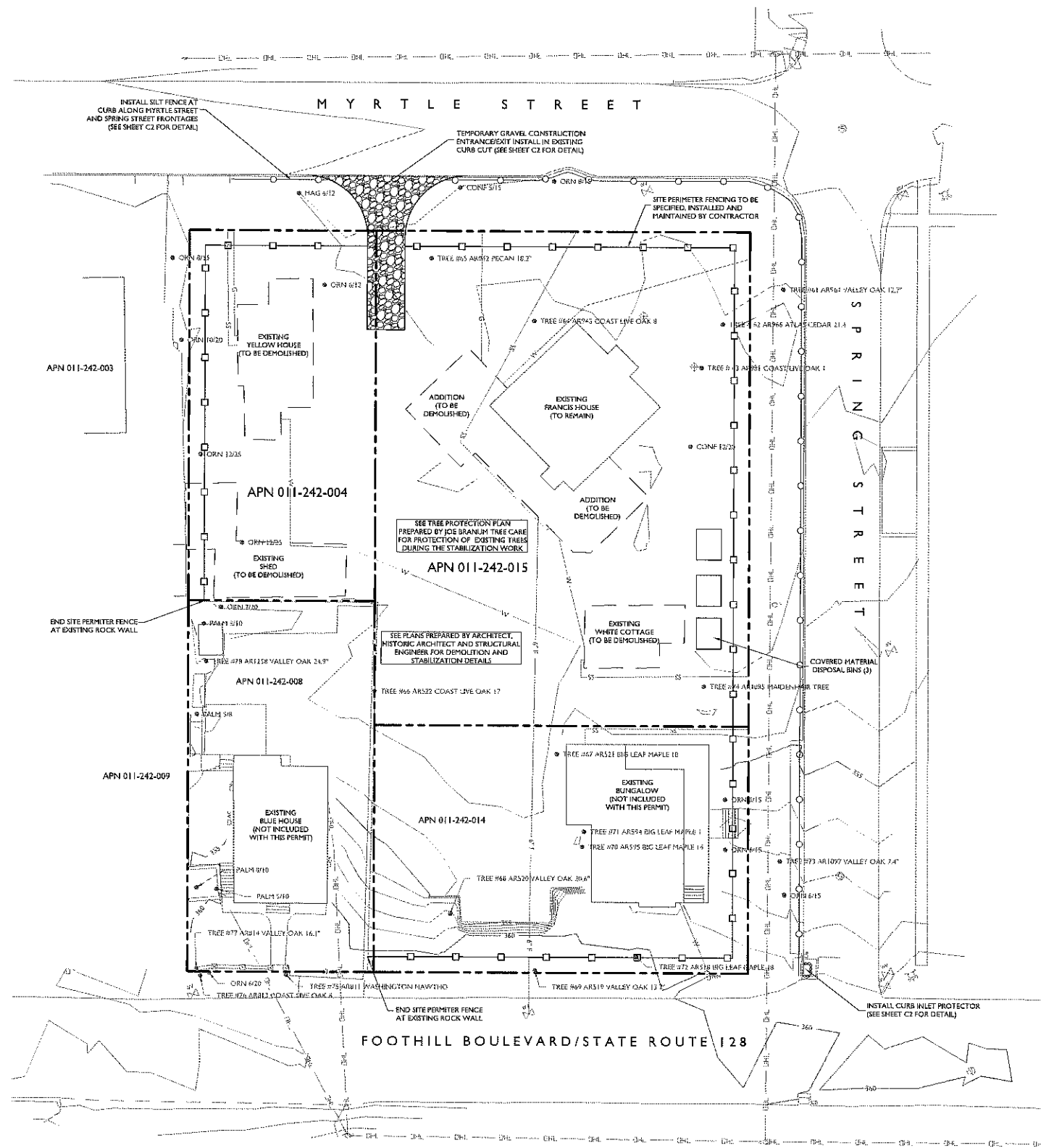
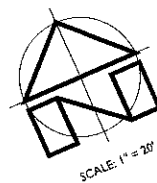
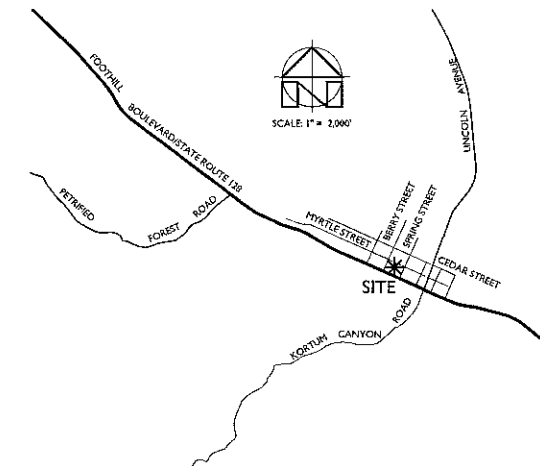


FRANCIS HOUSE INN & SPA

STABILIZATION PHASE STORM WATER QUALITY MANAGEMENT PLAN



STORM WATER MANAGEMENT PLAN
SCALE: 1" = 20'



LOCATION MAP
SCALE: 1" = 2,000'

PROJECT INFORMATION

PROPERTY OWNER & APPLICANT:
NEIL SCHAFER
1026 HARDMAN AVENUE
NAPA, CA 94558
(707) 265-9602

SITE ADDRESS:
1403 & 1407 MYRTLE STREET
CALISTOGA, CA 94515

ASSESSOR'S PARCEL NUMBERS:
11-242-015 AND 11-242-004

PARCEL SIZES:
0.48 ± ACRE AND 0.18 ± ACRE

PROJECT SIZE:
LESS THAN 0.6 ± ACRES

ZONING:
RESIDENTIAL / PROFESSIONAL OFFICE (R-3)

DOMESTIC WATER SOURCE:
CITY OF CALISTOGA

FIRE PROTECTION WATER SOURCE:
CITY OF CALISTOGA

IRRIGATION WATER SOURCE:
PRIVATE ONSITE WELL

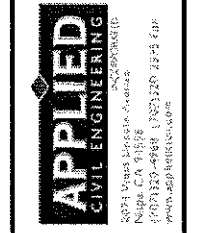
WASTEWATER DISPOSAL:
CITY OF CALISTOGA

SHEET INDEX:

- C1 STORM WATER MANAGEMENT PLAN
- C2 NOTES AND DETAILS

LEGEND:

	TREE TRUNK DIA. IN INCHES/DIAPHRAGM IN FEET
	EXISTING OVERHEAD POWER AND/OR TELEPHONE LINE
	PROPERTY LINE
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION FENCE
	FLOWLINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LATERAL
	EXISTING WATER LINE
	EXISTING FIRE LINE
	POWER POLE
	SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	WATER VALVE
	UTILITY METER
	WATER METER
	CATCH BASIN
	WALL COLUMN



DESIGNED BY:
JAH

DRAWN BY:
JAH

CHECKED BY:
HRM

FRANCIS HOUSE INN & SPA
STABILIZATION PHASE
STORM WATER MANAGEMENT PLAN

NEIL SCHAFER
1026 HARDMAN AVENUE
NAPA, CA 94558
NAPA COUNTY APNS 011-242-004 AND
011-242-015

DATE:
JULY 2008

JOB NUMBER:
08-120

FILE:
08-120STAB.DWG

ORIGINAL SIZE:
24" X 36"

SCALE:
AS NOTED

SHEET NUMBER:

GENERAL NOTES:

1. THESE DRAWINGS WERE DEVELOPED EXCLUSIVELY FOR THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF APPLIED CIVIL ENGINEERING INCORPORATED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR BEING FAMILIAR WITH ALL STANDARDS, CODES AND REGULATIONS APPLICABLE TO THIS PROJECT.
3. CONTRACTOR SHALL BE APPROPRIATELY LICENSED WITH THE STATE OF CALIFORNIA TO PERFORM THE WORK SHOWN ON THESE PLANS.
4. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO CONSTRUCT THE IMPROVEMENTS ILLUSTRATED ON THESE PLANS.
5. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL CONSTRUCTION RELATED PERMITS FROM THE GOVERNING AGENCIES AND MAINTAINING A COPY OF THE PERMITS AND THE APPROVED PLANS ON THE JOB SITE AT ALL TIMES.
6. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT ISSUED BY THE CITY OF CALISTOGA PUBLIC WORKS DEPARTMENT.
7. CONTRACTOR SHALL CONTACT THE CITY OF CALISTOGA PUBLIC WORKS DEPARTMENT, FIRE AND POLICE DEPARTMENTS TO PROVIDE EMERGENCY TELEPHONE NUMBERS AND KEEP THE DEPARTMENTS INFORMED DAILY OF ANY STREETS THAT ARE UNDER CONSTRUCTION AND DETOURS. DETOURS ARE NOT PERMITTED UNLESS APPROVED IN ADVANCE IN WRITING BY THE CITY OF CALISTOGA PUBLIC WORKS DEPARTMENT.
8. CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF PROPERTY AND PEOPLE ON THE JOB SITE AT ALL TIMES. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE CONDITION, IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS, AT ALL TIMES, INCLUDING OUTSIDE OF NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
9. CONTRACTOR SHALL PROVIDE AND MAINTAIN BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE CITY OF CALISTOGA AND THE OWNER.
10. THESE PLANS ARE INTENDED TO PROVIDE STORM WATER MANAGEMENT MEASURES FOR THE STABILIZATION WORK. ADDITIONAL MEASURES WILL BE REQUIRED AS THE CONSTRUCTION PROGRESSES.
11. ALL DIMENSIONS SHOWN ON THESE PLANS SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
12. ALL WRITTEN DIMENSIONS SUPERCEDE ANY SCALED DIMENSIONS. IF AN APPARENT DISCREPANCY IS IDENTIFIED CONTACT APPLIED CIVIL ENGINEERING INCORPORATED IMMEDIATELY FOR A WRITTEN CLARIFICATION.
13. IF ANY CONTRACTOR, SUBCONTRACTOR, OR SURVEYOR IDENTIFIES ANY OMISSIONS, DEFICIENCIES, CONFLICTS OR ERRORS IN THESE PLANS AND SPECIFICATIONS OR IF THERE IS ANY DOUBT AS TO THEIR MEANING OR INTENT, THEY SHALL CONTACT APPLIED CIVIL ENGINEERING INCORPORATED FOR A WRITTEN ADDENDUM OR CLARIFICATION. CONTRACTOR IS NOT ELIGIBLE FOR ADDITIONAL COMPENSATION IF THEY FAIL TO DO SO BEFORE PROVIDING A PROPOSAL.
14. CONTRACTOR IS TO PROTECT ALL EXISTING SITE IMPROVEMENTS, UTILITIES, BUILDINGS AND NATURAL FEATURES FROM DAMAGE THROUGHOUT THE DURATION OF CONSTRUCTION. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. ALL WORK IS TO CEASE IF ARCHEOLOGICAL, CULTURAL, OR HISTORICAL RESOURCES ARE DISCOVERED DURING CONSTRUCTION. IF SUCH RESOURCES ARE DISCOVERED, THE CITY OF CALISTOGA PLANNING AND BUILDING DEPARTMENTS SHALL BE CONTACTED AT (707) 942-2827 AND AN APPROPRIATE COURSE OF ACTION WILL BE DEVELOPED.

UTILITY NOTES:

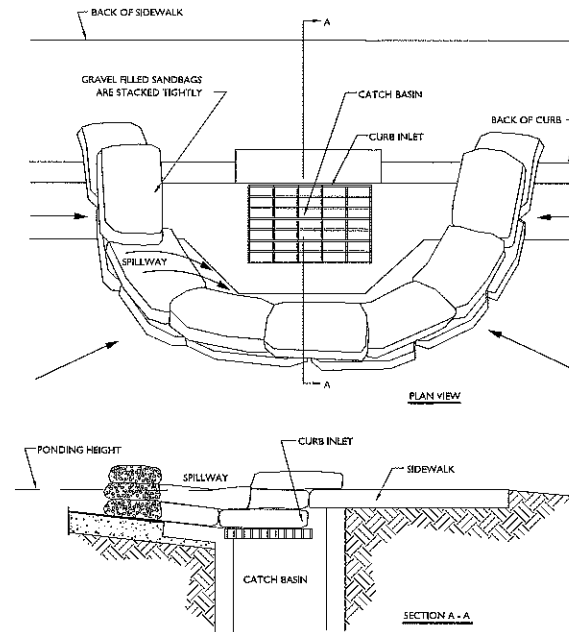
1. THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE BASED ON INFORMATION PROVIDED BY THE SURVEYOR AND FIELD WORK PERFORMED BY SAKAI GENERAL ENGINEERING. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR THE COMPLETENESS OF THEIR LOCATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. IF A DISCREPANCY BETWEEN THE PLANNED AND ACTUAL HORIZONTAL OR VERTICAL LOCATION OF AN EXISTING UTILITY EXISTS, CONTACT APPLIED CIVIL ENGINEERING INCORPORATED FOR AN ALTERNATE DESIGN.
3. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO MARK THE LOCATION OF EXISTING UTILITY LINES. CALL UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600.
4. EXISTING WATER, FIRE AND GAS LINES TO BE REMOVED AND DISPOSED OF PER CONTRACTOR'S DISCRETION. EXISTING SEWER LINES TO BE CAPPED AND MARKED WITH STAKE.

SURVEY NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF THE LANDS OF OLD CALISTOGA HOSPITAL" PREPARED BY ALBION SURVEYS, INC. DATED FEBRUARY 2008. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. CONTOUR INTERVAL: ONE (1) FOOT HIGHLIGHTED EVERY FIVE (5) FEET.
3. BENCHMARK: NAPA COUNTY BENCHMARK 503 21 ELEVATION 431.80 FEET.
4. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND PROVIDED FOR INFORMATIONAL PURPOSES.
5. CONTRACTOR SHALL PRESERVE ALL EXISTING MONUMENTS THROUGHOUT THE DURATION OF THE CONSTRUCTION OR HAVE THEM REPLACED AT THEIR OWN EXPENSE.
6. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.

STORM WATER MANAGEMENT NOTES:

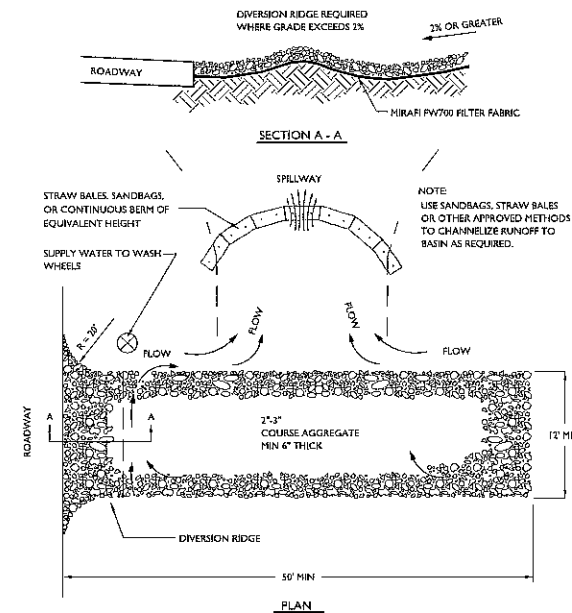
1. ALL DEMOLITION MATERIALS SHALL BE REUSED OR RECYCLED WHEN POSSIBLE.
2. WASTE COLLECTION AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES AND STORM WATER CONVEYANCE SYSTEMS.
3. DUMPSTERS SHALL BE SECURELY COVERED AT NIGHT AND DURING WET WEATHER.
4. DUMPSTERS SHALL BE INSPECTED FREQUENTLY FOR LEAKS.
5. ANY LEAKING MATERIAL FROM DUMPSTER SHALL BE COLLECTED AND PROPERLY DISPOSED OF.
6. CONTRACTOR SHALL ARRANGE FOR ADEQUATE DEBRIS DISPOSAL SCHEDULES TO ENSURE DUMPSTERS DO NOT OVERFLOW.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING ROADWAYS AND PAVED AREAS WHERE WORK IS BEING CONDUCTED AT THE END OF EACH WORKING DAY. SWEEPING IS NOT EFFECTIVE IF SEDIMENT IS WET OR CAKED. WET OR CAKED SEDIMENT SHALL BE SCRAPED.
8. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES/EXITS SHALL BE LOCATED AS SHOWN ON THESE PLANS OR AT AN ALTERNATE LOCATION APPROVED BY THE OWNER, CONTRACTOR AND CITY OF CALISTOGA PUBLIC WORKS DEPARTMENT. A HOSE BIB AND HOSE SHALL BE INSTALLED TO CLEAN VEHICLES AND EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS.
9. CONTRACTOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES.
10. CONTRACTOR SHALL ROUTINELY POLICE THE CONSTRUCTION SITE FOR LITTER AND DEBRIS.
11. ANY HAZARDOUS WASTE GENERATED FROM THE SITE SHALL BE PROPERLY LABELED AND SHALL BE DISPOSED OF AT AUTHORIZED TREATMENT, STORAGE AND DISPOSAL FACILITIES.
12. LICENSED HAZARDOUS WASTE HAULERS SHALL BE USED FOR THRESHOLD QUANTITIES REQUIRED BY STATE AND FEDERAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE WITH ALL STATE AND FEDERAL HAZARDOUS WASTE REQUIREMENTS.
13. TEMPORARY HAZARDOUS WASTE MATERIAL STORAGE SHALL BE LOCATED AWAY FROM ALL WATER COURSES AND STORM WATER CONVEYANCE SYSTEMS.
14. HAZARDOUS WASTE MATERIALS SHALL BE STORED IN AREAS NOT SUSCEPTIBLE TO RAIN AND CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT IN CASE OF SPILLS OR LEAKS.
15. IN THE EVENT OF A HAZARDOUS SPILL OR LEAK, CONTRACTOR SHALL NOTIFY THE STATE OFFICE OF EMERGENCY SERVICES (800) 852-7550, THE NAPA COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT (707) 243-4771 AND THE CITY OF CALISTOGA BUILDING DEPARTMENT (707) 942-2827.
16. SPILLS SHALL BE IMMEDIATELY CLEANED UP AND CONTAMINATED SPOILS AND CLEAN UP MATERIALS SHALL BE DISPOSED OF PROPERLY.
17. DRY SPILLS SHALL BE SWEEPED NOT WASHED OR HOSED.
18. WET SPILLS ON IMPERMEABLE SURFACES SHALL BE ABSORBED AND ABSORBENT MATERIALS PROPERLY DISPOSED OF.
19. WET SPILLS ON SOIL SHALL BE DUG UP AND ALL EXPOSED SOILS PROPERLY DISPOSED.
20. MAJOR MAINTENANCE/REPAIR AND WASHING OF CONSTRUCTION EQUIPMENT SHALL OCCUR OFFSITE WHENEVER FEASIBLE.
21. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED REGULARLY AND INSPECTED FREQUENTLY FOR DAMAGED HOSES, LEAKY GASKETS OR OTHER SERVICE PROBLEMS.
22. VEHICLE/EQUIPMENT SERVICE AREAS SHALL BE LOCATED AWAY FROM ALL WATERCOURSES AND STORM WATER CONVEYANCE SYSTEMS.
23. DRIP PANS AND DRIP CLOTHS SHALL BE UTILIZED IF IT IS NECESSARY TO DRAIN AND REPLACE FLUIDS ONSITE.
24. ALL SPENT FLUIDS SHALL BE COLLECTED, STORED IN SEPARATE LABELED CONTAINERS, RECYCLED WHEN POSSIBLE AND PROPERLY DISPOSED OF.
25. MAINTENANCE AND REPAIR AREAS SHALL BE PROPERLY CONTAINED WITH BERM, SANDBAGS OR OTHER BARRIERS.
26. FOR FUELING AREAS, CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT WITH ENOUGH CAPACITY TO CONTAIN A SPILL.
27. LICENSED, REPUTABLE COMPANIES SHALL BE USED TO CLEAN UP LARGE SPILLS AND DISPOSE OF CONTAMINATED MATERIALS.
28. CONTRACTOR SHALL VERIFY WEEKLY THAT SUFFICIENT SPILL CONTROL CLEAN UP MATERIALS ARE LOCATED NEAR MATERIAL STORAGE UNLOADING AND USE AREAS AS WELL AS FUELING AREAS.
29. CONTRACTOR SHALL INSPECT CONTAINMENT STRUCTURES AND FUELING AREAS DAILY.
30. CONTRACTOR SHALL UPDATE ONSITE SPILL PREVENTION AND CONTROL PLANS AND STOCK APPROPRIATE CLEAN UP MATERIALS WHENEVER CHANGES OCCUR ONSITE.
31. CONTRACTOR IS RESPONSIBLE FOR TRAINING EMPLOYEES AND SUBCONTRACTORS ON CONSTRUCTION SITE MANAGEMENT AND BEST MANAGEMENT PRACTICES.
32. EVACUATION, TRANSPORT AND DISPOSAL OF CONTAMINATED MATERIAL AND HAZARDOUS WASTE MUST BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE FOLLOWING AGENCIES:
 UNITED STATES DEPARTMENT OF TRANSPORTATION (USDOT)
 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA)
 CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY (CAL-EPA)
 CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES (CAL-DTSC)
 CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL-OSHA)
 NAPA COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT
 CITY OF CALISTOGA BUILDING DEPARTMENT



NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

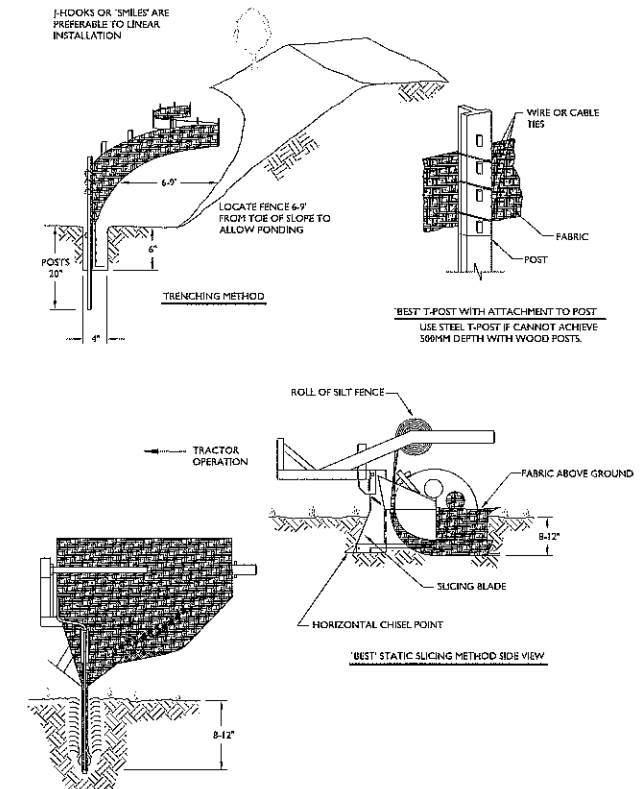
CURB INLET SEDIMENT BARRIER



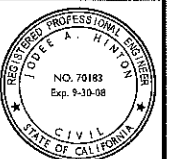
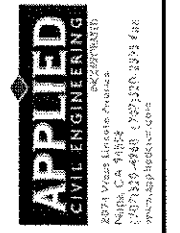
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. TIRE WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSH STONE THAT DRAINS TO AN APPROVED TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT



SILT FENCE INSTALLATION

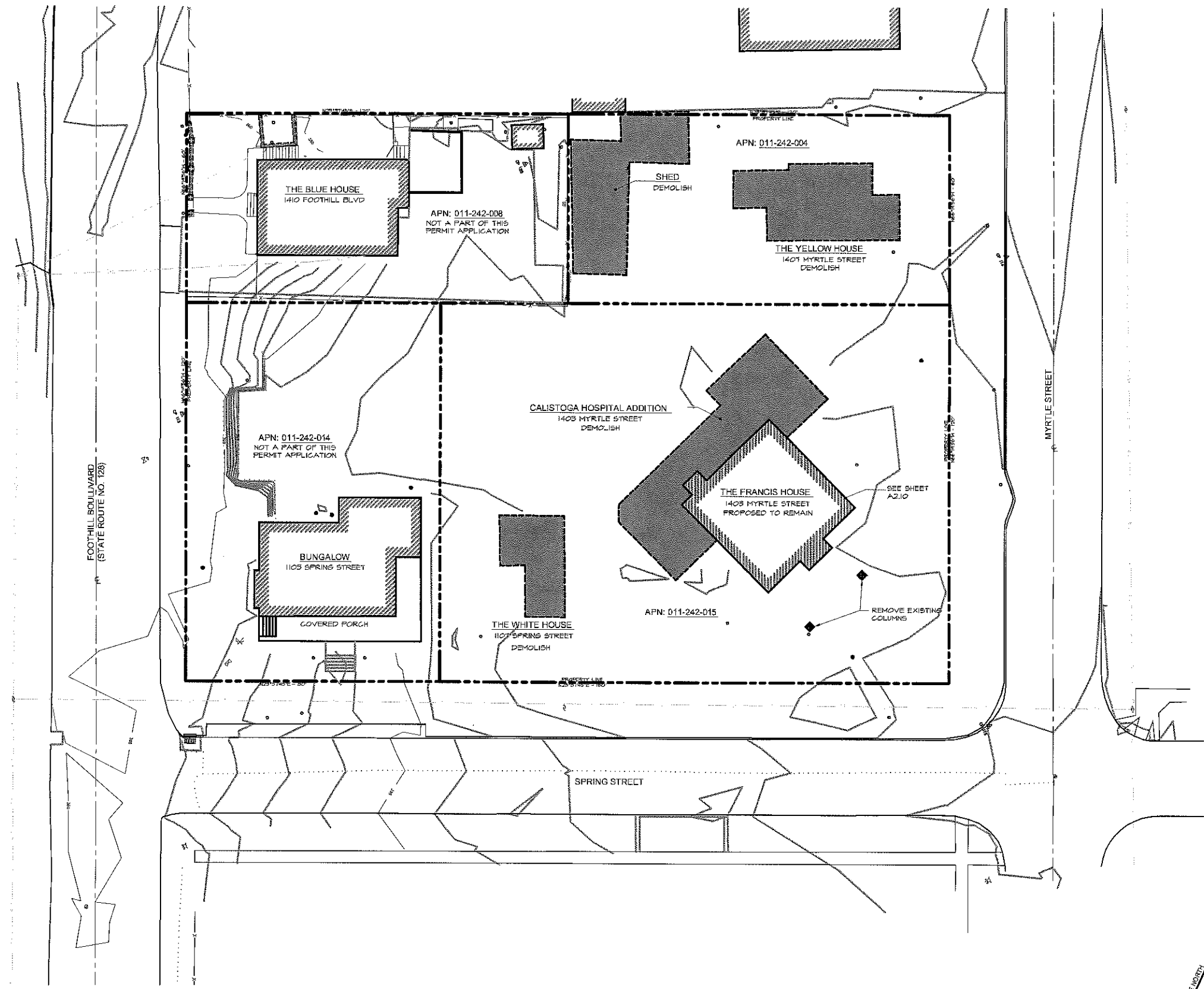


DESIGNED BY: JAH
 DRAWN BY: JAH
 CHECKED BY: MRM

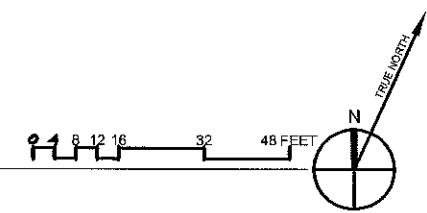
FRANCIS HOUSE INN & SPA
 STABILIZATION PHASE
 NOTES AND DETAILS

NEIL SCHAFFER
 1026 HARDMAN AVENUE
 NAPA, CA 94558
 NAPA COUNTY APNS 011-242-004 AND
 011-242-015

DATE: JULY 2008
 JOB NUMBER: 08-120
 FILE: 08-1205TAB.DWG
 ORIGINAL SIZE: 24" X 36"
 SCALE: AS NOTED
 SHEET NUMBER:



1 THE FRANCIS HOUSE
SITE DEMOLITION PLAN
SCALE: 1/16"=1'-0"



Paul
Kelley
Architect

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Consultant:

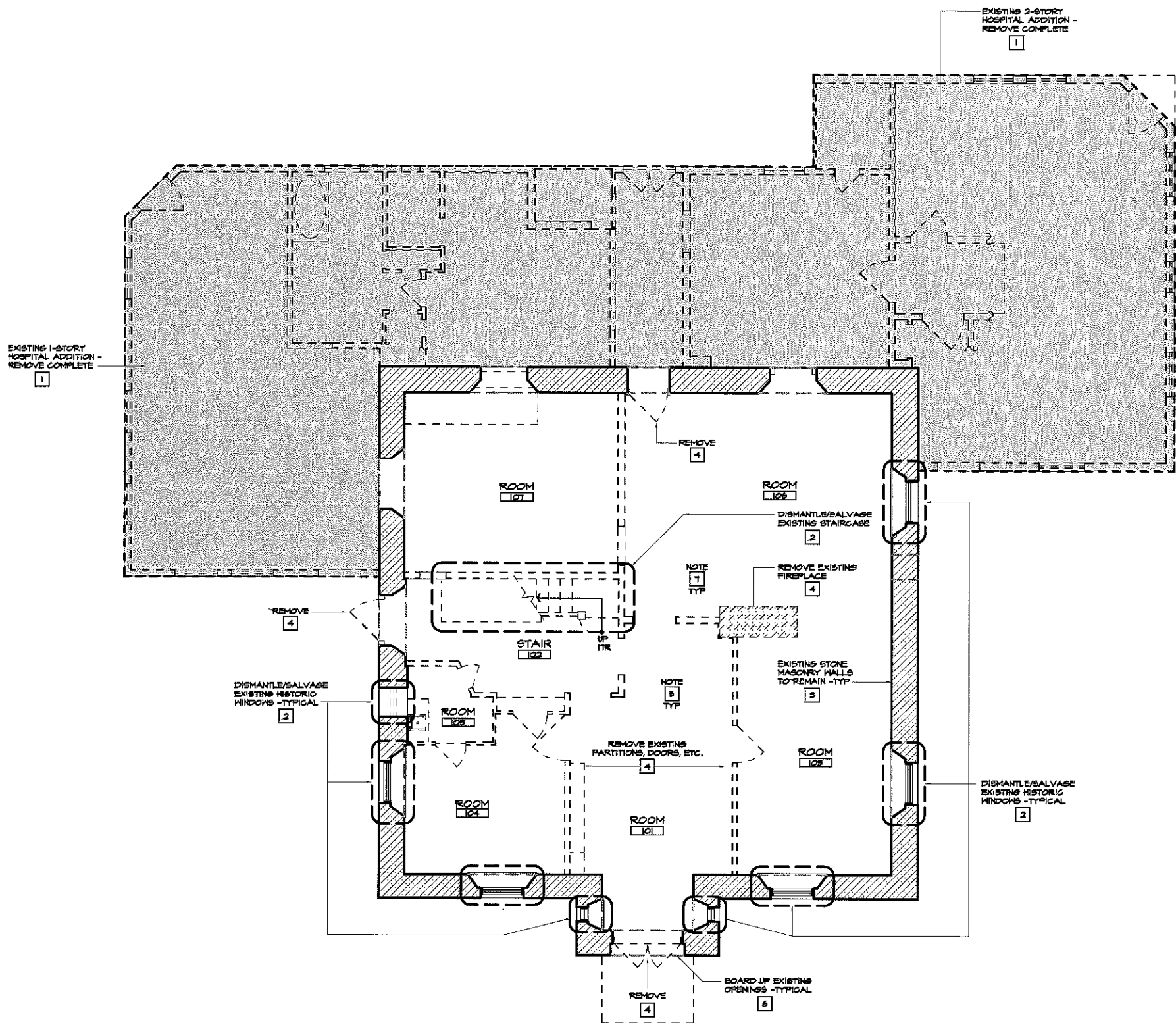
Dismantling and Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

REVISIONS	
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Date: July 18, 2008
Project No: 080401
Sheet Title:

SITE DEMOLITION PLAN

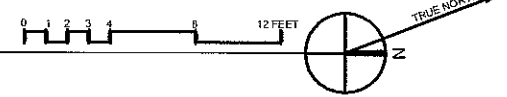
Sheet No:
A1.00
PLAN CHECK



Sheet Notes

- 1 Remove existing hospital additions complete including walls, roof, floor(s), partitions, doors, windows, fixtures, etc. Salvage and reuse as practical.
- 2 Carefully dismantle and salvage for reinstallation existing historic materials, components, fabric, etc. See interior elevation drawings prepared by Architectural Resources Group (ARG) for further information.
- 3 Existing double wythe stone masonry walls to remain. Carefully remove plaster from interior surface using non-destructive methods. See drawings prepared by KPPF Consulting Engineers (KPPF) for structural stabilization and retrofit of existing building.
- 4 Remove existing interior partitions, doors, fixtures, etc. Dismantle and store materials specified by ARG. Salvage and reuse remaining materials as practical.
- 5 Dismantle/salvage for reinstallation existing trims, casings, crown, base, chair rails, etc. See drawings prepared by ARG for further information.
- 6 Protect existing openings once dismantling is complete. Cover opening with plywood.
- 7 Remove existing flooring/floor framing system. Salvage and reuse remaining materials as practical. See drawings prepared by KPPF for structural stabilization and retrofit of existing building.
- 8 Existing partitions, wall framing, roof (mansard) framing to remain. See drawings prepared by KPPF consulting engineers for structural stabilization and retrofit of existing building.
- 9 Remove existing mansard roof shingles - document pattern for future installation of new shingles to match historic condition. See drawings prepared by KPPF for repair of mansard framing, skip sheeting, installation of new plywood diaphragm, etc.
- 10 Remove existing roofing. See Note 9 for treatment of exposed framing.
- 11 Install Grace Ice & Water Shield self-adhered roofing underlayment over all exposed roof surfaces upon completion of structural remediation work.
- 12 Dismantle/salvage for reinstallation existing historic frieze, soffit, corbels, etc. as necessary to access interior areas to create a structural perimeter at the top of the existing stone walls - see drawings prepared by KPPF for further information. Repair, refurbish, and reinstall frieze components to match historic condition.
- 13 All building materials not designated for dismantling/salvage will be made available for off site reuse.
- 14 see drawings prepared by Applied Civil Engineers (ACE) for exterior utility locations, site fencing and protection of the structure.

1 THE FRANCIS HOUSE - FIRST FLOOR DEMOLITION/DISMANTLING PLAN
SCALE: 1/4"=1'-0"



Paul Kelley Architect

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Consultant:

Dismantling and Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

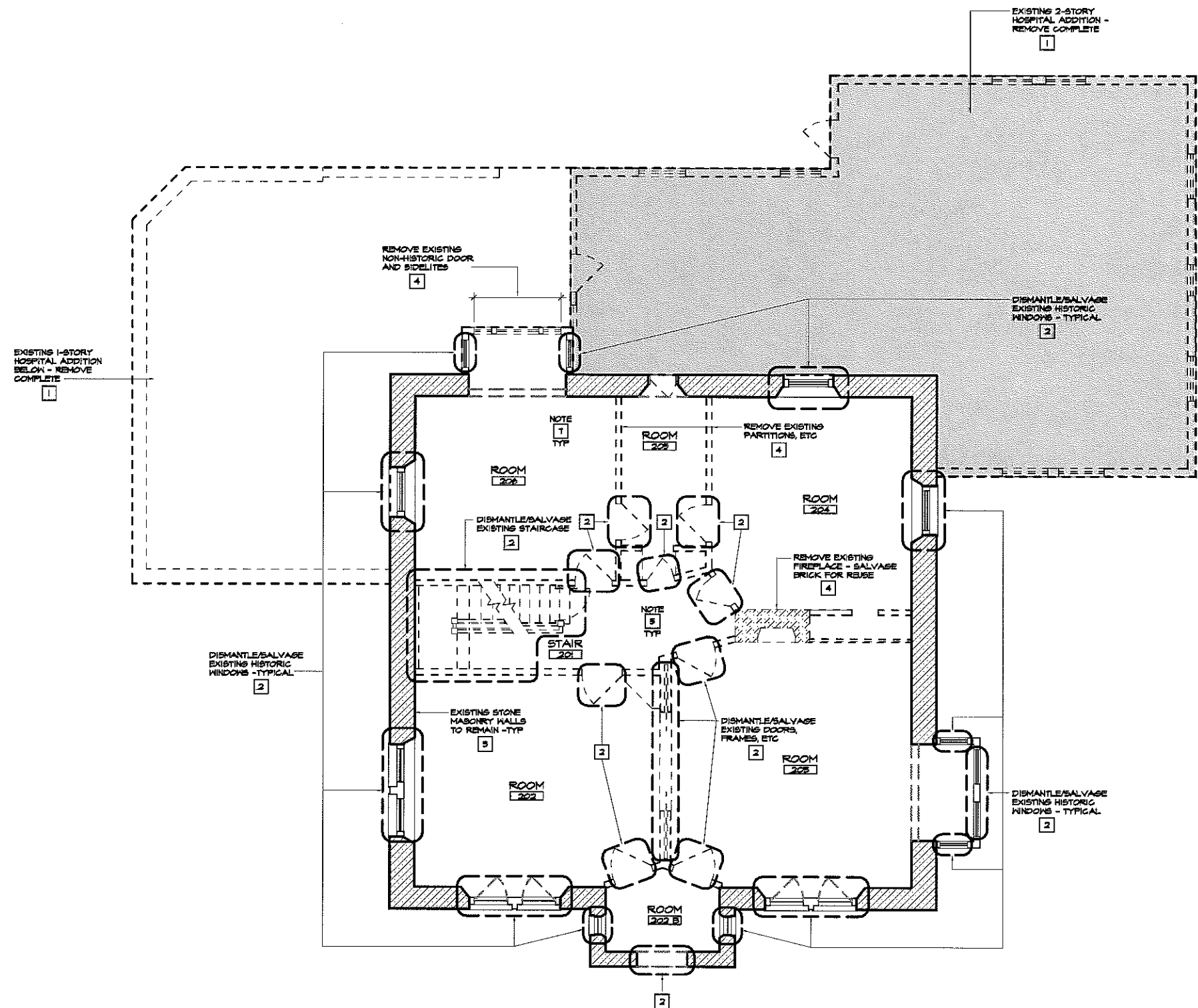
Revisions:

NO.	REVISIONS

Date: July 18, 2008
Project No: DB0401

Sheet Title: **FIRST FLOOR DEMOLITION PLAN**

Sheet #: **A2.10**
PLAN CHECK



Sheet Notes

- 1 Remove existing hospital additions complete including walls, roof, floor(s), partitions, doors, windows, fixtures, etc. Salvage and reuse as practical.
- 2 Carefully dismantle and salvage for reinstallation existing historic materials, components, fabric, etc. See interior elevation drawings prepared by Architectural Resources Group (ARG) for further information.
- 3 Existing double wythe stone masonry walls to remain. Carefully remove plaster from interior surface using non-destructive methods. See drawings prepared by KPF Consulting Engineers (KPF) for structural stabilization and retrofit of existing building.
- 4 Remove existing interior partitions, doors, fixtures, etc. Dismantle and store materials specified by ARG. Salvage and reuse remaining materials as practical.
- 5 Dismantle/salvage for reinstallation existing trims, casings, crown, base, chair rails, etc. See drawings prepared by ARG for further information.
- 6 Protect existing openings once dismantling is complete. Cover opening with plywood.
- 7 Remove existing flooring/floor framing system. Salvage and reuse remaining materials as practical. See drawings prepared by KPF for structural stabilization and retrofit of existing building.
- 8 Existing partitions, wall framing, roof (mansard) framing to remain. See drawings prepared by KPF consulting engineers for structural stabilization and retrofit of existing building.
- 9 Remove existing mansard roof shingles - document pattern for future installation of new shingles to match historic condition. See drawings prepared by KPF for repair of mansard framing, skip sheathing, installation of new plywood diaphragm, etc.
- 10 Remove existing roofing. See Note 9 for treatment of exposed framing.
- 11 Install Grace Ice & Water Shield self-adhered roofing underlayment over all exposed roof surfaces upon completion of structural remediation work.
- 12 Dismantle/salvage for reinstallation existing historic frieze, soffit, corbels, etc. as necessary to access interior areas to create a structural perimeter at the top of the existing stone walls - see drawings prepared by KPF for further information. Repair, refurbish, and reinstall frieze components to match historic condition.
- 13 All building materials not designated for dismantling/salvage will be made available for off site reuse.
- 14 see drawings prepared by Applied Civil Engineers (ACE) for exterior utility locations, site fencing and protection of the structure.

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Consultant:

Dismantling and Structural Stabilization for
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 1403 Myrtle Street, Calistoga, CA 94515
 APN's: 011-242-015 & 011-242-004

Sub:

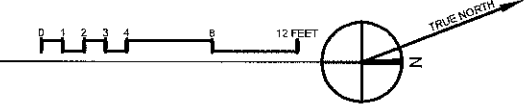
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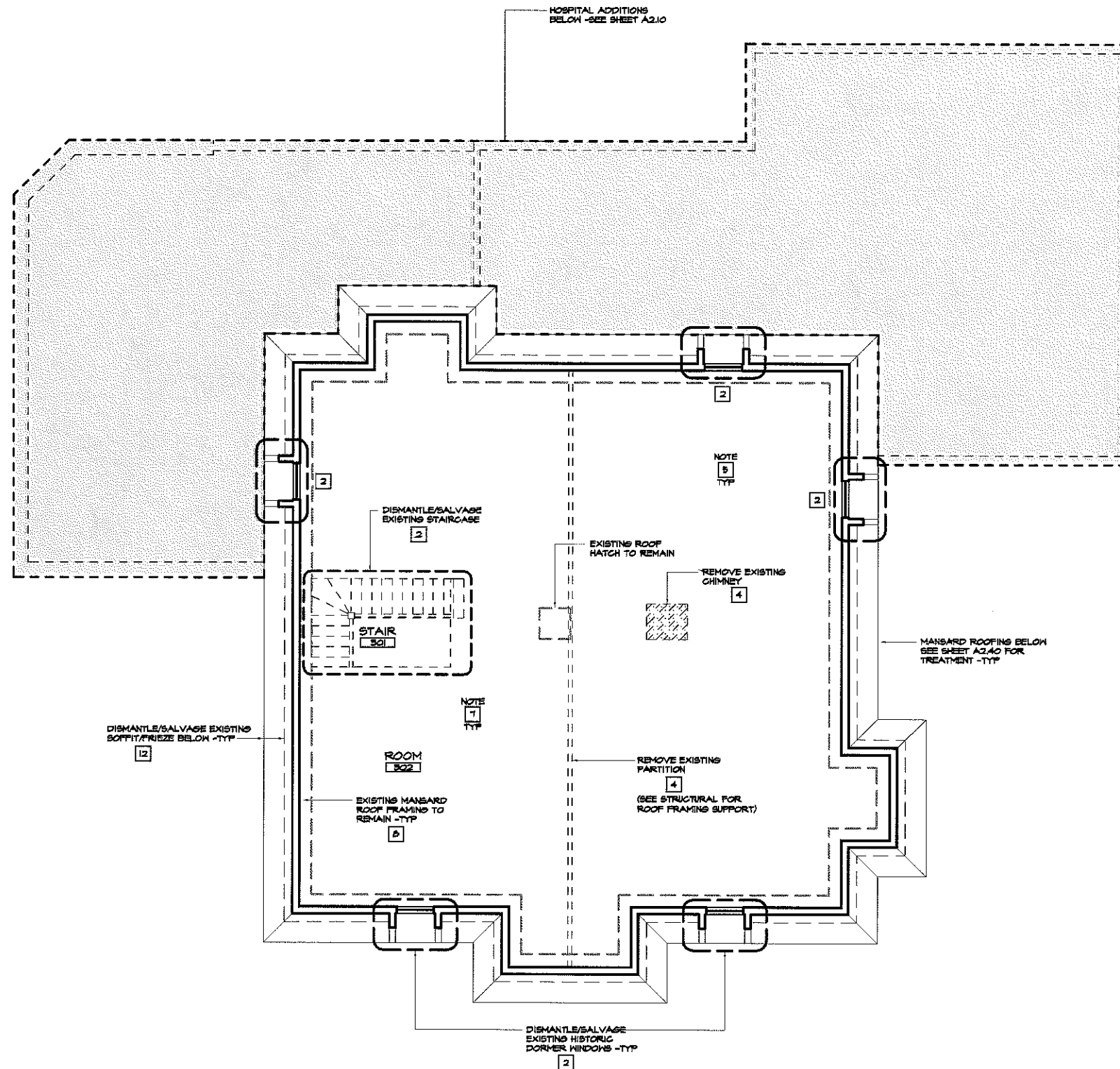
Date: July 18, 2008
 Project No: 080401

Sheet Title:
SECOND FLOOR DEMOLITION PLAN

Sheet #:
A2.20
 PLAN CHECK

2 THE FRANCIS HOUSE - SECOND FLOOR DEMOLITION/DISMANTLING PLAN
 SCALE: 1/4"=1'-0"





Sheet Notes

- 1 Remove existing hospital additions complete including walls, roof, floor(s), partitions, doors, windows, fixtures, etc. Salvage and reuse as practical.
- 2 Carefully dismantle and salvage for reinstallation existing historic materials, components, fabric, etc. See interior elevation drawings prepared by Architectural Resources Group (ARG) for further information.
- 3 Existing double wythe stone masonry walls to remain. Carefully remove plaster from interior surface using non-destructive methods. See drawings prepared by KFFF Consulting Engineers (KFFF) for structural stabilization and retrofit of existing building.
- 4 Remove existing interior partitions, doors, fixtures, etc. Dismantle and stone materials specified by ARG. Salvage and reuse remaining materials as practical.
- 5 Dismantle/salvage for reinstallation existing trims, casings, crown, base, chair rails, etc. See drawings prepared by ARG for further information.
- 6 Protect existing openings once dismantling is complete. Cover opening with plywood.
- 7 Remove existing flooring/floor framing system. Salvage and reuse remaining materials as practical. See drawings prepared by KFFF for structural stabilization and retrofit of existing building.
- 8 Existing partitions, wall framing, roof (mansard) framing to remain. See drawings prepared by KFFF consulting engineers for structural stabilization and retrofit of existing building.
- 9 Remove existing mansard roof shingles - document pattern for future installation of new shingles to match historic condition. See drawings prepared by KFFF for repair of mansard framing, skip sheathing, installation of new plywood diaphragm, etc.
- 10 Remove existing roofing. See Note 9 for treatment of exposed framing.
- 11 Install Grace Ice & Water Shield self-adhered roofing underlayment over all exposed roof surfaces upon completion of structural remediation work.
- 12 Dismantle/salvage for reinstallation existing historic frieze, soffit, cornels, etc. as necessary to access interior areas to create a structural perimeter at the top of the existing stone walls - see drawings prepared by KFFF for further information. Repair, refurbish, and reinstall frieze components to match historic condition.
- 13 All building materials not designated for dismantling/salvage will be made available for off site reuse.
- 14 See drawings prepared by Applied Civil Engineers (ACE) for exterior utility locations, site fencing and protection of the structure.

