEWS SHOWN IN THESE PLANS ARE FOR CONCEPTUAL USE ONLY. THE STRUCTURAL PLANS AND DETAILS TAKE PRECEDENCE OVER THREE-DIMENSIONAL VIEWS.



SCHEMATIC 3D VIEW - SOUTHWEST CORNER



SCHEMATIC 3D VIEW - SOUTHEAST CORNER

16151413121110987654321

M

L

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C

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A



CITY OF SANTA ROSA

CITY OF SANTA ROSA

For Reference Only

Scope not included in foundation permit

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

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1	05/30/2025	40% SD DRAWINGS
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Project

HEARN COMMUNITY HUB - PHASE 1 - SANTA ROSA FIRE STATION 8

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

Architect of Record
S H A H
KAWASAKI
ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

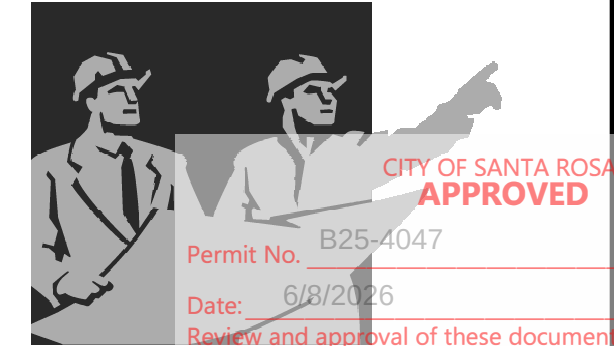
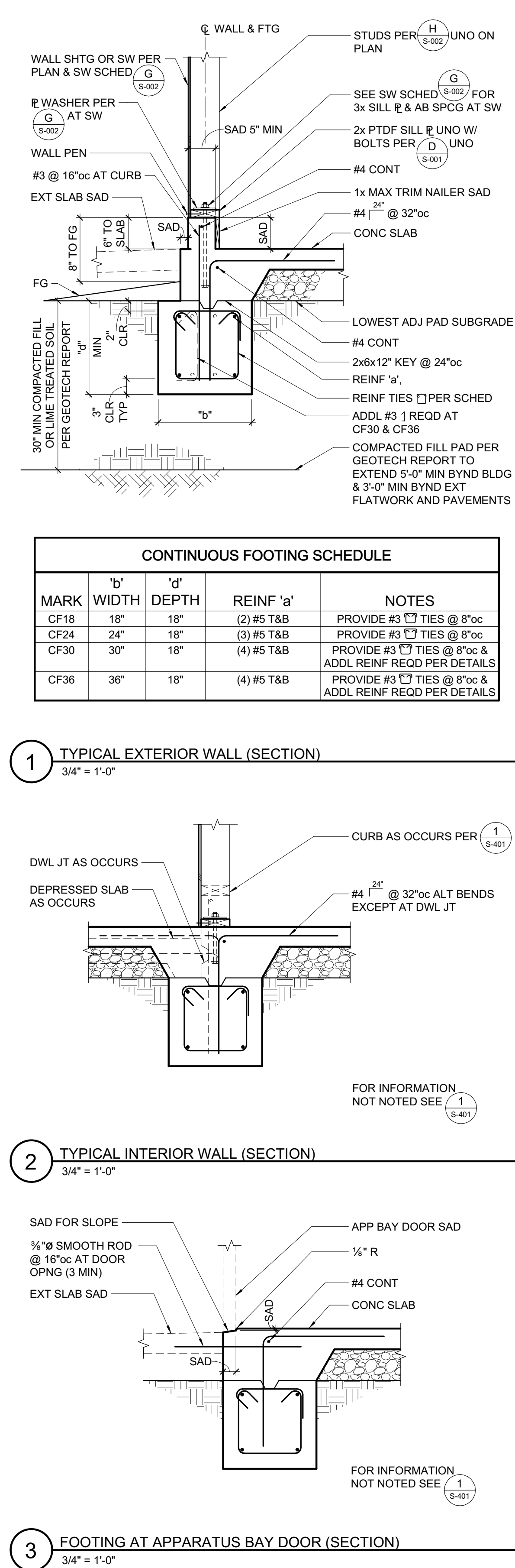
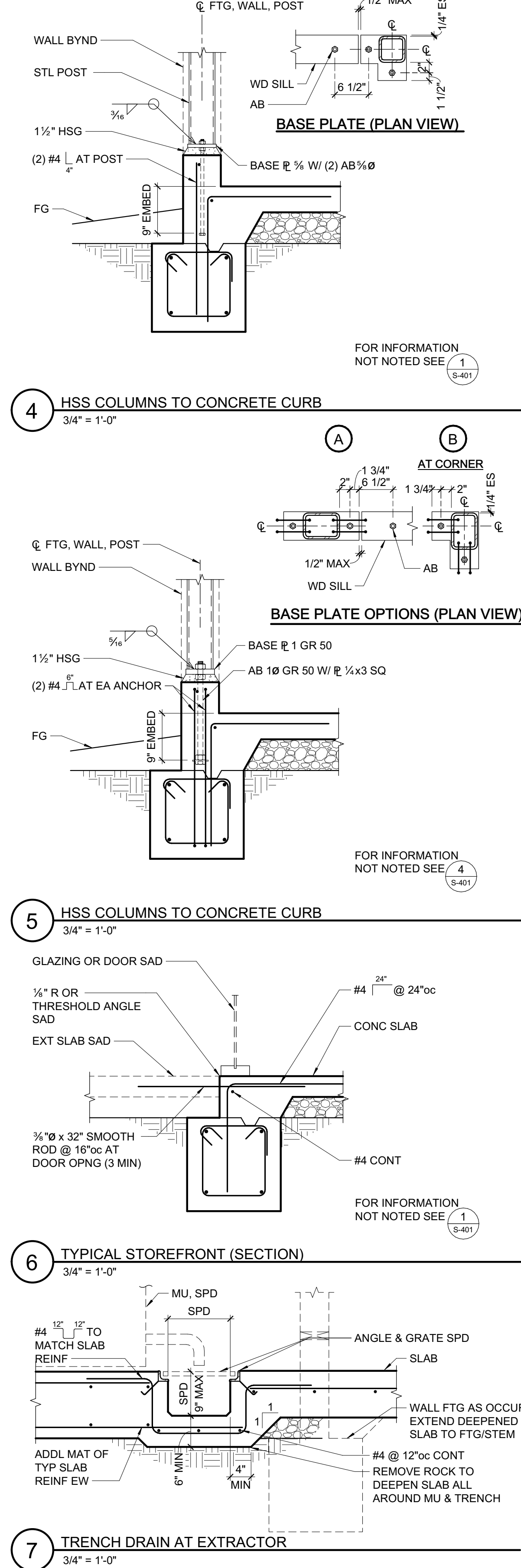
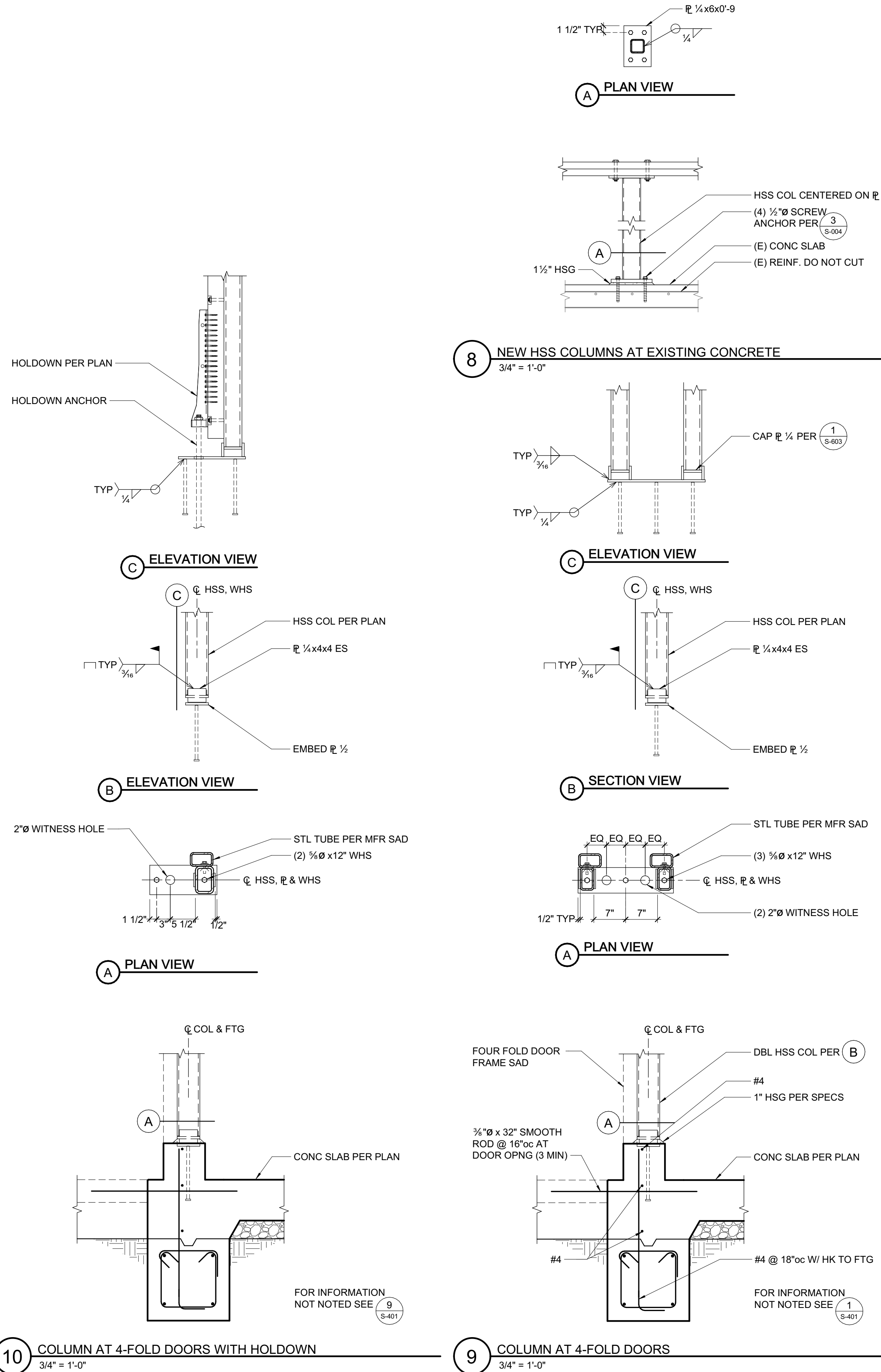
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250 d street | suite 200
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Drawing Title
SCHEMATIC 3D VIEWS

Drawing No.
S-301

SKA Project Number: C02412



SWINERTON



**CITY OF SANTA
ROSA**

Foundation Permit Set
Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

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Project

**HEARN COMMUNITY
HUB - PHASE 1 -
SANTA ROSA FIRE
STATION 8**

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

Architect of Record S H A H KAWASAKI	Consultant ZFA STRUCTURAL ENGINEERS 250 d street suite 200 zfa.ca santa rosa ca 95404 707.526.0100 zfa job no. 24396 copyright © 2012
--	--

ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

	Drawing Title FOUNDATION DETAIL
---	---


 Drawing No. **S-401**
 12/31/2025

SKA Project Number: C02412	
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[illegible]

	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1					
M	CODE SUMMARY																CLIENT				
L	APPLICABLE CODES 2022 CALIFORNIA BUILDING CODE PART 2, VOLUME 1 AND 2 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2022 CALIFORNIA REFERENCE STANDARDS CODE					CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS ALLOWABLE HEIGHT AND AREA BASED ON THE MOST RESTRICTIVE OCCUPANCY, GROUP B PER CBC 508.3.2 ALLOWABLE HEIGHT (CBC TABLE 504.3) 60 FT ALLOWABLE STORIES (CBC TABLE 504.4) 3 STORIES ALLOWABLE AREA (CBC TABLE 506.2) 36,000 SF					CHAPTER 10 GENERAL MEANS OF EGRESS AND OCCUPANT LOAD TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT OCCUPANCY TYPE AREA LOAD FACTOR OCCUPANTS EXITS REQUIRED EXITS PROVIDED BUSINESS (B) 1,213 SF 150 9 1 1 RESIDENTIAL (R-3) 2,829 SF 200 15 1 2 STORAGE (S-2) 4,323 SF 300 15 1 2 COMMON PATH OF EGRESS TRAVEL DISTANCE PER CBC TABLE 1006.2.1: B: 100 FT R-3: 125 FT S-2: 100 FT					CITY OF SANTA ROSA 100 SANTA ROSA AVE., SANTA SOSA, CA 95404					M
K	ACCESSIBILITY REQUIREMENTS GOVERNED BY AMERICANS WITH DISABILITIES ACT (ADA), TITLE II, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2019 CALIFORNIA BUILDING CODE, PART 2, VOLUME 1, CHAPTER 11B N 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.					CHAPTER 6 TYPES OF CONSTRUCTION TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) FOR CONSTRUCTION TYPE V-B BUILDING ELEMENT FIRE RESISTIVE RATING REQUIREMENTS PRIMARY STRUCTURAL FRAME 0 BEARING WALLS EXTERIOR 0 INTERIOR 0 NON BEARING WALLS & PARTITIONS EXTERIOR - SEE TABLE 705.5 SEE BELOW INTERIOR 0 FLOOR CONSTRUCTION 0 ROOF CONSTRUCTION 0					CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS PER CBC TABLE 705.5: EXTERIOR WALL FIRE SEPARATION DISTANCE RATING REQ. FOR GROUPS B, R-3, S-2, TYPE V-B NORTH 10'-X<30 0 EAST X ≥ 30 0 SOUTH X ≥ 30 0 WEST X ≥ 30 0 707 FIRE BARRIERS 707.3.9 SEPARATED OCCUPANCIES. WHERE THE PROVISIONS OF SECTION 508.4 ARE APPLICABLE, THE FIRE BARRIER SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED. (R-3) - (S-2) = 1HR (S-2) - (B) = 1HR SECTION 711 HORIZONTAL ASSEMBLIES 711.2.4.1 SEPARATING MIXED OCCUPANCIES. WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.					CHAPTER 9 FIRE PROTECTION SYSTEMS 903.2.8 GROUP R-3. AN AUTOMATED SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL THE BUILDING WITH A GROUP R FIRE AREA. 903.3.1.1 NFPA 13 SPRINKLER SYSTEM. AUTOMATIC SPRINKLER SYSTEMS TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13. TRAVEL DISTANCE TO A FIRE EXTINGUISHER: 75 FEET MAX PER CBC 906.3.1					K
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City of Santa Rosa

Permit No. B25-40347

Date: 6/8/2026

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

Ali Awquzzamian

Building Division Authorization Signature

CITY OF SANTA ROSA

APPROVED

CITY OF SANTA ROSA

100 SANTA ROSA AVE.,
SANTA SOSA, CA 95404

Foundation Permit Set

Scope limited to foundations,
concrete details, and embedded
parts only. All other information
is included for reference only.

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION

Project

HEARN COMMUNITY HUB - PHASE 1

CONTRACT NO. C02412
FILE NO. TBD

Architect of Record

S H A H KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Consultant

LICENSED ARCHITECT

ALAN KAWASAKI



C 13476

REN 2-28-21

STATE OF CALIFORNIA

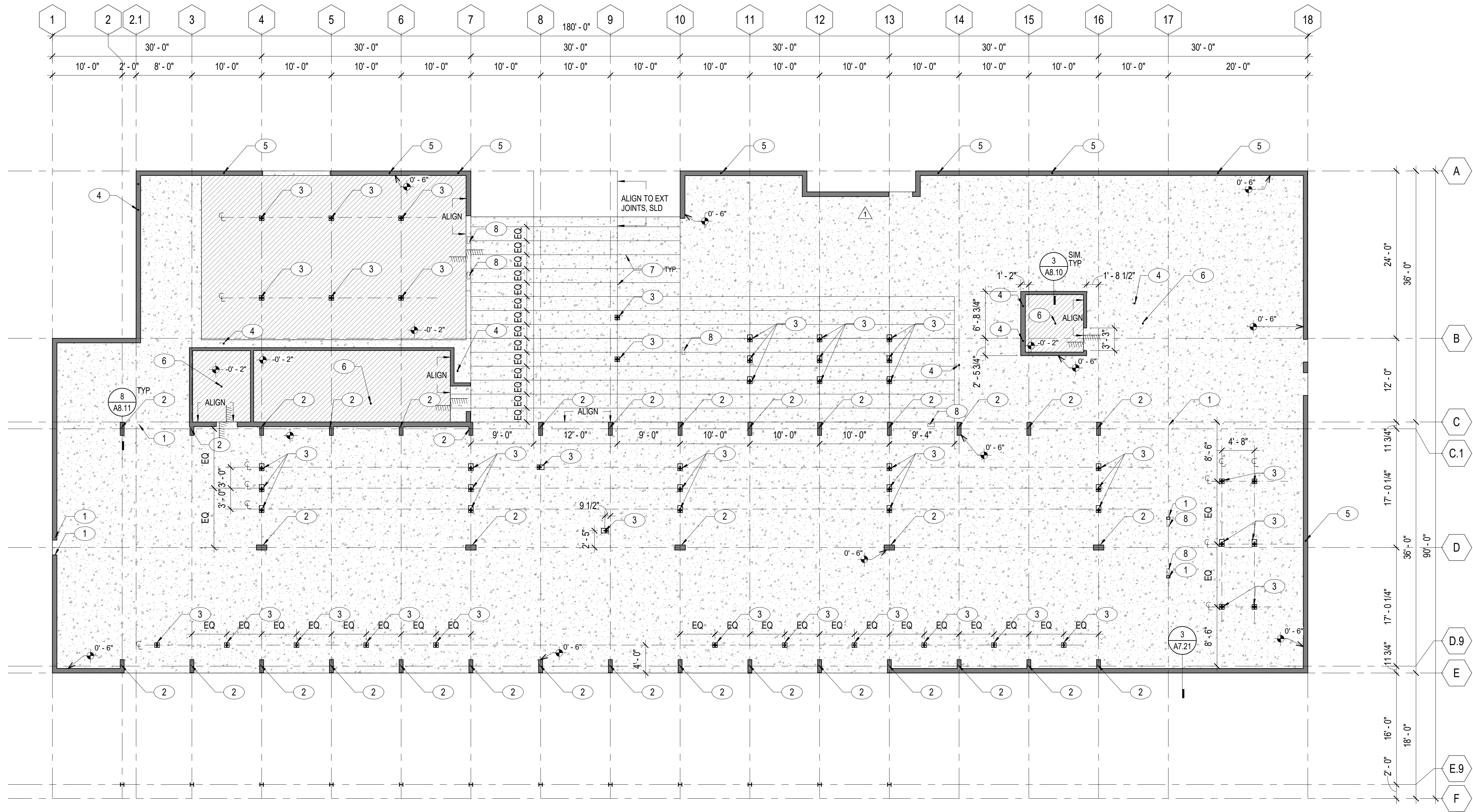
Drawing Title

CODE SUMMARY

Drawing No.

