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Structural Assessment
Garberville Veterans Building

Garberville, CA

Prepared by:

KPFF Consulting Engineers
San Francisco, CA
February 26, 2021

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1. Scope of Report

This report presents the findings of the structural assessment of the Garberville Veterans Building located at 483 Conger St, Garberville, CA. The objective of this study was to assess the current condition of the building and to develop recommendations for structural strengthening and repair needed to bring the building up to the California Existing Building Code, 2019 edition.

The following tasks outline the scope of work that was performed for the structural evaluation of the building:

1. Review of original structural and architectural drawings provided by the Client.
2. Walkthrough visual survey of the buildings to further understand and verify existing conditions, construction, systems, and finishes.
3. Conduct a Tier 1 structural screening of the building in accordance with ASCE 41-17.
4. Develop recommendations and sketch preliminary repair and strengthening details as needed for pricing a potential retrofit.
5. Prepare a letter report summarizing the results of the structural evaluation.

A Tier 1 structural screening in accordance with ASCE 41-17 consists of checklists that allow a rapid evaluation of the structural elements of the building. The purpose of a Tier 1 evaluation is to screen out buildings that comply with provisions of the standard and quickly identify potential deficiencies. Any deficiencies identified under the Tier 1 evaluation can then be further evaluated using a Tier 2 analysis to determine their compliance with the provision of ASCE 41-17.

2. Limitations

This report has been prepared for the sole and exclusive use of the County of Humboldt and shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of **KPFF Consulting Engineers (KPFF)**.

In preparation of our evaluation and report, original structural drawings were made available to KPFF for review and use. A limited site investigation was performed to verify that visible existing conditions generally matched the drawings, however no finishes were removed and no materials testing was performed. The conclusions in this report were based on a review of the existing structural drawings and “quick checks” using approximations and hand calculations in accordance with ASCE 41-17. Evaluation of potential soils-related hazards have not been evaluated by KPFF.

3. Building Description

The Garberville Veterans Building is located at the corner of Conger Street and Locust Street in Garberville. The building is a single-story wood-framed structure constructed in 1960. Roughly rectangular in plan, the 70’ x 85’ Veterans Building houses a large auditorium, kitchen, office, and meeting/lounge rooms (Figure 1A below). Revisions to the original plan were made to convert a conference room and lounge to a small court room, judge

office, and spectator lounge (Figure 1B below). The roof is split-level, providing higher ceilings in the auditorium and lounge room. The site is gently sloping down to the west. The grade change is accommodated with a crawl space which varies approximately from 12" in height at the southeast corner to 5 feet at the northwest corner. Figure 1, below, shows the overall layout of the building.

