



City of Woodland
Meeting Agenda
City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

December 3, 2024
6:00 PM

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Land Acknowledgment Statement - The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

1. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

2. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

3. SUBJECT: City Council Meeting Minutes of November 5, 2024, and November 19, 2024

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of November 5, 2024, and November 19, 2024.

4. SUBJECT: Fiscal Year 2023/24 AB1600 Annual Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the AB1600 Annual Report for the Year Ended June 30, 2024.

5. SUBJECT: Job Descriptions - New Treatment Plant Mechanic Operator in Training and Revised Treatment Plant Mechanic

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the job description for the new classification of Treatment Plant Mechanic Operator in Training (OIT), set the pay for this classification at Range 52, and approve changes to the existing Treatment Plant Mechanic job description.

6. SUBJECT: Appointment of a Member to the Planning Commission

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint a member to the Planning Commission.

7. SUBJECT: Waiver of Second Reading and Adoption of Ordinance No. _____, Amending the Construction and Demolition Debris Recycling Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council waive the second reading and adopt Ordinance No. _____, to amend Chapter 13.40 to Title 13 of the Woodland Municipal Code relating to Construction and Demolition Debris Recycling and Diversion.

8. SUBJECT: Final Acceptance and Notice of Completion for Pacific Flyway Pond Enhancement Project, CIP 24-10

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) Reallocating \$46,250 of Spring Lake Infrastructure – Roads funding (Fund Code 682) from the County Road 25A (Parkland Ave. to Mickle Ave.) Improvement Project, CIP 24-05, to the Pacific Flyway Pond Enhancement Project, CIP 24-10, bringing the total Project budget to \$2,118,250; (2) Authorizing a \$32,370.39 increase to the construction contract contingency, bringing the total contract contingency to \$85,845.39; and (3) Accepting the construction contract with RJ Gordon Construction, Inc., as complete and authorizing the City Clerk to file a Notice of Completion.

9. SUBJECT: One-Year Extension of the Contract with San Joaquin Chemicals, Inc. for the Purchase of Coagulants in FY25

RECOMMENDATION FOR ACTION: Staff recommends that Council approve Resolution No. ____ authorizing the City Manager to execute the first one-year extension to the contract with San Joaquin Chemicals, Inc. for a total amount of \$203,250 for the purchase of coagulants in FY25.

10. SUBJECT: Woodland Fire Department Annual Inspection Compliance Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, to receive the annual inspection compliance report to fulfill the requirements of the California Health and Safety Code Sections 13146.2 and 13146.3.

G. PUBLIC HEARINGS

11. SUBJECT: Designation of East St. Underground Utility District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Receive the staff report; 2) Conduct a public hearing; and 3) Adopt Resolution No. ____, designating the East St. Underground Utility District.

12. SUBJECT: Continued Public Hearing and Approval of Fiscal Year 2023/24 Community Development Block Grant Action Plan Amendment #1, Allocation of State Permanent Local Housing Allocation Funds for Operation of the Emergency Shelter, Conditional User Permit for Emergency Shelter Land Use, and Amended and Restated Emergency Shelter Memorandum of Understanding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions: 1) Hold a continued public hearing to receive community input on the Fiscal Year (FY) 2023/24 Community Development Block Grant (CDBG) Action Plan Amendment #1; 2) Adopt Resolution No. ____, approving the Conditional Use Permit with associated conditions of approval for the development of the Emergency Shelter phase two; 3) Adopt Resolution No. ____, approving Action Plan Amendment #1 in substantially the same form presented to the City Council and incorporating public comments received at the public hearing for the allocation of \$131,000 in CDBG funds to Friends of the Mission for rehabilitation of the emergency shelter restroom/shower trailers and amend the Fiscal Year 2024/25 budget to appropriate an additional \$33,376 in CDBG funds (Fund 1320); authorizing the City Manager or designee to finalize and submit Action Plan Amendment #1 to the U.S. Department of Housing and Urban Development after the conclusion of the public comment period; approving the allocation of \$513,576 in State Permanent Local Housing Allocation funds to the Yolo Wayfarer Center to support the operations of the emergency shelter over a two-year period and amend the Fiscal Year 2024/25 budget to appropriate an additional \$513,576 in Permanent Local Housing Allocation funds (Fund 1325); and approving the Amended and Restated Emergency Shelter Memorandum of Understanding with Friends of the Mission and Yolo Wayfarer Center in substantially the same form presented to the City Council.

H. REPORTS OF THE CITY MANAGER

13. SUBJECT: Introduction and Waiver of First Reading of an Ordinance Amending Section 15.16.200 of the Woodland Municipal Code

RECOMMENDATION FOR ACTION: Staff recommends that City Council introduce and waive first reading of an Ordinance amending Section 15.16.200 of Chapter 15.16 of the Woodland Municipal Code to provide additional alternative means of compliance with the City's affordable housing requirements.

14. SUBJECT: Rotation of Mayor and Mayor Pro Tempore

RECOMMENDATION FOR ACTION: Staff recommends that the City Council designate the Council members to serve as Mayor and Mayor Pro Tempore for the following year, effective at the first regular meeting in December 2024.

I. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority of the City of Woodland scheduled for December 3, 2024 was posted on November 27, 2024 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.



Sarah Lansburgh, CMC
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: D.1
SUBJECT: General Public Comments

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Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: E.2
SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Staff Contact:

Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Background:

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and plan for upcoming Council items.



Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

December 10th

SPECIAL MEETING

Declare Results of November 5, 2024 Election
Administer Oath of Office of Office – New/Re-elected Council Members
Mayor’s Remarks

December 17th

REGULAR MEETING

Measures F and R – FY 2024 Annual Reports
Quarterly Investment Report
Planning Division Permitting and Entitlement Fee Schedule
2023 Assistance to Firefighters Grant Award Acceptance and Appropriation Final Acceptance and Notice of Completion for Spring Lake Recycled Water Project, CIP 17-07
Final Acceptance and Notice of Completion for 2024 Water & Sewer Replacement Project, CIP 23-02
Final Map 5221 Ruby Estates Subdivision Improvement Agreement, Related SLIF Reimbursement Agreement
Waste Management Annual Rate Adjustment
Accessory Dwelling Unit Ordinance Amendments
Mobile Vendor Ordinance Updates
City Council Meeting Schedule for 2025
City Council Committees Assignments for 2025

January 7th

REGULAR MEETING (TENTATIVE)

(This meeting proposed to be cancelled pending approval of 2025 City Council Calendar)

January 21st

REGULAR MEETING

Truck Route Map Modifications – Public Hearing
Yolo County Housing Authority Strategic Plan
Yolano Donnelly Redevelopment – YCH Funding Agreement

Future Topics / Study Sessions:

Council Boundaries Update per Annexations (February) Campaign Contribution Ordinance Update (TBD) Downtown Transit Hub Presentation (TBD)

Updated 11/27/2024



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: F.3
SUBJECT: City Council Meeting Minutes of November 5, 2024,
and November 19, 2024

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of November 5, 2024, and November 19, 2024.

Staff Contact:

Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov



Ken Hiatt
City Manager

Attachments:

1. 11.05.24 Draft_minutes
2. 11.19.24 Draft_minutes

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, November 5, 2024

6:00 PM

City Council

CITY COUNCIL

CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Sec. 54956.9)
Name of Case: Woodland Responsible and Compliant Retail, LLC dba Embarc
Woodland v. City of Woodland et al., (Yolo County Superior Court Case No. CV2024-1737)

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

Meeting called to order at 06:02 PM.

D. ROLL CALL

Council Members Present: Members Fernandez, Stallard, Vega and Mayor Pro Tem Lansburgh

Absent: Mayor Garcia-Cadena

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by LeAnn Herigstad.

***Land Acknowledgment Statement** - The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.*

F. COMMUNICATIONS - PUBLIC COMMENT

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Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

Public comment was made by Joe Cadelago and LeAnn Herigstad. No further public comment was received.

2. SUBJECT: General Public Comments

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Emails received regarding divesting from Caterpillar Inc.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

Verbal updates provided by Council Members/Staff.

3. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Received the Long Range Calendar for informational purposes only.

H. CONSENT CALENDAR

Mayor Pro Tem Lansburgh invited public comment. Public comment was made by James Vorhees. No further public comment was received.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried on a 4-0 vote, Council Members approved Consent Calendar Items No. 4 through 17, with Member Fernandez abstaining on Item 8 and Member Vega abstaining on Item 16.

AYES: Members Fernandez, Stallard, Vega and Mayor Pro Tem Lansburgh

NOES: None

ABSENT: Mayor Garcia-Cadena

ABSTAIN: None

4. SUBJECT: City Council Meeting Minutes of October 1, 2024, and October 15, 2024

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of October 1, 2024, and October 15, 2024.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of October 1, 2024, and October 15, 2024.

5. SUBJECT: Commission on Aging Meeting Minutes for September 19, 2024

RECOMMENDATION FOR ACTION: Staff recommends the City Council receive the September 19, 2024 Commission on Aging meeting minutes.

Received the September 19, 2024 Commission on Aging meeting minutes.

6. SUBJECT: Parks & Recreation Commission Meeting Minutes for September 2024

RECOMMENDATION FOR ACTION: Staff recommends the City Council receive the September 23, 2024, Parks & Recreation Commission Meeting Minutes.

Received the September 23, 2024, Parks & Recreation Commission Meeting Minutes.

7. SUBJECT: Community Services Department Quarterly Status Report for the First Quarter FY25

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Community Services Department Quarterly Status Report for the First Quarter of FY25.

Received the Community Services Department Quarterly Status Report for the First Quarter of FY25.

8. SUBJECT: Waiver of Second Reading and Adoption of Ordinance No. ____, Camping Within the City Limits.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council waive the second reading and adopt Ordinance No. ____, amending sections 9.48.030 and 9.48.050 and adding sections 9.48.060 through 9.48.090 to Title 9, Chapter 9.48 "Camping Within the City Limits" of the Woodland Municipal Code.

Waived the second reading and adopted ORDINANCE NO. 1725, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTIONS 9.48.030 AND 9.48.050 AND ADDING SECTIONS 9.48.060 THROUGH 9.48.090 TO TITLE 9 OF THE WOODLAND MUNICIPAL CODE RELATING TO CAMPING WITHIN THE CITY LIMITS.

AYES: Members Stallard, Vega and Mayor Pro Tem Lansburgh

NOES: None

ABSENT: Mayor Garcia-Cadena

ABSTAIN: Member Fernandez

9. SUBJECT: Waiver and Second Reading and Adoption of Ordinance No. ____, Police Department Initiated Towing Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council waive the second reading and adopt Ordinance No. ____, revising sections within Chapter 10.16, "Police Department Initiated Towing Services," to Title 10 of the Woodland Municipal Code.

Waived the second reading and adopted ORDINANCE NO. 1726, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA AMENDING CHAPTER 10.16 OF TITLE 10 OF THE WOODLAND MUNICIPAL CODE RELATING TO OFFENSES-MISCELLANEOUS.

10. SUBJECT: Authorize a Budget Augmentation of \$30,000 for Police Department HVAC Maintenance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. ____, authorizing the City Manager to execute a

budget augmentation of \$30,000 in the General Fund (Fund 1101) Police Department budget for ongoing HVAC maintenance to accommodate contracted services, ensuring the operational efficiency and comfort of the Department.

Approved RESOLUTION NO. 8403, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING A BUDGET AUGMENTATION OF \$30,000 FOR POLICE DEPARTMENT HVAC MAINTENANCE, authorizing the City Manager to execute a budget augmentation of \$30,000 in the General Fund (Fund 1101) Police Department budget for ongoing HVAC maintenance to accommodate contracted services, ensuring the operational efficiency and comfort of the Department.

11. SUBJECT: Authorize the Purchase Authority for Magnesium Hydroxide for the Water Pollution Control Facility

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the Water Pollution Control Facility's purchase of magnesium hydroxide from Hill Brothers Chemical Company for a total of \$262,000.

Approved RESOLUTION NO. 8404, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING THE CITY MANAGER TO PURCHASE MAGNESIUM HYDROXIDE FROM HILL BROTHERS CHEMICAL COMPANY, IN AN AMOUNT NOT-TO-EXCEED \$262,000.00 FOR FISCAL YEAR 2024-2025.

12. SUBJECT: Authorize a Budget Augmentation of \$335,000 for Library Eave Replacement and New 25-Year Roof

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute a budget augmentation of \$335,000 in the Facilities Replacement Fund (Fund 2011) for the replacement of the Library eaves and roof.

Approved RESOLUTION NO. 8405, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE BUDGET INCREASE FOR LIBRARY EAVE AND ROOF REPLACEMENT PROJECT, authorizing the City Manager to execute a budget augmentation of \$335,000 in the Facilities Replacement Fund (Fund 2011) for the replacement of the Library eaves and roof.

13. SUBJECT: Approve Plans & Specifications and Authorize Bid Advertisement for the Gibson Road at SR-113 Interchange Modification Project (CIP 19-13)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve the project plans & specifications and authorize a bid advertisement for the Gibson Road at SR-113 Interchange Modification Project, CIP 19-13.

Adopted RESOLUTION NO. 8406, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS AND AUTHORIZING BID ADVERTISEMENT FOR THE GIBSON ROAD AT SR-113 INTERCHANGE MODIFICATION PROJECT, CIP 19-13.

14. SUBJECT: Contract Amendment to the Professional Services Agreement for the Staybridge Suites Offsite Improvement Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve the amendment to the agreement for

Professional Construction Management & Inspection Services with AEC and authorize and direct the City Manager to execute the amendment in the amount of \$20,000.00 for a total contract amount of \$214,409.50.

Adopted RESOLUTION NO. 8407, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, APPROVING AN AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES FOR CONSTRUCTION MANAGEMENT AND INSPECTION OF THE STAYBRIDGE SUITES OFFSITE IMPROVEMENT PROJECT, to approve the amendment to the agreement for Professional Construction Management & Inspection Services with AEC and authorize and direct the City Manager to execute the amendment in the amount of \$20,000.00 for a total contract amount of \$214,409.50.

15. SUBJECT: Contract Amendment for Construction Management and Inspection Services for Improvements Associated with Prudler Phase 1 and Phase 2 Subdivision Improvements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve an amendment to the Agreement for Professional Construction Management & Inspection Services with UNICO Engineering Consultants Inc., and authorize the City Manager to execute the amendment in the amount of \$60,000.00 for the Prudler Phase 1 and Phase 2 Subdivision Improvements.

Adopted RESOLUTION NO. 8408, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE A CONTRACT AMENDMENT WITH UNICO ENGINEERING CONSULTANTS, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR PRUDLER PHASE 1 AND PHASE 2 SUBDIVISION PROJECT, to approve an amendment to the Agreement for Professional Construction Management & Inspection Services with UNICO Engineering Consultants Inc., and authorize the City Manager to execute the amendment in the amount of \$60,000.00 for the Prudler Phase 1 and Phase 2 Subdivision Improvements.

16. SUBJECT: Final Acceptance and Notice of Completion for 2022 Spring Lake Parks Project, CIP 20-03

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the Spring Lake Parks Project, CIP 20-03 as complete and authorize the City Clerk to file a Notice of Completion.

Adopted RESOLUTION NO. 8409, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT PROJECT, 2022 SPRING LAKE PARKS PROJECT; CIP 20-03 CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

AYES: Members Fernandez, Stallard and Mayor Pro Tem Lansburgh

NOES: None

ABSENT: Mayor Garcia-Cadena

ABSTAIN: Member Vega

17. SUBJECT: Final Acceptance and Notice of Completion for 2024 Road Maintenance Project, CIP 23-01 & 24-01

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) Adopt Resolution No. _____, accepting the 2024 Road Maintenance Project, CIP 23-01 & 24-01, as complete and authorizing the City Clerk to file a Notice of Completion; (2) Authorize the reallocation of \$106,000.00 of unspent Measure F funding from the 2023 Road Maintenance Project, CIP 23-01, to the

Fiscal Year 2025 budget for the 2025 Road Maintenance Project, CIP 25-02; and (3) Authorize the reallocation of \$329,000.00 of unspent Measure F funding and \$25,000.00 of unspent Water Enterprise funding from the 2024 Road Maintenance Project, CIP 24-01, to the Fiscal Year 2025 budget for the 2025 Road Maintenance Project, CIP 25-02.

(1) Adopted RESOLUTION NO. 8410, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2024 ROAD MAINTENANCE PROJECT (CIP 23-01 & 24-01) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION, REALLOCATING \$106,000 OF MEASURE F FUNDING FROM CIP 23-01 TO THE 2025 ROAD MAINTENANCE PROJECT (CIP 25-02), AND REALLOCATING \$329,000 OF MEASURE F FUNDING AND \$25,000 OF WATER ENTERPRISE FUNDING FROM CIP 24-01 TO THE 2025 ROAD MAINTENANCE PROJECT (CIP 25-02); (2) Authorized the reallocation of \$106,000.00 of unspent Measure F funding from the 2023 Road Maintenance Project, CIP 23-01, to the Fiscal Year 2025 budget for the 2025 Road Maintenance Project, CIP 25-02; and (3) Authorized the reallocation of \$329,000.00 of unspent Measure F funding and \$25,000.00 of unspent Water Enterprise funding from the 2024 Road Maintenance Project, CIP 24-01, to the Fiscal Year 2025 budget for the 2025 Road Maintenance Project, CIP 25-02.

I. ADJOURN

Meeting adjourned at 06:28 PM in memory of Dan Best and Manuel Candela.

Respectfully Submitted,

Sarah Lansburgh, CMC
City Clerk

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, November 19, 2024

6:00 PM

City Council

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

A. CALL TO ORDER

Meeting called to order at 06:00 PM.

B. ROLL CALL

Council Members Present: Members Fernandez, Lansburgh, Stallard, Vega, and Mayor Garcia-Cadena

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Mayor Garcia-Cadena.

***Land Acknowledgment Statement** - The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.*

D. COMMUNICATIONS - PUBLIC COMMENT

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Public comment was made by Jamie Siebel. No further public comment was received.

1. SUBJECT: General Public Comments

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Email received regarding conditions of homes and properties.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

Verbal updates provided by Council Members/Staff.

2. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Received the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

Mayor Garcia-Cadena invited public comment. Public comment was made by James Vorhees.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Lansburgh and carried on a 5-0 vote, Council Members approved Consent Calendar Items No. 3 through 7.

AYES: Members Fernandez, Lansburgh, Stallard, Vega and Mayor Garcia-Cadena

NOES: None

ABSENT: None

ABSTAIN: None

3. SUBJECT: Native American Heritage Month

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation recognizing November 2024 as Native American Heritage Month in Woodland

Adopted a Proclamation recognizing November 2024 as Native American Heritage Month in Woodland.

Dr. Gayle Totton with the Yocha Dehe Government Affairs Department received the Proclamation.

4. SUBJECT: 2024 Small Business Saturday 2024 Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim Saturday, November 30, 2024 as "Small Business Saturday" in Woodland.

Proclaimed Saturday, November 30, 2024 as "Small Business Saturday" in Woodland.

Cynthia Evans and Spencer Langdon with the Woodland Chamber of Commerce received the Proclamation.

5. SUBJECT: Adoption of a Proclamation Recognizing State Senator Bill Dodd

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation recognizing Bill Dodd's service in the State Legislature.

Adopted a Proclamation recognizing Bill Dodd's service in the State Legislature.

6. SUBJECT: Adoption of a Proclamation Recognizing Global Entrepreneurship Week 2024

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation recognizing Global Entrepreneurship Week 2024.

Adopted a Proclamation recognizing Global Entrepreneurship Week 2024.

Cynthia Evans and Spencer Langdon with the Woodland Chamber of Commerce received the Proclamation.

7. SUBJECT: Authorize a Budget Augmentation of \$57,000 for Additional Work on the Library Public Restrooms

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a budget augmentation of \$57,000 in the Library budget for additional work on the public restroom drainage.

Adopted RESOLUTION NO. 8411, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND Authorizing a Budget Augmentation of \$57,000 for Additional Work on the Library Public Restrooms, authorizing the City Manager to execute a budget augmentation of \$57,000 in the Library budget for additional work on the public restroom drainage.

G. PUBLIC HEARINGS

8. SUBJECT: Public Hearing – Fiscal Year 2023/24 Community Development Block Grant Action Plan Amendment #1

RECOMMENDATION FOR ACTION: Staff recommends that the City Council open and continue the public hearing to a date certain of December 3, 2024.

Mayor Garcia-Cadena opened the public hearing.

On a motion by Council Member Stallard, seconded by Council Member Vega and carried on a 5-0 vote, Council Members continued the public hearing to a date certain of December 3, 2024.