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Consultant:

Dismantling and Structural Stabilization for
The Francis House
 1403 Myrtle Street, Calistoga, CA 94515
 APN's: 011-242-015 & 011-242-004

Scale:

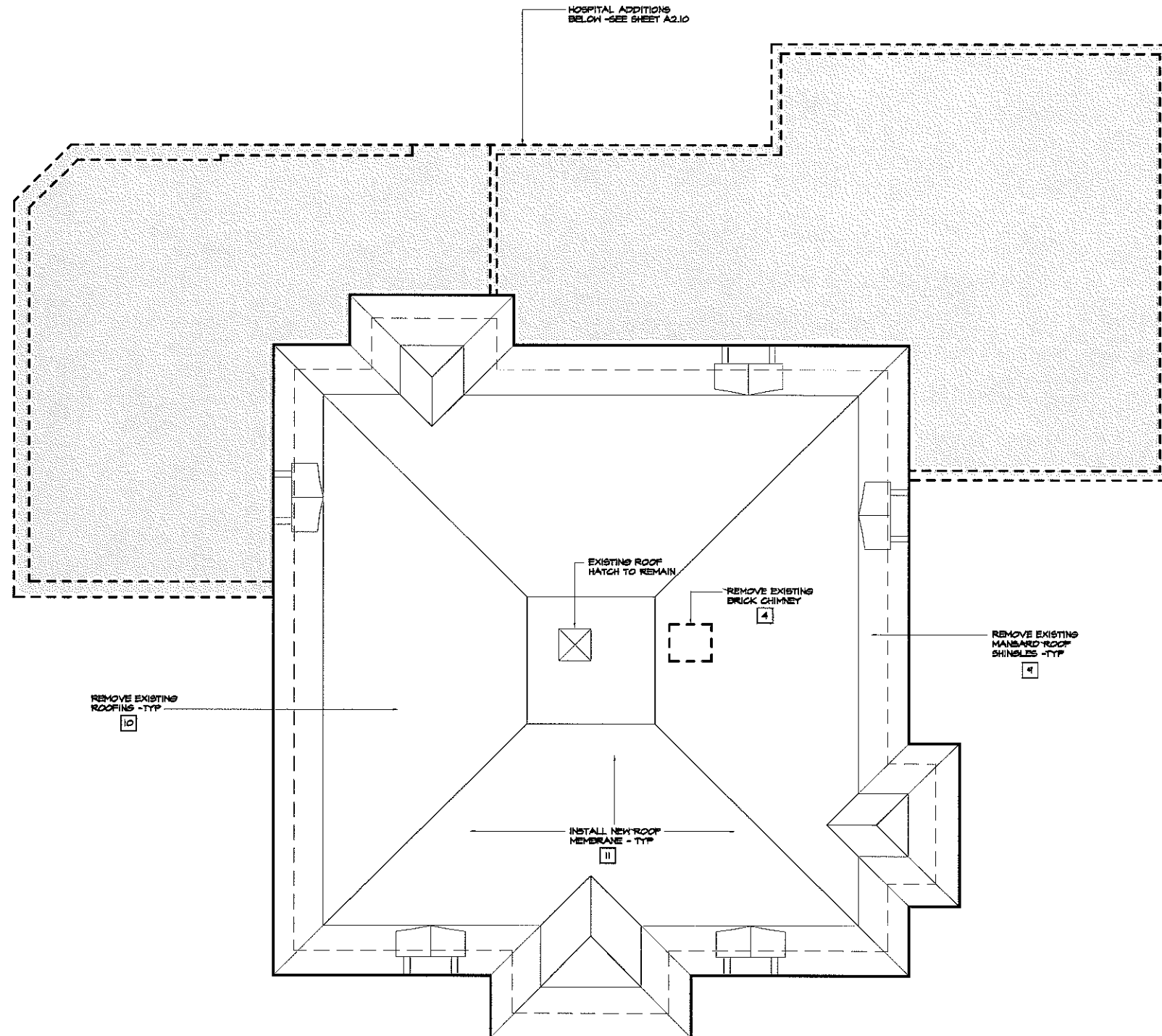
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Date: July 18, 2008
 Project No: 080491
 Sheet Title: **THIRD FLOOR (ATTIC) DEMOLITION PLAN**

Sheet #: **A2.30**
 PLAN CHECK

3 THE FRANCIS HOUSE - THIRD FLOOR (ATTIC) DEMOLITION/DISMANTLING PLAN
 SCALE: 1/4"=1'-0"





4 THE FRANCIS HOUSE - ROOF LEVEL DEMOLITION/DISMANTLING PLAN
SCALE: 1/4"=1'-0"

Sheet Notes

- 1 Remove existing hospital additions complete including walls, roof, floor(s), partitions, doors, windows, fixtures, etc. Salvage and reuse as practical.
- 2 Carefully dismantle and salvage for reinstallation existing historic materials, components, fabric, etc. See interior elevation drawings prepared by Architectural Resources Group (ARG) for further information.
- 3 Existing double wythe stone masonry walls to remain. Carefully remove plaster from interior surface using non-destructive methods. See drawings prepared by KPFF Consulting Engineers (KPFF) for structural stabilization and retrofit of existing building.
- 4 Remove existing interior partitions, doors, fixtures, etc. Dismantle and store materials specified by ARG. Salvage and reuse remaining materials as practical.
- 5 Dismantle/salvage for reinstallation existing trim, casings, crown, base, chair rails, etc. See drawings prepared by ARG for further information.
- 6 Protect existing openings once dismantling is complete. Cover opening with plywood.
- 7 Remove existing flooring/floor framing system. Salvage and reuse remaining materials as practical. See drawings prepared by KPFF for structural stabilization and retrofit of existing building.
- 8 Existing partitions, wall framing, roof (mansard) framing to remain. See drawings prepared by KPFF consulting engineers for structural stabilization and retrofit of existing building.
- 9 Remove existing mansard roof shingles - document pattern for future installation of new shingles to match historic condition. See drawings prepared by KPFF for repair of mansard framing, skip sheathing, installation of new plywood diaphragm, etc.
- 10 Remove existing roofing. See Note 9 for treatment of exposed framing.
- 11 Install Grace Ice & Water Shield self-adhered roofing underlayment over all exposed roof surfaces upon completion of structural remediation work.
- 12 Dismantle/salvage for reinstallation existing historic frieze, soffit, corbels, etc. as necessary to access interior areas at the top of the existing stone walls - see drawings prepared by KPFF for further information. Repair, refurbish, and reinstall frieze components to match historic condition.
- 13 All building materials not designated for dismantling/salvage will be made available for off site reuse.
- 14 see drawings prepared by Applied Civil Engineers (ACE) for exterior utility locations, site fencing and protection of the structure.

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APN's: 011-242-015 & 011-242-004

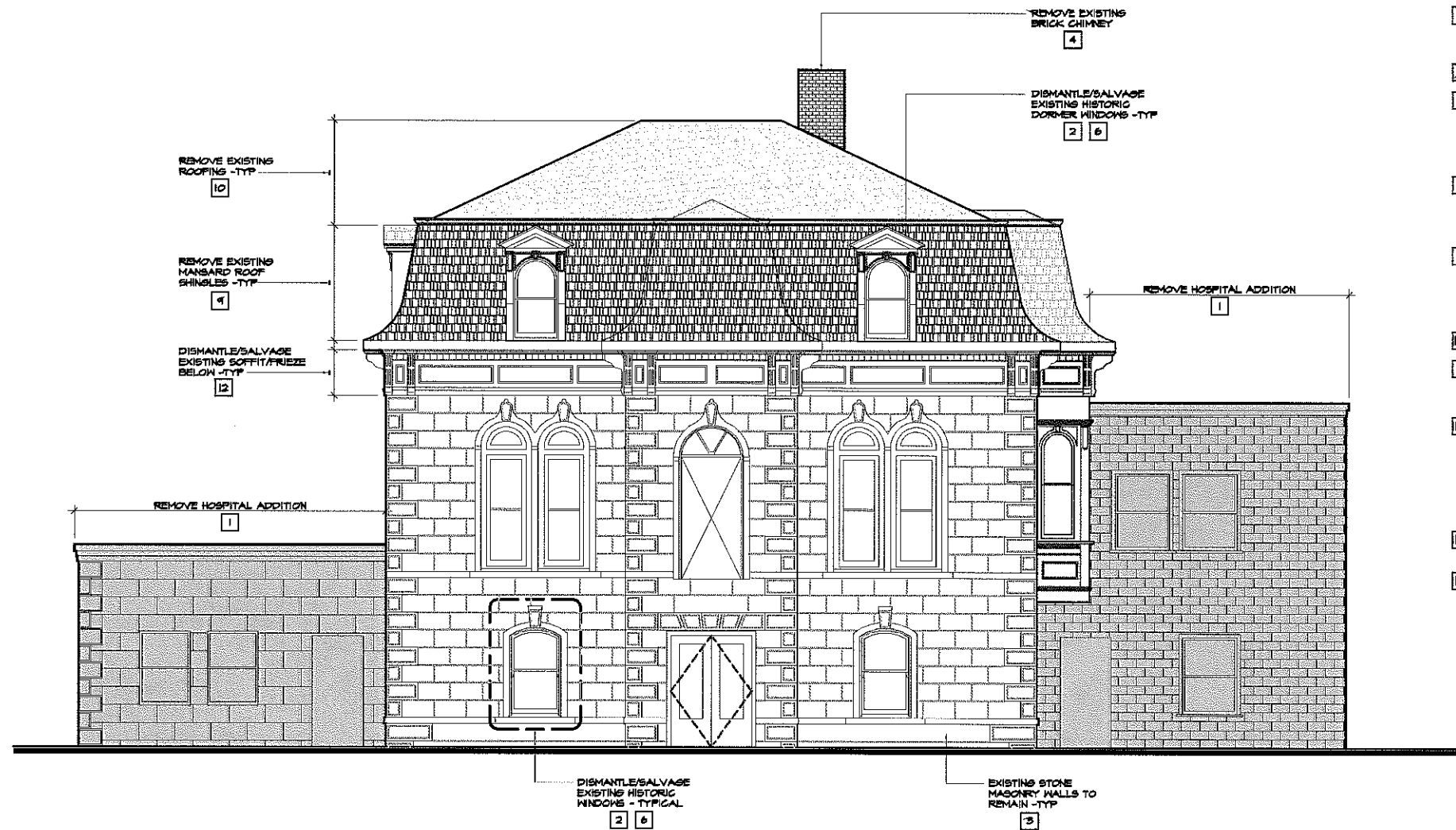
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Date: July 18, 2008
Project No: 080401
Sheet Title:

ROOF LEVEL DEMOLITION PLAN

Sheet #: **A2.40**
PLAN CHECK



Sheet Notes

- 1 Remove existing hospital additions complete including walls, roof, floor(s), partitions, doors, windows, fixtures, etc. Salvage and reuse as practical.
- 2 Carefully dismantle and salvage for reinstallation existing historic materials, components, fabric, etc. See interior elevation drawings prepared by Architectural Resources Group (ARG) for further information.
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- 5 Dismantle/salvage for reinstallation existing trims, casings, crown, base, chair rails, etc. See drawings prepared by ARG for further information.
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- 12 Dismantle/salvage for reinstallation existing historic frieze, soffit, corbels, etc. as necessary to access interior areas to create a structural perimeter at the top of the existing stone walls - see drawings prepared by KPFF for further information. Repair, refurbish, and reinstall frieze components to match historic condition.
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Date:

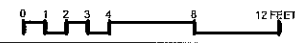
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Date: July 18, 2008
Project No: 080401
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EXISTING FRONT
ELEVATION

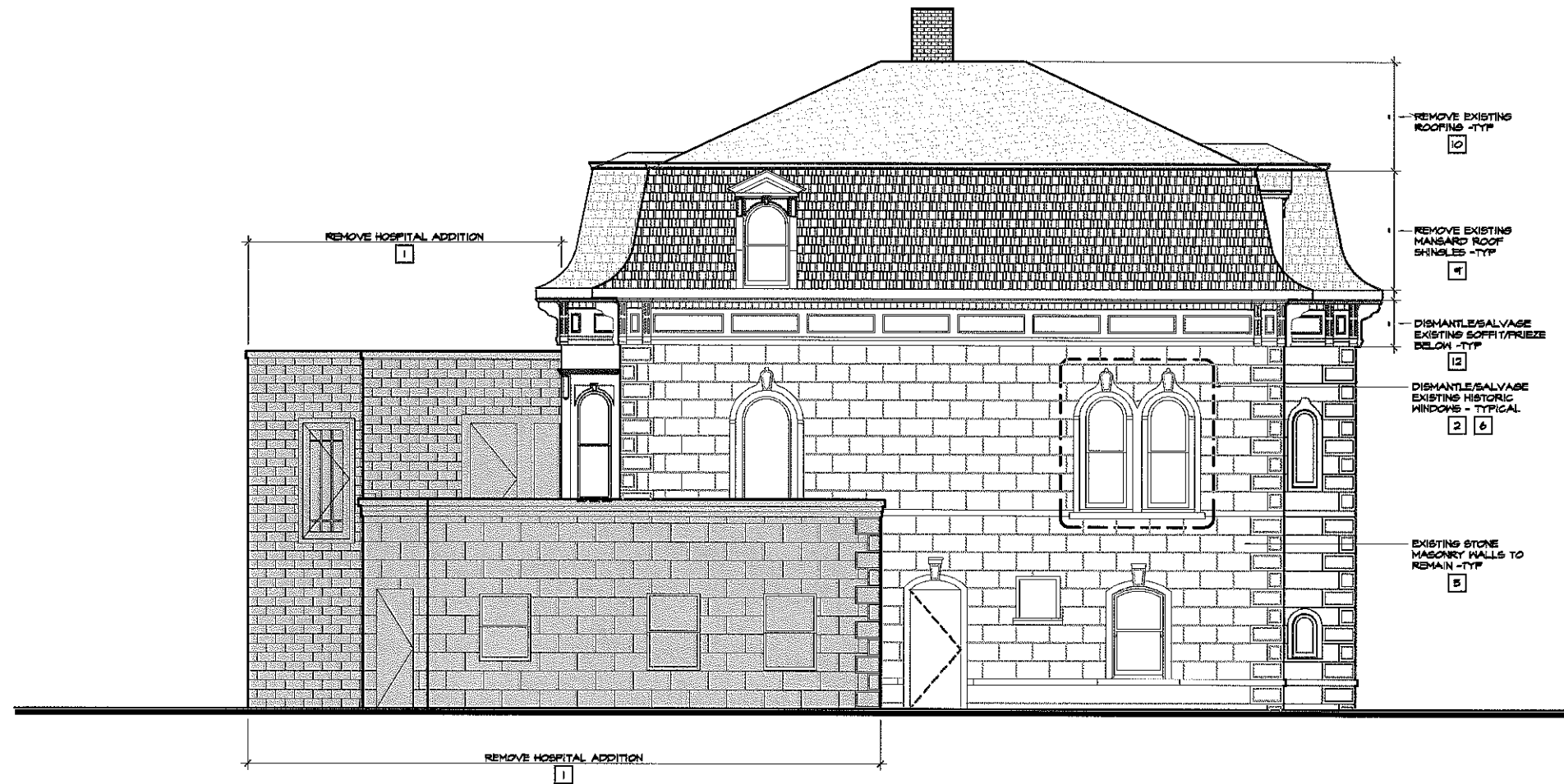
Sheet #:
A3.10
PLAN CHECK

A THE FRANCIS HOUSE - EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



Sheet Notes

- 1 Remove existing hospital additions complete including walls, roof, floor(s), partitions, doors, windows, fixtures, etc. Salvage and reuse as practical.
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- 12 Dismantle/salvage for reinstallation existing historic frieze, soffit, corbels, etc. as necessary to access interior areas to create a structural perimeter at the top of the existing stone walls - see drawings prepared by KPFF for further information. Repair, refurbish, and reinstall frieze components to match historic condition.
- 13 All building materials not designated for dismantling/salvage will be made available for off site reuse.
- 14 See drawings prepared by Applied Civil Engineers (ACE) for exterior utility locations, site fencing and protection of the structure.



B THE FRANCIS HOUSE - EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS

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Date: July 18, 2008

Project No: 080401

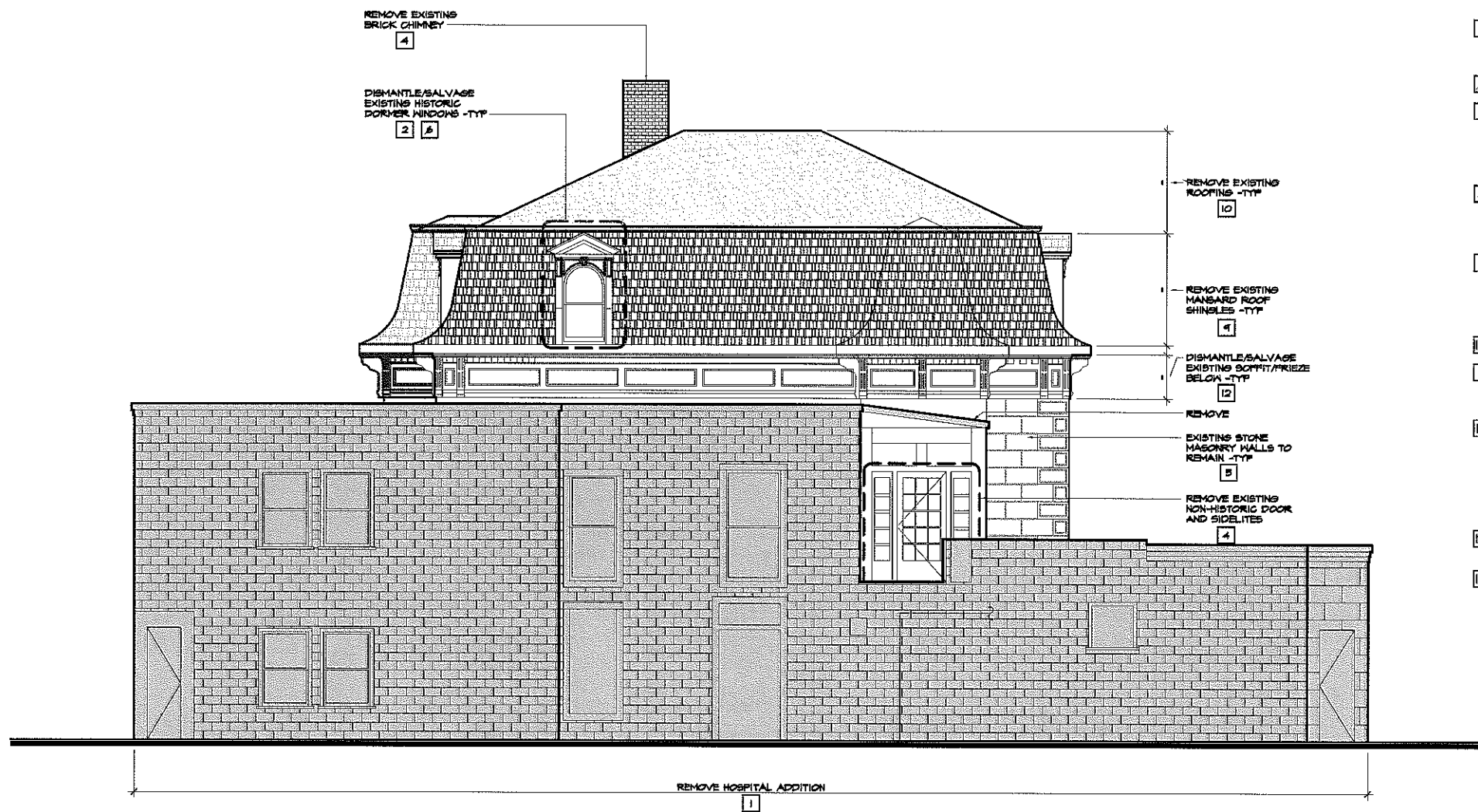
Sheet Title:

EXISTING
LEFT SIDE
ELEVATION

Sheet No:

A3.20

PLAN CHECK



C THE FRANCIS HOUSE - EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

Sheet Notes

- 1 Remove existing hospital additions complete including walls, roof, floor(s), partitions, doors, windows, fixtures, etc. Salvage and reuse as practical.
- 2 Carefully dismantle and salvage for reinstallation existing historic materials, components, fabric, etc. See interior elevation drawings prepared by Architectural Resources Group (ARG) for further information.
- 3 Existing double wythe stone masonry walls to remain. Carefully remove plaster from interior surface using non-destructive methods. See drawings prepared by KPFF Consulting Engineers (KPFF) for structural stabilization and retrofit of existing building.
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- 11 Install Grace Ice & Water Shield self-adhered roofing underlayment over all exposed roof surfaces upon completion of structural remediation work.
- 12 Dismantle/salvage for reinstallation existing historic frieze, soffit, carrels, etc. as necessary to access interior areas to create a structural perimeter at the top of the existing stone walls - see drawings prepared by KPFF for further information. Repair, refurbish, and reinstall frieze components to match historic condition.
- 13 All building materials not designated for dismantling/salvage will be made available for off site reuse.
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Consultant:

Dismantling and Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

Scale:

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Date: July 18, 2008

Project No: 08D401

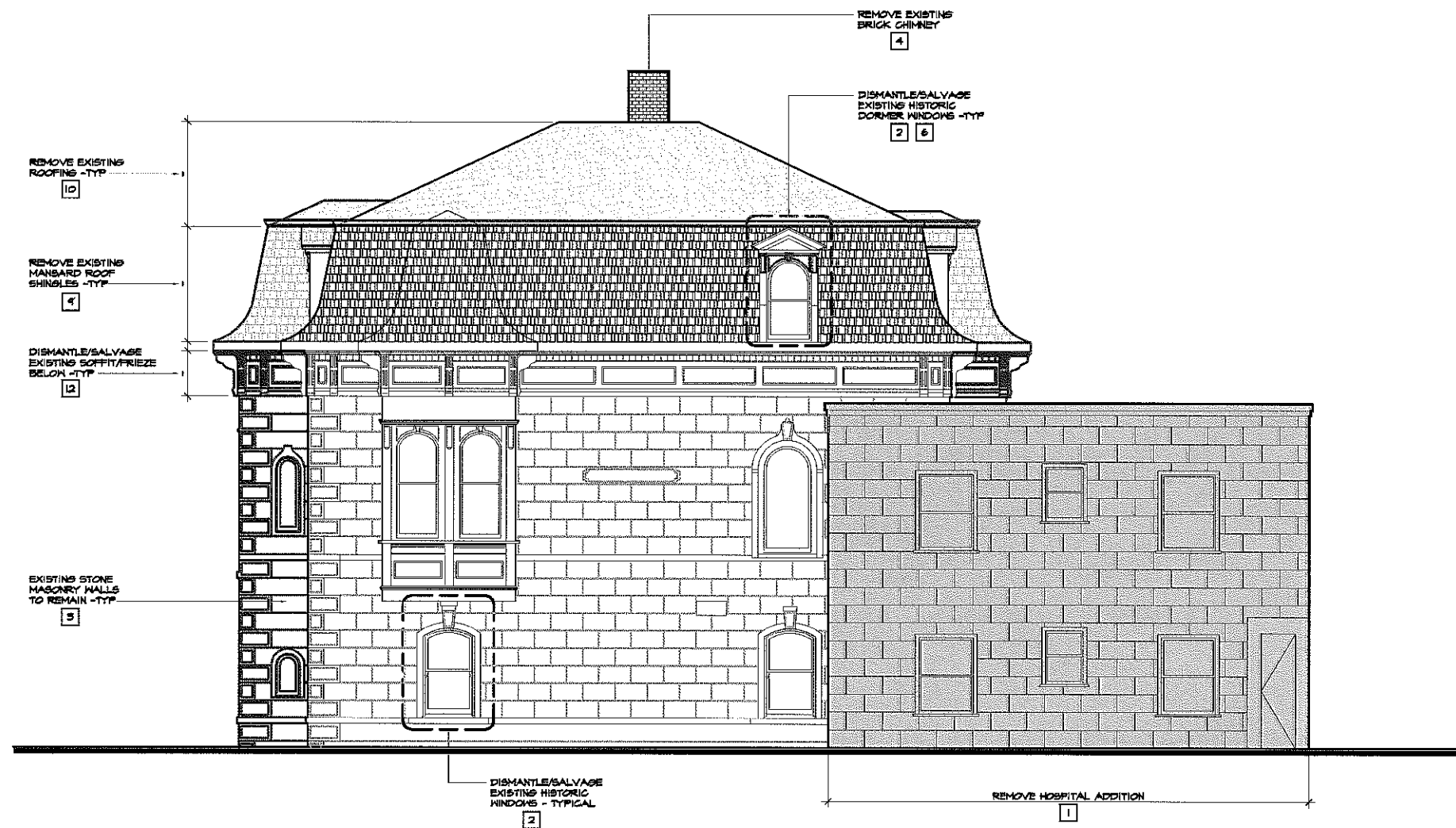
Sheet Title:

EXISTING REAR
ELEVATION

Sheet #:

A3.30

PLAN CHECK



D THE FRANCIS HOUSE - EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

Sheet Notes

- 1 Remove existing hospital additions complete including walls, roof, floor(s), partitions, doors, windows, fixtures, etc. Salvage and reuse as practical.
- 2 Carefully dismantle and salvage for reinstallation existing historic materials, components, fabric, etc. See interior elevation drawings prepared by Architectural Resources Group (ARG) for further information.
- 3 Existing double wythe stone masonry walls to remain. Carefully remove plaster from interior surface using non-destructive methods. See drawings prepared by KFFF Consulting Engineers (KFFF) for structural stabilization and retrofit of existing building.
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Dismantling and Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

Scale:

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Date: July 18, 2008

Project No: 080401

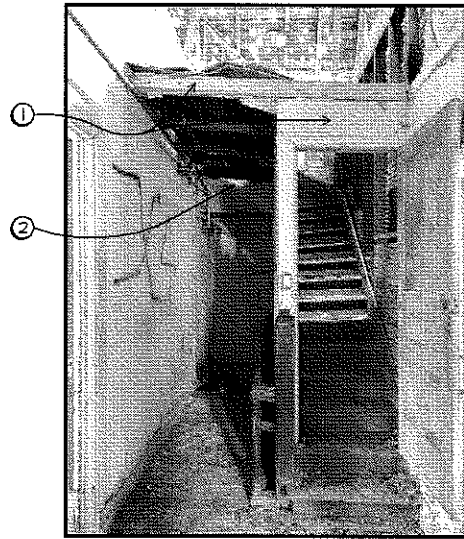
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EXISTING
RIGHT SIDE
ELEVATION

