

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2016 CALIFORNIA ADMINISTRATIVE CODE.
- 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC).
- 2016 CALIFORNIA ELECTRICAL CODE (CEC).
- 2016 CALIFORNIA ENERGY CODE.
- 2016 CALIFORNIA MECHANICAL CODE (CMC).
- 2016 CALIFORNIA PLUMBING CODE (CPC).
- 2016 CALIFORNIA FIRE CODE (CFC)

GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, TRANSFORMERS, METERS, PULL BOXES, PUMPS, VALVES AND APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER THE POWER LINES ARE LOCATED ON THE PROPERTY OR NOT. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE.
- "I AM RESPONSIBLE FOR DESIGNING THIS BUILDINGS SEISMIC STRENGTHENING IN COMPLIANCE WITH MINIMUM REGULATIONS OF THE MANDATORY EARTHQUAKE HAZARD REDUCTION IN EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK, OR OPEN-FRONT WALLS. (LAMC DIVISION 183893.)"
- PLEASE NOTE THAT NO NOTE WAS MADE TO PARKING LOCATIONS, SIZE NOR QUANTITY.
- CONTRACTOR IS REQUIRED TO EXERCISE EXTREME CAUTION AND SAFETY PROCEDURES IN REMOVING STRUCTURE IN THIS AREA. CONTRACTOR IS RESPONSIBLE FOR SAFE MEANS AND METHODS TO REMOVE EQUIPMENT AND THE STRUCTURAL ELEMENTS IN THIS ZONE. CONTRACTOR SHALL IMPLEMENT APPROPRIATE SAFETY PROCEDURES AND TEMPORARY SHORING AS NECESSARY TO INSURE THE SAFETY OF WORKERS, OCCUPANTS AND EQUIPMENT DURING THE OPERATION.

PROJECT INFORMATION: VICINITY:

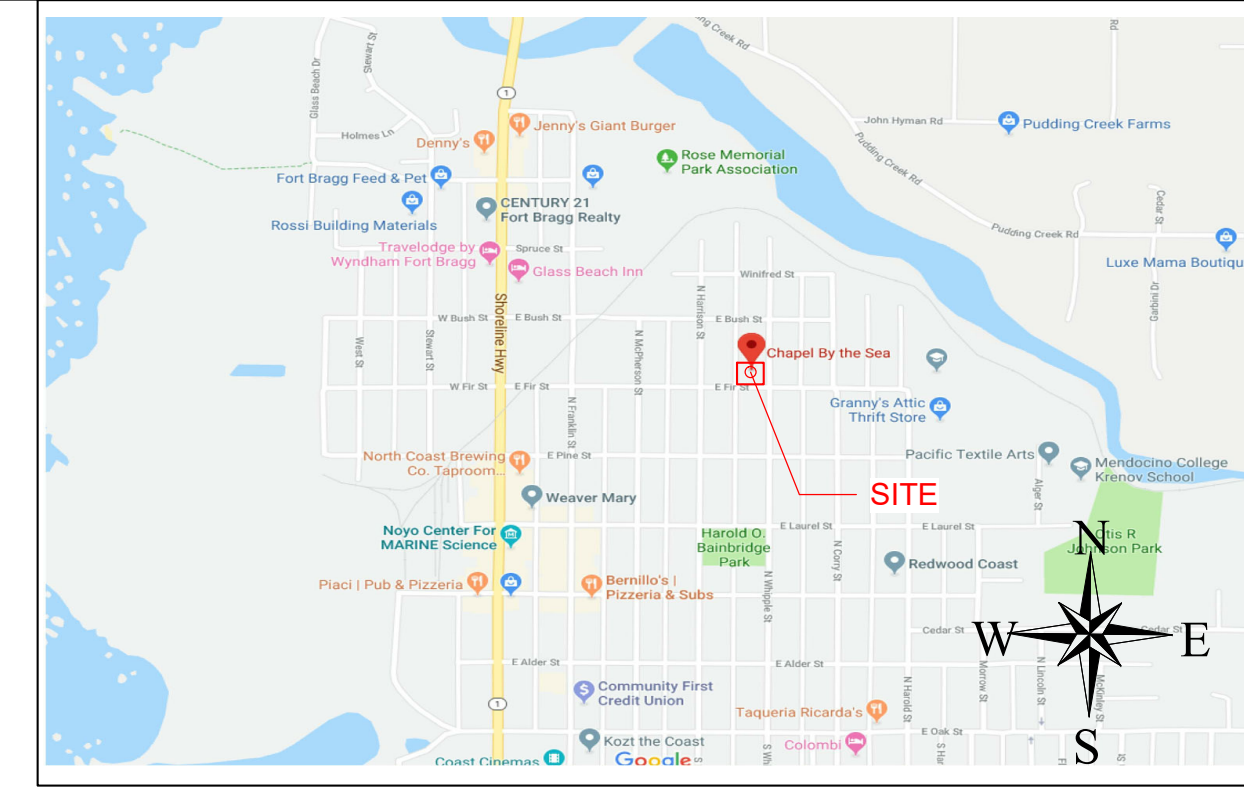
OWNER:
OWNER:
ADDRESS:
CITY, STATE, ZIP
PHONE:

CHAPEL BY THE SEA
445 E. FIR STREET
FORT BRAGG, CA 95437

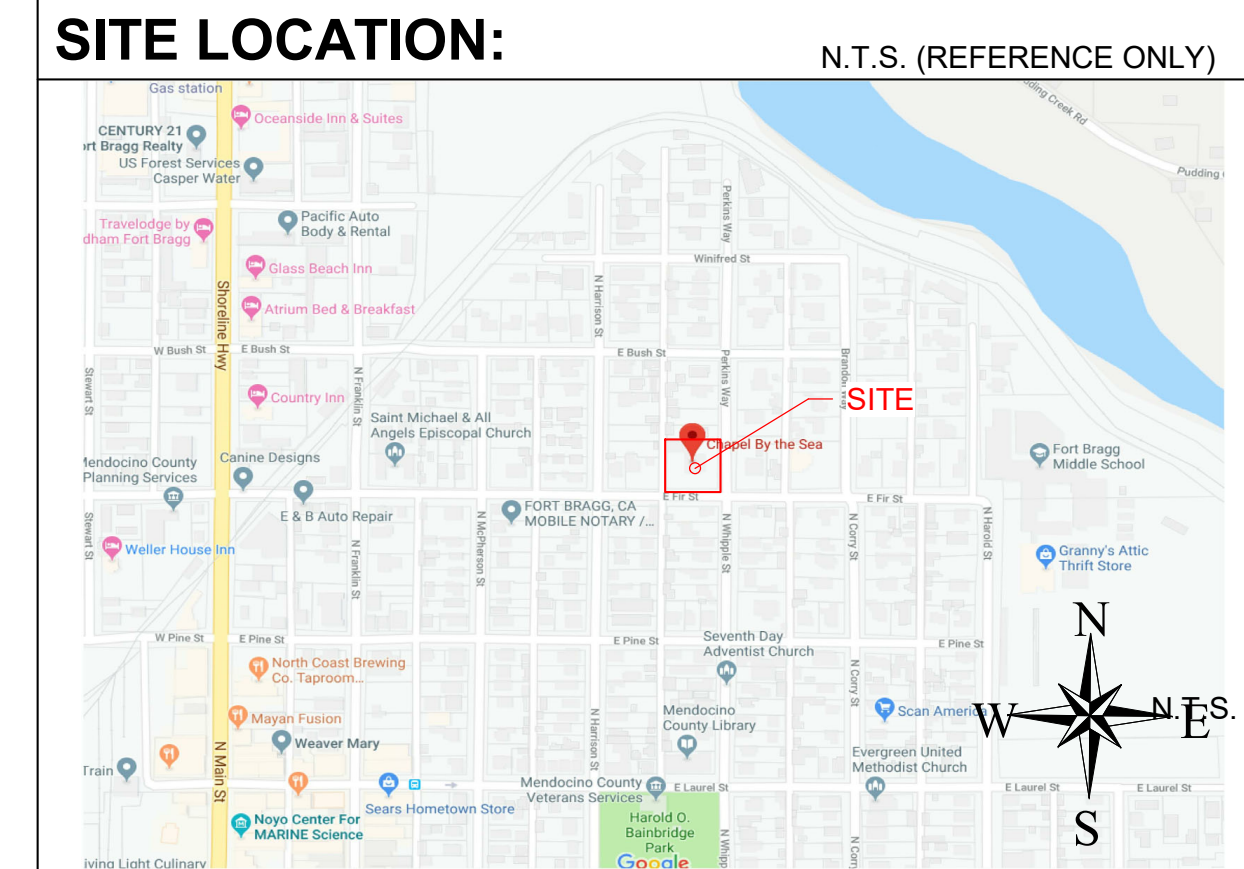
DESIGN PROFESSIONAL:
NAME:
ADDRESS:
CITY, STATE, ZIP
CONTACT:

KHATRI INTERNATIONAL INC.
3579 E FOOTHILL BLVD, SUITE 736
PASADENA, CA. 91107
(626) 351-4830
DILIP KHATRI
dkhatri2006@gmail.com

DESIGNERS:
ERICA IM
JUSTIN OWENS



PROPERTY INFORMATION:
JURISDICTION: FORT BRAGG
BUILDING AREA: 7,058 SQ. FT.
LOT AREA: 22,866 SQ. FT.
CURRENT ZONING: RL - LOW DENSITY RESIDENTIAL
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: A-3 FUNERAL PARLOR
SPRINKLERS: NO
NO. OF STORIES: 2
HEIGHT: UNCHANGED
APN: 0080-860-900
NO. OF DWELLING UNITS: NA
YEAR BUILT: 1930s
DIVISION: 4



SCOPE OF WORK

- THIS PLAN IS TO RESTORE THE STRUCTURE BASED ON THE CEBC (CALIFORNIA EXISTING BUILDING CODE) AND THE VINTAGE OF THE BUILDING BEGINNING OF EARLY 1900s
- ADDITIONAL STRUCTURAL UPGRADE MAY BE REQUIRED FOR APPROVAL AND CITY PERMITS (BEYOND THIS SCOPE) TO ADDRESS SEISMIC AND WIND PROVISIONS FOR THE CEBC (CALIFORNIA EXISTING BUILDING CODE).
- CFC 2016 MAY BE REQUIRED AS FIRE CODE COMPLIANCE.
- FIRE SPRINKLERS ARE NOT IN THIS RESTORATION PLAN BECAUSE THEY WERE NOT PART OF THE ORIGINAL CONSTRUCTION.

PER CBC EARTHQUAKE LOADS TO BE REDUCED PER 25% PER CEBC.

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445E Fir St, Fort Bragg, CA 95437, USA
Latitude, Longitude: 39.4483708, -123.80097760000001

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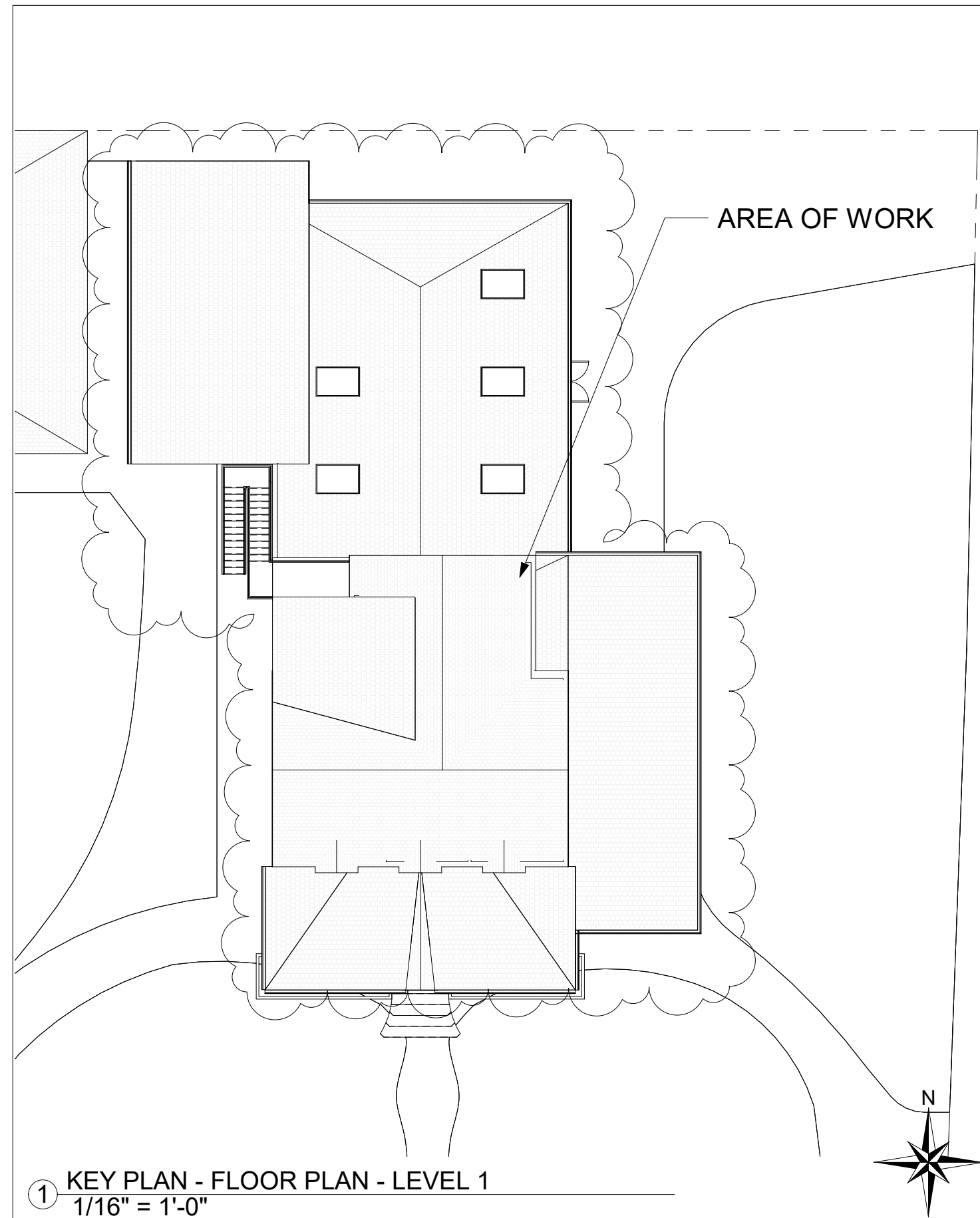
Date: 7/14/2019, 3:11:13 PM
Design Code Reference Document: ASCE7-10
Risk Category: II
Site Class: D - Stiff Soil

Type	Value	Description
S _S	1.5	MCE _R ground motion. (for 0.2 second period)
S ₁	0.617	MCE _R ground motion. (for 1.0s period)
S _{M5}	1.5	Site-modified spectral acceleration value
S _{M1}	0.925	Site-modified spectral acceleration value
S _{DS}	1	Numeric seismic design value at 0.2 second SA
S _{D1}	0.617	Numeric seismic design value at 1.0 second SA
Type	Value	Description
SDC	D	Seismic design category
F _a	1	Site amplification factor at 0.2 second
F _v	1.5	Site amplification factor at 1.0 second
PGA	0.55	MCE ₀ peak ground acceleration
F _{PGA}	1	Site amplification factor at PGA
PGA _M	0.55	Site modified peak ground acceleration
T _L	12	Long-period transition period in seconds
S _{sRT}	1.654	Probabilistic risk-targeted ground motion. (0.2 second)
S _{sUH}	1.772	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S _{sD}	1.5	Factored deterministic acceleration value. (0.2 second)
S _{sRT}	0.748	Probabilistic risk-targeted ground motion. (1.0 second)
S _{sUH}	0.818	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S _{sD}	0.617	Factored deterministic acceleration value. (1.0 second)
PGA _d	0.55	Factored deterministic acceleration value. (Peak Ground Acceleration)
C _{RS}	0.934	Mapped value of the risk coefficient at short periods
C _{RI}	0.915	Mapped value of the risk coefficient at a period of 1 s



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PLOT PLAN

N.T.S. (REFERENCE ONLY)

CLIENT:

CHAPEL BY THE SEA
445 E. FIR STREET
FORT BRAGG, CA 95437

NO. DATE

PROJECT:

CHAPEL BY THE SEA

STAMP:

KHATRI INTERNATIONAL, INC.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
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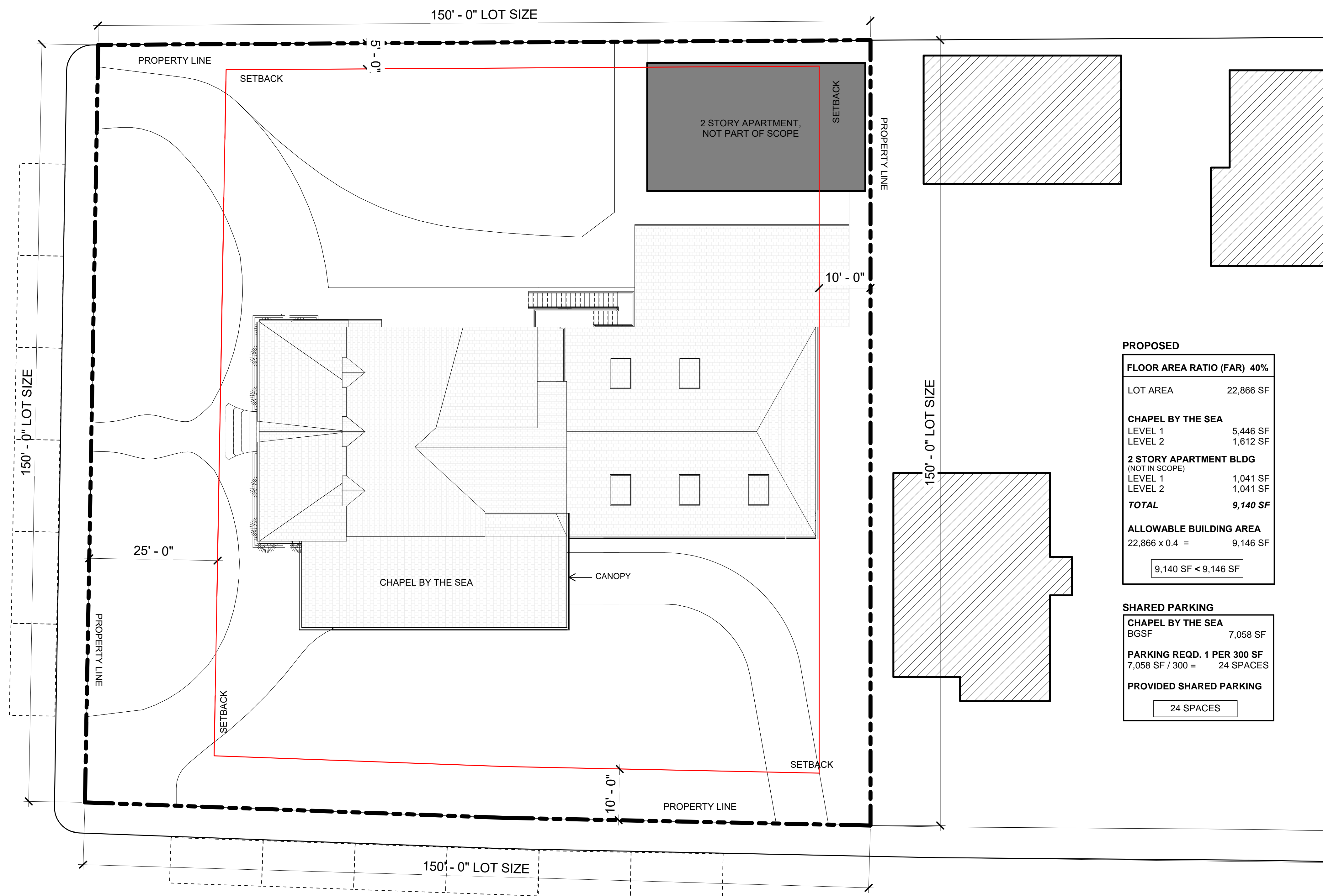
① SITE PLAN - PROPOSED
3/32" = 1'-0"

N. WHIPPLE ST

E. FIR STREET

ALLEYWAY

PERKINS WAY



PROPOSED

FLOOR AREA RATIO (FAR)	40%
LOT AREA	22,866 SF
CHAPEL BY THE SEA	
LEVEL 1	5,446 SF
LEVEL 2	1,612 SF
2 STORY APARTMENT BLDG (NOT IN SCOPE)	
LEVEL 1	1,041 SF
LEVEL 2	1,041 SF
TOTAL	9,140 SF
ALLOWABLE BUILDING AREA	
22,866 x 0.4 =	9,146 SF
9,140 SF < 9,146 SF	

SHARED PARKING

CHAPEL BY THE SEA	7,058 SF
BGSF	7,058 SF
PARKING REQD. 1 PER 300 SF	24 SPACES
7,058 SF / 300 =	24 SPACES
PROVIDED SHARED PARKING	
24 SPACES	



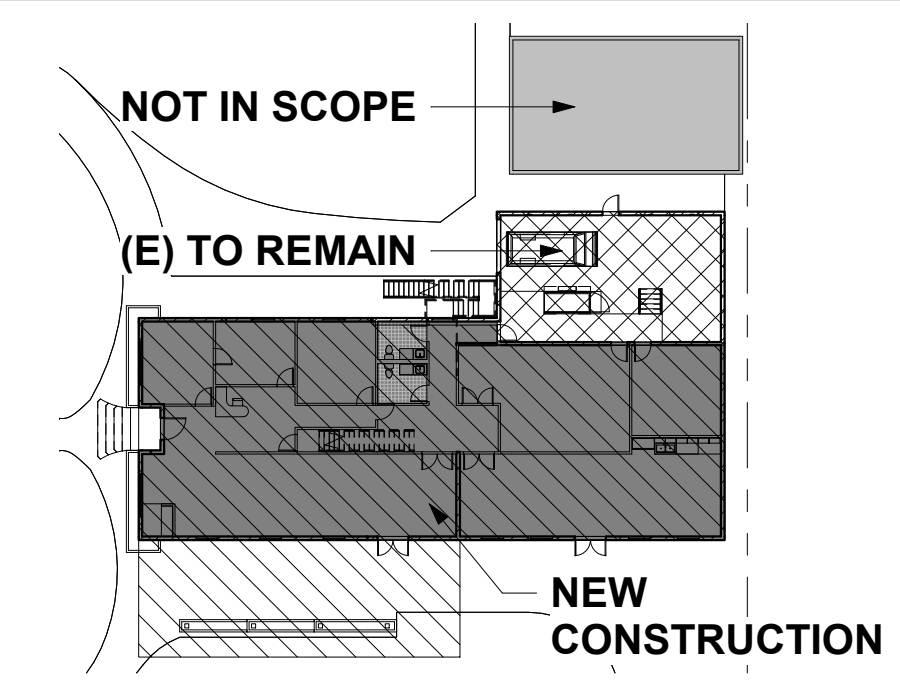
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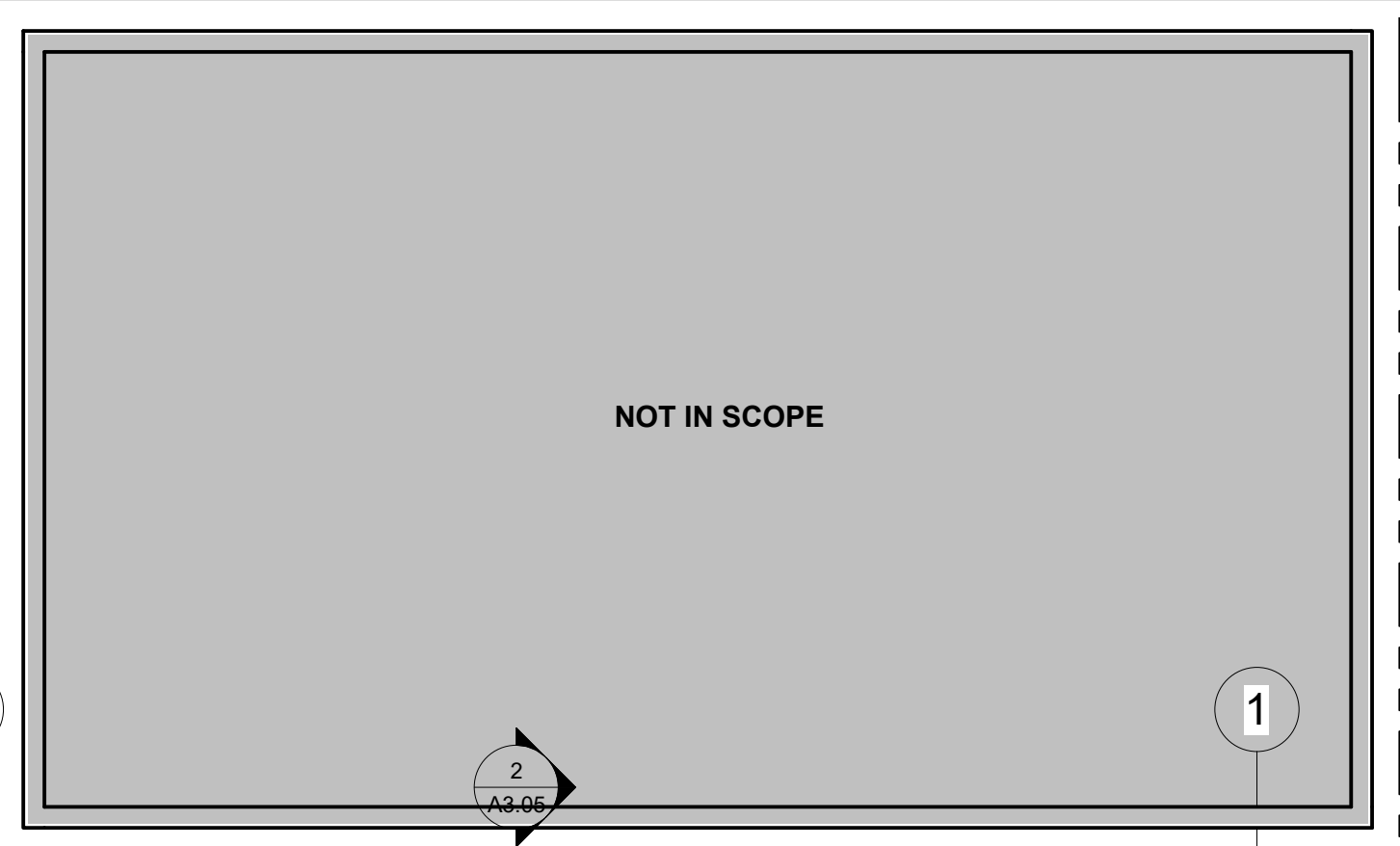
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2 FLOOR PLAN DIAGRAM - LEVEL 1
1/32" = 1'-0"



