

**CERRI BUILDING AND SITE IMPROVEMENTS
CITY OF HEALDSBURG
111 W. NORTH STREET
HEALDSBURG, CA 95448**

SCHEMATIC COST OPINION

April 26, 2017.

**COST CONSULTANT
CROMB ASSOCIATES
51 BAY VISTA DRIVE
MILL VALLEY, CA 94941.
(415) 388 1994.**

**ARCHITECT
TLCD ARCHITECTURE
111 SANTA ROSA AVENUE, #300
SANTA ROSA, CA 95404**

**ABC Architects
205 CENTER STREET
HEALDSBURG, CA 95448**

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INTRODUCTION

THIS OPINION OF COST IS BASED ON THE FOLLOWING INFORMATION:

Cerri Site Schematic Design Plans, General (2 sheets), Landscape L1.0, L1.2 and L6.1 (3 sheets), Architectural A-1.02 through A-901 (10 sheets), Structural SN1 through S5 (6 sheets) prepared by TLCD and Alan B. Cohen Architects. Dated 04052017.

No Civil, Mechanical, Plumbing, Electrical or Specifications were available.

Discussions and emails from the design team.

No site visit took place.

THE FOLLOWING ITEMS HAVE BEEN EXCLUDED FROM THIS ESTIMATE:

Escalation. Pricing is in today's dollars.

Fireproofing to structural steel.

Loose Furniture, Fixtures and Equipment, with the exception of kitchen equipment.

Construction Contingency.

THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE IN THE PREPARATION OF THIS ESTIMATE:

An allowance for contaminated soil removal has been included at \$60,000.

An allowance for Professional fees, testing, permits, and inspection costs has been included at \$640,000

The Contractor will be given a reasonable time to construct the project, with no substantial liquidated damages.

The project will go out to open bid with at least four complete bids received.

GENERAL:

This estimate is based on the measurement and pricing of quantities where possible, where measurement was not possible, reasonable allowances have been made to cover the probable scope of work. It is recommended that the design team examine any allowances in order to confirm that the assumed scope is appropriate. Items with a lump sum (LS) are generally allowances.

The information contained herein is based on professional judgment made by experts familiar with the construction industry. Due to the myriad of outside factors that may affect any construction cost, including the status of the economy, and the number of interested bidders, Cromb Associates does not guarantee that the final cost will not vary from that specified in this opinion of probable cost.

Please address all questions and comments to:

CROMB ASSOCIATES
ATT: David Cromb
51 BAY VISTA DRIVE
MILL VALLEY, CA 94941.

ELEMENT	PHASE 1	TOTAL	PHASE 2	TOTAL	PHASE 3	TOTAL	GRAND TOTAL
01 DEMOLITION		0		169,370		90,837	260,207
011 STANDARD DEMO.	0		124,370		75,837		
012 SPECIAL DEMO. (Lead, etc.)	0		45,000		15,000		
02 FOUNDATIONS		0		40,800		303,878	344,678
021 STANDARD FOUNDATIONS	0		40,800		303,878		
021 SPECIAL FOUNDATIONS							
03 SUPERSTRUCTURE		0		211,676		170,455	382,131
031 FL., WL. & RF. CONSTRUCTION	0		211,676		170,455		
033 STAIR CONSTRUCTION	0		0		0		
04 EXTERIOR CLOSURE		0		29,000		125,580	154,580
041 EXTERIOR WALLS	0		29,000		125,580		
042 EXTERIOR DOORS&GLAZING	0		0		0		
05 ROOFING	0	0	5,000	5,000	69,800	69,800	74,800
06 INTERIOR CONSTRUCTION		0		23,220		111,709	134,929
061 PARTNS & DOORS	0		0		13,020		
062 FINISHES	0		23,220		70,589		
063 CASEWORK & SPECS.	0		0		28,100		
07 CONVEYING SYSTEMS .	0	0	0	0	0	0	0
08 MECHANICAL		0		34,025		106,350	140,375
081 PLUMBING	0		0		48,450		
082 H.V.A.C.	0		0		18,000		
083 FIRE PROTECTION	0		34,025		39,900		
09 ELECTRICAL	0	0	132,614	132,614	119,240	119,240	251,854
10 EQUIPMENT	0	0	0	0	80,000	80,000	80,000

ELEMENT	PHASE 1	TOTAL	PHASE 2	TOTAL	PHASE 3	TOTAL	GRAND TOTAL
SUBTOTAL		0		645,705		1,177,848	1,823,553
11 GENERAL CONDITIONS, and OVERHEAD (10%)		0		64,570		117,785	182,355
11 PROFIT (3.5%)		0		24,860		45,347	70,207
11 BONDS, INSURANCE (2%)		0		14,703		26,820	41,522
NET BUILDING COST \$		0		749,838		1,367,800	2,117,638
12 SITE WORK.		754,211		655,509		250,550	1,660,270
121 SITE PREPARATION	94,710		60,774		17,500		
122 SITE IMPROVEMENTS	488,501		530,235		139,050		
123 SITE UTILITIES	171,000		64,500		94,000		
SUBTOTAL.		754,211		655,509		250,550	1,660,270
11 GENERAL CONDITIONS (ON 12) (10%)		75,421		65,551		25,055	166,027
11 PROFIT (ON 12) (3.5%)		29,037		25,237		9,646	63,920
11 BONDS, INSURANCE (2%)		17,173		14,926		5,705	37,804
NET SITEWORK COST \$		875,843		761,223		290,956	1,928,022
NET CONSTRUCTION COST \$		875,843		1,511,060		1,658,756	4,045,659
13 CONTINGENCIES							
131 DESIGN (15%)		131,376		226,659		248,813	606,849
132 ESCALATION - None Today's \$.		0		0		0	0
SUB TOTAL HARDCOSTS		\$1,007,219		\$ 1,737,719		\$ 1,907,570	\$ 4,652,508
SOFT COSTS (Allowance)		\$ 142,866		\$ 246,526		\$ 278,908	\$ 668,301
TOTAL		\$1,150,085		\$ 1,984,246		\$ 2,186,478	\$ 5,320,809

	Description	Quantity	Unit	rate	total	Comments / subtotal
1						
2	<u>SITE PREPARATION</u>					
3						
4	Demolition and remove existing:					
5	Asphalt paving and base	20,000	sf	1.50	30,000	
6	Sidewalk	900	sf	6.00	5,400	
7	Curbs	1	ls	4,000.00	4,000	
8	Landscape area's, trees, etc.	1	ls	5,000.00	5,000	
9	Protect (e) utilities	1	ls	1,000.00	1,000	
10	Rough grading					
11	Remove off site spoils to maintain levels	741	cy	40.00	29,630	
12	Clear and grub, stockpile TS, rough grade	20,900	sf	0.20	4,180	
13	Protection					
14	Temporary fencing	1	ls	3,500.00	3,500	
15	Storm water protection, wattles, bails, clean up, wash out	1	ls	12,000.00	12,000	
16						
17	SITE PREPARATION - TOTAL				94,710	
18						
19	<u>SITE IMPROVEMENTS</u>					
20						
21	Paving / Flatwork					
22	4" AC paving w/ 12" AB, chip-seal finish (parking)	12,960	sf	8.00	103,680	
23	Unit pavers, 12" agg base, sand, geotex	3,510	sf	35.00	122,850	
24	Concrete paving 5" PCC over 6" AB r/f	983	sf	18.00	17,694	
25	Vehicle entry ramps (@ St)	660	sf	20.00	13,200	
26	2" Decomposed granite, w/ 6" AB	1,220	sf	5.00	6,100	
27	ADA tactiles (Truncated domes)	170	sf	30.00	5,100	
28	ADA Curb ramps	2	ea	1,200.00	2,400	
29	Concrete curbs					
30	Curb and gutter	364	lf	40.00	14,560	
31	Vertical curb	470	lf	24.00	11,280	
32	Metal edging	520	lf	20.00	10,400	
33	Striping	1	ls	6,500.00	6,500	\$ 313,764
34						

	Description	Quantity	Unit	rate	total	Comments / subtotal
35	Miscellaneous					
36	Bollards (removable)	3	ea	1,500.00	4,500	
37	Bollards (fixed)	2	ea	1,200.00	2,400	
38	Custom wood seats (18' long)	5	ea	10,000.00	50,000	
39	Trash enclosure, sog, walls, door	1	ls	20,000.00	20,000	
40	Trash recycle bin	1	ea	2,500.00	2,500	
41	Wood fence	55	lf	75.00	4,125	
42	Signage	1	ls	3,000.00	3,000	\$ 86,525
43	Bioretention Swales	1,750	sf			
44	Excavate remove	162	cy	45.00	7,292	
45	Scarify / compact base	1,750	sf	2.00	3,500	
46	Top soil fill	65	cy	40.00	2,593	
47	Drain rock	13	cy	80.00	1,007	
48	Filtrations soil	25	cy	85.00	2,141	
49	Storm pipe 4", incl filter wrap and rock	170	lf	45.00	7,650	
50	Drop inlets	10	ea	400.00	4,000	\$ 28,182
51	Landscape					
52	Trees					
53	36" Box	16	ea	900.00	14,400	
54	Shrubs					
55	Shrubs, ground cover, soil import and prep	4,580	sf	6.00	27,480	
56	Irrigation					
57	Trees	16	sf	250.00	4,000	
58	Shrubs, ground cover	2,830	sf	5.00	14,150	\$ 60,030
59	SITE IMPROVEMENTS - TOTAL				488,501	
60						
61	<u>SITE UTILITIES</u>					
62	Strom					
63	Storm pipe, drain inlets, etc.	1	ls	85,000.00	85,000	
64	Fire / Irrigation water					
65	Water line, valves, backflow, etc.	1	ls	35,000.00	35,000	
66	Electrical					
67	Electrical Service, trenching, feeders,etc	1	ls	30,000.00	30,000	
68	Pole light	3	ea	7,000.00	21,000	
69						
70	<u>SITE UTILITIES-TOTAL</u>				171,000	

	Description	Quantity	Unit	rate	total	Comments / subtotal
71						
72	<u>SOFT COSTS</u>					
73	Professional Fees	1	ls	120,866.29	120,866	
74	City Fees	1	ls	3,000.00	3,000	
75	Environmental Review Studies	1	ls	7,000.00	7,000	
76	Environmental Consultant	1	ls	5,000.00	5,000	
77	EBA Environmental Fees	1	ls	6,000.00	6,000	
78	Agency Fees Cleanup	1	ls	1,000.00	1,000	
79						
80	<u>SOFT COSTS-TOTAL</u>				142,866	

	Description	Quantity	Unit	rate	Total Shell	Comments
1	<u>STANDARD DEMOLITION</u>					
2						
3	Demolish and remove off site (e):					
4	Main building, siding, etc.	5,805	sf	4.00	23,220	
5	SOG	5,805	sf	5.00	29,025	
6	Retaining walls, foundations	245	lf	100.00	24,500	
7	Underslab fill	1,075	cy	35.00	37,625	
8	Miscellaneous demolition	1	ls	10,000.00	10,000	\$ 124,370
9						
10	<u>SPECIAL DEMOLITION</u>					
11	Removal of contaminated soil, etc.	1	ls	45,000.00	45,000	Allowance
12						
13	<u>DEMOLITION TOTAL</u>				169,370	
14						
15	<u>STANDARD FOUNDATIONS</u>					
16	4'x4' r/f pad footing, w/ concrete pedestal	12	ea	1,200.00	14,400	
17	4'x20' r/f footing	2	ea	4,000.00	8,000	
18	12"x18" Tie beam	230	lf	80.00	18,400	
19						
20	<u>FOUNDATIONS TOTAL</u>				40,800	
21						
22	<u>SUPERSTRUCTURE</u>					
23						
24	Structure					
25	(E) Trusses and columns, remove, store, protect and reinstall existing trusses and columns	5,805	sf	18.00	104,490	
26	HSS Columns	6	ea	2,000.00	12,000	
27	HSS Beams	8	tn	4,500.00	36,956	
28	MC Beams	1	tn	5,000.00	6,750	
29	Brace frames	2	ea	10,000.00	20,000	
30	Connections	1	ls	15,000.00	15,000	
31	Stainless steel cables	540	lf	12.00	6,480	
32	Miscellaneous framing	1	ls	10,000.00	10,000	
33						
34	<u>SUPERSTRUCTURE TOTAL</u>				211,676	

	Description	Quantity	Unit	rate	Total Shell	Comments
35	<u>EXTERIOR CLOSURE</u>					
36						
37	Solid Walls					
38	Metal panel, incl support framing	1,200	sf	17.00	20,400	
39	Sheathing	1,200	sf	3.00	3,600	
40	Miscellaneous					
41	Paint (e) columns	1	ls	5,000.00	5,000	
42						
43	<u>EXTERIOR CLOSURE TOTAL</u>				<u>29,000</u>	
44						
45	<u>ROOFING</u>					
46						
47	Pigeon deterrent	1	ls	5,000.00	5,000	
48						
49	<u>ROOFING TOTAL</u>				<u>5,000</u>	
50						
51	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>					
52	No work specified					
53	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>					
54						
55	<u>FINISHES.</u>					
56						
57	Paint steel truss, and misc metals	5,805	sf	4.00	23,220	
58						
59	<u>FINISHES</u>				<u>23,220</u>	
60						
61	<u>CASEWORK</u>					
62	No work specified					
63	<u>CASEWORK</u>				<u>-</u>	
64						
65	<u>SPECIALTIES</u>					
66	No work specified					
67	<u>SPECIALTIES</u>					
68						

	Description	Quantity	Unit	rate	Total Shell	Comments
69						
70	<u>CONVEYING SYSTEMS</u>					
71	No work specified					
72	<u>CONVEYING SYSTEMS</u>				-	
73						
74						
75	<u>PLUMBING</u>					
76	No work specified					
77	<u>PLUMBING-TOTAL</u>				-	
78						
79	<u>HVAC</u>					
80	No work specified					
81	<u>HVAC-TOTAL</u>					
82						
83	<u>FIRE PROTECTION</u>					
84						
85	<u>FIRE PROTECTION SYSTEMS</u>					
86	Fire protection-wet sprinkler	5,805	sf	5.00	29,025	
87	Misc. valves & accs.	1	ea	5,000.00	5,000	
88						
89	<u>FIRE PROTECTION-TOTAL</u>				34,025	
90						
91						
92	<u>ELECTRICAL</u>					
93	Distribution	1	ea	5,000.00	5,000	
94	Devices	20	ea	900.00	18,000	
95	Lighting, building	5,805	gsa	10.00	58,050	
96	Bollard w/ light	9	ea	4,500.00	40,500	
97	Equipment	1	ls	3,000.00	3,000	
98	Special Systems, communication, etc.	1	ls	4,000.00	4,000	
99	Fire Alarm	5,805	gsa	0.70	4,064	
100	<u>ELECTRICAL</u>				132,614	
101						
102						
103	<u>EQUIPMENT</u>					
104	No work specified					
105	<u>EQUIPMENT - TOTAL</u>					
106					\$ 645,705	

	Description	Quantity	Unit	rate	Total Shell	Comments
107						
108	<u>SITE PREPARATION</u>					
109						
110	Demolition and remove existing:					
111	Paving	6,648	sf	4.00	26,592	
112	Curbs	1	ls	2,000.00	2,000	
113	Landscape area's, trees, etc.	1	ls	2,000.00	2,000	
114	Protect (e) utilities	1	ls	1,000.00	1,000	
115	Rough grading					
116	Remove off site spoils to maintain levels	461	cy	40.00	18,446	
117	Clear and grub, stockpile TS, rough grade	12,453	sf	0.30	3,736	
118	Protection					
119	Temporary fencing	1	ls	2,000.00	2,000	
120	Storm water protection, wattles, bails, clean up, wash out	1	ls	5,000.00	5,000	
121						
122	SITE PREPARATION - TOTAL				60,774	
123						
124	<u>SITE IMPROVEMENTS</u>					
125	Paving / Flatwork					
126	Unit pavers, 12" agg base, sand, geotex	10,409	sf	35.00	364,315	
127	Concrete paving 5" PCC over 6" AB r/f	710	sf	18.00	12,780	
128	Vehicle entry ramps (@ St)	210	sf	20.00	4,200	
129	ADA tactiles (Truncated domes)	1,122	sf	30.00	33,660	
130	ADA Curb ramps	2	ea	1,200.00	2,400	
131	Concrete curbs					
132	Curb and gutter	110	lf	40.00	4,400	
133	Metal edging	220	lf	20.00	4,400	
134	Striping	1	ls	1,500.00	1,500	
135						
136	Miscellaneous					
137	Concrete wheel stops	15	ea	150.00	2,250	
138	Tree grate	5	ea	2,500.00	12,500	
139	Bike rack	12	ea	900.00	10,800	
140	Picnic table w/ bench	6	ea	2,500.00	15,000	
141	Bollards (fixed)	16	ea	1,200.00	19,200	
142	Trash recycle bin	3	ea	2,500.00	7,500	
143	Metal guardrail, sst	36	lf	400.00	14,400	

	Description	Quantity	Unit	rate	Total Shell	Comments
144	Signage	1	ls	2,500.00	2,500	
145						
146	Landscape					
147	Trees					
148	36" Box	10	ea	900.00	9,000	
149	Shrubs					
150	Vines, ground cover, soil import and prep	330	sf	6.00	1,980	
151	Irrigation					
152	Trees	10	sf	250.00	2,500	
153	Vines, ground cover	330	sf	15.00	4,950	
154						
155	SITE IMPROVEMENTS - TOTAL				530,235	
156						
157	<u>SITE UTILITIES</u>					
158	Storm					
159	Storm pipe, drain inlets, etc.	1	ls	15,000.00	15,000	
160	Fire / Irrigation water					
161	Water line, valves, backflow, etc.	1	ls	10,000.00	10,000	
162	Potable water					
163	Water line, valves, backflow, etc.	1	lf	9,500.00	9,500	
164	Drinking fountain	1	ea	8,000.00	8,000	
165	Sewer					
166	Sewer line	1	lf	10,000.00	10,000	
167	Electrical					
168	Reposition (e) PG&E power pole w/ transformer	1	ls	12,000.00	12,000	Allowance
169						
170	<u>SITE UTILITIES-TOTAL</u>				64,500	
171						
172	<u>SOFT COSTS</u>					
173	Professional Fees	1	ls	208,526.32	208,526	12% of hard cost
174	City Fees	1	ls	5,000.00	5,000	
175	Environmental Review Studies	1	ls	8,000.00	8,000	
176	Environmental Consultant	1	ls	15,000.00	15,000	
177	EBA Environmental Fees	1	ls	8,000.00	8,000	
178	Agency Fees Cleanup	1	ls	2,000.00	2,000	
179						
180	<u>SOFT COSTS-TOTAL</u>				246,526	

	Description	Quantity	Unit	rate	Total Shell	Comments
1	<u>STANDARD DEMOLITION</u>					
2						
3	Demolish and remove off site (e):					
4	Main building, siding, etc.	5,600	sf	3.00	16,800	
5	Retaining walls, foundations	200	lf	100.00	20,000	
6	Underslab fill	830	cy	35.00	29,037	
7	Miscellaneous demolition	1	ls	10,000.00	10,000	\$ 75,837
8						
9	<u>SPECIAL DEMOLITION</u>					
10	Removal of contaminated soil, etc.	1	ls	15,000.00	15,000	Allowance
11						
12	<u>DEMOLITION TOTAL</u>				90,837	
13						
14	<u>STANDARD FOUNDATIONS</u>					
15						
16	Structural demolition					
17	Saw cut wall and footing	24	lf	120.00	2,880	
18	Break out and remove footing and wall	34	lf	200.00	6,800	
19	Footings					
20	3'x18" Spread footing	400	lf	120.00	48,000	
21	Foundation walls					
22	12" Thick r/f concrete wall	170	sf	55.00	9,350	
23	8" Thick r/f concrete wall	1,800	sf	43.00	77,400	
24	Slab on grade (5" thick) on top of (e) slab	5,600	sf			
25	Prepare pad	5,600	sf	0.50	2,800	
26	Vapor intrusion barrier	5,600	sf	4.20	23,520	
27	Reinforcing	11,200	lbs	1.05	11,760	
28	Concrete	104	cy	250.00	25,926	
29	Curbs	135	lf	25.00	3,375	
30	Float finish	5,600	sf	1.00	5,600	\$ 70,181
31	Slab on grade at (n) ramp	1,500	sf			
32	Prepare pad	1,500	sf	0.50	750	
33	Fill to raise levels	222	cy	55.00	12,222	
34	Reinforcing	3,000	lbs	1.05	3,150	
35	Concrete	28	cy	250.00	6,944	
36	Curbs	300	lf	25.00	7,500	
37	Float finish	1,500	sf	1.00	1,500	\$ 32,067