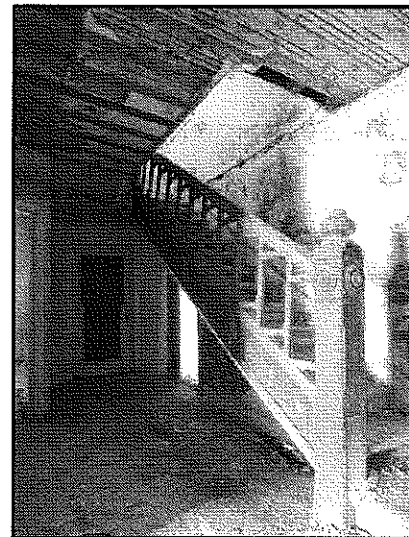
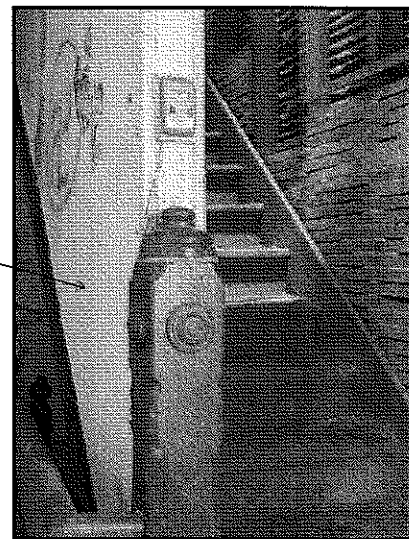
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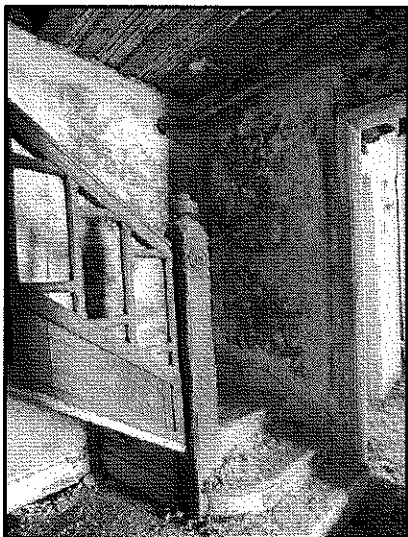
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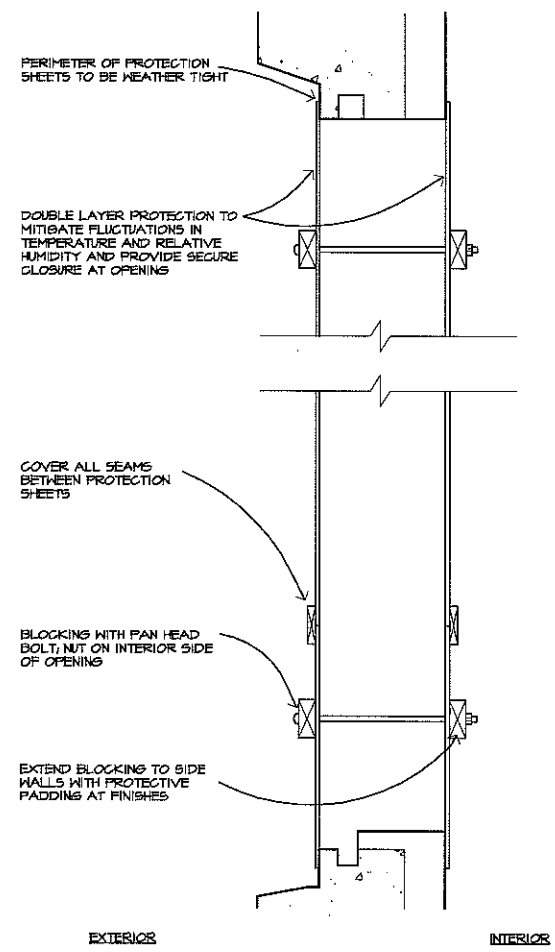
4 STAIR 201
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3 STAIR 102
NTS



2 STAIR 301
NTS



1 SAMPLE PROTECTION AT WINDOW OPENING
NTS

SELECTIVE DEMOLITION AND SALVAGE - GENERAL NOTES

- A. ALL WORK SHALL BE PERFORMED BY SKILLED CONTRACTORS HAVING SUCCESSFUL EXPERIENCE IN COMPARABLE PROTECTION, SALVAGE AND REMOVAL OPERATIONS INCLUDING WORK ON AT LEAST THREE (3) PROJECTS SIMILAR IN SCOPE AND SCALE TO THIS PROJECT IN THE LAST FIVE YEARS.
- B. CONTRACTOR IS HEREBY DIRECTED TO RECOGNIZE THE VALUE AND SIGNIFICANCE OF THE BUILDING AND EXERCISE SPECIAL CARE DURING THE WORK TO ENSURE THAT THE EXISTING BUILDING, ITS DETAILS, MATERIALS AND FINISHES WHICH ARE TO REMAIN ARE NOT DAMAGED BY THE WORK BEING PERFORMED.
- C. SCHEDULE PRE-DEMOLITION MEETINGS TO REVIEW METHODS AND PROCEDURES RELATED TO SELECTIVE DEMOLITION.
- D. WORK DESCRIPTION. SUBMIT WORK DESCRIPTION DETAILING PROPOSED METHODS AND OPERATIONS FOR SELECTIVE DEMOLITION, DISASSEMBLY, REMOVAL OF ELEMENTS, CATALOGING, AND STORAGE OF ITEMS, PROTECTION OF ELEMENTS WHILE IN STORAGE ON AND/OR OFF SITE. INCLUDE SEQUENCE OF SELECTIVE DEMOLITION AND REMOVAL ACTIVITIES.
- E. ARTIFACT LOG. SUBMIT SAMPLE ARTIFACT LOG PRIOR TO COMMENCEMENT OF THE WORK. SUBMIT COMPLETED ARTIFACT LOG AT THE COMPLETION OF ELEMENT REMOVAL FROM THE BUILDING, AND PERIODICALLY AS THE WORK PROGRESSES.
- F. SALVAGE PROCEDURES
 - a. DISASSEMBLE, LABEL, CATALOG, HANDLE, TRANSPORT AND STORE HISTORIC ELEMENTS WHICH HAVE BEEN IDENTIFIED FOR REMOVAL. CONTRACTOR IS RESPONSIBLE FOR HANDLING, TRANSPORTING AND STORAGE OF THE ITEMS IN THE STORAGE AREA.
 - b. CATALOG ALL SALVAGE ELEMENTS THAT HAVE BEEN REMOVED ON AN ARTIFACT LOG. AT A MINIMUM, DOCUMENT ELEMENT TYPE, UNIQUE NUMBER, SIZE, CONFIGURATION, QUANTITY, CONDITION, ORIGINAL LOCATION, DISPOSITION AND LOCATION IN STORAGE.
 - c. STORE ALL SALVAGE ELEMENTS IN A NEAT, ORDERLY FASHION TO ALLOW FOR ACCESS AND RETRIEVAL. STORE LIKE TYPE ELEMENTS TOGETHER IN GROUPS. STORE PARTICULARLY FRAGILE ELEMENTS IN A MANNER TO PREVENT DAMAGE WHILE IN STORAGE.
 - d. EXERCISE EXTREME CARE IN REMOVING ELEMENTS FOR SALVAGE AND MATERIALS ATTACHED TO HISTORIC ELEMENTS THAT ARE TO REMAIN.
 - e. REMOVE ALL NAILS FROM WOOD ELEMENTS FROM THE BACKSIDE. DRIVE NAILS THROUGH OR PULL FROM THE BACK SO THAT THE HEAD DOES NOT SPLINTER THE FINISH FACE.
 - f. REMOVE ITEMS WHOLE WHENEVER POSSIBLE. WHERE CUTS ARE REQUIRED, MAKE CUTS CLEANLY AND WITH THE PROPER TOOL AT LOGICAL BREAK POINTS.
 - g. DOOR ASSEMBLIES. REMOVE COMPONENTS IN WHOLE SECTIONS. STORE DOOR IN FRAME TOGETHER WHEN BOTH ARE REMOVED FOR SALVAGE. STORE ALL HARDWARE COMPONENTS TOGETHER.
 - h. CATALOGING OF SALVAGE ELEMENTS
 - 1) GENERAL. LABEL ELEMENTS IN A MANNER TO PERMIT REINSTALLATION IN ITS ORIGINAL LOCATION AND CONFIGURATION. CONTRACTOR TO SUBMIT PROPOSED METHOD FOR LABELING AND CATALOGING SALVAGE ELEMENTS.
 - 2) NUMBERING AND CATALOGING. EACH ITEM REMOVED FOR SALVAGE SHALL BE GIVEN A UNIQUE CATALOG NUMBER THAT IS TO BE PERMANENTLY MARKED ON THE ELEMENT AND LISTED ON THE ARTIFACT LOG. LABEL THE ELEMENTS ON THE BACKSIDE OR IN ANOTHER OBSCURE LOCATION.
 - i. STORAGE
 - 1) TRANSPORT ITEMS TO STORAGE AREA. STORE ELEMENTS IN THEIR NATURAL CONFIGURATION AND OFF OF THE FLOOR.
 - 2) ORGANIZE ELEMENTS SO THAT THEY ARE READILY RETRIEVABLE. STORE LIKE ELEMENTS TOGETHER. MONITOR STORED ITEMS PERIODICALLY TO ENSURE THAT ELEMENTS REMAIN IN GOOD CONDITION AND ARE NOT BEING DAMAGED BY CONSTRUCTION ACTIVITIES OR THE CONDITIONS OF THE STORAGE AREA.
 - j. REINSTALLATION
 - 1) REINSTALL SALVAGE ELEMENTS IN THEIR ORIGINAL LOCATION UNLESS OTHERWISE INDICATED.
 - 2) CONTRACTOR IS RESPONSIBLE FOR PROPER INVENTORYING AND DISTRIBUTION TO APPROPRIATE SUBCONTRACTORS OF SALVAGED MATERIAL FOR REINSTALLATION.

INTERIOR ELEVATIONS - GENERAL NOTES

1. SEE SELECTED DEMOLITION AND SALVAGE GENERAL NOTES FOR PROCEDURES GOVERNING DISMANTLE AND SALVAGE WORK.
2. DISMANTLE / SALVAGE BASEBOARD
3. DISMANTLE / SALVAGE DOOR AND WINDOW CASINGS.
4. DISMANTLE / SALVAGE PICTURE MOLDINGS.
5. DISMANTLE / SALVAGE DOOR AND FRAME ASSEMBLIES INTACT, WITH HARDWARE COMPONENTS IN PLACE.
6. DISMANTLE / SALVAGE WINDOW SASH. WINDOW FRAMES TO STAY IN PLACE. COLORED GLASS FRAGMENTS TO BE RECORDED AND DISMANTLED / SALVAGED PRIOR TO REMOVAL OF SASH. INSTALL PLYWOOD PROTECTION PER DTL 1/4A.10.
7. DISMANTLE / SALVAGE STAIR AND RAILING SYSTEM COMPLETE.

SHEET NOTES

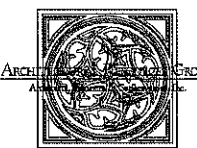
- 1 REMOVE INFILL WALL AND CEILING ASSEMBLY TO EXPOSE ORIGINAL STAIR RAILINGS.
- 2 RECORD PROFILE OF CURVED CEILING BELOW STAIR WINDERS PRIOR TO DISMANTLING.
- 3 REMOVE GYP BD INFILL OVER EXISTING WINDOWS.
- 4 DISMANTLE / SALVAGE WOOD PANEL BELOW EXISTING WINDOW.
- 5 RECORD PROFILE OF EXISTING ARCH PRIOR TO REMOVAL.
- 6 DISMANTLE / SALVAGE PLASTER CORBELS.

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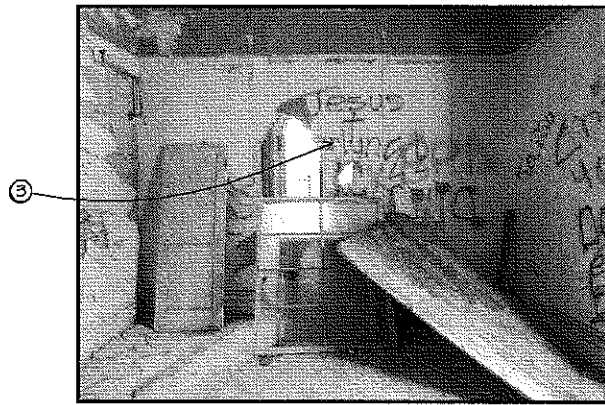
Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN #: 011-242-015 & 011-242-004

REVISIONS

DATE	REVISION

Date: July 18, 2008
Project No: 08003
Sheet Title:
INTERIOR ELEVATIONS

Sheet #: **A4.10**
NOT FOR CONSTRUCTION



NORTH



EAST



SOUTH



WEST

3 ROOM 204
NTS



NORTH



EAST



SOUTH

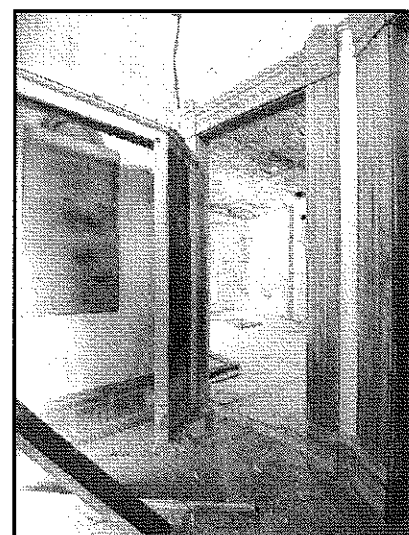


WEST

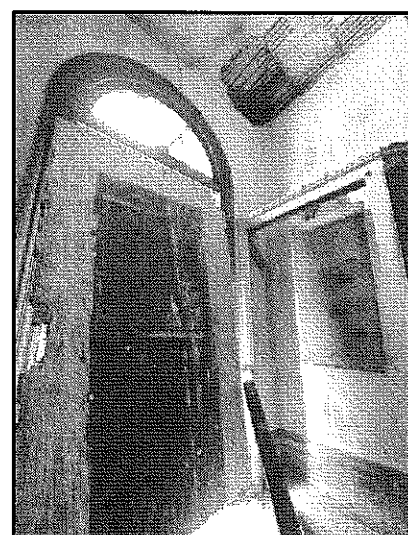
2 ROOM 202
NTS



NORTH (EAST SIDE)



NORTH (WEST SIDE)



SOUTH

1 ROOM 202B
NTS

INTERIOR ELEVATIONS - GENERAL NOTES

- SEE SELECTED DEMOLITION AND SALVAGE GENERAL NOTES FOR PROCEDURES GOVERNING DISMANTLE AND SALVAGE WORK.
- DISMANTLE / SALVAGE BASEBOARD
- DISMANTLE / SALVAGE DOOR AND WINDOW CASINGS.
- DISMANTLE / SALVAGE PICTURE MOLDING.
- DISMANTLE / SALVAGE DOOR AND FRAME ASSEMBLIES INTACT, WITH HARDWARE COMPONENTS IN PLACE.
- DISMANTLE / SALVAGE WINDOW SASH. WINDOW FRAMES TO STAY IN PLACE. COLORED GLASS FRAGMENTS TO BE RECORDED AND DISMANTLED / SALVAGED PRIOR TO REMOVAL OF SASH. INSTALL PLYWOOD PROTECTION PER DTL 1/A4.10.
- DISMANTLE / SALVAGE STAIR AND RAILING SYSTEM COMPLETE.

SHEET NOTES

- REMOVE INFILL WALL AND CEILING ASSEMBLY TO EXPOSE ORIGINAL STAIR RAILING.
- RECORD PROFILE OF CURVED CEILING BELOW STAIR HINDERS PRIOR TO DISMANTLING.
- REMOVE GYP BD INFILL OVER EXISTING WINDOWS.
- DISMANTLE / SALVAGE WOOD PANEL BELOW EXISTING WINDOW.
- RECORD PROFILE OF EXISTING ARCH PRIOR TO REMOVAL.
- DISMANTLE / SALVAGE PLASTER CORBELS.

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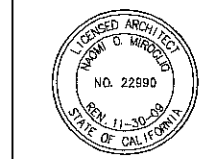
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Plot 9, The Embarcadero - San Francisco, California
95441-0180



Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

REVISIONS

DATE	REVISION
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Date: July 18, 2008
Project No: 08003
Sheet Title:

INTERIOR ELEVATIONS

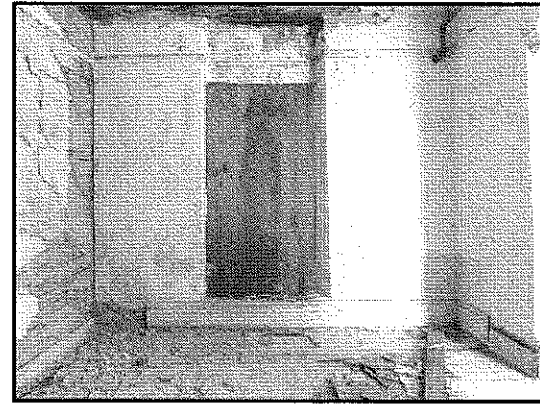
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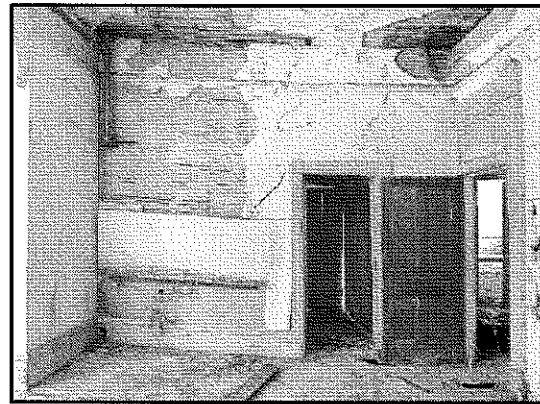
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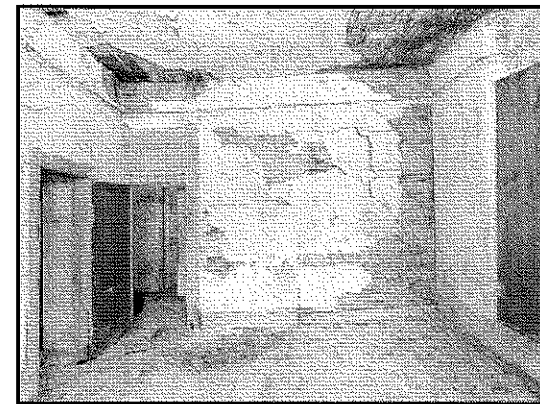
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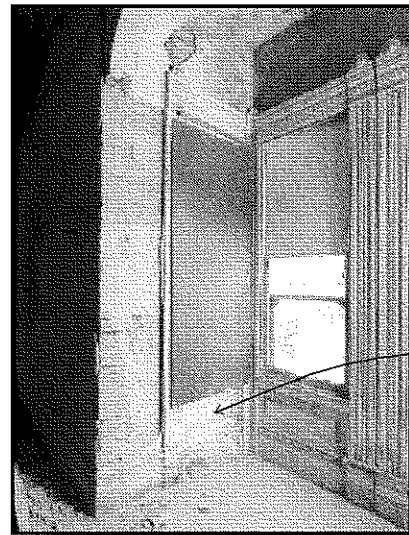


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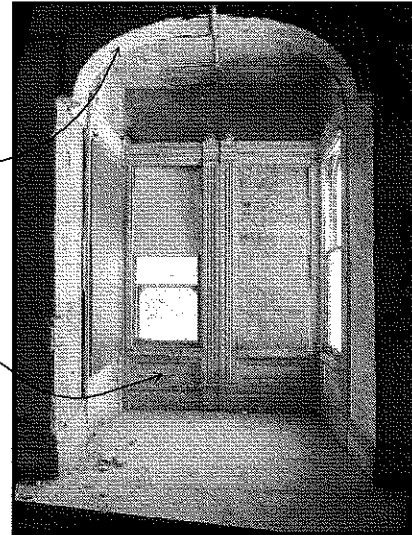


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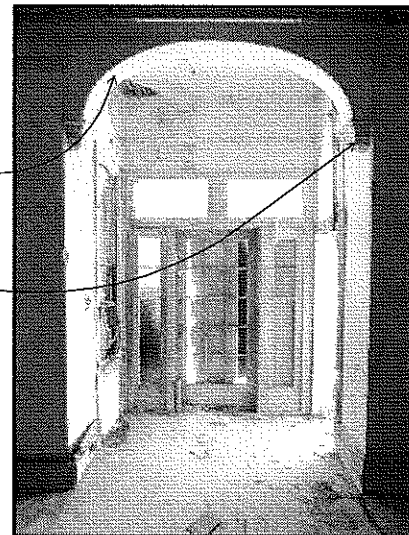
BAY WINDOW - NORTH



BAY WINDOW - EAST



BAY WINDOW - WEST



BAY WINDOW - NORTH

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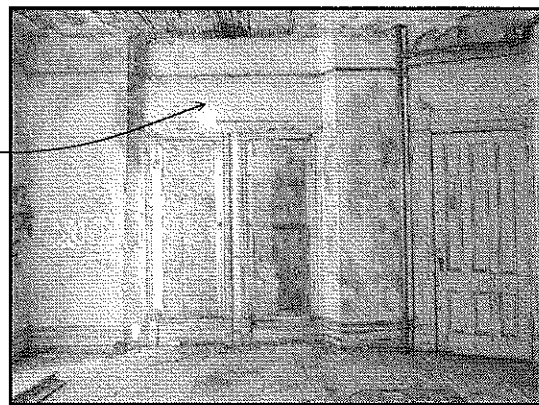
2 ROOM 206
NTS

INTERIOR ELEVATIONS - GENERAL NOTES

1. SEE SELECTED DEMOLITION AND SALVAGE GENERAL NOTES FOR PROCEDURES GOVERNING DISMANTLE AND SALVAGE WORK.
2. DISMANTLE / SALVAGE BASEBOARD.
3. DISMANTLE / SALVAGE DOOR AND WINDOW CASINGS.
4. DISMANTLE / SALVAGE PICTURE MOLDING.
5. DISMANTLE / SALVAGE DOOR AND FRAME ASSEMBLIES INTACT, WITH HARDWARE COMPONENTS IN PLACE.
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- 1 REMOVE INFILL WALL AND CEILING ASSEMBLY TO EXPOSE ORIGINAL STAIR RAILING.
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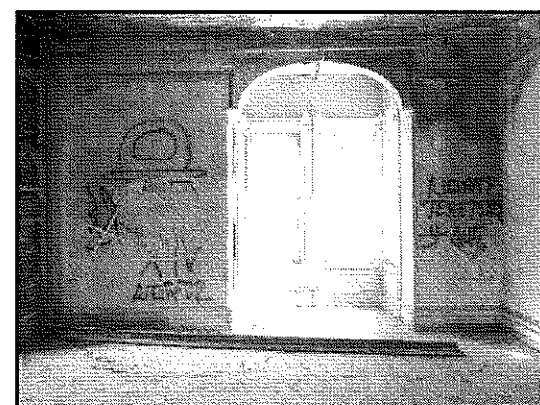
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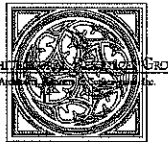
1 ROOM 203
NTS

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454-021816 1st 95-94107



Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

REVISIONS

DATE	DESCRIPTION

Date: July 18, 2008
Project No: 08003
Sheet Title:

INTERIOR ELEVATIONS

Sheet #:

A4.30

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THE FRANCIS HOUSE INN

STABILIZATION PLAN CALISTOGA, CALIFORNIA

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Structural Stabilization for
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1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