PROPERTY LINE

SITE PHOTO - EAST



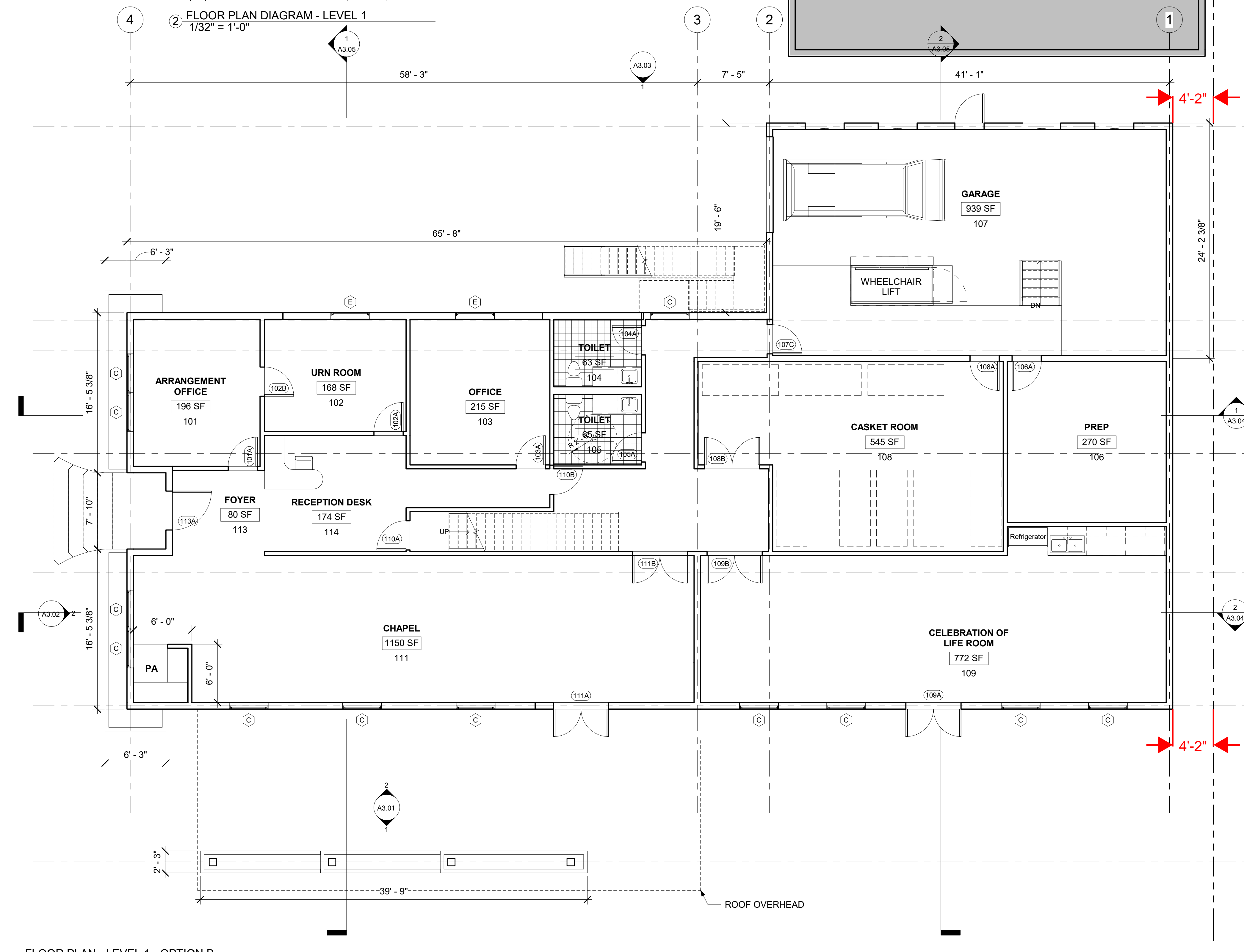
SITE PHOTO - SOUTH



SITE PHOTO - WEST



SITE PHOTO - GARAGE SOUTH



1 FLOOR PLAN - LEVEL 1 - OPTION B
3/16" = 1'-0"

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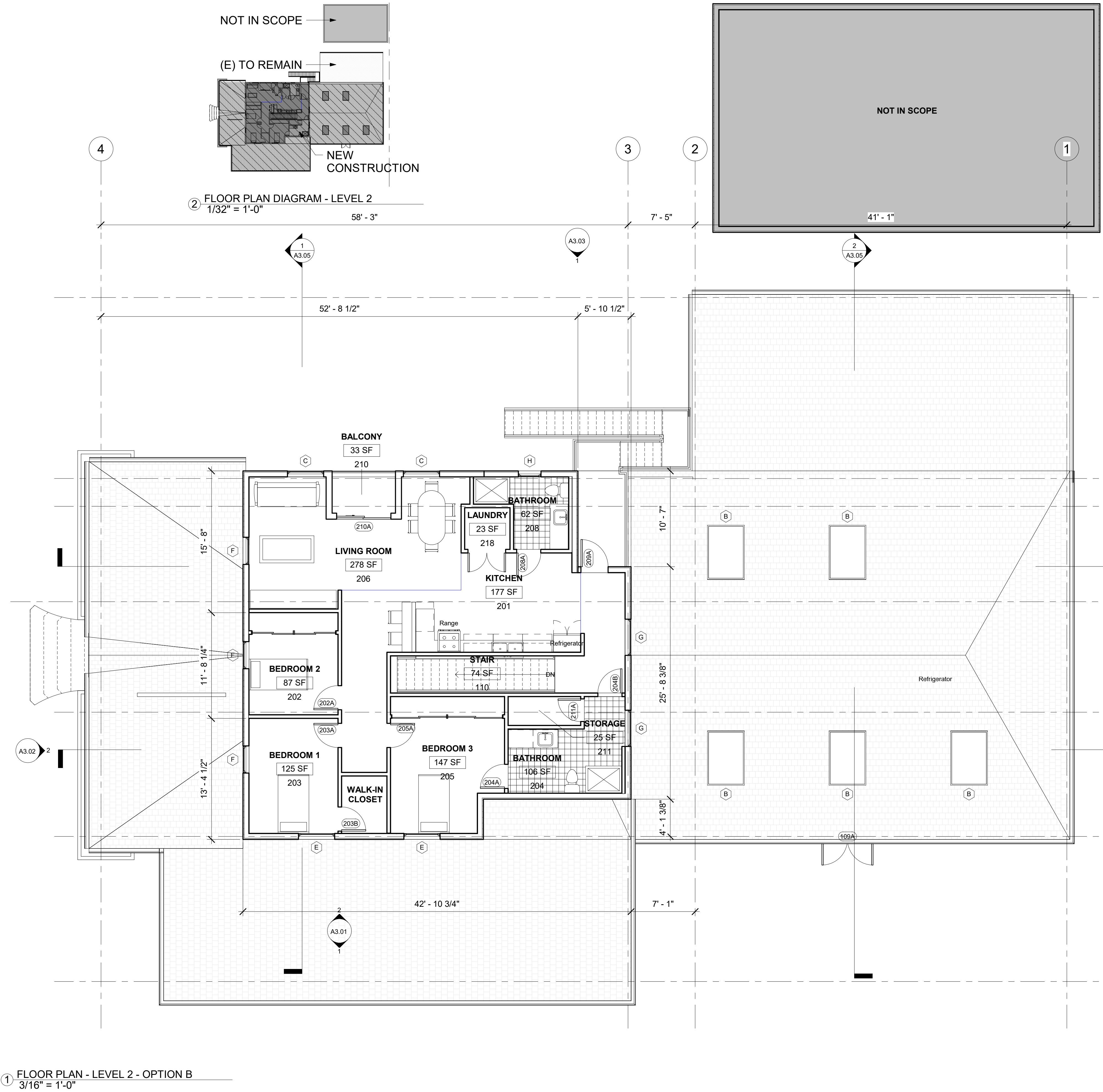