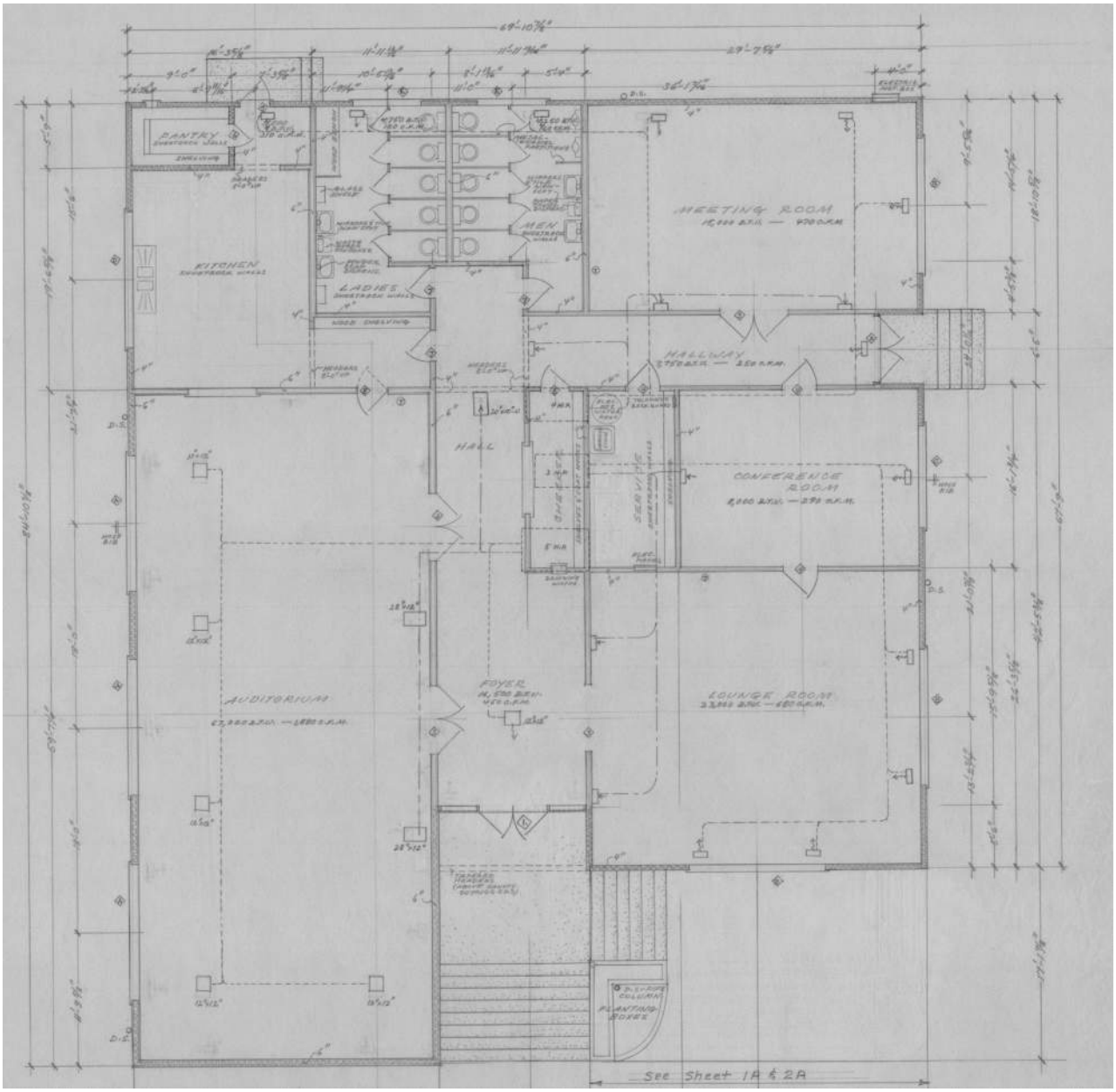


Figure 1A – Floor Plan

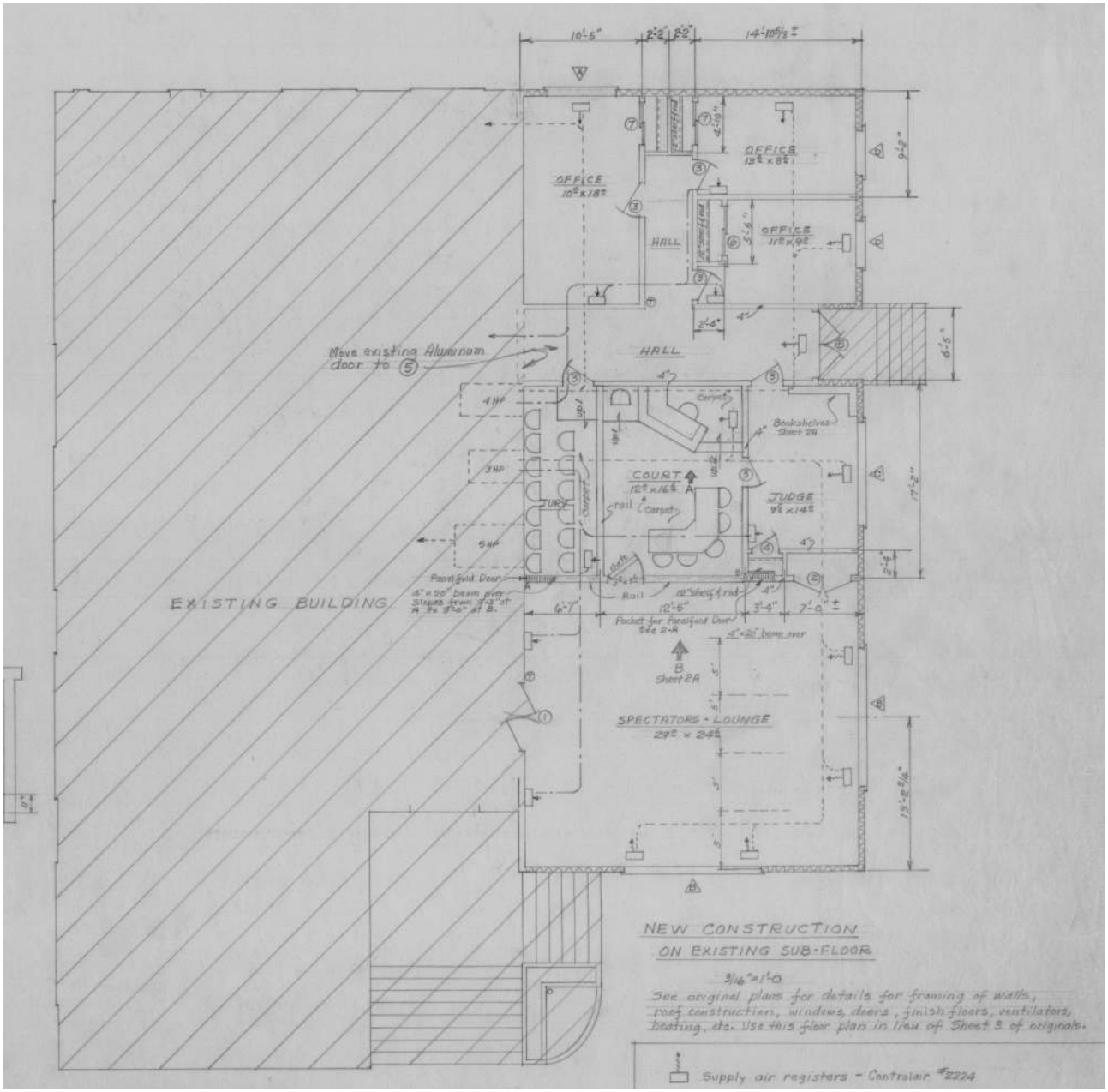


Figure 1B – Floor Plan - Courtroom Revisions

The gravity system of the roof is tongue and groove insulating panels on solid sawn redwood beams that span to bearing walls. The floor is constructed of straight sheathing over beams supported on posts at approximately 4 ft on center each way, all of redwood. The foundation is reinforced concrete perimeter walls at the exterior and isolated unreinforced concrete footings at the interior.

The lateral system consists of an insulating panel diaphragm at the roof, a straight sheathed diaphragm at the floor, and straight sheathed walls with insulating panels at the perimeter.

Figure 2 is a east-west section through the building showing the general structural configuration.

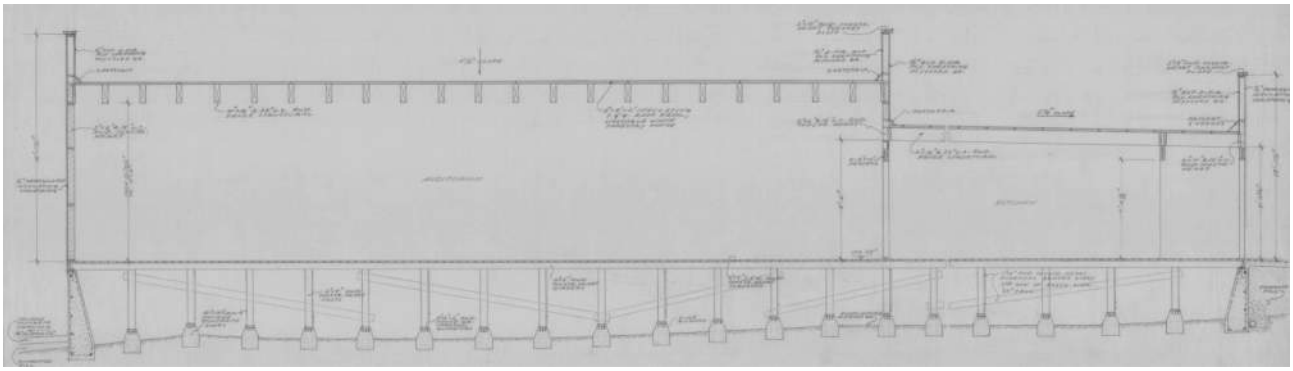


Figure 2 – Building Cross Section Looking North

4. Documents Reviewed

The following existing documents were made available during the execution of our contract and used as reference:

- "Veteran's Memorial Building, Garberville, Calif" drawings dated 1959 and prepared by County of Humboldt

- "Completion of Veteran's Memorial Building, Garberville, Calif" drawings prepared by County of Humboldt, undated.

5. Results of Evaluation

A site visit and limited, non-destructive visual observations were performed on January 21, 2021. The site visit included the roof, floor, and crawl space. Areas not seen include the southeast corner of the crawl space and the courtroom and office adjacent to the bathroom which were locked.

The site visit confirmed the construction was generally in conformance with the original drawings that were available for review. In addition, some deterioration of the structure was observed.

The primary immediate concern was with the leaks in the auditorium roof, which caused deterioration of the support of the roof beams. The end of a beam at the east end of the auditorium had rotted and was shored up with a wood post, pictured in figure 3 below. The photo is taken from below looking up towards the ceiling. The support detail of these roof beams consists of a 1x6 ledger notched into the wall studs, a detail that is susceptible to water damage. A remaining portion of the ledger can be seen to the left of the wood post in the figure.

Figure 3 – Damaged beam, wall studs, and support ledger in the Auditorium

Overall, the roof was leaking in several locations around the building leading to other water damage, which was visible on the ceiling, wall, and floor finishes. The roof insulating panels were deteriorating and softening due to water. Where they were visible, the redwood roof members appeared to be in good condition, aside from the auditorium beam in figure 3 above.

In the spectator lounge, a sag in the long span 4x20 beams was visible with some minor splitting occurring at the bottom of one beam. Ponding on the roof 1-2" deep was observed above these beams, shown in figure 4 below.

Figure 4 – Ponding at roof above spectator lounge

Another area experiencing water damage was in the foundations. It was observed that water flowing along the edges of the perimeter grade beams had begun to erode the soil at the grade beams and adjacent footings, pictured in figure 5A and 5B below. The erosion does not appear to have yet undermined the foundations and therefore is likely not an immediate risk to the building foundation; however, our observations did not include potholing to observe whether there are voids beneath the foundations.

Figure 5A – Erosion of soil at isolated footings near west perimeter wall

Figure 5B – Scour under northwest corner of perimeter foundation wall

Along with the site survey, the existing drawings were reviewed for conformance with the California Existing Building Code, 2019 edition, which references the ASCE 41-17 standard. An ASCE 41 Tier 1 analysis was used to screen for potential deficiencies in the structural system. The building performance objective is life-safety for a seismic hazard level equivalent to new building standards. The building was designed in 1959 which precedes all benchmark building codes. The complete ASCE 41 Tier 1 checklists are provided in Appendix A.

The Tier 1 analysis indicates that there are potential structural deficiencies in the roof diaphragms, floor diaphragms, and the straight sheathed walls. While no settlement or deterioration of the foundation was observed, there was no geotechnical report available and geological site hazards are unknown. These potential structural deficiencies are described below.

5.1 Load Path: *The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.*
The existing drawings do not show a well-defined shear transfer connection between the split levels of the roof, the roof to the walls, and the floor to the walls.

5.2 Geological Site Hazards:
A geotechnical report was not available for this building; therefore, it is unknown whether there are any geological site hazards.

5.3 Ties between Foundation Elements: *The foundation has ties adequate to resist seismic forces where footings, piles and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, C.*
The foundation does not have ties between all foundation elements. The soil site class is unknown.