AYES: Members Fernandez, Lansburgh, Stallard, Vega and Mayor Garcia-Cadena

NOES: None

ABSENT: None

ABSTAIN: None

9. SUBJECT: Prohousing Designation Program Application

RECOMMENDATION FOR ACTION: Staff recommends that the City Council hold a public hearing to receive testimony regarding the City of Woodland's intention to apply to the California Department of Housing and Community Development's Prohousing Designation Program.

Communication and Strategic Policies Manager Spencer Bowen presented the item and responded to questions from Council.

Mayor Garcia-Cadena opened the public hearing. Public comment was made by James Vorhees. No further public comment was received.

Mayor Garcia-Cadena closed the public hearing.

On a motion by Mayor Pro Tem Lansburgh, seconded by Council Member Vega and carried on a 5-0 vote, Council Members held a public hearing to receive testimony regarding the City of Woodland's intention to apply to the California Department of Housing and Community Development's Prohousing Designation Program.

AYES: Members Fernandez, Lansburgh, Stallard, Vega and Mayor Garcia-Cadena
NOES: None
ABSENT: None
ABSTAIN: None

H. REPORTS OF THE CITY MANAGER

10. SUBJECT: Proposed Revisions to the Construction and Demolition Debris Recycling Ordinance

RECOMMENDATION FOR ACTION: Staff recommends the City Council introduce and waive the first reading of an Ordinance of the City Council of the City of Woodland, California, to amend Chapter 13.40 of Title 13 of the Woodland Municipal Code relating to Construction and Demolition Debris Recycling and Diversion.

Environmental Resources Program Manager Rosie Ledesma presented the item. Environmental Resources Program Manager Ledesma and City Manager Ken Hiatt responded to questions from Council.

Mayor Garcia-Cadena invited public comment. Public comment was made by James Vorhees. No further public comment was received.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried on a 5-0 vote, Council Members introduced and waived the first reading of an Ordinance of the City Council of the City of Woodland, California, to amend Chapter 13.40 of Title 13 of the Woodland Municipal Code relating to Construction and Demolition Debris Recycling and Diversion.

AYES: Members Fernandez, Lansburgh, Stallard, Vega and Mayor Garcia-Cadena
NOES: None
ABSENT: None
ABSTAIN: None

11. SUBJECT: Fiscal Year 2024/25 Quarterly Budget Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an informational report representing the FY2024/25 First Quarter Budget Update.

Financial Services Manager Karie Farnham presented the item. Financial Services Manager Farnham, Administrative Services Director Kim McKinney and City Manager Ken Hiatt responded to questions from Council.

Mayor Garcia-Cadena invited public comment. Public comment was made by James Vorhees. No further public comment was received.

Council received an informational report representing the FY2024/25 First Quarter Budget Update.

I. ADJOURN

Meeting adjourned in memory of Tom Dote at 7:57 PM.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: F.4
SUBJECT: Fiscal Year 2023/24 AB1600 Annual Report

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, accepting the AB1600 Annual Report for the Year Ended June 30, 2024.

Staff Contact:

Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:

There is no fiscal impact associated with the acceptance of the AB1600 Annual Report. The attached annual report details the collection of \$8,770,011 in revenues and expenditures of \$4,621,809 for citywide development impact fees. Also included in the report are the details for the Spring Lake Infrastructure Fees (SLIF) showing collection of revenues of \$8,549,723 and expenditures of \$12,142,664,652. SLIF revenues are generally "collected" via credits that developers have on-account with the City that were allocated from sales of bonds, and of the revenue collected in FY23/24, \$4,887,803 was paid via credits on account.

Although activity in FY2023/24 resulted in positive growth in the impact fee program, the impact fee funds continue to reflect an overall negative fund balance at June 30, 2024 of (\$1,483,926).

Report in Brief:

Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) within 180 days of the close of a fiscal year.

Background:

In 1978, following the passage of Proposition 13, many cities began charging fees on new development to fund public improvements and services such as streets, park facilities, sewers and storm drains. These fees are commonly known as development impact fees. In order to ensure that these fees are spent in a timely manner and on projects for which they were collected, the State Legislature passed a bill known as AB1600 (Mitigation Fee Act). This bill applies to developer fees which were increased or imposed on or after January 1, 1989. AB1600 enacts Government Code Sections 66000-66008 which generally contain four requirements.

1. A local jurisdiction must follow the process set forth in the bill and make certain determinations regarding the purpose and use of the fees, and establish a "nexus" or connection between a development project or class of projects and the public improvement that will be financed with the fee.
2. The fee revenue must be segregated from the general fund in order to avoid commingling of public improvement fees and the general fund.
3. If a jurisdiction has had possession of a developer fee for five or more years and has not committed the money to a project or spent the money, then it must make findings describing the continuing need for that money. In addition, an annual report must be made of fees collected, interest earned, projects on which fees were expended, and any transfers

for loans from the fee account. This report is to be reviewed by the local agency assessing the fees.

4. If a local jurisdiction cannot make the findings required under paragraph three (3), the City must refund the fees collected.

Discussion:

The City of Woodland development fees covered by AB1600, and documented in the attached report, include the following:

- General City impact fee
- Parks and Recreation impact fee
- Police impact fee
- Fire protection impact fee
- Library impact fee
- Water impact fee
- Storm Drainage impact fee
- Road impact fee
- Water impact fee
- Wastewater impact fee

Spring Lake Infrastructure Fees (SLIF) are also fees subject to AB1600 and include the following categories:

- Parks
- Storm Drainage
- Roads
- Water
- Sewer
- Fire

Staff examined each of the funds for the impact fees listed above to determine if any development fees remain unexpended five years or more after receipt and are subject to refund. Based on analysis, no refunds are due. Many of the funds reflect negative fund balances, and therefore no unexpended fees exist; other fund balances represent unexpended fees collected for respective Council approved projects which will be financed and implemented when financially feasible or practical.

The Water impact fee, which primarily addresses the impact to the surface water project, does not show direct project expenditures, but has been and will be used to pay down long-term debt associated with the Surface Water Supply Project over the coming years. This impact fee allows the development community to pay their fair share of the capacity designed within the Surface Water Supply project to support future growth in the community. The water rate study adopted by Council in December 2021 includes expected contributions from the Surface Water development fee to assist with payment of debt service and contribute toward meeting required debt service coverage ratios. The citywide impact fee program was updated in April 2019, and included in this update was the elimination of a stand-alone Water Development fee. The previous fee was incorporated in the updated Surface Water development fee; the existing reserve balance in the previous Water Development Fee fund has been consolidated with the Surface Water fee fund to use toward

payment of debt.

The nature of AB1600 funds is such that the timing of receipt of revenues and construction of the related capital projects rarely coincide. Ideally, revenues will be collected over time and accumulated until a development related project is needed; in years of construction, accumulated reserves will be used up. For many years, it was the City's practice to construct projects in advance of collecting sufficient funds through borrowing from other city funds, or by issuing long-term external debt. This practice has resulted in many of the AB1600 funds operating with very large deficit balances. In response to the financial imbalances, the City adopted a Budget & Fiscal Policy in 2009 that aimed to improve these balances through the following:

- Discontinue the practice of internal borrowing between enterprise and categorical funds; funding for capital projects must be determined based on the available resources within each fund to meet its cash payment or debt service requirements and strategies to balance each fund and implement fund integrity should be continued.
- Discontinue the practice of issuing bonds or desired capital improvements based on projected development and the collection of impact fees associated with development. This source of revenue is dependent on the level of economic activity within the region and is uncertain and unstable.

While expenditures on major capital projects have been delayed, reduced, limited or altogether canceled in the Capital Improvement Plan since 2008, the City must continue to pay ongoing annual debt service for debt that was secured by impact fee revenues. In addition, the City's AB1600 impact fee revenues have been very volatile due to the unpredictability in residential and commercial development over the past ten years. Further complicating the revenue/expenditure imbalance is the significant reduction of the development impact fees that occurred in December 2008. The fees have been adjusted since that time, but mostly to account for inflationary adjustments and some new projects, but remain considerably impacted by this previous reduction and the impact of annual fee revenues.

For FY 2023/24, total revenues from the AB1600 funds exceeded expenditures by \$4,148,201. Despite the strong residential development and related revenues, and the very conservative programming of capital improvement projects that utilize development impact fees, the burden of ongoing debt service payments is very high. Two impact fee funds continue to run large deficit balances: the wastewater and park development fee funds. To date, Measures E and F have loaned the park impact fee fund \$9.9 million to cover debt service related to the construction of the Community & Senior Center and Sports Park facilities. These bond payments will continue until 2026 and will likely require assistance from Measure F to meet the obligation through that time. Eventually, as development continues and the bonds are paid off, the park development fee fund will need to reimburse Measure E/F for the long-term loan.

The other fund with a large imbalance is the wastewater development fund, which also has significant ongoing obligations related to debt service payments. Although the debt service owed by the wastewater development fund continues to be tracked within the development fund, the sewer rates approved by the Council at the beginning of 2013 are sufficient to cover this ongoing debt service requirement until such time as the wastewater development fund can pay its share of debt service and begin repayment to the sewer enterprise fund. With the adopted sewer rates in place, the City refunded the outstanding debt to achieve a lower interest rate, thus reducing the overall cost of debt service. To date, this fund has accumulated a deficit owed to the wastewater enterprise fund of \$13.48 million. It is unlikely that the development fund will be able to repay this loan until after the existing debt is paid off, which will occur in fiscal year 2035.

The other funds with deficit balances are the police and storm drainage development fee funds. These funds did improve slightly in FY2023/24. Unlike the other development fee related funds, the storm drain development fund does not receive revenue when new development occurs in Spring Lake (there is a specific Spring Lake Infrastructure Fee instead), which is the majority of the development occurring within the City. The overall deficit balance will improve when other, mostly non-residential development occurs in the City. With continued new development and contained spending, progress towards bringing these funds into balance will continue.

The SLIF funds provide an accounting of the expenditures of Spring Lake specific projects. The funding of these projects has occurred primarily through advancement of cash either through issuance of bonds or developer payments. The advancement of this cash generates fee credits for developers in Spring Lake, and the "revenues" detailed in the Annual Report reflect primarily the use of those fee credits. The balances in the SLIF funds may not necessarily coincide with cash available for projects, since the cash flow is generally provided through issuance of bonds, which is tracked separately.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, accepting the AB1600 Annual Report for the Year Ended June 30, 2024.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - AB1600 Annual Report FY24
2. Attachment A - FY24 AB1600 Annual Report

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF WOODLAND ACCEPTING THE FISCAL YEAR
2023/24 ANNUAL REPORT OF DEVELOPMENT FEES (AB1600 REPORT)**

WHEREAS, the City of Woodland imposes fees to mitigate the impact of development pursuant to Government Code sections 66000 et seq.; and

WHEREAS, said fees collected are deposited into a special and separate capital fund for each type of improvement funded by development fees; and

WHEREAS, the City maintains separate funds for general city, parks and recreation, police, fire, library, water, storm drainage, roads, and wastewater; and

WHEREAS, the City maintains separate funds for Spring Lake Infrastructure Fees for parks and recreation, storm drainage, roads, water, fire and wastewater; and

WHEREAS, the City is required within 180 days after the last day of each fiscal year to make available to the public information for the fiscal year regarding these fees under Government Code section 66006; and

WHEREAS, City staff has prepared a report (“AB1600 Report”) that contains the information required by Government Code section 66006, a copy which is attached hereto as Exhibit “A”; and

WHEREAS, no interfund transfers or loans were made from any of the accounts identified in the AB1600 Report; and

WHEREAS, there were no refunds of development impact fees collected pursuant to Government Code §66001(e), nor were there any allocations of unexpended revenues collected pursuant to Government Code §66001(f); and

WHEREAS, no interested persons have requested notice of the AB1600 Report; consequently, no notices of the availability of the AB1600 Report were mailed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby declares that it does pass this Resolution and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases or clauses by declared unconstitutional on their face or as applied:

SECTION 1. Findings. The City Council of the City of Woodland hereby finds and adopts as follows:

- A.** In accordance with Government Code section 66006, the City has conducted an annual review of its development impact fees and capital improvement program

and the City Council has reviewed the AB1600 Report attached hereto as Exhibit A and incorporated herein by this reference.

- B.** The funds have been and shall be used for the purposes stated in said reports and are necessary to mitigate impacts resulting from development in the City and further finds that there is a reasonable relationship between the use of the fees and type of development project upon which the fee is imposed.
- C.** The City Council hereby approves, accepts and adopts the AB1600 Report.
- D.** The AB1600 Report is available for public review on the City’s website, at the City Clerk’s office and upon request.

SECTION 2. Effective Date. The resolution shall take effect immediately upon adoption.

SECTION 3. Severability. If a section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 3rd day of December 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tania Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

Attachment 1
AB1600 Annual Report
Development Impact Fees
City of Woodland
Fiscal Year Ended June 30, 2024

Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) within 180 days of the close of a fiscal year.

This report summarizes the following information for each of the development fee programs:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Disbursement information.
5. Findings regarding the continuing need for unexpended funds, if any.

Citywide Major Project Financing Plan (MPFP) Impact Fees

For the fiscal year ended June 30, 2024, fund revenues (development fees, interest income, bond proceeds, etc.) totaled \$8,770,011, while expenditures totaled \$4,621,809.

The table below summarizes annual fee revenues directly relating to impact fees and related project expenditures, and related fund balances:

Category	Beginning Fund Balance (Deficit)	Development Fee Revenues	Other Revenues	Total Revenues	Expenditures	Net Difference	Ending Fund Balance (Deficit)
General City	\$ 2,277,655	\$ 248,776	\$ -	\$ 248,776	\$ 68,482	\$ 180,294	\$ 2,457,950
Parks & Recreation	\$ (9,333,099)	\$ 1,208,462	\$ -	\$ 1,208,462	\$ 1,414,622	\$ (206,160)	\$ (9,539,259)
Police	\$ (1,956,274)	\$ 196,707	\$ -	\$ 196,707	\$ 66,862	\$ 129,845	\$ (1,826,430)
Fire	\$ 3,152,846	\$ 851,598	\$ -	\$ 851,598	\$ 135,067	\$ 716,531	\$ 3,869,377
Library	\$ 699,902	\$ 125,058	\$ -	\$ 125,058	\$ 89,617	\$ 35,441	\$ 735,343
Water	\$ 9,008,803	\$ 1,387,741	\$ -	\$ 1,387,741	\$ 2,046	\$ 1,385,695	\$ 10,394,498
Storm Drainage	\$ (2,186,085)	\$ 241,551	\$ -	\$ 241,551	\$ -	\$ 241,551	\$ (1,944,534)
Roads	\$ 6,061,076	\$ 2,714,958	\$ -	\$ 2,714,958	\$ 924,173	\$ 1,790,786	\$ 7,851,862
Wastewater	\$ (13,356,951)	\$ 1,795,160	\$ -	\$ 1,795,160	\$ 1,920,941	\$ (125,782)	\$ (13,482,733)
Total	\$ (5,632,128)	\$ 8,770,011	\$ -	\$ 8,770,011	\$ 4,621,809	\$ 4,148,201	\$ (1,483,926)

Spring Lake Infrastructure Fees (SLIF)

The majority of SLIF revenues are "paid" through use of fee credits allocated to developers either through issuance of Community Facilities District (CFD) Debt, cash advanced by developers, or from construction of infrastructure. "Fund Balances" do not necessarily reflect cash available in each of these funds, but rather an accounting of fees "collected" and projects built. As of June 30, 2024 \$5,905,537 in unused fee credits remained in developer accounts with the City

Category	Beginning Fund Balance (Deficit)	Development Fee Revenues	Other Revenues	Total Revenues	Expenditures	Net Difference	Ending Fund Balance (Deficit)
Parks	\$ 3,973,497	\$ 1,542,662	\$ -	\$ 1,542,662	\$ 3,288,486	\$ (1,745,824)	\$ 2,227,673
Storm Drain	\$ 3,023,356	\$ 1,994,429	\$ -	\$ 1,994,429	\$ 715,695	\$ 1,278,734	\$ 4,302,090
Roads	\$ 8,736,949	\$ 3,847,448	\$ -	\$ 3,847,448	\$ 8,138,483	\$ (4,291,035)	\$ 4,445,914
Water	\$ 3,922,517	\$ 434,773	\$ -	\$ 434,773	\$ -	\$ 434,773	\$ 4,357,290
Sewer	\$ 905,698	\$ 574,178	\$ -	\$ 574,178	\$ -	\$ 574,178	\$ 1,479,876
Fire	\$ 1,107,949	\$ 156,233	\$ -	\$ 156,233	\$ -	\$ 156,233	\$ 1,264,182
Total	\$ 21,669,967	\$ 8,549,723	\$ -	\$ 8,549,723	\$ 12,142,664	\$ (3,592,941)	\$ 18,077,026

FUND 1510 - GENERAL CITY DEVELOPMENT

General City Development Fee Description

General City development fees are used to expand/construct City Hall and other general City facilities (including technology improvements/updates) to meet the needs of the increased residential population and increase in commercial enterprises. Completion of studies including the General Plan and Zoning Updates also belong to this fee category.

General City Development Fee Schedule

Category	Basis	Fee
Single Family Residential - Greenfield	Unit	\$ 1,031.00
Single Family Residential- Spring Lake	Unit	\$ 1,031.00
Single Family Residential- Infill	Unit	\$ 1,031.00
Multi-family Residential - Greenfield	Unit	\$ 775.00
Multi-family Residential- Spring Lake	Unit	\$ 775.00
Multi-family Residential - Infill	Unit	\$ 740.00
Multi-family Residential - Corridor	Unit	\$ 740.00
Multi-family Residential - Downtown	Unit	\$ 740.00
Small Multi-family- Greenfield	Unit	\$ 517.00
Small Multi-family- Spring Lake	Unit	\$ 517.00
Small Multi-family- Infill	Unit	\$ 517.00
Small Multi-family- Corridor	Unit	\$ 517.00
Small Multi-family- Downtown	Unit	\$ 517.00
Retail	1,000Sq Ft	\$ 688.00
Service	1,000Sq Ft	\$ 688.00
Office	1,000Sq Ft	\$ 860.00
Industrial	1,000Sq Ft	\$ 286.00

General City Development Fund Collections & Expenditures

	2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance	\$1,389,946	\$1,695,092	\$1,956,971	\$2,076,109	\$2,277,655
REVENUES					
Development Fees	292,860	262,637	233,997	335,079	248,776
Interest Earnings	32,154	19,949	12,881	43,165	-
Other Revenue	-	-	-	-	-
Total Revenue	325,014	282,587	246,878	378,244	248,776
EXPENDITURES					
MPFP # Program Title					
2109 Enterprise System Replacement	-	11	123,957	171,240	61,845
9000 Force Account	19,868	20,696	3,783	5,458	6,637
Total Expenditures	19,868	20,708	127,740	176,698	68,482
Excess(deficiency) revenues	305,146	261,879	119,138	201,546	180,294
Total Available Fund Equity at June 30	\$1,695,092	\$1,956,971	\$2,076,109	\$2,277,655	\$2,457,950

Conclusion: No fees have been held unexpended for more than five years; no refunds required
The fund equity as of June 30, 2024 represents collected fees earmarked for future technology enhancement projects and completion of various studies.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1540 - PARK & RECREATION DEVELOPMENT

Park Development Fee Description

Park development fees are used to acquire park land, equipment and to construct or expand a variety of recreational facilities such as sports parks, Community Senior Center, tennis courts and swimming pools as related to the impact of growth on the City.

Park Development Fee Schedule

Category	Basis	Fee
Single Family Residential - Greenfield	Unit	\$ 9,520
Single Family Residential- Spring Lake	Unit	\$ 5,238
Single Family Residential- Infill	Unit	\$ 9,520
Multi-family Residential - Greenfield	Unit	\$ 7,140
Multi-family Residential - Spring Lake	Unit	\$ 3,928
Multi-family Residential - Infill	Unit	\$ 6,825
Multi-family Residential - Corridor	Unit	\$ 6,825
Multi-family Residential - Downtown	Unit	\$ 6,825
Small Multi-family- Greenfield	Unit	\$ 4,761
Small Multi-family- Spring Lake	Unit	\$ 2,618
Small Multi-family- Infill	Unit	\$ 4,761
Small Multi-family- Corridor	Unit	\$ 4,761
Small Multi-family- Downtown	Unit	\$ 4,761

Park Development Fund Collections & Expenditures

	2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance	\$ (9,806,109)	\$ (9,832,232)	\$ (9,830,293)	\$ (9,981,822)	\$ (9,333,099)
REVENUES					
Development Fees	1,420,753	1,434,975	1,263,093	2,051,020	1,208,462
Interest Earnings	-	-	-	12,325	-
Other Revenue	25	-	-	-	-
Total Revenue	<u>1,420,778</u>	<u>1,434,975</u>	<u>1,263,093</u>	<u>2,063,345</u>	<u>1,208,462</u>
EXPENDITURES					
MPEP # Program Title					
7931 2014 Refunding Lease Rev	1,410,073	1,414,622	1,414,622	1,414,622	1,414,622
9000 Force Account	36,828	18,414	-	-	-
Total Expenditures	<u>1,446,901</u>	<u>1,433,036</u>	<u>1,414,622</u>	<u>1,414,622</u>	<u>1,414,622</u>
Excess(deficiency) revenues	<u>(26,123)</u>	<u>1,939</u>	<u>(151,529)</u>	<u>648,723</u>	<u>(206,160)</u>
Total Available Fund Equity at June 30	<u>\$ (9,832,232)</u>	<u>\$ (9,830,293)</u>	<u>\$ (9,981,822)</u>	<u>\$ (9,333,099)</u>	<u>\$ (9,539,259)</u>

No fees have been held unexpended for more than five years. Funding requirements continue for existing debt

Conclusion: obligations. No refunds required.