REVISIONS

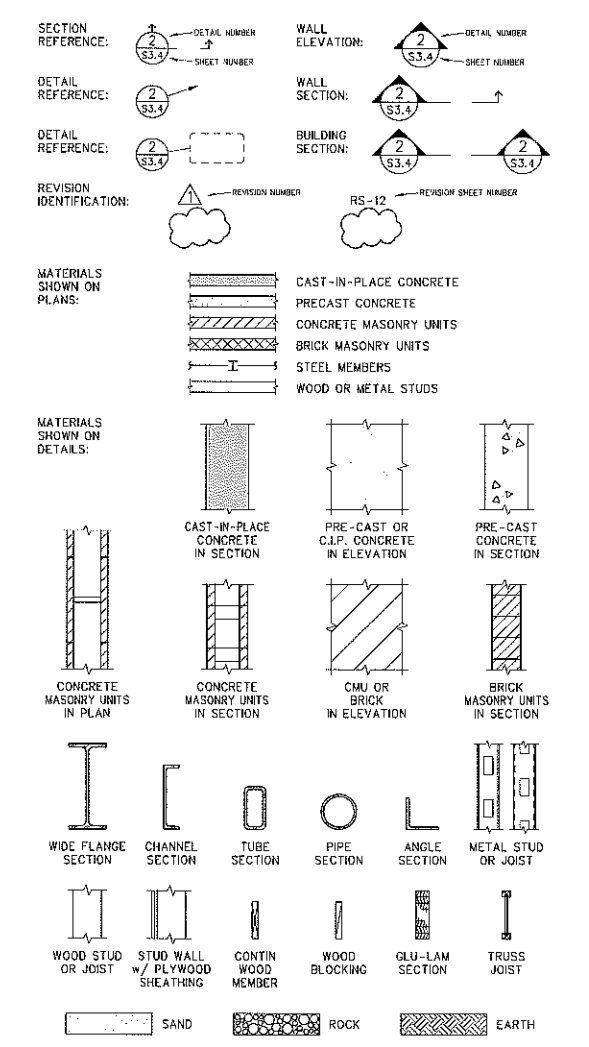
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Date:	July 16, 2008
Project No:	108016.00
Sheet Title:	TITLE PAGE & SHEET INDEX
Sheet No:	SO.1
NOT FOR CONSTRUCTION	

ABBREVIATIONS

A.B. Anchor Bolt	GA Gage	R Radius
ACI American Concrete Institute	GALV Galvanized	R.D. Roof Drain
A.D. Area Drain	G.B. Grade Beam	RDWD Redwood
ADDL Additional	GLB Glued Laminated Beam	REF Reference
ADJ Adjacent	GLC Glued Laminated Column	REINF Reinforcing
A.F.F. Above Finish Floor	GR Grade	REQD Revision
AISC American Institute of Steel Construction	GYP Gypsum	REV Revision
ALT Alternate	HDR Header	RF Roof
APPROX Approximately	HGR Hanger	RM Room
ARCH Architect or Architectural	HK Hook	R.O. Rough Opening
ASPH Asphalt	HORIZ Horizontal	S Section Modulus
ASTM American Society of Testing and Materials	H.P. High Point	S.A.D. See Architectural Drawings
A.C. Asphaltic Concrete, Air Condition	H.R. Hard Rock	S.C.D. See Civil Drawings
BAL Balance	HSS Hollow Steel Structure	SCHED Schedule
B.L. Bottom Lower	HT Height	S.E.D. See Electrical Drawings
BLDG Building	I Moment of Inertia	SF Square Feet
BLK Block	I.D. Inside Diameter	SHT Sheet
BLKG Blocking	I.F. Inside Face	SHTG Sheathing
BM Beam	INFO Information	SM Similar
B.O. Bottom of	INSUL Insulation	S.J. Shrinkage Joint, Seismic Joint or Slip Joint
BOT Bottom	INT Interior	S.L.D. See Landscape Drawings
B.P. Break Point	JST Joint	S.M.D. See Mechanical Drawings
BRD Board	JT Joint	S.M.F. Special Moment Frames
BRG Bearing	KPS 1000 Pounds	S.M.S. Sheet Metal Screw
BRKT Bracket	KSF KIPS Per Square Foot	S.O.G. Slab On Grade
BTWN Between	L Angle	SP Space or Spacing
B.U. Bottom Upper	LBS Pounds	S.P.D. See Plumbing Drawings
C Channel	LL Live Load	SPEC Specification
CBC California Building Code	LLH Long Leg Horizontal	SQ Square
C.I.P. Cast In Place	LLV Long Leg Vertical	S.S.D. See Structural Drawings
C.J. Construction or Control Joint	LNGIT Longitudinal	STAGG Staggered
C.L. Ceiling	L.P. Low Point	STD Standard
CLR Clear	L.S. Low Shrinkage	STIFF Stiffener
CMU Concrete Masonry Unit	L.S.L. Laminated Strand Lumber	STL Steel
COL Column	LT Laminated Veneer Lumber	STRUCT Structural
CONC Concrete	LTV Light Weight	SYM Symmetric
CONN Connection	MACH Machine	T & B Top and Bottom
CONSTR Construction	MAS Masonry	T & G Tongue and Groove
CONTIN Continuous	MATL Material	T.B. Tie Beam
C.J.P. Complete Joint Penetration	MAX Maximum	THK Thick
CTR Center	M.B. Machine Bolt	THRU Through
CTRD Centered	MC Miscellaneous Channel	T.L. Top Lower
CTRSNK Countersink	M.D. Mid-depth	T.O. Top Of
d Penny weight	MECH Mechanical	T.O. CONC Top of Concrete
DBL Double	M.F. Moment Frame	T.O. PAR Top of Parapet
DEPR Depression	MFR Manufacturer	T.O. PLY Top of Plywood
D.F. Douglas Fir	MN Minimum	T.O. PL Top of Plate
DIA or ∅ Diameter	MISC Miscellaneous	T.O. SLAB Top of Slab
DIAG Diagonal	MTL Metal	T.O. STL Top of Steel
DM Dimension	(N) New	T.O. WALL Top of Wall
DL Dead Load	N.A. Not Applicable	TRANS Transverse
DN Down	N.I.C. Not In Contract	TS Tube Steel
do Ditto	NO. Number	T.U. Top Upper
D.W.F. Deformed Wire Fabric	N.P. No Profile	TYP Typical
DWG Drawing	N.S. Near Side	UBC Uniform Building Code
(E) Existing	N.T.S. Not To Scale	UN.O. Unless Noted Otherwise
EA Each	o.c. On Center	V.B. Vapor Barrier
E.F. Each Face	O.D. Outside Diameter	VENT Ventilation
E.J. Expansion Joint	O.F. Outside Face	VERT Vertical
EL Elevation	O.H. Opposite Hand	V.I.F. Verify in Field
ELEC Electrical	OPNG Opening	W Wide Flange
ELEV Elevator	OPP Opposite	w/ With
EMBED Embedment	OSB Oriented Strand Board	w/o Without
EN Edge Nail	O.W.S.G. Open Web Steel Girder	WD Wood
ENCL Enclosure	O.W.S.J. Open Web Steel Joist	WF Wide Flange
ENGR Engineer	PAR Parapet	W.P. Work Point
E.O. Edge of	PC Piece	W.P.J. Weakened Plane Joint
E.O. MAS Edge of Masonry	P/C Precast	WT Weight or Structural T
E.O. PL Edge of Plate	PCF Pounds per Cubic Foot	W.W.F. Welded Wire Fabric
E.O. SLAB Edge of Slab	P.D.F. Powder Driven Fastener	
EQ Equal	P.D.P. Powder Driven Pin	
EQPT Equipment	P Property Line	
E.W. Each Way	PL Plate	
EXP Expansion	PLF Pounds per Linear Foot	
EXT Exterior	PLY Plywood	
F.D. Floor Drain	PLYWD Plywood	
FDN Foundation	P.J.P. Partial Joint Penetration	
F.F. Finish Floor	PSF Pounds per Square Foot	
FIN Finish	PSI Pounds per Square Inch	
FLR Floor	PSL Parallel Strand Lumber	
F.O. Face of	P/T Post-Tensioned	
F.O. CONC Face of Concrete	P.T. Pressure Treated	
F.O. MAS Face of Masonry	P.T.D.F. Pressure Treated Douglas Fir	
F.O. STUD Face of Stud		
FRMG Framing		
F.S. Far Side		
FT Foot or Feet		
FTG Footing		

SYMBOLS



SHEET INDEX

SHEET INDEX		ISSUE LOG											
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ISSUE LOG KEY:
 ✓ ISSUED AS PART OF A SET
 - NOT A PART OF ISSUED SET
 * ISSUED FOR INFORMATION ONLY

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GENERAL NOTES

GENERAL

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EXISTING CONSTRUCTION

Existing construction shown on the structural drawings was obtained from field surveys. The Contractor shall verify all existing conditions and shall notify the Architect of all exceptions before proceeding with the work.

The removal, cutting, drilling, etc. of existing work shall be performed with great care and small tools in order not to jeopardize the structural integrity of the building. If existing structural members, not indicated for removal, interfere with the new work, the Engineer shall be notified immediately, and approval obtained, before removal of the existing members.

The Contractor shall safely shore existing construction wherever existing supports are removed to allow installation of the new work. The existing construction shall be connected and/or embedded into the new construction as shown or specified.

FOUNDATIONS

Foundations conform to the recommendations of Geotechnical Report entitled: "Geotechnical Study Report, Francis House, 1403 Myrtle Street, Calistoga, California", prepared by RCM Consulting, Inc., dated April 28, 2008.

Maximum soil pressure for new footings = 2700 psf DL + LL (per Geotechnical Report)
= 3600 psf DL + LL + Lateral

The Contractor shall provide for the design and installation of all cribbing, sheathing, and shoring required and shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all national, state, and local safety ordinances.

FOOTINGS

Footings shall extend to such depth as to bear upon firm, undisturbed native soil. All abandoned footings, utilities, etc. shall be removed. All footings shall be founded at a depth at least 24" below the lowest adjacent grade. Footing depths shown on the structural drawings are minimum depths. Footings may be poured in neat excavated trenches.

Excavations for footings shall be observed by the Special Inspector prior to placing reinforcing and concrete. The Contractor shall notify the Geotechnical Engineer when the excavations are ready for observation.

Slabs On Grade

For the sub capillary break materials under concrete slabs on grade, provide a 10 mil vapor barrier over a 4" rock course. Rock course shall be rolled to a smooth surface.

Backfill

All excavations shall be properly backfilled. Do not place backfill behind retaining walls before the concrete or grout has attained full design strength. The Contractor shall brace or protect all building and pit walls below grade from lateral loads until the attaching floors are completely in place and have attained full strength. The Contractor shall provide for the design, permits, and installation of such bracing.

Footings backfill and utility trench backfill within the building area shall be mechanically compacted in layers in accordance with the Geotechnical Report and observed by the Geotechnical Engineer or Inspector. Flooding will not be permitted.

REINFORCING STEEL

Reinforcing Steel detailing, fabrication, and placement shall conform to the "California Building Code", Chapter 19; the "Manual of Standard Practice of the Western Concrete Reinforcing Steel Institute", latest edition; and the "Building Code Requirements for Structural Concrete and Commentary", ACI 318-05; unless otherwise noted.

Standards: Reinforcing steel shall conform to the following standards:

Deformed Bars, #3 ASTM A615, Grade 40
Deformed Bars, #4 and larger ASTM A615, Grade 80

Placing: All steel reinforcement shall be securely tied in place so as to maintain their exact position before and during the placement of concrete. Reinforcing steel shall be securely tied in place with #16 annealed iron wire. Bars in beams and slabs shall be supported on well-cured concrete blocks or approved plastic tipped metal chairs, as specified by CSI Manual of Standard Practice, MSP-1. Accessories for epoxy-coated reinforcing, where shown on plans, shall be as noted in the Specifications. Wire fabric in slabs shall be securely fastened to supporting devices to maintain their position during concrete placement.

Lap bars 48 diameters, 24" minimum, unless otherwise noted.

Clear distances, steel to forms, unless noted otherwise:

Clear distance between bars 2"
Slabs on rolled grade 1-1/2"
Formed surfaces in contact with earth 2"
Unformed surfaces in contact with earth 3"

Shop drawings shall be submitted to the Architect for review prior to fabrication. Shop drawings shall include elevations of all beams and columns showing bar and lap locations. See Shop Drawing Submittal Requirements elsewhere in General Notes. Submit mill certificates for reinforcing steel prior to rebar placement.

CONCRETE WORK

EXISTING STONE MASONRY continued

Exposed washers shall be placed on all bolts which are not at right angles to the plate, ledger, or washer.

The use of impact equipment on unreinforced masonry construction is not allowed.

Shear bolts embedded in existing stone walls shall conform to the following:

1. Embedment length shall be 8", measured from end of bolt to surface of brick.
2. Drilled holes shall be clean.
3. An approved proprietary epoxy anchor system shall be used.

The anchors on any wall shall be distributed and placed as shown on the structural drawings.

1. For non-thru bolt conditions, the spacing between adjacent anchors may be slightly increased from the spacing shown on the structural drawings to allow for placement of an anchor at the nearest perpendicular joist. This spacing adjustment may cause the distance between two adjacent anchors to be greater than the spacing indicated on the structural drawings. Such field adjustment is acceptable, provided that the sum of the distances between any three adjacent anchors does not exceed twice the typical spacing indicated on the structural drawings for two adjacent anchors.

STRUCTURAL STEEL AND MISCELLANEOUS IRON

Structural Steel and Miscellaneous Iron shall be fabricated and erected according to the American Institute of Steel Construction's "Specifications for Design, Fabrication, and Erection of Structural Steel for Buildings," latest edition and the "Code for Standard Practice for Steel Buildings and Bridges," latest edition.

All steel wide flange shapes shall conform to ASTM A992. Unless otherwise noted, all other steel plates and shapes shall conform to ASTM A36. Steel Pipe shall conform to ASTM A53 Grade B (Fy = 35 ksi) or ASTM A501 (Fy = 35 ksi). Structural Tubing shall conform to ASTM A500 Grade B. Use bars in lieu of plates wherever practical or called for on the structural drawings.

All steel to steel bolted connections shall be bolted with high strength bolts according to ASTM A325 and ASTM A490, as approved by the Research Council on Riveted and Bolted Structural Joints. Other bolted connections, including anchor bolts, shall be bolted with unfinished bolts according to ASTM 1554 Grade 55.

SPECIAL STEEL REQUIREMENTS (AISC 9th Edition)

All members belonging to lateral force resisting frames shall be supplied with Charpy V Notch testing in accordance with ASTM A6 as indicated and modified by AISC Section A3.1c.

All splices in heavy sections belonging to lateral force resisting frames shall comply with AISC Section J1.7.

Beam copes and weld access holes shall comply with AISC Section J1.8.

All weld material shall comply with AISC Section J2.6.

Prior to welding, all members shall be preheated as indicated in AISC Section J2.7.

The thermal cutting of all members shall comply with AISC Section M2.2.

All welding at braced frame shall be supplied with Charpy V-notch testing in accordance with ASTM A6 and as modified by AISC section A3.1c and A3.1d.

CARPENTRY

Unless otherwise noted, all wood sill plates under bearing, or exterior walls in contact with concrete or masonry shall be bolted to the concrete or masonry with 5/8" diameter x 12" bolts at 4'-0" o.c. beginning at 9" o.c. maximum from each end of the plates. The bolts shall extend a minimum of 6" into the concrete or masonry. (Powder driven pins at 1/3 of the bolt spacing or 24" o.c. maximum may be substituted for the anchor bolts at interior non-shear walls only).

Partially embedded pre-bent bolts may be substituted for the through anchors when used with an approved proprietary epoxy system and meeting the following testing requirements:

1. Ten percent of all new exterior wall bolts in unreinforced walls shall be tested according to the Direct Tension Testing of Existing Anchors and New Bolts per UBC standard No. 21-7.

CARPENTRY continued

Roof sheathing shall be 1/2" Ident Index 32/16

EPOXY ANCHOR SYSTEM

Epoxy shall be HIT HY20 with screen tubes as manufactured by Hilti, Inc. (IGBO evaluation Report ER-0215). All drilled holes shall be sized according to the manufacturer's recommendations.

SHOP DRAWING SUBMITTALS

Item	Calcs. and	Remarks
	✓	
	✓	
	✓	
Concrete, admixtures	✓	
	✓	
	✓	
Stone, grout design mix	✓	
	✓	

SPECIAL INSPECTION

When indicated with a "✓", the following items shall be inspected in accordance with UBC Section 1701.5 by a certified special inspector from an established testing agency. All inspection shall be continuous, unless otherwise noted. For material sampling and testing requirements, refer to the material sampling and testing section, the project specifications, and the specific general notes sections. The testing agency shall send copies of all structural testing and inspection reports directly to the Architect, Engineer, and Building Department. Any materials which fail to meet the project specifications shall immediately be brought to the attention of the Architect.

Item	Required	Remarks
Excavations, and fill	✓	
Concrete, rebar placement	✓	Inspect final placement
Concrete, rebar coupling	✓	100% with torque wrench
Concrete, anchor bolts and inserts	✓	
Concrete, concrete placement	✓	Continuous
Stone re-pointing	✓	Continuous
Stone grout injection	✓	Continuous
Structural steel, shop welding - periodic	✓	Fillet welds
Structural steel, shop welding - continuous	✓	Partial or full penetration welds
Structural steel, field welding - periodic	✓	Fillet welds
Structural steel, field welding - continuous	✓	Partial or full penetration welds
Structural steel, high strength bolting	✓	
Structural steel, welded anchors or studs	✓	
Floor sheathing nailing	✓	Periodic
Shear wall sheathing nailing	✓	Periodic

MATERIAL SAMPLING AND TESTING

When indicated with a "✓", the following materials shall be sampled and/or tested by a certified inspector from an established testing agency in accordance with the project specifications, general notes, or prevailing building code, whichever is more stringent. All material sampling and testing shall be performed in accordance with ASTM requirements. For additional information on material sampling and testing, refer to the project specifications and the specific general notes sections. The testing agency shall send copies of all structural testing reports directly to the Architect, Engineer, and Building Department. Any materials which fail to meet the project specifications shall immediately be brought to the attention of the Architect.

Item	Required	Remarks
Concrete, reinforcing	✓	Mill certificate in lieu of samples
Concrete, cylinders	✓	
Stone, preliminary mortar cylinders	✓	3 Tests with preliminary prism test
Stone, preliminary grout prisms	✓	3 Tests with preliminary prism test
Stone, grout penetration borescope examinations	✓	3 per side, per story
Structural steel, ultrasonic testing	✓	
Structural steel, bend tests on welded studs	✓	
Expansion anchor installation	✓	
Epoxy anchor installation	✓	

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- △ _____

Date: July 18, 2008

Project No: 108016.00

Sheet Title: GENERAL NOTES

Sheet No: S1.1

NOT FOR CONSTRUCTION

STANDARD HOOK DETAILS

Bar Size	Standard Hooks	Stirrup/Tie Hooks
#3, #4, #5	8d	4d
#6, #7, #8	6d	4d
#9, #10, #11	8d	6d
#14, #18	10d	10d

*d*_n = Nominal Bar Diameter

Bar Size	Dimensions of standard 180 degree hooks, all grades			Dimensions of standard 90 degree hooks, all grades		
	A or G	J	D	A or G	D	
#3	5"	3"	2 1/4"	6"	2 1/4"	
#4	6"	4"	3"	8"	3"	
#5	7"	5"	3 3/4"	10"	3 3/4"	
#6	8"	6"	4 1/2"	1'-0"	4 1/2"	
#7	10"	7"	5 1/2"	1'-2"	5 1/2"	
#8	11"	8"	6"	1'-4"	6"	
#9	1'-3"	11 1/2"	9 1/2"	1'-7"	9 1/2"	
#10	1'-5"	1'-1 1/2"	10 1/2"	1'-10"	10 1/2"	
#11	1'-7"	1'-2 1/2"	12"	2'-0"	12"	
#14	2'-3"	1'-9 1/2"	18 1/2"	2'-7"	18 1/2"	
#18	3'-0"	2'-4 1/2"	24"	3'-5"	24"	

D = Bend diameter

Stirrup Hooks (Tie Bends Similar)				
Bar Size	D	90° A or G	135° A or G	Approx H
#3	1 1/2"	4"	4"	2 1/2"
#4	2"	4 1/2"	4 1/2"	3"
#5	2 1/2"	5"	5 1/2"	3 1/2"
#6	4 1/2"	1'-0"	7 1/2"	4 1/2"
#7	5 1/2"	1'-2"	9"	5 1/2"
#8	8"	1'-4"	10 1/2"	6"

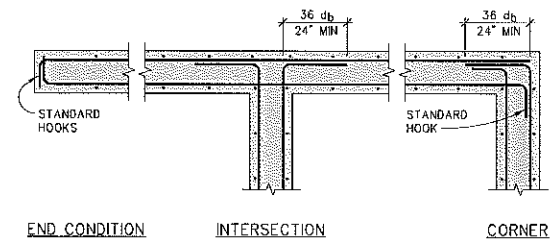
135° Seismic Hook				
Size	D	A or G	Approx H	
#3	1 1/2"	4 1/2"	2 1/2"	3"
#4	2"	4 1/2"	3"	3"
#5	2 1/2"	5 1/2"	3 1/2"	3 1/2"
#6	4 1/2"	7 1/2"	4 1/2"	4 1/2"
#7	5 1/2"	9"	5 1/2"	5 1/2"
#8	8"	10 1/2"	6"	6"

MAXIMUM BAR OFFSET

CONCRETE REINF HOOKS

SCALE: NONE
K1010 S1.2

1 NOT USED

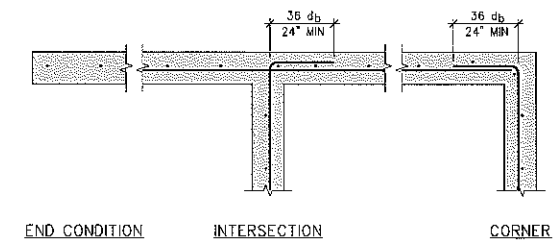


NOTE: REINFORCEMENT SHOWN ON FOUNDATION DETAILS AND OTHER SPECIFICALLY REFERENCED DETAILS TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

FOOTING/ CONC BEAM REINF.

SCALE: NONE
K1017 S1.2

2 FOOTING/ CONC BEAM REINF.

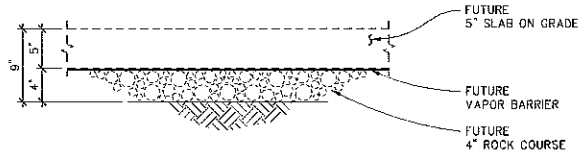


NOTE: REINFORCEMENT SHOWN ON FOUNDATION DETAILS AND OTHER SPECIFICALLY REFERENCED DETAILS TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

FOOTING/ CONC BEAM REINF.

SCALE: NONE
K1018 S1.2

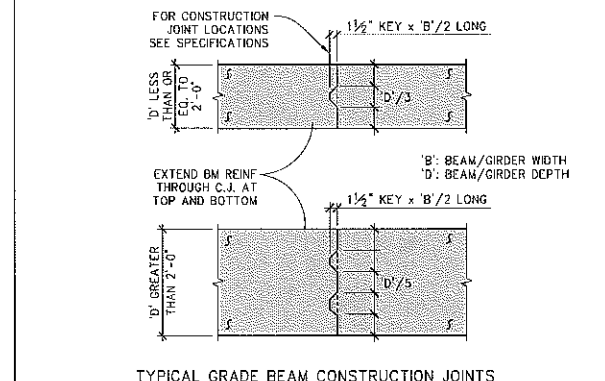
3 FOOTING/ CONC BEAM REINF.



NOTE: REFER TO THE SOILS REPORT FOR ADDITIONAL INFORMATION ON SUB-GRADE PREPARATION AND SLAB ON GRADE CONSTRUCTION.

SLAB ON GRADE

SCALE: NONE
K1030 S1.2



TYP CONC. BEAM CONSTRUCTION JT.