5.4 Shear Stress Check: *The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than 100 lb/ft for straight sheathing.*
The shear in the perimeter walls exceeds 800 lb/ft. The interior walls were not included in this calculation because they are sheathed with ¼" plywood and do not extend to the foundation.

5.5 Hold-Down Anchors: *All shear walls have hold-down anchors attached to the end studs constructed in accordance with acceptable construction practices.*
There are no hold-down anchors present at shear walls.

5.6 Connections - Wood Posts: *There is a positive connection of wood posts to the foundation.*
The wood posts are connected to the foundation by a bearing connection – a wood plate is set into the top of each concrete pier and the posts are nailed to that. Significant deterioration of this condition was not observed, but it is a detail susceptible to moisture.

5.7 Diaphragm Continuity: *The diaphragms are not composed of split-level floors and do not have expansion joints.*
There are split levels in the roof.

5.8 Roof Chord Continuity: *All chord elements are continuous, regardless of changes in roof elevation.*
There were no chord elements tying the different elevations of roof together.

5.9 Diaphragm Spans: *All wood diaphragms with spans greater than 12 ft (3.6 m) consist of wood structural panels or diagonal sheathing.*
The diaphragms do not consist of structural panels or diagonal sheathing.

5.10 Other Diaphragms: *The diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing.*
The roof diaphragm consists of insulating fiberboard, which does not fall under a recognized diaphragm.

5.11 Wood Sill Bolts: *Sill bolts are spaced at 4ft or less with acceptable edge and end distance provided for wood and concrete.*
The sill bolts were not visible, but per the existing drawings they are spaced at 5 ft on center.

6.0 Review of Non-structural Components

A site visit of the building was performed on January 21, 2021. The interior of the buildings was accessed but we were not able to view behind finishes. It was observed that some of the kitchen equipment was lacking seismic restraints.

7.0 Recommendations

Based on the drawing review, site visit, and potential deficiencies identified by the Tier 1 analysis, KPFF recommends the following.

7.1 Retain a geotechnical engineer to perform a soils report to identify any geological hazards with the site, evaluate the existing foundations, and determine whether ties are needed between foundation elements.

7.2 Remove the insulating fiberboard roof diaphragm and replace with 5/8" CDX plywood sheathing, APA rated 48/24. A ledger and blocking along perimeter walls will be required for diaphragm shear nailing. Add metal straps and blocking at the steps in the roof diaphragm to provide continuous chords. Straps will also be required as continuous drag elements where the framing runs perpendicular to the walls. Where the walls run parallel to the framing, drawings appear to indicate that there is a continuous ledger along the wall that can serve as a drag.

7.3 Replace the damaged beam and parapet studs in the auditorium. Remove the finishes at other water damaged locations and inspect the structural members for rot, replacing members as needed. The typical connections between roof beams and walls are unconventional compared to today's construction standards but are acceptable provided that the members are found to be in good condition. In the case of the damaged beam in the auditorium, the entire connection was deteriorated, and we have provided a conceptual detail for replacement.

7.4 Replace the sagging wood beams in the spectator lounge. Due to size and span of original members, the replaced members will be engineered lumber of a similar size. The existing bearing connections may be reused if they are found to be in good condition.

7.5 Sheath exterior walls with ½" CDX plywood. At least 20 feet of sheathed wall is required on 4 sides of the building. The sheathing may be installed on the inside surface of the walls. Add post-installed anchors at approximately 18" o.c. to connect the new shear walls to the foundation. At the end of each wall, add 4x6 or double 2x6 posts connected to post-installed hold-down anchors.

7.6 Add drainage as needed in the foundations. Replace the eroded soil in the foundation per recommendations from the geotechnical engineer.

7.7 If the entire structure above the foundation were to be removed and rebuilt with similar construction, we anticipate that the exterior foundations could be reused with similar doweling as shown in the conceptual sketches. The possibility of reusing the interior piers would depend on the programming and the recommendations of a geotechnical engineer.

Conceptual sketches of these recommendations have been provided in Appendix B.

Appendix A
Evaluation Checklists

ASCE 41-17 - Basic Configuration Checklist

Table 17-3. Immediate Occupancy Basic Configuration Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Very Low Seismicity			
Building System—General			
C **NC** N/A U	LOAD PATH: The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.	5.4.1.1	A.2.1.1
C NC N/A U	ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building is greater than 0.5% of the height of the shorter building in low seismicity, 1.0% in moderate seismicity, and 3.0% in high seismicity.	5.4.1.2	A.2.1.2
C NC **N/A** U	MEZZANINES: Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure.	5.4.1.3	A.2.1.3
Building System—Building Configuration			
C NC **N/A** U	WEAK STORY: The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above.	5.4.2.1	A.2.2.2
C NC **N/A** U	SOFT STORY: The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above.	5.4.2.2	A.2.2.3
C NC N/A U	VERTICAL IRREGULARITIES: All vertical elements in the seismic-force-resisting system are continuous to the foundation.	5.4.2.3	A.2.2.4
C NC N/A U	GEOMETRY: There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines.	5.4.2.4	A.2.2.5
C NC **N/A** U	MASS: There is no change in effective mass of more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered.	5.4.2.5	A.2.2.6

continues

Table 17-3 *(Continued)*. Immediate Occupancy Basic Configuration Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
C NC N/A U	TORSION: The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension.	5.4.2.6	A.2.2.7
Low Seismicity (Complete the Following Items in Addition to the Items for Very Low Seismicity)			
Geologic Site Hazards			
C NC N/A U	LIQUEFACTION: Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance do not exist in the foundation soils at depths within 50 ft (15.2 m) under the building.	5.4.3.1	A.6.1.1
C NC N/A U	SLOPE FAILURE: The building site is located away from potential earthquake-induced slope failures or rockfalls so that it is unaffected by such failures or is capable of accommodating any predicted movements without failure.	5.4.3.1	A.6.1.2
C NC N/A U	SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site are not anticipated.	5.4.3.1	A.6.1.3
Moderate and High Seismicity (Complete the Following Items in Addition to the Items for Low Seismicity)			
Foundation Configuration			
C NC N/A U	OVERTURNING: The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$.	5.4.3.3	A.6.2.1
C NC N/A U	TIES BETWEEN FOUNDATION ELEMENTS: The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C.	5.4.3.4	A.6.2.2

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

ASCE 41-17 - Building System Structural Checklist for building system type W2 - wood framed structures 5000 square feet and larger.

Table 17-7. Immediate Occupancy Checklist for Building Type W2

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Very Low Seismicity			
Seismic-Force-Resisting System			
C NC N/A U	REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2.	5.5.1.1	A.3.2.1.1
C **NC** N/A U	SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than the following values: Structural panel sheathing 1,000 lb/ft (14.6 kN/m) Diagonal sheathing 700 lb/ft (10.2 kN/m) Straight sheathing 100 lb/ft (1.5 kN/m) ← Shear Stress = 850 plf > 100 plf All other conditions 100 lb/ft (1.5 kN/m)	5.5.3.1.1	A.3.2.7.1
C NC **N/A** U	STUCCO (EXTERIOR PLASTER) SHEAR WALLS: Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system.	5.5.3.6.1	A.3.2.7.2
C NC **N/A** U	GYPSUM WALLBOARD OR PLASTER SHEAR WALLS: Interior plaster or gypsum wallboard is not used for shear walls on buildings more than one story high with the exception of the uppermost level of a multi-story building.	5.5.3.6.1	A.3.2.7.3
C NC N/A U	NARROW WOOD SHEAR WALLS: Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces.	5.5.3.6.1	A.3.2.7.4
C NC **N/A** U	WALLS CONNECTED THROUGH FLOORS: Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor.	5.5.3.6.2	A.3.2.7.5
C NC **N/A** U	HILLSIDE SITE: For structures that are taller on at least one side by more than one-half story because of a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-2.	5.5.3.6.3	A.3.2.7.6
C NC N/A U	CRIPPLE WALLS: Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels.	5.5.3.6.4	A.3.2.7.7
C NC N/A U	OPENINGS: Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces.	5.5.3.6.5	A.3.2.7.8
C **NC** N/A U	HOLD-DOWN ANCHORS: All shear walls have hold-down anchors attached to the end studs constructed in accordance with acceptable construction practices.	5.5.3.6.6	A.3.2.7.9
Connections			
C **NC** N/A U	WOOD POSTS: There is a positive connection of wood posts to the foundation.	5.7.3.3	A.5.3.3
C NC N/A U	WOOD SILLS: All wood sills are bolted to the foundation.	5.7.3.3	A.5.3.4
C NC **N/A** U	GIRDER–COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support.	5.7.4.1	A.5.4.1