Council approved loaning of Measure E (MSE) and, subsequently, Measure F (MSF) revenues to this fund, up to \$2M per year, to pay debt service on the bonds since the fund's revenue has not been sufficient to cover debt service. Only the amount needed to supplement annual fee revenue is loaned. To date, a total of \$9,169,711 has been loaned from MSE to Park Development. MSF has loaned \$381,873 to date.

MSE Loan	2012 \$	4,646,458	MSF Loan	
	2013 \$	1,646,063		
	2014 \$	(477,157)		
	2015 \$	1,363,398		
	2016 \$	1,000,834		
	2017 \$	633,603		
	2018 \$	986,365		
	2019 \$	6,545		
	2021 \$	-	\$ 24,184	
	2022 \$	-	\$ 151,529	
	2023 \$	(636,398)	\$ -	
	2024 \$	-	\$ 206,160	

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1550 - POLICE DEVELOPMENT FUND

Police Development Fee Description

Police development fees are used to expand/construct police service facilities and to acquire equipment related to the impact of growth on the City.

Police Development Fee Schedule

Category	Basis	Fee
Single Family Residential - Greenfield	Unit	\$ 844
Single Family Residential- Spring Lake	Unit	\$ 844
Single Family Residential- Infill	Unit	\$ 844
Multi-family Residential - Greenfield	Unit	\$ 632
Multi-family Residential- Spring Lake	Unit	\$ 632
Multi-family Residential - Infill	Unit	\$ 604
Multi-family Residential - Corridor	Unit	\$ 604
Multi-family Residential - Downtown	Unit	\$ 604
Small Multi-family- Greenfield	Unit	\$ 422
Small Multi-family- Spring Lake	Unit	\$ 422
Small Multi-family- Infill	Unit	\$ 422
Small Multi-family- Corridor	Unit	\$ 422
Small Multi-family- Downtown	Unit	\$ 422
Retail	1,000 Sq Ft	\$ 562
Service	1,000 Sq Ft	\$ 562
Office	1,000 Sq Ft	\$ 702
Industrial	1,000 Sq Ft	\$ 234

Police Development Fund Collections & Expenditures

	2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance	\$(2,621,326)	\$(2,446,253)	\$(2,294,342)	\$(2,168,418)	\$(1,956,274)
REVENUES					
Development Fees	239,178	218,408	191,132	273,066	196,707
Interest Earnings	3,360	-	-	3,882	-
Total Revenue	\$ 242,538	\$ 218,408	\$ 191,132	\$ 276,948	\$ 196,707
EXPENDITURES					
<u>MPFP #</u> <u>Program</u> <u>Title</u>					
0624 Vehicle Purchase					
0841 Computer Aided Dispatch	64,487	64,729	64,649	64,245	64,480
9000 Force Account	2,978	1,769	559	559	2,382
Total Expenditures	\$ 67,465	\$ 66,498	\$ 65,208	\$ 64,804	\$ 66,862
Excess(deficiency) revenues	\$ 175,073	\$ 151,910	\$ 125,924	\$ 212,144	\$ 129,845
Total Available Fund Equity at June 30	<u>\$(2,446,253)</u>	<u>\$(2,294,342)</u>	<u>\$(2,168,418)</u>	<u>\$(1,956,274)</u>	<u>\$(1,826,430)</u>

Conclusion: No fees have been held unexpended for more than five years; no refunds required

Note: Beginning in FY2012, the Total Fund Equity will not match the City's published annual financial statements due to a large transfer in from another fund (\$1,826,430). This transfer was done for financial accounting puposes and is considered a long term loan to the Police Development Fund that is repaid over time from available cash balances.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1560 - FIRE DEVELOPMENT FUND

Fire Development Fee Description

Fire development fees are used to expand/construct fire service facilities and to acquire equipment related to the impact of growth on the City.

Fire Development Fee Schedule

Category	Basis	Fee
Single Family Residential - Greenfield	Unit	\$ 3,495
Single Family Residential- Spring Lake	Unit	\$ 3,495
Single Family Residential- Infill	Unit	\$ 3,495
Multi-family Residential - Greenfield	Unit	\$ 2,095
Multi-family Residential- Spring Lake	Unit	\$ 2,095
Multi-family Residential - Infill	Unit	\$ 2,038
Multi-family Residential - Corridor	Unit	\$ 2,038
Multi-family Residential - Downtown	Unit	\$ 2,038
Small Multi-family- Greenfield	Unit	\$ 1,397
Small Multi-family- Spring Lake	Unit	\$ 1,397
Small Multi-family- Infill	Unit	\$ 1,397
Small Multi-family- Corridor	Unit	\$ 1,397
Small Multi-family- Downtown	Unit	\$ 1,397
Retail	1,000 Sq Ft	\$ 2,038
Service	1,000 Sq Ft	\$ 2,038
Office	1,000 Sq Ft	\$ 2,329
Industrial	1,000 Sq Ft	\$ 1,357

Fire Development Fund Collections & Expenditures

	2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance	\$ (59,468)	\$ 747,667	\$ 1,500,395	\$ 2,144,382	\$ 3,152,846
REVENUES					
Development Fees	964,523	887,070	763,939	1,082,287	851,598
Interest Earnings	14,176	15,293	13,304	59,433	-
Total Revenue	978,699	902,363	777,243	1,141,720	851,598
EXPENDITURES					
<u>MPFP #</u> <u>Program</u> <u>Title</u>					
9000 Force Account	33,849	-	-		
7931 2014 Refunding of Lease Revenue Bonds	132,803	133,232	133,232	133,232	133,232
1610 Fire Station #3 Relocation	4,912	16,403	24	24	1,835
Total Expenditures	171,564	149,635	133,256	133,256	135,067
Excess(deficiency) revenues over expenditures	807,135	752,728	643,987	1,008,464	716,531
Total Available Fund Equity at June 30	\$ 747,667	\$ 1,500,395	\$ 2,144,382	\$ 3,152,846	\$ 3,869,377

Conclusion: No fees have been held unexpended for more than five years. Ongoing collection of fees is necessary to pay for existing debt obligations and for future development of new fire facilities included in the fee study. No refunds required

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1570 - LIBRARY DEVELOPMENT FUND

Library Development Fee Description

Library development fees are used to expand/construct library facilities and to acquire equipment related to the impact of growth on the City.

Library Development Fee Schedule

Category	Basis	Fee
Single Family Residential - Greenfield	Unit	\$ 644
Single Family Residential- Spring Lake	Unit	\$ 644
Single Family Residential- Infill	Unit	\$ 644
Multi-family Residential - Greenfield	Unit	\$ 483
Multi-family Residential- Spring Lake	Unit	\$ 483
Multi-family Residential - Infill	Unit	\$ 462
Multi-family Residential - Corridor	Unit	\$ 462
Multi-family Residential - Downtown	Unit	\$ 462
Small Multi-family- Greenfield	Unit	\$ 322
Small Multi-family- Spring Lake	Unit	\$ 322
Small Multi-family- Infill	Unit	\$ 322
Small Multi-family- Corridor	Unit	\$ 322
Small Multi-family- Downtown	Unit	\$ 322
Retail	Sq Ft	\$ -
Service	Sq Ft	\$ -
Office	Sq Ft	\$ -
Industrial	Sq Ft	\$ -

Library Development Fund Collections & Expenditures

	2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance	\$409,504	\$498,104	\$560,526	\$589,212	\$699,902
REVENUES					
Development Fees	165,126	160,999	113,415	182,556	125,058
Interest Earnings	9,552	5,704	3,649	13,301	
Total Revenue	174,678	166,702	117,065	195,857	125,058
EXPENDITURES					
<u>MPFP #</u> <u>Program</u> <u>Title</u>					
LIB-3 9000 Force Account	2,282	19,279	3,379	1,672	3,519
LIB-3 9445 Library Collection Material	83,797	85,000	85,000	83,495	86,098
Total Expenditures	86,079	104,279	88,379	85,167	89,617
Excess(deficiency) revenues over expenditures	88,599	62,423	28,686	110,690	35,441
Total Available Fund Equity at June 30	\$498,104	\$560,526	\$589,212	\$699,902	\$735,343

Conclusion: No fees have been held unexpended for more than five years; no refunds required.

The fund equity as of June 30, 2024 represents collected fees that are earmarked for future library projects

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1580 - WATER DEVELOPMENT FUND

Water Development Fee Description

Water Development fees are used to finance part of the capital improvements including surface water rights and treatment facilities needed to provide treated water to the new customer growth in the City.

Water Development Fee Schedule

All Users (by meter size)

Meter Size	Weight Factor	Calculated Fee	Admin Fee	Total Water Capacity Fee
1"	1.0	\$ 6,474	\$ 49	\$ 6,523
1 1/2"	2.0	\$ 12,947	\$ 97	\$ 13,044
2"	3.2	\$ 20,716	\$ 155	\$ 20,871
3"	6.0	\$ 38,842	\$ 291	\$ 39,133
4"	10.0	\$ 64,737	\$ 486	\$ 65,223
6"	20.0	\$ 129,474	\$ 971	\$ 130,445
8"	32.0	\$ 207,158	\$ 1,554	\$ 208,712

Note: Residential Water Fees for Single Family and individually metered Multi-family units are based on a 1" meter fee, the fee for Multi-family is 75% of the Single Family rate, and 50% of the rate for Small Multi-Family. Water fees for Commercial and Multi-family with a single meter are based on meter size per chart above.

Surface Water Development Fund Collections & Expenditures

		Fiscal Year				
		2020	2021	2022	2023	2024
Beginning Balance**		\$ 5,880,808	\$ 7,472,189	\$ 9,123,085	\$ 10,162,772	\$ 9,008,803
REVENUES						
Development Fees		1,522,703	1,596,530	985,531	1,701,493	1,387,741
Interest Earnings		115,298	77,803	54,413	144,768	-
Total Revenue		1,638,001	1,674,333	1,039,944	1,846,261	1,387,741
EXPENDITURES						
<u>MPFP #</u>	<u>Program</u>	<u>Title</u>				
9000	Force Account		46,619	23,437	257	230
79990	Debt Service Contribution					3,000,000
Total Expenditures			46,619	23,437	257	3,000,230
Excess(deficiency) revenues over expenditures		1,591,382	1,650,896	1,039,687	(1,153,969)	1,385,695
Total Available Fund Equity at June 30		\$ 7,472,189	\$ 9,123,085	\$ 10,162,772	\$ 9,008,803	\$ 10,394,498

Conclusion: The funds being held in this account are used to assist with debt service payments on the water treatment facility. Although the debt was secured in 2013, debt payments do not begin until the project has been fully constructed. Debt payments began in FY2017/18 and transfers from this fund have been factored into the user rates for water and will begin following full incursion of debt payments. No refunds required.

Note: The Water Development Fee was eliminated as a separate fee in April 2019. The accumulated funds and future water related development costs are reflected in the Surface Water connection fee. Fund balance was moved at the beginning of FY2019/20.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1581 - STORM DRAIN DEVELOPMENT FUND

Storm Drain Development Fee Description

Storm Drain development fees are used to expand/construct drainage facilities to maintain adequate drainage throughout the City by reducing the impacts of new development. The impact fee for Storm Drain is calculated by "fee area" so that each part of the City will be responsible for the fees specifically required to meet the expansion needs in that area.

Storm Drain Development Fee Schedule

	Residential fee per acre		Non-Residential	
	Single-Family	Multifamily	Commercial	Schools
Area E1	\$12,050	\$18,077	\$19,282	\$15,124
Area E2	\$10,327	\$15,488	\$16,521	\$12,958
Area E3	\$7,604	\$11,406	\$12,166	\$9,543
Area E4	\$7,928	\$11,891	\$12,685	\$9,950
Area E5	\$2,966	\$4,451	\$4,746	\$3,723
Area E6	\$2,147	\$3,220	\$3,435	\$2,694
Area N1	\$58,444	\$87,666	\$93,510	\$73,364
Area N2	\$50,334	\$75,499	\$80,531	\$63,168
Area S6a	\$15,517	\$23,275	\$24,828	\$19,472
Area S6b	\$15,337	\$23,006	\$24,540	\$19,248

Storm Drain Development Fund Collections & Expenditures

		2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance**		\$ (2,307,010)	\$ (2,469,491)	\$ (2,671,959)	\$ (2,310,931)	\$ (2,186,085)
REVENUES						
Development Fees		246,757	240,177	475,244	124,846	241,551
Interest Earnings		-	-	-	-	-
Other Revenue		-	-	-	-	-
Developer In Lieu		-	-	16,560	-	-
Total Revenue		246,757	240,177	491,804	124,846	241,551
EXPENDITURES						
<u>MPFP #</u>	<u>Program</u> <u>Title</u>					
0915	Floodsafe Yolo	154,776	155,354	118,870	-	-
0931	Storz Pond	7,821	13,527	8,873	-	-
1603	Stormwater Quality Design Manual Update	-	-	-	-	-
2006	Storm Drain Outfall Channel Outlet Structure	111,388	188,612	-	-	-
9000	Force Account	135,253	85,151	3,034	-	-
Total Expenditures		409,238	442,645	130,777	-	-
Excess(deficiency) revenues over expenditures		(162,481)	(202,468)	361,027	124,846	241,551
Total Available Fund Equity at June 30		<u>\$(2,469,491)</u>	<u>\$(2,671,959)</u>	<u>\$(2,310,931)</u>	<u>\$(2,186,085)</u>	<u>\$(1,944,534)</u>

** Beginning balance does not include long-term advance of pre-1991 fungible monies to the Storm Drain Enterprise Fund (\$2,101,099). These monies are not subject to the requirements of AB1600 and are not available for spending.

Conclusion: No fees have been held unexpended for more than five years. Ongoing fee collections are necessary for large projects included in the fee study. No refunds required

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1582 - ROAD DEVELOPMENT FUND

Road Development Fee Description

Road Development fees are used to expand/construct streets, roads, interchanges, studies, signals and other projects related to the impact of expansion on the City.

Road Development Fee Schedule

Category	Basis	Fee
Single Family Residential - Greenfield	Unit	\$ 10,173
Single Family Residential- Spring Lake	Unit	\$ 10,173
Single Family Residential- Infill	Unit	\$ 6,782
Multi-family Residential - Greenfield	Unit	\$ 4,169
Multi-family Residential- Spring Lake	Unit	\$ 4,169
Multi-family Residential - Infill	Unit	\$ 2,779
Multi-family Residential - Corridor	Unit	\$ 2,500
Multi-family Residential - Downtown	Unit	\$ 2,222
Small Multi-family- Greenfield	Unit	\$ 4,169
Small Multi-family- Spring Lake	Unit	\$ 4,169
Small Multi-family- Infill	Unit	\$ 2,779
Small Multi-family- Corridor	Unit	\$ 2,500
Small Multi-family- Downtown	Unit	\$ 2,222
Retail	1,000 Sq Ft	\$ 12,632
Service	1,000 Sq Ft	\$ 8,985
Office	1,000 Sq Ft	\$ 6,745
Industrial	1,000 Sq Ft	\$ 5,197

Road Development Fund Collections & Expenditures

		2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance		\$ 1,612,181	\$ 3,921,221	\$ 3,901,578	\$ 4,300,628	\$ 6,061,076
REVENUES						
Development Fees		2,783,155	2,593,681	2,162,172	3,534,457	2,714,958
Interest Earnings		74340.28	38,573	26,669	111,029	-
Other Revenue		-	-	-	-	-
Total Revenue		<u>2,857,495</u>	<u>2,632,255</u>	<u>2,188,841</u>	<u>3,645,486</u>	<u>2,714,958</u>
EXPENDITURES						
MPFP #	Program Title					
IGS-100	0006 1-5/113 Phase 2	-	140	935	86,088	-
TES-100	0228 Traffic Engineering Serv	-	3,032	8,496	650	3,046
SW-1A/B	0407 Widening & Recon Kentucky	209,518	2,350,000	1,715,738	4,121	-
	1124 I5/Rd 102 Interchange Landscape	56,339	114,609	-	-	-
	1702 New Traffic Signal - Kentucky/Cottonwood	273	-	-	-	-
	1722 Sports Park Pedestrian Overcrossing	-	-	57,030	1,691,198	665,942
	1913 Gibson Road Interchange Modification	5,327	29,673	-	-	178
	2114 SR113/I-5 Ultimate Interchange Modifications	-	-	2,274	26,110	108,107
	2213 E Main Street Feasibility Study	-	-	-	-	7,894
	2215 Pedestrian Crossing Improvements	-	-	-	10,237	34,182
	2217 Active Transportation Plan	-	-	712	28,205	44,129
	2406 I-5/SR113 Freeway to Freeway	-	-	-	2,090	17,892
	9000 Force Account	276,998	148,819	4,606	36,339	33,020
	7999 Operating Transfers	-	-	-	-	4,987
TP-3	9524 Planning/Analysis Studies	-	5,625	-	-	4,797
Total Expenditures		<u>548,455</u>	<u>2,651,897</u>	<u>1,789,792</u>	<u>1,885,038</u>	<u>924,173</u>
Excess(deficiency) revenues over expenditures		<u>2,309,040</u>	<u>(19,643)</u>	<u>399,050</u>	<u>1,760,448</u>	<u>1,790,786</u>
Total Available Fund Equity at June 30		<u>\$ 3,921,221</u>	<u>\$ 3,901,578</u>	<u>\$ 4,300,628</u>	<u>\$ 6,061,076</u>	<u>\$ 7,851,862</u>

Conclusion: No fees have been held unexpended for more than five years, ongoing fee collection required for projects required in the fee study but not yet funded due to lack of available funding. No refunds required.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1585 - WASTEWATER DEVELOPMENT FUND

Wastewater Development Fee Description

Wastewater Development fees are used to expand/construct wastewater facilities and to acquire equipment related to the impact of growth on the City.

Wastewater Development Fee Schedule

Category	Basis	Fee
Single Family Residential - Greenfield	Unit	\$ 7,720
Single Family Residential- Spring Lake	Unit	\$ 7,720
Single Family Residential- Infill	Unit	\$ 7,720
Multi-family Residential - Greenfield	Unit	\$ 5,789
Multi-family Residential- Spring Lake	Unit	\$ 5,789
Multi-family Residential - Infill	Unit	\$ 55,333
Multi-family Residential - Corridor	Unit	\$ 55,333
Multi-family Residential - Downtown	Unit	\$ 55,333
Small Multi-family- Greenfield	Unit	\$ 3,859
Small Multi-family- Spring Lake	Unit	\$ 3,859
Small Multi-family- Infill	Unit	\$ 3,859
Small Multi-family- Corridor	Unit	\$ 3,859
Small Multi-family- Downtown	Unit	\$ 3,859
Retail	1,000 Sq Ft	\$ 3,151
Service	1,000 Sq Ft	\$ 3,151
Office	1,000 Sq Ft	\$ 1,890
Industrial	1,000 Sq Ft	\$ 3,545

Wastewater Development Fund Collections & Expenditures

	2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance**	\$(13,957,076)	\$(13,837,804)	\$(13,770,515)	\$(13,840,903)	\$(13,356,951)
REVENUES					
Development Fees	2,078,027	2,008,840	1,849,176	2,396,017	1,795,160
Interest Earnings	2,896	-	(437)	7,062	
Total Revenue	2,080,923	2,008,840	1,848,739	2,403,079	1,795,160
EXPENDITURES					
MPFP # Program Title					
2014 Refunding Wastewater Bond	1,916,635	1,918,957	1,918,957	1,918,957	1,918,957
9000 Force Account	45,017	22,594	170	170	1,984
Total Expenditures	1,961,652	1,941,551	1,919,127	1,919,127	1,920,941
Excess(deficiency) revenues over expenditures	119,271	67,289	(70,388)	483,952	(125,782)
Total Available Fund Equity at June 30	<u>\$(13,837,804)</u>	<u>\$(13,770,515)</u>	<u>\$(13,840,903)</u>	<u>\$(13,356,951)</u>	<u>\$(13,482,733)</u>

** Beginning balance does not include long-term advance of pre-1991 fungible monies to the Storm Drain Enterprise Fund(\$2,427,320). These monies are not subject to the requirements of AB1600 and are not available for spending.