SCALE: NONE
K1000 S1.2

6 TYP CONC. BEAM CONSTRUCTION JT.

5 NOT USED

NOT USED

NOT USED

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Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

REVISIONS

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- △ _____
- △ _____
- △ _____

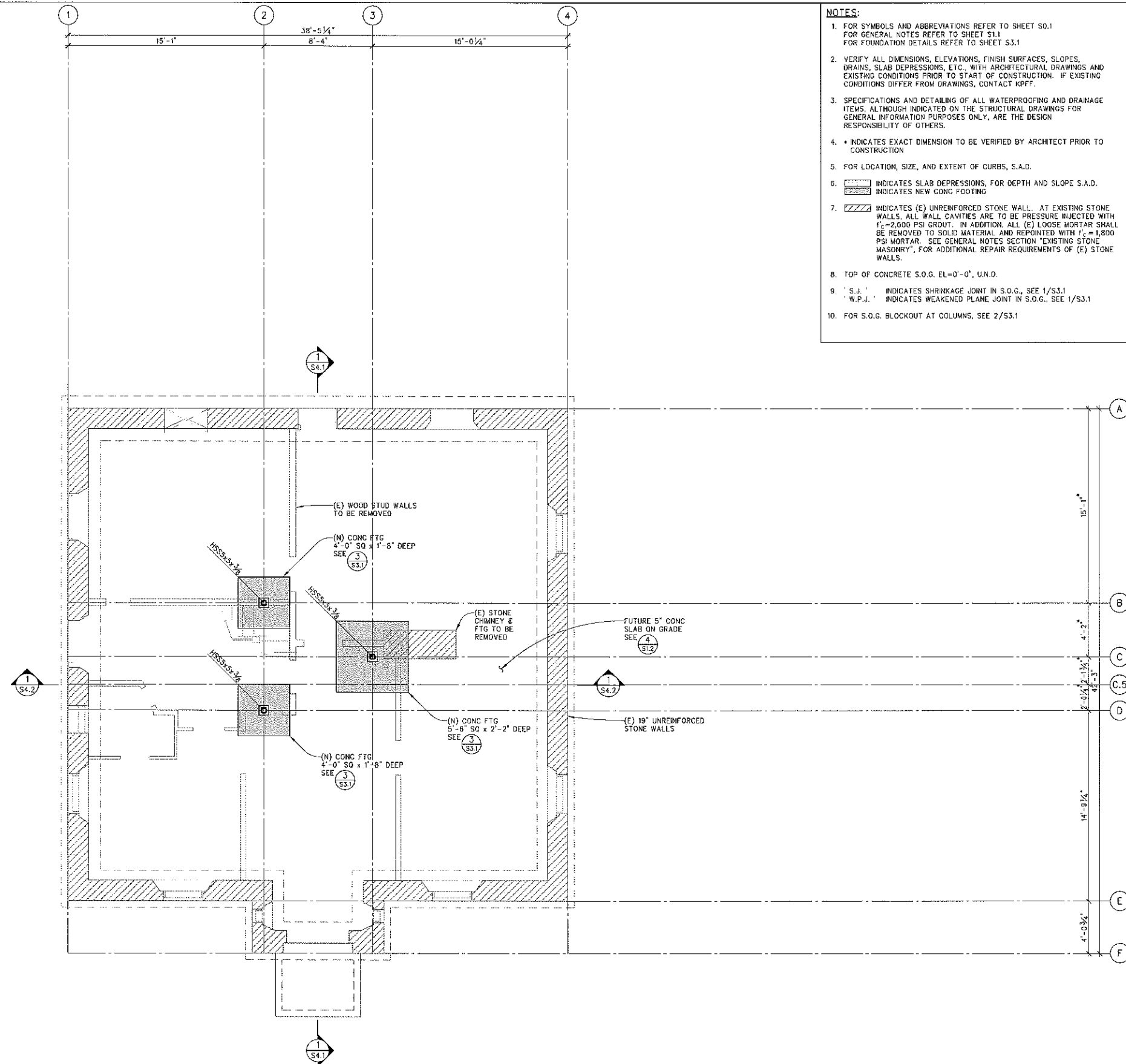
Date: July 18, 2008

Project No: 108016.00

Sheet Title: TYPICAL DETAILS

Sheet No: S1.2

NOT FOR CONSTRUCTION



- NOTES:**
- FOR SYMBOLS AND ABBREVIATIONS REFER TO SHEET S0.1 FOR GENERAL NOTES REFER TO SHEET S1.1 FOR FOUNDATION DETAILS REFER TO SHEET S3.1
 - VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC., WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. IF EXISTING CONDITIONS DIFFER FROM DRAWINGS, CONTACT KPFF.
 - SPECIFICATIONS AND DETAILING OF ALL WATERPROOFING AND DRAINAGE ITEMS, ALTHOUGH INDICATED ON THE STRUCTURAL DRAWINGS FOR GENERAL INFORMATION PURPOSES ONLY, ARE THE DESIGN RESPONSIBILITY OF OTHERS.
 - * INDICATES EXACT DIMENSION TO BE VERIFIED BY ARCHITECT PRIOR TO CONSTRUCTION
 - FOR LOCATION, SIZE, AND EXTENT OF CURBS, S.A.D.
 - INDICATES SLAB DEPRESSIONS, FOR DEPTH AND SLOPE S.A.D.
 - INDICATES NEW CONC FOOTING
 - INDICATES (E) UNREINFORCED STONE WALL. AT EXISTING STONE WALLS, ALL WALL CAVITIES ARE TO BE PRESSURE INJECTED WITH $f_c = 2,000$ PSI GROUT. IN ADDITION, ALL (E) LOOSE MORTAR SHALL BE REMOVED TO SOLID MATERIAL AND REPOINTED WITH $f_c = 1,800$ PSI MORTAR. SEE GENERAL NOTES SECTION 'EXISTING STONE MASONRY', FOR ADDITIONAL REPAIR REQUIREMENTS OF (E) STONE WALLS.
 - TOP OF CONCRETE S.O.G. EL=0'-0", U.N.D.
 - 'S.J.' INDICATES SHRINKAGE JOINT IN S.O.G., SEE 1/S3.1
'W.P.J.' INDICATES WEAKENED PLANE JOINT IN S.O.G., SEE 1/S3.1
 - FOR S.O.G. BLOCKOUT AT COLUMNS, SEE 2/S3.1

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**Structural Stabilization for
The Francis House**
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

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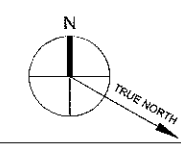
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Date: **July 16, 2008**
Project No: **108016.00**
Sheet Title: **FOUNDATION PLAN**

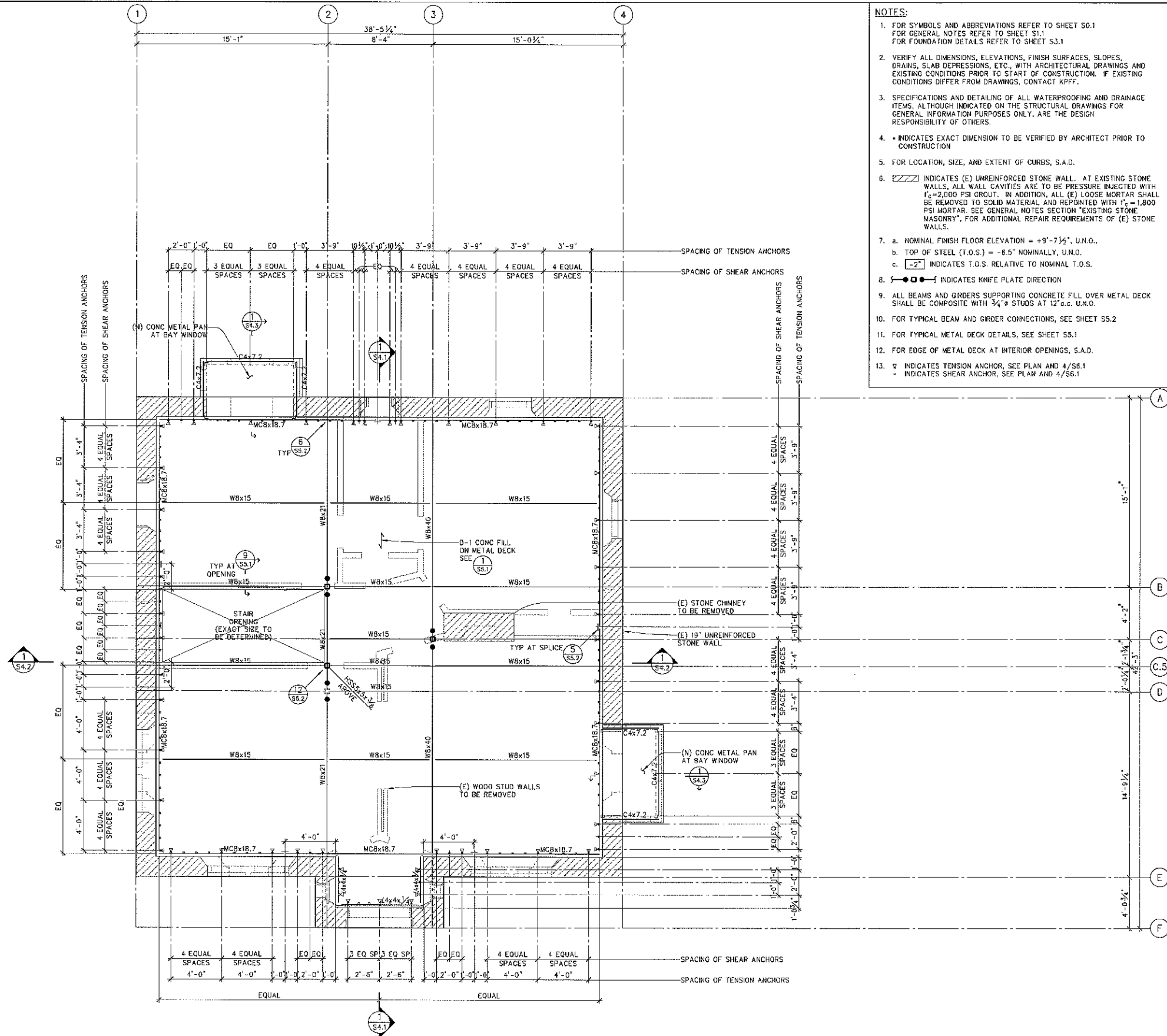
Sheet # **S2.1**
NOT FOR CONSTRUCTION

FOUNDATION PLAN

SCALE:
1/4" = 1'-0"
KPFF K0000 S2.1



Plot Date: 07-24-08 11:28am by rcrp



- NOTES:**
- FOR SYMBOLS AND ABBREVIATIONS REFER TO SHEET S0.1 FOR GENERAL NOTES REFER TO SHEET S1.1 FOR FOUNDATION DETAILS REFER TO SHEET S3.1
 - VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC., WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. IF EXISTING CONDITIONS DIFFER FROM DRAWINGS, CONTACT KPFF.
 - SPECIFICATIONS AND DETAILING OF ALL WATERPROOFING AND DRAINAGE ITEMS, ALTHOUGH INDICATED ON THE STRUCTURAL DRAWINGS FOR GENERAL INFORMATION PURPOSES ONLY, ARE THE DESIGN RESPONSIBILITY OF OTHERS.
 - INDICATES EXACT DIMENSION TO BE VERIFIED BY ARCHITECT PRIOR TO CONSTRUCTION
 - FOR LOCATION, SIZE, AND EXTENT OF CURBS, S.A.D.
 - INDICATES (E) UNREINFORCED STONE WALL. AT EXISTING STONE WALLS, ALL WALL CAVITIES ARE TO BE PRESSURE INJECTED WITH $f'_c=2,000$ PSI GROUT. IN ADDITION, ALL (E) LOOSE MORTAR SHALL BE REMOVED TO SOLID MATERIAL AND REPOINTED WITH $f'_c=1,800$ PSI MORTAR. SEE GENERAL NOTES SECTION "EXISTING STONE MASONRY", FOR ADDITIONAL REPAIR REQUIREMENTS OF (E) STONE WALLS.
 - a. NOMINAL FINISH FLOOR ELEVATION = +9'-7 1/2" U.N.O.
b. TOP OF STEEL (T.O.S.) = -6.5" NOMINALLY, U.N.O.
c. [Symbol] INDICATES T.O.S. RELATIVE TO NOMINAL T.O.S.
 - [Symbol] INDICATES KNIFE PLATE DIRECTION
 - ALL BEAMS AND GIRDERS SUPPORTING CONCRETE FILL OVER METAL DECK SHALL BE COMPOSITE WITH 3/4" STUDS AT 12" O.C. U.N.O.
 - FOR TYPICAL BEAM AND GIRDER CONNECTIONS, SEE SHEET S5.2
 - FOR TYPICAL METAL DECK DETAILS, SEE SHEET S5.1
 - FOR EDGE OF METAL DECK AT INTERIOR OPENINGS, S.A.D.
 - [Symbol] INDICATES TENSION ANCHOR, SEE PLAN AND 4/S6.1
[Symbol] INDICATES SHEAR ANCHOR, SEE PLAN AND 4/S6.1

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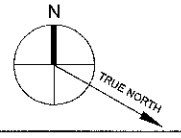
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Date:	July 18, 2008
Project No:	108016.00
Sheet Title:	SECOND FLOOR PLAN
Sheet No:	S2.2
NOT FOR CONSTRUCTION	

SECOND FLOOR PLAN

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

KPFF K0000 S2.2



Plotfile: DT-21-08_1120am.plt:revis

- NOTES:**
1. FOR SYMBOLS AND ABBREVIATIONS REFER TO SHEET S0.1 FOR GENERAL NOTES REFER TO SHEET S1.1 FOR ROOF FRAMING DETAILS REFER TO SHEET S6.1
 2. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS, SLAB DEPRESSIONS, ETC., WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. IF EXISTING CONDITIONS DIFFER FROM DRAWINGS, CONTACT KPFF.
 3. * INDICATES EXACT DIMENSION TO BE VERIFIED BY ARCHITECT PRIOR TO CONSTRUCTION
 4. SPECIFICATIONS AND DETAILING OF ALL WATERPROOFING AND DRAINAGE ITEMS, ALTHOUGH INDICATED ON THE STRUCTURAL DRAWINGS FOR GENERAL INFORMATION PURPOSES ONLY, ARE THE DESIGN RESPONSIBILITY OF OTHERS.
 5. FOR LOCATION, SIZE, AND EXTENT OF CURBS, S.A.D.
- ▭ INDICATES VALLEY OR CALIFORNIA FRAMING, SEE S8.1

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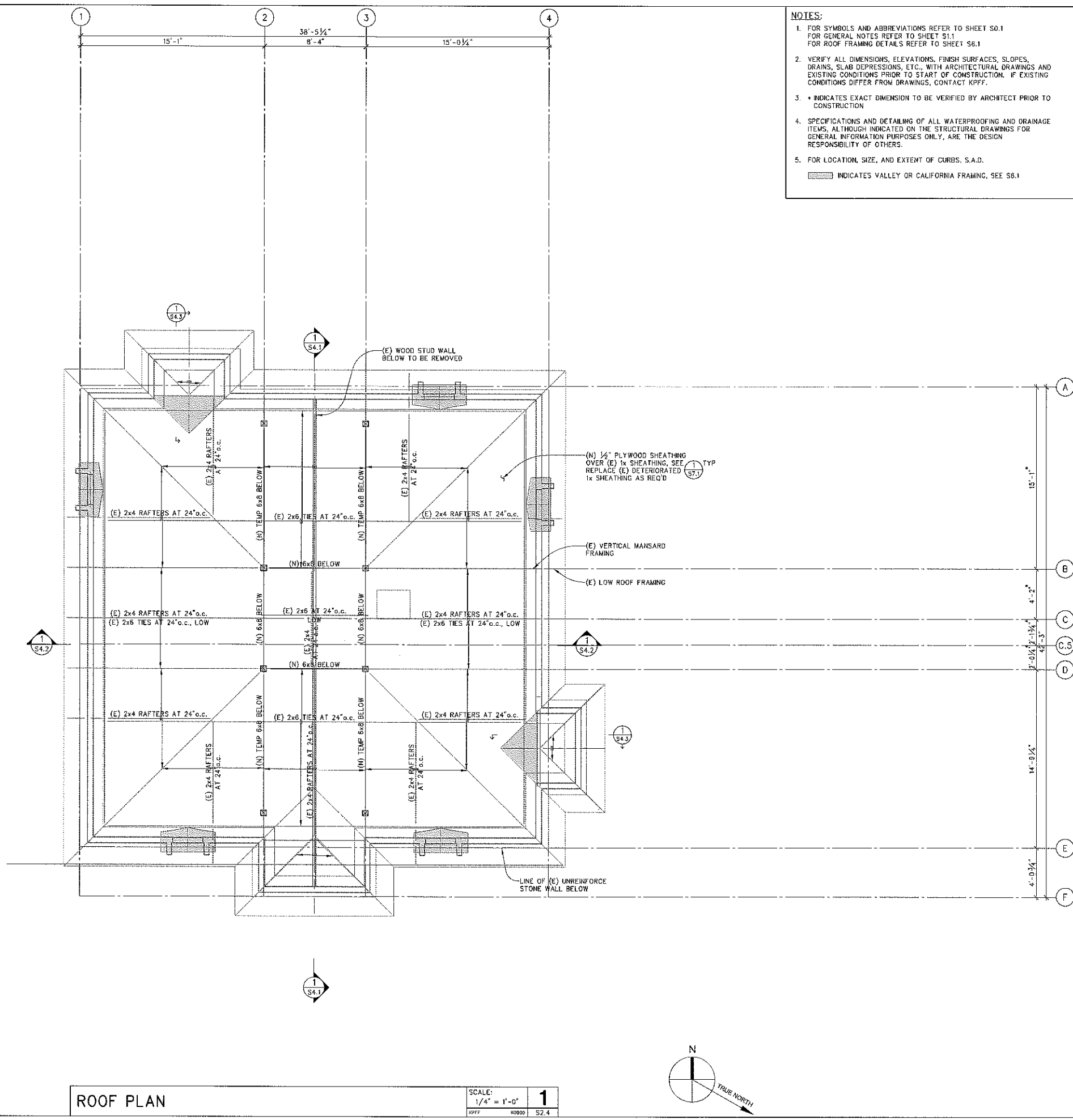
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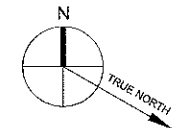
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Date:	July 18, 2008
Project No:	108016.00
Sheet Title:	ROOF PLAN
Sheet No:	S2.4
NOT FOR CONSTRUCTION	



ROOF PLAN

SCALE: 1/4" = 1'-0" **1**
 KPFF 09000 S2.4



Plotfile: 07-21-08 1:28pm by rreves

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- △ _____

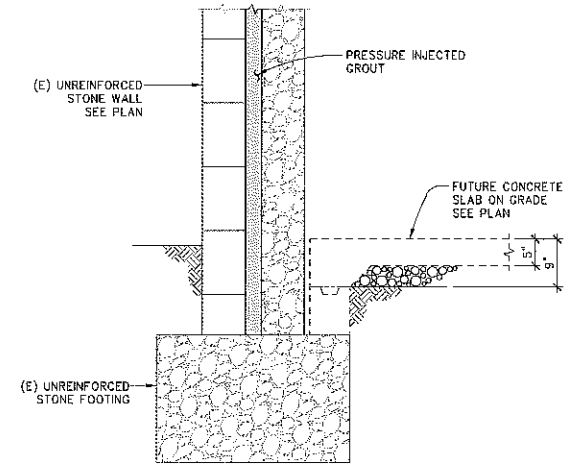
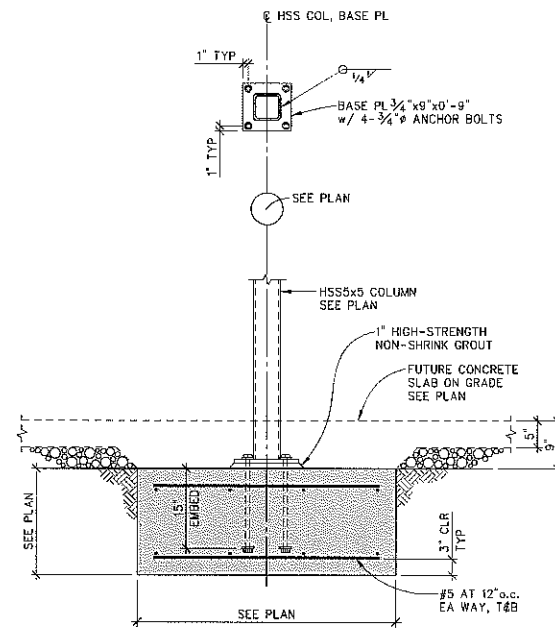
Date: July 18, 2006

Project No: 108016.00

Sheet Title:
**FOUNDATION
DETAILS**

Sheet No:
S3.1

NOT FOR CONSTRUCTION



NOT USED

SCALE: NONE
K0000 S3.1

NOT USED

SCALE: NONE
K0000 S3.1

SECTION

SCALE: 3/4" = 1'-0"
K0000 S3.1

SECTION

SCALE: 3/4" = 1'-0"
K0000 S3.1

REVISIONS

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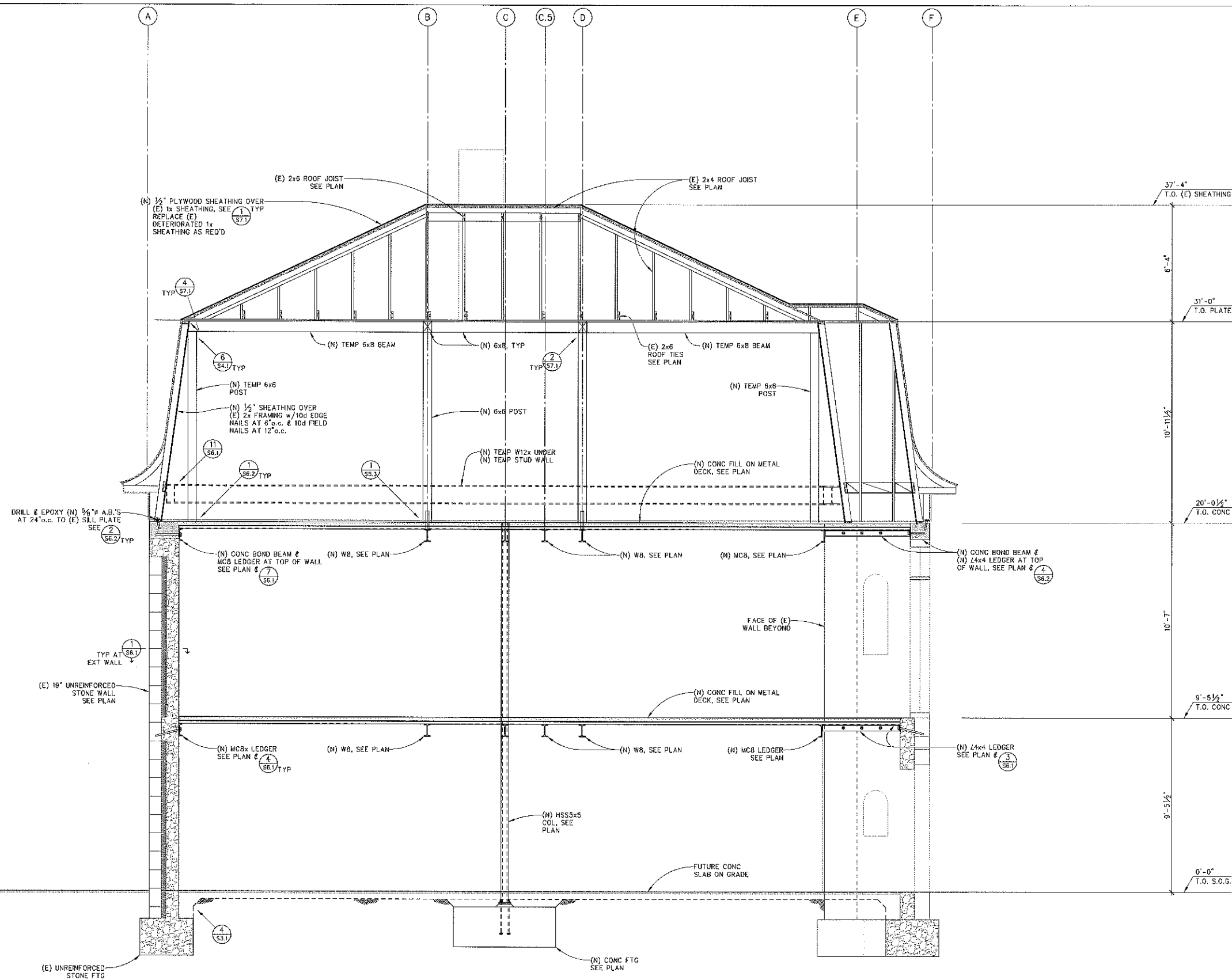
Date: July 18, 2008