A-002

SKA Project Number: 24719



1 LIBRARY SLAB PLAN
A2.10 1/8" = 1'-0"

KEYNOTES

- 1 STEEL COLUMN, SSD
- 2 6" CONCRETE CURB FOR GLULAM COLUMN, SSD
- 3 FLOOR BOX, SED
- 4 IN-WALL DRAIN, SPD
- 5 STORM DRAIN, SPD
- 6 FLOOR DRAIN, SPD
- 7 CONTROL JOINT IN EXPOSED POLISHED CONCRETE
- 8 CONCEALED FLOOR CLOSER

SLAB PLAN LEGEND

- STRUCTURAL CONCRETE SLAB 0'-0", SSD
SMOOTH FLOAT FINISH UNDER FINISHED FLOOR SYSTEM
- DEPRESS STRUCTURAL CONCRETE SLAB 2" FOR FLOOR
FINISH ASSEMBLY, SEE ROOM FINISH SCHEDULE
- 6" CONCRETE CURB, MATCH FRAMING WIDTH & LOCATION, UON

GENERAL NOTES

- 1. SSD FOR ADDITIONAL INFORMATION
- 2. TOP OF STRUCTURAL SLAB DATUM ELEVATION 0' - 0"
- 3. SEE LAYOUT PLANS & ELEVATIONS FOR ADDITIONAL DIMENSION INFORMATION
- 4. SEE FINISH PLANS AND SCHEDULE FOR ADDITIONAL INFORMATION
- 5. SEE FLOOR PLANS FOR ROOM NAMES
- 6. SPD FOR ALL FLOOR DRAIN LOCATIONS
- 7. WHERE FLOOR TILE OCCURS PROVIDE & INSTALL BUILT-UP MORTAR BED OR LEVELING COMPOUND TO ACHIEVE FINISH FLOOR REQUIREMENTS, SEE ROOM FINISH SCHEDULE FOR REFERENCE
- 8. FOR CONCEALED STRUCTURAL SLAB CONTROL JOINTS, SSD
- 9. FOR TOPPING SLAB CONTROL JOINTS SEE FINISH PLANS

JAYSON
ARCHITECTURE
587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA
APPROVED
Permit No. B25-4047
Date: 6/8/2026
Review and approval of these documents is based upon compliance with the 2022 California Code of Regulations, Title 24, and all applicable City of Santa Rosa ordinances and State of California laws.
Md Avicuzzaman
Building Division Authorization Signature

SWINERTON

City of
Santa Rosa

OWNER
CITY OF SANTA ROSA

PROJECT
HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVENUE
SANTA ROSA, CA 95401

LICENSED ARCHITECT
ABRAHAM JAYSON
No. C33239
REN. 08-31-27
STATE OF CALIFORNIA

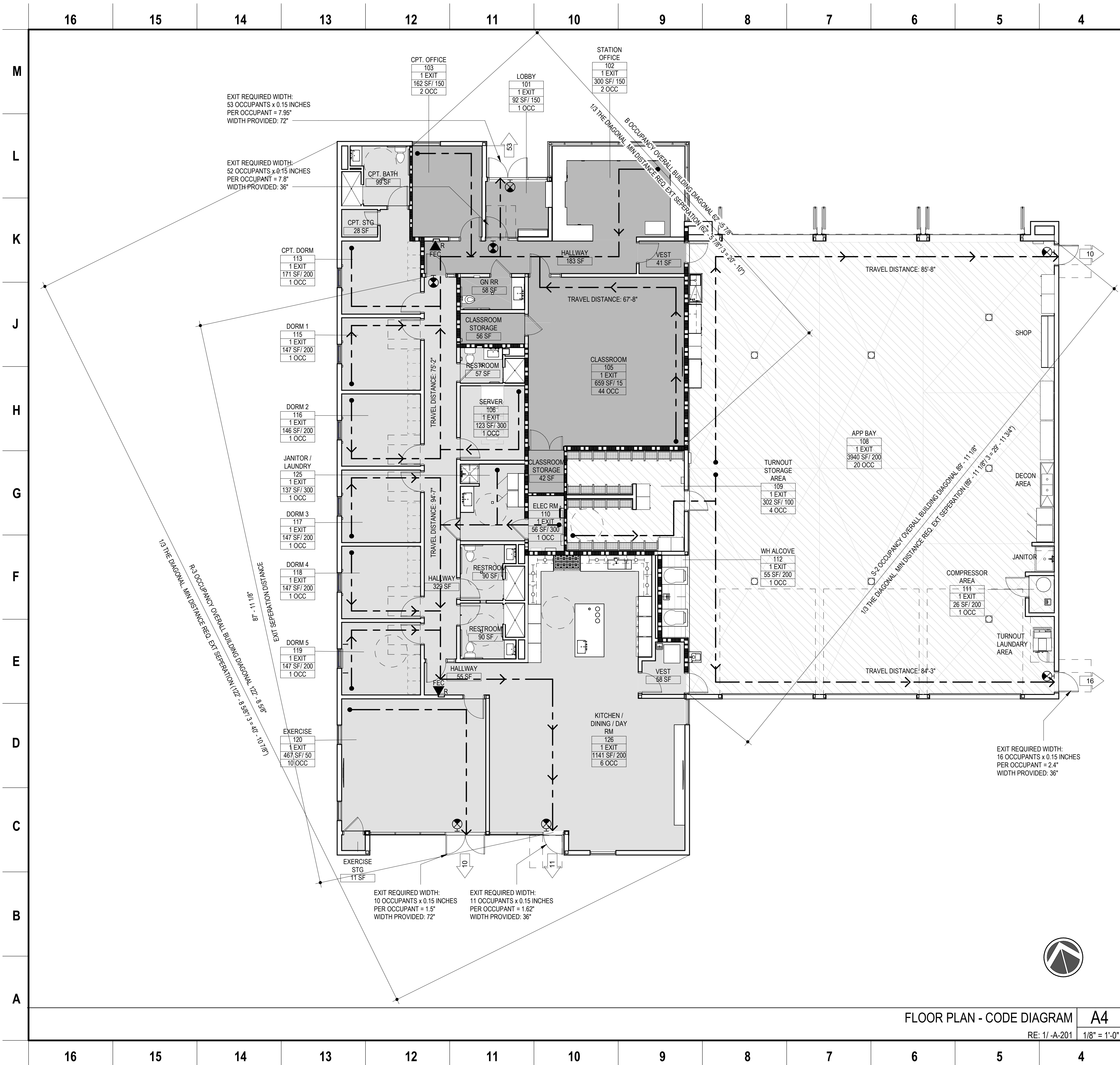
PERMIT SET

SHEET TITLE
SLAB PLAN

REVISIONS
NO. DATE DESCRIPTION
1 1/22/2026 REVISION 1

DATE 10/31/2025
SCALE 1/8" = 1'-0"
INTERNAL JOB NO. 2024-08
FILE NO. 2026-0001
CONTRACT NO. (PID) C02412

SHEET NUMBER
A2.10



3		2		1	
GENERAL NOTES					
1. OCCUPANCY LOAD FACTOR BASED CBC TABLE 1004.1.2					
2. FOR CODE REQUIRED SIGNAGE SEE A-021 , A-101					
3. FOR SIGNAGE TYPES, MOUNTING HEIGHT DETAILS AND OTHER CODE INFORMATION, SEE A-013					
4. SEE ELECTRICAL LIGHTING FLOOR PLAN FOR ADDITIONAL EMERGENCY LIGHTING INFORMATION					
5. SEE A-121,1FOR PARTITION TYPE & A-901 FOR PARTITION TYPE INFORMATION					
KEYNOTES					
AREA SCHEDULE - BUILDING - AREA OCCUPANCY - ...					
ROOM NO.	ROOM NAME	AREA	LOAD FACTOR	OCC. LOAD	
101	LOBBY	92 SF	150	1	
102	STATION OFFICE	300 SF	150	2	
103	CPT. OFFICE	162 SF	150	2	
105	CLASSROOM	659 SF	15	44	
106	SERVER	123 SF	300	1	
108	APP BAY	3940 SF	200	20	
109	TURNOUT STORAGE AREA	302 SF	100	4	
110	ELEC RM	56 SF	300	1	
111	COMPRESSOR AREA	26 SF	200	1	
112	WH ALCOVE	55 SF	200	1	
113	CPT. DORM	171 SF	200	1	
115	DORM 1	147 SF	200	1	
116	DORM 2	146 SF	200	1	
117	DORM 3	147 SF	200	1	
118	DORM 4	147 SF	200	1	
119	DORM 5	147 SF	200	1	
120	EXERCISE	467 SF	50	10	
125	JANITOR / LAUNDRY	137 SF	300	1	
126	KITCHEN / DINING / DAY RM	1141 SF	200	6	
GRAND TOTALS (NOT INCLUDING UNOCCUPIED SPACES)		8363 SF		100	

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City of Santa Rosa

Permit No. B25-40347

Date: 6/8/2026

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Wd Awquzzaman

Building Division Authorization Signature

CITY OF SANTA ROSA

100 SANTA ROSA AVE., SANTA SOSA, CA 95404

Foundation Permit Set

Scope limited to foundations, concrete details, and embedded parts only. All other information is included for reference only.

NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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Revision Number	DATE	ISSUE DESCRIPTION

Project

HEARN COMMUNITY HUB - PHASE 1

CONTRACT NO. C02412

FILE NO. TBD

Architect of Record

S H A H KAWASAKI ARCHITECTS

570 10th Street, Suite 201

Oakland, CA 94607

Consultant

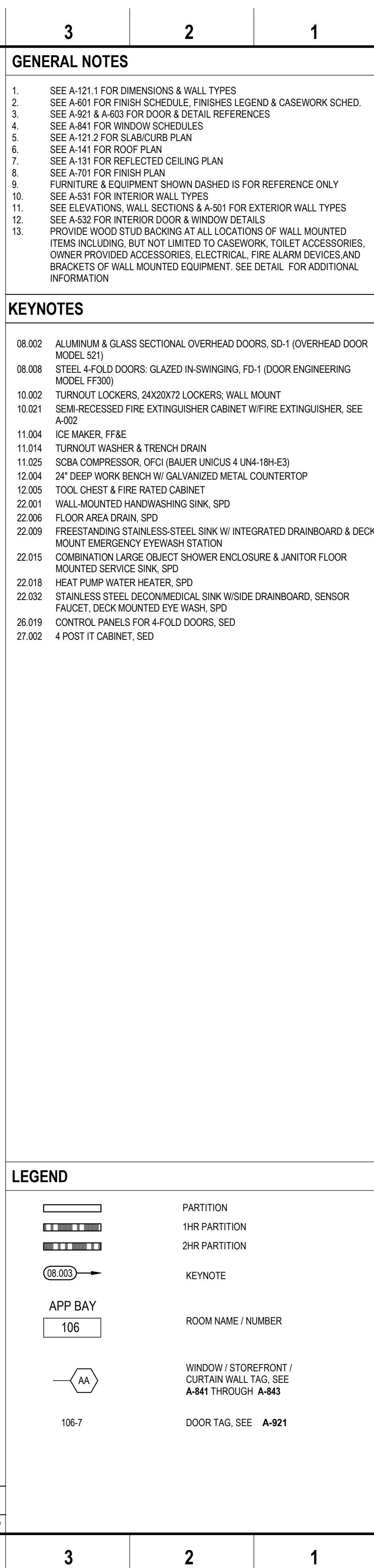
CODE DIAGRAM / MEANS OF EGRESS

Drawing No.

A-012

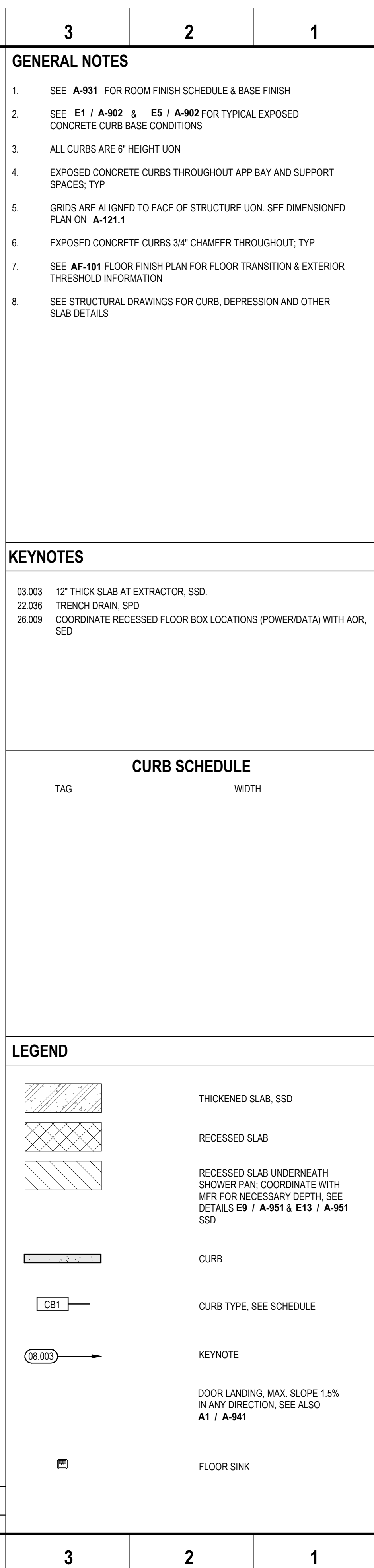
SKA Project Number: 24719

FLOOR PLAN - CODE DIAGRAM A4
RE: 1/ -A-201 1/8" = 1'-0"