	Description	Quantity	Unit	rate	Total Shell	Comments
38	Miscellaneous					
39	Concrete steps	160	lf	95.00	15,200	
40	Concrete seating	180	lf	190.00	34,200	
41	Mechanical pads, curbs, etc.	1	ls	5,000.00	5,000	\$ 303,878
42						
43	<u>SPECIAL FOUNDATIONS</u>					
44	None specified					
45						
46	<u>FOUNDATIONS TOTAL</u>				303,878	
47						
48	<u>SUPERSTRUCTURE</u>					
49						
50	Structure					
51	HSS Beams	12	tn	4,500.00	55,890	
52	Brace frames	2	ea	10,000.00	20,000	
53	Connections	1	ls	10,000.00	10,000	
54	Roof					
55	Sheathing	5,980	sf	3.00	17,940	
56	Vertical framing					
57	Metal stud framing, exterior walls	2,240	sf	15.00	33,600	
58	Sheathing	2,240	sf	3.00	6,720	
59	Metal stud framing, interior walls	1,120	sf	9.00	10,080	
60	Horizontal framing					
61	Metal stud framing, ceilings	1,073	sf	10.00	10,725	
62	Miscellaneous metals	1	ls	1,500.00	1,500	
63	Miscellaneous					
64	Curbs, pads, etc.	1	ls	4,000.00	4,000	
65						
66	<u>SUPERSTRUCTURE TOTAL</u>				170,455	

	Description	Quantity	Unit	rate	Total Shell	Comments
67	<u>EXTERIOR CLOSURE</u>					
68						
69	Solid Walls					
70	Metal panel, incl support framing	4,904	sf	17.00	83,368	
71	Sheathing	4,904	sf	3.00	14,712	
72	Exterior doors					
73	Doors complete with frames and hardware					
74	Hollow metal door	7	ea	2,500.00	17,500	
75	Window / canopy	1	ea	5,000.00	5,000	
76	Miscellaneous					
77	Paint (e) columns	1	ls	5,000.00	5,000	
78						
79	<u>EXTERIOR CLOSURE TOTAL</u>				<u>125,580</u>	
80						
81	<u>ROOFING</u>					
82	Roof covering					
83	Metal panel	5,980	sf	10.00	59,800	
84	Miscellaneous					
85	Flashings, downspouts	1	ls	10,000.00	10,000	
86						
87	<u>ROOFING TOTAL</u>				<u>69,800</u>	
88						
89	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>					
90	<u>Partitions</u>					
91	Gypboard (Framing taken w/ Structure)	4,480	sf	2.00	8,960	
92	Insulation	3,360	sf	1.00	3,360	
93	Sealant, caulking	700	lf	1.00	700	
94						
95	<u>INTERIOR PARTITIONS, DOORS, AND GLAZING</u>				<u>13,020</u>	

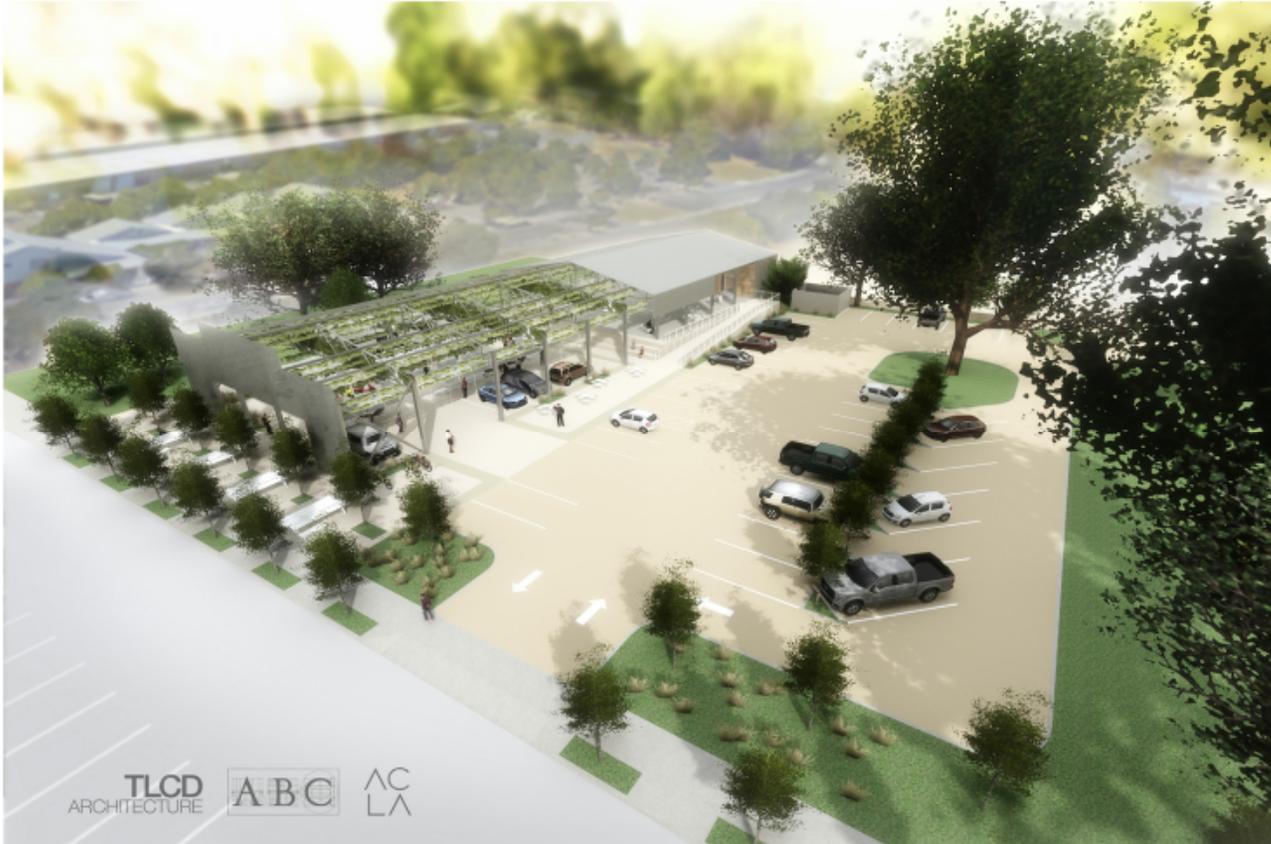
	Description	Quantity	Unit	rate	Total Shell	Comments	
96	<u>FINISHES.</u>						
97							
98							
99		Ceilings					
100		Gypboard ceiling	1,073	sf	4.00	4,290	
101		Paint steel truss and underside of roof	5,980	sf	5.00	29,900	
102		Paint gypboard	1,073	sf	1.50	1,609	
103		Floors					
104		Seal polish concrete	5,980	sf	2.50	14,950	
105		Base					
106		Ceramic tile	80	lf	20.00	1,600	
107	Walls						
108	Ceramic tile	320	lf	22.00	7,040		
109	FRP	720	sf	10.00	7,200		
110	Paint gypboard	1	ls	4,000.00	4,000		
111							
112	<u>FINISHES</u>				70,589		
113							
114	<u>CASEWORK</u>						
115	No work						
116	<u>CASEWORK</u>				-		
117							
118	<u>SPECIALTIES</u>						
119							
120	Restroom fixtures	4	ea	900.00	3,600		
121	Shelving system	1	ls	2,500.00	2,500		
122	Fire extinguishers	1	ls	2,000.00	2,000		
123	Signage	1	ls	8,000.00	8,000		
124	Interpretive signage, history, etc.	1	ls	10,000.00	10,000		
125	Miscellaneous specialties	1	ls	2,000.00	2,000		
126							
127	<u>SPECIALTIES</u>				28,100		
128							
129							
130	<u>CONVEYING SYSTEMS</u>						
131	No Work						
132	<u>CONVEYING SYSTEMS</u>				-		

	Description	Quantity	Unit	rate	Total Shell	Comments
133						
134						
135	<u>PLUMBING</u>					
136						
137	Equipment					
138	Water-heater-electric/storage 20gal	2	ea	2,200.00	4,400	
139	Pump-DHW recirc.	2	ea	1,600.00	3,200	
140	Tank-expansion	2	ea	550.00	1,100	
141	Fixtures, drains					
142	Water closet-wall/ADA	4	ea	2,300.00	9,200	
143	Lavatory-van./ADA	4	ea	2,000.00	8,000	
144	Floor-drain	6	ea	425.00	2,550	
145	Piping / valves / misc.	1	ls	20,000.00	20,000	
146						
147	<u>PLUMBING-TOTAL</u>				<u>48,450</u>	
148						
149	<u>HVAC</u>					
150						
151	Equipment					
152	Exhaust fans, complete	4	ea	2,000.00	8,000	
153	Heating - limited	1	ls	10,000.00	10,000	
154						
155	<u>HVAC-TOTAL</u>				<u>18,000</u>	
156						
157	<u>FIRE PROTECTION</u>					
158						
159	FIRE PROTECTION SYSTEMS					
160	Fire protection-wet sprinkler	5,980	sf	5.00	29,900	
161	Misc. valves & accs.	1	ea	10,000.00	10,000	
162						
163	<u>FIRE PROTECTION-TOTAL</u>				<u>39,900</u>	
164						

	Description	Quantity	Unit	rate	Total Shell	Comments
165						
166	<u>ELECTRICAL</u>					
167						
168	Distribution	1	ea	25,000.00	25,000	
169	Devices	1	ea	9,500.00	9,500	
170	Lighting	5,980	gsa	10.00	59,800	
171	Equipment	1	ls	3,000.00	3,000	
172	Special Systems, communication, etc.	1	ls	4,000.00	4,000	
173	Fire Alarm	5,980	gsa	3.00	17,940	
174						
175	<u>ELECTRICAL</u>				<u>119,240</u>	
176						
177						
178	<u>EQUIPMENT</u>					
179	Kitchen equipment	1	ls	80,000.00	80,000	
180	Farmers market temporary tenting	1	ls	-		N/C
181						
182	<u>EQUIPMENT - TOTAL</u>				<u>80,000</u>	
183					\$ 1,177,848	

	Description	Quantity	Unit	rate	Total Shell	Comments
184						
185	<u>SITE PREPARATION</u>					
186						
187	Demolition and remove existing:					
188	Landscape area's, trees, etc.	1	ls	5,000.00	5,000	
189	Protect (e) utilities	1	ls	1,000.00	1,000	
190	Rough grading					
191	Clear and grub, stockpile TS, rough grade	1	ls	4,500.00	4,500	
192	Protection					
193	Temporary fencing	1	ls	2,000.00	2,000	
194	Storm water protection, wattles, bails, clean up, wash out	1	ls	5,000.00	5,000	
195						
196	SITE PREPARATION - TOTAL				17,500	
197						
198	<u>SITE IMPROVEMENTS</u>					
199						
200	Paving / Flatwork / Ramps					
201	W/ Structure					
202	Miscellaneous					
203	Trash recycle bin	3	ea	2,500.00	7,500	
204	Metal guardrail, sst	170	lf	250.00	42,500	
205	Metal guardrail, w/ handrail sst	140	lf	425.00	59,500	
206	Stair handrail, freestanding	3	ea	1,200.00	3,600	
207	Signage	1	ls	2,000.00	2,000	
208	Landscape					
209	Shrubs					
210	Vines, ground cover, soil import and prep	1,450	sf	6.00	8,700	
211	Irrigation					
212	Rainwater tank, 3,000 gal, above ground	1	ea	8,000.00	8,000	
213	Ground cover	1,450	sf	5.00	7,250	
214						
215	SITE IMPROVEMENTS - TOTAL				139,050	

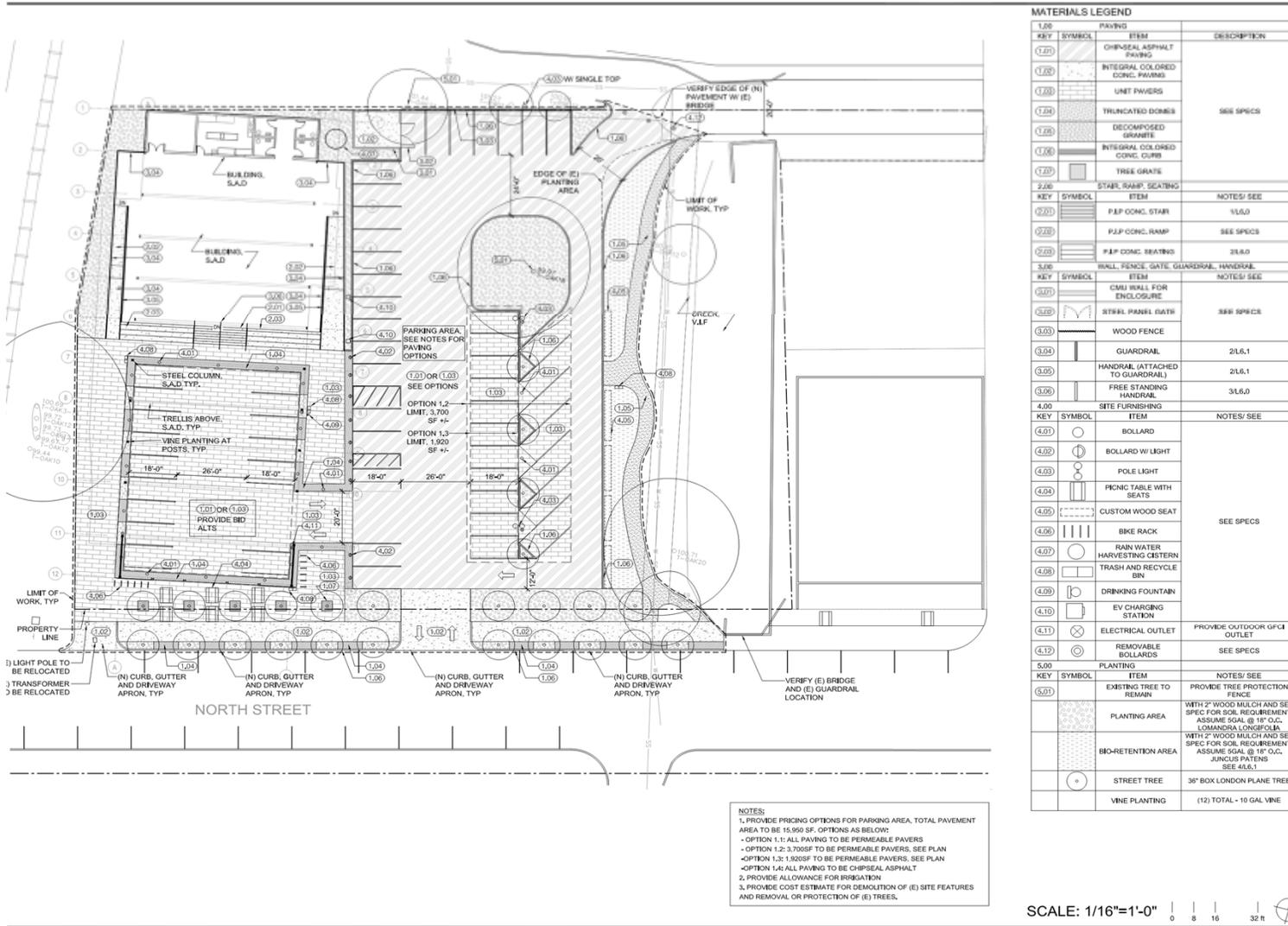
	Description	Quantity	Unit	rate	Total Shell	Comments
216						
217	<u>SITE UTILITIES</u>					
218	Storm					
219	Storm pipe, drain inlets, etc.	1	ls	12,000.00	12,000	
220	Fire / Irrigation water					
221	Water line, valves, backflow, etc.	1	ls	15,000.00	15,000	
222	Potable water					
223	Water line, valves, backflow, etc.	1	lf	10,000.00	10,000	
224	Sewer					
225	Sewer line to St.	1	ls	9,000.00	9,000	
226	Hook up to main sewer	1	ea	10,000.00	10,000	
227	Electrical					
228	Electrical Service, trenching, feeders,etc	1	ls	30,000.00	30,000	
229	Charging station	2	ea	4,000.00	8,000	
230						
231	<u>SITE UTILITIES-TOTAL</u>				94,000	
232						
233	<u>SOFT COSTS</u>					
234	Professional Fees	1	ls	228,908.35	228,908	12% of hard cost
235	City Fees	1	ls	7,000.00	7,000	
236	Environmental Review Studies	1	ls	10,000.00	10,000	
237	Environmental Consultant	1	ls	30,000.00	30,000	
238	EBA Environmental Fees	1	ls	1,000.00	1,000	
239	Agency Fees Cleanup	1	ls	2,000.00	2,000	
240						
241	<u>SOFT COSTS-TOTAL</u>				278,908	



CERRI SITE

NORTH ST, HEALDSBURG, CA 95448

CITY OF HEALDSBURG



NOTES:
1. PROVIDE PRICING OPTIONS FOR PARKING AREA, TOTAL PAVEMENT AREA TO BE 15,950 SF. OPTIONS AS BELOW:
- OPTION 1.1: ALL PAVING TO BE PERMEABLE PAVERS
- OPTION 1.2: 3,700SF TO BE PERMEABLE PAVERS. SEE PLAN
- OPTION 1.3: 1,920SF TO BE PERMEABLE PAVERS. SEE PLAN
- OPTION 1.4: ALL PAVING TO BE CHIPSEAL ASPHALT
2. PROVIDE ALLOWANCE FOR ROSEATION
3. PROVIDE COST ESTIMATE FOR DEMOLITION OF (E) SITE FEATURES AND REMOVAL OR PROTECTION OF (E) TREES.