Project No: 108016.00

Sheet Title: BUILDING SECTION

Sheet No: S4.1

NOT FOR CONSTRUCTION



BUILDING SECTION

SCALE: 3/8" = 1'-0" 1

Plotfile: 07-18-08 10:28am by rraya

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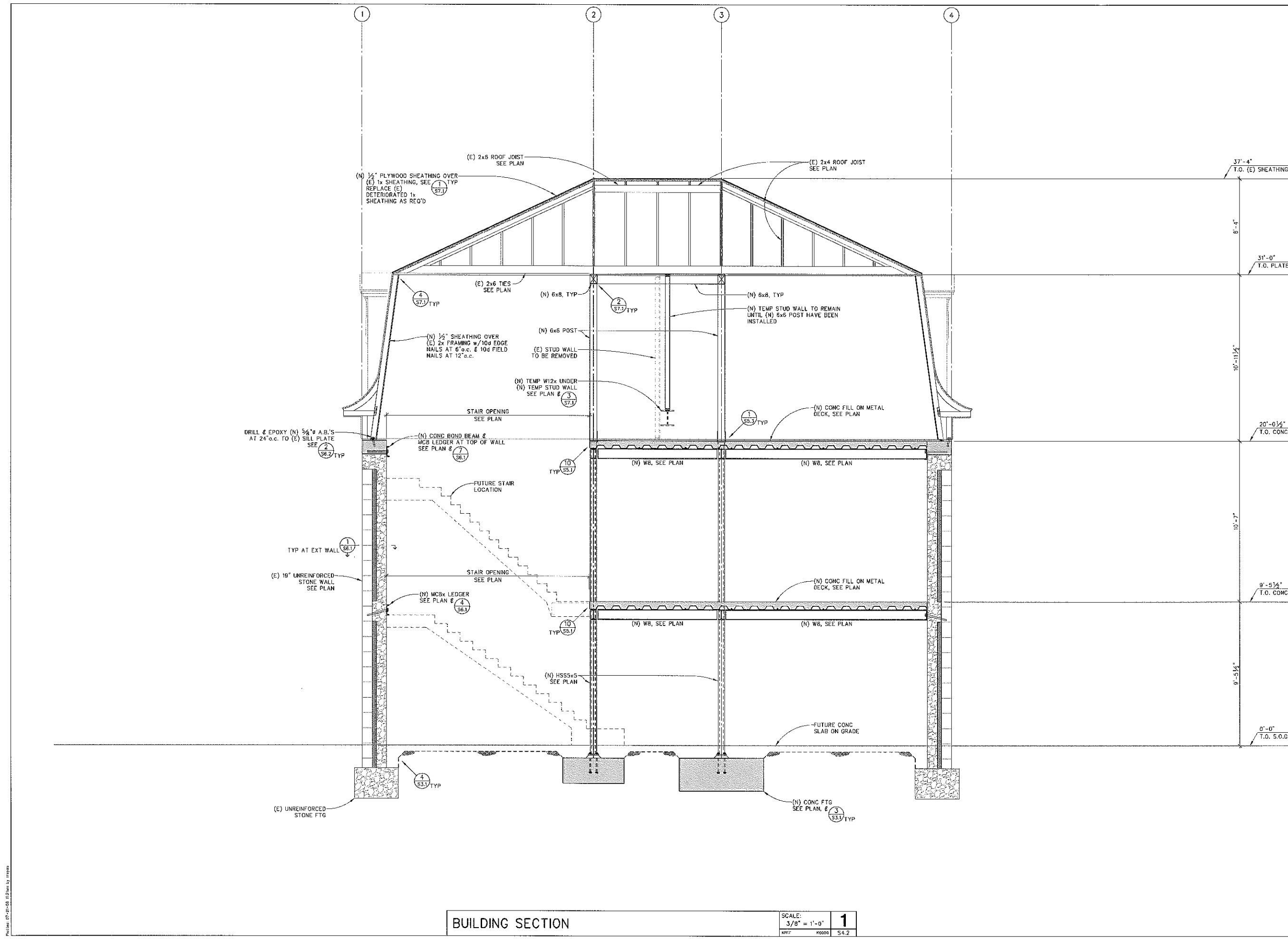
Date: July 18, 2008

Project No: 108016.00

Sheet Title: **BUILDING SECTION**

Sheet No: **S4.2**

NOT FOR CONSTRUCTION



BUILDING SECTION

SCALE: 3/8" = 1'-0" **1**

Plotfile: 07-20-08 11:21am by rreese

Paul
Kelley
Architect

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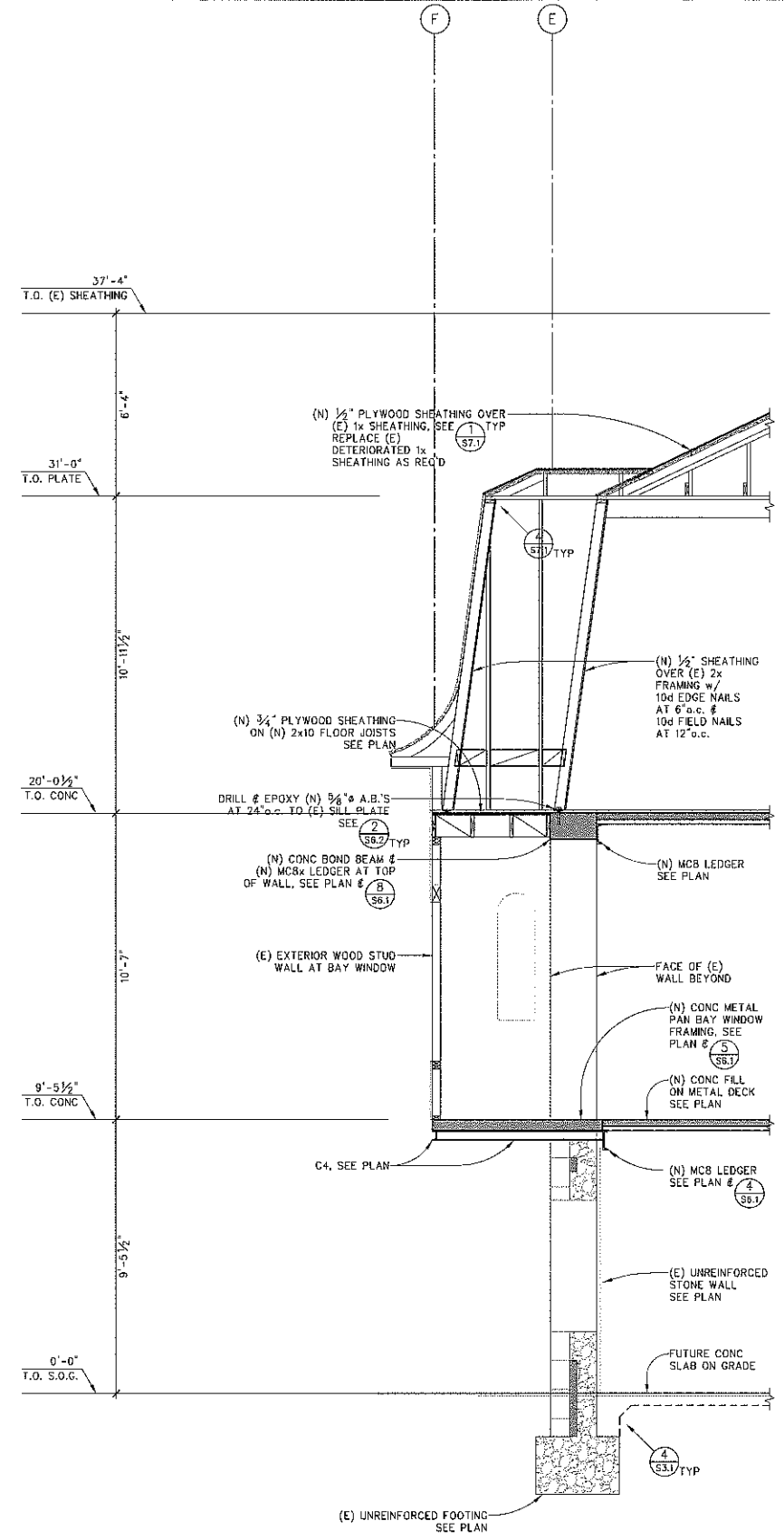
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SECTION

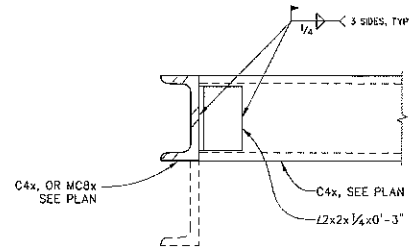
SCALE:
3/8" = 1'-0"
1
KPPF 8/2008 S4.3

REVISIONS

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Date:	July 18, 2008
Project No:	108016.00
Sheet Title:	BUILDING SECTION
Sheet No:	S4.3
NOT FOR CONSTRUCTION	

P:\108016\108016-00\108016-00.dwg 11/2/08 by reyer



DETAIL

SCALE: 3" = 1'-0"
KPPF X0000 S5.2

BEAM TO GIRDER

SCALE: 1" = 1'-0"
KPPF X0000 S5.2

BEAM TO GIRDER

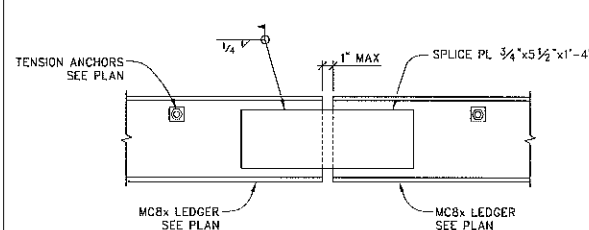
SCALE: 1" = 1'-0"
KPPF X0000 S5.2

SCHEDULE

SCALE: NONE
KPPF X0000 S5.2

MEMBER SIZE	TYPICAL CONNECTION				EXTENDED CONN.			
	SHEAR PL 'L'	NUMBER OF A325X BOLTS	WELD 'A'	'B'	SHEAR PL 'L'	NUMBER OF A325X BOLTS	WELD 'A' (1)	'B'
W8	1/4"	2-7/8"	1/4"	2 1/2"	3/8"	4-7/8"	1/4"	2 1/2"
W10	3/8"	2-7/8"	1/4"	3 1/2"	5/8"	4-7/8"	3/8"	3 1/2"
W12	3/8"	3-1/8"	3/8"	3 1/2"	1/2"	6-7/8"	3/8"	3 1/2"

NOTES: 1. AT EXTENDED CONNECTIONS, WELD 'A' SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB AT -20°F AND 40 FT-LB AT 70°F AS DETERMINED BY THE APPROPRIATE AWS CLASSIFICATION TEST METHOD OR MANUFACTURER CERTIFICATION.



LEDGER SPLICE DETAIL

SCALE: 1 1/2" = 1'-0"
KPPF X0000 S5.2

BEAM TO GIRDER

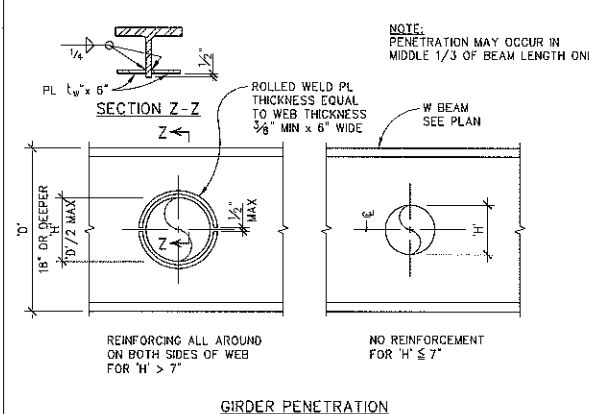
SCALE: 1" = 1'-0"
KPPF X0000 S5.2

BEAM TO HSS COL

SCALE: 1" = 1'-0"
KPPF T6311 S5.2

BEAM TO HSS COL

SCALE: 1" = 1'-0"
KPPF T6311 S5.2



DETAIL

SCALE: 1" = 1'-0"
KPPF X0000 S5.2

DETAIL

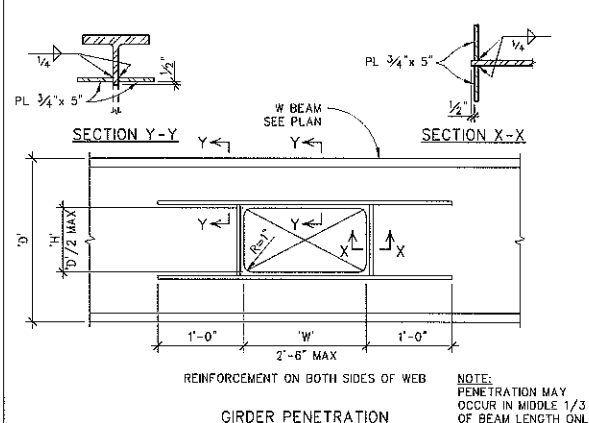
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KPPF X0000 S5.2

SECTION

SCALE: NONE
KPPF T6311 S5.2

BEAM TO HSS COL

SCALE: 1" = 1'-0"
KPPF T6311 S5.2



DETAIL

SCALE: 1" = 1'-0"
KPPF X0000 S5.2

SECTION

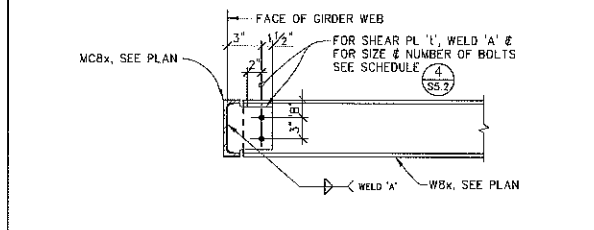
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KPPF X0000 S5.2

NOT USED

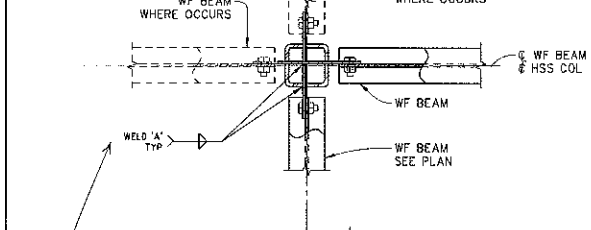
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KPPF T6311 S5.2

BEAM TO HSS COL

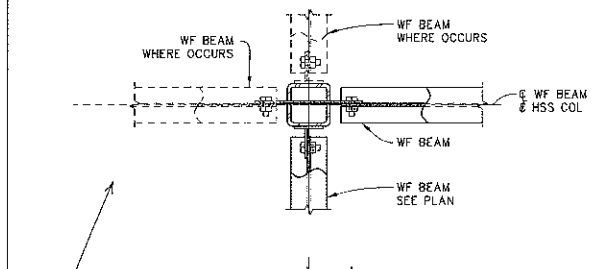
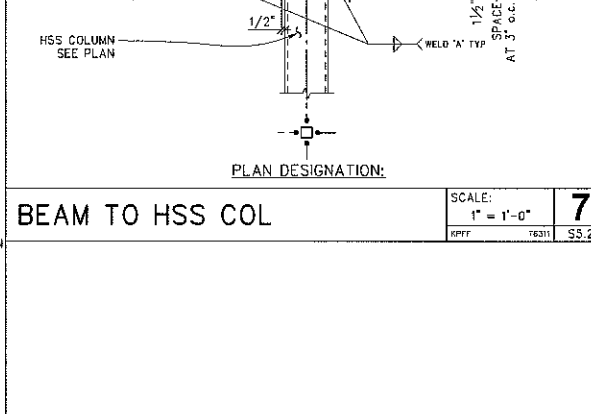
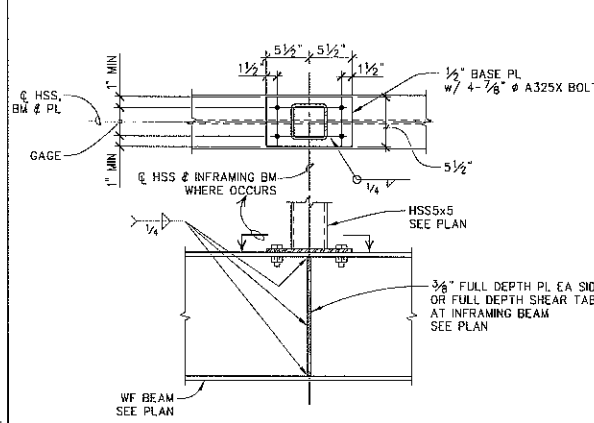
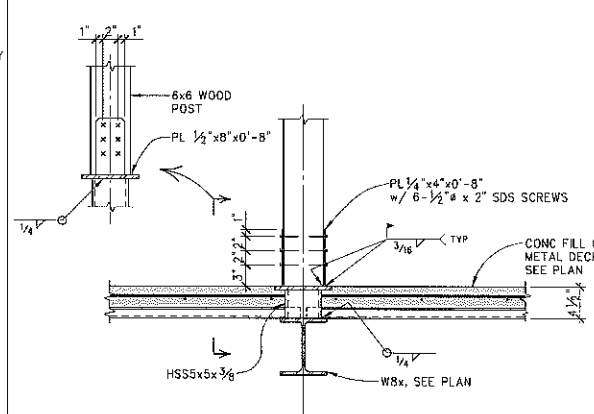
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KPPF T6311 S5.2



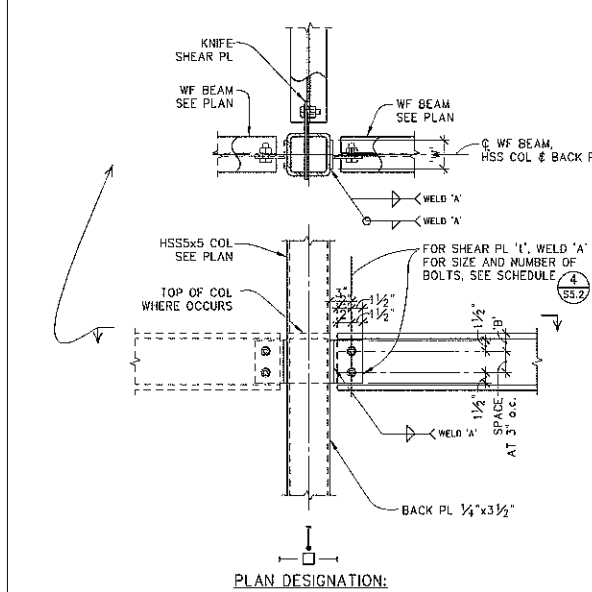
PLAN DESIGNATION: ONE-SIDED CONNECTION



PLAN DESIGNATION: TWO-SIDED CONNECTION



PLAN DESIGNATION:



PLAN DESIGNATION:

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Structural Stabilization for
The Francis House
1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

MF

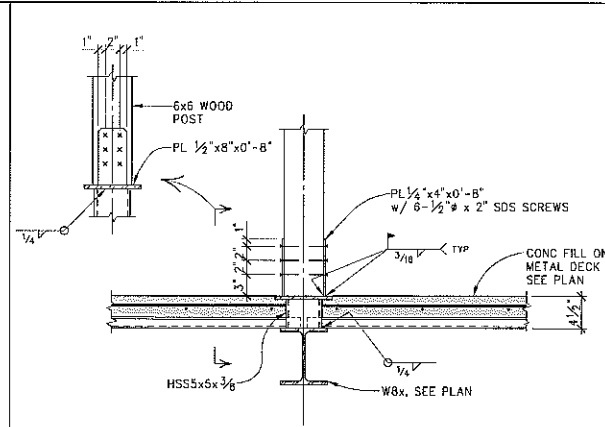
REVISIONS

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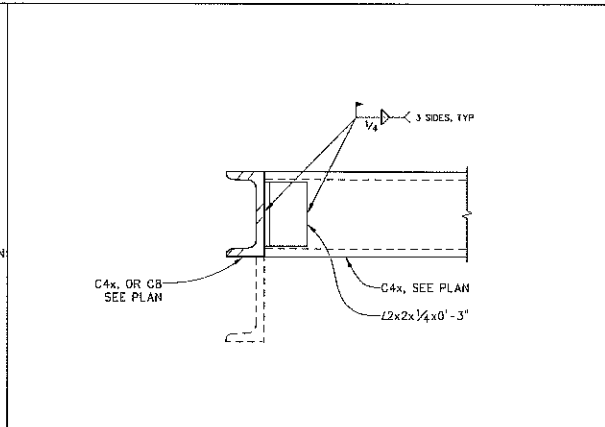
Date: July 18, 2008
Project No: 108016.00
Sheet Title: **STEEL FRAMING DETAILS**

S5.2

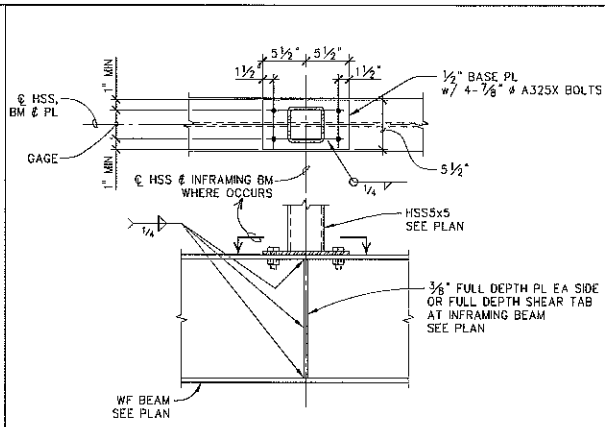
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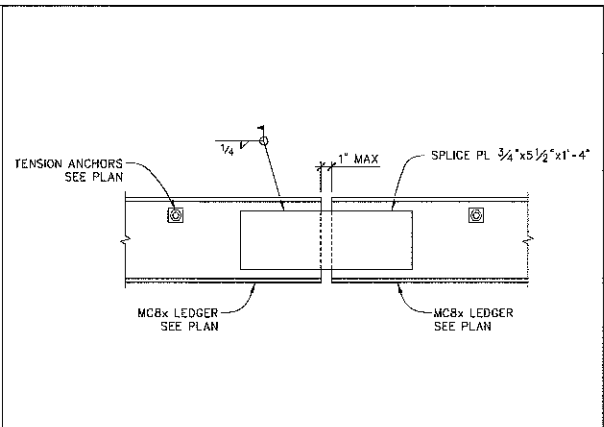
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KPFF K0000 S5.3



DETAIL SCALE: 3" = 1'-0" **2**
KPFF K0000 S5.3



SECTION SCALE: 1" = 1'-0" **3**
KPFF K0000 S5.3



LEDGER SPLICE DETAIL SCALE: 1 1/2" = 1'-0" **4**
KPFF K0000 S5.3

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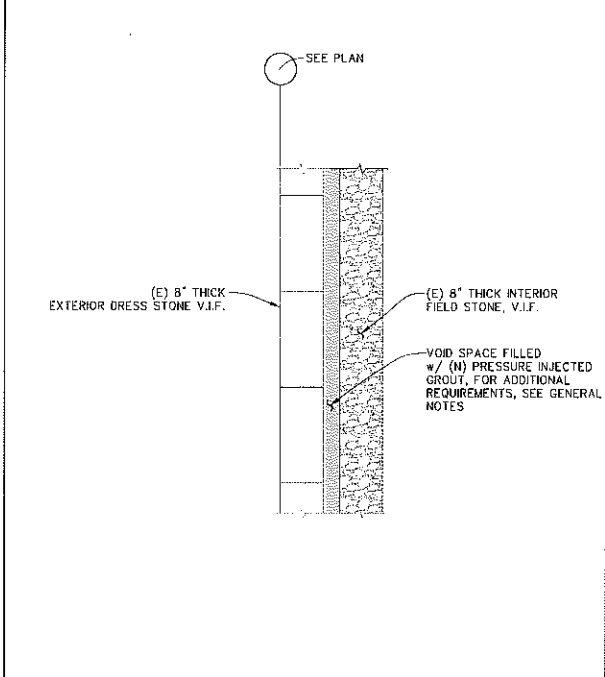
Structural Stabilization for
The Francis House
 1403 Myrtle Street, Calistoga, CA 94515
 APN's: 011-242-015 & 011-242-004