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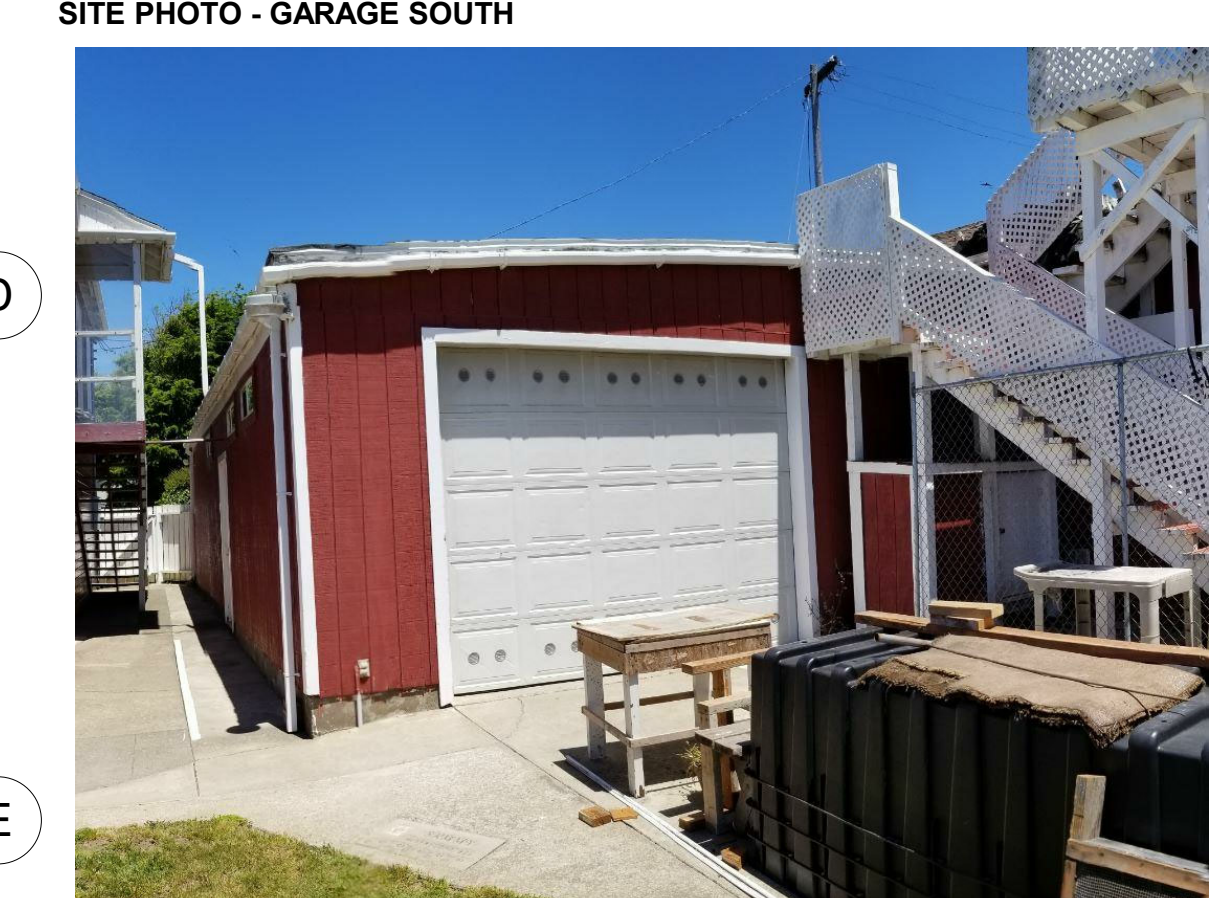
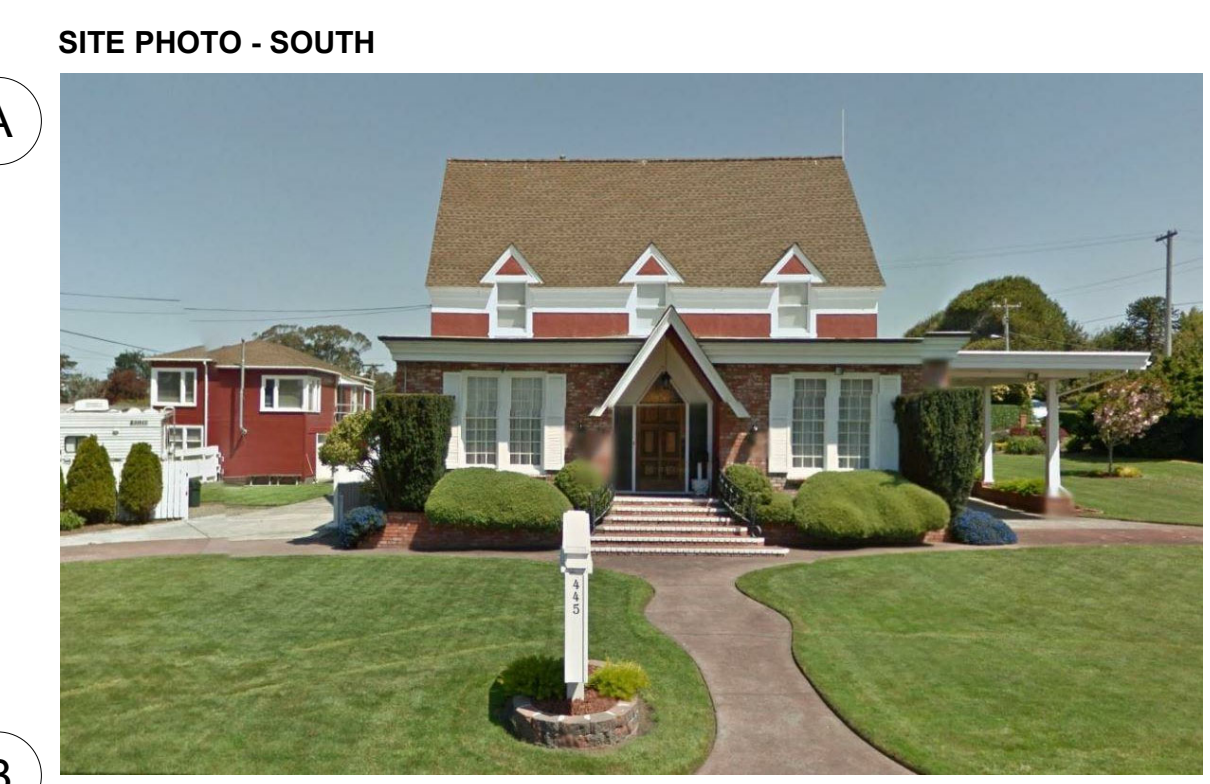
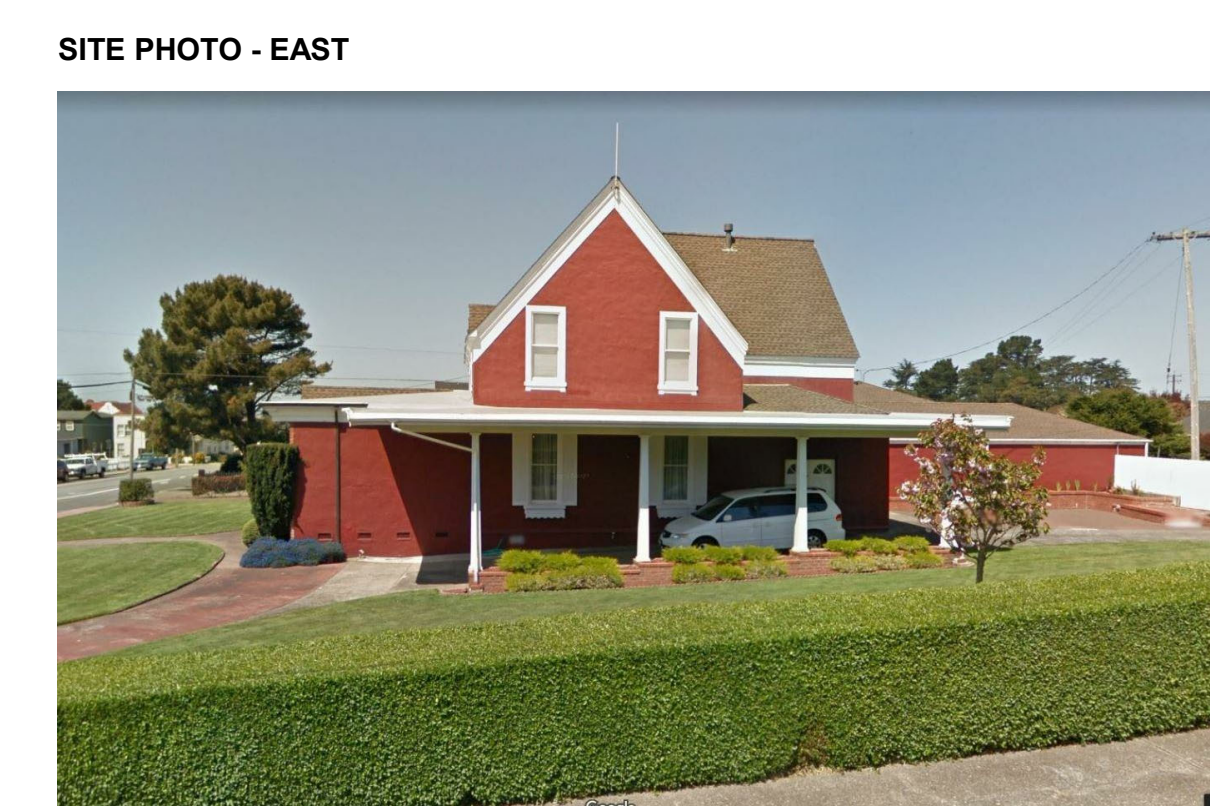
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1 FLOOR PLAN - LEVEL 2 - OPTION B
3/16" = 1'-0"