Conclusion: No fees have been held unexpended for more than five years, ongoing fee collection is necessary to pay existing debt obligations. No refunds required.

Note: Beginning in FY2012, the Total Fund Equity will not match the City's published annual financial statements due to a large transfers from another fund. These transfers are done for financial reporting requirements, but are considered a long-term loan to assist with payment of debt service not covered by development impact fees.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 1640 - PARK SLIF FUND

Park SLIF Fee Description

Park SLIF development fees are used to acquire land and construct the parks required by the Spring Lake Specific Plan. These parks include the neighborhood parks, central park and the Spring Lake share of the Community Sports Park.

Park SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential	Unit	\$ 10,346
Multi-family Residential	Unit	\$ 6,829
Non-Residential	Sq Ft	\$ 7.90

Park SLIF Fund Collections & Expenditures

			Fiscal Year				
			2020	2021	2022	2023	2024
Beginning Balance			\$ 1,249,802	\$ 1,579,485	\$ 3,466,256	\$ 4,368,258	\$ 3,973,497
REVENUES							
SLIF Fees			2,476,083	2,403,488	874,914	1,389,032	1,542,662
Interest Earnings			29,910	35,311	27,088	75,555	
Other Revenues			-	-	-	-	-
Total Revenue			2,505,993	2,438,799	902,003	1,464,588	1,542,662
EXPENDITURES							
	Program	Title					
	7925	2012 Lease Rev Bond Debt Service	-	-	-	-	-
	1505	SLSP Neighborhood Park N3	13,771	26,902	-	-	-
	1710	SLSP Neighborhood Park N1	2,162,539	20,408	-	-	-
	1911	Spring Lake Central Park	-	504,718	-	-	-
	2003	Spring Lake Park N1 Phase 2				1,829,616	3,216,913
	9000	Force Account				29,733	71,573
Total Expenditures			2,176,310	552,028	-	1,859,349	3,288,486
Excess(deficiency) revenues over expenditures			329,683	1,886,771	902,003	(394,761)	(1,745,824)
Total Available Fund Equity at June 30			\$ 1,579,485	\$ 3,466,256	\$ 4,368,258	\$ 3,973,497	\$ 2,227,673

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

FUND 1681 - STORM DRAINAGE SLIF FUND

Storm Drain SLIF Fee Description

Storm Drain SLIF development fees are used to purchase land and construct/improve drainage facilities required by and to accommodate growth in the Spring Lake Specific Plan.

Storm Drain SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential	Unit	\$ 13,032
Multi-family Residential	Unit	\$ 8,601
Non-Residential	Sq Ft	\$ 9.95

Storm Drain SLIF Fund Collections & Expenditures

			Fiscal Year				
		2020	2021	2022	2023	2024	
Beginning Balance		\$ 3,124,690	\$ (226,970)	\$ 452,718	\$ 1,231,009	\$ 3,023,356	
REVENUES							
SLIF Fees		3,140,159	2,571,586	1,098,060	1,864,731	1,994,429	
Interest Earnings		(275,973)	(162,228)	(93,913)	-		
Other Revenues							
Total Revenue		2,864,186	2,409,358	1,004,148	1,864,731	1,994,429	
EXPENDITURES							
	Program	Title					
	0612	Spring Lake East Regional Pond Phase I	-	45,761	20,115	667	-
	1113	North Gibson Ponds Detention	31,069	-	-	-	-
	1721	North Regional Ponds and Pump Station	6,118,502	1,680,519	185,628	-	-
	1914	South Area Flowage Easement	-	-	15,318	68,373	13,412
	2006	Storm Drain Outfall Channel	-	-	-	-	253,371
	2407	South Canal Ditch Widening	-	-	-	-	428,325
	9000	Force Account	66,275	3,391	4,795	3,344	20,587
Total Expenditures		6,215,846	1,729,671	225,856	72,384	715,695	
Excess(deficiency) revenues over expenditures		(3,351,660)	679,687	778,292	1,792,347	1,278,734	
Total Available Fund Equity at June 30		\$ (226,970)	\$ 452,718	\$ 1,231,009	\$ 3,023,356	\$ 4,302,090	
Revenues paid through Fee Credit use		\$ 2,688,092	\$ 2,046,135	\$ 945,930	\$ 1,578,545	\$ 1,587,341	

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Advance funding of infrastructure through issuance of bonds and developer advances have paid for construction of most facilities funded in this category. Collection of "revenues" in this fund represent the use of fee credits earned from the previous advancement of cash.

*Prior year numbers have been adusted to correct for beginning balances of fund equity and for investment earning not allocated before report was complete

FUND 1682 - ROADS SLIF FUND

Road SLIF Fee Description

Road SLIF development fees are used to construct/improve roadways required by and to accommodate growth in the Spring Lake Specific Plan.

Road SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential	Unit	\$ 25,140
Multi-family Residential	Unit	\$ 16,593
Non-Residential	Sq Ft	\$ 19.17

Road SLIF Fund Collections & Expenditures

		Fiscal Year				
		2020	2021	2022	2023	2024
Beginning Balance		\$ 9,252,850	\$13,102,099	\$ 5,336,217	\$ 6,773,837	\$ 8,736,949
REVENUES						
SLIF Fees		6,057,907	4,961,019	2,134,765	3,574,184	3,847,448
Interest Earnings		(259,162)	(142,401)	(77,349)		
Other Revenues						
Total Revenue		5,798,745	4,818,618	2,057,416	3,574,184	3,847,448
EXPENDITURES						
Program	Title					
9000	Force Account	3,906	22,857	3,235	2,878	31,026
1909	CR25A (Meikle to Promenade)	115,064	1,716,359	-	-	
1910	Heritage Parkway Pedestrian Crossing	-	161,811	-	-	
1913	Gibson Road Interchange Modification	-	76,789	3,896	38,028	241,356
2005	SR113/CR25A Interchange Modifications	73,185	104,622	147,665	-	
2405	CR25A (Parkland to Meikle)	-	-	-	364	1,919,821
	Developer Reimbursable Projects	1,757,341	10,502,062	465,000	1,569,802	5,946,280
Total Expenditures		1,949,496	12,584,501	619,796	1,611,072	8,138,483
Excess(deficiency) revenues over expenditures		3,849,249	(7,765,882)	1,437,620	1,963,112	(4,291,035)
Total Available Fund Equity at June 30		\$13,102,099	\$ 5,336,217	\$ 6,773,837	\$ 8,736,949	\$ 4,445,914
Revenues paid through Fee Credit use		\$ 4,129,234	\$ 3,143,112	\$ 1,453,062	\$ 2,424,835	\$ 2,438,349

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Advance funding of infrastructure through issuance of bonds and developer advances have paid for construction of most facilities funded in this category. Collection of "revenues" in this fund represent the use of fee credits earned from the previous advancement of cash.

*Prior year numbers have been adusted to correct for beginning balances of fund equity and for investment earning not allocated before report was complete

FUND 1684 - WATER SLIF FUND

Water SLIF Fee Description

Water SLIF development fees are used to construct/improve water related facilities required by and to accommodate growth in the Spring Lake Specific Plan.

Water SLIF Development Fee Schedule

Category	Basis		Fee
Single Family Residential- Infill	Unit	\$	2,849
Multi-family Residential	Unit	\$	1,841
Non-Residential	Sq Ft	\$	2.13

Water SLIF Fund Collections & Expenditures

	2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance	\$ 2,111,655	\$ 2,754,011	\$ 3,289,594	\$ 3,520,148	\$ 3,922,517
REVENUES					
SLIF Fees	672,358	550,674	238,309	402,369	434,773
Interest Earnings	(30,002)	(15,092)	(7,755)		
Other Revenues					
Total Revenue	642,356	535,582	230,554	402,369	434,773
EXPENDITURES					
<u>Program</u> <u>Title</u>					
Total Expenditures	-	-	-	-	-
Excess(deficiency) revenues over expenditures	642,356	535,582	230,554	402,369	434,773
Total Available Fund Equity at June 30	\$ 2,754,011	\$ 3,289,594	\$ 3,520,148	\$ 3,922,517	\$ 4,357,290
Revenues paid through Fee Credit use	\$ 570,771	\$ 434,463	\$ 200,852	\$ 335,177	\$ 337,045

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Advance funding of infrastructure through issuance of bonds and developer advances have paid for construction of most facilities funded in this category. Collection of "revenues" in this fund represent the use of fee credits earned from the previous advancement of cash.

*Prior year numbers have been adusted to correct for beginning balances of fund equity and for investment earning not allocated before report was complete

FUND 1685 - SEWER SLIF FUND

Sewer SLIF Fee Description

Wastewater SLIF development fees are used to construct/improve sewer related facilities required by and to accommodate growth in the Spring Lake Specific Plan.

Sewer SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	\$ 3,672
Multi-family Residential	Unit	\$ 2,810
Non-Residential	Sq Ft	\$ 2.74

Sewer SLIF Fund Collections & Expenditures

		Fiscal Year				
		2020	2021	2022	2023	2024
Beginning Balance		\$(1,425,915)	\$ (598,758)	\$ 40,379	\$ 358,217	\$ 905,698
REVENUES						
SLIF Fees		866,478	709,714	328,960	547,481	574,178
Interest Earnings		(39,320)	(21,515)	(11,122)		
Other Revenues						
Total Revenue		827,158	688,200	317,838	547,481	574,178
EXPENDITURES						
Program	Title					
9000	Force Account	-	21,222			
2110	Spring Lake Sewer Pump Station	-	27,840			
Total Expenditures		-	49,063	-	-	-
Excess(deficiency) revenues over expenditures		827,158	639,137	317,838	547,481	574,178
Total Available Fund Equity at June 30		\$ (598,758)	\$ 40,379	\$ 358,217	\$ 905,698	\$1,479,876
Revenues paid through Fee Credit use		\$ 889,178	\$ 676,829	\$ 312,899	\$ 522,158	\$ 525,068

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Advance funding of infrastructure through issuance of bonds and developer advances have paid for construction of most facilities funded in this category. Collection of "revenues" in this fund represent the use of fee credits earned from the previous advancement of cash.

*Prior year numbers have been adjusted to correct for beginning balances of fund equity and for investment earning not allocated before report was complete

FUND 1660 - FIRE SLIF FUND

Fire SLIF Fee Description

Fire SLIF development fees are used to construct additional fire station facilities needed to provide service to the new growth area.

Fire SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	\$ 1,048
Multi-family Residential	Unit	\$ 692
Non-Residential	Sq Ft	\$ 0.80

Fire SLIF Fund Collections & Expenditures

	2020	2021	Fiscal Year 2022	2023	2024
Beginning Balance	\$ 358,446	\$ 620,640	\$ 872,728	\$ 967,301	\$ 1,107,949
REVENUES					
SLIF Fees	250,419	243,190	88,570	140,648	156,233
Interest Earnings	11,775	8,898	6,003		
Other Revenues					
Total Revenue	262,194	252,088	94,572	140,648	156,233
EXPENDITURES					
Program Title					
Total Expenditures	-	-	-	-	-
Excess(deficiency) revenues over expenditures	262,194	252,088	94,572	140,648	156,233
Total Available Fund Equity at June 30	\$ 620,640	\$ 872,728	\$ 967,301	\$ 1,107,949	\$ 1,264,182

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: F.5
SUBJECT: Job Descriptions - New Treatment Plant Mechanic Operator in Training and Revised Treatment Plant Mechanic

Recommendation for Action: Staff recommends that the City Council approve the job description for the new classification of Treatment Plant Mechanic Operator in Training (OIT), set the pay for this classification at Range 52, and approve changes to the existing Treatment Plant Mechanic job description.

Staff Contact:

Sheila McShane, Human Resources Manager, (530) 661-5807, sheila.mcshane@cityofwoodland.gov

Fiscal Impact:

The position was authorized and funded in the fiscal year 2024/25 budget. No additional fiscal impact from approving this item.

Discussion:

Due to the retirement of a long-term City employee, as well as changes in certain State required testing, staff have identified the need to update the current Treatment Plant Mechanic job description, and to add a new classification for the apprentice level Operator in Training (OIT).

The California State Water Resources Control Board has modified the testing and experience requirements to receive certain certifications necessary to work at the City's Water Pollution Control Facility. All Treatment Plant Mechanics must obtain a Grade I Wastewater Treatment Plant Operator certification. To meet the requirements to test for this certification, candidates must have experience working in a treatment plant or similar environment.

Because the pool of candidates that have direct experience working in a treatment plant is limited, staff recommends adding a classification of Treatment Plant Mechanic Operator in Training (OIT) to the job description. By adding the OIT to the job description, the City can recruit candidates that can be trained at our facility, who will then take the State test to receive the required certification. This new job classification is paid 5 % less than the Treatment Plant Mechanic and a successful OIT can advance to Treatment Plant Mechanic upon receiving the requisite certifications and work experience.

The proposed Treatment Plant Mechanic OIT will be a part of the Woodland City Employees' Association (WCEA) and is proposed to be paid at range 52 on the City's Salary Schedule.

Conclusion:

Staff recommends that the City Council approve the job description for the new classification of Treatment Plant Mechanic Operator in Training (OIT), set the pay for this classification at Range 52, and approve changes to the existing Treatment Plant Mechanic job description.

Prepared by: Sheila McShane, Human Resources Manager

Reviewed by: Kim McKinney, Administrative Services Director

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Job Description - Treatment Plant Mechanic and OIT



TREATMENT PLANT MECHANIC OPERATOR IN TRAINING (OIT)/ TREATMENT PLANT MECHANIC

DEFINITION

To perform a variety of skilled tasks necessary to maintain the equipment and structures of the Water Pollution Control Facility.

SUPERVISION RECEIVED AND EXERCISED

Immediate supervision is provided by the Treatment Plant Superintendent or designee. Technical or functional supervision is also provided by higher level Water Pollution Control Operator or Mechanic(s). The Treatment Plant Mechanic Operator in Training (OIT) position is an apprentice position requiring more oversight. The Treatment Plant Mechanic is the journey level position and may require lead responsibilities over less experienced personnel such as temporary workers or OIT.

EXAMPLES OF DUTIES

The following are typical illustrations of duties encompassed by the job series but are not an all-inclusive or limiting list.

ESSENTIAL JOB FUNCTIONS

- Performs a variety of preventative maintenance on equipment and facilities to include lubricating, cleaning, and painting.
- Performs corrective maintenance on plant equipment and process systems such as parts replacement, equipment changes, and cleaning of tanks and basins.
- Maintains equipment and structures on remote sites, including pumps, wet wells, and lift stations, which may require the use of self-contained breathing apparatus.
- Maintains accurate maintenance and repair records.
- Prepares specifications and procures parts and equipment.
- Evaluates the cost effectiveness of repair versus replacement.
- Regular, predictable, consistent and timely attendance is an essential function of the position, in that employee must be present to work on facilities and equipment impacting the public's health and safety.

OTHER JOB FUNCTIONS

Follow all safety precautions and regulations. Work weekends and holidays assigned. Assignments will require employees to be "On Call" as needed. Perform related duties as assigned.

Treatment Plant Mechanic/OIT
Treatment Plant Mechanic
December 2024

QUALIFICATIONS

Knowledge of:

- Maintenance of pumps, motors, piping and control systems found in wastewater treatment plants and related facilities.
- Mechanical, electrical and hydraulic principles.
- Operation of wastewater or water treatment plant equipment and facilities desirable for Treatment Plant Mechanic OIT required for the Treatment Plant Mechanic appointment.
- Must follow Safe work practices.

Ability to:

- Operate and perform maintenance work on wastewater equipment.
- Diagnose and repair mechanical problems.
- Work independently in the absence of specific instructions.
- Maintain accurate records.
- Communicate effectively and follow oral and written directions.
- Work effectively with co-workers and supervisors.

Minimum Education and Experience:

Treatment Plant Mechanic OIT (Operator in Training)

Education:

High School diploma or equivalent.

Experience:

One (1) year experience in the maintenance of pumps, motors, piping and wastewater or water treatment plant operations, or other relevant work experience, such as equipment manufacturing or industrial maintenance work.

Licenses and Certificates:

- Required *upon hire*, possession of a valid California Driver's license.
- A current OIT/Grade I Wastewater Treatment Plant Operators certificate, issued by the California State Water Resources Control Board, *must be obtained within three (3) months of hire*.
- Possession of Grade I CWEA Mechanical Technologist certificate *and* Grade I Wastewater Treatment Plant Operator certificate, are required prior to permanent appointment.

Treatment Plant Mechanic

Experience:

Two (2) years' experience in the maintenance of pumps, motors, piping and wastewater or water treatment plant operations, or other relevant work experience, such as equipment manufacturing or industrial maintenance work.

Licenses and Certificates:

Required *upon hire*:

- Possession of a valid California Driver's license; and
- Possession of a current Grade I Wastewater Treatment Plant Operators certificate, issued by the California State Water Resources Control Board; and
- Possession of Grade I CWEA Mechanical Technologist certificate

ADA COMPLIANCE

Physical Ability: Positions in this class typically require: climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Very Heavy Work: Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of shapes, sounds, forms, textures or physical appearance associated with objects and people.

Environmental Factors: May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, workspace restrictions, intense noises, and environmental dangers.

Council Action: December 2024



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: F.6
SUBJECT: Appointment of Member to the Planning Commission

Recommendation for Action: Staff recommends that the City Council appoint John Murphy as a member of the Planning Commission.

Staff Contact:

Erika Bumgardner, Deputy Director of Community Development, (530) 661-5886,
erika.bumgardner@cityofwoodland.gov
Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Background:

After thirteen years of consecutive service on the Woodland Planning Commission, member Chris Holt resigned, effective immediately, on November 21, 2024, with an announcement to his fellow commissioners at the close of the Planning Commission meeting. This created a vacancy on the Committee's seven-person roster. To fill this vacancy, the advisory body Council subcommittee of Mayor Tania Garcia-Cadena and Mayor Pro Tempore Rich Lansburgh recommended John Murphy for the open spot. Mr. Murphy recently applied to serve on the Planning Commission during the last round of advisory recruitment and has been identified as a strong candidate for this position.

At this time, staff requests that the City Council appoint John Murphy as a member of the Planning Commission for the remainder of Mr. Holt's current term, which ends on June 30, 2025.

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. PC_Murphy - New appointment



City Clerk

300 First Street

Woodland, California 95695

FAX

(530) 661-5806

(530) 661-5813

APPLICATION BOARD / COMMISSION / ADVISORY COMMITTEE

Board/Commission/Committee applying for: Planning Commission

☒ **NEW APPOINTMENT**

☐ **RE-APPOINTMENT**

Name: John Murphy Address: _____
Woodland, CA 95695
 Home Phone Number: _____
 Work/Cell Number: _____
 E-Mail Address: _____

This information is a public record and applications are available to the public upon request.

I reside within the City limits of the City of Woodland. ☒ Yes ☐ No

Are you currently serving on a City Board or Commission? ☐ Yes ☒ No

If yes, please state which: _____

I have business connections and/or investments that may result in possible conflict of interest.

☐ Yes ☒ No

(Selected members of Boards and Commissions are required to file annual FPPC Form 700.)

Why are you interested in serving on a City Board/Commission/Committee: I have previously
served on the Tree, Parks, and Planning Commissions. I have recently retired from my State job
and
am looking to reconnect with volunteer opportunities that better the City

If you are not selected for appointment to your preferred Board, Commission or Advisory Committee, would you consider another appointment: ☐ Yes ☒ No

Second Choice: _____

RECEIVED

MAR 28 2024

Employment experience: I worked for the State of CA for 35 years serving as a GS specialist,
A program analyst, and project manager. The majority of my service was in the IT realm, but
communications and coordination were keys in all jobs I held.

Educational background and other training: I have a degree in Geography (UCD 1986). Throughout
my career I received numerous trainings in project and staff management. I completed a ten-week
PMP Certification program through Sac St in 2021. I have extensive experience working within the
bureaucratic world of government and understand that to get results you must follow the process.

Organization and community activity experience: I have volunteered for and served on the board
of both the Woodland Tree Foundation and the Woodland Recreation Foundation. I am currently
Exploring opportunities with other locally-based environmental organizations.