KEY	SYMBOL	ITEM	DESCRIPTION
1.00		PAVING	
1.01		CHIPSEAL ASPHALT PAVING	
1.02		INTEGRAL COLORED CONC. PAVING	
1.03		UNIT PAVERS	SEE SPECS
1.04		TRUNCATED DOMES	SEE SPECS
1.05		DECOMPOSED GRANITE	
1.06		INTEGRAL COLORED CONC. CURB	
1.07		TREE GRATES	
2.00		STAR, RAMP, SEATING	
KEY	SYMBOL	ITEM	NOTES/SEE
2.01		P.P. CONC. STAR	3/16.0
2.02		P.P. CONC. RAMP	SEE SPECS
2.03		P.P. CONC. SEATING	2/16.0
3.00		WALL, FENCE, GATE, GUARDRAIL, HANDRAIL	
KEY	SYMBOL	ITEM	NOTES/SEE
3.01		CMU WALL FOR ENCLOSURE	
3.02		STEEL PANEL GATE	SEE SPECS
3.03		WOOD FENCE	
3.04		GUARDRAIL	2/16.1
3.05		HANDRAIL (ATTACHED TO GUARDRAIL)	2/16.1
3.06		FREE STANDING HANDRAIL	3/16.0
4.00		SITE FURNISHING	
KEY	SYMBOL	ITEM	NOTES/SEE
4.01		BOLLARD	
4.02		BOLLARD W/ LIGHT	
4.03		POLE LIGHT	
4.04		PICNIC TABLE WITH SEATS	
4.05		CUSTOM WOOD SEAT	SEE SPECS
4.06		BIKE RACK	
4.07		RAIN WATER HARVESTING CISTERN	
4.08		TRASH AND RECYCLE BIN	
4.09		DRINKING FOUNTAIN	
4.10		EV CHARGING STATION	
4.11		ELECTRICAL OUTLET	PROVIDE OUTDOOR GFCI OUTLET
4.12		REMOVABLE BOLLARDS	SEE SPECS
5.00		PLANTING	
KEY	SYMBOL	ITEM	NOTES/SEE
5.01		EXISTING TREE TO REMAIN	PROVIDE TREE PROTECTION FENCE
		PLANTING AREA	WITH 2" WOOD MULCH AND SEE SPEC FOR SOIL REQUIREMENT. ASSUME 5GAL @ 18" O.C. LOMANDRA LONGIFOLIA
		BIO-RETENTION AREA	WITH 2" WOOD MULCH AND SEE SPEC FOR SOIL REQUIREMENT. ASSUME 5GAL @ 18" O.C. JUNCUS PATENS SEE A6.1
		STREET TREE	36" BOX LONDON PLANE TREE
		VINE PLANTING	(12) TOTAL - 10 GAL VINE

SCALE: 1/16"=1'-0"

TLCBARCHITECTURE
1317 Third St. #200
Santa Rosa, CA 95401
o: 707.525.5900
a: 707.525.5916
506.6283

ABC

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707.438.1111 alan@abcarch.com 7.10.2017.101

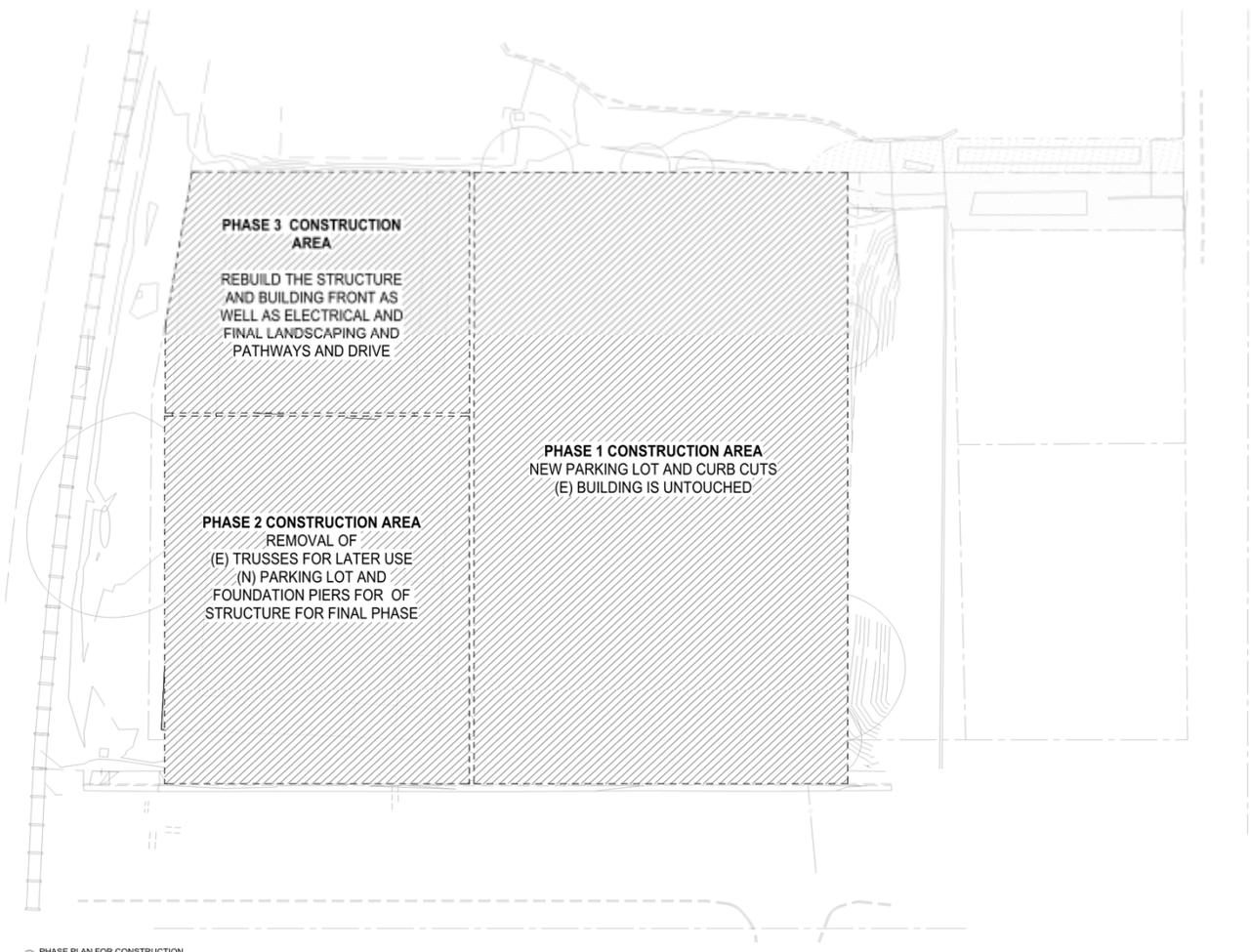
AC LA JEREMY LICHMAN
LANDSCAPE ARCHITECTURE
2335 Third Street #219
San Francisco, CA 94107
415.263.8866

SCHEMATIC DESIGN FOR PRICING ONLY

CERRI SITE
10 NORTH ST.
HEALDSBURG, CA 95448
CITY OF HEALDSBURG

PROJECT NUMBER:
DATE:
NO. DESCRIPTION DATE

LANDSCAPE MATERIALS PLAN L1.0



PHASE PLAN FOR CONSTRUCTION
 1/16" = 1'-0"

TLCDArchitecture
 520 Third St. #250
 Santa Rosa, CA 95401
 ☎ 707.525.5600
 ✉ 707.525.5616
 tlad.com

SCHEMATIC DESIGN

CERRI SITE
 NORTH ST. HEALDSBURG,
 CA 95448

CITY OF HEALDSBURG

PROJECT NUMBER
 1023
 DATE
 04/20/17
 DRAWN BY
 MATHY
 CHECKED BY
 CHESTER

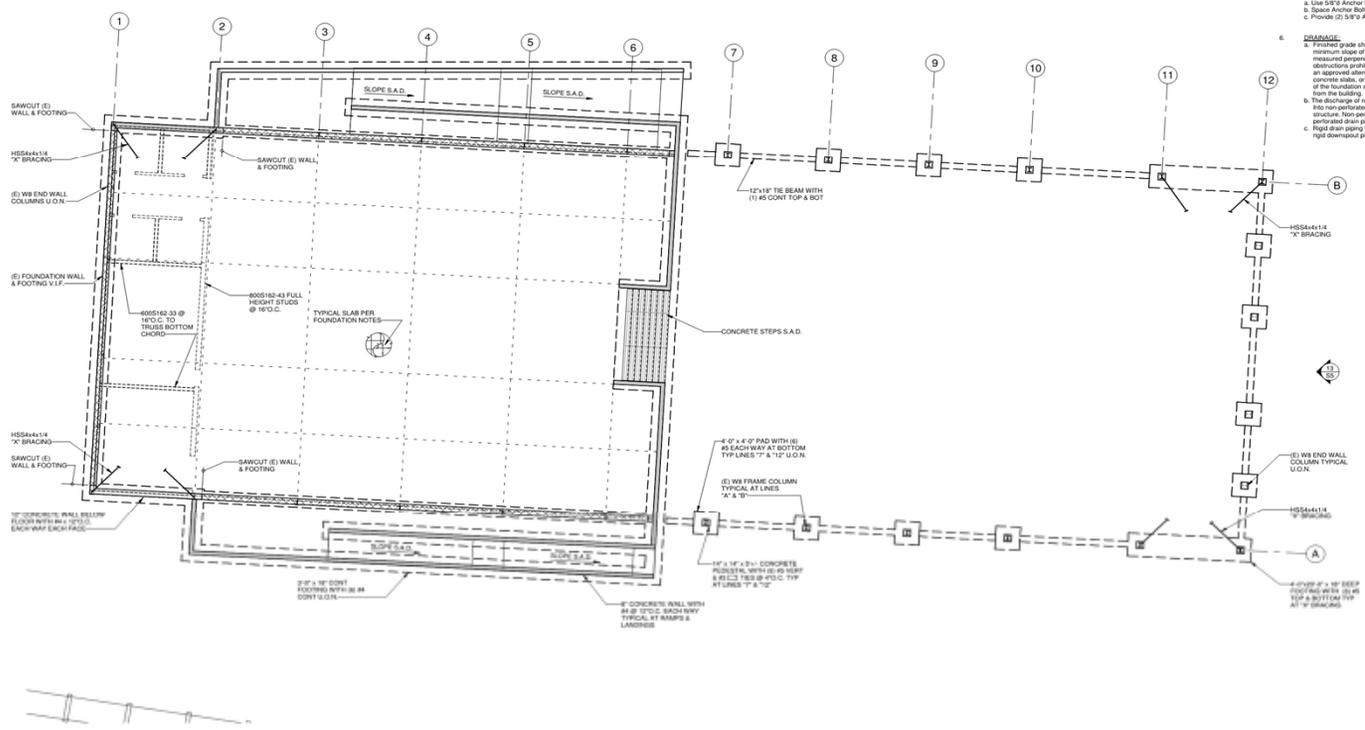
NO.	DESCRIPTION	DATE
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PHASE PLAN FOR CONSTRUCTION
A-103



FOUNDATION NOTES

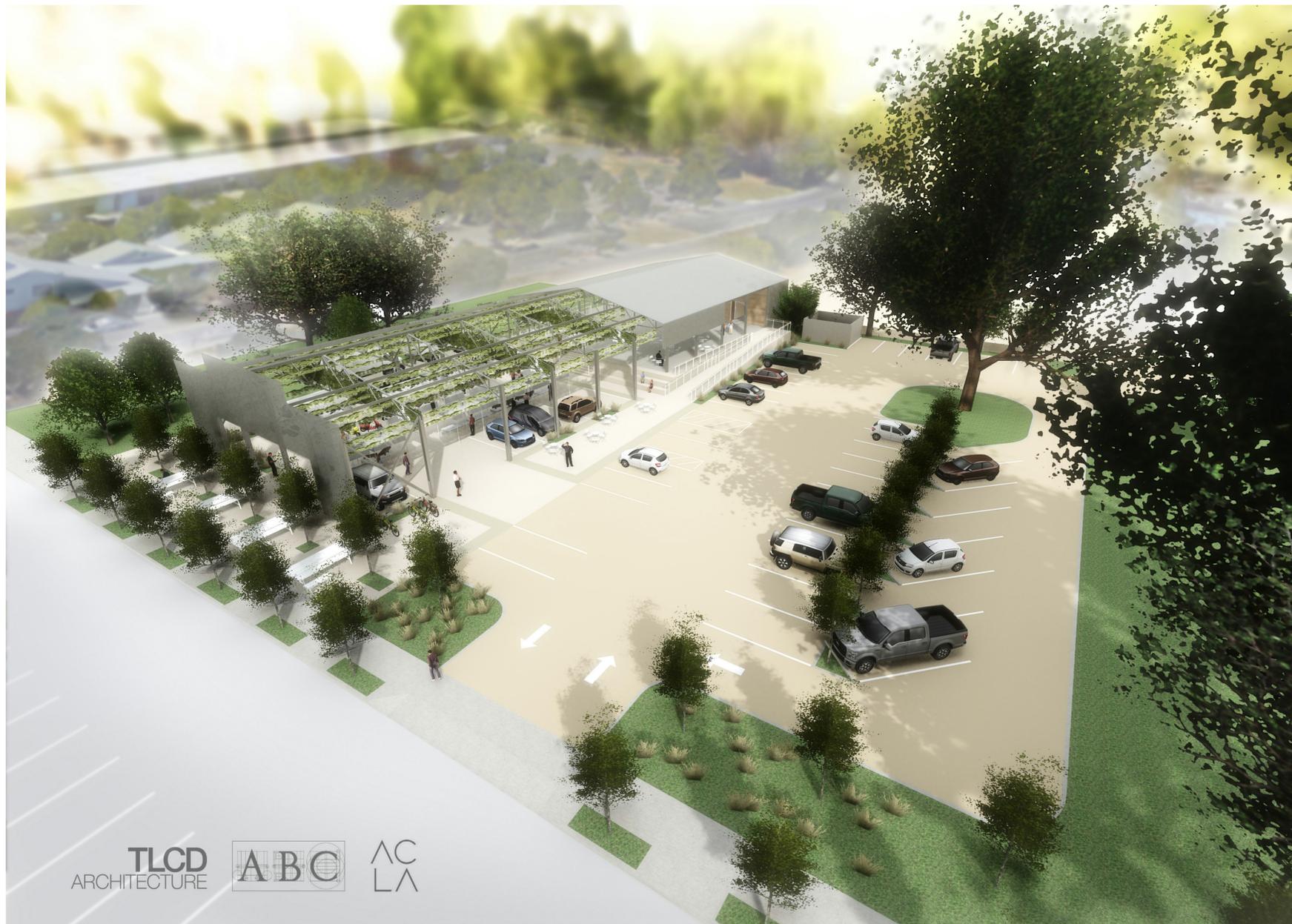
- See structural detail 500 sheets for standard construction details and "STRUCTURAL NOTES".
Typical slab requirements:
3" MIN. SLAB @ 18" O.C. each way (1'-12" clear from top of slab);
over 2" sand;
over 12" min. ST/EO® w/eg vapor barrier;
over 4" minimum of compacted free-draining crushed rock;
over compacted subgrade per Geotechnical report.
Provide 1" min. by 1" deep center joints in slabs at 12' O.C. maximum spacing in each direction, to be determined in field by superintendent unless otherwise noted.
Vapor barrier shall be Slope Wrap 15 MB by ST/EO® INDUSTRIES, L.L.C. San Juan Capistrano, CA 92675-4873.
Install per manufacturer's recommendations. Protect vapor retarder from tearing or puncturing.
- 4" TYPICAL FLOOR SLAB**
4" TYPICAL FLOOR SLAB @ 18" O.C. each way (1'-12" clear from top of slab);
over 4" minimum compacted free-draining crushed rock
- ANCHOR BOLTS**
a. 3/8" Dia. Anchor Bolts with EP558-3 plate washer.
b. Spacing Anchor Bolts at 48" O.C. maximum typical U.O.N.
c. Provide (2) 3/8" Dia. Anchor Bolts Minimum per sill plate.
- DRAINAGE**
a. Finished grade shall slope away from the building at a minimum slope of 2% for a minimum distance of 10 feet measured perpendicular to the exterior wall. If lot lines or obstructions preclude 10 feet of slope, provide 2% slope to an approved exterior drainage method. Exterior piping, concrete sills, or other impervious surfaces within 10 feet of the foundation shall be sloped a minimum of 2% away from the building.
b. The discharge of roof gutter downspouts shall be as follows:
1. Into non-perforated pipes that discharge away from the structure. Non-perforated pipes shall not be connected to perforated drain piping.
2. Rigid drain piping for drop inlets shall be separated from rigid downspout pipe and perforated drain piping.



FOUNDATION LEGEND		WALL LEGEND	
SYMBOL	DESCRIPTION	WALL SYMBOL	WALL TITLE
(Symbol: Dashed line with dots)	(E) FOUNDATION WALL ABOUT TO REMAIN	(Symbol: Solid line)	NEW EXTERIOR WALL OR INTERIOR NON-BEARING WALL PER PLAN
(Symbol: Solid line)	(E) FOUNDATION	(Symbol: Dashed line)	NEW EXTERIOR BEARING WALL PER PLAN
(Symbol: Solid line with dots)	(E) FOUNDATION	(Symbol: Solid line with dots)	EXISTING WALL TO REMAIN
(Symbol: Solid line)	(E) FOUNDATION	(Symbol: Solid line)	WALL REMOVE PER PLAN

FOUNDATION PLAN

CERRI SITE
 10 NORTH STREET
 HEALDSBURG, CALIFORNIA 95448
 FOR PLAN REVIEW ONLY
 Designer: MKM
 Date: 02/11/17
 Project No: 150818
 Issue Information:
 Issue No: 00117
 Title: FOUNDATION PLAN
 Sheet: **S1**



TLCD
ARCHITECTURE

ABC

AC
LA

conceptual rendering for illustrative purposes only - not for approval or construction

CERRI SITE

NORTH ST, HEALDSBURG, CA 95448

CITY OF HEALDSBURG

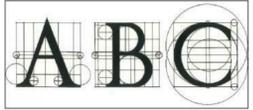
CERRI SITE

TLCD ARCHITECTURE

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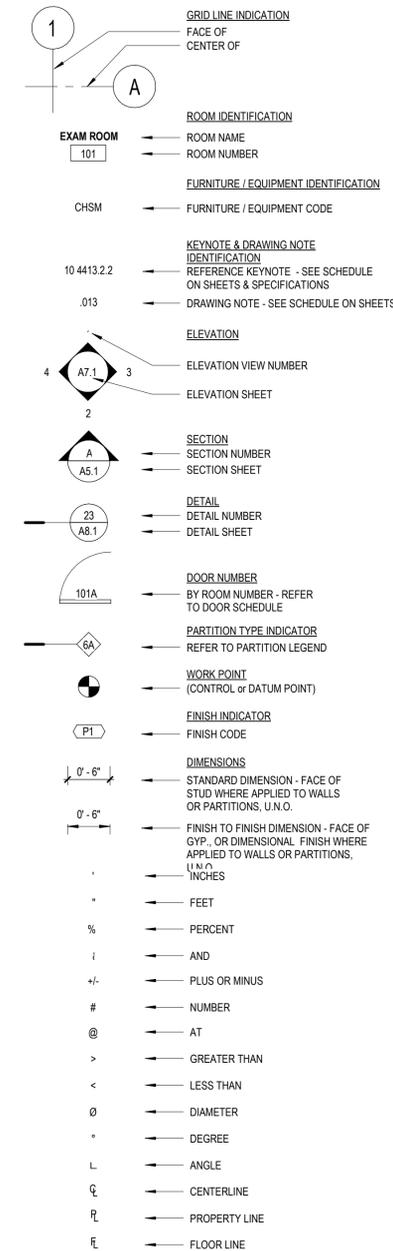


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707431-7100 v alan@abc.caia.com f 707431-7101

ABBREVIATIONS

CFI	CONTRACTOR FINISH	FOC	FIRE DEPARTMENT CONNECTION	PMF	PRESSED METAL FRAME
CFI	CONTRACTOR FINISH OWNER INSTALL	FON	FOUNDATION	PR	PAIR
CFI	OWNER FINISH	FE	FIRE EXTINGUISHER	PROP	PROPERTY
CFI	CONTRACTOR INSTALL	FEC	FIRE EXTINGUISHER CABINET	RFPT	RAINPIT
CFI	OWNER FINISH OWNER INSTALL	FF	FRESH FLOOR	RF	ROUNDS PER SQUARE FOOT
AC	AIR CONDITIONING	FG	FINISH GRADE	RFI	ROUNDS PER SQUARE INCH
AB	ANCHOR BOLT	FL	FLOOR JOIST	RKL	PARALLEL STRAND LUMBER
AC	ACCESSIBLE	FLG	FLOOR GRABING	PSTA	PULL STATION
ACC	ACCESSIBLE	FLH	FLOOR HEAD WOOD SCREW	PT	POINT
ACD	ACROUSTIC	FMS	FLAT HEAD WOOD SCREW	PTD	PAPER TOWEL DISPENSER
ACP	ASPHALT CONCRETE PAVING	FHORN	FIRE HORN	PTDF	PRESSURE TREATED DOORGLASS FR
ACT	ACUSTICAL CEILING TILE	FHS	FIRE HOSE STATION	PTN	PARTITION
AD	AREA DRAIN	FIN	FINISH	PTR	PAPER TOWER RECEPTACLE
ADA	AMERICANS W/ DISABILITIES ACT	FJ	FLOOR JOIST	PUR	POLYURETHANE
ADJ	ADJUSTABLE	FLR	FLOOR	PVC	POLYVINYL CHLORIDE
AF	ABOVE FINISHED FLOOR	FLSH	FLOOR SLASHING	PWMT	PAVEMENT
AGG	AGGREGATE	FN	FACE NAIL	QT	QUARRY TILE
AH	AUTORITY HAVING JURISDICTION	FNC	FENCE	RAD	RADIUS
AL	ALUMINUM	FOB	FACE OF BUILDING	RAH	ROOF ACCESS HATCH
ALUM	ALUMINUM	FOC	FACE OF CONCRETE	RB	RESILIENT BASE
APPROX	APPROXIMATE	FOF	FACE OF FINISH	RCP	REFLECTED CEILING PLAN
ARCH	ARCHITECT	FOM	FACE OF MASONRY	RD	ROOF DRAIN
ASPH	ASPHALT	FOS	FACE OF STUD	RDW	RED WOOD
		FTG	FOOTING	REF	REFERENCE
		FUT	FUTURE	REFR	REFRIGERATOR
				RENF	REINFORCING
				RES	RESILIENT
				ROD	RIGID
				RH	RIGHT HAND
				RHS	ROUND HEAD METAL SCREW
				RHS	ROUND HEAD WOOD SCREW
				RO	ROUND OPENING
				RW	ROCK WOOL
				RWL	RAIN WATER LEADER
				S	SOUTH
				SAB	SOAKAWAY BATTENS
				SAD	SEE ARCHITECTURAL DRAWINGS
				SAF	SELF ADHERED FLEXIBLE FLASHING
				SASM	SELF ADHERED SHEET MEMBRANE
				SBKRG	SOLID BLOCKING
				SC	SOLID CORE
				SCD	SEE CIVIL DRAWINGS
				SD	STORM DRAIN
				SDSP	SOAK DISPENSER
				SEAL	SEALANT
				SECT	SECTION
				SD	SEE ELECTRICAL DRAWINGS
				SF	SQUARE FOOT (FEET)
				SHR	SHOWER
				SHT	SHEET
				SHTF	SHEET FLOW
				SHTD	SHEATHING
				SM	SIMILAR
				SNG	SINGLE
				SL	SLUING
				SLD	SEE LANDSCAPE DRAWINGS
				SLP	SLOPE
				SMS	SEE MECHANICAL DRAWINGS
				SMS	SHEET METAL SCREW
				SOC	SLAB ON GRADE
				SP	SQUARE FOOT
				SPEC	SPECIFICATION
				SQ	SQUARE
				SS	SANITARY SEWER
				SSD	SEE STRUCTURAL DRAWINGS
				SSTL	STAINLESS STEEL
				STA	STATION
				STD	STANDARD
				STL	STEEL
				STO	STORAGE
				STRUC	STRUCTURAL
				SUSP	SUSPENDED
				T&B	TOP AND BOTTOM
				T&G	TONGUE & GROOVE
				TEL	TELEPHONE
				TER	TERRAZZO
				THK	THICK
				TJ	TOOL JOINT
				T&B	TACKBOARD
				TN	TOE NAIL
				TOE	TOP OF CURB
				TOP	TOP OF PLATE
				TOP/MT	TOP OF PAVEMENT
				TOS	TOP OF STEEL
				TOSQ	TOP OF SLAB ON GRADE
				TOW	TOP OF WALL
				TPO	TPOUT PAPER DISPENSER
				TRN	TRANSOM
				TS	TUBE STEEL
				TV	TELEVISION
				TYP	TYPICAL
				UNF	UNFINISHED
				UN	UNLESS OTHERWISE NOTED
				URN	URNAL
				VCT	VINYL COMPOSITION TILE
				VERT	VERTICAL
				VEST	VERTICAL GRIN
				VF	VERY IN FIELD
				VT	VINYL TILE
				VTR	VENT TO ROOF
				VWC	VINYL WALL COVERING
				W	WEST
				W	WITH
				W/O	WITHOUT
				WB	WATER RESISTIVE BARRIER
				WC	WATER CLOSET
				WD	WOOD
				WDO	WINDOW
				WF	WASH FOUNTAIN
				WH	WATER HEATER
				WP	WATER PROOF
				WR	WATER RESISTANT
				WRB	WATER RESISTIVE BARRIER
				WTF	WELDED WIRE FABRIC
				XFM	TRANSFORMER
				YO	YARD