2 FLOOR PLAN DIAGRAM - LEVEL 2
1/32" = 1'-0"



SITE PHOTO - EAST

SITE PHOTO - SOUTH

SITE PHOTO - WEST

SITE PHOTO - GARAGE SOUTH

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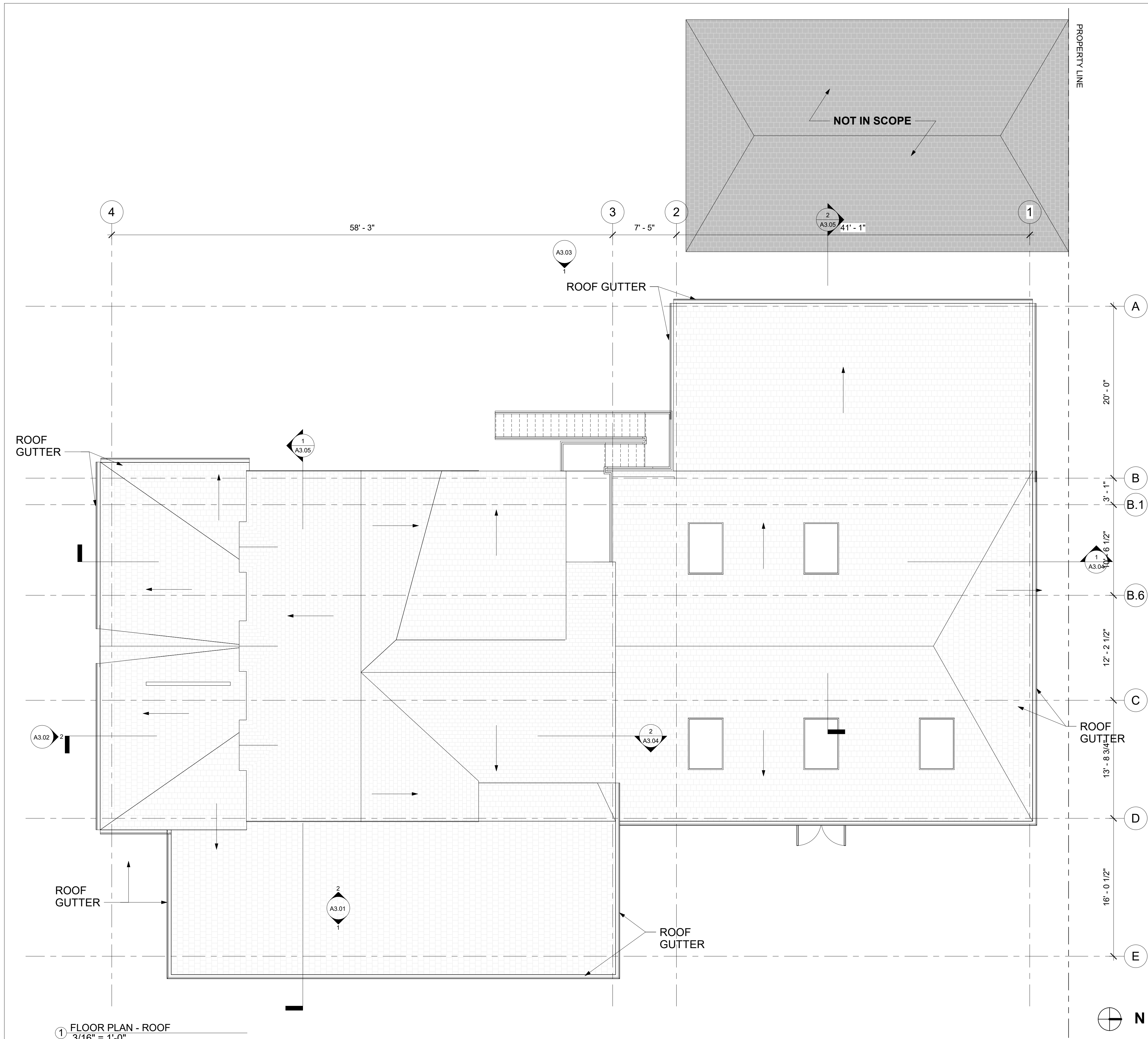
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① FLOOR PLAN - ROOF
3/16" = 1'-0"