Other background information that you believe adds to your qualifications to serve on this
Board, Commission or Advisory Committee: When I was on the Tree Commission I put forward 3
goals to accomplish, all of which were completed (Celebration of Arbor Day, Tree City USA
designation, and creation of an urban forestry ordinance). On the Planning Commission I served
on the General Plan subcommittee and volunteered extra hours to review all relevant documents.

(You may include a resume or supplemental information to support your application.)

Please provide two personal or professional references:

Name	Address	Phone No.
<u>David Wilkinson,</u>	_____	_____
Marco Laziraga, Woodland,	_____	_____

Signature of Applicant

U

Date

3/28/2024



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: F.7
SUBJECT: Waiver of Second Reading and Adoption of Ordinance No. _____, Amending the Construction and Demolition Debris Recycling Ordinance

Recommendation for Action: Staff recommends that the City Council waive the second reading and adopt Ordinance No. _____, to amend Chapter 13.40 to Title 13 of the Woodland Municipal Code relating to Construction and Demolition Debris Recycling and Diversion.

Staff Contact:

Rosie Ledesma, Environmental Resources Program Manager, (530) 661-2059, rosie.ledesma@cityofwoodland.gov

Fiscal Impact:

There is no General Fund impact.

Background:

At the November 19, 2024, City Council meeting, the City Council voted to introduce and waive the first reading of Ordinance No. _____ following a presentation by Environmental Resources Program Manager Rosie Ledesma. The presentation consisted of the proposed amendments to Title 13, Chapter 13.40 of the Woodland Municipal code. Should Council choose to waive the second reading and adopt Ordinance No. _____ at tonight's meeting, the Ordinance would be effective January 2, 2025, thirty days from the second reading.

Conclusion:

Staff recommends that the City Council waive the second reading and adopt Ordinance No. _____, to amend Chapter 13.40 to Title 13 of the Woodland Municipal Code relating to Construction and Demolition Debris Recycling and Diversion.

Prepared by: Emily Jackson, Conservation Coordinator

Prepared by: Rosie Ledesma, Environmental Resources Program Manager

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. Proposed Ordinance - Revision to C&D Ch 13.40_2nd Reading

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING
CHAPTER 13.40 OF TITLE 13 OF THE WOODLAND MUNICIPAL CODE RELATING TO
CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING AND DIVERSION**

WHEREAS, the City of Woodland, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the California Green Building Standards Code (California Code of Regulations, Title 24, Part 11) requires all jurisdictions within California to recycle or reuse sixty-five percent (65%) of nonhazardous construction and demolition waste for applicable residential and non-residential projects; and

WHEREAS, the City Council desires to amend Chapter 13.40 of the Woodland Municipal Code relating to construction and demolition debris recycling and diversion to increase the amount of construction and demolition debris diverted from landfills; and

WHEREAS, the City desires to increase the deposit amount an applicant for a building or demolition project (herein referred to as a “Permit Holder”) must place prior to receiving the permit to encourage Permit Holders to recycle and divert as much construction and demolition debris as possible in order to receive their deposit back; and

WHEREAS, the City desires to encourage deconstruction of existing structures to increase diversion efforts; and

WHEREAS, the amendments to the Woodland Municipal Code which are enacted by the adoption of this Ordinance are described in the council agenda statement and staff report accompanying this Ordinance.

NOW, THEREFORE, the City Council of the City of Woodland does ordain as follows:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Amendments to Chapter 13.40. Chapter 13.40 of Title 13 of the Woodland Municipal Code is hereby amended as provided in Exhibit “A”, attached hereto and incorporated herein by reference.

SECTION 3. California Environmental Quality Act (CEQA). The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, if the activity is deemed a project this City Council finds that this Ordinance is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

SECTION 4. Severability. If any provision, clause, sentence or paragraph of this chapter or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are declared to be severable.

SECTION 5. Effective Date. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published in a newspaper of general circulation at least five (5) days prior to the

meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Woodland, California on the 19th day of November, 2024, and **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 3rd day of December, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

EXHIBIT A

Chapter 13.40

Chapter 13.40. CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING AND DIVERSION

13.40.010 Definitions.

Unless otherwise indicated, the following definitions shall apply to all provisions of this chapter:

“Administrative fee” means a non-refundable fee submitted by the Permit Holder to the City as described in Section 13.40.070. This fee shall be deposited in the City’s solid waste fund to cover costs associated with this chapter.

“Compliance official” means the staff person(s) designated by the City Manager authorized and responsible for implementing this chapter.

“Construction” means the building of any facility or structure or any portion thereof, including any tenant improvements, to an existing facility or structure.

“Construction and demolition debris” means discarded materials generally not considered water soluble and non-hazardous in nature resulting from construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure and/or landscaping, including, but not limited to:

1. Masonry building materials including all products generally used in construction including, but not limited to, asphalt, concrete, rock, stone, mortar, and brick;
2. Wood materials including any and all dimensional lumber, fencing or construction wood that is not chemically treated, creosoted, contaminated, or painted;
3. Metals including all metal scrap such as, but not limited to, pipes, siding, window frames, door frames, and fences;
4. Clean cardboard, paper, plastic, wood, and metal scraps from any construction project;
5. Other non-hazardous wastes that are generated at construction or demolition projects provided such amounts are consistent with best management practices of the industry.

“Demolition” means the decimating, razing, tearing down or wrecking of any facility, structure, pavement or building, whether in whole or in part, whether interior or exterior.

"Deconstruction" means the systematic and careful dismantling of a structure, typically in the opposite order it was constructed, in order to maximize the salvage of materials and parts for reuse and recycling.

“Deposit” means a cash dollar amount provided to the City at the time of submitting the Waste Reduction and Recycling (WRR) Plan or permit issuance. Refunds of the deposit (without interest) are dependent on the level of compliance with this chapter as described in Section 13.40.090. Forfeited deposits shall be deposited in the City’s solid waste fund and will be used to implement the City’s recycling program.

“Divert” means to use material for any purpose other than disposal in a landfill.

“Excavated soil and land clearing debris” means soils, trees, stumps, rocks and associated vegetation resulting primarily from land clearing.

“Permit Holder” means the Property Owners (including Corporations), California Licensed Contractors, and Agents of either Owners or Contractors who are allowed to be issued a permit per California Health and Safety

Code sections 19825 and 19826, that applies to the City for the applicable permits to undertake any construction or demolition project within the City.

“Project” shall have the meaning set forth in Section 13.40.020 of this chapter.

“Project site” means a lot or parcel where demolition, construction, addition, or alteration is proposed. In the case of a residential subdivision under construction, “project site” means the parcels proposed for development in a particular phase by a homebuilder.

“Proof of diversion” means all weight slips for any self-hauled trash and recycling loads and materials donated for reuse and/or a diversion report from the franchised hauler, as applicable.

“Recycling” means the process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

“Renovation” means any change, addition, or modification in an existing structure.

“Reuse” means further or repeated use of construction or demolition debris, including salvageable materials such as wallboard, doors, windows, fixtures, toilets, sinks, bath tubs, and appliances.

“Self-haul” means a waste generator transporting its own waste and/or recyclable materials rather than contracting with an authorized contractor or an alternative recycler for that service.

“Universal waste” means electronic devices, batteries, electric lamps, mercury-containing equipment, cathode ray tubes (CRTs), CRT glass, non-empty aerosol cans and other items or materials categorized as universal waste by the California Department of Toxic Substances Control.

“Waste Reduction and Recycling Plan” or “WRR Plan” means a completed City-provided form submitted before the issuance of a building and/or demolition permit, approved by the compliance official for the purpose of compliance with this chapter.

“Waste Reduction and Recycling Report” or “WRR Report” means a completed City-provided form submitted upon request or after demolition or construction, as a precedent to final inspection and issuance of any certificate of occupancy, approved by the compliance official for the purpose of compliance with this chapter.

13.40.020 Applicability of chapter.

Projects subject to the requirements of this chapter include any project which consists of one or more of the following, unless exempted as specified in Section 13.40.030:

- A. Demolition of a building or structure, or a portion thereof, whenever a building permit is required;
- B. Construction of a new commercial, industrial, or institutional building or structure whenever a building permit is required;
- C. Construction of a new residential building or structure whenever a building permit is required;
- D. Addition or alteration of a commercial, industrial, or institutional building or structure whenever a building permit is required;
- E. Addition or alteration of existing residential buildings or structures where the addition or alteration increases the building’s conditioned area, volume, or size.

13.40.030 Exemptions.

The following projects shall not be subject to the provisions of this chapter:

- A. Addition or alteration of residential buildings where the addition or alteration does not increase the building's conditioned area, volume or size;
- B. Addition or alteration of a commercial, industrial, or institutional building if a building permit is not required for work;
- C. Emergency work (demolition, construction, addition, or alteration performed in conjunction with an emergency or a building/structure deemed substandard by the California Building Code through the Chief Building Official);
- D. A project contaminated by hazardous substances or waste as defined by State or Federal law;
- E. Residential projects three stories or less that generate or are anticipated to generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area, provided that Permit Holders shall retain information documenting eligibility for this exemption for a period of three years which shall be provided to the City upon request;
- F. Residential projects four stories or more or nonresidential projects that generate or are anticipated to generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two pounds per square foot of the building area, provided that Permit Holders shall retain information documenting eligibility for this exemption for a period of three years which shall be provided to the City upon request.

In addition to the exemptions listed above, the type and scope of projects exempt from the provisions of this chapter are subject to change based on the requirements of the current California Green Building Standards Code.

13.40.040 Diversion requirements.

- A. Sixty-five percent (or current C&D diversion requirement set forth in the California Green Building Standards Code, whichever is more stringent) of construction and demolition debris generated from every applicable project shall be diverted from landfills by using recycling, reuse, and diversion programs. Separate calculations and reports will be required for the construction and demolition portions of projects that involve both activities. The City's current C&D diversion requirement shall be specified on the WRR Plan, WRR Report, and the City website.
- B. One hundred percent of excavated soil and land clearing debris generated from every applicable nonresidential construction, remodeling, or demolition project shall be diverted from going to landfills by using recycling, reuse, and diversion programs. However, excavated soil and land clearing debris shall not be reused if it is contaminated by disease or pest infestation. This diversion requirement shall extend to every applicable residential construction, remodeling, or demolition project if required by the California Green Building Standards Code.
- C. Universal waste items present at every applicable construction, remodeling, or demolition project shall be disposed of properly and diverted from landfills. A list of prohibited universal waste items shall be included in the construction documents for the applicable project. The Permit Holder shall verify compliance with this subsection in its proof of diversion under Section 13.40.090.

13.40.050 Deconstruction.

In preparing the WRR Plan, Permit Holders for permits involving the demolition of all or part of an existing structure shall consider deconstruction, to the maximum extent feasible, and shall make the materials generated thereby available for salvage prior to being transported for disposal in a landfill or transformation facility.

13.40.060 Information required before issuance of building or demolition permit.

- A. Submittal of WRR Plan. Every Permit Holder shall submit a WRR Plan completed by the person responsible for managing the waste and recycling for each project as provided by the City as a

requirement of the building or demolition permit process. The plan shall be submitted as part of the building permit application packet. The WRR Plan can cover multiple building permits for projects that are occurring at the same time, by the same Permit Holder, on the same project site. Separate WRR Plans must be submitted for each batch of building permits requested. The Permit Holder must provide information on the form that identifies project information and materials to be recycled and/or disposed of and facilities or service providers to be used, whether construction and demolition debris will be sorted on-site (source-separated) or bulk mixed (single stream), methods to reduce the amount of construction and demolition debris generated, and whether the amount of construction and demolition debris will be calculated by weight or volume. The WRR Plan, administrative fee and deposit for each requested building or demolition permit must be submitted before the permit may be issued. Solid waste and construction and demolition debris can only be self-hauled or collected and transported by the City's franchise solid waste hauler as described in Sections 13.08.030, 13.08.040 and 13.36.030(A)(3).

- B. Approval of WRR Plan. Notwithstanding any other provisions of this chapter, no building or demolition permit shall be issued for any project as defined in Section 13.40.020 unless and until the compliance official has approved the WRR Plan. The compliance official shall only approve a WRR Plan if he or she determines that it contains all of the information set forth in subsection A of this section. If the compliance official determines that all of the above conditions have been met, he or she shall mark the WRR Plan "approved," return a copy of the plan to the Permit Holder, and notify the Community Development Department that it has been approved.
- C. Denial of WRR Plan. If the compliance official determines that the WRR Plan is incomplete, he or she shall return it to the Permit Holder marked "incomplete, further explanation required." The Permit Holder must then submit additional information before the WRR Plan can be reviewed and the building or demolition permit issued.

13.40.070 Administrative fee.

A non-refundable administrative fee will be charged for each building or demolition permit in an amount as may be established by City Council resolution to cover the cost for all City expenses incurred in administering this chapter.

13.40.080 Deposits.

Each Permit Holder for a covered project shall submit a deposit calculated at three percent of the estimated total project valuation. Permits without a valid estimated total project valuation shall submit a deposit calculated at \$0.25 per square foot of the project area. The deposits shall be a minimum of \$500 and not exceed \$15,000 per covered project. Permits may not be issued until the deposit is paid. The terms of receiving a refund of the deposit are described in Section 13.40.100.

13.40.090 Compliance with diversion requirements.

- A. Inspection Authority. During demolition or construction, the compliance official may inspect project sites to determine compliance with the WRR Plan. When the Permit Holder has received a determination of non-compliance or good faith effort to comply on previous projects subject to this chapter, or upon the City's request, the Permit Holder may be required to submit additional proof of diversion on a scheduled basis. The Permit Holder, if requested, must supply proof of diversion within five business days. Failure to comply with the WRR Plan or the submittal of requested proof of diversion during construction or demolition may be grounds for issuance of a "stop work" order and/or issuance of administrative citations. Each day that the Permit Holder fails to comply with the requirements of this section constitutes a separate offense.
- B. WRR Report. Recyclables must be diverted from the landfill in order to meet the requirements of this chapter. WRR Reports are to be submitted after all construction debris are recycled or disposed of as a precedent to final inspection and certificate of occupancy.

WRR Reports must include proof of diversion for the entirety of the project and all debris generated. The required paperwork for the WRR Report includes:

1. Submittal of a completed City-provided WRR Report;
2. Receipts from the vendor or facility which collected or received each material showing the actual weight or volume of that material (recyclables and solid waste). Each receipt must clearly state the project title and date. If the receipt provides information for multiple projects, the project titles and the amounts of material for each project must be clearly identified;
3. Weight slips, photos or proof of material salvaged or reused in current project with estimated tonnage and/or anticipated reuse. Each receipt or photo must clearly state the project title and date. If the receipt provides information for multiple projects, the project titles and the amounts of material for each project must be clearly identified;
4. Any additional information needed to support a determination of compliance or non-compliance.

If a project involves both demolition and construction, the report and documentation for the demolition project must be submitted and approved by the compliance official before issuance of a building permit for the construction project.

Permit Holders with expired permits will have 30 days to respond to requests regarding the status of their project. Failure to respond will deem the project non-compliant. A new WRR Plan and deposit will be required for reopened permits.

13.40.100 Compliance determination.

Determination of Compliance and Refund of Deposit. The compliance official shall review the end of project WRR Report within 30 calendar days and determine whether the Permit Holder has complied with the diversion requirement, as follows:

- A. Full Compliance. The compliance official will notify the Permit Holder and Community Development Department if they determine that the diversion requirements have been met. The deposit shall be returned to the payee, without interest, through the original payment method within 30 calendar days of the compliance determination.
- B. Good Faith Effort to Comply. If the compliance official determines that the diversion requirement has not been achieved, he or she shall determine on a case-by-case basis whether the Permit Holder has made a good faith effort to comply with this chapter. In making this determination, the compliance official shall consider the availability of markets for the construction debris landfilled, the size of the project, and the documented efforts of the Permit Holder to divert construction debris. The Permit Holder and Community Development Department will be notified if this determination is made. A partial (50%) refund of the deposit will be issued to Permit Holders receiving a “good faith effort to comply.” The partial refund will be issued within 30 calendar days of the compliance determination.
- C. Noncompliance. If the compliance official determines that the Permit Holder has not made a good faith effort to comply with this chapter no refund will be issued. The deposit shall be forfeited entirely for failure to comply with the requirements of this chapter. Any deposit that is forfeited shall be deposited in the solid waste fund and will be used to implement the City’s recycling program. Permit Holders that have previously received a “noncompliance” determination will be required to post a deposit that is five percent of the total project cost for the Permit Holder’s next five consecutive projects (not to exceed \$25,000.00 for each project) following the noncompliance determination. Upon the compliance official’s determination that the applicant has complied with this chapter for the five projects, the applicant shall not be required to comply with the five percent deposit provision (and will only be subject to the three percent deposit requirement in this Section 13.40.080), unless a new violation of this chapter has occurred.

Projects that have been constructed without an approved WRR Plan shall be deemed non-compliant and subject to a penalty equal to three percent of the estimated total project valuation. Permit Holders who have both previously constructed a project without an approved WRR Plan and previously received a determination of noncompliance shall be subject to a penalty equal to five percent of the estimated total project valuation. Funds received from penalties and fines shall be used to implement the City's recycling program and deposited in the solid waste fund.

13.40.110 Appeal.

Within 30 days of written notification of a determination of noncompliance or good faith effort to comply, the Permit Holder has the right to meet with the City Manager, and/or designee, to review the items cited in the written notice and provide any additional evidence to support compliance. Within 15 days of such meeting, the City Manager, and/or designee, will make a final, written determination of compliance based on the reviews of additional evidence, together with the original WRR Report and proof of diversion. The City Manager, and/or designee, will send a copy of the final, written determinations, including reasons for a noncompliance determination, if any, to the Permit Holder. The City Manager's decision is final.

13.40.120 Severability.

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this chapter. The City Council declares that it would have adopted this chapter, including every section, subsection, sentence, clause and phrase, irrespective of whether one or more sections, subsections, sentences, clauses or phrases is held invalid.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: F.8
SUBJECT: Final Acceptance and Notice of Completion for Pacific Flyway Pond Enhancement Project, CIP 24-10

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) Reallocating \$46,250 of Spring Lake Infrastructure – Roads funding (Fund Code 682) from the County Road 25A (Parkland Ave. to Miekle Ave.) Improvement Project, CIP 24-05, to the Pacific Flyway Pond Enhancement Project, CIP 24-10, bringing the total Project budget to \$2,118,250; (2) Authorizing a \$32,370.39 increase to the construction contract contingency, bringing the total contract contingency to \$85,845.39; and (3) Accepting the construction contract with RJ Gordon Construction, Inc., as complete and authorizing the City Clerk to file a Notice of Completion.

Staff Contact:

Mark Miller, Associate Engineer - (530) 661-5968; mark.miller@cityofwoodland.gov

Fiscal Impact:

The total budget of \$2,072,000 of Sewer Enterprise Funds (Fund 220) for the Pacific Flyway Pond Enhancement Project, CIP 24-10, (the "Project") was approved by City Council Resolution No. 8198 on February 6, 2024. The total project budget includes \$1,672,000 in grant funds from the State of California Wildlife Conservation Board and \$400,000 in local match Sewer Enterprise funds from the WPCF Treatment Plant Biosolids Project, CIP 10-11. The current project budget includes the construction contract, a construction contingency equal to 15% of the base bid amount, construction inspection, engineering design and project management. The State grant program will reimburse the City for project expenses which will repay the Sewer Enterprise Fund as the Project progresses.

The reallocation of \$46,250 from the County Road 25A (Parkland Ave to Miekle Ave) Improvement Project, CIP 24-05 is needed to reimburse the Pacific Flyway Pond Project for additional soil hauling.

There is no impact to the City's General Fund.

Background:

The Pacific Flyway Pond site was previously used as part of the wastewater treatment process for several decades until around 1989. The pond site was removed from the treatment process and abandoned between 1989 and 2010. The site was further excavated in 2012 to provide fill for the Woodland-Davis Clean Water Agency ("WDCWA") Regional Water Treatment Facility. Subsequently, the pond site was removed from the National Pollution Discharge Elimination System (NPDES) permit for the Water Pollution Control Facility (WPCF). In 2019, the pond site was converted to become a regional 90-acre storm water detention facility with the purpose of reducing peak storm drainage flows and improving storm water quality. Landscaping and erosion mitigation work was not included in the earlier site projects other than wetland plantings along a portion of the southern edge of the pond. Consequently, the banks of the pond experienced significant erosion and required increased maintenance to preserve the pond's function and to repair the damage that has already occurred. This project repaired the erosion damage and essentially completes the conversion of the site to a regional migratory bird habitat and regional storm water detention pond.