SYMBOLS



APPLICABLE CODES

BUILDING CODES AND STANDARDS

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1)
- 2013 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2 (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2) (BASED ON 2012 INTERNATIONAL BUILDING CODE)
- 2013 CALIFORNIA ELECTRICAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3) (BASED ON 2011 NATIONAL ELECTRICAL CODE)
- 2013 CALIFORNIA MECHANICAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4) (BASED ON 2012 IAPMO UNIFORM MECHANICAL CODE)
- 2013 CALIFORNIA PLUMBING CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5) (BASED ON 2012 IAPMO UNIFORM PLUMBING CODE)
- 2013 CALIFORNIA ENERGY CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6)
- 2013 CALIFORNIA FIRE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9) (BASED ON 2012 INTERNATIONAL FIRE CODE)
- 2013 CALIFORNIA REFERENCE STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12)
- TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

NATIONAL REFERENCE STANDARDS

- AF&PA NDS-2012 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH 2012 SUPPLEMENT & ADDENDUM
- ACI-318-11 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- NFPA 13, 2013 EDITION, INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS (W/ AMMENDMENTS PER CBC CH 35)
- NFPA 14, 2013 EDITION, INSTALLATION OF STANDPIPE, PRIVATE HYDRANT AND HOSE SYSTEMS (W/ AMMENDMENTS PER CBC CH 35)
- NFPA 17, 2013 EDITION, DRY CHEMICAL EXTINGUISHING SYSTEMS
- NFPA 17-A, 2013 EDITION, WET CHEMICAL EXTINGUISHING SYSTEMS
- NFPA 24, 2013 EDITION, INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES (W/ AMMENDMENTS PER CBC CH 35)
- NFPA 72, 2013 EDITION, NATIONAL FIRE ALARM CODE (W/ AMMENDMENTS PER CBC CH 35)
- ADA (AMERICANS WITH DISABILITIES ACT, 1990) 2010 EDITION
- ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

PROJECT TEAM

OWNER

NAME
STREET ADDRESS
CITY, STATE & ZIP CODE
PHONE: 000.000.0000
FAX: 000.000.0000

CIVIL ENGINEER

NAME
STREET ADDRESS
CITY, STATE & ZIP CODE
PHONE: 000.000.0000
FAX: 000.000.0000

MECHANICAL ENGINEER

NAME
STREET ADDRESS
CITY, STATE & ZIP CODE
PHONE: 000.000.0000
FAX: 000.000.0000

STRUCTURAL ENGINEER

NAME
STREET ADDRESS
CITY, STATE & ZIP CODE
PHONE: 000.000.0000
FAX: 000.000.0000

LANDSCAPE ARCHITECT

NAME
STREET ADDRESS
CITY, STATE & ZIP CODE
PHONE: 000.000.0000
FAX: 000.000.0000

ELECTRICAL ENGINEER

NAME
STREET ADDRESS
CITY, STATE & ZIP CODE
PHONE: 000.000.0000
FAX: 000.000.0000

SHEET INDEX

GENERAL

- G-001 COVER SHEET
- G-002 TITLE SHEET

LANDSCAPE

- L1.0 LANDSCAPE MATERIALS PLAN
- L1.2 LANDSCAPE DETAILS
- L6.1 LANDSCAPE DETAILS

ARCHITECTURAL

- A-102 (E) SITE PLAN
- A-103 PHASE PLAN FOR CONSTRUCTION
- A-120 DEMOLITION PLAN
- A-121 FLOOR PLAN
- A-161 ROOF PLAN
- A-171 REFLECTED CEILING PLAN
- A-201 EXTERIOR ELEVATIONS
- A-251 INTERIOR ELEVATIONS
- A-301 BUILDING SECTIONS
- A-901 3D VIEWS

STRUCTURAL

- SM1 STRUCTURAL NOTES
- S1 FOUNDATION PLAN
- S2 CEILING FRAMING PLAN
- S3 TRUSS BOTTOM CHORD FRAMING PLAN
- S4 TRUSS TOP CHORD AND ROOF FRAMING PLAN
- S5 STRUCTURAL ELEVATION

SCHEMATIC DESIGN

CERRI SITE
NORTH ST, HEALDSBURG,
CA 95448

CITY OF HEALDSBURG

PROJECT NUMBER:
15039

DATE:
04052017

DRAWN BY:

CHECKED BY:

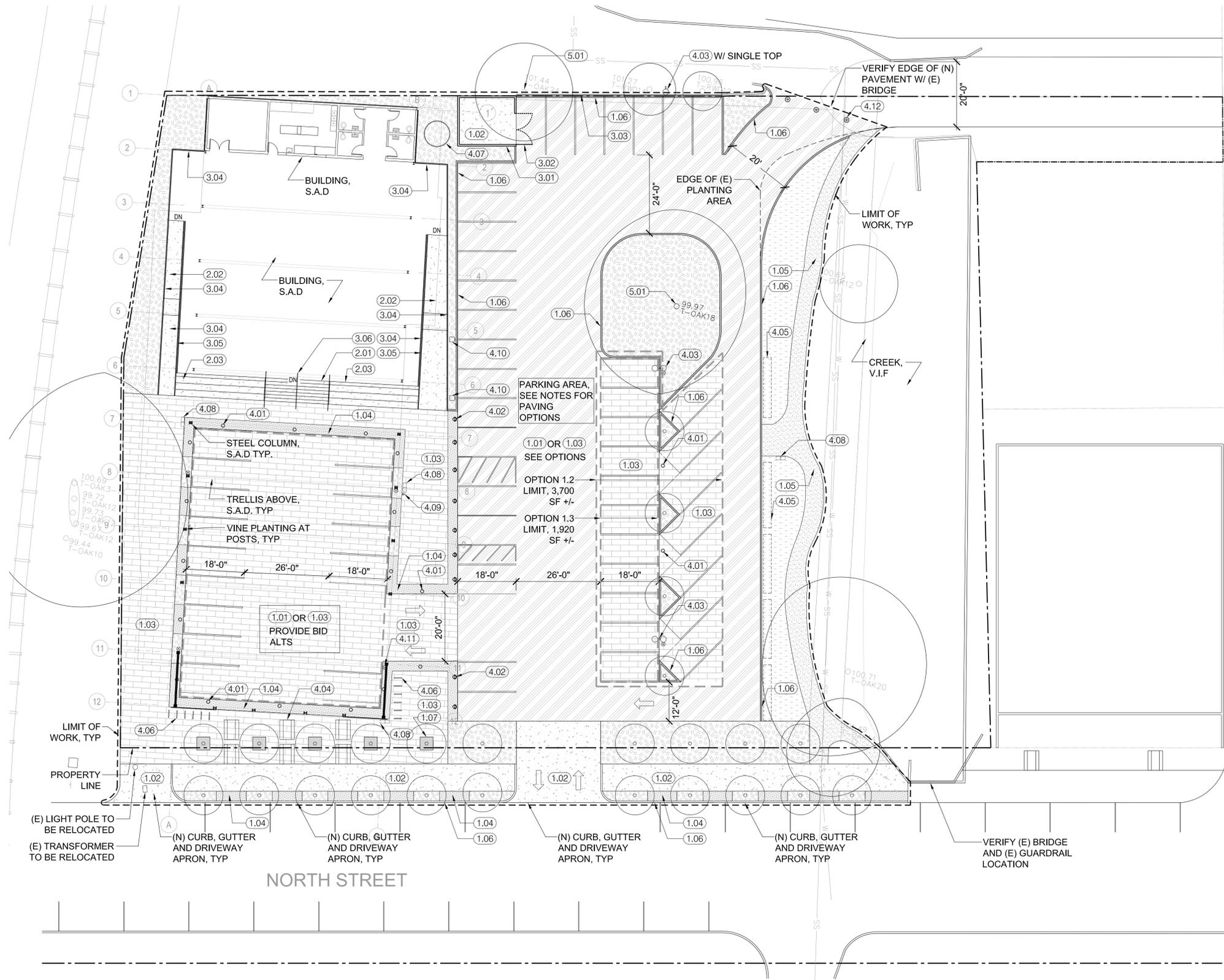
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TITLE SHEET

G-002



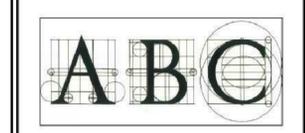


MATERIALS LEGEND

KEY	SYMBOL	ITEM	DESCRIPTION
1.00 PAVING			
1.01	[Symbol]	CHIP-SEAL ASPHALT PAVING	
1.02	[Symbol]	INTEGRAL COLORED CONC. PAVING	
1.03	[Symbol]	UNIT PAVERS	
1.04	[Symbol]	TRUNCATED DOMES	SEE SPECS
1.05	[Symbol]	DECOMPOSED GRANITE	
1.06	[Symbol]	INTEGRAL COLORED CONC. CURB	
1.07	[Symbol]	TREE GRATE	
2.00 STAIR, RAMP, SEATING			
2.01	[Symbol]	P.I.P CONC. STAIR	1/L6.0
2.02	[Symbol]	P.I.P CONC. RAMP	SEE SPECS
2.03	[Symbol]	P.I.P CONC. SEATING	2/L6.0
3.00 WALL, FENCE, GATE, GUARDRAIL, HANDRAIL			
3.01	[Symbol]	CMU WALL FOR ENCLOSURE	
3.02	[Symbol]	STEEL PANEL GATE	SEE SPECS
3.03	[Symbol]	WOOD FENCE	
3.04	[Symbol]	GUARDRAIL	2/L6.1
3.05	[Symbol]	HANDRAIL (ATTACHED TO GUARDRAIL)	2/L6.1
3.06	[Symbol]	FREE STANDING HANDRAIL	3/L6.0
4.00 SITE FURNISHING			
4.01	[Symbol]	BOLLARD	
4.02	[Symbol]	BOLLARD W/ LIGHT	
4.03	[Symbol]	POLE LIGHT	
4.04	[Symbol]	PICNIC TABLE WITH SEATS	
4.05	[Symbol]	CUSTOM WOOD SEAT	SEE SPECS
4.06	[Symbol]	BIKE RACK	
4.07	[Symbol]	RAIN WATER HARVESTING CISTERN	
4.08	[Symbol]	TRASH AND RECYCLE BIN	
4.09	[Symbol]	DRINKING FOUNTAIN	
4.10	[Symbol]	EV CHARGING STATION	
4.11	[Symbol]	ELECTRICAL OUTLET	PROVIDE OUTDOOR GFCI OUTLET
4.12	[Symbol]	REMOVABLE BOLLARDS	SEE SPECS
5.00 PLANTING			
5.01	[Symbol]	EXISTING TREE TO REMAIN	PROVIDE TREE PROTECTION FENCE
	[Symbol]	PLANTING AREA	WITH 2" WOOD MULCH AND SEE SPEC FOR SOIL REQUIREMENT. ASSUME 5GAL @ 18" O.C. LOMANDRA LONGIFOLIA
	[Symbol]	BIO-RETENTION AREA	WITH 2" WOOD MULCH AND SEE SPEC FOR SOIL REQUIREMENT. ASSUME 5GAL @ 18" O.C. JUNCUS PATENS SEE 4/L6.1
	[Symbol]	STREET TREE	36" BOX LONDON PLANE TREE
	[Symbol]	VINE PLANTING	(12) TOTAL - 10 GAL VINE

NOTES:
 1. PROVIDE PRICING OPTIONS FOR PARKING AREA, TOTAL PAVEMENT AREA TO BE 15,950 SF. OPTIONS AS BELOW:
 - OPTION 1.1: ALL PAVING TO BE PERMEABLE PAVERS
 - OPTION 1.2: 3,700SF TO BE PERMEABLE PAVERS, SEE PLAN
 - OPTION 1.3: 1,920SF TO BE PERMEABLE PAVERS, SEE PLAN
 - OPTION 1.4: ALL PAVING TO BE CHIPSEAL ASPHALT
 2. PROVIDE ALLOWANCE FOR IRRIGATION
 3. PROVIDE COST ESTIMATE FOR DEMOLITION OF (E) SITE FEATURES AND REMOVAL OR PROTECTION OF (E) TREES.

SCALE: 1/16"=1'-0" 0 8 16 32 ft



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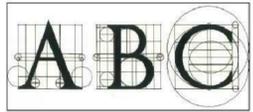
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ACLA ANDREA COCHRAN
 LANDSCAPE ARCHITECTURE
 2325 Third Street #210
 San Francisco CA 94107
 415.503.0060