SITE PHOTO - EAST



SITE PHOTO - SOUTH



SITE PHOTO - WEST



SITE PHOTO - GARAGE SOUTH



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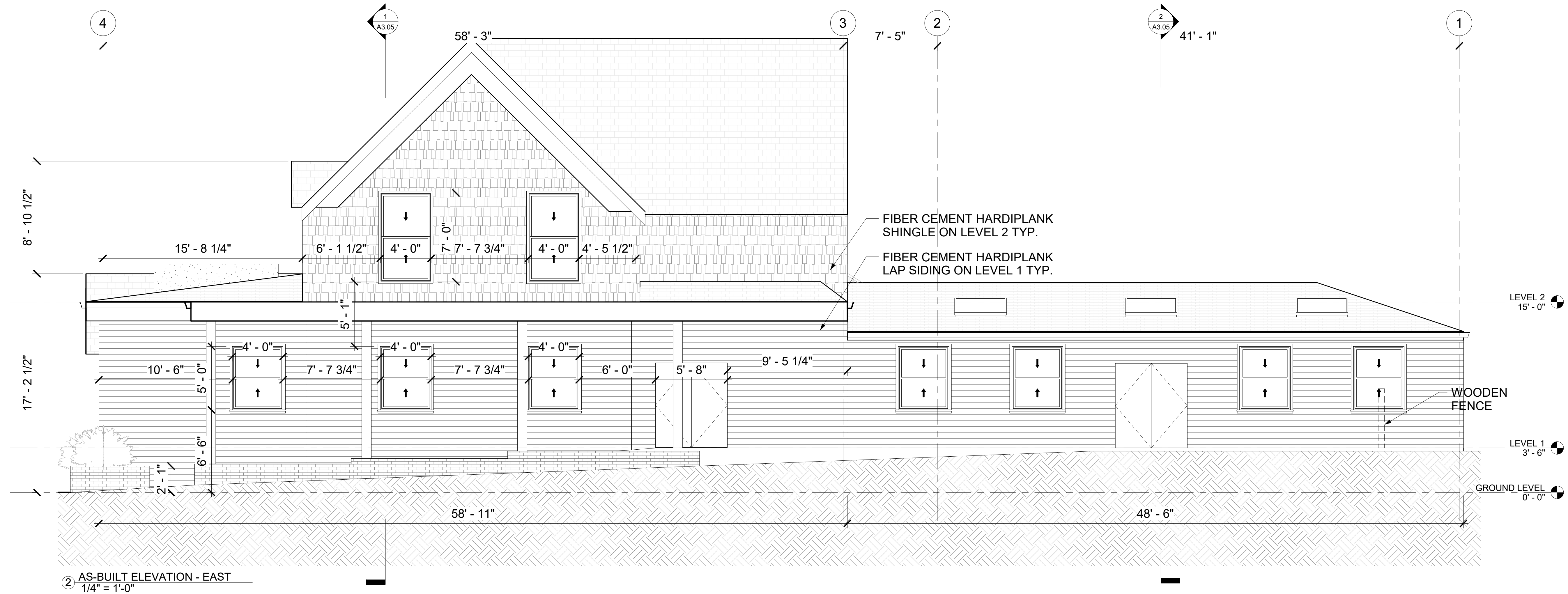
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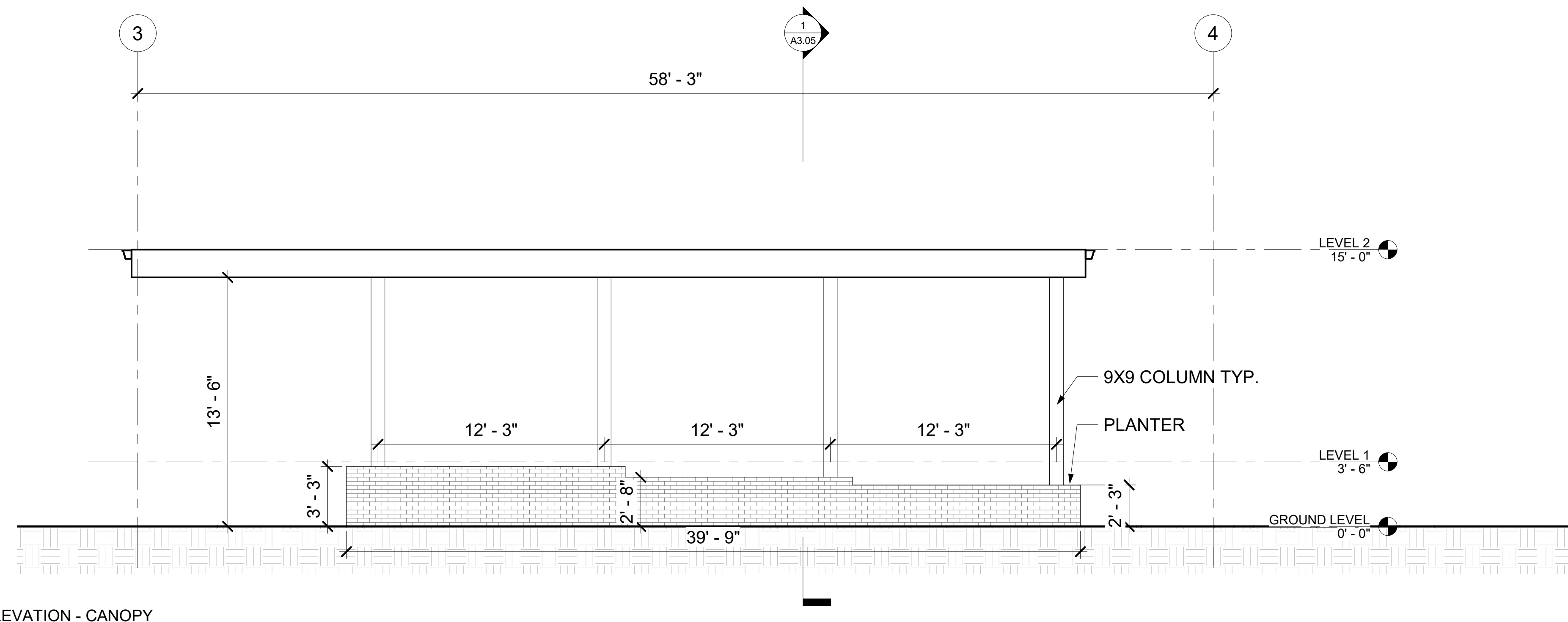
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② AS-BUILT ELEVATION - EAST
1/4" = 1'-0"



① ELEVATION - CANOPY
1/4" = 1'-0"