continues

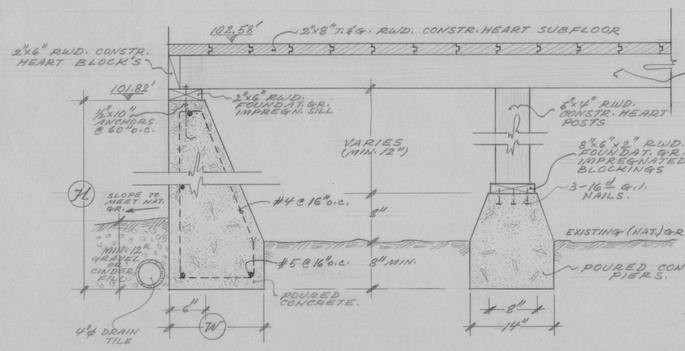
Table 17-7 *(Continued)*. Immediate Occupancy Checklist for Building Type W2

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Foundation System			
C NC N/A U	DEEP FOUNDATIONS: Piles and piers are capable of transferring the lateral forces between the structure and the soil.		A.6.2.3
C NC N/A U	SLOPING SITES: The difference in foundation embedment depth from one side of the building to another does not exceed one story high.		A.6.2.4
Low, Moderate, and High Seismicity (Complete the Following Items in Addition to the Items for Very Low Seismicity)			
Seismic-Force-Resisting System			
C NC N/A U	NARROW WOOD SHEAR WALLS: Narrow wood shear walls with an aspect ratio greater than 1.5-to-1 are not used to resist seismic forces.	5.5.3.6.1	A.3.2.7.4
Diaphragms			
C NC N/A U	DIAPHRAGM CONTINUITY: The diaphragms are not composed of split-level floors and do not have expansion joints.	5.6.1.1	A.4.1.1
C NC N/A U	ROOF CHORD CONTINUITY: All chord elements are continuous, regardless of changes in roof elevation.	5.6.1.1	A.4.1.3
C NC N/A U	DIAPHRAGM REINFORCEMENT AT OPENINGS: There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension.	5.6.1.5	A.4.1.8
C NC N/A U	STRAIGHT SHEATHING: All straight-sheathed diaphragms have aspect ratios less than 1-to-1 in the direction being considered.	5.6.2	A.4.2.1
C NC N/A U	SPANS: All wood diaphragms with spans greater than 12 ft (3.6 m) consist of wood structural panels or diagonal sheathing.	5.6.2	A.4.2.2
C NC N/A U	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 30 ft (9.2 m) and have aspect ratios less than or equal to 3-to-1.	5.6.2	A.4.2.3
C NC N/A U	OTHER DIAPHRAGMS: The diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing.	5.6.5	A.4.7.1
Connections			
C NC N/A U	WOOD SILL BOLTS: Sill bolts are spaced at 4 ft or less with acceptable edge and end distance provided for wood and concrete. Per existing drawings, bolts are spaced at 5 ft	5.7.3.3	A.5.3.7

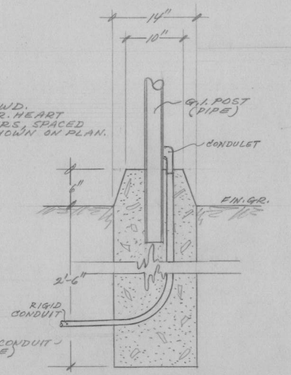
Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Appendix B
Conceptual Retrofit Sketches

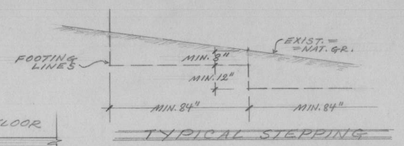
The following details are conceptual retrofit sketches. The retrofit sketches are intended for pricing purposes and should not be used for final construction.



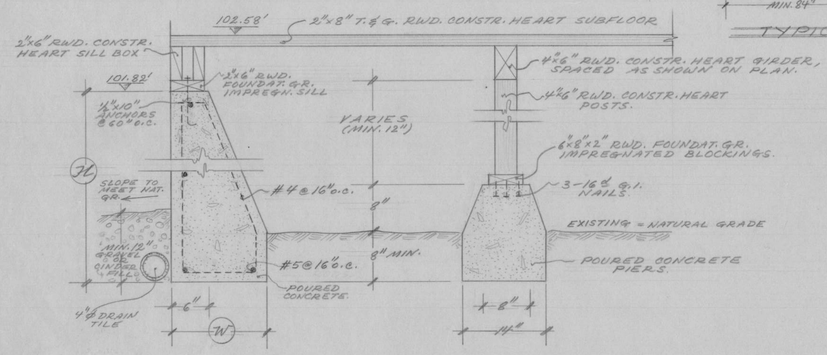
TYPICAL SECTION "A". SCALE: 1"=1'-0".



TYPICAL LIGHT POST SECTION. SCALE: 1"=1'-0"



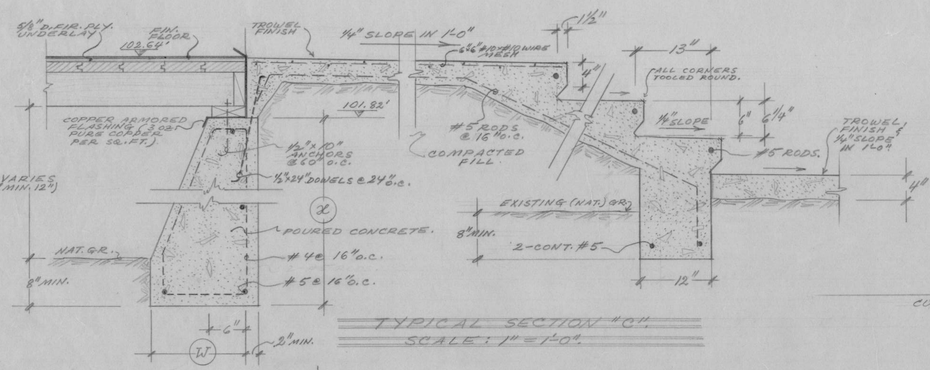
TYPICAL STEPPING



TYPICAL SECTION "B". SCALE: 1"=1'-0".

H	W
54"	15"
66"	18"
78"	21"

BRACE ALL WOOD POSTS OVER 30" IN LENGTH WITH DIAGONAL 1"x6" RWD. C.H. BOARDS — EVERY 2ND ROW BOTH WAYS.