SCHEMATIC DESIGN FOR PRICING ONLY

CERRI SITE
 10 NORTH ST,
 HEALDSBURG, CA 95448
 CITY OF HEALDSBURG

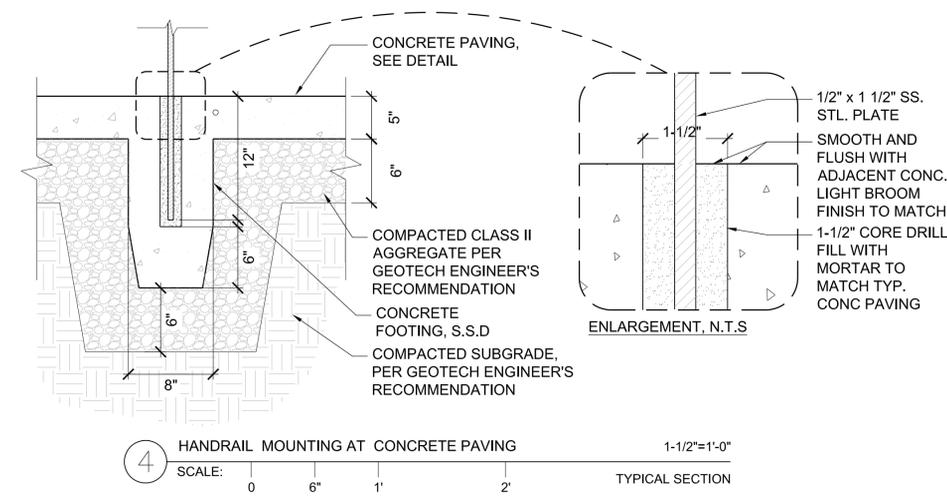
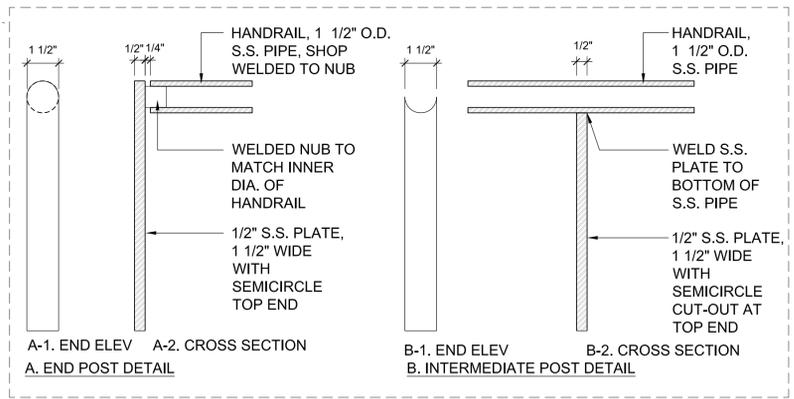
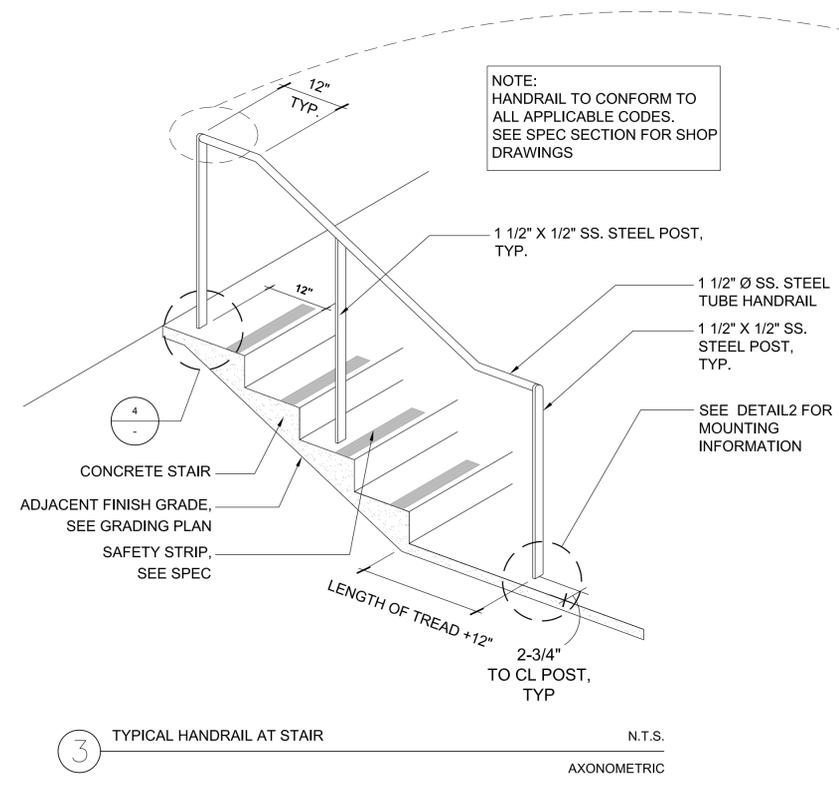
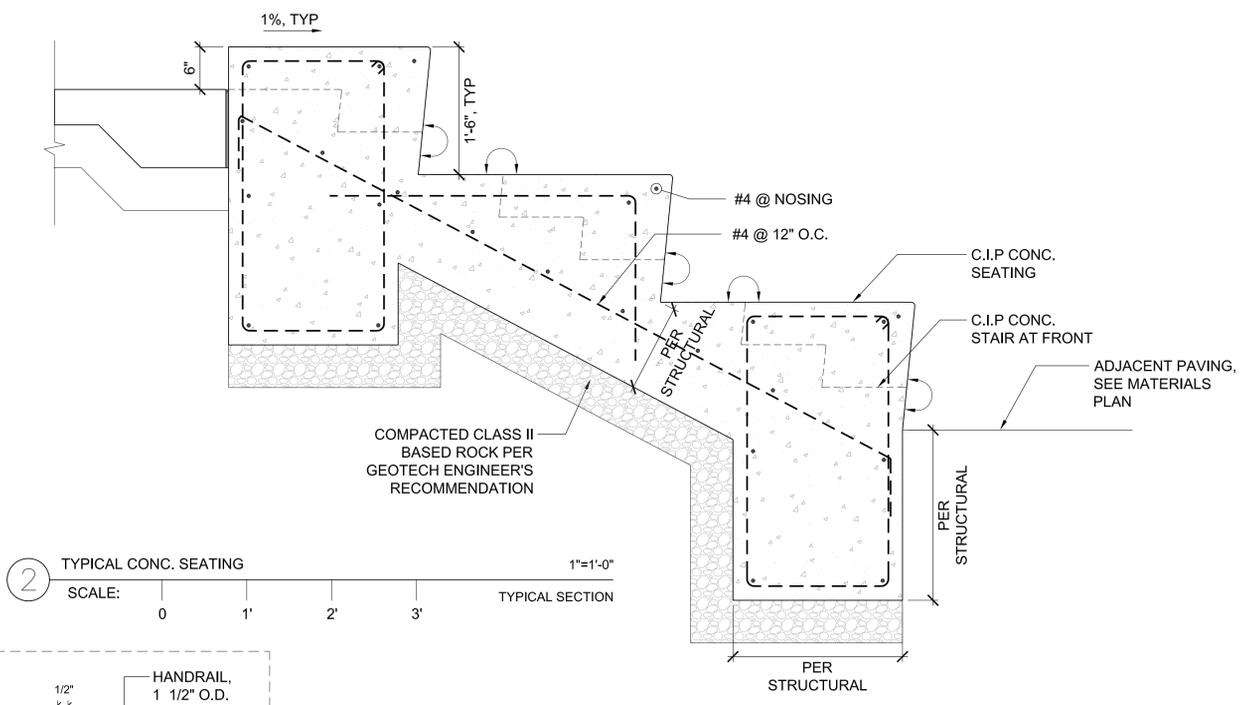
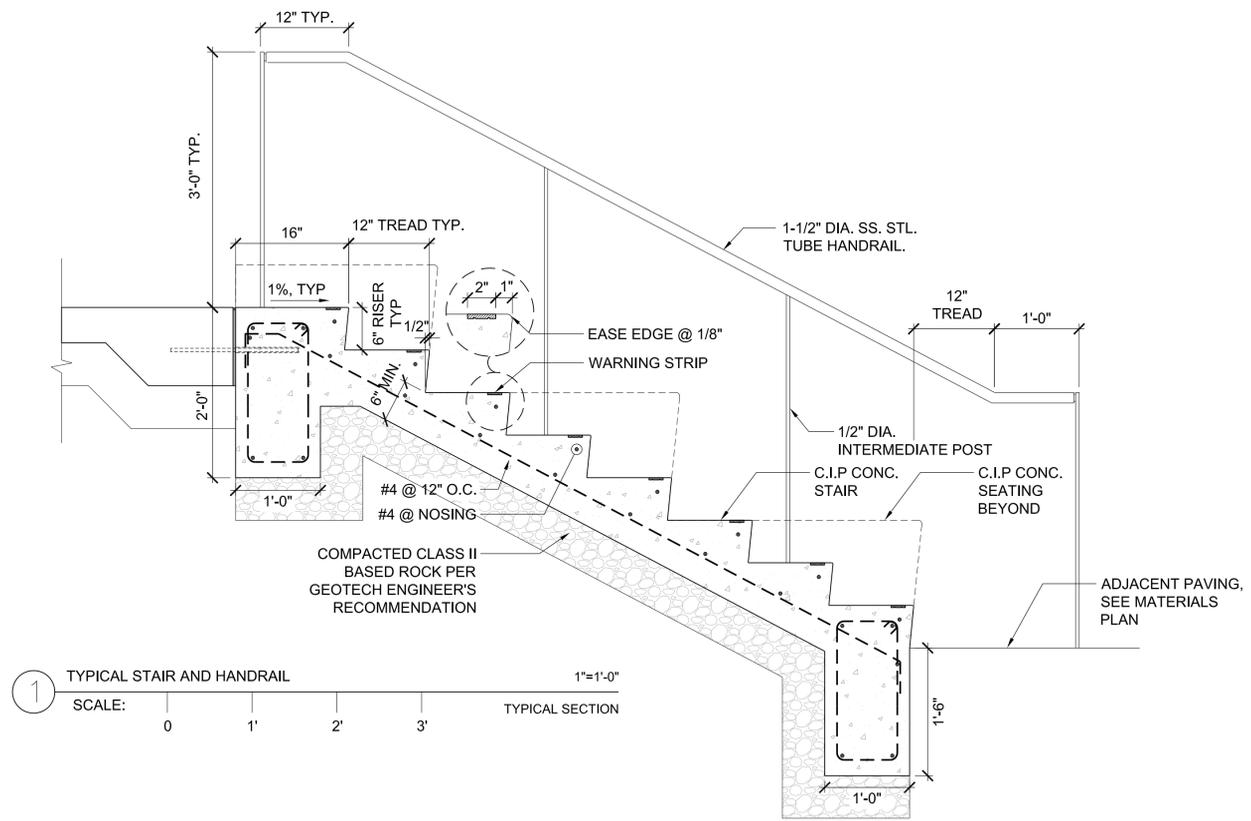
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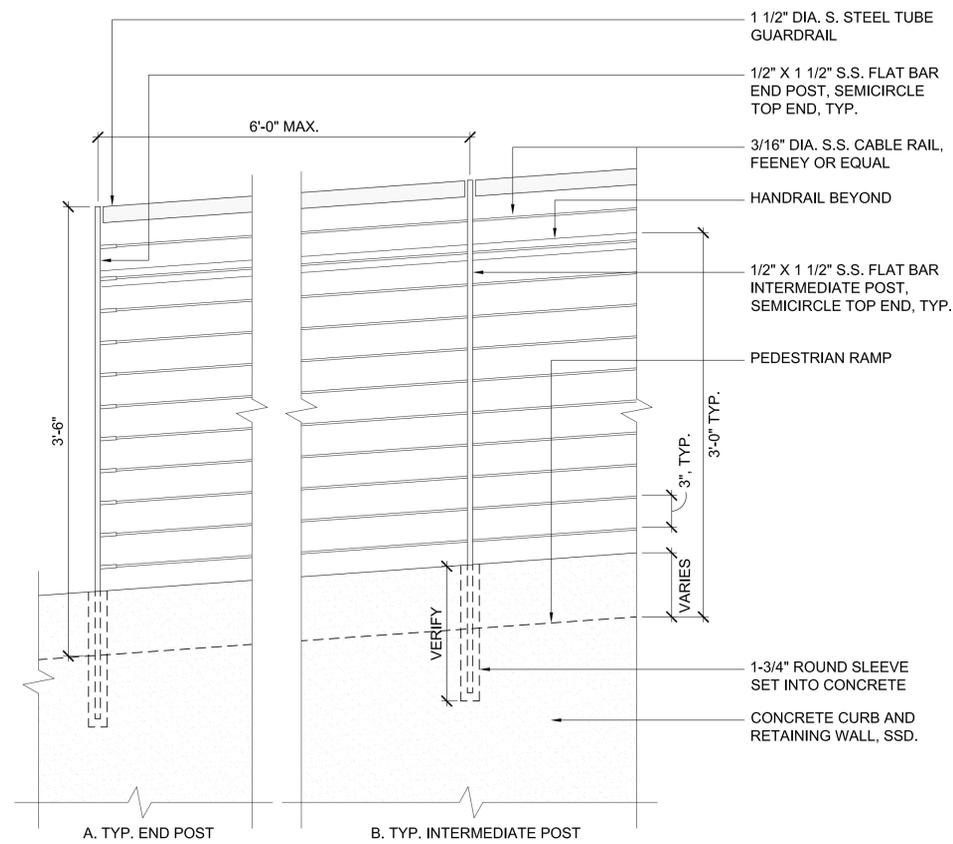


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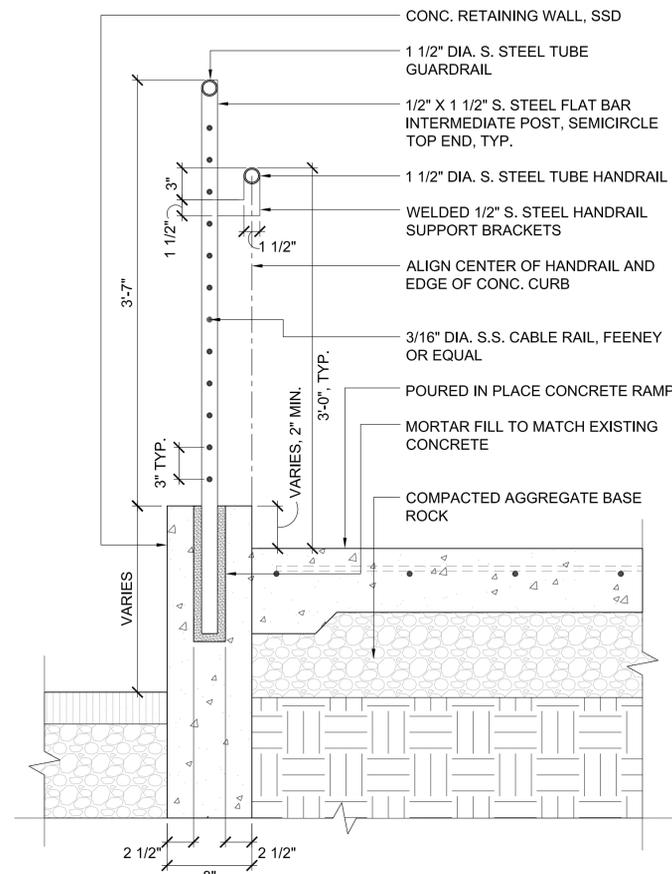
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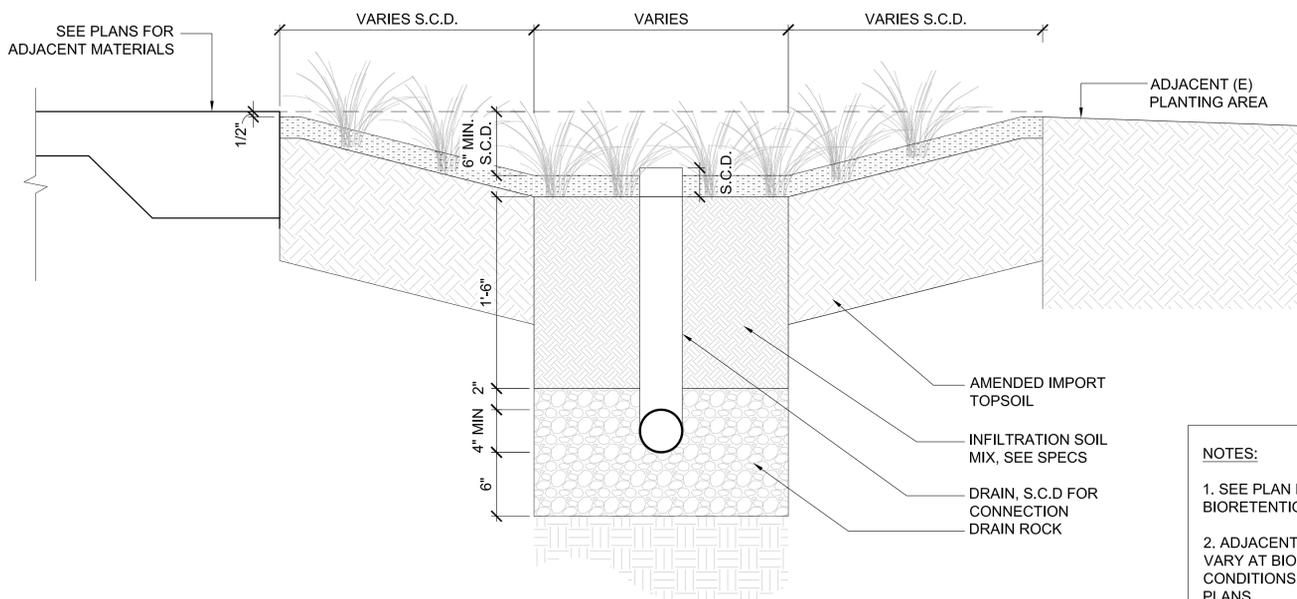
1 GUARDRAIL ELEVATION
SCALE: 0 6" 1' 2' SECTION / ELEVATION
1-1/2"=1'-0"



2 GUARDRAIL SECTION
SCALE: 0 6" 1' 2' TYPICAL SECTION
1-1/2"=1'-0"

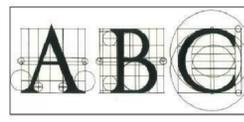


3 CUSTOM WOOD SEAT N.T.S.
18"x12"x18" LONG RECLAIMED WOOD BLOCK
1/2" THICK GALVANIZED STEEL PLATE SUPPORT @ 4' O.C. MAX.
CONTINUOUS CONC. FOOTING BELOW @ 24" WIDE X 18" DEEP



NOTES:
1. SEE PLAN FOR DIMENSIONS OF BIORETENTION PLANTING AREAS.
2. ADJACENT PAVING MATERIALS VARY AT BIORETENTION EDGE CONDITIONS. SEE MATERIALS PLANS.

4 BIORETENTION PLANTING AREA
SCALE: 0 6" 1' 2' TYPICAL SECTION
1-1/2"=1'-0"

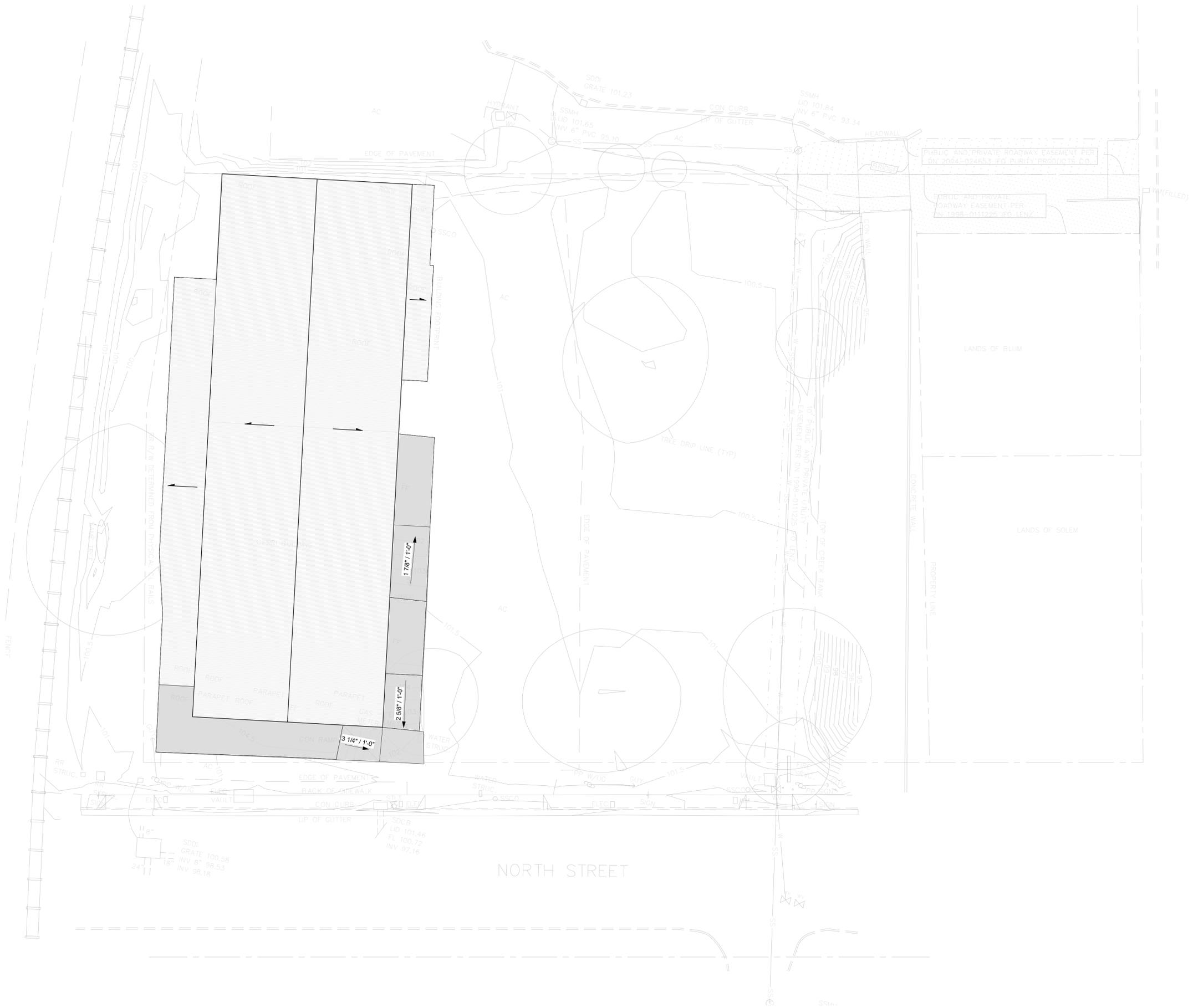


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CITY OF HEALDSBURG

PROJECT NUMBER:	
DATE:	160403
DRAWN BY:	ACLA
CHECKED BY:	ACLA
REVISIONS:	

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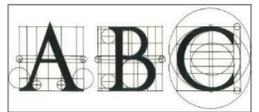


GENERAL SITE PLAN NOTES

- A. NOTE
- B. NOTE
- C. NOTE
- D. NOTE

REFERENCE KEYNOTE

DRAWING NOTES



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SIT

SCHEMATIC DESIGN

CERRI SITE
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CITY OF HEALDSBURG

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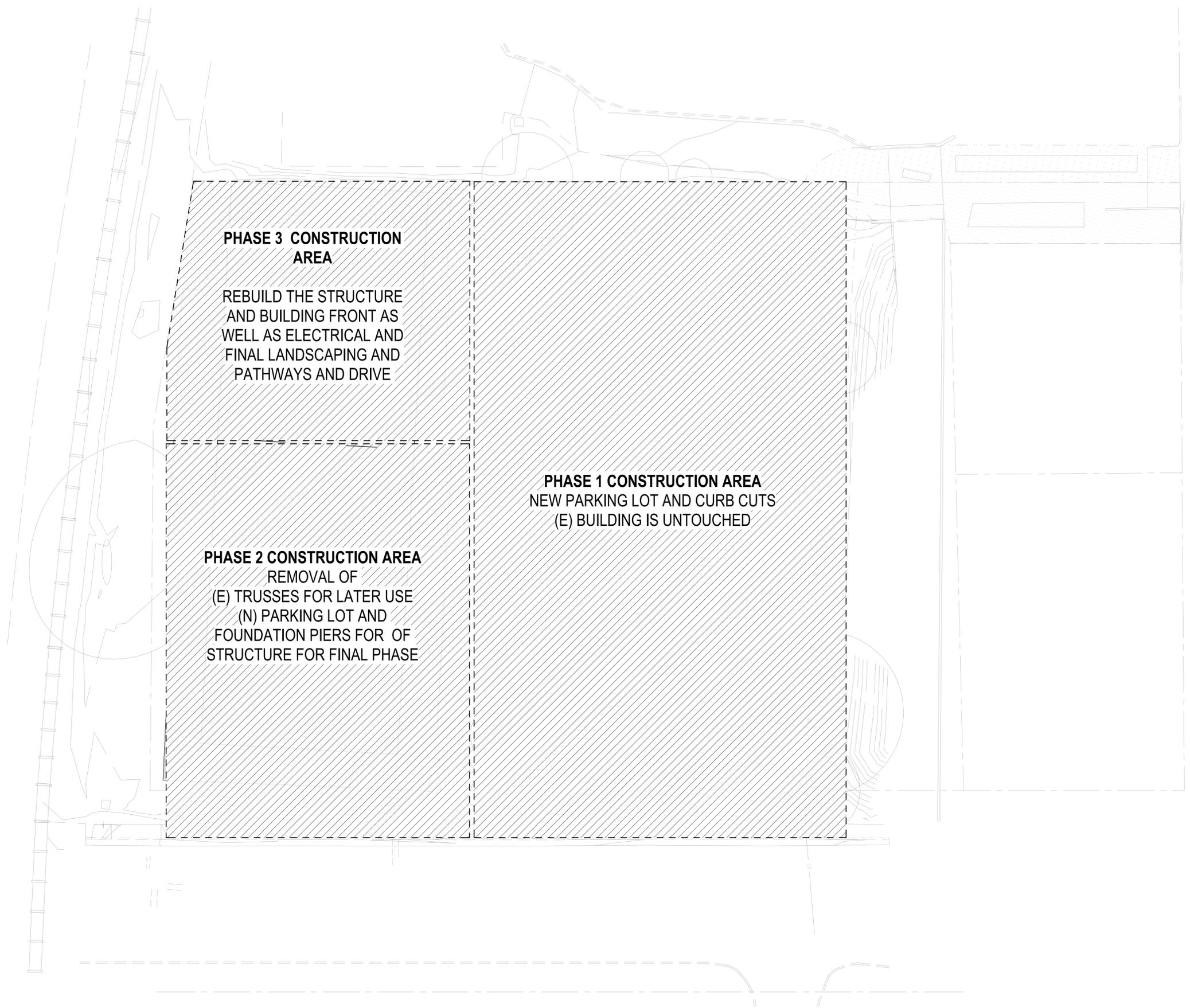
(E) SITE PLAN
A-102