Construction of the Pacific Flyway Pond Enhancement Project involved the creation of two islands with approximately three acres in total surface area for bird habitat and to reduce wave development. The islands were built in the middle of the pond to minimize wind-driven wave erosion, effectively halving the fetch distance which influences wave formation. Also included in the Project was earthwork at three separate bank areas where erosion was significant. Repairs at two of the three banks involved only earth-grading to restore the slopes of the pond, but one erosion repair area at the northwest corner of the pond involved both earth-grading and bank-armoring with rock slope protection. Access and land area available for repairs at this northwest bank is constrained by the nearby WDCWA Regional Water Treatment Facility and thus required an additional effort to protect.

The Project has CEQA coverage under Addendum 2 of the WDCWA EIR. This Addendum covered excavation of the pond site to provide fill material for the Regional Water Treatment Facility and covered conversion of the site to a regional storm water detention pond. A 2013 agreement between the City and WDCWA stipulates that the City is responsible for establishing and maintaining the final vegetation in the pond.

This project is one of several in our area designed to improve habitat for migratory birds and is essentially an Engineering With Nature approach to pond management. The Pacific Flyway Pond has recently become popular with migratory birds and the adjacent upland Pond 9 hosted a colony of approximately 5,000 Tricolored Blackbirds in 2020. Tricolored Blackbirds are a threatened species pursuant to the California Endangered Species Act of 1984 and UC Davis has documented their presence on the site over the past few years, including a colony of 7,000 Tricolored Blackbirds which nested at Pond 9 in 2024. The Pacific Flyway Pond itself has also been documented to host several thousand migratory birds during their migration seasons and more than fifty species daily.

On May 2, 2023, the City Council approved Resolution No. 8060 in support of a Wildlife Conservation Board grant application for enhancements at the Pacific Flyway Pond. The Wildlife Conservation Board then approved the grant in the amount of \$1,672,000 to establish landscaping and construct habitat for migratory birds and shorebirds and to facilitate ongoing operation and maintenance of the pond site. Council also approved Resolution No. 8198 on February 6, 2024, which created a Capital Improvement Project for the pond enhancements and approved a Memorandum of Understanding with the Yolo County Resource Conservation District ("District") for Project reporting, landscaping, habitat restoration, monitoring, outreach and education. The District's work has commenced and will continue after completion of the CIP 24-10 construction phase.

Work in the construction contract with RJ Gordon Construction, Inc., is now complete and the site has largely been turned over to the Yolo County Resource Conservation District to continue landscape restoration work. The District's restoration and vegetation maintenance will continue at the Pacific Flyway Pond until June 2027.

Discussion:

One change order for CIP 24-10 has been executed to date in the amount of \$39,595.39. This change order compensated the contractor for the following scope changes: accelerated dewatering to ensure the pond work was completed before the rain season began, excavation of a separation trench to contain tule growth in the southeast corner of the pond, and additional area to be hydroseeded and stabilized at the borrow site where suitable island fill material was sourced. The final change order that remains to be executed in the amount of \$46,250 will compensate the contractor for off-haul, disposal and grading of excess soil material generated by the County Road 25A (Parkland Ave to Mickle Ave) Improvement Project, CIP 24-05. The material was delivered to the site as preliminary work for both CIP 24-05 and CIP 24-10, but approximately half of the delivered material was suitable for utilization by CIP 24-10. The other half did not meet project specifications and was required to be removed. Additional funding is being transferred to CIP 24-10 from CIP 24-05

to pay for this work. The final total change order amount of \$85,846.39 is \$32,370.39 more than the authorized construction contract contingency. A breakdown of contract and project expenditures is enumerated in the table below:

Construction Contract	\$645,030
Construction Contract Change Orders (Construction Contingency)	\$85,846
Total Construction Contract Cost	\$730,876
Grant Acquisition, Project Design Engineering and Construction Management Staff Time	\$289,940
Yolo County Resource Conservation District Contract	\$1,097,434
Total Project Cost	\$2,118,250
Currently Authorized Project Budget	\$2,072,000

Staff provided the engineering design, bidding, inspection and project management for the Pacific Flyway Pond Enhancements.

The construction contract is among the first phases of work on the Project. The Yolo County Resource Conservation District has commenced work on the next phase (landscape restoration) and will continue with the vegetation management and the outreach and education phases.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, (1) Reallocating \$46,250 of Spring Lake Infrastructure – Roads funding (Fund Code 682) from the County Road 25A (Parkland Ave. to Mickle Ave.) Improvement Project, CIP 24-05, to the Pacific Flyway Pond Enhancement Project, CIP 24-10, bringing the total Project budget to \$2,118,250; (2) Authorizing a \$32,370.39 increase to the construction contract contingency, bringing the total contract contingency to \$85,845.39; and (3) Accepting the construction contract with RJ Gordon Construction, Inc., as complete and authorizing the City Clerk to file a Notice of Completion.

Prepared by: Mark Miller, Associate Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, City Engineer/ CDD Director



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Final Acceptance Flyway Pond Enhancement, CIP 24-10

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ACCEPTING THE PACIFIC FLYWAY POND ENHANCEMENT PROJECT,
CIP 24-10, CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZING
THE CITY CLERK TO FILE A NOTICE OF COMPLETION**

WHEREAS, the City Council adopted Resolution 8359 on July 16, 2024, to execute a construction contract with RJ Gordon Construction, Inc. (“RJ Gordon”) in the amount of \$645,030 and to approve a construction contingency of up to \$53,475 for the Pacific Flyway Pond Enhancement Project, CIP 24-10 (the “Project”); and

WHEREAS, construction of the Project began on September 1, 2024, and was completed on November 19, 2024; and

WHEREAS, one contract change order was executed in an amount totaling \$39,595.39, and one final change order remains to be executed in the amount of \$46,250.00, which brings the total contract change order amount to \$85,842.39; and

WHEREAS, the City wishes for the currently authorized construction contract contingency of \$53,475 to be increased by \$32,370.39 to cover change orders and wishes for the currently authorized Project budget of \$2,072,000 to be increased by the final change order amount (\$46,250) for a final total Project budget of \$2,118,250; and

WHEREAS, to cover the final change order related to hauling of County Road 25A spoils, the City wishes to reallocate \$46,250 of Spring Lake Infrastructure – Roads Funds (Fund 682) from the County Road 25A (Parkland Ave to Mickle Ave) Project, CIP 24-05, to the Pacific Flyway Pond Enhancement Project, bringing the total revised CIP 24-10 budget to \$2,118,250; and

WHEREAS, authorization of a construction contract contingency increase of \$32,370.39 is required to execute the final contract change order and close out the construction contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The City Council hereby reallocates \$46,250 of Spring Lake Infrastructure – Roads Funds (Fund 682) from the County Road 25A (Parkland Ave to Mickle Ave) Project, CIP 24-05, to the Pacific Flyway Pond Enhancement Project, CIP 24-10, bringing the total authorized Project budget up to \$2,118,250.

SECTION 2. The City Council hereby authorizes a \$32,370.39 increase to the construction contract contingency for the Pacific Flyway Pond Enhancement Project, CIP 24-10, bringing the total authorized contingency up to \$85,845.39.

SECTION 3. The City Council hereby accepts the Pacific Flyway Pond Enhancement Project, CIP 24-10, as complete.

SECTION 4. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the Pacific Flyway Pond Enhancement Project, CIP 24-10.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 3rd day of December, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: F.9
SUBJECT: One-Year Extension of the Contract with San Joaquin Chemicals, Inc. for the Purchase of Coagulants in FY25

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the first one-year extension to the contract with San Joaquin Chemicals, Inc. for a total amount of \$203,250 for the purchase of coagulants in FY25.

Staff Contact:

Shane Carlsen, Treatment Plant Superintendent, (530) 661-2104,
shane.carlsen@cityofwoodland.gov

Fiscal Impact:

The total contract value for the proposed one-year extension with San Joaquin Chemicals, Inc. is not to-exceed \$203,250, which is the original \$170,000 amount plus contractual price increases. The cost to purchase the coagulants was included in the approved fiscal year 2024/25 budget, and no additional funding is requested.

Background:

Coagulant chemicals are necessary for the wastewater treatment process. They facilitate the process of conglomeration of suspended solids in the wastewater, increasing the efficiency of the filtration system. This is a necessary step in sewage treatment and required to meet the City's National Pollutant Discharge Elimination System permit regulated by the Regional Water Quality Control Board.

Discussion:

The City executed a contract with San Joaquin Chemicals, Inc. in 2019 for the purchase of coagulants used at the Water Pollution Control Facility. This contract had an original term of five (5) years, and allows for the option of two (2) one (1)-year extensions. Exercising the first extension of the current contract will provide an uninterrupted supply of the necessary materials for water treatment within anticipated cost increases, will allow for continued operations and ensure compliance with state regulations.

Conclusion:

Staff recommends that Council approve Resolution No. _____, authorizing the City Manager to execute the first one-year extension to the contract with San Joaquin Chemicals, Inc. for a total amount of \$203,250 for the purchase of coagulants in FY25.

Prepared by: Courtney Morgan, Management Analyst

Reviewed by: Craig Locke, Public Works Director



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - SJC Contract Extension
2. SJC Purchase Agreement 2019-2024 Exhibit C

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
APPROVE A ONE-YEAR CONTRACT EXTENSION WITH SAN JOAQUIN CHEMICALS,
INC. FOR FY25 COAGULANT PURCHASE NOT-TO-EXCEED \$203,250**

WHEREAS, the City of Woodland has a current contract with San Joaquin Chemicals, Inc. for the purchase of coagulant used in the water treatment process; and

WHEREAS, the existing contract includes provisions for two additional one-year extensions; and

WHEREAS, the City Council of the City of Woodland has reviewed the terms of the current contract and finds it to be in the best interest of the City to exercise the first of the two one-year extensions for Fiscal Year 2025 (FY25); and

WHEREAS, the contract extension will provide the City with the necessary coagulant materials for water treatment at an agreed-upon price not to exceed \$203,250; and

WHEREAS, the City of Woodland has determined that a one-year contract extension with San Joaquin Chemicals, Inc. is necessary to ensure the uninterrupted supply of coagulant for the water treatment process; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The above recitals are true and correct and adopted herein by this reference.

SECTION 2. The City Council hereby approves the first of two one-year contract extensions with San Joaquin Chemicals, Inc. for the purchase of coagulant for Fiscal Year 2025 (FY25) in an amount not-to-exceed \$203,250.

SECTION 3. The City Manager or his/her designee is authorized to execute any necessary documents to effectuate the extension of this contract with San Joaquin Chemicals, Inc.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 3rd day of December 2024, by the following vote:

AYES:

NOES

ABSENT:

ABSTAIN:

ATTEST:

Tania Garcia-Cadena, Mayor

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

AGREEMENT FOR CHEMICAL SERVICES

1. PARTIES AND DATE.

This Agreement for Chemical Services ("Agreement") is made and entered into this 23rd day of October, 2019, by and between the City of Woodland, ("City") and San Joaquin Chemicals, Inc. a Coagulant/chemical manufacture/supplier, with its principal place of business at 4684 E. Hedges Ave, Fresno, California 93703 ("Contractor"). City and Contractor are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Contractor.

Contractor desires to perform and assume responsibility for the provision of certain chemical services required by City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing chemical services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Contractor to render such services for the project ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Contractor promises and agrees to furnish to City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the services and advice on various issues affecting the decisions of City regarding the Project and on other programs and matters affecting City ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from the date first specified above to **June 30, 2025**, unless earlier terminated as provided herein. City shall have the unilateral option, at its sole discretion, to renew this Agreement annually for no more than **two (2) additional one-year terms**. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Contractor.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Contractor or under its supervision. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this

Agreement. City retains Contractor on an independent contractor basis and not as an employee of City. Contractor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services. Contractor shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Contractor represents that it has the skilled personnel required to perform the Services in conformance with such conditions. In order to facilitate Contractor's conformance with the Schedule, City shall respond to Contractor's submittals in a timely manner. Upon request of City, Contractor shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.3 Conformance to Applicable Requirements. All work prepared by Contractor shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Contractor has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Contractor may substitute other personnel of at least equal competence and experience upon written approval of City. In the event that City and Contractor cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to City, or who are determined by City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by Contractor at the request of City. The key personnel for performance of this Agreement are as follows: Cyril Wekilsky, Steve Degough, Karl Domm.

3.2.5 City's Representative. City hereby designates the Chief Plant Operator, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of City for all purposes under this Agreement. Contractor shall not accept direction or orders from any person other than City's Representative or his or her designee.

3.2.6 Contractor's Representative. Contractor hereby designates Karl Domm, or his or her designee, to act as its representative for the performance of this Agreement ("Contractor's Representative"). Contractor's Representative shall have full authority to represent and act on behalf of Contractor for all purposes under this Agreement. Contractor's Representative shall supervise and direct the Services, using his or her best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.7 Coordination of Services. Contractor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.8 Standard of Care; Performance of Employees. Contractor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by contractors in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the calling necessary to perform the Services. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Finally, Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including any required business license, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Contractor shall perform, at its own cost and expense and without reimbursement from City, any services necessary to correct errors or omissions which are caused by Contractor's failure to comply with the standard of care provided for herein, and shall be fully responsible to City for all damages and other liabilities provided for in the indemnification provisions of this Agreement arising from the Contractor's errors and omissions. Any employee of Contractor or its subcontractors who is determined by City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to City, shall be promptly removed from the Project by Contractor and shall not be re-employed to perform any of the Services or to work on the Project.

3.2.9 Laws and Regulations. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services. If Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to City, Contractor shall be solely responsible for all costs arising therefrom. Contractor shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.10 Insurance.

(a) Time for Compliance. Contractor shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Contractor, its agents, representatives, employees or subcontractors. Contractor shall not commence work under this Agreement until it has provided evidence satisfactory to City that it has secured all insurance required under this section. In addition, Contractor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to City that the subcontractor has secured all insurance required under this section.

(b) Types of Required Coverages. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, Contractor in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance.

(i) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as the latest version of the Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least \$1,000,000 per

occurrence. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for (1) products and completed operations; (2) contractual liability; (3) third party action over claims; or (4) cross liability exclusion for claims or suits by one insured against another.

(ii) **Automobile Liability Insurance:** Automobile Liability Insurance with coverage at least as broad as the latest version of Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1) with minimum limits of \$1,000,000 each accident. The policy is to contain, or be endorsed to contain the following provisions: Pollution Liability – Broadened Coverage for Autos using ISO Form CA 9948, or an endorsement containing the exact same coverage and endorsement for Motor Carrier Policies of Insurance for Public Liability Under Sections 29 and 30 of the Motor Carrier Act of 1980 – Form MCS 90. In the event that the automobile liability policy contains an exclusion for Wrong Delivery of Liquid Products, ISO Form CA 23 05, or similar exclusion endorsement, the general liability policy shall be endorsed to provide this coverage.

(iii) **Workers' Compensation and Employer's Liability:** Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than \$1,000,000 per accident for bodily injury and disease.

(iv) **Contractors Pollution Liability:** Contractors Pollution Liability Insurance covering all of Contractor's operations to include onsite and offsite coverage for bodily injury (including death and mental anguish), property damage, defense costs and cleanup costs with minimum limits of \$5 million per loss and \$10 million total all losses. Non-owned disposal site coverage shall be provided if handling, storing or generating hazardous materials or any material/substance otherwise regulated under environmental laws/regulations.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

(c) **Endorsements.**

(i) The policy or policies of insurance required by Section 3.2.10(b) (i) Commercial General Liability and (ii) Automobile Liability Insurance and (iv) Contractor's Pollution Liability shall be endorsed to provide the following:

- (1) **Additional Insured:** City, its directors, members, officials, officers, employees and agents shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Endorsements shall be issued on a combination of ISO CG 20 10 and CG 20 37 or exact equivalents. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Contractor; or (4) contain any other exclusions contrary to the Agreement.
- (2) **Primary Insurance and Non-Contributing Insurance:** This insurance shall be primary and any other insurance, deductible, or self-

insurance maintained by the City, its directors, members, officials, officers, employees and agents shall not contribute with this primary insurance.

- (3) Severability: In the event of one insured, whether named or additional, incurs liability to any other of the insureds, whether named or additional, the policy shall cover the insured against whom claim is or may be made in the same manner as if separate policies had been issued to each insured, except that the limits of insurance shall not be increased thereby.
- (4) Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City except ten (10) days prior written notice shall be allowed for non-payment of premium.
- (5) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its directors, members, officials, officers, employees and agents.
- (6) Duties: Any failure by the named insured to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the City, its directors, members, officials, officers, employees and agents.
- (7) Applicability: That the coverage provided therein shall apply to the obligations assumed by Contractor under the indemnity provisions of the Agreement, unless the policy or policies contain a blanket form of contractual liability coverage.

(ii) The policy or policies of insurance required by Section 3.2.10(b) (iii) Workers' Compensation shall be endorsed, as follows:

- (1) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its directors, members, officials, officers, employees and agents.
- (2) Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City except ten (10) days prior written notice shall be allowed for non-payment of premium.

(d) Deductible. Any deductible or self-insured retention must be approved in writing by City and shall protect the City, its directors, members, officials, officers, employees and agents in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

(e) Evidence of Insurance. Contractor, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with City. If such coverage is cancelled or reduced, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

(f) Failure to Maintain Coverage. Contractor agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to City. City shall have the right to withhold any payment due Contractor until Contractor has fully complied with the insurance provisions of this Agreement.

In the event that Contractor's operations are suspended for failure to maintain required insurance coverage, Contractor shall not be entitled to an extension of time for completion of the work because of production lost during suspension.

(g) Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A-:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

(h) Insurance for Subcontractors. Contractor shall be responsible for causing subcontractors to purchase the appropriate insurance in compliance with the terms of this Agreement, including adding City as an Additional Insured to the subcontractor's policies.

3.2.11 Safety. Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. Any applicable taxes are already included in the pricing set forth in Exhibit "C." The total compensation shall not exceed **One hundred seventy thousand dollars (\$170,000)** without approval of City Council . Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.3.2 Payment of Compensation. Contractor shall submit to City an itemized statement which indicates work completed and hours of Services rendered by Contractor. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all approved charges thereon.

3.3.3 Reimbursement for Expenses. Contractor shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

3.3.5 Rate Increases. In the event that this Agreement is renewed pursuant to Section 3.1.2, the rates set forth in Exhibit "C" shall be adjusted each year at the time of renewal in accordance with the Consumer Price Index, or at the percentage rate set forth in Exhibit "C."

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Contractor shall maintain complete and accurate records with respect to all costs and expenses incurred and fees charged under this Agreement. All such records shall be clearly identifiable. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 Delivery of Goods.

3.5.1 Delivery Hours. Contractor shall deliver goods within three business days of a confirmed request for each delivery. Hours of delivery shall be Monday through Friday, 7:00 AM to 11:00 AM and 12:00 PM to 3:030 PM.

3.5.2 Delivery Equipment. Contractor's delivery personnel shall have the applicable adapter/connectors and hoses to complete the delivery.

3.5.3 Delivery Quantity. Quantities of goods ordered may increase or decrease to meet the requirements of the City during the duration of this Agreement. The City does not guarantee a minimum quantity, and the City reserves the right to purchase more or less product units on an as-needed basis.

3.5.4 Certificate of Analysis. A certificate of is required with each load before the goods can be unloaded.

3.5.5 Samples. Delivery vehicles shall be equipped to safely provide samples of Goods, before off loading.

3.5.6 Weight-Master's Certificate. A weight-master's certificate shall be included at the time of delivery. The certificates shall show the weight of the material delivered. If a split transport load is handled, Contractor shall furnish a second weight-master's certificate within one (1) hour of the original shipment.

3.5.7 MSDS/SDS. Under this Agreement, a manufacturer's Material Safety Data Sheet (MSDS) or Safety Data Sheet (SDS) shall be included with the first delivery of the goods or after any change in composition of the product, a change in manufacturing process, a change in supplier, or a change in labeling/packaging of the product.

3.5.8 Location. Deliveries shall be made to:

City of Woodland, Wastewater Pollution Control Facility
42929 County Road 24 Woodland, CA 95776
Attn: Shane Carlsen, Chief Plant Operator

3.5.9 Inspection. Delivery does not constitute acceptance. The City reserves the right to inspect any goods for conformance with the specifications contained herein. Goods discovered to be in noncompliance shall be returned and immediately replaced with conforming goods at Contractor's sole expense. The City shall be reimbursed for any additional cost incurred as a result of Contractor's lack of conformance.

3.5.10 Personal Protective Equipment (PPE). Contractor shall wear appropriate PPE when taking samples and off-loading product.