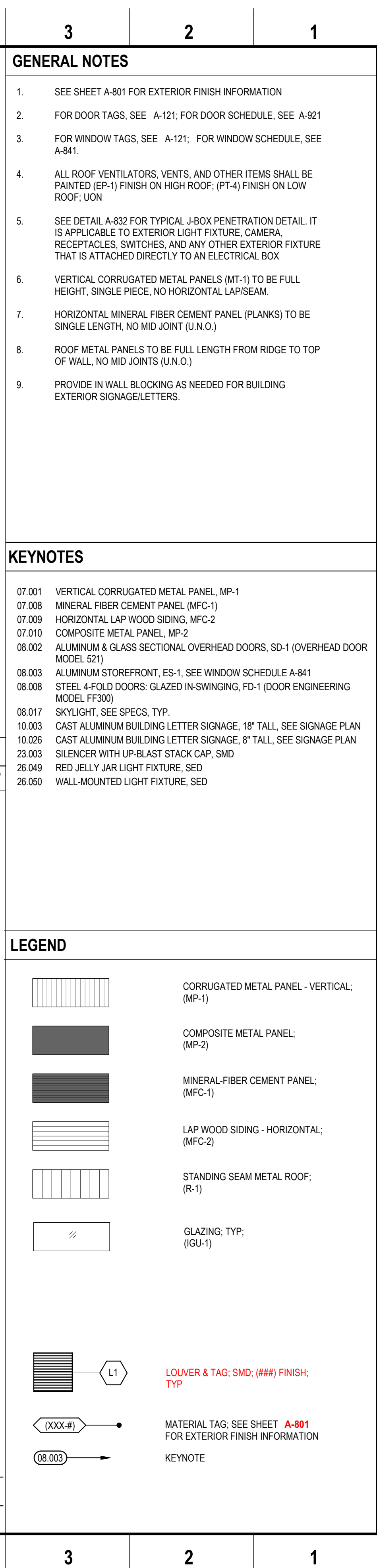


SKA Project Number: 24719

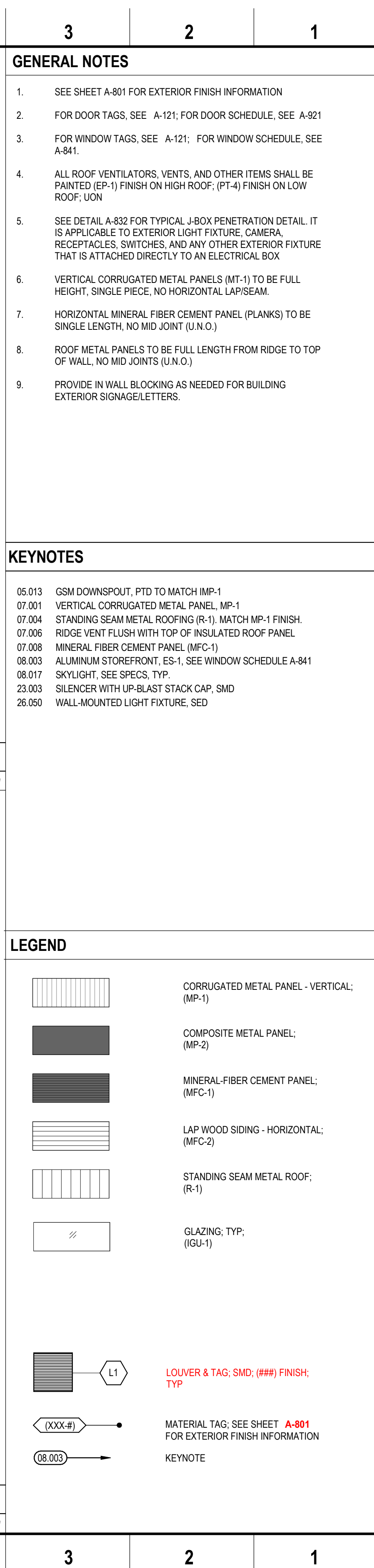
A	B	C	D	E	F	G	H	J	K	L	M
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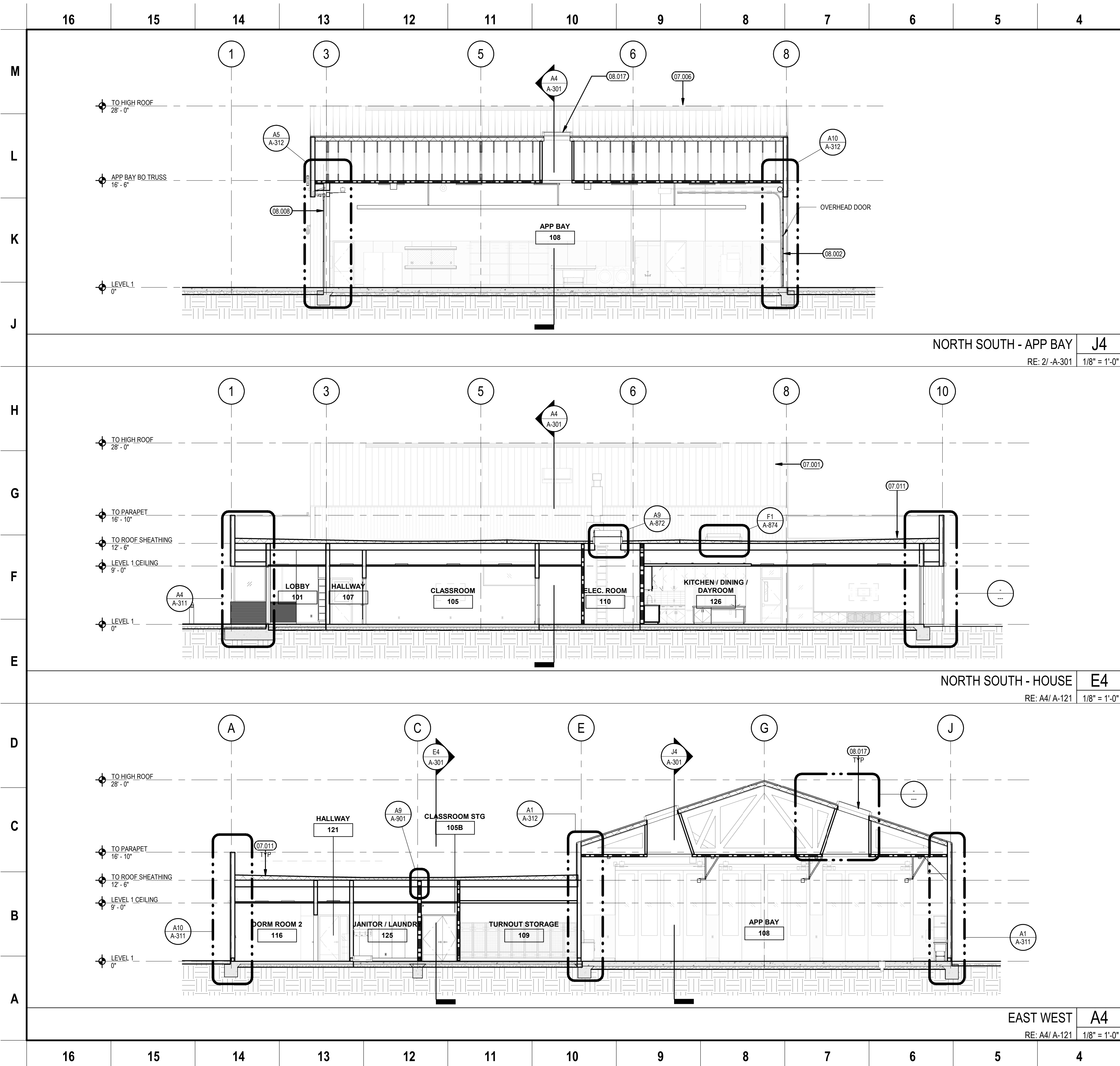
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 Permit No. 22S-40947 Date: 6/8/2026 Review and approval of these documents is based upon compliance with the 2022 California Code Regulations, Title 24, and all applicable City of Santa Rosa Ordinances and State of California laws. MD Aviguzzelman Building Division Authorization Signature		L
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100 SANTA ROSA AVE., SANTA SOSA, CA 95404		J
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Revision Number	DATE	ISSUE DESCRIPTION
Project		D
HEARN COMMUNITY HUB - PHASE 1		
CONTRACT NO. C02412 FILE NO. TBD		C
Architect of Record	Consultant	B
S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607		A
	Drawing Title	
	LEVEL 1 - SLAB EDGE / CURB PLAN (WO)	
	Drawing No.	
	A-121.2	
SKA Project Number: 24719		



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CITY OF SANTA ROSA 100 SANTA ROSA AVE., SANTA ROSA, CA 95404			K																													
NOTE: If this drawing is not 22"x34" it has been revised from its original size and the scales noted on drawing/details are no longer applicable. © 2022 Shah Kawasaki Architects <table><thead><tr><th>Revision Number</th><th>DATE</th><th>ISSUE DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		Revision Number	DATE	ISSUE DESCRIPTION																												H
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LICENSED ARCHITECT ALAN KAWASAKI C 13476 REN. 2-28-27 STATE OF CALIFORNIA Drawing Title EXTERIOR ELEVATIONS Drawing No. A-201		D																														
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	CITY OF SANTA ROSA APPROVED	M
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	Revision Number DATE ISSUE DESCRIPTION	E
		D
	Project HEARN COMMUNITY HUB - PHASE 1 CONTRACT NO. C02412 FILE NO. TBD	
	Architect of Record S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607	C
	Consultant	B
	Licensed Architect ALAN KAWASAKI C 13476 R.N.C. 2-28-21 STATE OF CALIFORNIA	A
	Drawing Title EXTERIOR ELEVATIONS	
	Drawing No. A-202	
	SKA Project Number: 24719	



GENERAL NOTES

KEYNOTES

- 07.001 VERTICAL CORRUGATED METAL PANEL, MP-1
- 07.006 RIDGE VENT FLUSH WITH TOP OF INSULATED ROOF PANEL
- 07.011 SINGLE-PLY ROOF MEMBRANE OVER COVER BOARD & RIGID INSULATION
- 08.002 ALUMINUM & GLASS SECTIONAL OVERHEAD DOORS, SD-1 (OVERHEAD DOOR MODEL 521)
- 08.008 STEEL 4-FOLD DOORS: GLAZED IN-SWINGING, FD-1 (DOOR ENGINEERING MODEL FF300)
- 08.017 SKYLIGHT, SEE SPECS, TYP.

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CITY OF SANTA ROSA

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

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Revision Number	DATE	ISSUE DESCRIPTION

Project

HEARN COMMUNITY HUB - PHASE 1

CONTRACT NO. C02412
FILE NO. TBD

Architect of Record	Consultant
S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607	

Drawing Title	Drawing No.
BUILDING SECTIONS	A-301

SKA Project Number: 24719

PLUMBING SYMBOLS	
SYMBOL	DESCRIPTION
	GLOBE VALVE
	GATE VALVE
	TWO WAY AUTOMATIC CONTROL VALVE
	THREE WAY AUTOMATIC CONTROL VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	NEEDLE VALVE
	PRESSURE RELIEF AND TEMPERATURE RELIEF VALVE
	OS & Y VALVE
	TRIPLE DUTY VALVE
	CHECK VALVE
	STRAINER WITH BLOW DOWN VALVE
	BALL VALVE
	CIRCUIT BALANCING VALVE
	BUTTERFLY VALVE
	BALANCE VALVE (CIRCUIT SETTER)
	BACKFLOW PREVENTER VALVE
	PIPING WELL
	FLOW CONTROL VALVE
	AUTOMATIC VALVE ACTUATOR
	FLOW SWITCH
	TEMPERATURE SENSOR
	AUTOMATIC AIR VENT
	MANUAL AIR VENT
	PRESSURE GAUGE
	THERMOMETER
	DIFFERENTIAL PRESSURE SWITCH
	THERMOMETER WITH WELL
	PRESSURE GAUGE W / COCK
	DIRECTION OF FLOW
	PIPE SIZE CHANGE
	PIPE - DOWN
	PIPE - UP
	PIPE DIRECTION CHANGE
	PIPE BRANCH - OUT OF PLANE
	PIPE BRANCH - IN TO PLANE
	CONCENTRIC / ECCENTRIC REDUCER / INCREASER
	PIPE ANCHOR
	PIPE GUIDE
	UNION
	FLANGE
	GAS COCK
	FLEXIBLE PIPE
	SUCTION DIFFUSER
	PETE'S PLUG
	STRAINER
	PUMP

(A)	ABONDON IN PLACE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AR	ACID-RESISTANT
&	AND
A	AQUASTAT, ARCHITECT, ANCHOR, AMPPPHERE
@	AT
BFP	BACK FLOW PREVENTER
BV	BALANCING VALVE
BF	BLIND FLANGE
BTUH	BRITISH THERMAL UNITS PER HOUR
BLDG.	BUILDING
CB	CATCH BASIN
CV	CHECK VALVE
CO	CLEAN OUT
CD	CONDENSATE DRAIN
CONT.	CONTINUATION
CFH	CUBIC FEET PER HOUR
CFS	CUBIC FEET PER SECOND
(X)	DEMOLISH
DW	DISHWASHER
DCVA	DOMESTIC CHECK VALVE ASSEMBLY
DCW	DOMESTIC COLD WATER
DET	DOMESTIC EXPANSION TANK
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
DWV	DOMESTIC, WASTE AND VENT
DN.	DOWN
DS	DOWNSPOUT
DSN	DOWNSPOUT NOZZLE
D	DRAIN
DWG	DRAWING
DF	DRINKING FOUNTAIN
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
ELECT	ELECTRICAL
ESV	ELECTRONIC SELENOID VALVE
EEW	EMERGENCY EYE WASH
ESH	EMERGENCY SHOWER
(E)	EXISTING
EJ	EXPANSION JOINT
FT	FEET
FPS	FEET PER SECOND
F	FIER, FAHRENHEIT
FF	FINISHED FLOOR ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FU	FIXTURE UNIT
FC	FLEXIBLE CONNECTION
FL	FLOOR
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK, FLOW SWITCH
FV	FLUSH VALVE
'	FOOT, FEET
(F)	FUTURE
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GD	GARBAGE DISPOSAL, GARBAGE DRAIN
GWH	GAS WATER HEATER
GW	GREASE WASTE
HD	HEAD, HUB DRAIN
HP	HEAT PUMP, HORSEPOWER, HOUSEKEEPING PAD
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HZ	HERTZ
HB	HOSE BIBB
HWFU	HOT WATER FIXTURE UNIT
HW	HOT WATER RETURN
HW	HW
IN, "	INCHES
W.C.	INCHES OF WAHTER COLUMN
IW	INDIRECT WASTE
IE	INVERT ELEVATION
KW	KILOWATT

NOTE: THIS IS A STANDARD ABBREVIATION LIST AND NOT ALL ITEMS MAY BE USED.

ABBREVIATIONS

L	LAVATORY
LTC	LAVATORY / TOILET COMBY UNIT
MW	MAKE-UP WATER
MAX	MAXIMUM
HG	MERCURY
MIN.	MINIMUM
MX	MIXING VALVE
MS	MOP SINK
MH	MOUNTING HEIGHT, MANHOLE
(N)	NEW
NPCW	NON-POTABLE COLD WATER
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO., #	NUMBER
OD	OVERFLOW DRAIN, OUTSIDE DIAMETER
OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PH	PHASE
PLBG	PLUMBING
P	PLUMBING, PUMP
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
PD	PRESSURE DROP, PLUMBING DEMOLITION, PUMPED DISCHARGE
PG	PRESSURE GUAGE
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
RWL	RAIN WATER LEADER
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RV	RELIEF VENT, RELIEF VALVE
(R)	RELOCATE
RPM	REVOLUTIONS PER MINUTE
RE	RIM ELEVATION
RD	ROOF DRAIN
SAN	SANITARY
SS	SANITARY SEWER, SANITARY SINK
SAD	SEE ARCHITECTURAL DRAWINGS
SJ	SEISMIC JOINT
SB	SERVICE BOX
SSK	SERVICE SINK
SHT	SHEET
SA	SHOCK ABSORBER
SH	SHOWER
SOV	SHUT OFF VALVE
SK	SINK
S, SK	SINK
SF	SQUARE FEET
SD	STORM DRAIN
SP	SUMP PUMP, STATIC PRESSURE
TEMP	TEMPERATURE
T&P	TEMPERATURE AND PRESSURE
T	TEMPERATURE, THERMOMETER
TP	TRAP PRIMER
TD	TRENCH DRAIN
TYP.	TYPICAL
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
U, UR	URNIAL
VFD	VARIABLE FREQUENCY DRIVE
V	VENT
VS	VENT STACK
VTR	VENT TO ROOF
WCO	WALL CLEANOUT
WB	WASHER BOX
W	WASTE
WC	WATER CLOSET, WATER COLUMN
WHA	WATER HAMMER ARESSTOR
WH	WATER HEATER
WSFU	WATER SUPPLY FIXTURE UNIT
W/	WITH

PLUMBING SHEET INDEX	
Sheet Number	Sheet Name
P0.00	PLUMBING GENERAL NOTES
P0.01	PLUMBING SCHEDULES
P0.02	PLUMBING CALCULATIONS
P2.00	OVERALL PLUMBING UNDERGROUND PLAN
P2.01	OVERALL PLUMBING LEVEL 01 PLAN
P2.02	OVERALLL PLUMBING ROOF PLAN
P2.03	ENLARGED UNDERGROUND PLUMBING PLAN - EAST
P2.04	ENLARGED UNDERGROUND PLUMBING PLAN - WEST
P2.05	ENLARGED LEVEL 01 PLUMBING PLAN - EAST
P2.06	ENLARGED LEVEL 01 PLUMBING PLAN - WEST
P2.07	ENLARGED ROOF PLUMBING PLAN - EAST
P2.08	ENLARGED ROOF PLUMBING PLAN - WEST
P6.01	PLUMBING DETAILS
P6.02	PLUMBING DETAILS
P6.03	PLUMBING DETAILS
P6.04	PLUMBING DETAILS
P6.05	PLUMBING DETAILS
P9.01	PLUMBING TITLE 24
P9.02	PLUMBING TITLE 24

PLUMBING GENERAL NOTES

- COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES:
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC); PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING CODE (CBC); PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC); PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC); PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC); PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE (CENC); PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC); PART 9, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN); PART 11, TITLE 24 CCR

REPORT DEFICIENCIES WITHIN THIRTY (30) DAYS UPON AUTHORIZATION TO PROCEED.
- NO PLUMBING SHALL BE INSTALLED UNTIL ALL REQUIRED PLUMBING PLAN CHECK PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REQUIRED AGENCIES.
- LAVATORY FAUCETS, SINK FAUCETS (NOT INCLUDING SERVICE SINK FAUCETS OR FAUCETS DESIGNATED AS INSTITUTIONAL) SHALL MEET THE FLOW REQUIREMENTS OUTLINED IN THE APPLIANCE EFFICIENCY STANDARDS.
- COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES AND DRAINS.
- PROVIDE ALL TAILPIECES, TRAPS, STOPS, AND SUPPLY PIPES TO LAVATORIES DESIGNED AS ACCESSIBLE, WITH PREFORMED INSULATION JACKET.
- COORDINATE AND SCHEDULE TIMING FOR ALL UTILITY SERVICE CONNECTIONS.
- ALL LINES BELOW SLAB ON GRADE TO BE LOCATED AWAY FROM ALL LOAD BEARING FOOTINGS.
- ALL VENTS THRU ROOF SHALL BE MINIMUM OF 36 INCHES ABOVE ANY MECHANICAL VENTILATION AIR INTAKE WITHIN 10 FEET. PROVIDE VANDAL PROOF HOODS ON ALL VENTS THROUGH ROOF.
- COORDINATE ALL EQUIPMENT LOCATIONS, PIPE PENETRATIONS AND EQUIPMENT PAD LOCATIONS WITH STRUCTURAL DRAWING PRIOR TO WORK.
- COORDINATE INSTALLATION OF ALL EQUIPMENT AND PIPING WITH OTHER TRADES PRIOR TO INSTALLATION. ENSURE THAT ALL CONTROL DEVICES, SHUT-OFF VALVES, ETC. ARE ACCESSIBLE FOR MAINTENANCE. WHERE ACCESS PANELS IN FINISHED SPACES, OTHER THAN THAT SHOWN, CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT LOCATION OF PANELS WITH ARCHITECT PRIOR TO INSTALLATION.
- ANY STRUCTURAL FIREPROOFING DAMAGED DURING INSTALLATION OF PLUMBING EQUIPMENT, PIPING, ETC. SHALL BE REPAIRED AT NO COST TO THE OWNER. REPAIRS SHALL BE AS DIRECTED BY THE ARCHITECT.
- ALL PIPING PASSING THROUGH CONCRETE/MASONRY WALLS AND FLOORS ARE TO BE SLEEVED.

NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE PER 2022 CPC 609.10. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR, IN CASE NO METHOD IS PRESCRIBED BY IT, THE FOLLOWING:
 - THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL POTABLE WATER APPEARS AT THE POINTS OF OUTLET.
 - THE SYSTEM OR PARTS THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED-OFF AND ALLOWED TO STAND FOR 24 HOURS; OR, THE SYSTEM OF PART THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN 200 PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR 3 HOURS.
 - FOLLOWING THE ALLOWED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL THE CHLORINE RESIDUAL IN THE WATER COMING FROM THE SYSTEM DOES NOT EXCEED THE CHLORINE RESIDUAL IN THE FLUSHING WATER.
 - THE PROCEDURE SHALL BE REPEATED WHERE IT IS SHOWN BY BACTERIOLOGICAL EXAMINATION MADE BY AN APPROVED AGENCY THAT CONTAMINATION PERSISTS IN THE SYSTEM.

PLUMBING LEGEND		
SYMBOL	ABBRV.	DESCRIPTION
— — — — —	SS	SANITARY WASTE BELOW GRADE
_____	SS	SANITARY WASTE ABOVE FLOOR
— — — — —	GW	GREASE WASTE BELOW GRADE
_____	GW	GREASE WASTE ABOVE FLOOR
— — — — —	SSV	SANITARY VENT BELOW GRADE
_____	SSV	SANITARY VENT ABOVE GRADE
— — — — —	RWL	RAIN WATER LEADER BELOW GRADE
_____	RWL	RAIN WATER LEADER ABOVE FLOOR
_____	OFD	OVERFLOW DRAIN
_____	DCW	DOMESTIC COLD WATER PIPING
_____	DHW	DOMESTIC HOT WATER PIPING
_____	DHWR	DOMESTIC HOT WATER RETURN PIPING
— — — — —	NG	NATURAL GAS PIPING BELOW GRADE
⊙	FD	FLOOR DRAIN
_____⌀	FCO	FLOOR CLEANOUT
_____┐	WCO	WALL CLEANOUT
_____┘	OFF	CAPPED PIPING FOR FUTURE

JAYSON ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

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Md Avicuzzaman

Building Division Authorization Signature

SWINERTON



OWNER

CITY OF SANTA ROSA

PROJECT

HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVENUE
SANTA ROSA, CA 95401



PERMIT SET

SHEET TITLE

PLUMBING GENERAL
NOTES

△ REVISIONS

NO.	DATE	DESCRIPTION
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DATE 10/31/2025

SCALE 12" = 1'-0"

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SHEET NUMBER

P0.00

PIPING MATERIALS					
ABBREVIATION	DESCRIPTION	MATERIAL SPECIFICATION	INSULATION INDOORS	INSULATION OUTDOORS	INSULATION THICKNESS
DCW	DOMESTIC COLD WATER BELOW GRADE	COPPER TYPE L WITH BRAZED FITTINGS	NONE	NONE	N/A
DCW	DOMESTIC COLD WATER ABOVE GRADE	COPPER TYPE L WITH PRESS FITTINGS	NONE	NONE	N/A
DHW	DOMESTIC HOT WATER	COPPER TYPE L WITH PRESS FITTINGS	FIBERGLASS	FIBERGLASS WITH PVC JACKET	PIPE 2"Ø AND LESS THAN THE THE THICKNESS SHALL NOT BE LESS THAN THE DIAMETER OF THE PIPE ; GREATER THAN 2"Ø THE THICKNESS SHALL BE 2"
DHWR	DOMESTIC HOT WATER RETURN	COPPER TYPE L WITH PRESS FITTINGS	FIBERGLASS	FIBERGLASS WITH PVC JACKET	PIPE 2"Ø AND LESS THAN THE THE THICKNESS SHALL NOT BE LESS THAN THE DIAMETER OF THE PIPE ; GREATER THAN 2"Ø THE THICKNESS SHALL BE 2"
SS	SANITARY SEWER BELOW GRADE	PVC	NONE	NONE	N/A
SSV	SANITARY SEWER VENT BELOW GRADE	PVC	NONE	NONE	N/A
RWL	RAIN WATER LEADER BELOW GRADE	PVC	NONE	NONE	N/A
SS	SANITARY SEWER ABOVE GRADE	PVC	NONE	NONE	N/A
SSV	SANITARY SEWER VENT ABOVE GRADE	PVC	NONE	NONE	N/A
OFD	OVERFLOW DRAIN	NO-HUB WITH BAND COUPLINGS	HORIZONTAL	NONE	HORIZONTAL RUNS ONLY 1/2"
RWL	RAIN WATER LEADER ABOVE GRADE	NO-HUB WITH BAND COUPLINGS	HORIZONTAL	NONE	HORIZONTAL RUNS ONLY 1/2"
CD	CONDENSATE DRAIN	COPPER TYPE L PRESS FITTINGS	NONE	NONE	N/A

PIPING CALCULATIONS							
TAG	DESCRIPTION	QTY.	FIXTURE UNITS				
			EA	DCW	DHW (75%)	WASTE	
				TOTAL	TOTAL	F.U.	TOTAL
DF-1	DRINKING FOUNTAIN IN WALL	1	0.5	0.5	-	0.5	0.5
FD-1	FLOOR DRAIN	1	-	-	-	2	2
FS-1	FLOOR SINK		-	-	-		
HB-1	HOSE BIBB WALL MOUNT	4	2.5/1	5.5	-	-	-
HB-2	HOSE BIBB RECESSED	1	2.5	2.5	-	-	-
IMS-1	ICE MAKER SUPPLY	2	0.5	1.0	-	-	-
LAV-1	LAVATORY WALL MOUNT	2	1	2.0	1.5	1	2
LAV-2	LAVATORY UNDERMOUNT	2	1	2.0	1.5	1	2
MSK-1	MOP SINK	1	1.5	1.5	1.125	3	3
RD/OD-1	COMBO ROOF / OVERFLOW DRAIN	9	-	-	-	-	-
S-1	SINK UNDERMOUNT	3	2	6.0	4.5	2	6
WC-1	WATER CLOSET WALL MOUNT FLUSH VALVE	2	-	70.0	-	4	8
WC-2	WATER CLOSET WALL MOUNT FLUSH VALVE	6	-	75.0	-	4	24
			TOTAL F.U.	166.0	8.625		47.5
			GPM				

GENERAL NOTES:
A. WASTE MAIN SIZE FOR 47.5 F.U. PER 2022 CPC TABLE 703.2 IS 4" MIN.
B. WATER MAIN SIZED FOR 166 F.U. PER 2022 CPC TABLE 610.4 IS 2"

HORIZONTAL STORM DRAIN SIZING								
RAIN FALL	1.5"/HR				2"/HR			
SIZE OF HORIZONTAL DRAIN PIPES	3"	4"	5"	6"	3"	4"	5"	6"
MAXIMUM ALLOWABLE HORIZONTAL ROOF AREA (SQ. FT.) @ 1/8"/FT. SLOPE	2,466	5,640	10,020	16,050	1,644	3,760	6,680	10,700
FLOW (GPM)@ 1/8"/FT. SLOPE	34	78	139	222	34	78	139	222
MAXIMUM ALLOWABLE HORIZONTAL ROOF AREA (SQ. FT.) @ 1/4"/FT. SLOPE	3,480	7,950	14,160	9,060	2,320	5,300	9,440	15,100
FLOW (GPM)@ 1/4"/FT. SLOPE	48	110	196	314	48	110	196	314

GENERAL NOTES:
A: CPC 2022, CHAPTER 11, TABLE 1103.2
B: RAINFALL RATE 1.5"/HR PER CPC 2022, APPENDIX D, TABLE D 101.1 (SAN FRANCISCO)

TABLE 120.3-A PIPE INSULATION THICKNESS									
FLUID OPERATING TEMPERATURE RANGE (°F)	INSULATION CONDUCTIVITY			NOMINAL PIPE DIAMETER (in inches)					
	CONDUCTIVITY (in Btu·in/h·ft2 • °F)	MEAN RATING TEMPERATURE (°F)		< 1	1 to < 1.5	1.5 to < 4	4 to < 8	8 and larger	
Space heating and Service Water Heating Systems (Steam, Steam Condensate, Refrigerant, Space Heating, Service Hot Water)				Minimum Pipe Insulation Required (Thickness in inches or R-value)					
Above 350	0.32—0.34	250	Inches	4.5	5	5	5	5	
			R-value	R-37	R-41	R-37	R-27	R-23	
251—350	0.29—0.32	200	Inches	3	4	4.5	4.5	4.5	
			R-value	R-24	R-34	R-35	R-26	R-22	
201—250	0.27—0.30	150	Inches	2.5	2.5	2.5	3	3	
			R-value	R-21	R-20	R-17.5	R-17	R-14.5	
141—200	0.25—0.29	125	Inches	1.5	1.5	2	2	2	
			R-value	R-11.5	R-11	R-14	R-11	R-10	
105—140	0.22—0.28	100	Inches	1	1.5	1.5	1.5	1.5	
			R-value	R-7.7	R-12.5	R-11	R-9	R-8	
FLUID OPERATING TEMPERATURE RANGE (°F)	INSULATION CONDUCTIVITY			Nominal Pipe Diameter (in inches)					
	CONDUCTIVITY (in Btu·in/h·ft2 • °F)	MEAN RATING TEMPERATURE (°F)		< 1	1 to < 1.5	1.5 to < 4	4 to < 8	8 and larger	
Space cooling systems (chilled water, refrigerant and brine)				Minimum Pipe Insulation Required (Thickness in inches or R-value)†					
40—60	0.21—0.27	75	Inches	Nonres 0.5	Res 0.75	Nonres 0.5	Res 0.75	1	1
			R-value	Nonres R-3	Res R-6	Nonres R-3	Res R-5	R-7	R-6
			Inches	1	1.5	1.5	1.5	1.5	1.5
			R-value	R-8.5	R-14	R-12	R-10	R-9	
Below 40	0.20—0.26	50							

1. These thicknesses are based on energy efficiency considerations only. Issues such as water vapor permeability or surface condensation sometimes require vapor retarders or additional insulation.

VERTICAL STORM DRAIN SIZING										
RAIN FALL	1.5"/HR					2"/HR				
SIZE OF VERTICAL DRAIN PIPES	2"	3"	4"	5"	6"	2"	3"	4"	5"	6"
MAXIMUM ALLOWABLE PROJECTED ROOF AREA (SQ. FT.)	2,160	6,600	13,800	25,950	40,500	1,440	4,400	9,200	17,300	27,000
FLOW (GPM)	30	92	192	360	563	30	92	192	360	563

GENERAL NOTES:
A: CPC 2022, CHAPTER 11, TABLE 1103.1
B: RAINFALL RATE 1.5"/HR PER CPC 2022, APPENDIX D, TABLE D 101.1 (SAN FRANCISCO)

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
APPROVED

Permit No. B25-4047

Date: 6/8/2026

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

Md Avicuzzman

Building Division Authorization Signature

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SANTA ROSA, CA 95401



PERMIT SET

SHEET TITLE

PLUMBING
CALCULATIONS

REVISIONS

NO. DATE DESCRIPTION

DATE 10/31/2025

SCALE

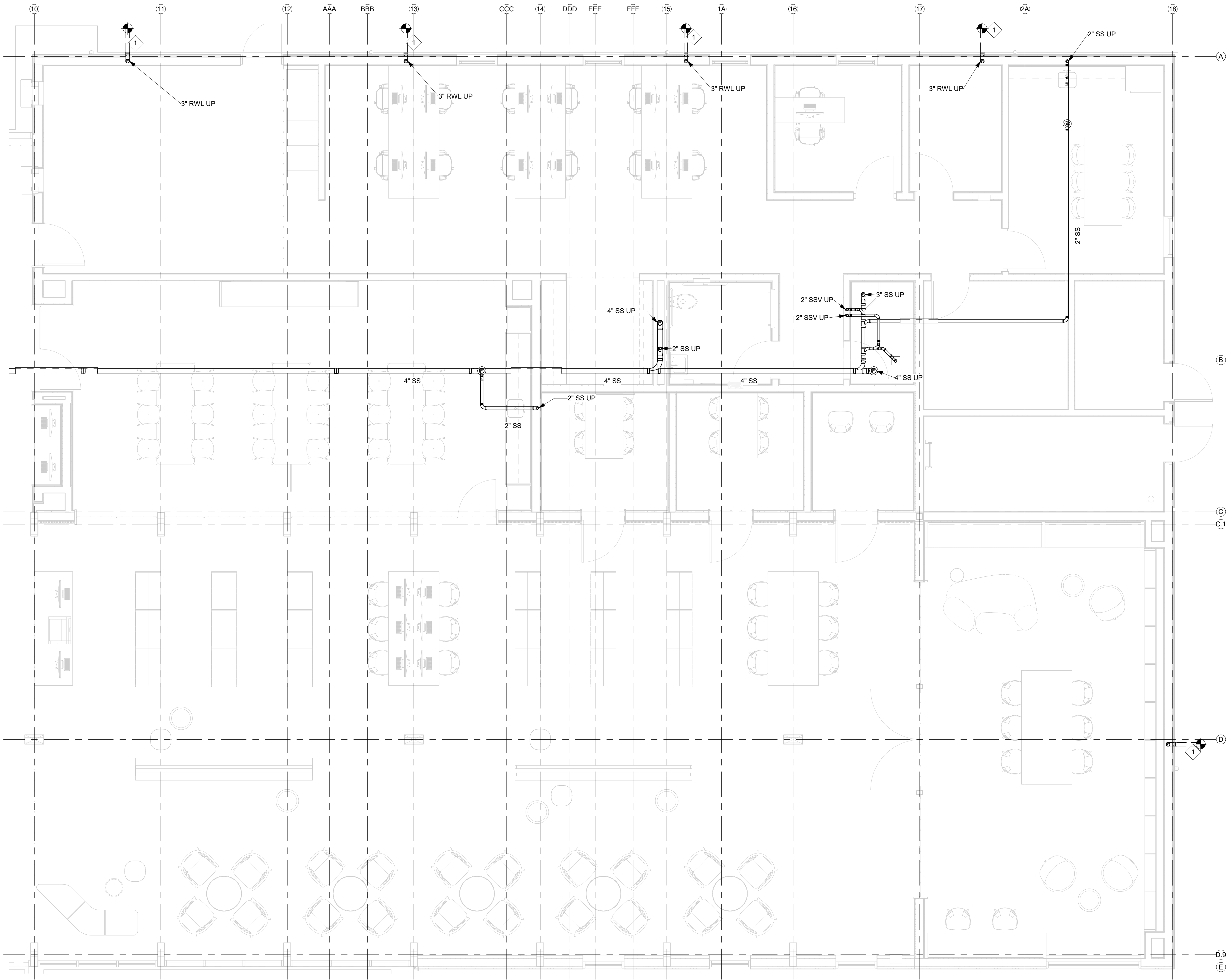
INTERNAL JOB NO. 2024-08

FILE NO. TBD

CONTRACT NO. (PID) C02412

SHEET NUMBER

P0.02



GENERAL SHEET NOTES

1. SLOPE SANITARY WASTE PIPING MIN. 2% IN DIRECTIONS OF FLOW UNLESS OTHERWISE NOTED.
2. ALL ROOMS WITH FLOOR DRAINAGE MUST HAVE FLOORS SLOPED TOWARD DRAIN. SEE ARCHITECTURAL PLANS FOR REQUIRED SLOPE.
3. SLOPE CONDENSATE PIPING MIN. 1% IN DIRECTION OF FLOW.
4. SEE PLUMBING FIXTURE SCHEDULE FOR BRANCH PIPE SIZING.
5. PROVIDE ANGLE STOPS FOR ALL PLUMBING FIXTURE BRANCHES.
6. PROVIDE CLEANOUTS IN ALL LOCATIONS SHOWN. COORDINATE ALL WALL CLEANOUTS WITH PLUMBING FIXTURES, CASEWORK, AND ARCHITECTURAL ELEVATIONS.
7. HORIZONTAL RAIN WATER PIPING HAS BEEN SIZED PER 2022 CPCC TABLE 1103.2 USING RAINFALL RATION OF 2 IN./HR. & 1/4"/FT. SLOPE.
8. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF ALL FIXTURES, INCLUDING BUT NOT LIMITED TO FLOOR SINKS, FLOOR DRAINS, TRENCH DRAINS, AND ROOF DRAINS. THE ARCHITECTURAL PLANS SHALL TAKE PRECEDENCE.
9. REFER TO MECHANICAL PLANS FOR LOCATIONS OF MECHANICAL EQUIPMENT AND DUCTWORK. COORDINATE ALL WORK TO FIT IN AVAILABLE SPACE.
10. COORDINATE PIPE ROUTING WITH LOCATION OF ELECTRICAL PANELS AND DATA EQUIPMENT. PIPING SHALL NOT BE ROUTED ABOVE THESE ITEMS.