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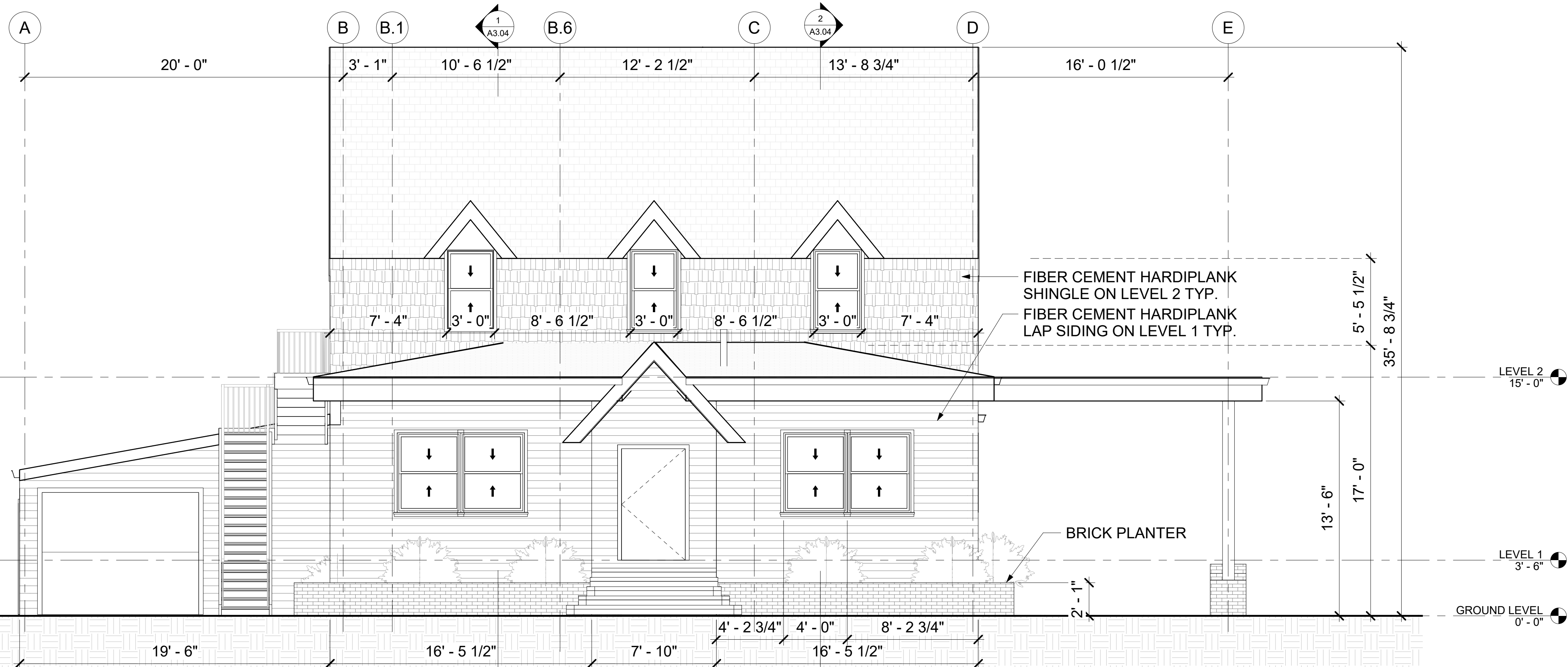
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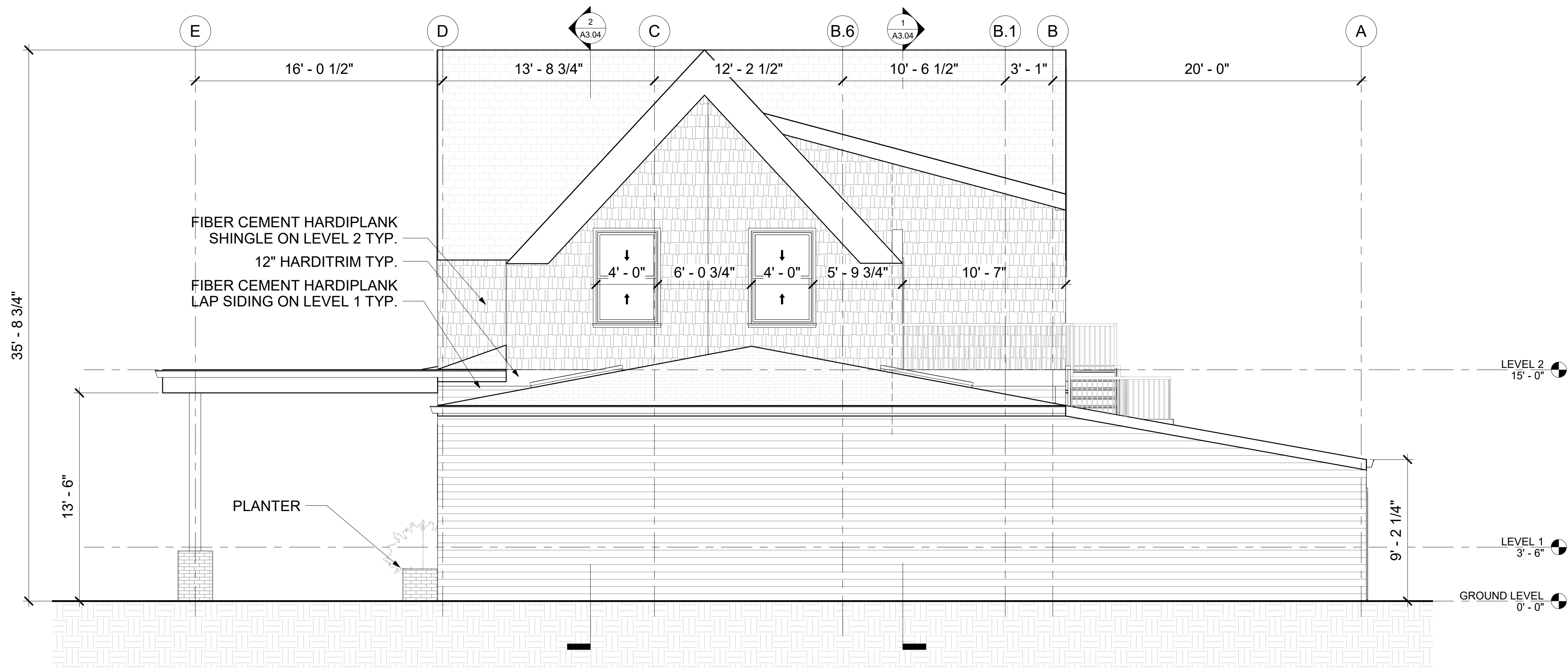
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② ELEVATION - SOUTH
1/4" = 1'-0"



① ELEVATION - NORTH
1/4" = 1'-0"

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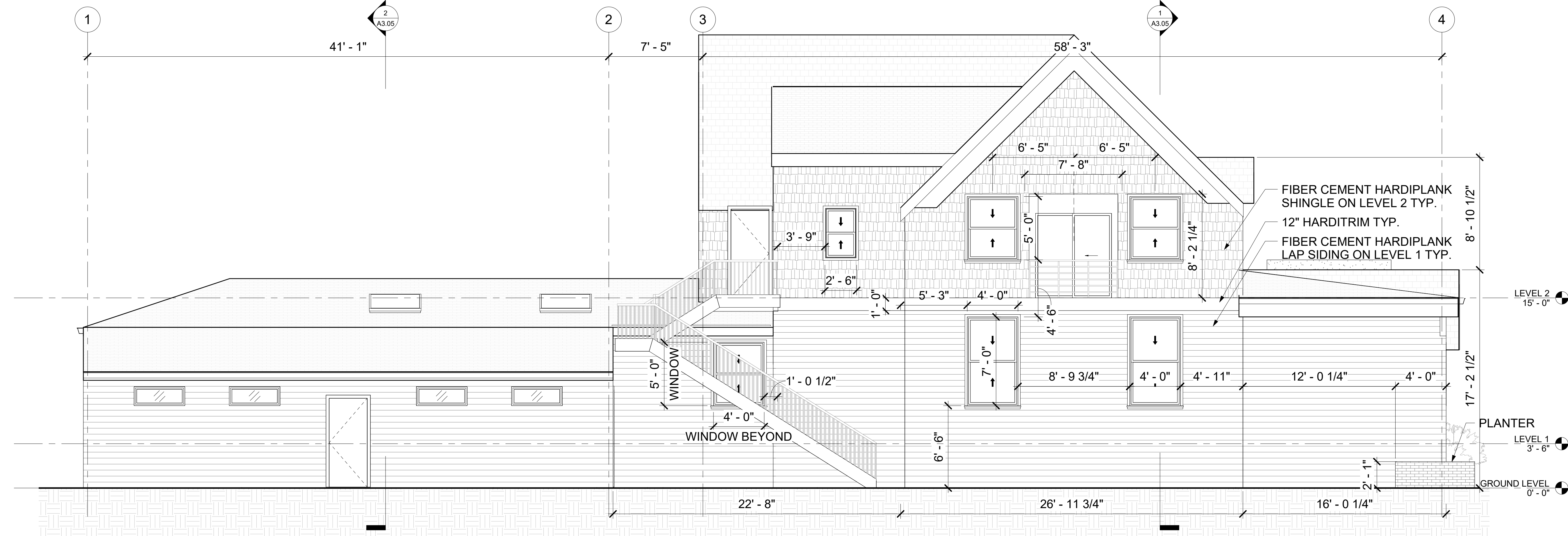
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① ELEVATION - WEST
1/4" = 1'-0"

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