3.5.11 Emergency Spill Plan. In the event of accidents or spills on City property, Contractor shall follow the procedures of its emergency spill plan. The emergency spill plan shall include, at a minimum, the annual training the delivery driver receives to deal with material spills, emergency equipment the delivery truck has on board, the type and frequency of equipment inspections, emergency contact telephone numbers and names of personnel the City can contact in case of problems. Contractor shall provide a copy of its emergency spill plan to City and any updates thereto prior to initiating delivery of any goods under this Agreement

3.5.12 Safety and Compliance with the Law. Contractor and goods provided shall comply with all applicable laws and regulations of the federal, state and local government including Cal/OSHA requirements, requirements for verification of employees' legal right to work in the United States, air pollution control laws and regulations as applicable to the Contractor, and all relevant U.S. Department of Transportation or Department of Homeland Security regulations pertaining to transportation of hazardous waste, substances and/or materials, as those regulations may be amended from time to time and/or incorporated into state or local laws, regulations and ordinances. If requested, Contractor shall supply to the City information regarding the Contractor's safety ratings, safety audits and implementation of security plans or measures for complying with said regulations. Contractor is responsible for all costs of clean up and/or removal of hazardous and toxic substances spilled as a result of its services or operations provided under this Agreement.

3.5.13 Warranty. Contractor warrants that the goods delivered hereunder meet the Current ANSI standard for coagulants and polymers.

3.6 General Provisions.

3.6.1 Termination of Agreement.

(a) Grounds for Termination. City may, by written notice to Contractor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those services which have been fully and adequately rendered to City through the effective date of the termination, and Contractor shall be entitled to no further compensation. Contractor may not terminate this Agreement except for cause.

(b) Effect of Termination. If this Agreement is terminated as provided herein, City may require Contractor to provide all finished or unfinished Documents and Data, as defined below, and other information of any kind prepared by Contractor in connection with the performance of Services under this Agreement. Contractor shall be required to provide such document and other information within fifteen (15) days of the request.

(c) Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.6.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Contractor:

San Joaquin Chemicals, Inc.
4684 E. Hedges Ave.
Fresno, California, 93703
Karl Domm, Vice President.

City:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: Shane Carlsen, Public Works Department

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.6.3 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.6.4 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.6.5 Indemnification. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged negligent acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, subcontractors and subcontractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages, attorneys' fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs, including reasonable attorneys' fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by City or its directors, officials, officers, employees, agents or volunteers. Notwithstanding the foregoing, to the extent Contractor's Services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor. This section shall survive any expiration or termination of this Agreement.

3.6.6 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be supplemented, amended or modified by a writing signed by both Parties.

3.6.7 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Yolo County.

3.6.8 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.6.9 City's Right to Employ Other Contractors. City reserves the right to employ other Contractors in connection with this Project.

3.6.10 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.6.11 Assignment or Transfer. Contractor shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.6.12 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Contractor include all personnel, employees, agents, and subcontractors of Contractor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.6.13 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.6.14 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.6.15 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.6.16 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.6.17 Prohibited Interests. Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.6.18 Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of any minority business enterprise program, affirmative action plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.6.19 Labor Certification. By its signature hereunder, Contractor certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.6.20 Authority to Enter Agreement. Contractor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.6.21 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.6.22 Employment Adverse to City. Contractor shall notify City, and shall obtain City's written consent, prior to accepting work to assist with or participate in a third-party lawsuit or other legal or administrative proceeding against City during the term of this Agreement.

3.6.23 Conflict of Employment. Employment by Contractor of personnel currently on the payroll of City shall not be permitted in the performance of this Agreement, even though such employment may occur outside of the employee's regular working hours or on weekends, holidays or vacation time. Further, the employment by Contractor of personnel who have been on City's payroll within one year prior to the date of execution of this Agreement, where this employment is caused by and or dependent upon Contractor securing this or related Agreements with City, is prohibited.

3.6.24 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification and confidentiality obligations, and the obligations related to receipt of subpoenas or court orders, shall survive any such expiration or termination.

3.6.25 Subcontracting. Contractor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

SIGNATURES ON FOLLOWING PAGE

**SIGNATURE PAGE FOR AGREEMENT
FOR CHEMICAL SERVICES**

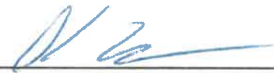
IN WITNESS WHEREOF, this Agreement was executed on the date first written above.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF WOODLAND

[INSERT NAME OF CONTRACTOR]

By: 
Paul Navazio
City Manager

By: 

Its: 

Printed Name: Karl Domm

ATTEST:

By: 
City Clerk

APPROVED AS TO FORM:

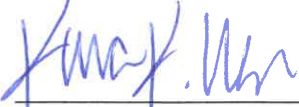
By: 
City Attorney

EXHIBIT "A"

SCOPE OF SERVICES

1. GENERAL INFORMATION

The City is requesting proposals from qualified vendors with experience servicing cities and/or counties, to provide aluminum-based coagulants and polymers for wastewater treatment. The vendor will provide a full range of professional services including but not necessarily limited to:

- Coagulant testing, analysis, and timely recommendations to formulation changes.
- Provide on-site product testing, Staff training if needed.
- Detailed reports, follow-up site visits with any recommendations if testing determined a change is needed in dose of coagulant formula.
- Supplemental site visit if plant experiences upset conditions or the coagulant is not performing as expected in the filters.
- Minimum Three (3) site visits per year.

The Contract will be for one (1) five (5) year term November 1, 2019 through June 30, 2024 with the option of two (2) one (1) year extensions.

The Water Pollution Control Facility is located at 42929 County Road 24, Woodland, California 95776. The City of Woodland provides water and wastewater to the Woodland residents. The City operates an MLE/tertiary treatment plant that provides consistent high quality title 22 recycled water for industrial and irrigation uses. The WPCF treatment plant uses coagulation, to enhance cloth media filters performance with a design capacity of 10.4 million gallons per day (MGD).

Estimated quantity required is 250,000 pounds per one (1) year, approximately 32,000 to 35,000 pounds per load (bulk).

2. TECHNICAL SPECIFICATIONS/PERFORMANCE STANDARDS

Services performed under the contract shall be subject to inspection and approval by the Chief Plant Operator. This section outlines the minimum acceptable standards.

A. Quality Assurance

1. Reference Standards. All coagulant or coagulant blends shall meet the requirements of the following except where more detailed or stringent requirements are indicated by the contract documents.
 - ASTM – Testing Methods and Materials
 - NSF – For treatment of wastewater/water.
 - ANSI – For treatment of wastewater/water

2. Experience: Vendors shall have a minimum of three (3) years certifiable experience in the type of coagulant proposed.

B. Delivery Requirements

1. Product Delivery Requirements. Product will be ordered “as needed” and be billed as such. The product shall be delivered FOB to the City of Woodland, Water Pollution Control Facility at 42929 County Road 24, Woodland, CA 95776.

Vendor shall provide for the delivery of the coagulant in a timely manner as specified below. Delivery shall meet all OSHA and DOT regulations and any other Federal and State regulations that are applicable.

A Safety Data Sheet (SDS) and quality control data shall be provided with each delivery. The product that is delivered is subject to inspection and testing by the City of Woodland personnel. Bulk delivery shall be off loaded to bulk storage via compressed air supplied by the tractor/trailer.

No shipment will be allowed to be unloaded without prior consent from plant personnel on-site. **All drivers shall wear all necessary personal protection equipment while connecting, unloading, and disconnecting containers.**

Successful Vendor shall be able to deliver Coagulant within three (3) working days after request and overnight in cases of emergencies. Delivery hours are Monday thru Friday from 8:00 AM to 3:00 PM. Notify Plant Operators twenty-four (24) hours prior to delivery to the WPCF at (530) 661-2054.

3. RESPONSE TIMES

The Contractor shall be available 24/7 via cell phone and shall respond to an emergency within two (2) hours of initial contact during the Contractor’s regular business hours and within (4) hours after hours and weekends at the rate specified in the cost proposal. Successful Contractor will provide the City with their regular business hours and the emergency phone numbers of contracted staff. All contracted staff must have a cell phone, provided to them by the Contractor, while working at the City. The Contractor must inform the City of any contact information changes within 24 hours after the change has taken effect.

4. CONTRACTOR MINIMUM REQUIREMENTS

A. MINIMUM QUALIFICATIONS:

1. Contractor shall possess all applicable licenses, permits and insurance required by the State of California and the City to perform Services as specified herein. All costs thereof shall be deemed included in the price proposed for these Services. Such licenses and certifications are to be presented to the City with this proposal.
2. Contractor shall have a minimum of three (3) years certifiable

experience in the type of coagulant proposed and doing business in California.

3. Three (3) municipal references using the proposed product or similar product successfully are to be included with the proposal.
4. The Contractor must demonstrate in their proposal the ability to meet the commence service date identified in PART 1 GENERAL CONDITIONS; Section 5 titled Schedule of Bid Period Activities.
5. The Contractor must have qualified staff with identifiable support personnel dedicated to the sole purpose of assuring the supply of adequate and competent services.
6. The Contractor must have a central office capable of supervising and monitoring this service and the satisfactory completion of the contract work scope.

B. MINIMUM WORK REQUIREMENTS:

1. The Contractor shall ensure employees are qualified to operate equipment. The Contractor shall maintain records of each individual's training and certifications. The Contractor shall ensure that all employees are properly trained in the application and mixing of chemicals used and wear appropriate protective equipment where applicable.
2. Contractor employees shall be required to wear a photo name badge for identification purposes.

C. SAFETY REQUIREMENTS:

All services must comply with current safety orders of the California Department of Industrial Relations and CAL/O.S.H.A. (California/Occupational Safety and Health Administration).

D. PERFORMANCE, SUBMITTALS & WARRANTIES

- a. Contractor shall ensure that all chemicals and other supplies will be used in accordance with all federal, state, and local laws.
- b. The City, in advance of any application, must approve all chemicals and supplies to be used. Contractor shall comply with Material Safety Data Sheets (MSDS), Safety Data Sheets (SDS) and Technical Analysis Data Sheets and they must be on-site and available for all chemicals stored and used within the service area on the first day of the contract.

- c. Coagulant shall be a primary coagulant for wastewater filtration and shall be fed straight without dilution.
- d. Coagulant shall produce a dense, rapid forming, easy to settle floc.
- e. Coagulant shall be free of odor.
- f. Product shall not produce a film on the surface of the water in the filtering process.
- g. Coagulant shall be in liquid form and 100% miscible with water in all proportions.
- h. Product shall be free of algae, fungus or any other biological growth and shall not increase TOC concentrations in finished water.
- i. Product shall contain no substance in quantities capable of producing deleterious or injurious effects to health of those using water that has been properly treated. A service representative shall be available within twenty-four (24) hours after summons, to provide guidance and assistance, as needed, in the application and use of this product.
- j. The product must perform equal or better than similar products now in use, as compared to trended data of plant process instrumentation for the following: **Turbidity, UV transmittance, PH, and coliform**. Grab samples for turbidity shall be collected with jar testing.
- k. Product offered must meet or exceed all EPA, or other regulatory agencies requirements for the treatment of wastewater.
- l. The proposal shall include vendor's recommendations and instructions for product to provide wastewater filtration. The contractor shall supply the manufacturer's name and the manufacturing location for the product.
- m. The Vendor shall demonstrate the proposed coagulant's ability to perform effectively on the water being treated. All costs related to the jar testing are paid by the Vendor and shall be conducted under the supervision of the WPCF plant staff. In addition, a sample of the proposed product shall be left with the WPCF plant personnel to conduct additional jar testing by plant personnel. Vendor shall arrange for jar testing with Shane Carlsen, Chief Plant Operator, by contacting him at (530) 661-2054 or at shane.carlsen@cityofwoodland.org

- n. The unit price shall be in product wet pounds of shipment that is delivered, Coagulant shall be priced on a bulk rate basis at approximately 32,000 to 35,000 pounds per load (bulk).
- o. Notwithstanding any other provisions of this proposal, the contractor warrants that the materials, supplies, and services furnished shall be of the most suitable grade. Such warranties shall include performance, workmanship, labor, and materials.
- p. The successful vendor shall remove the product from the City of Woodland, Water Pollution Control Facility (WPCF) immediately upon substantial proof that the product offered is not performing the expected results as per specifications above. The WPCF Chief Plant Operator or Manager will notify the successful vendor of unacceptable results in product performance and/or failure to meet specified requirements. The WPCF Chief Plant Operator or Manager decision shall be final. A period of two (2) weeks will be allowed for removal of product.
- q. Contractor shall exercise due care to protect all existing facilities, structures, and utilities. Any damage to City property due to Contractor neglect shall be corrected or paid for by the Contractor. Any damage to property or other problems shall be reported immediately.

E. INVOICING:

1. Services Invoice:

The Contractor will mail invoices directly to the WPCF. The Contractor will provide the following breakdown of information in written form on each invoice or as directed otherwise:

- (a) Location/City Department
- (b) Type & date of services performed (Exhibit "A" of the Agreement)
- (c) Cost of Service
- (d) Name of technician(s) who performed service.

5. AWARDED CONTRACTOR REQUIREMENTS

- A. Upon acceptance of the proposal, the Contractor shall assign a Project Manager. The Project Manager shall be responsible for overseeing the management of the work.
- B. The successful Contractor must supply all insurance requirements as required in the Agreement for Services attached hereto as Exhibit "C".

EXHIBIT "B"

COMPENSATION

The undersigned Vendor hereby proposes to furnish the following product, as described herein, for the price of:

ATTACHMENTS	QUANTITY	DESCRIPTION	UNIT PRICE (PER POUND)	EXTENDED COST
Jar Testing Results and Recommended Dosages	250,000 Pounds (Estimated Yearly Usage)	Liquid Aluminum-Based Coagulants or Poly-aluminum chlorohydrate solution, Polymers. *Submit pricing based on a bulk rate at approximately 32,000 to 35,000 pounds per load. *Pricing includes full range of professional services as detailed in the RFP	.68 ¢	\$170,000. ⁰⁰
		Base Product Name: <u>Reagent P</u> <u>3-5 emergency</u> <u>7-10 normal</u> Delivery in Days (ARO):		

In the event that this Agreement is renewed pursuant to Section 3.1.2, the first renewal period shall be from **July 1, 2024 – June 30, 2025**. The second renewal period shall be from **July 1, 2025 – June 30, 2026**.

In the event that this Agreement is renewed pursuant to Section 3.1.2, the rates set forth above shall be adjusted each year at the time of renewal described in Exhibit "A" in accordance with the Consumer Price Index.

EXHIBIT "C"

COMPENSATION

ATTACHMENTS	QUANTITY	DESCRIPTION	UNIT PRICE (PER POUND)	EXTENDED COST
Jar Testing Results and Recommended Dosages	250,000 pounds (Estimated Yearly Usage)	Liquid Aluminum-Based Coagulants or Poly-aluminum chlorohydrate solution, Polymers. *Submit pricing based on a bulk rate at approximately 32,000 to 35,000 pounds per load. *Pricing includes full range of professional services as detailed in the RFP	\$0.813	\$203,250
		Based Product Name: REAGENT P 3-5 Emergency 7-10 Normal Delivery in Days (ARO):		

In the event that this Agreement is renewed pursuant to Section 3.1.2, the rates set forth above shall be adjusted each year at the time of renewal described in Exhibit "B" in accordance with the Consumer Price Index.

November 1, 2024:

Updated published Consumer Price Index escalations for the first 5 years of our contract from 2019-2023 have been noted. They are as follows: 2019: 2.3 %, 2020: 1.4%, 2021: 7.0%, 2022: 6.5%, and 2023: 2.3%. Total 19.5% (Average (per year) 4.9%).

Accordingly, SANAFLOC Reagent P pricing effective November 1, 2024 will be \$0.813 per lb. (\$0.680 X 1.195).

November 1, 2025

Based on Consumer Price Index forecasts for 2024 and 2025 of 3.0%, SANAFLOC Reagent P pricing will be \$0.862 effective November 1, 2025.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: F.10
SUBJECT: Woodland Fire Department Annual Inspection Compliance Report

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to receive the annual inspection compliance report to fulfill the requirements of the California Health and Safety Code Sections 13146.2 and 13146.3.

Staff Contact:

Matt Flint, Fire Marshal, (530) 661-5855, matt.flint@cityofwoodland.gov

Background:

On September 27, 2018, SB 1205 became effective, and added a new section to the California Health and Safety Code, which affects every fire department or fire district in the State of California. Existing state law requires every fire department or district providing fire protection services to inspect every building used as a public or private school, hotels, motels, lodging houses, and apartment houses on an annual basis. Woodland Fire Department has, and continues to strive to complete, all of these mandated inspection facilities annually. Upon the passing of SB 1205 in 2018, the Fire Department is required to report compliance numbers for these inspections to City Council annually and to acknowledge receipt of the compliance report through a resolution.

Discussion:

The purpose of SB 1205 was to require fire departments to review and report on occupancies inspected within the jurisdiction that are mandated to be inspected annually by the State. Analysis of this data allows the opportunity to address any missing inspections, or improve the inspection program as needed. While Fire Department staff continually strive to achieve 100% completion of all occupancy inspections, it is recognized that fluctuations in workload, construction volume and changes in staffing provide a challenge to this goal. This report reflects the time period from July 1, 2023, to June 30, 2024.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, to receive the annual inspection compliance report to fulfill the requirements of the California Health and Safety Code Sections 13146.2 and 13146.3.

Prepared by: Trista Kennedy, Community Risk Reduction Specialist

Reviewed by: Matt Flint, Fire Marshal / Eric Zane, Fire Chief



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Woodland SB 1205_2024
2. Fire Department SB 1205 Annual Report 2024

RESOLUTION NO. __

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF WOODLAND ACKNOWLEDGING THE CITY OF
WOODLAND FIRE DEPARTMENT'S COMPLIANCE WITH SECTIONS
13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE**

WHEREAS, California Health and Safety Code Section 13146.4 requires all fire departments that provide fire protection services to report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3; and

WHEREAS, California Health and Safety Code Sections 13146.2 and 13146.3 require all fire departments that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, and apartment house for compliance with building standards; and

WHEREAS, the City of Woodland Fire Department conducted 27 of 26 Group E (schools/commercial pre-schools), 3 of 11 Group R-1 (hotel and motel) and 95 of 152 Group R-2 (apartment, lodging house, etc.) occupancy inspections for the fiscal reporting period of 2023/2024; and

WHEREAS, the City Council of Woodland intends this Resolution to fulfill the requirements of the California Health and Safety Code regarding acknowledgment of the Woodland Fire Department's compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland expressly acknowledges the measure of compliance of the City of Woodland Fire Department with the California Health and Safety Code Sections 13146.2 and 13146.3 in the area encompassed by the City of Woodland as follows:

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 3rd day of December, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney



WOODLAND FIRE DEPARTMENT

Inspection Compliance Report

DATE: June 27, 2024

SUBJECT: Annual Inspection Compliance Report to Fulfill California HSC Sec. 13146.2 and 13146.3.

Woodland Fire Department Annual Inspection Compliance Report			
Occupancy Type	Total # of Occupancies	Completed in FY 23/24	% Complete
E (Schools)	27	26	96%
R-1 (Hotels, Motels)	11	3	27%
R-2 (Apartment, Lodging houses)	152	95	63%
Total E & R Occ. (Reportable)	190	124	65%
I-2 (Hospital, Nursing Homes)	5	3	60%
I-2.1 (Outpatient Facilities)	3	1	33%
I-3 (Jails, Detention Centers)	2	2	100%
I-4 (Adult Day Care)	1	1	100%
Total I Occ.	11	7	64%



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: G.11
SUBJECT: Designation of East St. Underground Utility District

Recommendation for Action: Staff recommends that the City Council 1) Receive the staff report; 2) Conduct a public hearing; and 3) Adopt Resolution No. _____, designating the East St. Underground Utility District.

Staff Contact:

Richard Perry, Management Analyst, (530) 661-5903, Richard.Perry@cityofwoodland.gov

Fiscal Impact:

Designating the East Street Underground Utility District (UUD) [Exhibit 1] has no immediate fiscal impact to the City. The City's PG&E work credit allocation is expected to cover most of the project costs once construction begins in the next 5–10 years.

Background:

The City of Woodland has historically received an annual allocation of work credits from PG&E's Rule 20 program to be used on underground overhead utility lines and has a current balance of 2,068,161. Because the City has not designated a new UUD since 2006, it is considered to be "inactive."

PG&E has begun to sunset the Rule 20 program and starting December 8th, 2024, they will begin actively reallocating unused credits from inactive communities. To become an active community and use our work credit balance, the city must pass a resolution designating a UUD that complies with the guidelines set forth by the CPUC prior to the reallocation date.