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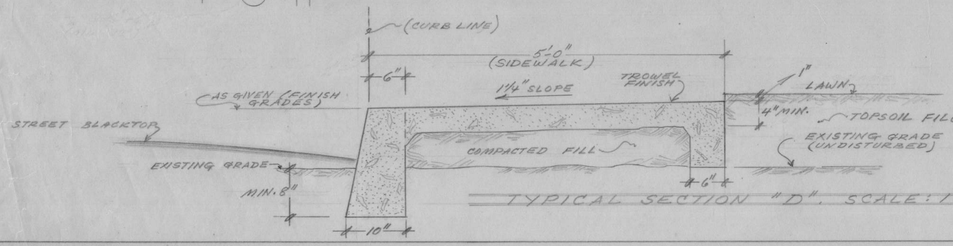
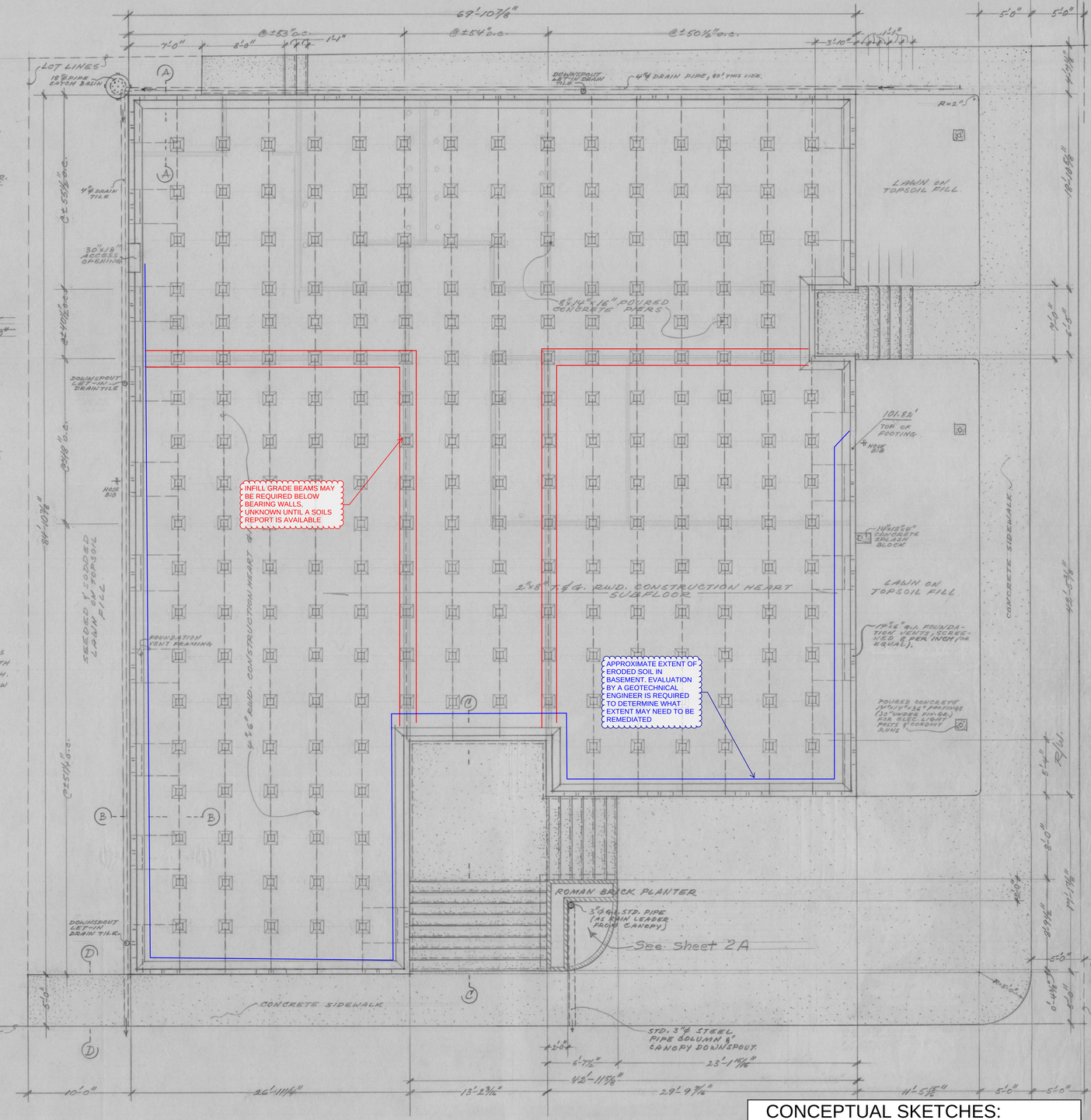


TYPICAL SECTION "D". SCALE: 1"=1'-0".



EOUNDATION PLAN. SCALE: 3/16"=1'-0".

ALLOW FOR WATER METER LOCATION.

CONCEPTUAL SKETCHES:
FOUNDATION PLAN
KPFF

VETERAN'S MEMORIAL BUILDING
GARBERVILLE, CALIF.

V.V.ANAGS 12.9.59.

APPROVED
R.E. 8451 COUNTY ENGINEER

SHEET #2 OF 11 SHEETS

PLUMBING FIXTURES : OR EQUAL APPROVED BRAND

WHITE, VITREOUS CHINA "GRAMERCY" SHELF LAVATORY #K-1605-A 22"x18" COMPLETE WITH SELF CLOSING SUPPLY & DRAIN FITTINGS #K-8111-A WITH SELF CLOSING VALVES, SUPPLY PIPES #K-8258 - 3/8" ANGLE W. STOP & 1¼" TRAP #K-9000.

WHITE, VITREOUS CHINA "ANGLEBORO" ANGLE BACK & BASE SIPHON JET CLOSET W. 2½" PASSAGEWAY & FLOOR OUTLET #K-4471-ET, "OLSONITE" MOLDED OPEN FRONT SEAT #10 & "METRO" FLUSH VALVE #K-9420-V.

WHITE, VITREOUS CHINA "BRANHAM" URINAL STALL #K-4891 W. FLOOR STRAINER #K-9172 & "METRO" FLUSH VALVE #K-9435.

WHITE, ACID RESISTING ENAMELED CAST IRON 60"x21" DOUBLE COMPARTMENT, DOUBLE DRAINBOARD FLAT-RIM LEDGE SINK #K-5520-A, "EDGEWATER" WITH AERATOR & LEVER CONTROL SPRAYER SUPPLY FITTINGS #K-8605-A, DUOSTRAINERS #K-8801, 1½" TRAPS #K-9000 & METAL FRAME #K-6699. ("CLEAR FIELD").

WHITE, VITREOUS CHINA SERVICE SINK "SUDBURY" 22"x20" #K-5115 W. THREADED SPOUT #K-8912 SUPPLY FITTINGS, 3" INSIDE ENAMELED #K-5239 STRAINER, WALL HANGERS & METAL RIM GUARD #K-8934.

WHITE, VITREOUS CHINA RECESSED DRINKING FOUNTAIN "BROOK-GUARD" COMBINATION #K-5367-A W. NONSQUIRTING BUBBLER HEAD, ADJUSTABLE SELF CLOSING CONTROL VALVE & AUTOMATIC VOLUME REGULATOR SUPPLY FITTINGS #K-8859, BYPASS CONNECTION TO CUSPIDOR, STRAINER, WALL SCREWS & CAST BRASS TRAP W. CLEANOUT EXTENTION TO WALL.

ROUND, AUTOMATIC, ELECTRIC, CEMENT LINED, 52 GAL. HOT WATER HEATER YC-52-AR, MINIMUM 2000 WATTS LOWER ELEMENT & 4500 WATTS UPPER ELEMENT.

HIGH SPEED SHREDDING ACTION, BUILT-IN FOOD WASTE DISPOSALL FA-60, ½ HP. MOTOR, STAINLESS STEEL BODY, BUILT-IN SWITCH & SAFETY TWISTOR.

PROVIDE & INSTALL WALL SURFACE MOUNTED PAPER TOWEL CABINET(S) DISPENSES ONE TOWEL AT A TIME, 300 TOWEL CAPACITY SINGLE FOLD BRANDS: MADE OF STURDY 22 GA. STEEL, QUICKLY LOADED, KEYLOCKED & KEYS ALIKE, AS PER CROWN ZELLERBACH CO. "CROWN PUBLIC SERVICE" TYPE, OR APPROVED EQUAL.

PROVIDE & INSTALL WALL SURFACE MOUNTED INDIVIDUAL TYPE, BACK & FORTH SHAKING, NONBREAKABLE POWDER SOAP DISPENSER, LOCKED COVER & KEYS ALIKE, ONE QUART CAPACITY, STAINLESS STEEL MOVABLE PARTS, AS PER AMERICAN DISPENSER COMPANY, INC. #71, OR APPROVED EQUAL.

PROVIDE & INSTALL 4" WIDE & 18" LONG, BULB EDGE GLASS SHELVES, AS PER HALL-MACK #998, OR APPROVED EQUAL.