◆ SHEET KEYNOTES

1	POC TO SITE PIPING. ALL SITE PIPING BY CIVIL. SEE CIVIL DRAWINGS FOR CONTINUATION
9	"PER CPC 906.2 EACH VENT PIPE SHALL TERMINATE NOT LESS THAN 10 FEET, 15 FEET FOR LEED, (3048 MM) FROM, OR NOT LESS THAN 3 FEET (914 MM) ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET (914 MM) IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED."
12	3/4" CONDENSATE DRAIN TO APPROVED RECEPTACLE
13	1-1/4" CONDENSATE DRAIN TO ROOF DRAIN

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA 415.317.0529
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Permit No. B25-4047
Date: 6/8/2026
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Md. Avicuzzaman
Building Division Authorization Signature

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SANTA ROSA, CA 95401



PERMIT SET

SHEET TITLE
**ENLARGED
UNDERGROUND
PLUMBING PLAN - EAST**

REVISIONS		
NO.	DATE	DESCRIPTION

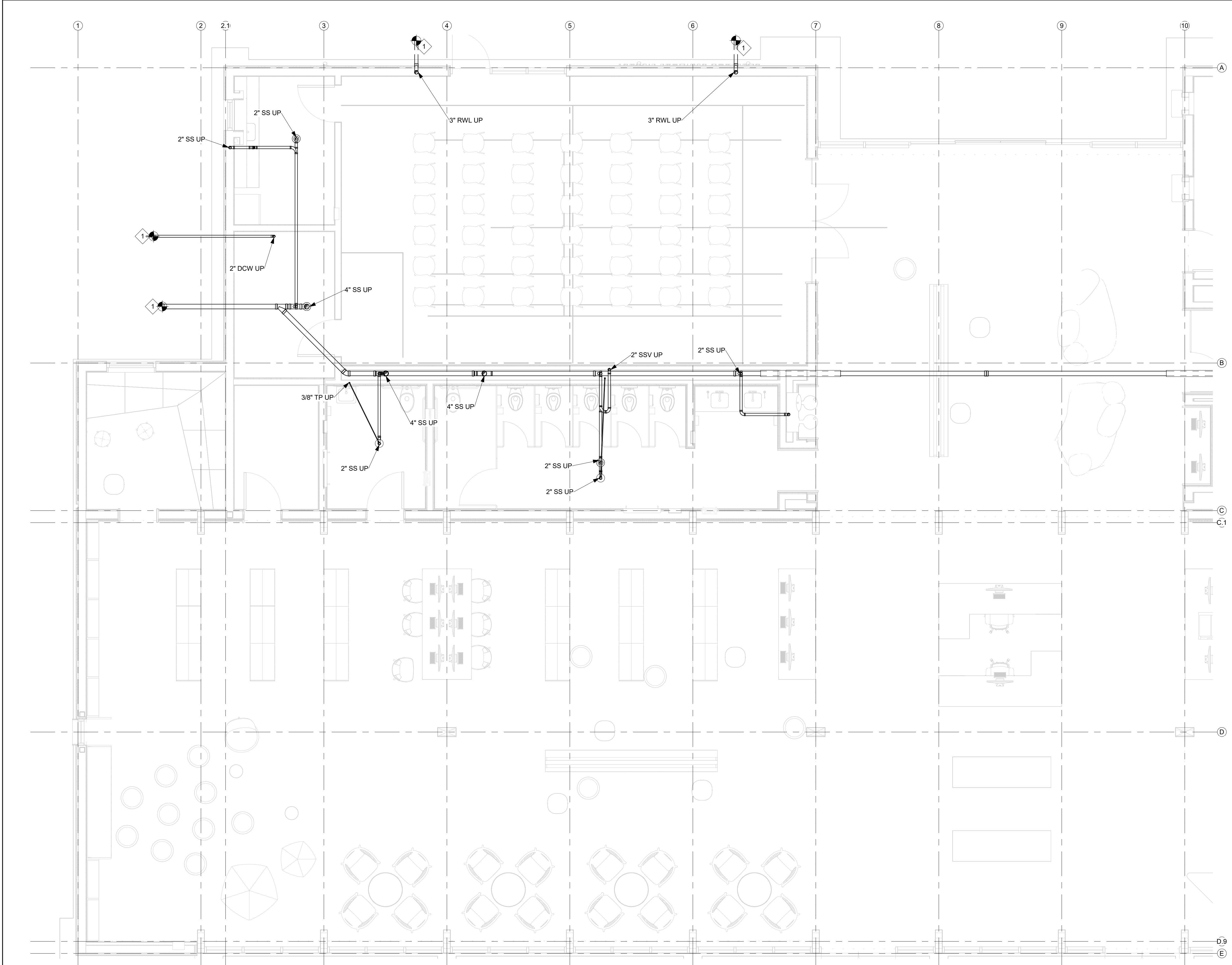
DATE	10/31/2025
SCALE	As indicated
INTERNAL JOB NO.	2024-08
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER

P2.03

1 UNDERGROUND PLUMBING PLAN - EAST
P2.03 1/4" = 1'-0"

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GENERAL SHEET NOTES

- SLOPE SANITARY WASTE PIPING MIN. 2% IN DIRECTIONS OF FLOW UNLESS OTHERWISE NOTED.
- ALL ROOMS WITH FLOOR DRAINAGE MUST HAVE FLOORS SLOPED TOWARD DRAIN. SEE ARCHITECTURAL PLANS FOR REQUIRED SLOPE.
- SLOPE CONDENSATE PIPING MIN. 1% IN DIRECTION OF FLOW.
- SEE PLUMBING FIXTURE SCHEDULE FOR BRANCH PIPE SIZING.
- PROVIDE ANGLE STOPS FOR ALL PLUMBING FIXTURE BRANCHES.
- PROVIDE CLEANOUTS IN ALL LOCATIONS SHOWN. COORDINATE ALL WALL CLEANOUTS WITH PLUMBING FIXTURES, CASEWORK, AND ARCHITECTURAL ELEVATIONS.
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- COORDINATE PIPE ROUTING WITH LOCATION OF ELECTRICAL PANELS AND DATA EQUIPMENT. PIPING SHALL NOT BE ROUTED ABOVE THESE ITEMS.

SHEET KEYNOTES	
1	POC TO SITE PIPING. ALL SITE PIPING BY CIVIL. SEE CIVIL DRAWINGS FOR CONTINUATION
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12	3/4" CONDENSATE DRAIN TO APPROVED RECEPTACLE
13	1-1/4" CONDENSATE DRAIN TO ROOF DRAIN

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San Francisco CA 94110
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Building Division Authorization Signature

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PROJECT

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SHEET TITLE
**ENLARGED
UNDERGROUND
PLUMBING PLAN - WEST**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	10/31/2025
SCALE	As indicated
INTERNAL JOB NO.	2024-08
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER
P2.04

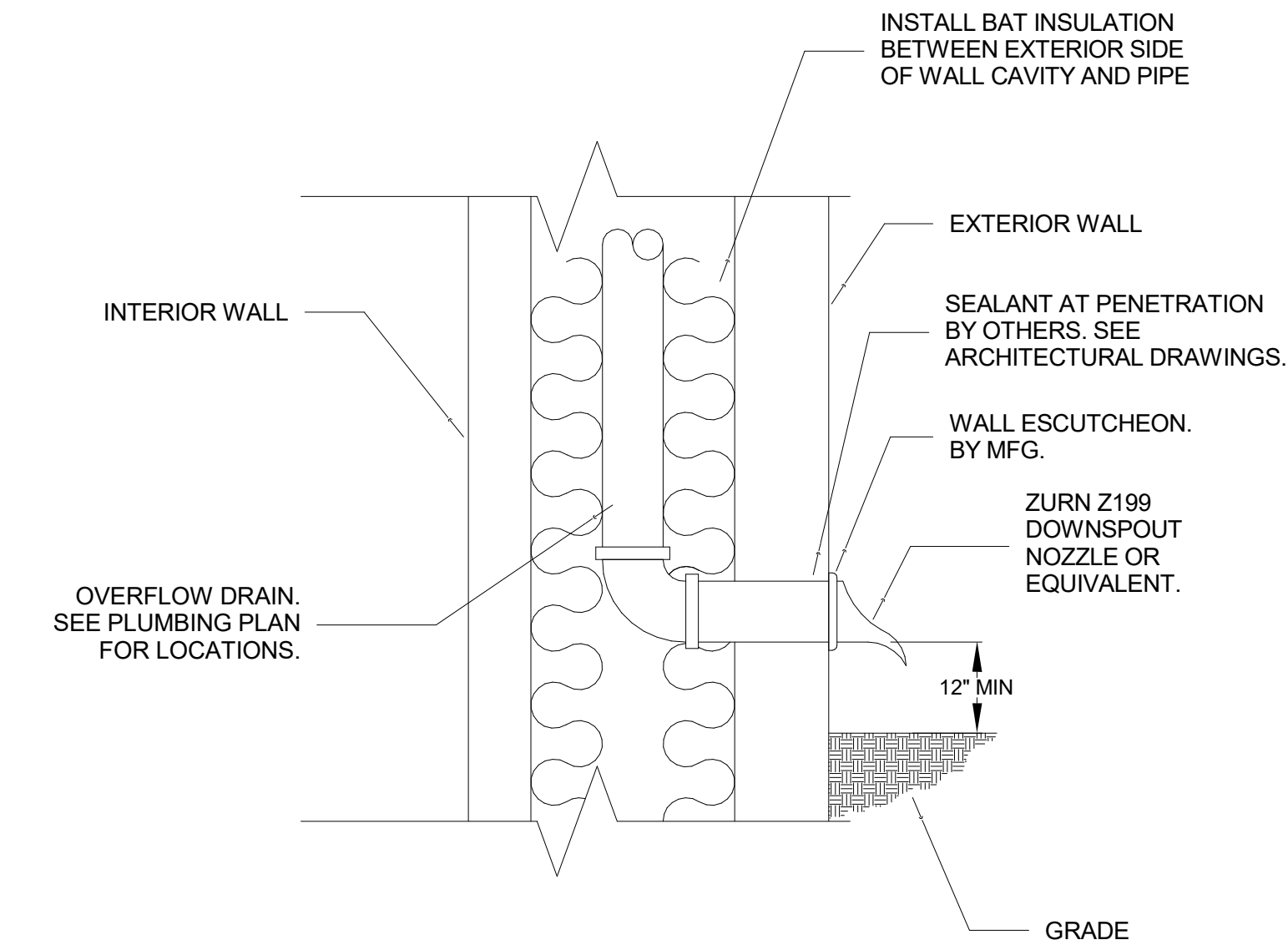
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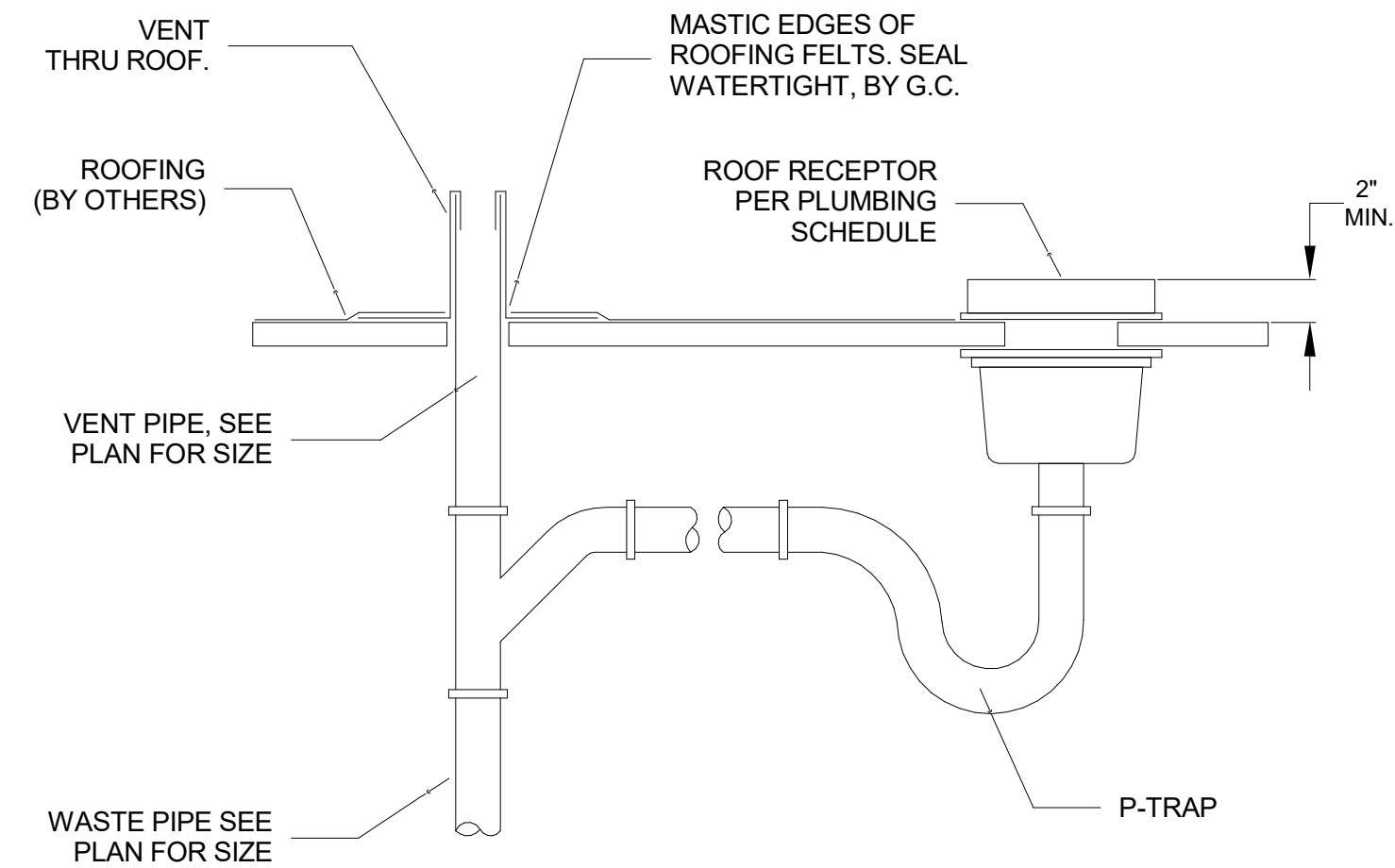
P2.04

UNDERGROUND PLUMBING PLAN - WEST
1/4" = 1'-0"

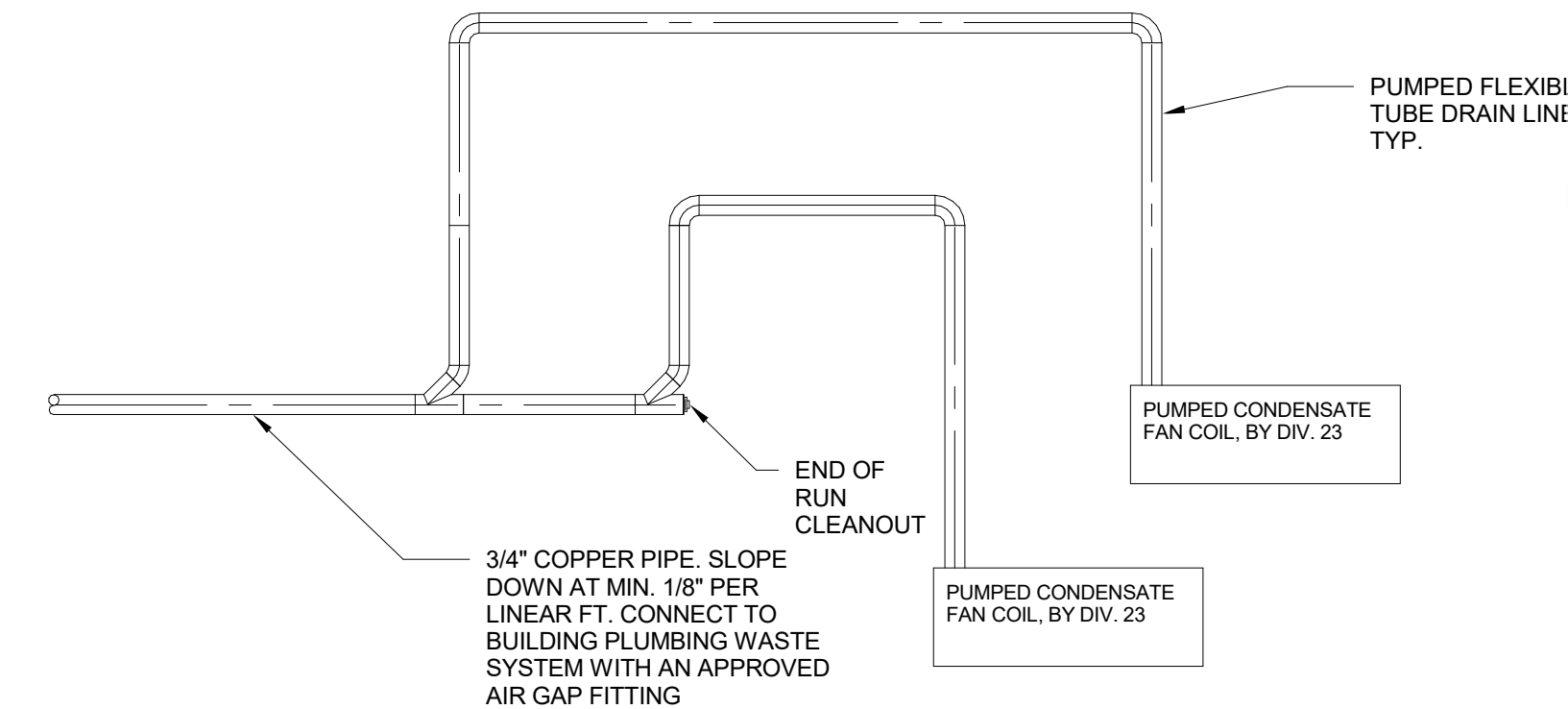
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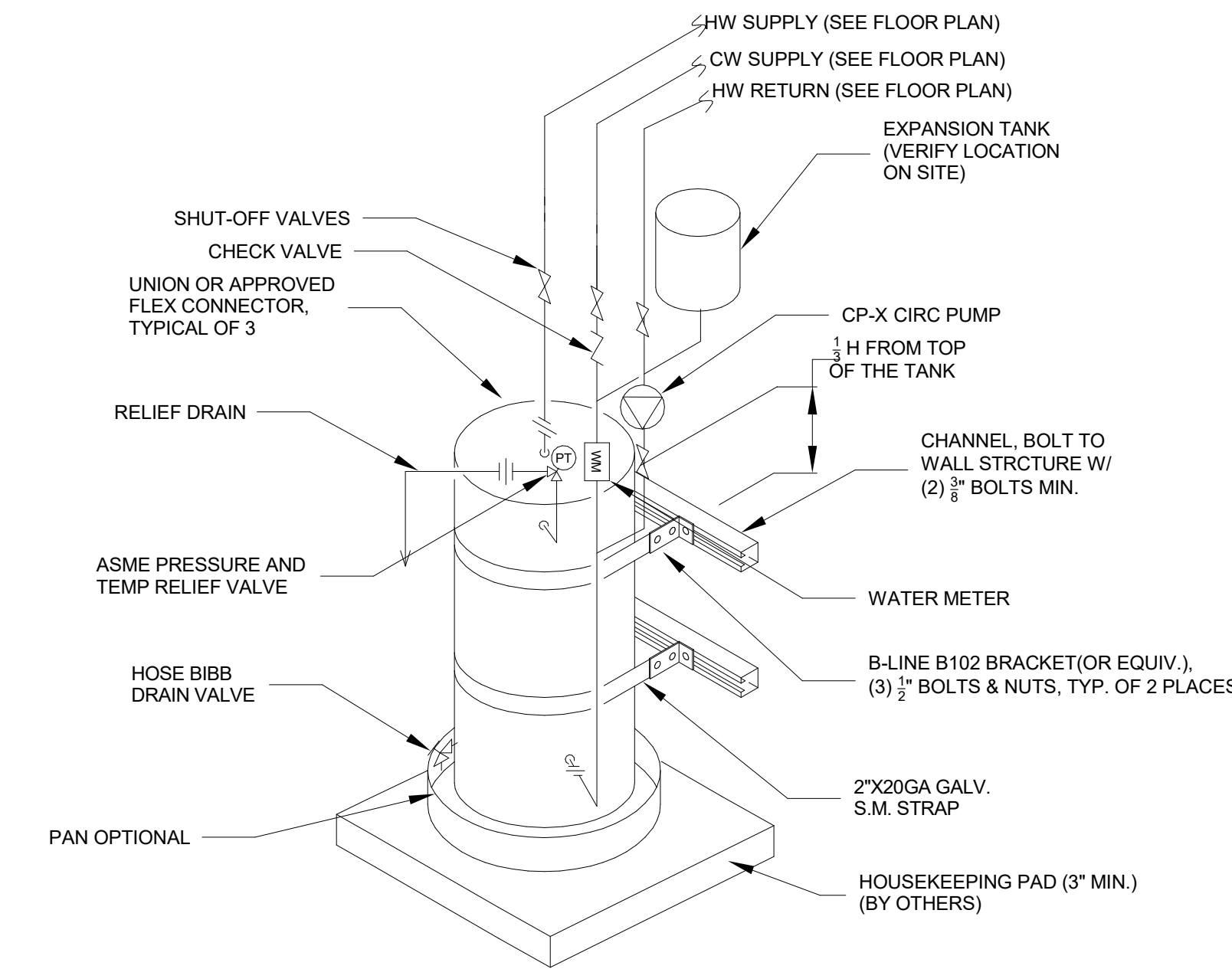
5 OVERFLOW DRAIN TERMINATION DETAIL
N.T.S.