① (E) SITE PLAN
 1/16" = 1'-0"



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PHASE 3 CONSTRUCTION AREA

REBUILD THE STRUCTURE AND BUILDING FRONT AS WELL AS ELECTRICAL AND FINAL LANDSCAPING AND PATHWAYS AND DRIVE

PHASE 1 CONSTRUCTION AREA
 NEW PARKING LOT AND CURB CUTS
 (E) BUILDING IS UNTOUCHED

PHASE 2 CONSTRUCTION AREA

REMOVAL OF (E) TRUSSES FOR LATER USE (N) PARKING LOT AND FOUNDATION PIERS FOR OF STRUCTURE FOR FINAL PHASE

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CERRI SITE
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CITY OF HEALDSBURG

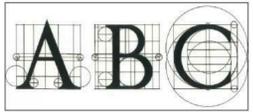
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PHASE PLAN FOR CONSTRUCTION
A-103

① PHASE PLAN FOR CONSTRUCTION
 1/16" = 1'-0"



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DEMOLITION PLAN
A-120

GENERAL FLOOR PLAN NOTES

- A. FOR EXISTING BUILDING ALL SIDING AND ROOFING WILL BE REMOVED.
- B. THE SIDE (E) ADDITIONS AS SHOWN ON PLAN ARE TO REMOVED. ONLY EXISTING MAIN STRUCTURES (TRUSSES AND COLUMNS) REMAIN.
- C. EXISTING PLYNTH AS SHOWN ON PLAN WILL REMAIN AS WELL AND REUSED FOR NEW SLAB. S.S.D.
- D. THE DEMO OF THE FRONT HALF OF THE BUILDING INCLUDING PLYNTH AND SAVING OF TRUSSES AND COLUMNS WILL BE IN PHASE 2. RECONSTRUCTION OF EXISTING STRUCTURE ONTO NEW FOUNDATIONS WOULD BE IN PHASE 3. S.S.D. FOR CONCRETE PIERS AND FOUNDATIONS.

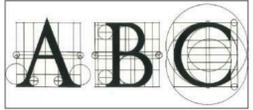
FOSS STREET



1 DEMO PLAN
 1/16" = 1'-0"

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REFERENCE KEYNOTE

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CITY OF HEALDSBURG

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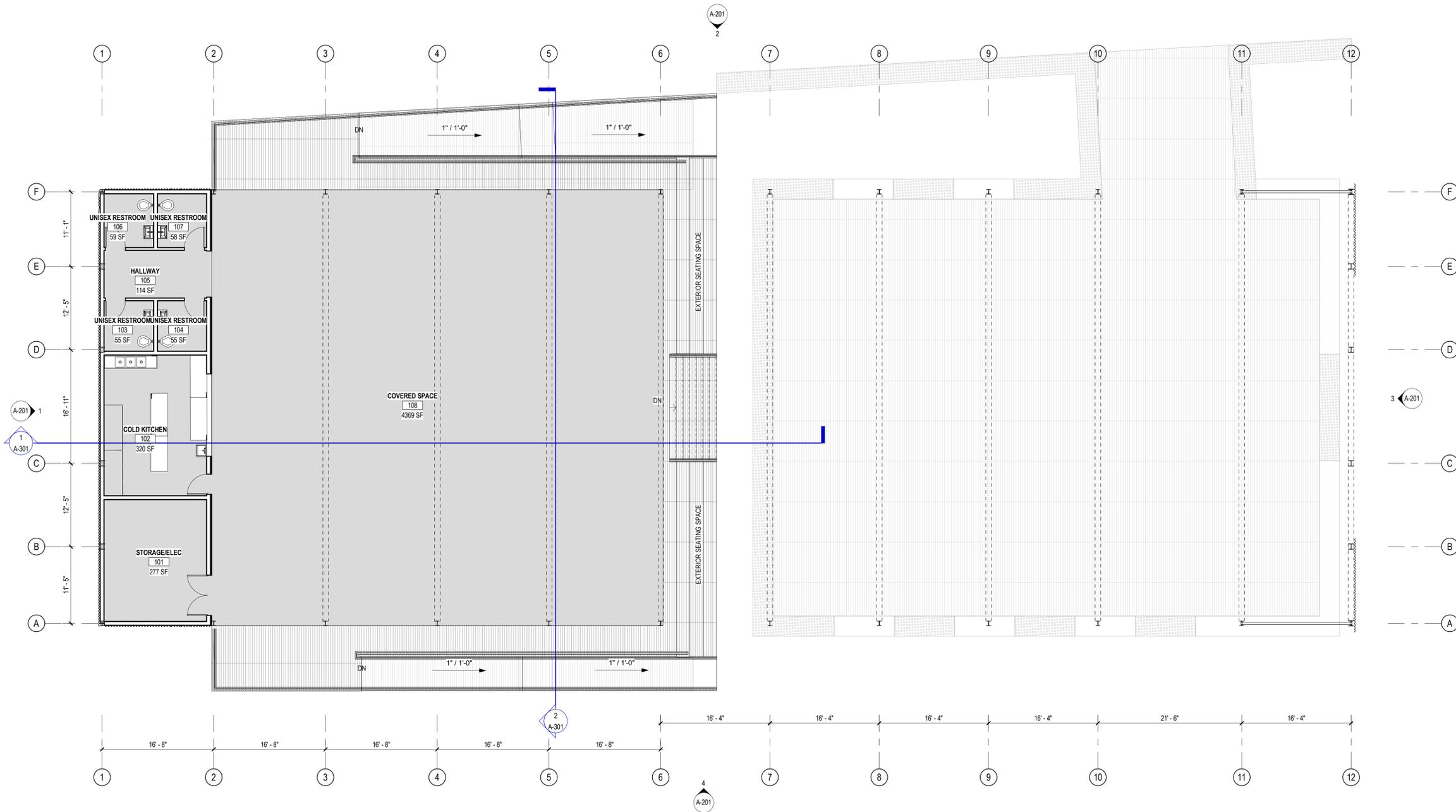
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FLOOR PLAN
A-121



1 BUILDING FLOOR PLAN
1/8" = 1'-0"

FINISH CODES

MARK	MANUFACTURER	STYLE / COLOR	FINISH SCHEDULE COMMENTS
PC1			POLISHED CONCRETE
BASE			
B1	TBD		BASE TO MATCH P1
FRP			
FRP1	TBD		
PAINT			
P1	KELLY MOORE		
TILE			
T1	DAL TILE		

FINISH SCHEDULE

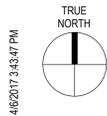
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE	WALL FINISH				CEILING FINISH	COMMENTS
				NORTH	EAST	SOUTH	WEST		
101	STORAGE/ELEC	PC1	B1 MATCH P1	P1	P1	P1	P1	P1	
102	COLD KITCHEN	PC1	FRP BASE SYSTEM	FRP	FRP	FRP	FRP	GYP P1	FRP IS TO 8'
103	UNISEX RESTROOM	PC1	COVED T1	T1	T1	T1	T1	GYP P1	TILE TO 4'
104	UNISEX RESTROOM	PC1	COVED T1	T1	T1	T1	T1	GYP P1	TILE TO 4'
105	HALLWAY	PC1	RUBBER BASE TO MATCH P1					GYP P1	
106	UNISEX RESTROOM	PC1	COVED T1	T1	T1	T1	T1	GYP P1	TILE TO 4'
107	UNISEX RESTROOM	PC1	COVED T1	T1	T1	T1	T1	GYP P1	TILE TO 4'
108	COVERED SPACE	PC1		RAINSCREEN					EXPOSED METAL DECK

GENERAL FLOOR PLAN NOTES

- A.
- B.
- C.
- D.

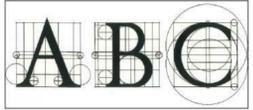
GENERAL FINISH NOTES

- A. TYPICAL FLOOR FINISH IS PC1 U.O.N.
- B. TYPICAL WALL FINISH IS P1, U.O.N.
- C. TYPICAL CEILING FINISH IS P1, U.O.N.
- D.
- E.
- F. TYPICAL BASE IS B1, U.O.N.
- G. TYPICAL FINISH @ EXPOSED STRUCTURAL P3 HIGH PERFORMANCE COATING

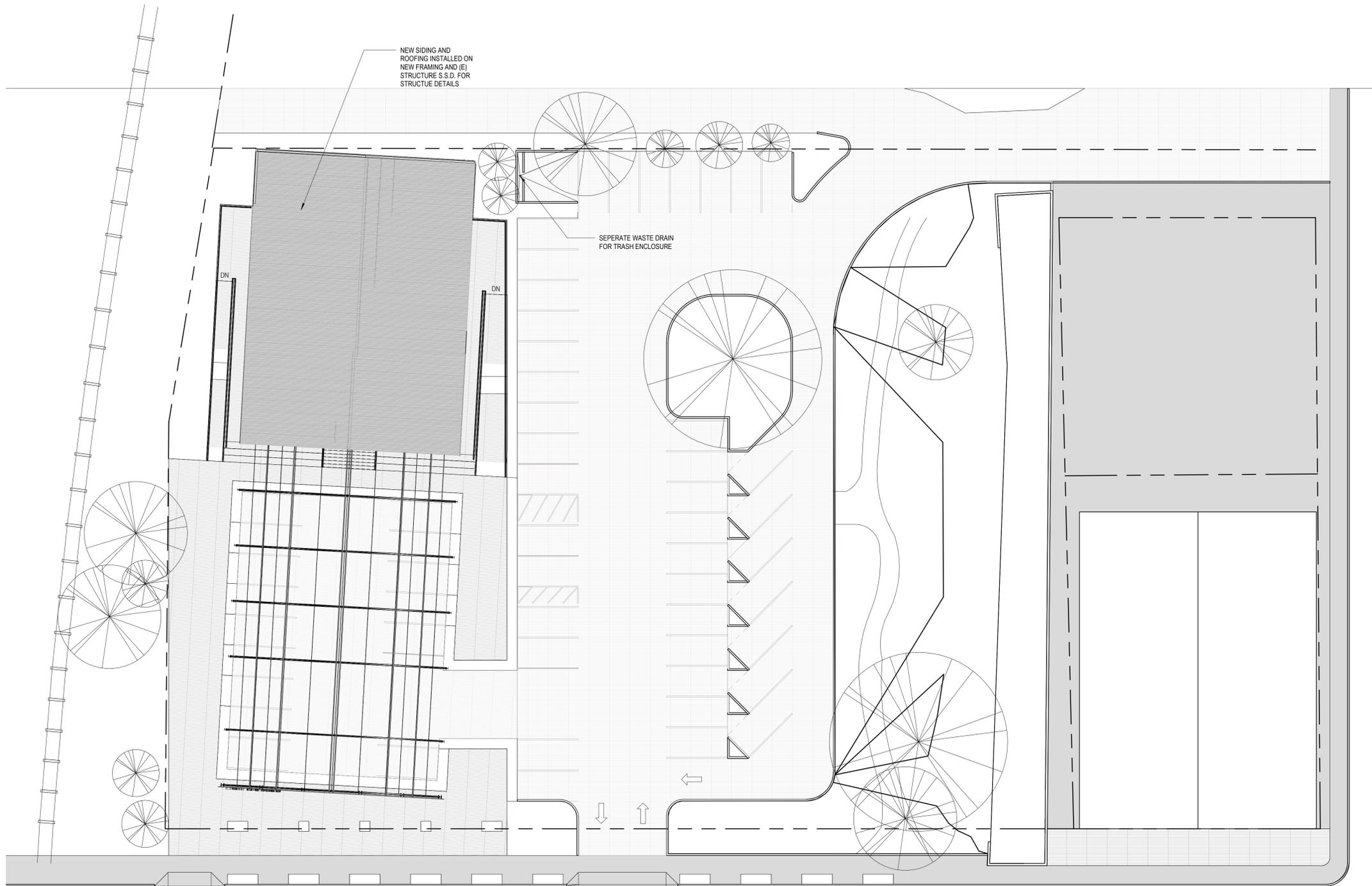


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GENERAL ROOF PLAN NOTES

- A. NOTE
- B. NOTE
- C. NOTE
- D. NOTE

ROOF MATERIAL LEGEND

CORRIGATED METAL PANELS

SCHEMATIC DESIGN

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 CA 95448

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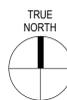
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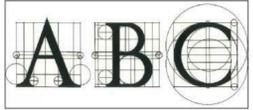
ROOF PLAN
A-161

1 ROOF PLAN
 1/16" = 1'-0"

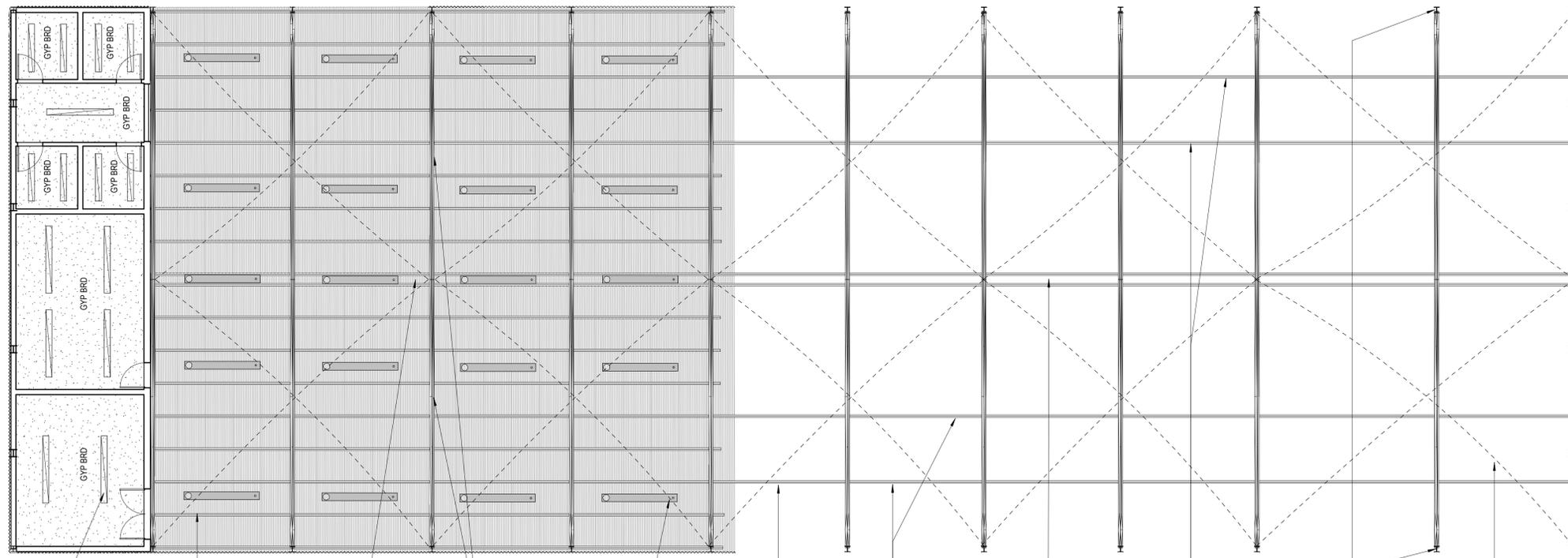
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8' LED LINEAR SURFACE MOUNTED FIXTURES

S.S.D. FOR NEW ROOF FRAMING

MAIN SPRINKLER FEED RUNS FROM NORTH TO SOUTH ALIGNED WITH RIDGE ABOVE LIGHTING

SPRINKLER BRANCH LINES THEN DROP AND RUN EAST TO WEST ALIGNED UNDER THE (E) ROOF TRUSSES FOR EACH STRUCTURAL BAY

8' LED LINEAR DIRECT/INDIRECT SUSPENDED FIXTURES

S.S.D. FOR NEW ROOF FRAMING

STAINLESS STEEL CABLES ALIGNS BELOW OUTSIDE STRUCTURE FROM COVERED AREA EDGE TO FRONT FACADE

STAINLESS STEEL CABLES ALIGNS BELOW OUTSIDE STRUCTURE FROM COVERED AREA EDGE TO FRONT FACADE

STAINLESS STEEL CABLES ALIGNS BELOW OUTSIDE STRUCTURE FROM COVERED AREA EDGE TO FRONT FACADE

EXTERIOR ELECTRICAL OUTLETS AND CONDUIT ON NORTH SIDE OF ALL EXPOSED COLUMNS 24" ABOVE F.F. TYP. (20 TOTAL)

EXTERIOR GRADE STRING LIGHTS MOUNTED TO STRUCTURE AS ADDITIONAL LIGHTING FOR EVENTS

1 REFLECTIVE CEILING PLAN
 1/8" = 1'-0"

GENERAL REFLECTED CEILING PLAN NOTES

- A. ALL PENDANT FIXTURES TO BE DIRECT-INDIRECT ON SEPERATE DIMMING CONTROLS
- B. NOTE
- C. NOTE
- D. NOTE

REFLECTED CEILING PLAN LEGEND

- NOTES:
1. NOT ALL SYMBOLS ARE INDICATED BELOW. REFER TO MECH., PLUMB. & ELECT. DRAWINGS FOR ADDITIONAL INFORMATION

-  GYP. BD. CEILING O/ FRAMING - PAINT
-  RECESSED OR SURFACE MOUNTED LIGHT FIXTURE - S.E.D.
-  SUSPENDED PENDANT LIGHT FIXTURE - S.E.D.