SUPPLY STURDY STEEL FLOOR TYPE WASTE PAPER SANITARY PUSH-TYPE BASKETS, AS PER MIPRO PRODUCTS CO., OR APPROVED EQUAL.

PROVIDE & INSTALL 18"x24" ¼" PLATE GLASS MIRRORS IN ALUMINUM FRAME & WITH THEFT PROOF ANCHORS.

ALL EXTERIOR WALLS SHALL BE ALSO INSULATED (FULL HEIGHT) WITH 3" THICK ROCK WOOL (OR APPROVED EQUAL INSULATING BLANKETS; WITH MAX. C = 0.09).

ROOM FINISH SCHEDULE

	FLOORS					CEILINGS	WALLS & PARTITIONS		
	5/8" PLY UNDERLAY	12" VINYL-ASBESTOS TILE	OAK OR MAPLE STRIP & COVED BASE	CARPETS (NOT IN CONTRAST)	2¼" HIGH COVED VINYL BASE	EXPOSED BEAMS & INSULATING ROOF DECK	¼" PLYWOOD (HARDBOARD)	½" SHEETROCK	CERAMIC WALL TILE W/NOSE
LOUNGE	●			●		●	●		
FOYER	●	●			●	●	●		
CASHIER	●	●			●	●	●		
HALL	●	●			●	●	●		
AUDITORIUM			●			●	●		
KITCHEN	●	●				●		●	
PANTRY	●	●			●	●		●	
LADIES	●	●			●	●		●	●
MEN	●	●			●	●		●	●
HALLWAY	●	●			●	●	●		
CHECKER	●	●			●	●	●		
SERVICE	●	●			●	●		●	
CONFERENCE	●			●		●	●		
MEETING	●			●		●	●		

See Sheet 1A

WINDOW & GLASS SCHEDULE

A	12'-0" x 6'-0" WITH 2 MULLIONS
B	12'-0" x 4'-0" " " "
C	9'-0" x 4'-0" " 1 "
D	12'-0" x 3'-6" " 2 "
E	6'-0" x 2'-0" " 1 "

DOOR & WINDOW GLASS SHALL BE CLEAR, ¼" PLATE GLASS, EXCEPT RESTROOM WINDOW GLASS SHALL BE 7/32" OBSCURE, PATTERN AS SELECTED BY ENGINEER.

See Sheet 1A

DOOR SCHEDULE

1	1¾"x9'-0" ARCHITECTURAL ALUMINUM
2	6'-0"x7'-0" " "
3	3'-0"x7'-0" x 1¾" HOLLOWCORE, MAHOGANY
4	3'-0"x7'-0" x 1¾" HOLLOWCORE, MAHOGANY
5	2'-6"x7'-0" x 1¾" " "
6	2'-0"x7'-0" x 1¾" " "
7	2'-8"x7'-0" x 1¾" " "
8	2'-8"x7'-0" x 1¾" DOUBLE ACTING, HOLLOWCORE, MAHOGANY 1-PANEL, 1-GLASS

ALL WOOD DOORS SHALL HAVE 1½ PAIR STANLEY #241-F (OR APPROVED EQUAL) 4½" x 4½" BUTT HINGES. DOOR #8 SHALL HAVE 1-PAIR CHICAGO SPRING BUTT HINGES #1001-F4 (OR APPROVED EQUAL) DOUBLE ACTING HINGES.

DOORS #3 SHALL HAVE CONCEALED OR SURFACE MOUNTED OVERHEAD DOOR CLOSERS; EA. LEAF, YALE #93 OR APPROVED EQUAL.

DOORS #3 & 8 SHALL HAVE SCHLAGE A-170 KNOBS (OR APPROVED EQUAL) 1-PAIR EA. LEAF.

EXTERIOR DOOR #7 SHALL HAVE SCHLAGE A-51-PD (OR APPROVED EQUAL) KEY LOCK, KEYS MASTER KEYED WITH OTHER EXTERIOR DOORS & SHALL HAVE INTERLOCKING TYPE MIN. 4" WIDE METAL THRESHOLD & DOOR SHALL BE WEATHERSTRIPPED.

CHECKER, SERVICE & CASHIER ROOM DOORS SHALL HAVE SCHLAGE A-52-WD (OR APPROVED EQUAL) KEY LOCKS, KEYS ALIKE.

ALL OTHER ROOM DOORS SHALL HAVE SCHLAGE A-10-S (OR APPROVED EQUAL) PASSAGE LOCKS.

ALL HARDWARE SHALL HAVE POLISHED BRASS MATCHING FINISH.

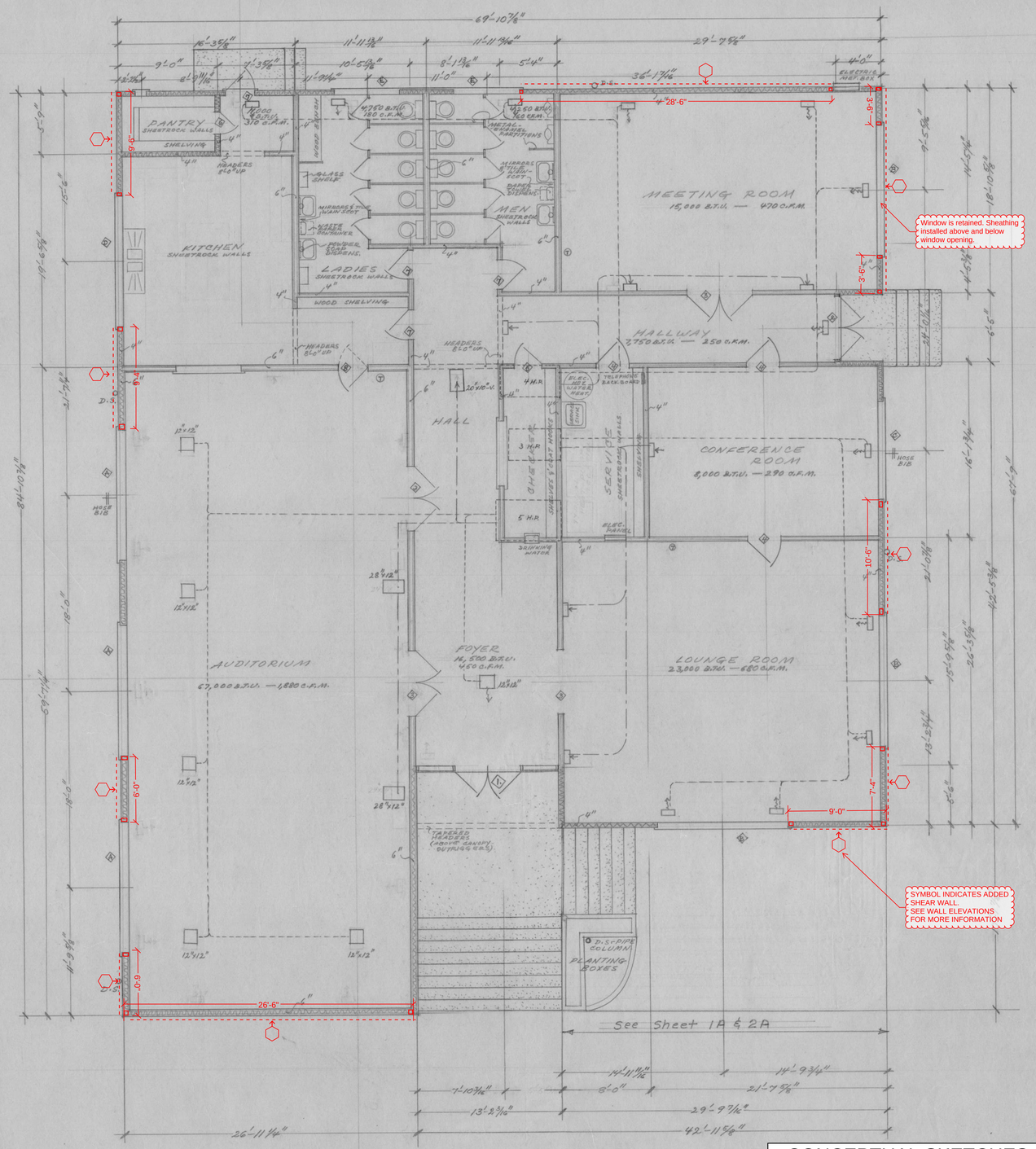
See Sheet 1A

PAINTING SCHEDULE

		EXPOSED STRUCTURAL FRAMING	CEILINGS	WALLS	DOORS	CABINET WORK
INTERIOR	AUDITORIUM	E	—	F	F	—
	KITCHEN	E	D	A	F	—
	PANTRY	E	D	A	F	C
	LADIES	E	D	B	F	—
	MEN	E	D	B	F	—
	MEETING ROOM	E	E	F	F	—
	HALLWAY	E	E	F	F	—
	CONFERENCE	E	—	F	F	—
	LOUNGE	E	—	F	F	—
	FOYER, HALL, CHECKER	E	E	F	F	—
	SERVICE ROOM	E	D	A	F	C
EXTERIOR	VERTICAL SIDING	CAPISTRANO (FULLER)				
	TRIM, FASCIA	ASPEN GREEN (FULLER)				
	DOOR	NATURAL FINISH				
	SOFFIT	BLOSSOM WHITE (FULLER)				