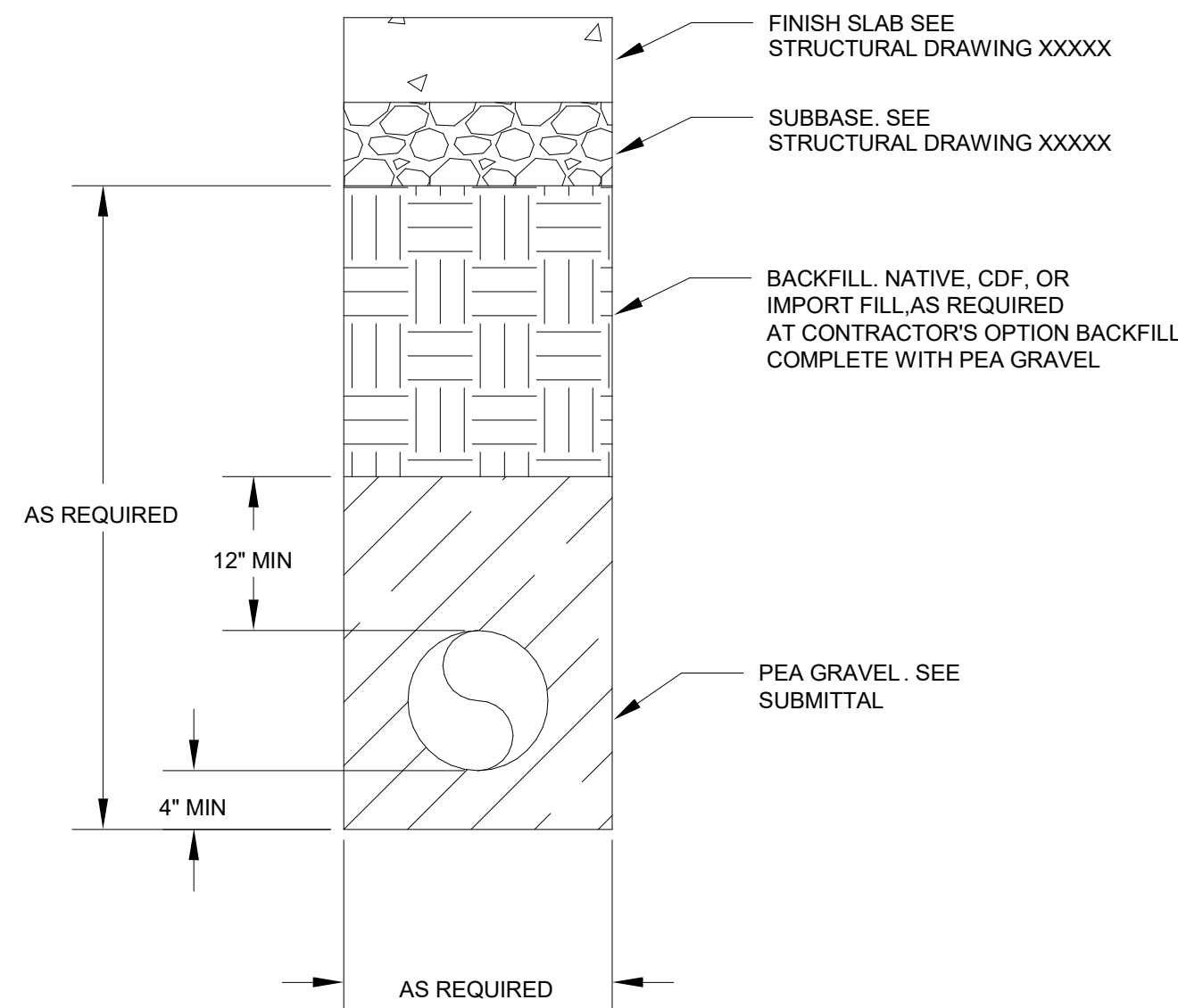
3 ROOF RECEPTOR DETAIL
N.T.S.



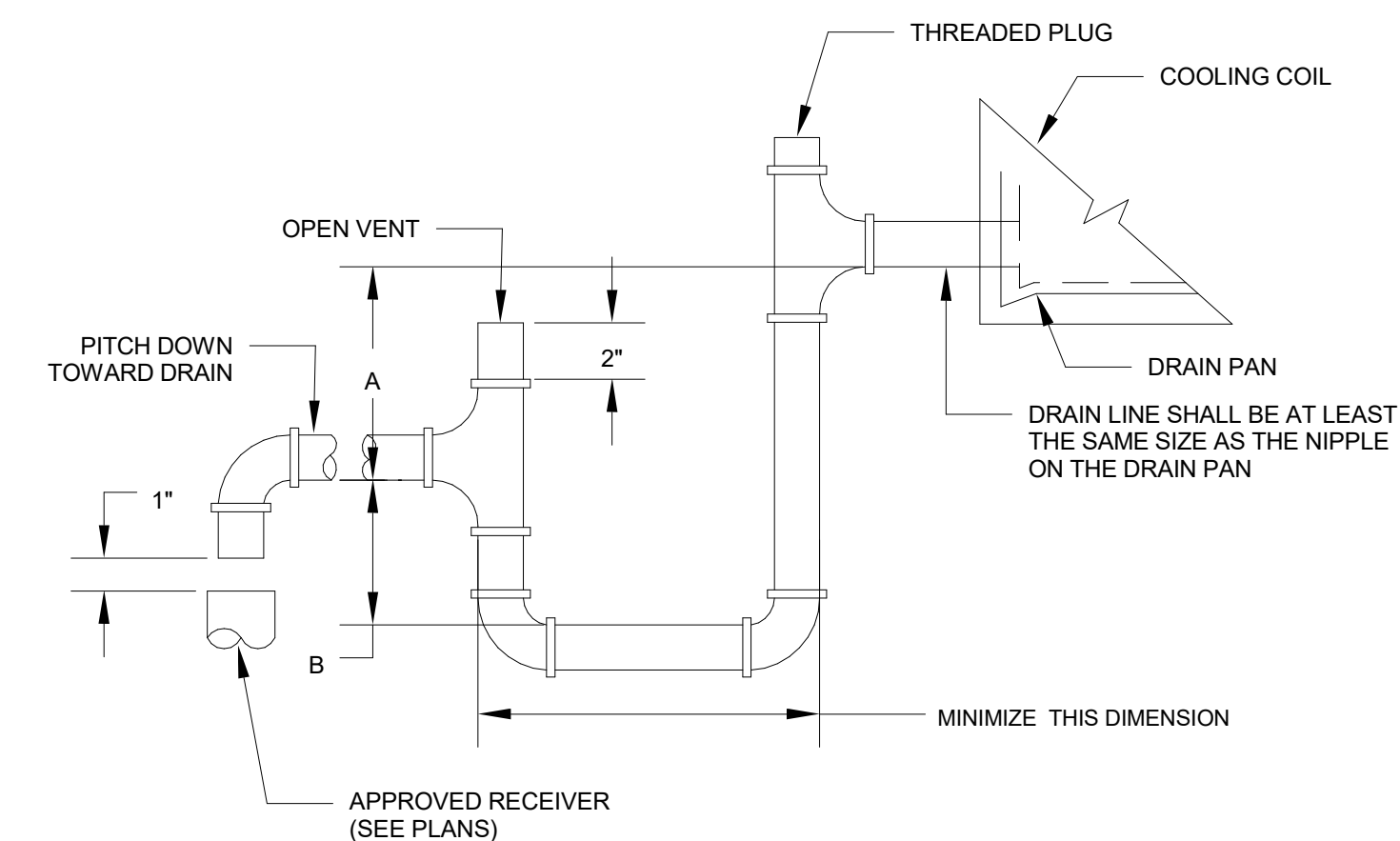
1 CONDENSATE CONNECTION DETAIL
N.T.S.



6 WATER HEATER DETAIL
N.T.S.



4 PIPE TRENCH DETAIL
N.T.S.



2 CONDENSATE DRAIN TRAP DETAIL
N.T.S.

DRAW THROUGH COIL		BLOW THROUGH COIL	
A	B	A	B
SEE NOTE 1	SEE NOTE 1	SEE NOTE 2	SEE NOTE 2

- NOTES:
1. MINIMUM DEPTH OF SEAL TO BE STATIC PRESSURE AT PAN PLUS 1/2"
2. 2" MINIMUM

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA
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Building Division Authorization Signature

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SHEET TITLE
PLUMBING DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	10/31/2025
SCALE	12" = 1'-0"
INTERNAL JOB NO.	2024-08
FILE NO.	TBD
CONTRACT NO. (PID)	C02412

SHEET NUMBER
P6.01



- ## ◆ SHEET KEYNOTES

1	POC TO SITE PIPING. ALL SITE PIPING BY CIVIL. SEE CIVIL DRAWINGS FOR CONTINUATION
---	---



CLIENT

The logo for the City of Santa Rosa, featuring the text "City of Santa Rosa" in a serif font, with a stylized rose graphic to the right.

**CITY OF SANTA
ROSA**

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

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[illegible]

Project

HEARN COMMUNITY HUB - PHASE 1 - SANTA ROSA FIRE STATION 8

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

Architect of Record

S H A H
KAWASAKI
ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607



Consultant



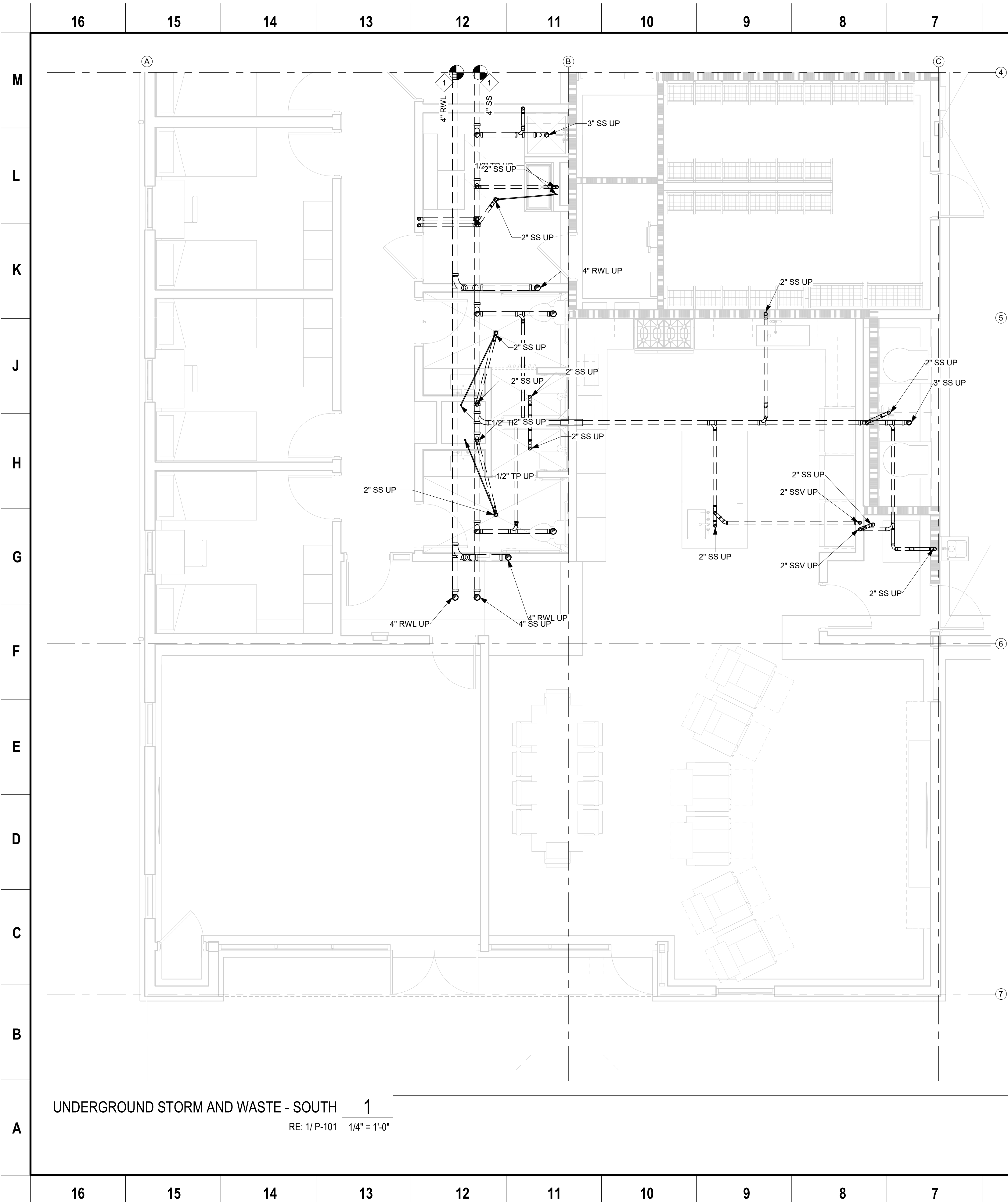
Drawing Title

**UNDERGROUND
ENLARGED WASTE
AND VENT - NORTH**

Drawing No.

P-201

SKA Project Number: 24719



- GENERAL SHEET NOTES
1.

SLOPE SANITARY WASTE PIPING MIN. 2% IN DIRECTIONS OF FLOW UNLESS OTHERWISE NOTED.
2.

ALL ROOMS WITH FLOOR DRAINAGE MUST HAVE FLOORS SLOPED TOWARD DRAIN. SEE ARCHITECTURAL PLANS FOR REQUIRED SLOPE.
3.

SEE PLUMBING FIXTURE SCHEDULE FOR BRANCH PIPE SIZING.
4.

PROVIDE ANGLE STOPS FOR ALL PLUMBING FIXTURE BRANCHES.
5.

PROVIDE CLEANOUTS IN ALL LOCATIONS SHOWN. COORDINATE ALL WALL CLEANOUTS WITH PLUMBING FIXTURES, CASEWORK, AND ARCHITECTURAL ELEVATIONS.
6.

HORIZONTAL RAIN WATER PIPING HAS BEEN SIZED PER 2022 CPCC TABLE 1103.2 USING RAINFALL RATION OF 2 IN./HR. & 1/4\"/>
- | SHEET KEYNOTES | |
|----------------|---|
| 1 | POC TO SITE PIPING. ALL SITE PIPING BY CIVIL. SEE CIVIL DRAWINGS FOR CONTINUATION |
- CITY OF SANTA ROSA

APPROVED

Permit No. B25-4047

Date: 6/8/2026

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Mr. Avigdor Eshman

Building Division Authorization Signature

CLIENT

City of Santa Rosa

CITY OF SANTA ROSA

100 SANTA ROSA AVE.,
SANTA ROSA, CA 95404

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Revision Number	DATE	ISSUE DESCRIPTION
	10/31/2025	100% CD DRAWINGS

Project

HEARN COMMUNITY HUB - PHASE 1 - SANTA ROSA FIRE STATION 8

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

Architect of Record

S H A H KAWASAKI ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Consultant

Peterson MECHANICAL INC.