SCHEMATIC DESIGN

CERRI SITE
 NORTH ST, HEALDSBURG,
 CA 95448

CITY OF HEALDSBURG

PROJECT NUMBER:
 15039
 DATE:
 04/05/2017
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 CHECKED BY:
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 REVISIONS:

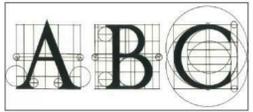
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REFLECTED CEILING PLAN

A-171



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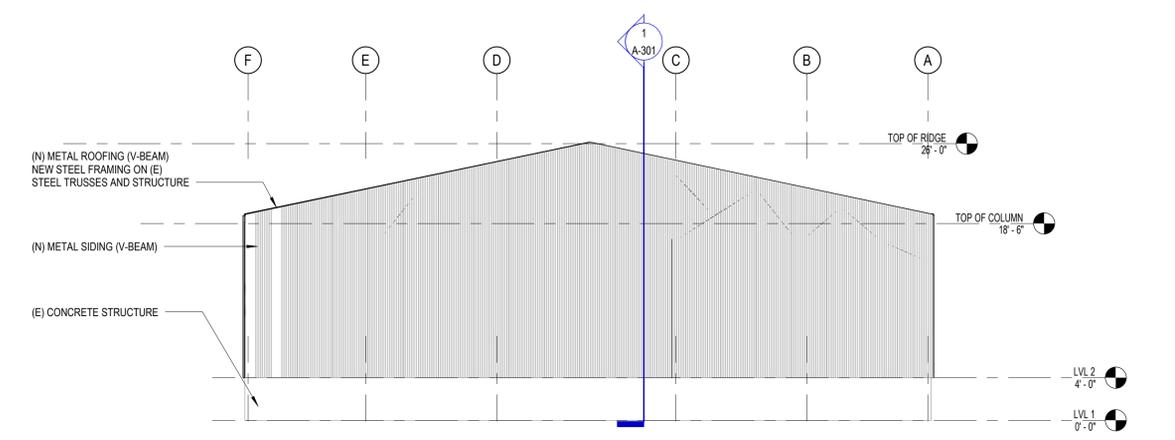
CITY OF HEALDSBURG

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Author
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Checker

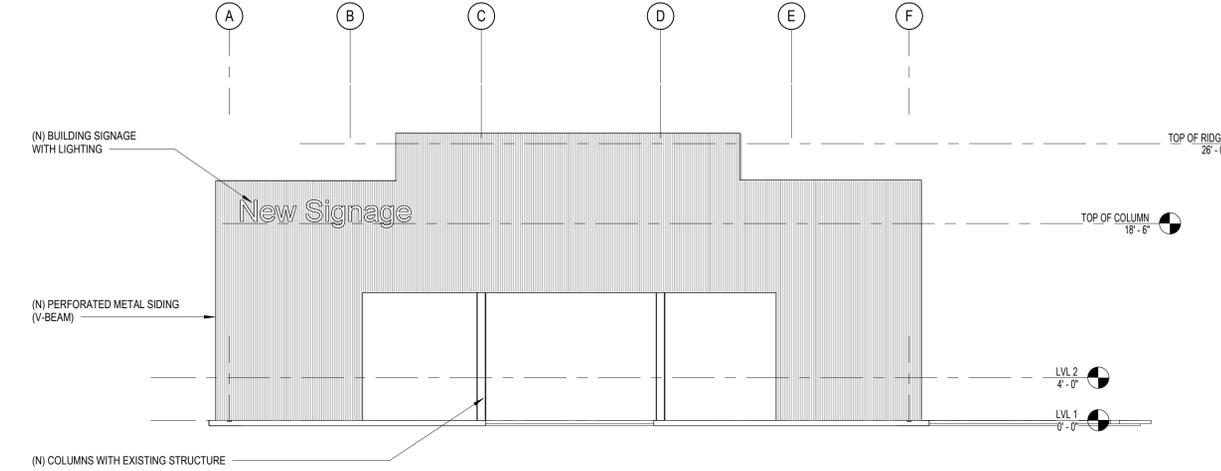
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EXTERIOR ELEVATIONS

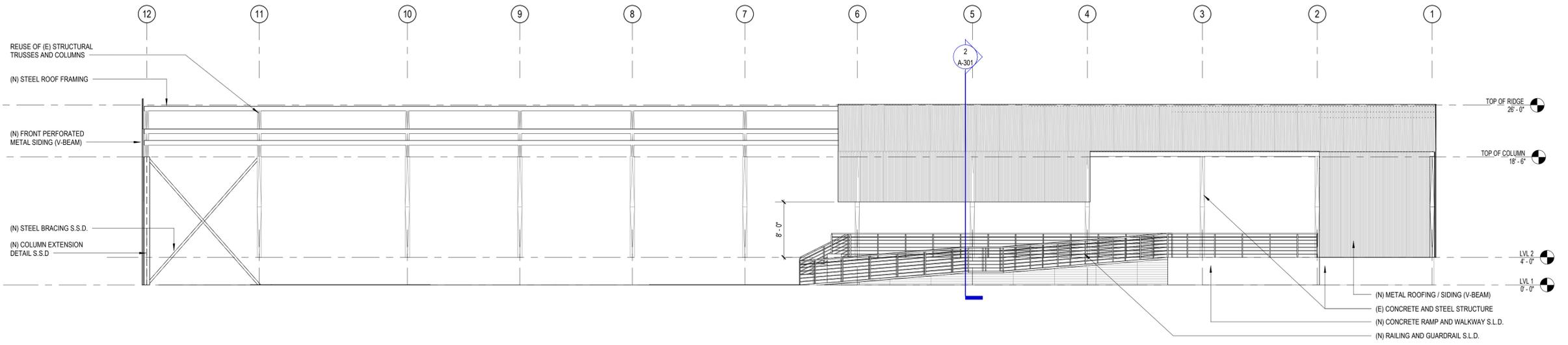
A-201



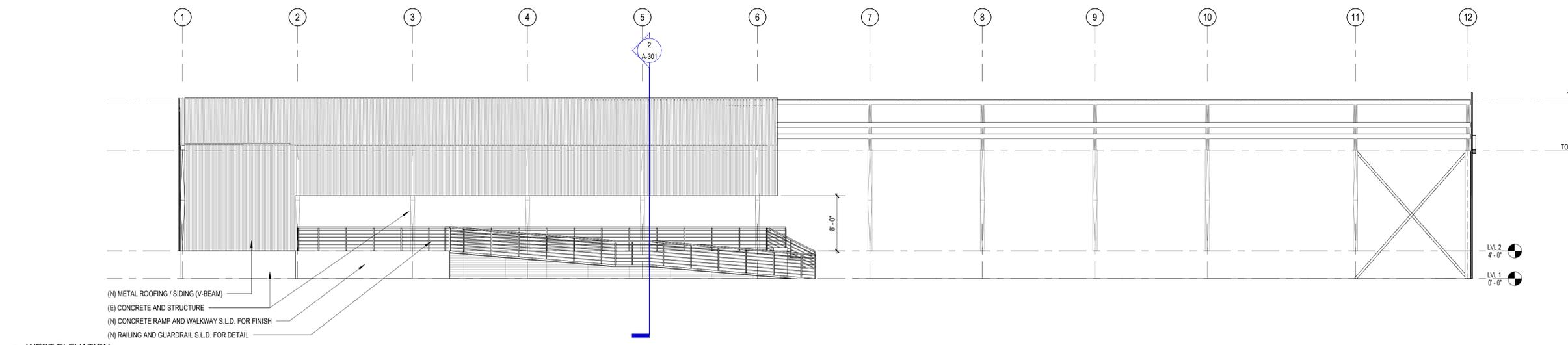
1 NORTH ELEVATION
 1/8" = 1'-0"



3 SOUTH ELEVATION
 1/8" = 1'-0"



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

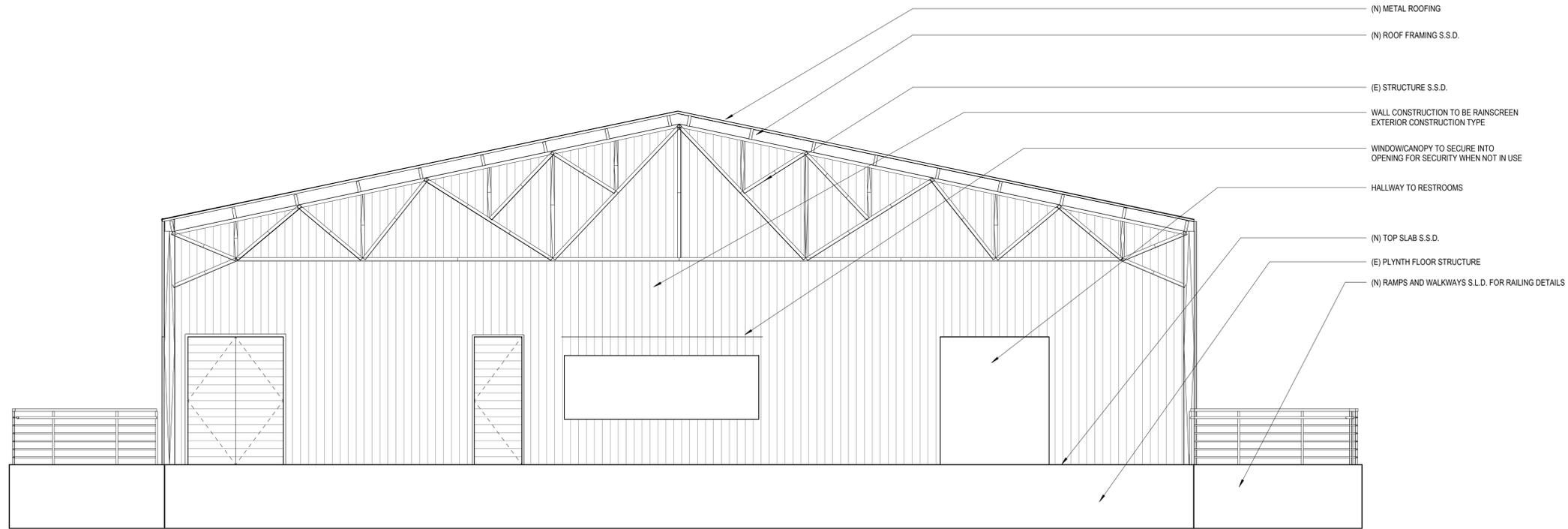


4 WEST ELEVATION
 1/8" = 1'-0"

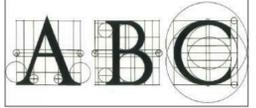
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GENERAL INTERIOR ELEVATION NOTES

- A. NOTE
- B. NOTE
- C. NOTE
- D. NOTE



① INTERIOR ELEVATION
1/4" = 1'-0"



ALAN B. COHEN 205 CENTER STREET
ARCHITECT HEALDSBURG, CA 95448
707.431-7100 v alan@abcala.com f 707.431-7101

SCHEMATIC DESIGN

CERRI SITE
NORTH ST, HEALDSBURG,
CA 95448

CITY OF HEALDSBURG

PROJECT NUMBER:
15039

DATE:
04052017

DRAWN BY:
-

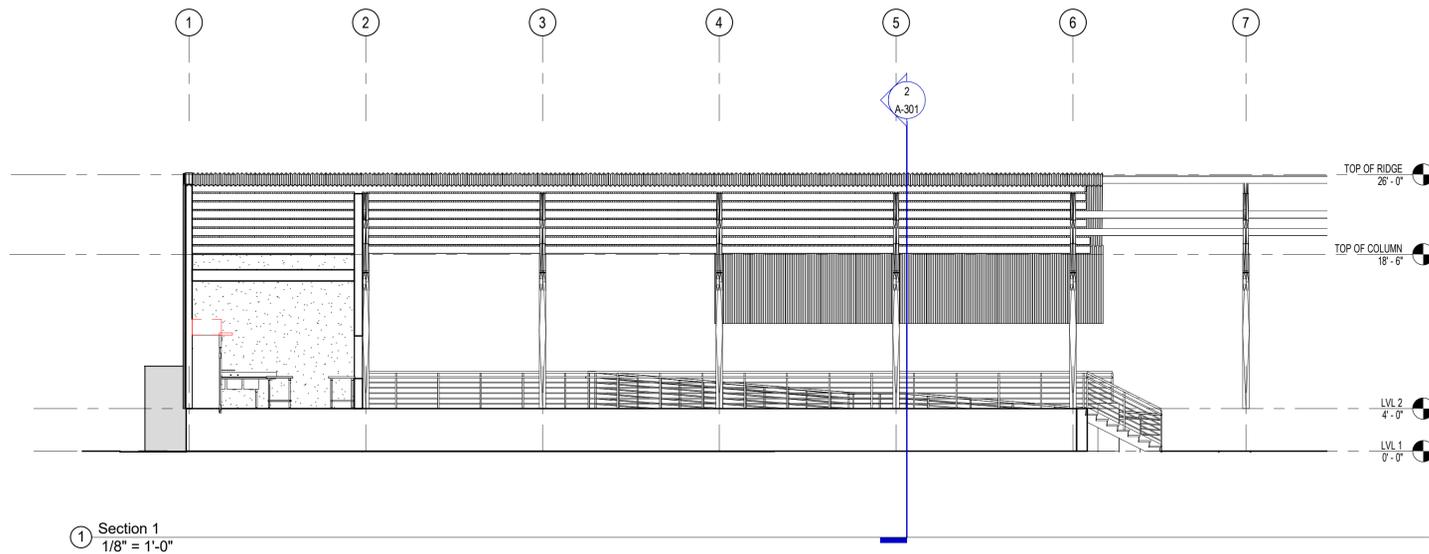
CHECKED BY:
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REVISIONS:

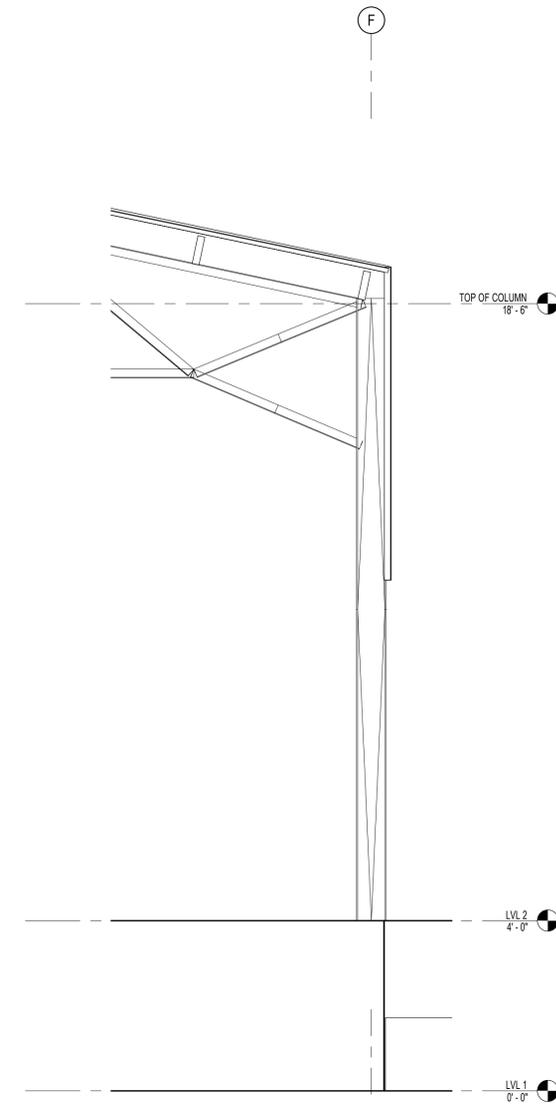
NO.	DESCRIPTION	DATE
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INTERIOR ELEVATIONS

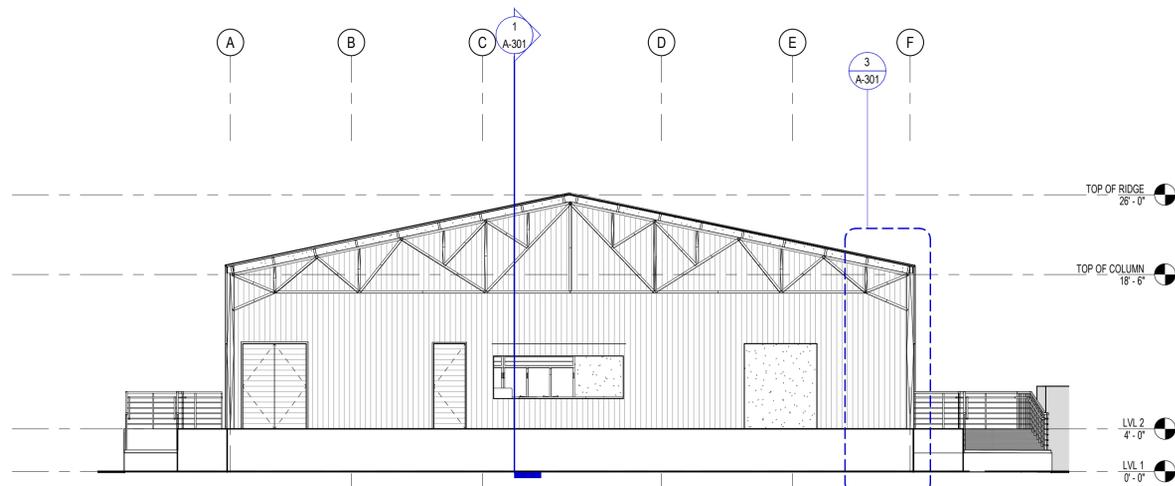
A-251



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



3 Detail 0
 1/2" = 1'-0"



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

SCHEMATIC DESIGN

CERRI SITE
 NORTH ST, HEALDSBURG,
 CA 95448

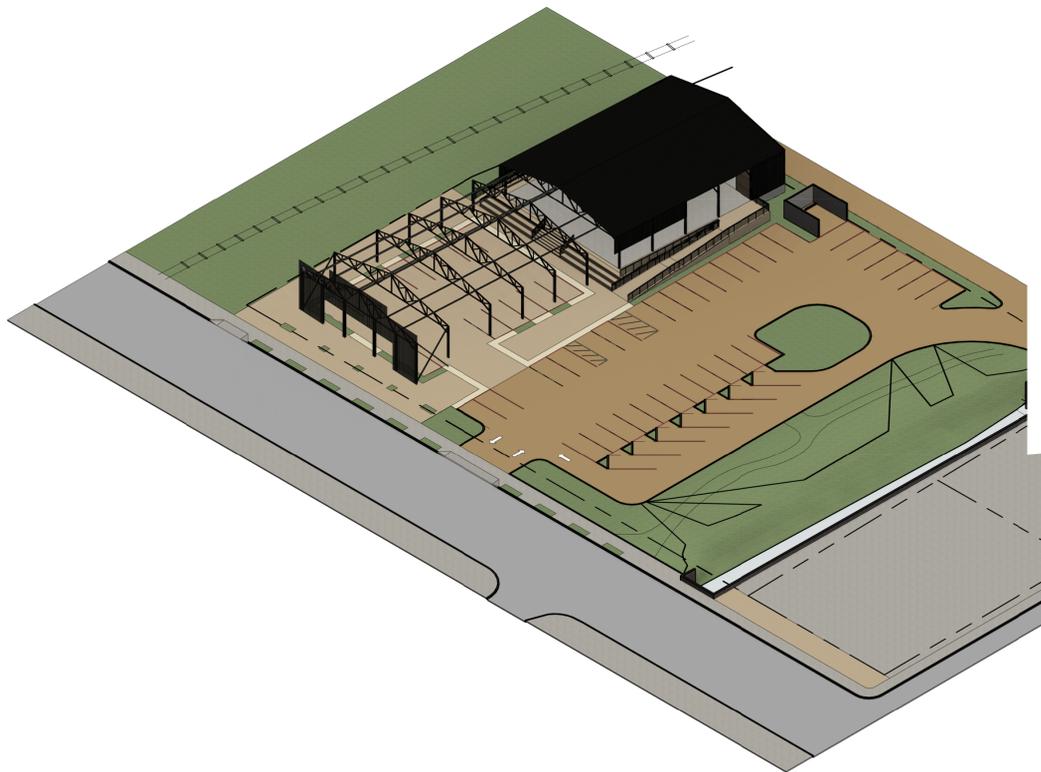
CITY OF HEALDSBURG

PROJECT NUMBER:
 15039
 DATE:
 04/05/2017
 DRAWN BY:
 -
 CHECKED BY:
 -
 REVISIONS:

NO.	DESCRIPTION	DATE
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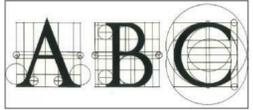
BUILDING SECTIONS
A-301