THE PAINT MANUFACTURERS NAME APPEARS ONLY TO ESTABLISH THE COLORS. OTHER MANUFACTURERS & BRANDS ARE ACCEPTABLE AS APPROVED EQUALS.

A	SKY BLUE (BOYSEN)
B	MINT (BOYSEN)
C	CARMEL SAND (BOYSEN)
D	CLEAR SEALER
E	BARN RED (FULLER)
F	NATURAL FINISH



FLOOR PLAN. SCALE: 3/16" = 1'-0"

See Sheet 1A

"AMANA" HEATPUMP UNITS SET ON ROOF, 5-H.P. — SUPPLY & RETURN THRU CEILING.
3-H.P. & 4-H.P. — SUPPLY THRU FLOORS & RETURN THRU CEILING.
REVISED: 6.3.60. (HEATING & COOLING SYSTEM)

SUPPLY AIR - REGISTERS
RETURN AIR - GRILLES OR DIFFUSERS
TOTAL ESTIMATED HEATING } 15°F, 250 B.T.U. OUTPUT (193,000 B.T.U. INPUT) & 4,670 C.F.M. AIR EXCHANGE
T THERMOSTATS

CONTROLAIR #2224
CONTROLAIR #232-H.

CONCEPTUAL SKETCHES:
FLOOR PLAN
KPFF

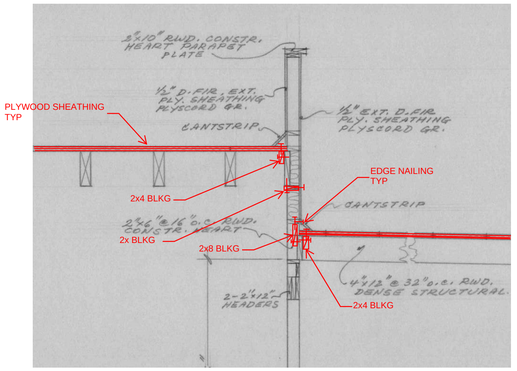
VETERAN'S MEMORIAL BUILDING
GARBERVILLE, CALIF.

V.J.NAGAS 12.9.59

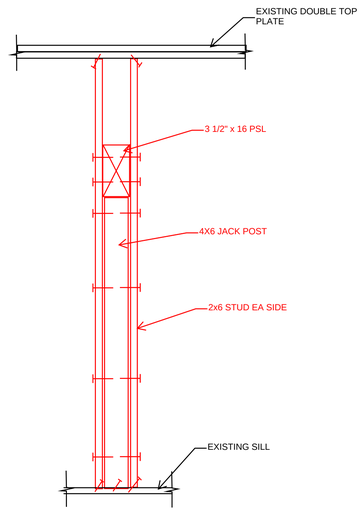
APPROVED
R.E. 8151
COUNTY ENGINEER

SHEET #3 OF 11 SHEETS

FILE NO. 1 TUBE 3A
R1 F15



DETAIL 1



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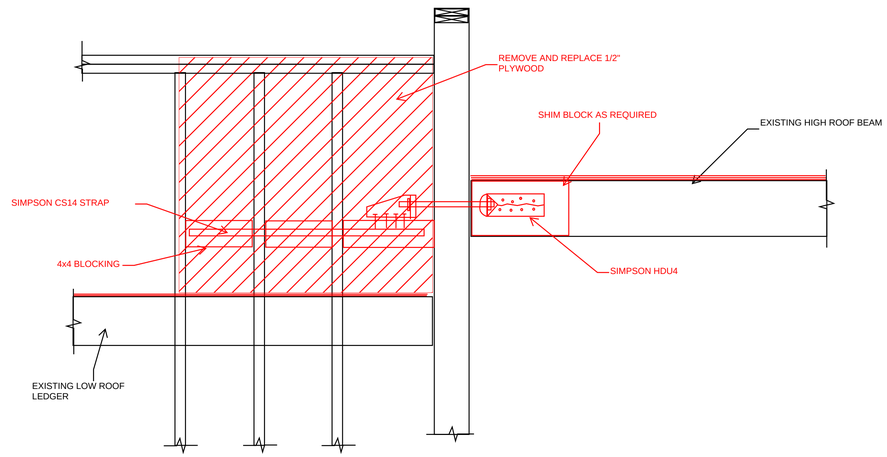

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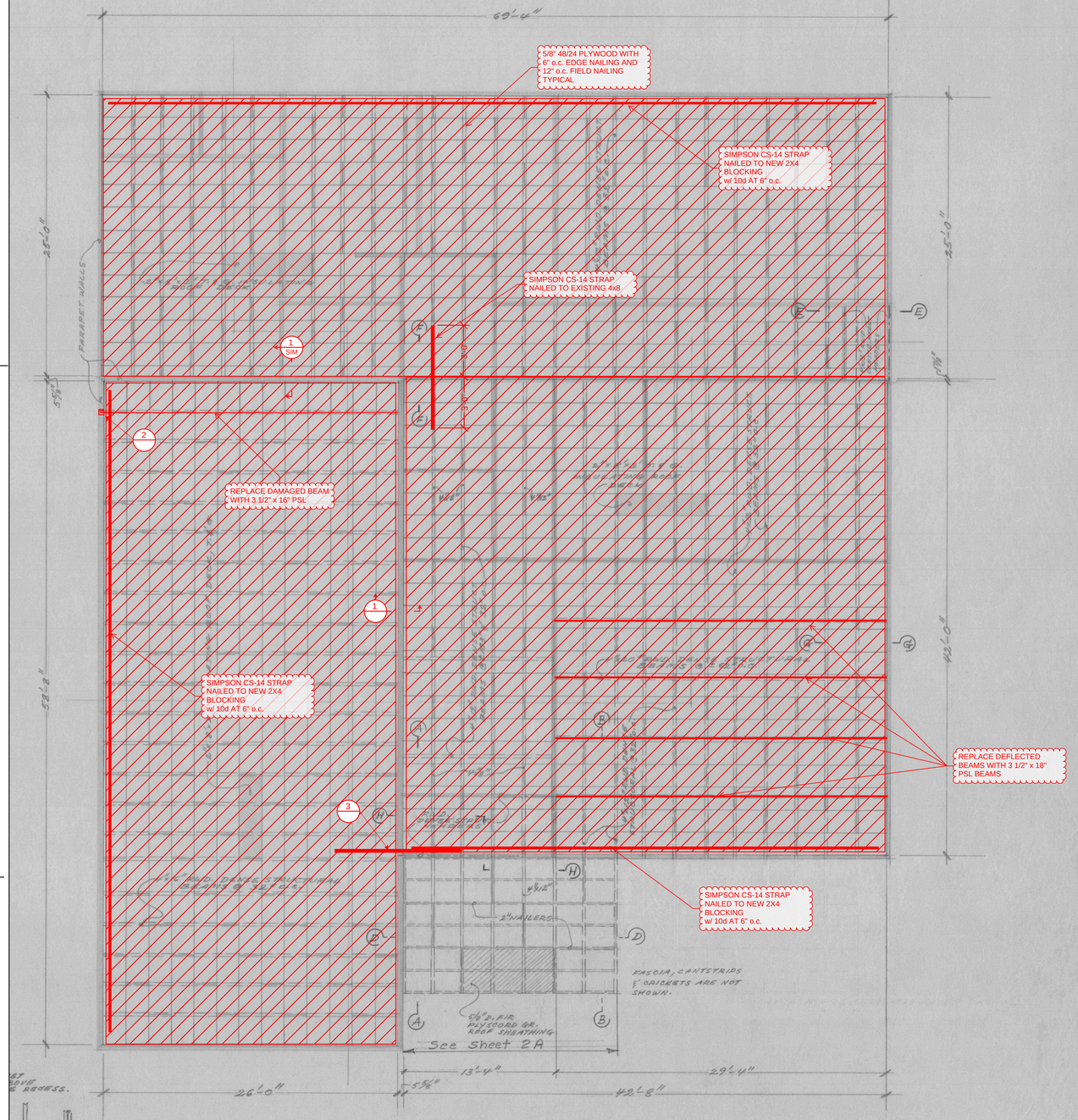