Since 1915

CONTRACTOR'S LICENSE

No. 171486

STATE OF CALIFORNIA

Drawing Title

UNDERGROUND ENLARGED WASTE AND VENT - SOUTH

Drawing No.

P-202

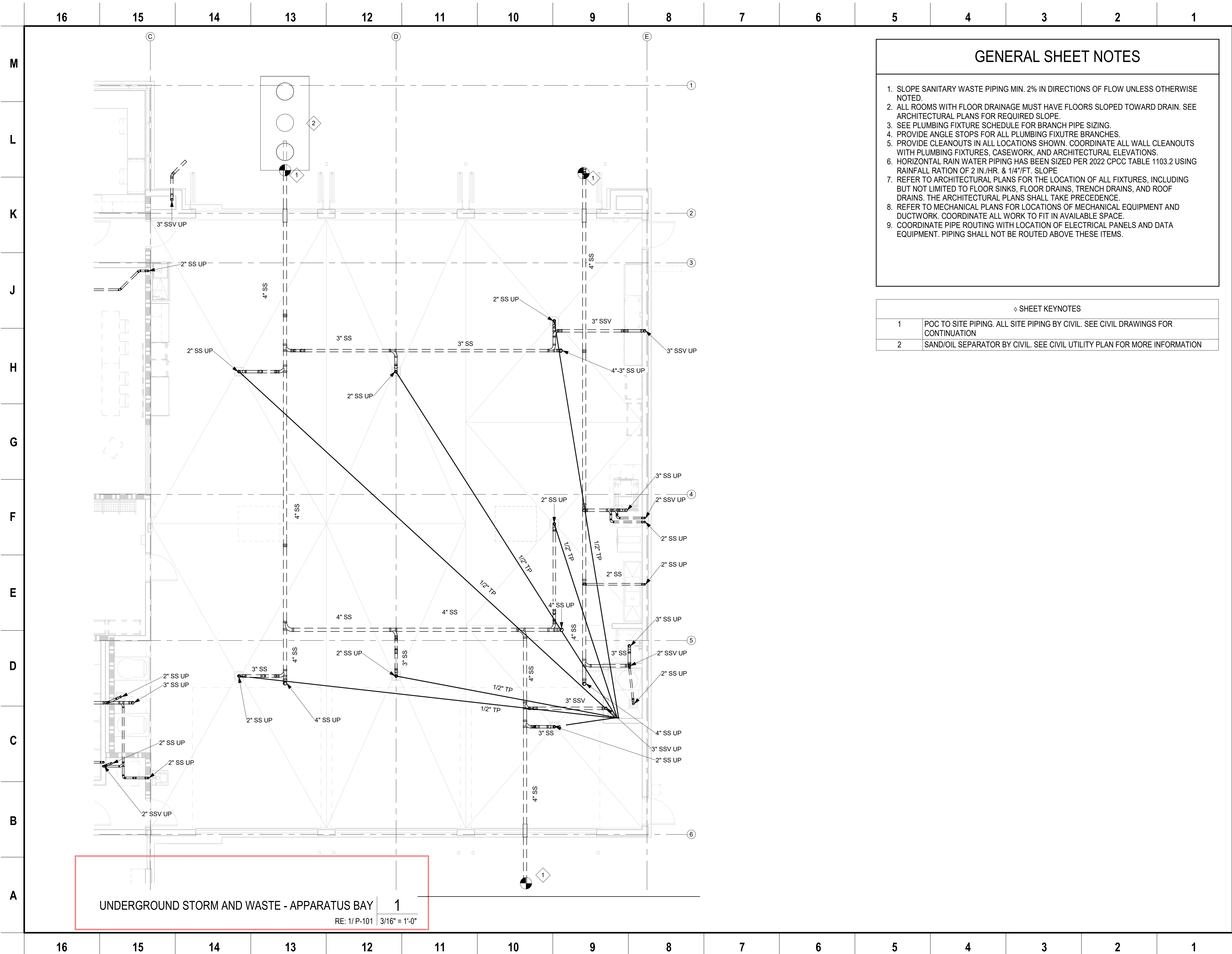
SKA Project Number: 24719

16151413121110987654321

UNDERGROUND STORM AND WASTE - SOUTH1
RE: 1/P-1011/4" = 1'-0"

16151413121110987654321

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GENERAL SHEET NOTES

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2. ALL ROOMS WITH FLOOR DRAINAGE MUST HAVE FLOORS SLOPED TOWARD DRAIN. SEE ARCHITECTURAL PLANS FOR REQUIRED SLOPE.
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4. PROVIDE ANGLE STOPS FOR ALL PLUMBING FIXTURE BRANCHES.
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◇ SHEET KEYNOTES

1	POC TO SITE PIPING. ALL SITE PIPING BY CIVIL. SEE CIVIL DRAWINGS FOR CONTINUATION
2	SAND/OIL SEPARATOR BY CIVIL. SEE CIVIL UTILITY PLAN FOR MORE INFORMATION



CITY OF SANTA ROSA

100 SANTA ROSA AVE.,
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Revision Number	DATE	ISSUE DESCRIPTION
	10/31/2025	100% CD DRAWINGS

Project

**HEARN COMMUNITY
HUB - PHASE 1 -
SANTA ROSA FIRE
STATION 8**

976, 980, 1004 HEARN AVE
SANTA ROSA, CA 95407

CONTRACT NO. C02412 FILE NO. TBD

Architect of Record

**S H A H
KAWASAKI**

ARCHITECTS

570 10th Street, Suite 201
Oakland, CA 94607

Consultant

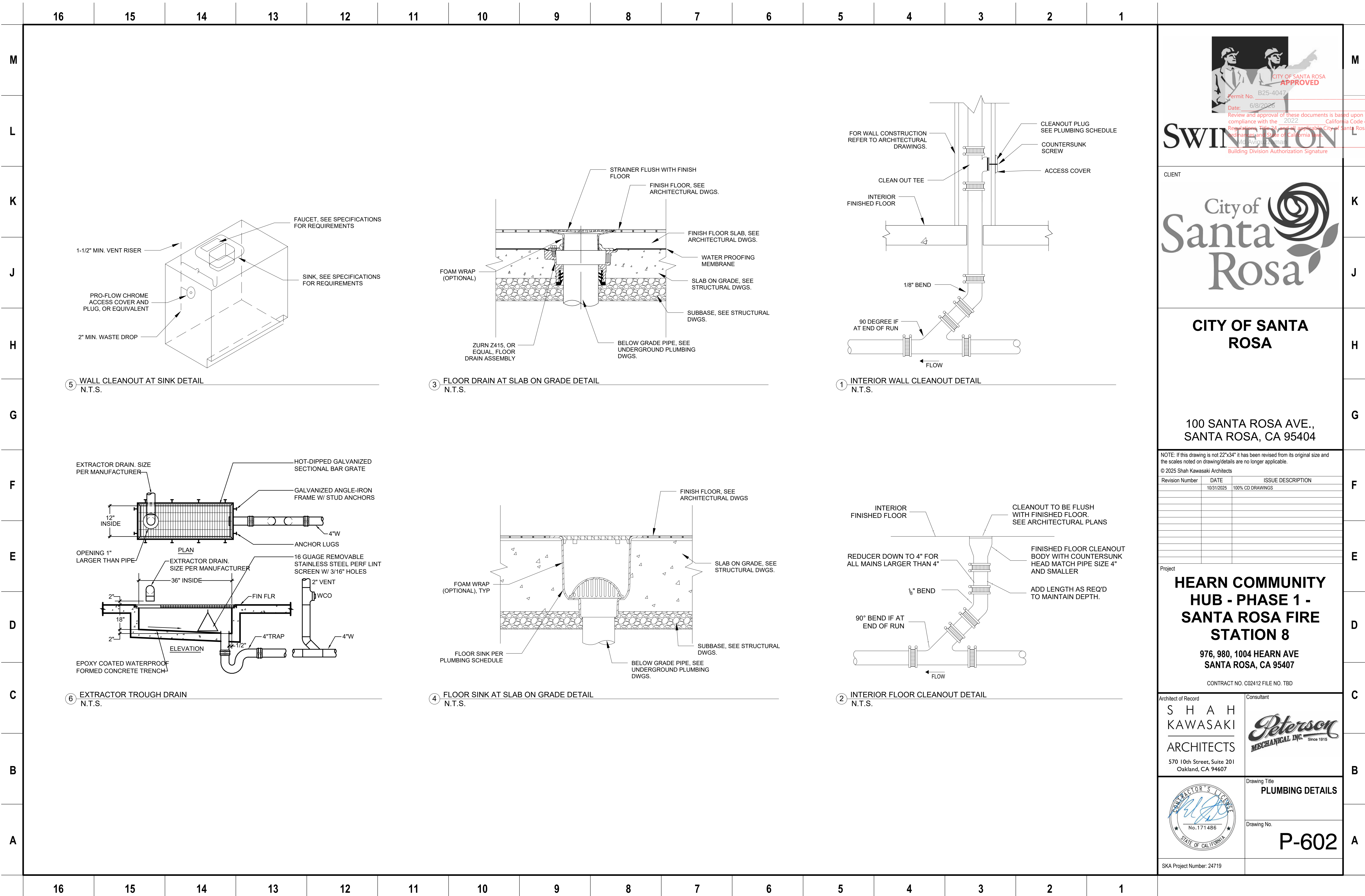
Peterson
MECHANICAL INC. Since 1915



Drawing Title
**UNDERGROUND
ENLARGED WASTE
AND VENT -
APPARATUS BAY**

Drawing No.
P-203

SKA Project Number: 24719



1) ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:
2022 BUILDING STANDARDS ADMINISTRATIVE CODE.
2022 CALIFORNIA BUILDING CODE.
2022 CALIFORNIA ELECTRICAL CODE.
2022 CALIFORNIA MECHANICAL CODE.
2022 CALIFORNIA PLUMBING CODE.
2022 CALIFORNIA FIRE CODE.
2022 CALIFORNIA REFERENCED STANDARDS.
2022 CALIFORNIA ENERGY CODE.

2) BASIC METHOD AND MATERIALS:
1. MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND DELIVERED TO THE SITE IN ORIGINAL CARTONS OR PACKAGES.
2. WIRING SHALL BE INSTALLED IN A CONTINUOUS RACEWAY. WIRING SHALL BE RUN CONCEALED IN FINISHED ROOMS. IN UNFINISHED ROOMS WIRING MAY BE RUN EXPOSED IN RACEWAY. IN WALLS AND CEILING SPACES ROMEX WIRING MAY BE USED WITH PROPER SUPPORTING MEANS.
3. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY NATIONAL RESEARCH AND TESTING LABORATORIES, AS LISTED BY OSHA.

3) RACEWAYS AND FITTINGS:
1. RIGID CONDUIT SHALL BE STANDARD SIZE, HOT DIPPED GALVANIZED CONDUIT. CONDUITS NOT SUBJECT TO DAMAGE SHALL BE ELECTRICAL METALLIC TUBING. ALL CONDUIT SHALL BE UL APPROVED.
2. THIN WALL CONDUIT SHALL BE STANDARD SIZE, GALVANIZED WITH COMPRESSION TYPE CONNECTORS AND FITTINGS.
3. ALL ELECTRICAL OUTLETS SHALL BE PROVIDED WITH CODE GAUGE STEEL 4-INCH STEEL, GALVANIZED BOXES OR LARGER AS REQUIRED. RECESSED BOXES SHALL BE SET FLUSH WITH THE FINISHED SURFACE USING APPROPRIATE PLASTER RINGS. CAST METAL BOXES WITH NEOPRENE GASKETS SHALL BE USED IN WET AREA AND OUTSIDE LOCATIONS. COVER PLATES SHALL BE SMOOTH, PLASTIC COLOR SELECTED BY ARCHITECT OR IVORY, WITH PROPER OPENINGS FOR THE DESIRED DEVICES.

4) CONDUCTORS:
1. ALL CONDUCTORS SHALL BE COPPER WITH RHW, THHW, THW, THWN AND XHHW UNLESS OTHERWISE REQUIRED BY THE CEC.
2. ALUMINUM CONDUCTORS MAY BE SUBSTITUTED FOR COPPER CONDUCTORS (IF APPROVED BY LOCAL JURISDICTION). INCREASE THE CONDUIT AND CONDUCTOR SIZES FOR THE EQUIVALENT AMPACITY. TERMINATIONS (CU-AL) SHALL BE MADE IN ACCORDANCE WITH PRACTICES RECOMMENDED BY THE ALUMINUM ASSOCIATION.
3. USE 10 AWG CONDUCTOR FOR 120V, MAX. 16A LOAD BRANCH CIRCUIT, LONGER THAN 58' BUT NOT EXCEEDS 91'.
4. USE 10 AWG CONDUCTOR FOR 277V, MAX. 16A LOAD BRANCH CIRCUIT, LONGER THAN 133' BUT NOT EXCEEDS 210'.
5. IN ALL SCENARIOS VOLTAGE DROP (V.D.) CANNOT EXCEED 3% (3.6V FOR 120V & 8.3V FOR 277V) AT THE FARTHEST OUTLET OF POWER AND/OR LIGHTING LOADS. THE MAX. V.D. ON BOTH FEEDERS AND BRANCH CIRCUITS CANNOT EXCEED 5% OF NOMINAL VOLTAGE OF THE LINE. THE MAXIMUM VOLTAGE DROP OF THE FEEDER CONDUCTORS CANNOT EXCEED 2% VOLTAGE DROP.

5) WIRING DEVICES:
1. SWITCHES AND RECEPTACLES SHALL BE OF SPECIFICATION GRADE. COLOR SHALL BE WHITE (OR TO MATCH WALLS) UNLESS INDICATED OTHERWISE.

6) PANELBOARDS:
1. ALL EQUIPMENT SHALL BE OF ONE MANUFACTURER AND SHALL BE IN ACCORDANCE WITH: ANSI, NEMA, UL, IEEE AND NFPA 70 REQUIREMENTS AND STANDARDS. EACH PANELBOARD ASSEMBLY SHALL BE PROVIDED WITH COPPER BUSES.
2. ALL PANELBOARDS SHALL BE PROVIDED WITH DISCONNECTS AS SHOWN ON THE DRAWINGS OR AS REQUIRED BY THE CEC.
3. MANUFACTURER: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS WITH MINIMUM FIVE YEARS OF DOCUMENTED EXPERIENCE.
4. USE MOLDED CASE CURRENT-LIMITING CIRCUIT BREAKERS.
5. INSTALL PANELBOARD AND ACCESSORIES ACCORDING TO NEMA PB 1.1 AND CEC. PROVIDE (2) SPARE 1 INCH CONDUITS FROM EACH RECESSED PANELBOARD INTO THE ABOVE SUSPENDED CEILING.
6. PERFORM: A. LOAD BALANCING AND MAKE CIRCUIT CHANGES. B. INFRARED SCANNING.
7. CIRCUIT DESCRIPTIONS SHALL COMPLY WITH CEC 408.4. CEC 408.4: EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS.