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SCHEMATIC DESIGN

CERRI SITE
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 CA 95448

CITY OF HEALDSBURG

PROJECT NUMBER:
15039

DATE:
04052017

DRAWN BY:
Author

CHECKED BY:
Checker

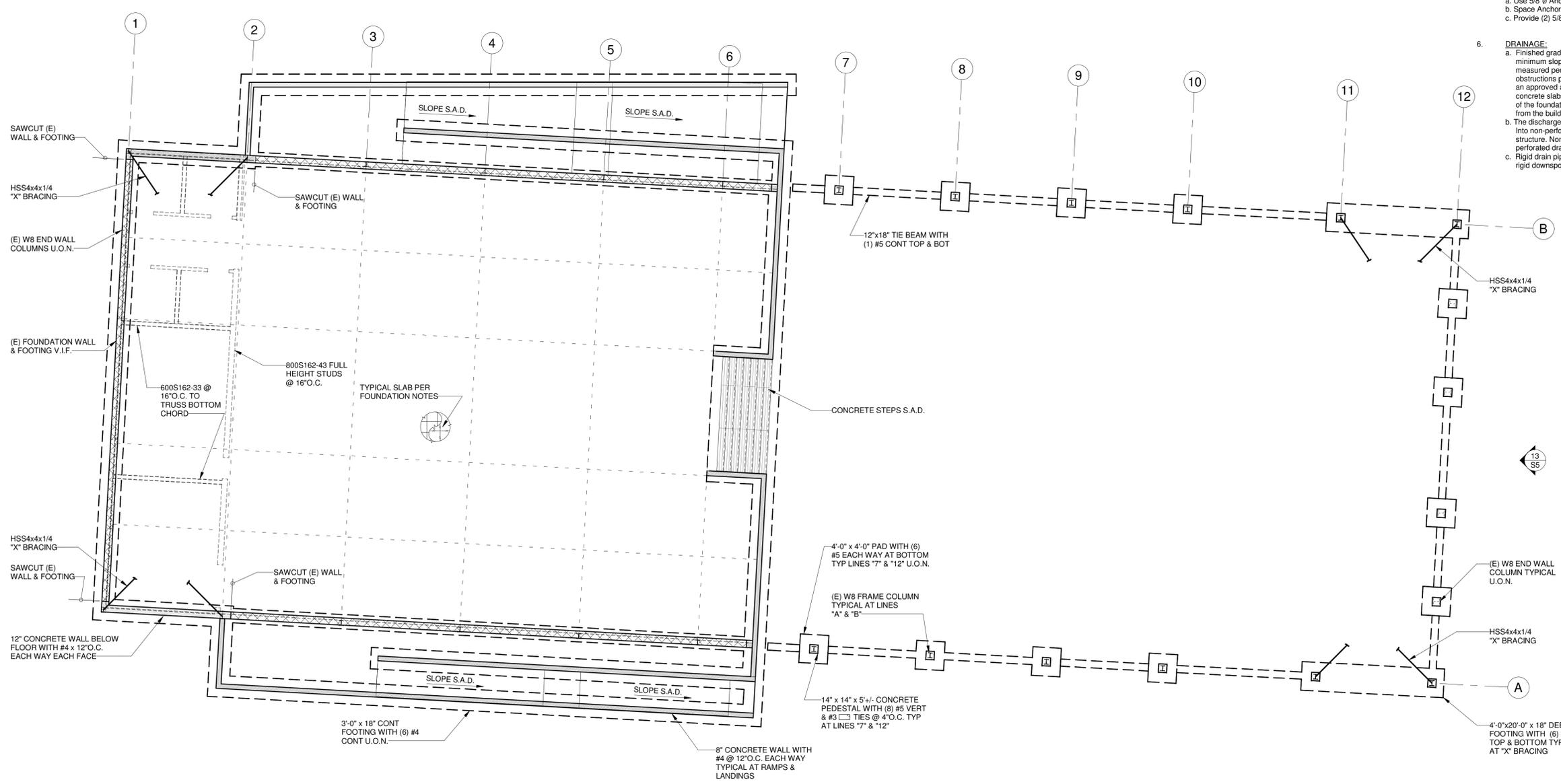
REVISIONS:

NO.	DESCRIPTION	DATE
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3D VIEWS
A-901

FOUNDATION NOTES

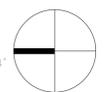
- See structural detail (SD) sheets for standard construction details and "STRUCTURAL NOTES".
- Typical slab requirements
STAGE AREA:
 5" with #4 bars @ 18"o.c. each way (1-1/2" clear from top of slab);
 over 2" sand
 over 15 mil STEGO® wrap vapor barrier
 over 4" minimum of compacted free-draining crushed rock;
 over compacted subgrade per Geotechnical report.
 Provide 1/8" wide by 1" deep control joints in slabs at 12'-0"o.c. maximum spacing in each direction, to be determined in field by superintendent unless otherwise noted.
 Vapor barrier shall be Stego Wrap 15 Mil by STEGO INDUSTRIES LLC, San Juan Capistrano, CA (887) 464-7834.
 Install per manufacturer's recommendations. Protect vapor retarder from tearing or puncturing.
EXTERIOR PATIO WALKWAY:
 4" thick with #3 bars @ 18"o.c. each way (1-1/2" clear from top of slab);
 over 4" minimum compacted free-draining crushed rock
- ANCHOR BOLTS:**
 a. Use 5/8" Anchor Bolts with BPS5/8-3 plate washer.
 b. Space Anchor Bolts at 48"o.c. maximum typical U.O.N.
 c. Provide (2) 5/8" Anchor Bolts Minimum per sill plate.
- DRAINAGE:**
 a. Finished grade shall slope away from the building at a minimum slope of 5% for a minimum distance of 10 feet measured perpendicular to the exterior wall. If lot lines or obstructions prohibit 10 feet of slope, provide 5% slope to an approved alternate drainage method. Exterior paving, concrete slabs, or other impervious surfaces within 10 feet of the foundation shall be sloped a minimum of 2% away from the building.
 b. The discharge of roof gutter downspouts shall be as follows:
 Into non-perforated pipes that discharge away from the structure. Non-perforated pipes shall not be connected to perforated drain piping.
 c. Rigid drain piping for drop inlets shall be separated from rigid downspout pipes and perforated drain piping.



FOUNDATION LEGEND	
SYMBOL	DESCRIPTION
	(E) FOUNDATION & WALL ABOVE TO REMAIN
	(N) FOUNDATION

WALL LEGEND	
WALL SYMBOL	WALL TITLE
	NEW EXTERIOR WALL OR INTERIOR NON-BEARING WALL PER PLAN
	NEW INTERIOR BEARING WALL PER PLAN
	EXISTING WALL TO REMAIN
	WALL ABOVE PER PLAN

FOUNDATION PLAN



CERRI SITE
 10 NORTH STREET
 HEALDSBURG, CALIFORNIA 95448

FOR PLAN REVIEW ONLY

ISSUE INFORMATION	
Designer:	Ron
PD:	LD: BR
Job:	150079
Plot Date:	02/01/17
Sheet Title:	FOUNDATION PLAN
Sheet	S1
Of	Sheets

U:\2016\1111_W_ North Street\15079\CAD\15079-S-Cut



CEILING FRAMING PLAN



CERRI SITE
10 NORTH STREET
HEALDSBURG, CALIFORNIA 95448

FOR PLAN REVIEW ONLY

04-06-17 | RHB | BR
SCHEMATIC DESIGN

ISSUE INFORMATION

Designer:	Designer
PD:	LD: Author
Job:	150079
File:	
Plot Date:	02/01/17

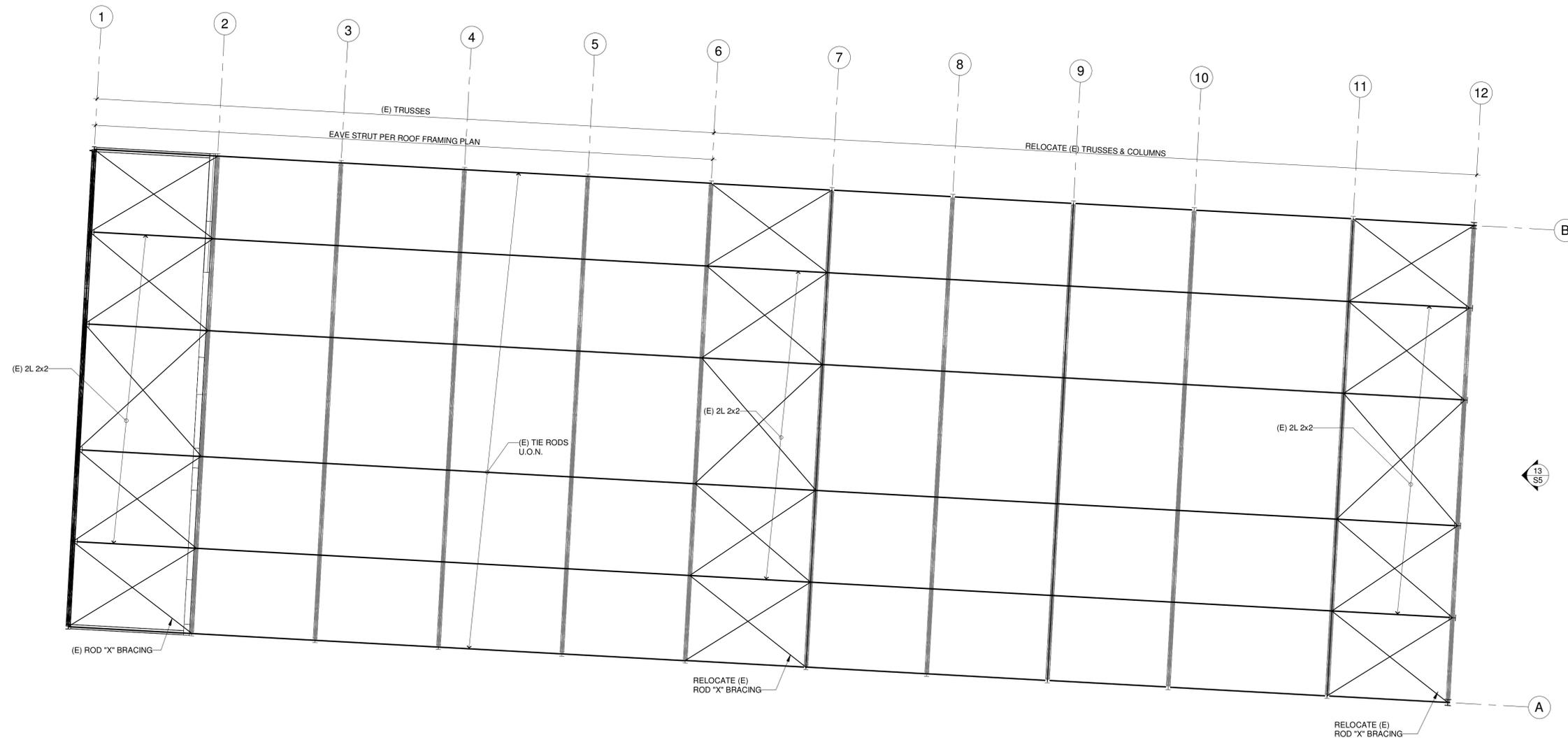
Sheet Title:
CEILING FRAMING PLAN

Sheet
Of **S2** Sheets

ROOF FRAMING NOTES

- See "SD" sheet(s) for structural details and "SN" sheet(s) for structural notes on sheet SN1 and are below the level of framing shown unless otherwise noted.
- Structural sheathed walls are designated per **SYMBOLS LEGEND** on sheet SD1 and are below the level of framing shown unless otherwise noted. See "Structural Wall Sheathing Schedule" on sheet SD1 for specific and general requirements. All structural wall sheathing shall be continuous at intersecting walls per detail 13/SD1 unless otherwise noted.
- Sheathe all exterior walls per "Structural Wall Sheathing Schedule" type "B6" unless otherwise noted. Sheath all specified interior walls per plans and "Structural Wall Sheathing Schedule" on sheet SD1.
- Roof shall be sheathed with APA rated sheathing, 32/16, Exposure 1, 15/32" minimum thickness. Install sheets with face grain perpendicular to supports. Stagger sheets and nail with 8d at 6" o.c. edges and at 12" o.c. field, typical, unless otherwise noted. Provide sheets not less than 4'-0" x 8'-0" except at boundaries and changes in framing. Minimum sheet size shall be 24" x 24" unless all edges of undersized sheets are supported by and fastened to framing members or blocking. Building has been designed for roofing with a maximum weight of 6.0 psf.
- Interior bearing walls, if occur, are shown shaded.
- See detail 1/SD1 for framing at headers and required number of king studs at openings. See detail 6/SD1 for typical header size unless otherwise noted.

WALL LEGEND	
WALL SYMBOL	WALL TITLE
	NEW EXTERIOR WALL OR INTERIOR NON-BEARING WALL PER PLAN
	NEW INTERIOR BEARING WALL PER PLAN
	EXISTING WALL TO REMAIN
	WALL ABOVE PER PLAN



TRUSS BOTTOM CHORD FRAMING PLAN



MKM Associates
 structural engineering
 441 College Avenue
 Santa Rosa, CA 95401
 Phone: (707) 578-8185
 Fax: (707) 578-7153
 Internet: www.mkmassociates.com

RESIGNED PROFESSIONAL ENGINEER
 JOHN MEALE COO
 No. SE 2927
 Exp 6-30-2018
 STATE OF CALIFORNIA
 02/01/17

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 10 NORTH STREET
 HEALDSBURG, CALIFORNIA 95448

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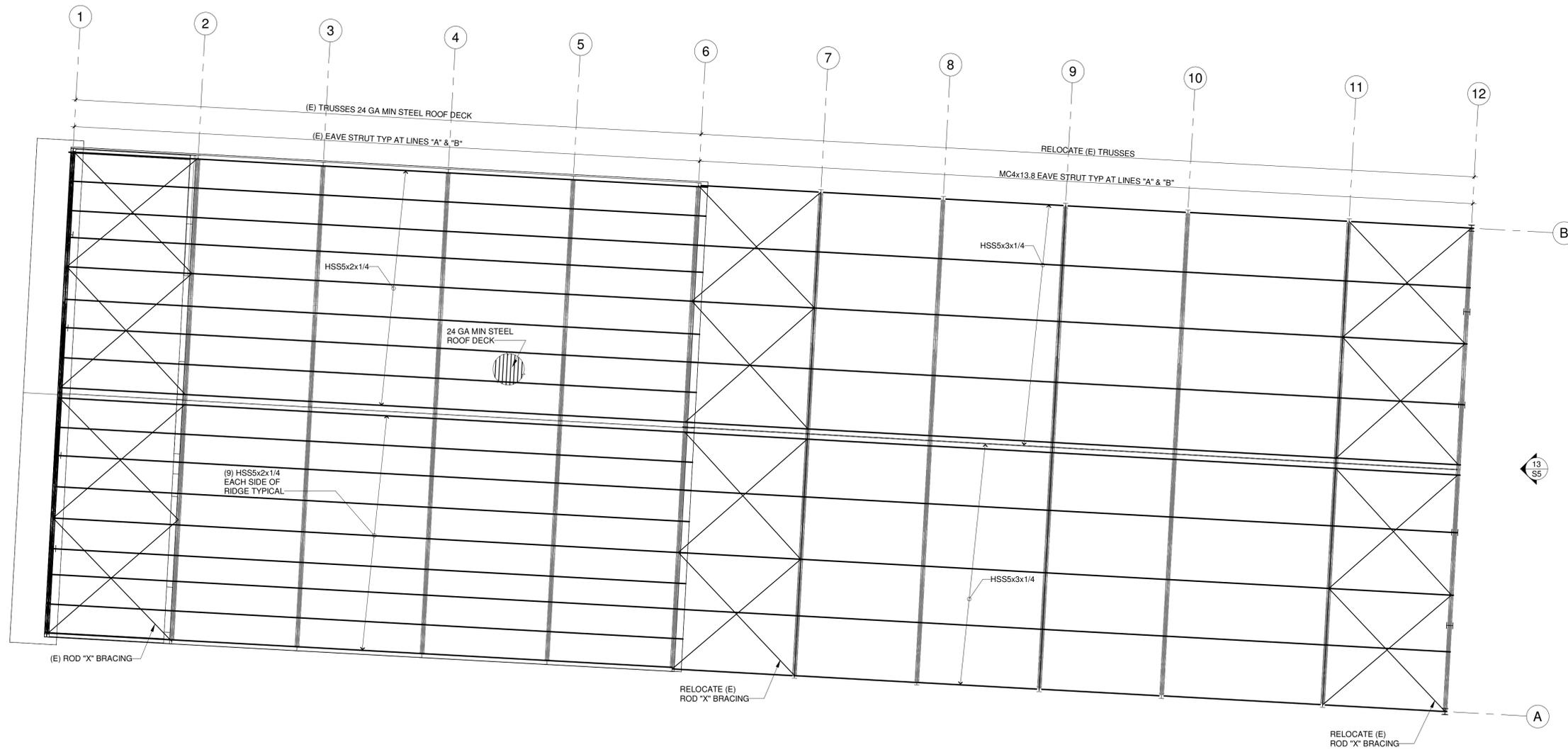
ISSUE INFORMATION	
Designer:	Designer
PD:	LD: Author
Job:	150079
File:	
Plot Date:	02/01/17
Sheet Title:	TRUSS BOTTOM CHORD FRAMING PLAN

Sheet
S3
 Of
 sheets

ROOF FRAMING NOTES

- See "SD" sheet(s) for structural details and "SN" sheet(s) for structural notes.
- Structural sheathed walls are designated per **SYMBOLS LEGEND** on sheet SN1 and are below the level of framing shown unless otherwise noted. See "Structural Wall Sheathing Schedule" on sheet SD1 for specific and general requirements. All structural wall sheathing shall be continuous at intersecting walls per detail 13/SD1 unless otherwise noted.
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WALL LEGEND	
WALL SYMBOL	WALL TITLE
	NEW EXTERIOR WALL OR INTERIOR NON-BEARING WALL PER PLAN
	NEW INTERIOR BEARING WALL PER PLAN
	EXISTING WALL TO REMAIN
	WALL ABOVE PER PLAN



TRUSS TOP CHORD & ROOF FRAMING PLAN



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 Fax: (707) 578-7153
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RESIDED PROFESSIONAL ENGINEER
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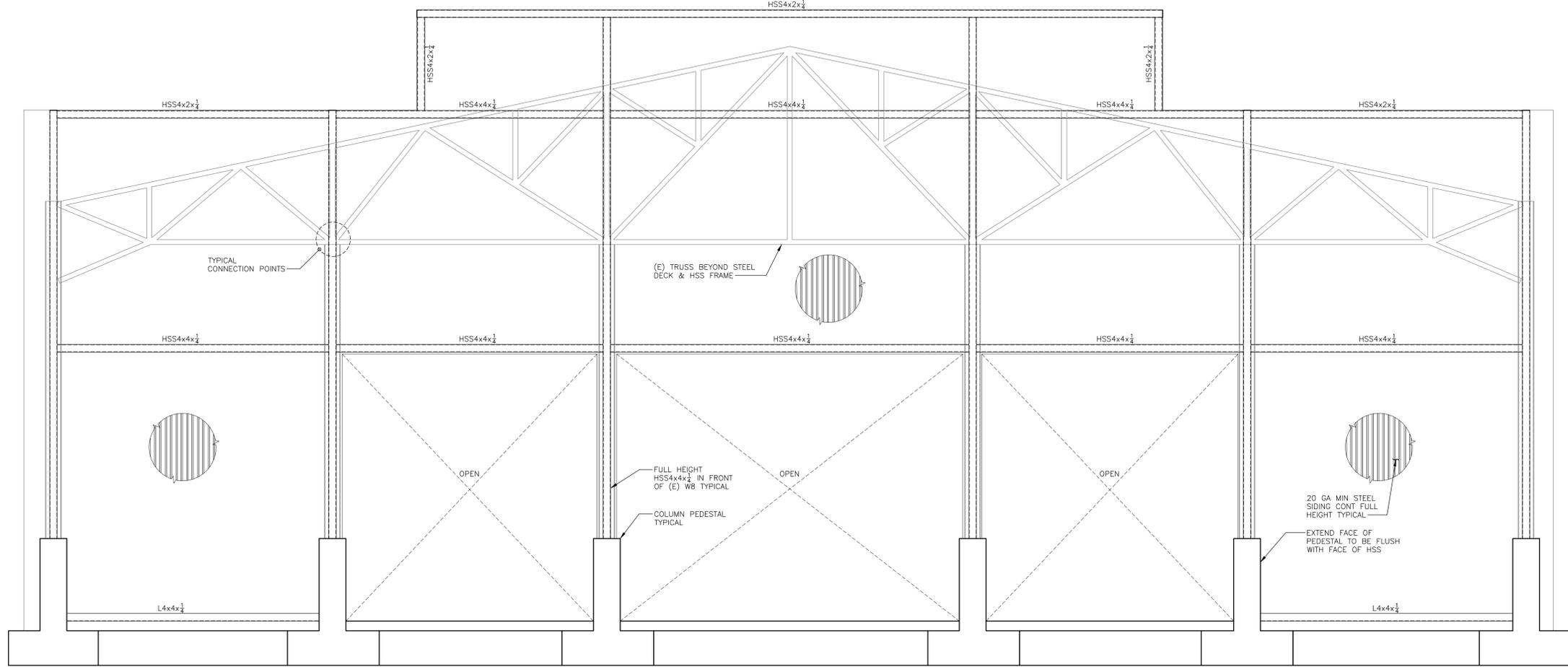
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04-06-17 | RHB | BR
 SCHEMATIC DESIGN

ISSUE INFORMATION	
Designer:	Designer
PD:	LD: Author
Job:	150079
File:	
Plot Date:	02/01/17

Sheet Title:
 TRUSS TOP CHORD & ROOF FRAMING PLAN

Sheet
S4
 Of
 Sheets



13 SOUTH WALL ELEVATION
 D3/8

13/S01 BR 04/5/17 15007955 5:52.5