REVISIONS

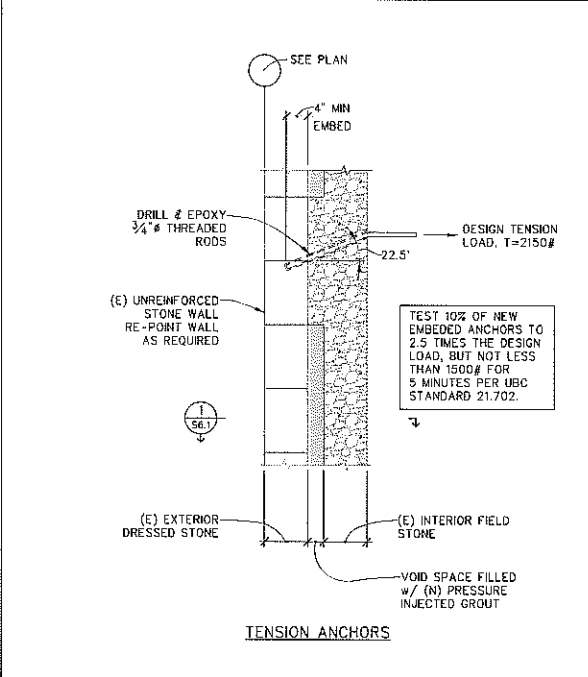
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Date: **July 18, 2008**
 Project No: **108016.00**
 Sheet Title: **FRAMING DETAILS**
 Sheet No: **S5.3**
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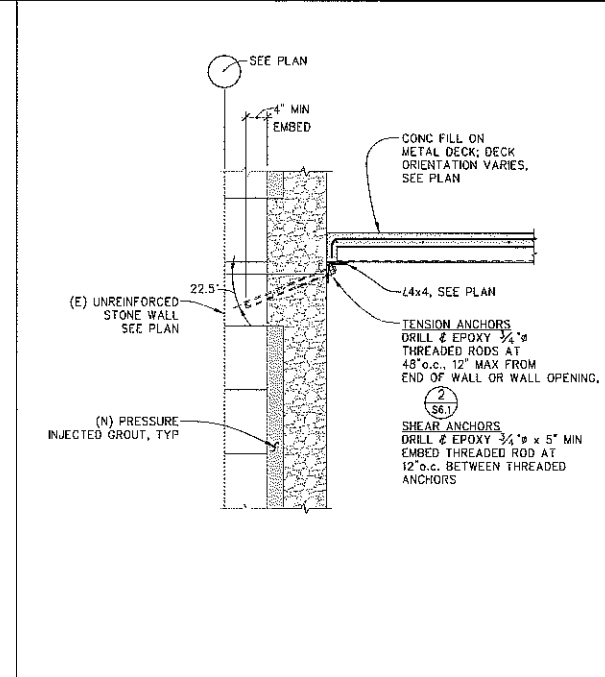
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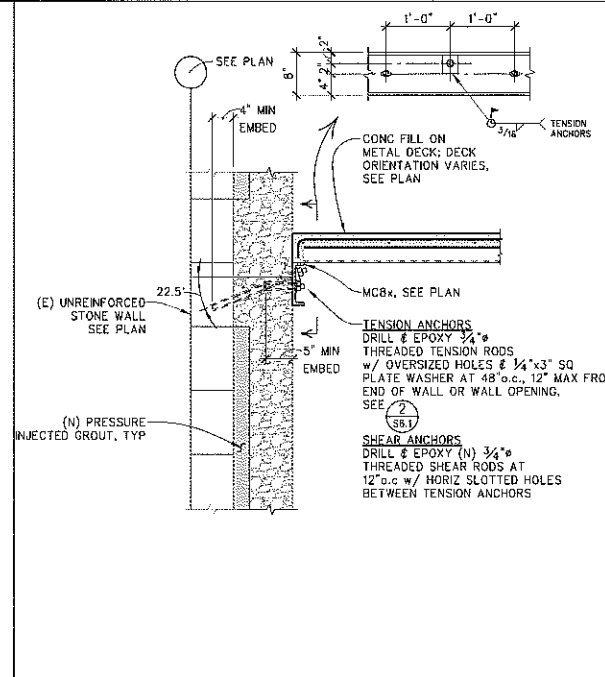
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KPF K0000 S6.1



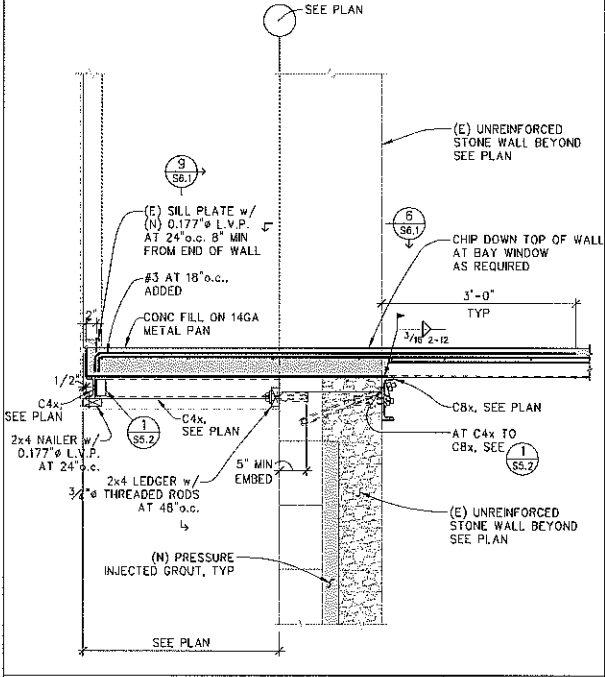
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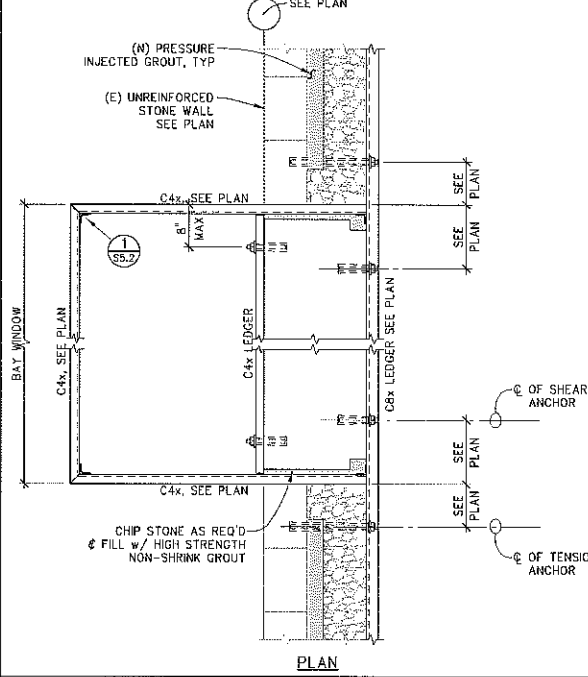
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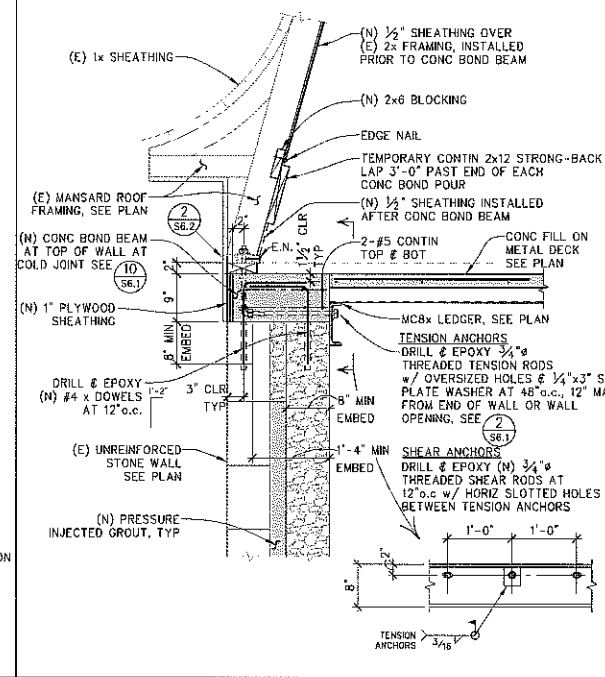
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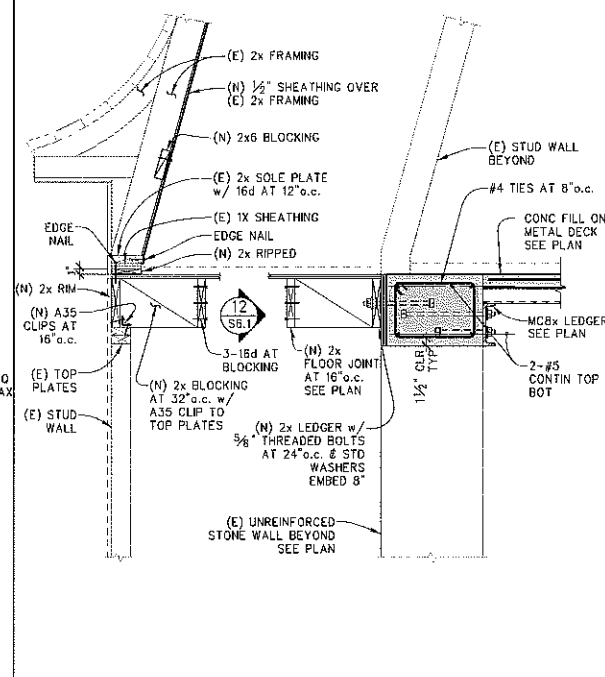
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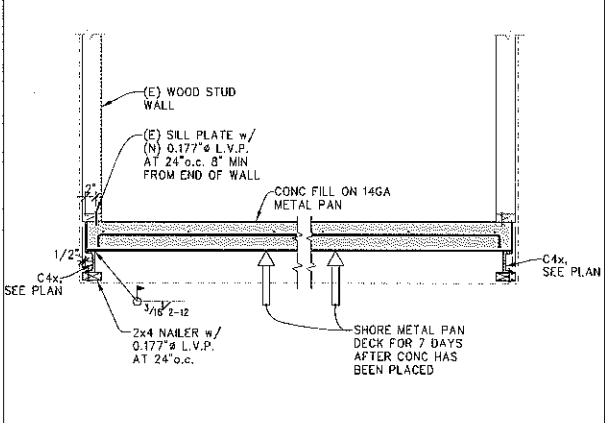
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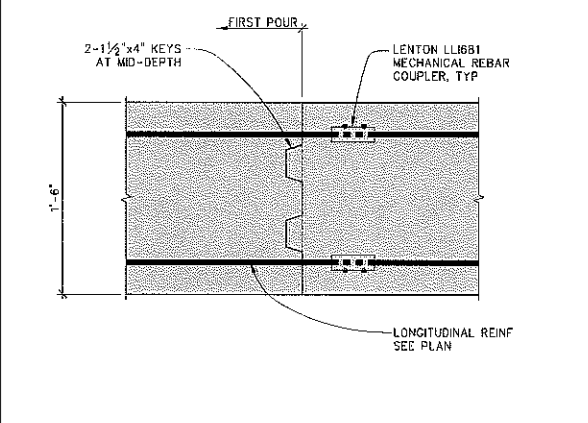
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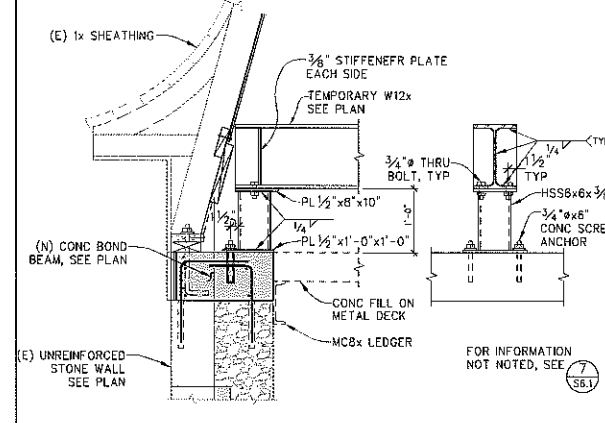
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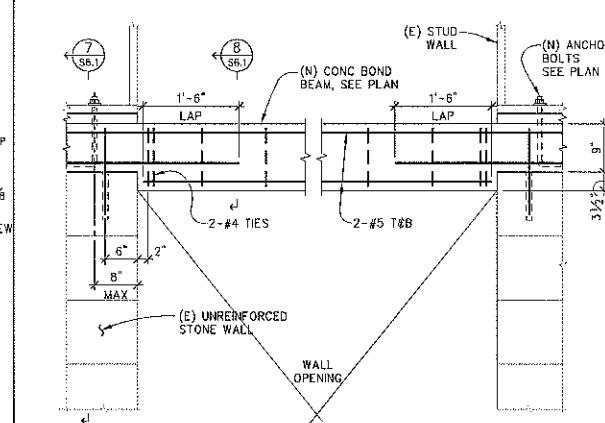
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KPF K0000 S6.1



PLAN DETAIL
SCALE: 1 1/2" = 1'-0"
KPF K0000 S6.1



SECTION
SCALE: 3/4" = 1'-0"
KPF K0000 S6.1



SECTION
SCALE: 3/4" = 1'-0"
KPF K0000 S6.1

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1403 Myrtle Street, Calistoga, CA 94515
APN's: 011-242-015 & 011-242-004

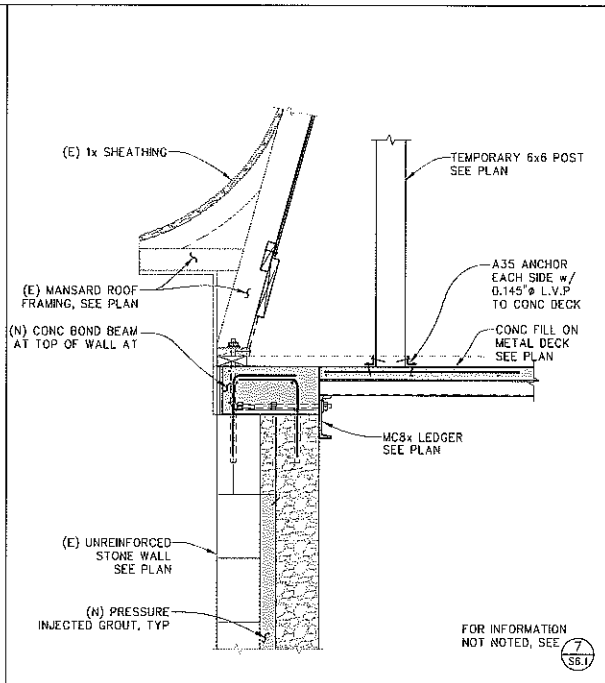
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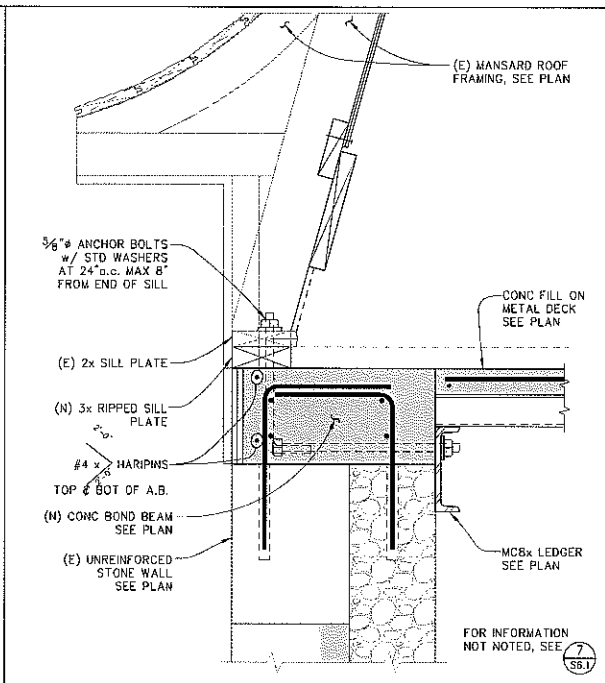
Date:	July 18, 2008
Project No:	108016.00
Sheet Title:	FLOOR FRAMING DETAILS
Sheet #:	S6.1

NOT FOR CONSTRUCTION

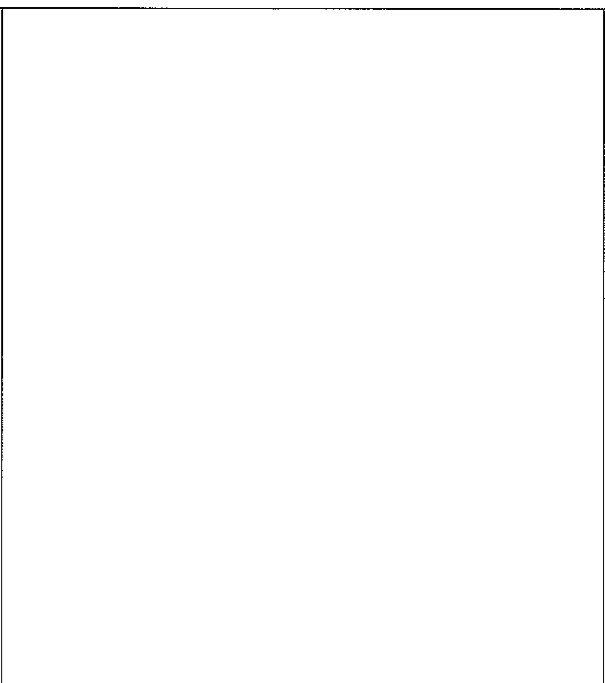
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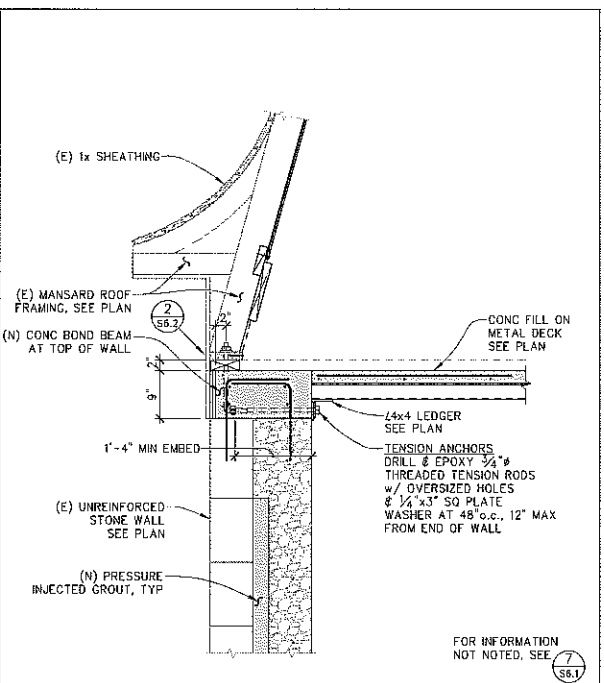
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DETAIL SCALE: 1 1/2" = 1'-0" **2** FOR INFORMATION NOT NOTED, SEE (7) SB.1



SECTION SCALE: NONE **3** FOR INFORMATION NOT NOTED, SEE (7) SB.1



SECTION SCALE: 3/4" = 1'-0" **4** FOR INFORMATION NOT NOTED, SEE (7) SB.1

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 APN's: 011-242-015 & 011-242-004

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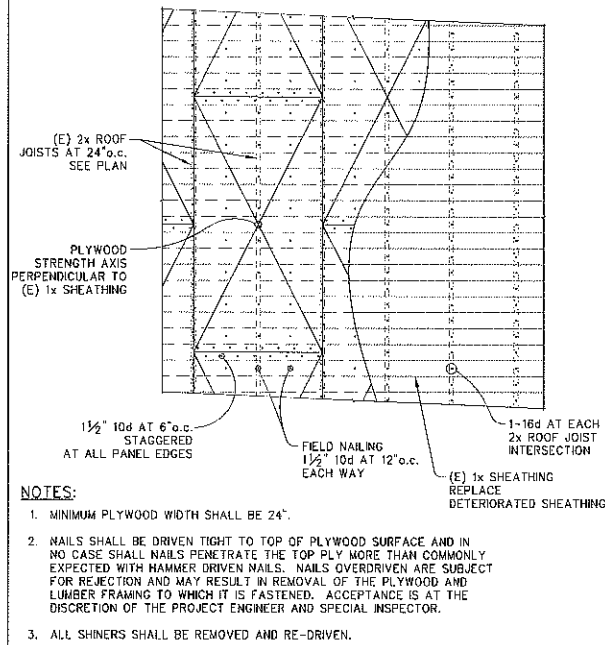
Date: July 18, 2008

Project No: 108010.00

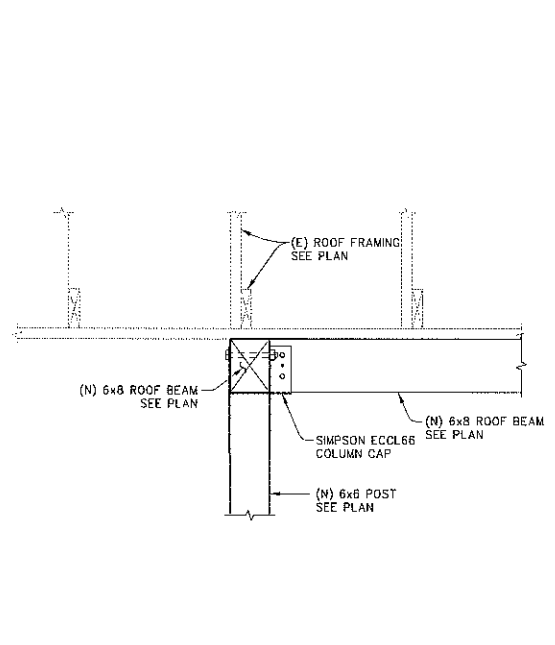
Sheet Title: FLOOR FRAMING DETAILS

Sheet #: S6.2

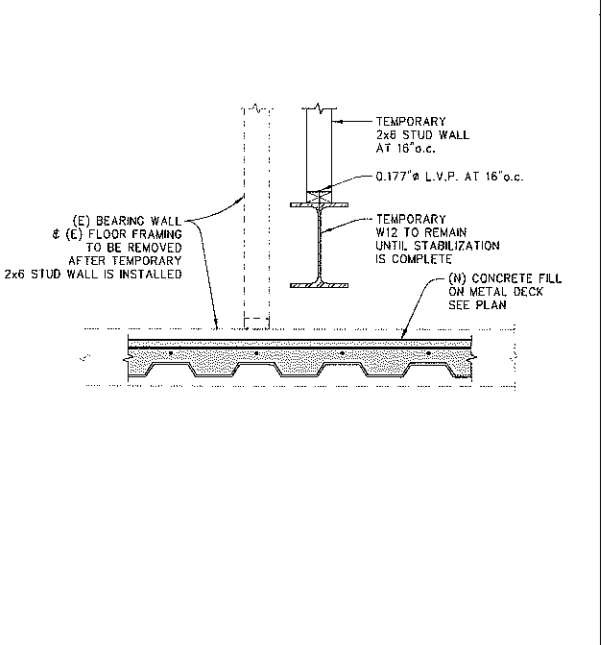
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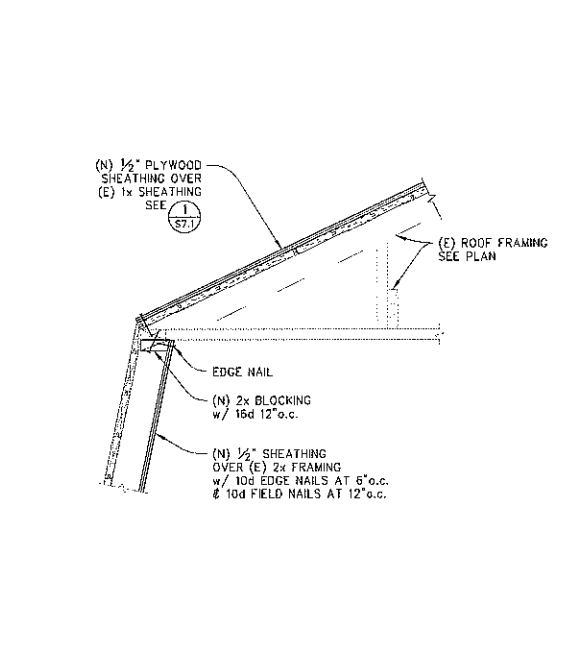
EXPOSED ROOF ASSEMBLY SCALE: 3/8" = 1'-0" **1**



DETAIL SCALE: 1" = 1'-0" **2**



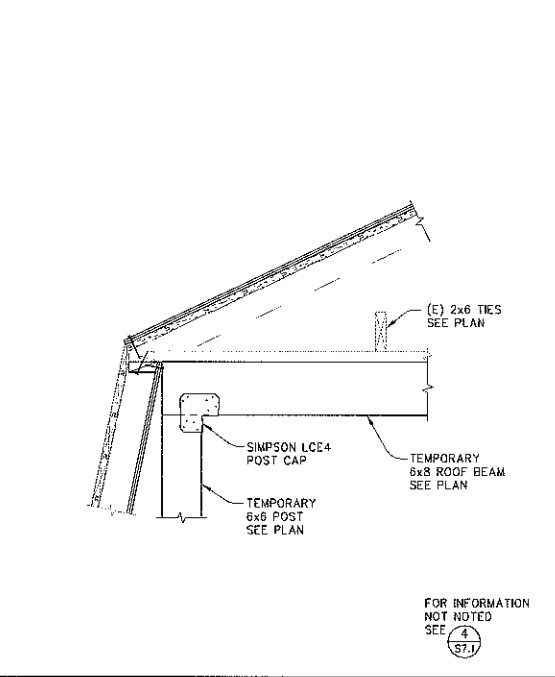
DETAIL SCALE: 1" = 1'-0" **3**



DETAIL SCALE: 1" = 1'-0" **4**



NOT USED SCALE: NONE **5**



DETAIL SCALE: 1" = 1'-0" **6**



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Date: July 16, 2008
Project No: 108016.00
Sheet Title: **ROOF FRAMING DETAILS**
Sheet No: **S7.1**
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