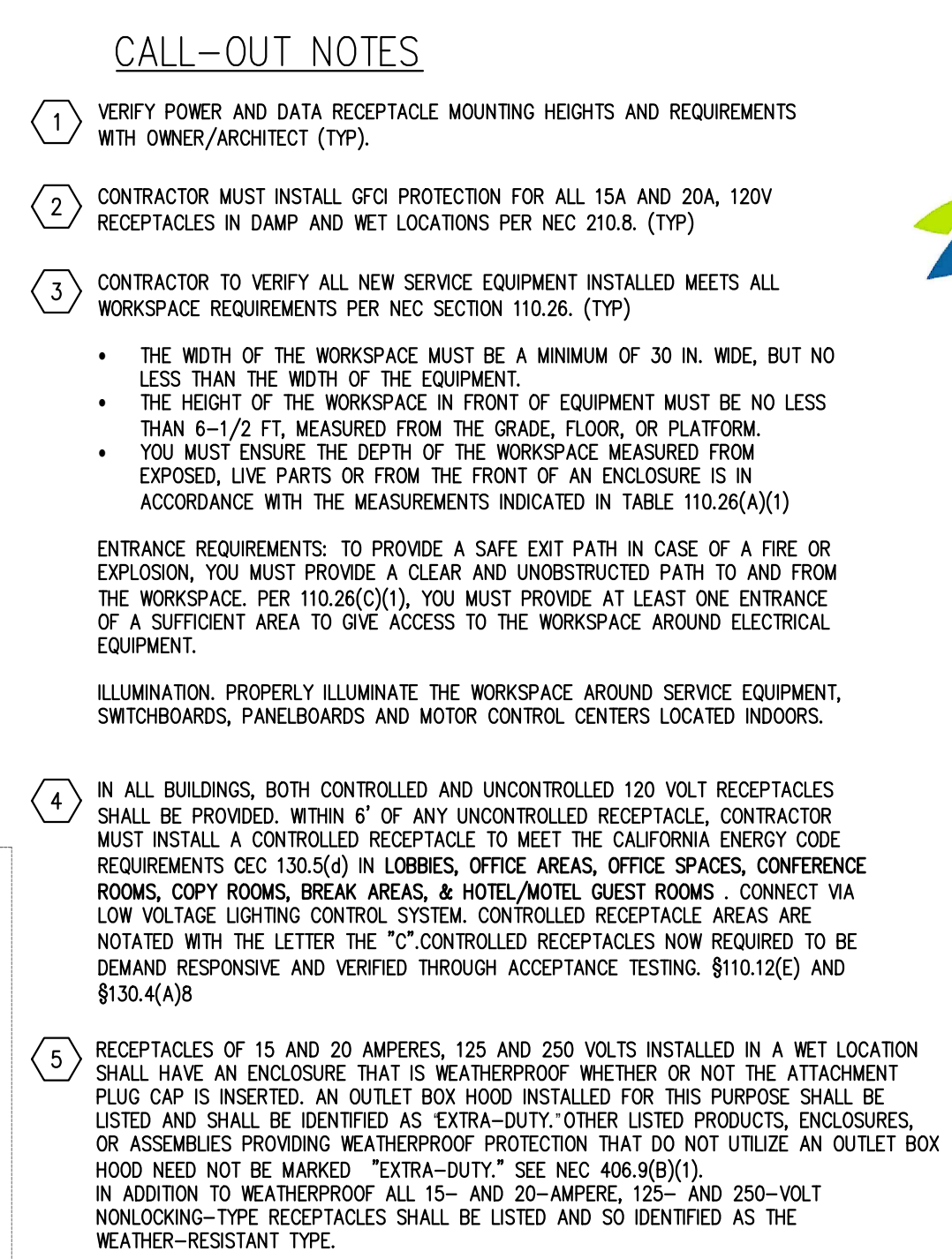
7) LIGHTING FIXTURES:
1. LIGHTING FIXTURES SHALL BE AS PER THE LIGHTING FIXTURE SCHEDULE.
2. FURNISH AND INSTALL NEW LAMPS IN ALL FIXTURES.
3. WARRANTY: MINIMUM FIVE YEARS FOR EMERGENCY UNIT BATTERIES AND BALLASTS.
4. QUALITY ASSURANCE: ELECTRICAL DEVICES AND ACCESSORIES AS DEFINED IN NFPA 70-100; FIXTURES FOR HAZARDOUS LOCATIONS SHALL COMPLY WITH FMG; EXIT SIGNS VISIBILITY AND LUMINANCE TO COMPLY WITH NFPA 101.
5. REQUIREMENTS: RECESSED FIXTURES COMPLY WITH NEMA LE4; FIXTURES TO COMPLY WITH UL.
6. BALLAST FOR FLUORESCENT FIXTURES TO COMPLY WITH NEMA C82.11 AND SHOULD BE: INSTANT OR RAPID START; SOUND RATING A; TOTAL HARMONIC DISTORTION LESS THAN 10%; TRANSIENT VOLTAGE PROTECTION CATEGORY A; CREST FACTOR LESS THAN 1.7; MULTIPLE LAMP BALLASTS AND MAINTAIN FULL LIGHT OUTPUT ON SURVIVING LAMPS IF ONE OR MORE LAMPS FAIL; HIGH POWER FACTOR, AT LEAST 90%; DESIGNED FOR SURGE OF HIGH VOLTAGE AND COMPLYING WITH ANSI/IEEE C62.41 CAT.A; AND LISTED FOR LOW ELECTROMAGNETIC-INTERFERENCE ENVIRONMENTS.
7. HIGH INTENSITY DISCHARGE BALLASTS SHOULD COMPLY WITH NEMA C82.4 AND UL 1029, DESIGNED FOR MINIMUM STARTING TEMPERATURE: -22DEG F AND BE LISTED AS LOW-NOISE BALLAST.
8. EXIT SIGNS AND EMERGENCY LIGHTING UNITS TO COMPLY WITH UL 924.
9. INSTALL SUSPENDED LUMINAIRES USING PENDANTS SUPPORTED FROM SWIVEL HANGERS.
10. CLEAN ALL FIXTURES AND LAMPS UPON THE CONCLUSION OF THE WORK. FIXTURES THAT ARE CRACKED, BROKEN, RUSTED OR OTHERWISE DAMAGED SHALL BE REPLACED BY THE CONTRACTOR. ALL LIGHTING FIXTURES SHALL BE INSTALLED FREE OF GAPS, UNEVEN ROW EXTENSIONS, OR LIGHT LEAKS AROUND RECESSED FIXTURE TRIM.
11. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING A CODE COMPLIANT LIGHTING CONTROL SYSTEM. THESE LIGHTING PLANS ONLY SHOW GENERAL BUILDING ENERGY EFFICIENCY REQUIREMENTS AND CONCEPTUAL DESIGNS - SPECIFIC CONTROLS SHOULD BE COORDINATED WITH LIGHTING CONTROL DESIGNER FROM MANUFACTURER.

8) SPECIAL ELECTRICAL SYSTEMS:
1. SPECIAL SYSTEMS ARE: TELEPHONE, SOUND AND DATA AS INDICATED ON DRAWINGS.
2. UNLESS NOTED OTHERWISE ON THE DRAWINGS TELEPHONE SYSTEM SHALL INCLUDE BLANK OUTLET BOXES AS TERMINAL LOCATIONS WITH 3/4 INCH CONDUIT EXTENDING FROM THESE BOXES UP INTO THE LIFT-OUT CEILING SPACE ABOVE. WHERE LIFT-OUT CEILINGS ARE NOT PROVIDED, THE CONDUIT RUNS SHALL EXTEND BACK TO A COMMON LOCATION IN UTILITY CLOSETS & BASEMENT.

9) MOUNTING HEIGHTS:
SHALL BE AS FOLLOWS:
RECEPTACLES: MINIMUM: 15" ABOVE FINISHED FLOOR (A.F.F.) (MEASURED FROM BOTTOM OF DEVICE). MAXIMUM: 48" ABOVE FINISHED FLOOR (A.F.F.) (MEASURED FROM TOP OF DEVICE).
WALL SWITCHES: MINIMUM: 15" ABOVE FINISHED FLOOR (A.F.F.) (MEASURED FROM BOTTOM OF DEVICE). MAXIMUM: 48" ABOVE FINISHED FLOOR (A.F.F.) (MEASURED FROM TOP OF DEVICE).
VOICE/ DATA OUTLETS: MINIMUM: 15" ABOVE FINISHED FLOOR (A.F.F.) (MEASURED FROM BOTTOM OF DEVICE). MAXIMUM: 48" ABOVE FINISHED FLOOR (A.F.F.) (MEASURED FROM TOP OF DEVICE).
WALL TELEPHONE OUTLET: MINIMUM: 15" ABOVE FINISHED FLOOR (A.F.F.) (MEASURED FROM BOTTOM OF DEVICE). MAXIMUM: 48" ABOVE FINISHED FLOOR (A.F.F.) (MEASURED FROM TOP OF DEVICE).
CEILING MOUNTED EXIT SIGNS: 7'-6" BOTTOM OF FIXTURE A.F.F.

10) CONTRACTOR TO FOLLOW THE CITY OF SANTA ROSA, CA SECURITY CODES.

E001-L



SCALE: 1/4"=1'-0"

	
City of Santa Rosa	CITY OF SANTA ROSA APPROVED
Permit No. 825-4047	
Date: 6/8/2026	
Review and approval of these documents is based upon	
compliance with the 2022	California Code of
Regulations, title 24, and all applicable City of Santa Rosa	ordinances and State of California laws.
Md Avizquzaman	
<u>Building Division Authorization Signature</u>	

100 SANTA ROSA AVE.,
SANTA SOSA, CA 95404

JOB NO.	25-501
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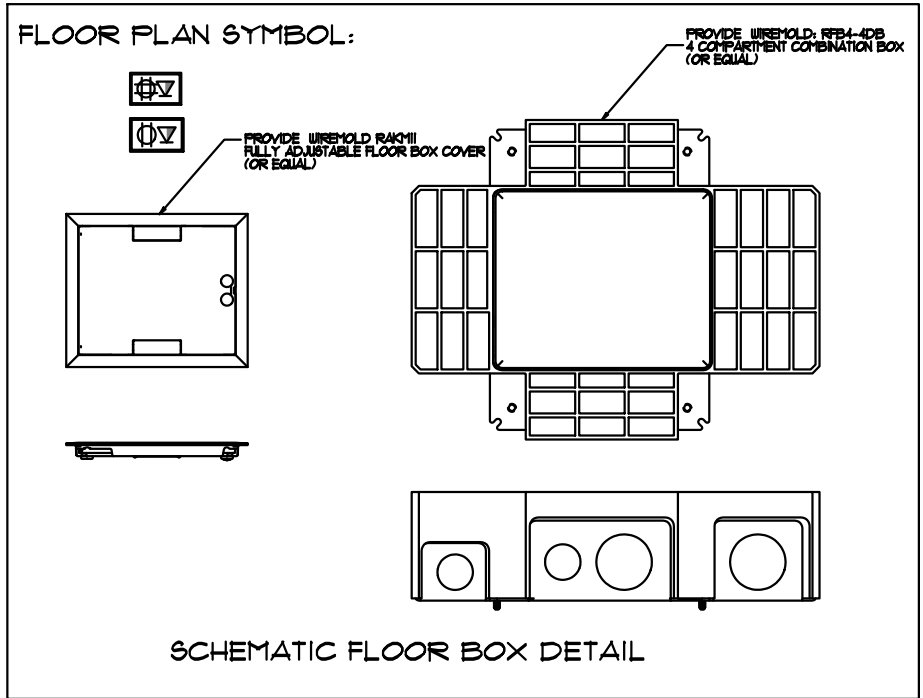
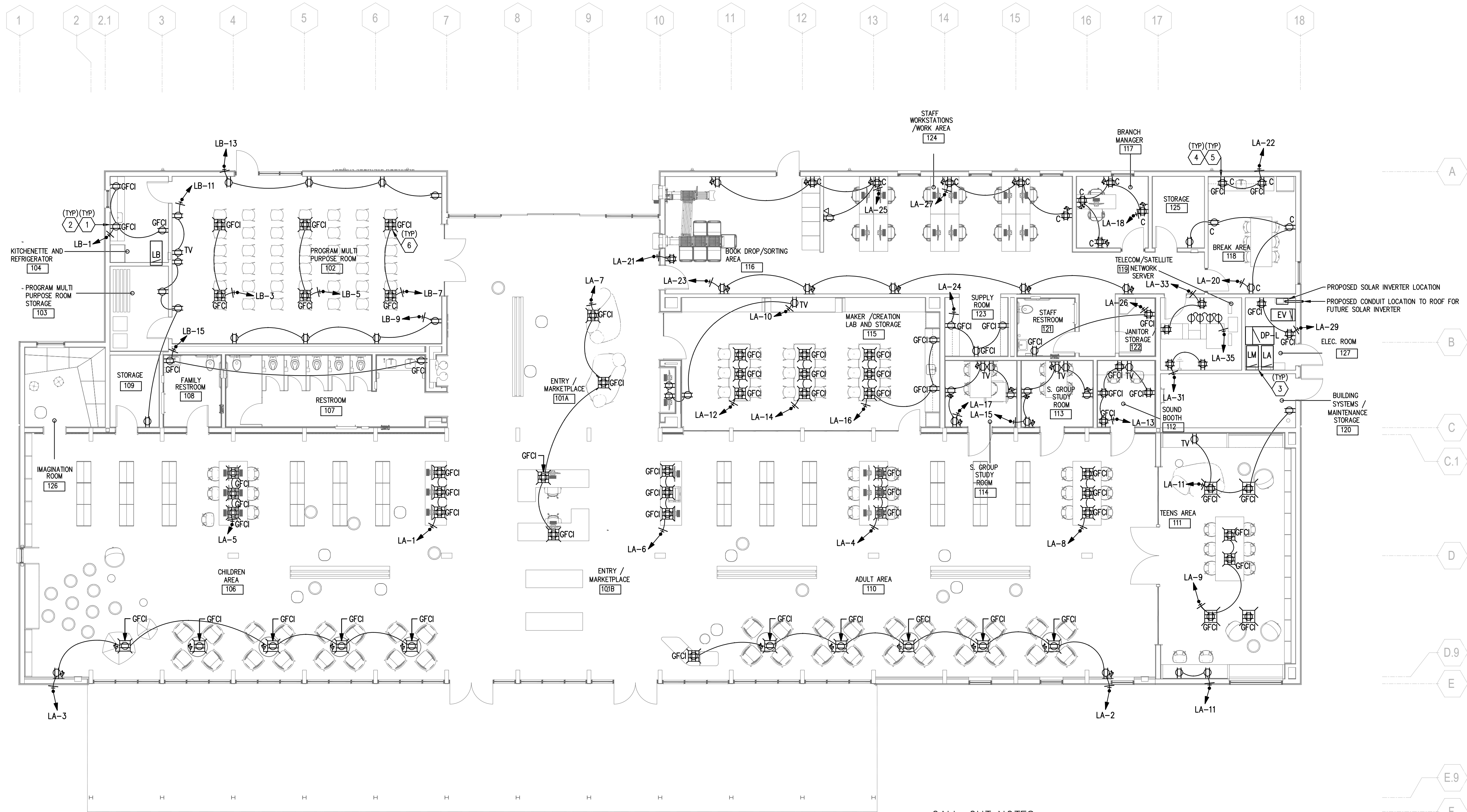
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CONTRACT NO. C02412
FILE NO. TBD

REGISTERED PROFESSIONAL ENGINEER
RAM N. PARSİ
E 18400
Exp. 06-30-2026
R. Parsi
ELECTRICAL
STATE OF CALIFORNIA

E102-F

SKA Project Number: 24719



CALL-OUT NOTES

- VERIFY POWER AND DATA RECEPTACLE MOUNTING HEIGHTS AND REQUIREMENTS WITH OWNER/ARCHITECT (TYP).
- CONTRACTOR MUST INSTALL GFCI PROTECTION FOR ALL 15A AND 20A, 120V RECEPTACLES IN DAMP AND WET LOCATIONS PER NEC 210.8. (TYP)
- CONTRACTOR TO VERIFY ALL NEW SERVICE EQUIPMENT INSTALLED MEETS ALL WORKSPACE REQUIREMENTS PER NEC SECTION 110.26. (TYP)
 - THE WIDTH OF THE WORKSPACE MUST BE A MINIMUM OF 30 IN. WIDE, BUT NO LESS THAN THE WIDTH OF THE EQUIPMENT.
 - THE HEIGHT OF THE WORKSPACE IN FRONT OF EQUIPMENT MUST BE NO LESS THAN 6-1/2 FT. MEASURED FROM THE GRADE, FLOOR, OR PLATFORM.
 - YOU MUST ENSURE THE DEPTH OF THE WORKSPACE MEASURED FROM EXPOSED, LIVE PARTS OR FROM THE FRONT OF AN ENCLOSURE IS IN ACCORDANCE WITH THE MEASUREMENTS INDICATED IN TABLE 110.26(A)(1)
- ENTRANCE REQUIREMENTS: TO PROVIDE A SAFE EXIT PATH IN CASE OF A FIRE OR EXPLOSION, YOU MUST PROVIDE A CLEAR AND UNOBSTRUCTED PATH TO AND FROM THE WORKSPACE. PER 110.26(C)(1), YOU MUST PROVIDE AT LEAST ONE ENTRANCE OF A SUFFICIENT AREA TO GIVE ACCESS TO THE WORKSPACE AROUND ELECTRICAL EQUIPMENT.
- ILLUMINATION: PROPERLY ILLUMINATE THE WORKSPACE AROUND SERVICE EQUIPMENT, SWITCHBOARDS, PANELBOARDS AND MOTOR CONTROL CENTERS LOCATED INDOORS.
- IN ALL BUILDINGS, BOTH CONTROLLED AND UNCONTROLLED 120 VOLT RECEPTACLES SHALL BE PROVIDED. WITHIN 6' OF ANY UNCONTROLLED RECEPTACLE, CONTRACTOR MUST INSTALL A CONTROLLED RECEPTACLE TO MEET THE CALIFORNIA ENERGY CODE REQUIREMENTS CEC 130.5(d) IN LOBBIES, OFFICE AREAS, OFFICE SPACES, CONFERENCE ROOMS, COPY ROOMS, BREAK AREAS, & HOTEL/MOTEL GUEST ROOMS. CONNECT VIA LOW VOLTAGE LIGHTING CONTROL SYSTEM. CONTROLLED RECEPTACLE AREAS ARE NOTATED WITH THE LETTER THE "C". CONTROLLED RECEPTACLES NOW REQUIRED TO BE DEMAND RESPONSIVE AND VERIFIED THROUGH ACCEPTANCE TESTING. §110.12(E) AND §130.4(A)8
- RECEPTACLES OF 15 AND 20 AMPERES, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA-DUTY." OTHER LISTED PRODUCTS, ENCLOSURES, OR ASSEMBLIES PROVIDING WEATHERPROOF PROTECTION THAT DO NOT UTILIZE AN OUTLET BOX HOOD NEED NOT BE MARKED "EXTRA-DUTY." SEE NEC 408.9(B)(1).
- IN ADDITION TO WEATHERPROOF ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED AND SO IDENTIFIED AS THE WEATHER-RESISTANT TYPE.
- ALL FLOOR BOXES SHALL BE COORDINATED WITH A 5" CONCRETE SLAB THICKNESS. BOXES SHALL BE ADA-COMPLIANT, INSTALLED FLUSH WITH THE FINISHED FLOOR SURFACE, AND IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC) SECTION 314.27(B) AND 314.29, AS APPLICABLE, AND PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

POWER PLAN, LIBRARY BLDG

SCALE: 1/8"=1'-0"

JAYSON
ARCHITECTURE

587 Shotwell Street
San Francisco CA 94110
jaysonarch.com

CITY OF SANTA ROSA
APPROVED

Project No. B25-4047
Date: 6/8/2026

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

Mid Avicuzzman
Building Division Authorization Signature

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Mid Avicuzzman
Building Division Authorization Signature

SWINERTON



City of
Santa Rosa

OWNER

CITY OF SANTA ROSA

PROJECT

HEARN COMMUNITY HUB
PHASE 1
LIBRARY

1004 HEARN AVENUE
SANTA ROSA, CA 95401

PERMIT SET

SHEET TITLE
**POWER PLAN, LIBRARY
BLDG**

REVISIONS
NO. DATE DESCRIPTION

DATE 12/03/2025
SCALE 1/8"=1'-0"
INTERNAL JOB NO. 2024-08
FILE NO. TBD
CONTRACT NO. (PID) C02412

SHEET NUMBER

E102-L