CONCEPTUAL SKETCHES:
ROOF PLAN
KPFF

VETERAN'S MEMORIAL BUILDING
GARBERVILLE, CALIF.

V.VANAGS 12.9.69	APPROVED R.E. 8981 COUNTY ENGINEER	SHEET # 6 OF 11 SHEETS

SHEAR WALL
SEE PLAN AND NOTES ON SOUTH ELEVATION, TYPICAL

SHEAR WALL
SEE PLAN AND NOTES ON SOUTH ELEVATION, TYPICAL

6" GI. SCUPPERS & DOWNSPOUTS

STEEL SERVICE LADDER

EXTER. PLY.

FIN. FLOOR 102.64'

CONCRETE WALK

NAT. GR. = FIN. GR.

FOOTING LINES

4" Ø DRAIN TILE TO LEAD INTO CATCH BASIN.

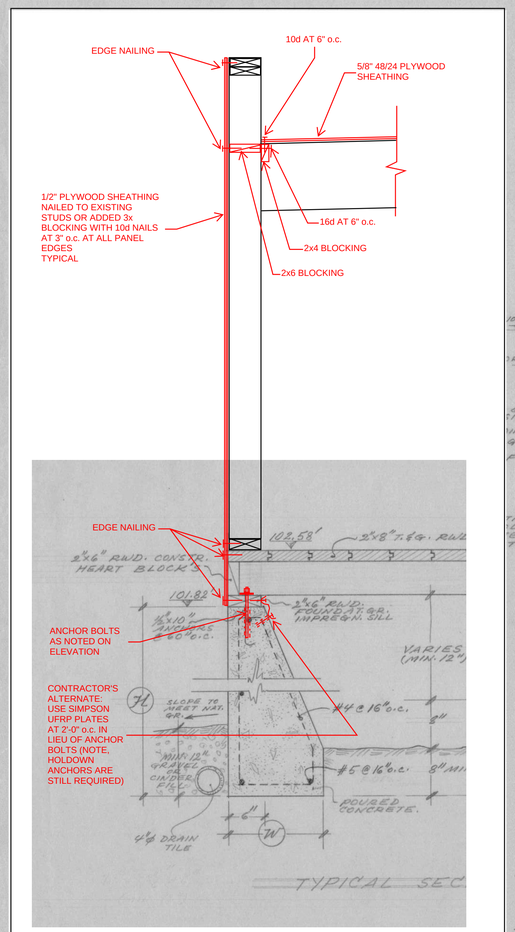
STEPPED FOOTINGS MIN. 12"

FIN. GR. = CONC. SIDEWALK

EXIST. = NAT. GR.

FOOTING LINES

EAST & WEST ELEVATIONS. SCALE: 3/16" = 1'-0".



TYPICAL SECTION AT SHEAR WALL

MINIMUM STUD WIDTH AT HOLDOWNS = 3" ADD A 2x MEMBER SISTERED TO EXISTING STUDS WITH 10d NAILS AT 8" o.c. WHERE REQUIRED TO MEET MINIMUM WIDTH

Note:
Existing wood members shown in blue

1/2" PLYWOOD SHEATHING TYPICAL

SIMPSON CS14 STRAP x 3FT NAILED TO EXISTING HEADER/SILL AND ADDED 3x BLOCKING TYP AT EACH CORNER OF PUNCHED SHEAR WALL

RWD. FASCIA

RWD. TRIM.

EXTER. PLY.

6 1/4" G.I. FOUNDATION VENTS, SCREENED & PER INCH (OR EQUAL WITH TOTAL FREE NET AREA 33 SQ. IN.)

POURED CONCRETE SPLASH BLOCKS

HOSE BIB

4" Ø DRAIN TILE TO CATCH BASIN

GR. = SIDEWALK

FOOTING LINES

SOUTH ELEVATION. SCALE: 3/16" = 1'-0"

SIMPSON HDU5 HOLDOWN WITH 5/8" DIA THREADED RODS DRILLED AND EPOXIED 12" INTO EXISTING FOUNDATION WALL TYPICAL EACH END OF EACH SHEAR WALL

5/8" ANCHOR BOLTS DRILLED AND EPOXIED IN 6" HOLES AT 24" o.c. TYPICAL AT BASE OF SHEAR WALLS

ORIGINAL VENTS TO BE REMOVED AT SHEAR WALLS. DRILL 2" DIAMETER VENT HOLES IN CONTINUOUS RIM BOARD OR BLOCKING AS REQUIRED.

SHEAR WALL
SEE PLAN AND NOTES ON SOUTH ELEVATION, TYPICAL

30"x18" ACCESS DOOR

3" Ø G.I. DOWNSPOUT

G.I. PIPE

HOSE BIB

102.64' RWD. FLOOR

CONC. SIDEWALK

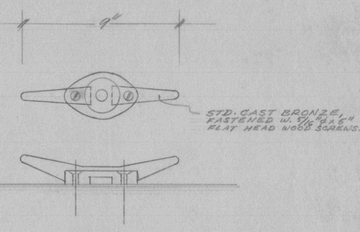
EXISTING NATURAL GR.

CATCH BASIN

4" Ø DRAIN TILE TO LEAD INTO GUTTER.

FOOTING LINES

NORTH ELEVATION. SCALE: 3/16" = 1'-0".



TYPICAL FLAGPOLE CLEAT SCALE: 3" = 1'-0"

NOTES:

INSTALL FULL STUD DEPTH & MIN. 10" WIDE BLOCKING BTW. THE STUDS WHERE FLAGPOLE CLEAT & LAMINATE THE WALL BTW. STUDS MIN. 42" IN LENGTH WHERE FLAGPOLE BRACKET OCCURS.

PLACE INSIDE THE LAMINATION 1/4" x 2 1/4" x 11" LET-IN STEEL STRAPS UNDER THE BOLT HEADS.

REPLACE THE 1/2" IMPREGN. INSULATING SHEATHING UNDER FLAGPOLE BRACKET & CLEAT WITH 1/2" EXTER. D.FIR PLY. SHEATHING, COVERED W. 15# TARED FELT.

SUPPLY & INSTALL 2 EA. SWIVELED TYPE 3 1/2" BRONZE SNAPHOOKS, 60 FT. 3/8" Ø STD. U.S. MANILA OR #10 COTTON BRAIDED OR COPPER CORE COTTON BRAIDED HALYARD ROPE.

(3' x 5' U.S. FLAG WILL BE SUPPLIED BY THE LOCAL V.F.W.)

CONCEPTUAL SKETCHES:
WALL ELEVATIONS
KPFF

VETERAN'S MEMORIAL BUILDING
GARBERVILLE, CALIF.

V. VANAGS 12-9-58

APPROVED
R.E. 8951.
COUNTY ENGINEER.

SHEET # 4 OF 11 SHEETS

FILE NO. 1 TUBE #A