Staff met with the City Council Infrastructure Subcommittee on September 19th, 2024, and received their support for the proposed underground utility district. Staff additionally met with the Undergrounding Committee on October 9th, 2024, who voted to recommend the designation to City Council. PG&E and AT&T abstained from voting during the Undergrounding Committee at this time because various design requirements had not been finalized. We anticipate full cooperation from both utilities as we design the project and enter the construction phase. Please note that the original map presented to the Infrastructure and Undergrounding committees has been expanded to include additional streets at the recommendation of PG&E. Staff informed the affected utilities (PG&E, WAVE/Astound, and AT&T) of the changes via email and elected not to hold a new meeting until later in the design process with the approved designation from Council.

In accordance with the City's policies for establishing a UUD, a public notice [Exhibit 2] was published in the Daily Democrat on November 26th, 2024, inviting comments regarding the project. Staff also sent the same public notice to all affected property owners in the proposed UUD via first-class mail on November 22nd, 2024. This was a preliminary notice specifically for the designation of the UUD, and subsequent mailings will be sent as the project progresses.

Discussion:

Given that PG&E's timeline for undergrounding is 5–10 years out, City staff is collaborating with Yolo County to transfer 962,564.50 of their work credit balance to the City to help cover any inflationary expenses that may arise between the design and construction of the project. PG&E has reported an

unprecedented increase in the cost of underground utilities over the past few years and is uncertain about future cost trends. Even with the transfer from Yolo County, it's possible that the City's work credit balance will be insufficient to cover the entire project cost. Per PG&E's recommendation, the City may need to prioritize or shrink specific sections of the district map to stay within budget after all parties more thoroughly understand the costs. Additionally, there may be other non-reimbursable costs that the City will need to cover, which will be discussed during a later phase.

Conclusion:

Staff recommends that the City Council 1) Receive the staff report; 2) Conduct a public hearing; and 3) Adopt Resolution No._____, designating the East St. Underground Utility District.

Prepared by: Richard Perry, Management Analyst

Reviewed by: Brent Meyer, Community Development Director / City Engineer



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - East St Underground Utility District
2. Exhibit 1 - Undergrounding District Map
3. Exhibit 2 - Public Notice Binder
4. Exhibit 3 - Public Notice Affidavit

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
DESIGNATING THE EAST STREET UNDERGROUND UTILITY DISTRICT**

WHEREAS, the California Public Utilities Commission (CPUC) has authorized electric and telecommunication utilities to convert overhead utility lines and facilities to underground pursuant to Electric Rule 20 and Telecommunication Rule 32; and

WHEREAS, pursuant to certain criteria, CPUC rules allow participating cities and counties to establish legislation authorizing the creation of underground utility districts within which existing overhead electric distribution and telecommunication distribution, and service facilities will be converted to underground; and

WHEREAS, the City of Woodland has adopted an ordinance authorizing the City Council to designate areas within which all existing overhead poles, overhead wires, and overhead equipment associated with the distribution of electric power, telecommunication services, and cable television should be removed and replaced with underground wires and facilities; and

WHEREAS, the Director of Community Development for the City of Woodland has consulted with the affected public utilities and such utilities have agreed that the proposed underground conversion district, designated the East Street Underground Utility District and more particularly described in Exhibit 1 attached hereto and incorporated herein by reference, meets the criteria established by the rules of the CPUC, to wit, that the street or road or right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic, that the street or road or right-of-way is an arterial street or major collector as defined by the California Road System functional classification system, and that the street or road or right-of-way adjoins or passes through a civic area or public recreation area or an area of significant scenic, cultural, and/or historic interest to the general public; and

WHEREAS, each year the City of Woodland is notified by PG&E regarding the allocation of work credits for the conversion of overhead electric distribution lines and facilities to underground, known as Rule 20A allocations; and

WHEREAS, the Director of Community Development for City of Woodland has consulted with PG&E and determined that the City has accumulated Rule 20A work credits sufficient to complete the proposed overhead to underground conversion project; and

WHEREAS, the City of Woodland and the affected utilities will have agreed by letter before the start of construction that each utility shall complete the engineering of their respective portion of the East Street Overhead to Underground Utility Conversion Project; and

WHEREAS, the City of Woodland and the affected utilities have agreed by letter that through the design phase, PG&E shall be responsible for the preparation of the trench profile and composite drawings and that PG&E shall be designated as “trench lead” to manage trenching, installation of substructures and pavement restoration and such other work, and that a new trench lead may be designated before the start of construction; and

WHEREAS, the Director of Community Development of the City of Woodland and the affected utilities have agreed on a work schedule that meets their respective capabilities; and

WHEREAS, to the extent required, the City of Woodland has agreed to provide easements or rights of way on private property as may be necessary for the installation of utility facilities in a form satisfactory to the affected utilities; and

WHEREAS, the City Council of the City of Woodland has now received the report from the Director of Community Development recommending that the area identified in Exhibit 1 should be designated as an underground utility district within which all existing overhead poles, overhead wires, and overhead equipment associated with the distribution of electric power, telecommunication services, and cable television should be removed and replaced with underground wires and facilities; and

WHEREAS, the project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15302 (Class 2 Categorical Exemption, Replacement or Reconstruction); and

WHEREAS, the City of Woodland has notified all affected property owners within the proposed East Street Underground Utility District and invites same to attend a public hearing to discuss the formation of the proposed district; and

WHEREAS, the City Council of the City of Woodland held public hearings at which time the Council did receive and consider the recommendation of the City Engineer and did hear any and all objections or protests that were raised by the owners of property within the above-described district pertaining to designating this area an underground utility district.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on facts in the staff report, written and oral testimony, and exhibits presented, hereby recommends:

SECTION 1. The public interest requires the removal of all existing utility poles, overhead wires, and associated overhead structures and the installation of underground wires and facilities for supplying electric power, communication, or similar associated services within the areas as shown in Exhibit 1, attached hereto, with such area being designated as the East Street Underground Utility District, and

SECTION 2. That the utility companies, cable television services, and other affected services shall commence work on the installation of underground facility installation in East Street Underground Utility District and that as each phase of the project is complete and ready for conversion from overhead to underground utility facilities, all fronting property owners shall be notified by first class letter, postage prepaid, of the schedule for conversion of all utility service lines, and

SECTION 3. The electric utility may use the underground conversion allocation computed pursuant to decisions of the CPUC for the purpose of providing to each premises requiring it in East Street Underground Utility District a maximum of one hundred feet of individual electric service

trenching and conductor (as well as backfill, paving, and conduit if required) and each other serving utility shall provide service trenching and conductor in accordance with its rules and tariffs on file with the CPUC or as required by its Franchise Agreement with the City of Woodland, and

SECTION 4. The electric utility may use said underground conversion allowance allocation, up to a maximum amount of \$1500 per service entrance excluding permit fees, for the conversion of electric service panels to accept underground service in the East Street Underground Utility District, and each property owner shall be financially responsible for any and all costs not covered by the electric utility for the installation and maintenance of the conduit and termination box located on, under or within any structure on the premises served unless negotiated with the City of Woodland otherwise, and

SECTION 5. That upon notification as specified in Section 2, all property owners in East Street Underground Utility District shall have underground electrical entrance facilities installed and inspected pursuant to the City of Woodland Electrical Code within thirty (30) days, and that should any property owner fail to install satisfactory underground electrical entrance facilities by the date specified in the notice, the electric utility shall notify the Director of Community Development who shall, within ten (10) days direct the electric utility in writing to discontinue electrical service to the property, without recourse, pursuant to Rule 11 until electrical entrance facilities are ready to accept underground electrical conductors and have passed the necessary inspection requirements, and

SECTION 6. Once all services have been converted from overhead to underground, the utility companies, cable television services, and other affected services shall remove all poles (except as specified above) and associated overhead facilities in the East Street Underground Utility District within 90 days.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 3rd day of December 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tania Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

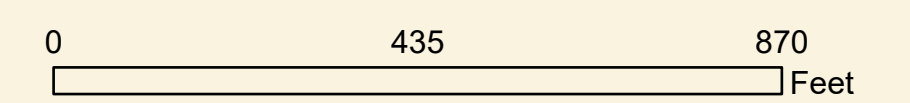
Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney



East St Undergrounding District

-  PG&E Utility Poles
 Affected Parcels
 Centerline



11/18/2024



CITY OF WOODLAND
NOTICE OF PUBLIC HEARING

NOTICE IS GIVEN HERewith that the City Council of the City of Woodland, as its regularly scheduled meeting to be held on **Tuesday, December 3, 2024, at 6:00 PM**, or as soon thereafter as the matter may be heard, in the City Council Chambers, 300 First Street, City Hall, Woodland, CA will hold the following public hearing:

Designation of East Street Underground Utility District. The City Council will:

- 1) Hold a public hearing to receive testimony regarding the City of Woodland's intention to designate the East Street Underground Utility District.
- 2) Adopt a resolution designating the East Street Underground Utility District.

City Engineer's Description of Work to be Performed:

- 1) The work will include undergrounding all overhead utilities.
- 2) The proposed district will include: East St., Yolo County Fairgrounds north border to and including Armfield; Court St., East to Third; Third St., Court to Lincoln; Dead Cat Alley, Third to Fourth; Dog Gone Alley, Walnut to Fourth; and Lemen Ave., East to Donnelly.
- 3) PG&E has provided the City with an estimated timeline of 2033 based on the allocation of their resources supporting this program.
- 4) It is the property owner's responsibility to obtain a cost estimate of the work outlined above and in the City of Woodland Municipal Code §13.48.140A. All affected property owners will be sent notification via first class letter, postage pre-paid, pursuant to §13.48.070.

Staff Contact:

Brent Meyer
CDD Director & City Engineer
brent.meyer@cityofwoodland.gov

Richard Perry
Management Analyst
richard.perry@cityofwoodland.gov

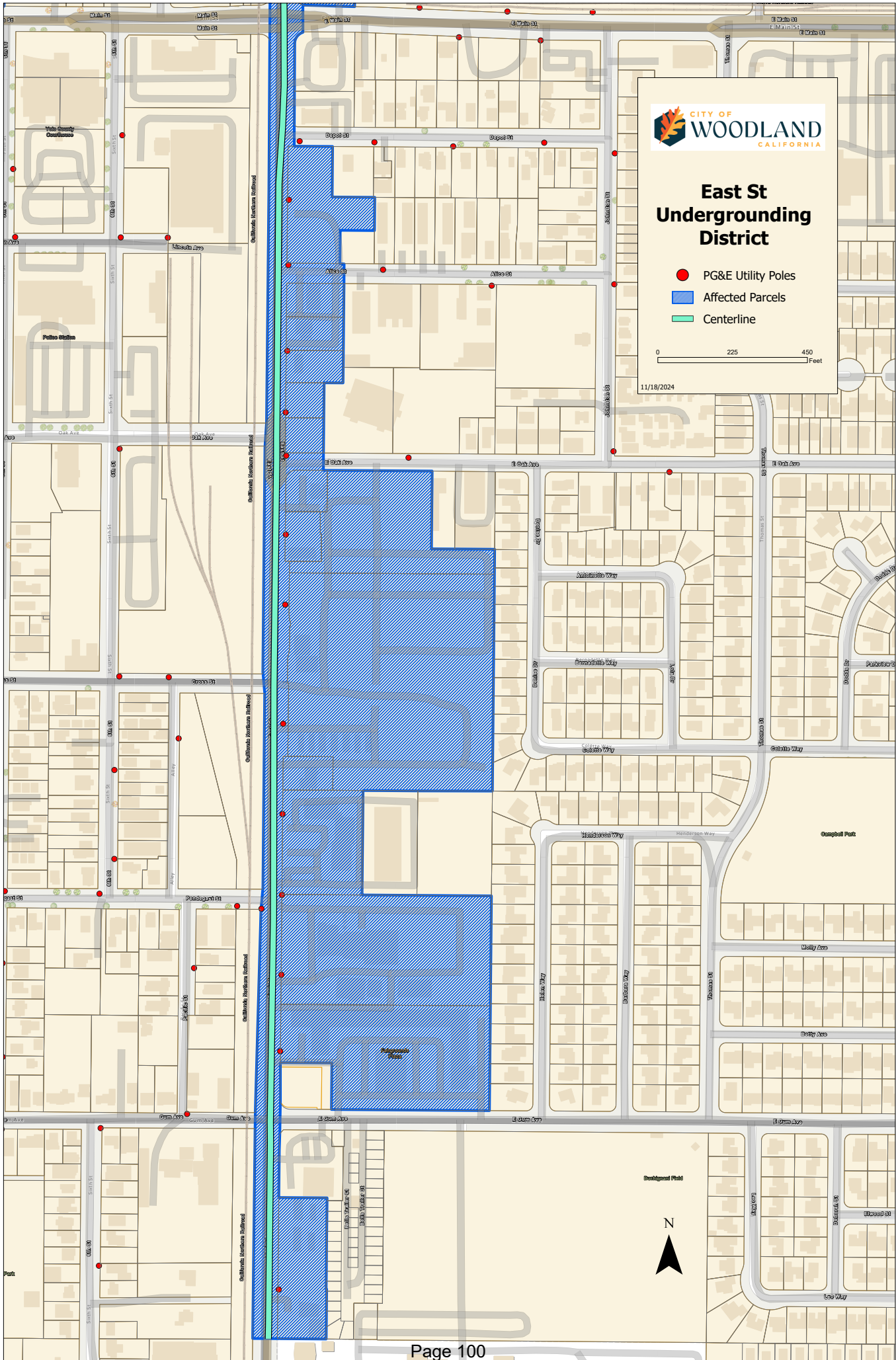
Public Comments: All interested persons are invited to attend the hearing and express their opinions. Forms to express opposition or support of the project are available from the Community Development Department. All comments received will be given to the City Council for their consideration. Please note that the city does not transcribe its hearings. However, summary minutes are prepared and publicly available once the hearing body approves. Please contact the Community Development Department at (530) 661-5820 if you have questions about these items or the public hearing.

In addition to live in-person public comment, members of the public may submit their comments prior to 4:00 PM via Written Public Comments

Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter.

Pursuant to section 65009 (b) (2), the State Government Code, "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice or in written correspondence delivered to the City Council at, or prior to, this public hearing."





East St Undergrounding District

- PG&E Utility Poles
- Affected Parcels
- Centerline

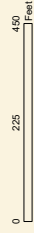
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11/18/2024

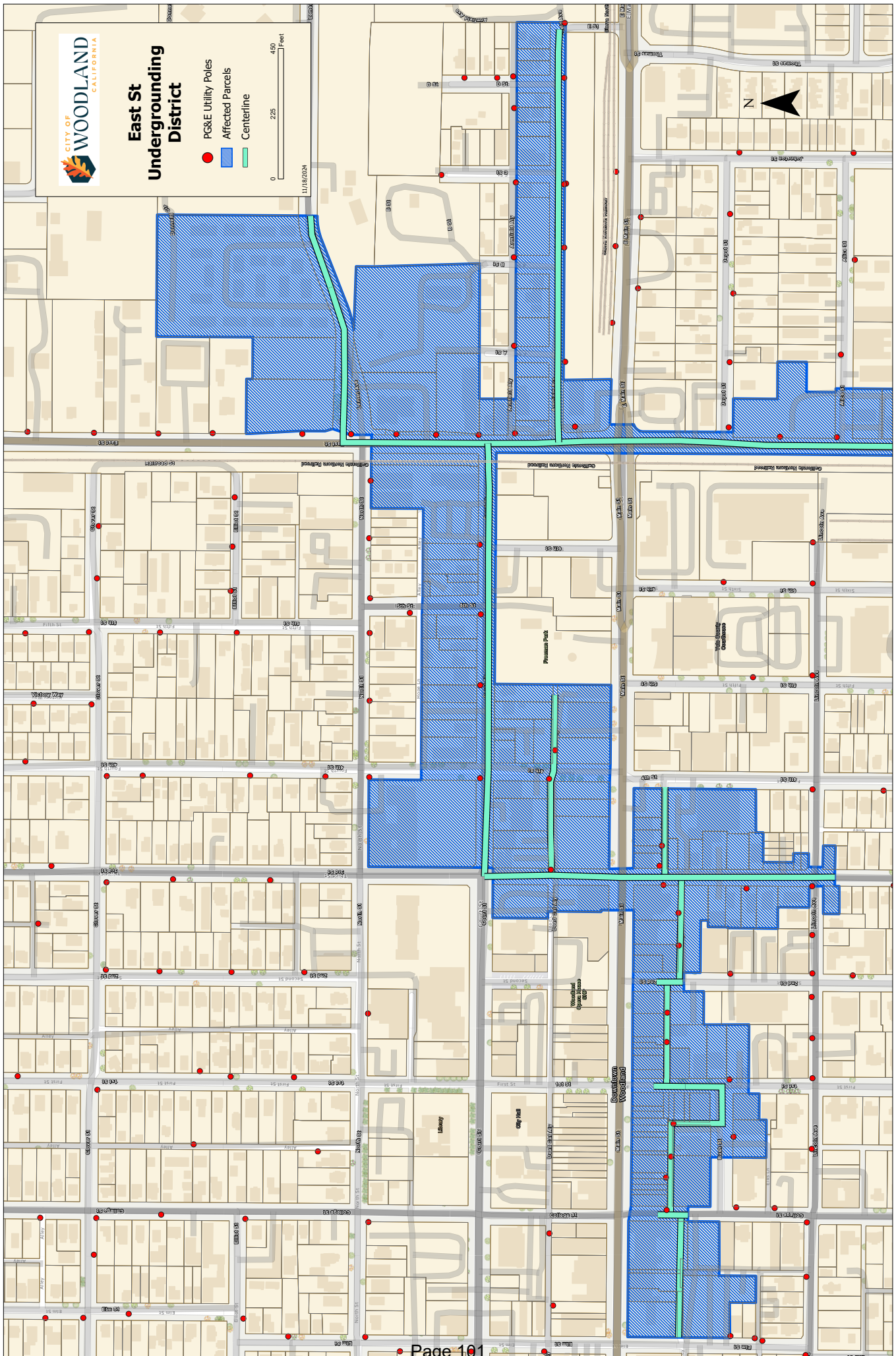


East St Undergrounding District

- PG&E Utility Poles
- Affected Parcels
- Centerline



11/18/2024



Daily Democrat

DailyDemocrat.com · Woodland, CA

c/o Legals 57 Commerce Place, Suite A

Vacaville, CA 95687

530-406-6223

legals@dailydemocrat.com

WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE
300 FIRST ST
WOODLAND, CA 95695

.....

Account Number:

Ad Order Number: 0006865734

Customer's Reference Public Hearing Notice - Underground Utility District
/ PO Number: / 24-39

Publication: Woodland Daily Democrat

Publication Dates: 11/26/2024

Amount: \$206.38

Payment Amount: \$0.00

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Staff Contact:

Brent Meyer
CDD Director & City Engineer
brent.meyer@cityofwoodland.gov

Richard Perry
Management Analyst
richard.perry@cityofwoodland.gov

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Dated: November 26, 2024

Sarah Lansburgh, CMC, City Clerk

WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE
300 FIRST ST
WOODLAND, CA 95695

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
COUNTY OF YOLO**

FILE NO. 24-39

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Democrat, a newspaper published in the English language in the City of Woodland, County of Yolo, State of California.

I declare that the Daily Democrat is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 30, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Democrat as a Newspaper of General Circulation, Case Number 12659. Said order states "The Daily Democrat" has been established, printed and published in the City of Woodland, County of Yolo, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:...That "The Daily Democrat" is a newspaper of general circulation for the City of Woodland, County of Yolo, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/26/2024

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Woodland, California, this
26th day of November 2024

(Signature) Melanie Irmer

Legal No. **0006865734**

**CITY OF WOODLAND
NOTICE OF PUBLIC
HEARING**

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Staff Contact:

Brent Meyer
CDD Director & City Engineer
brent.meyer@cityofwoodland.gov

Richard Perry
Management Analyst
richard.perry@cityofwoodland.gov

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scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter.

Pursuant to section 65009 (b) (2), the State Government Code, "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice or in written correspondence delivered to the City Council at, or prior to, this public hearing."

Dated: November 26, 2024

Sarah Lansburgh,
CMC, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: G.12
SUBJECT: Continued Public Hearing and Approval of Fiscal Year 2023/24 Community Development Block Grant Action Plan Amendment #1, Allocation of State Permanent Local Housing Allocation Funds for Operation of the Emergency Shelter, Conditional User Permit for Emergency Shelter Land Use, and Amended and Restated Emergency Shelter Memorandum of Understanding

Recommendation for Action: Staff recommends that the City Council take the following actions: 1) Hold a continued public hearing to receive community input on the Fiscal Year (FY) 2023/24 Community Development Block Grant (CDBG) Action Plan Amendment #1; 2) Adopt Resolution No.____, approving the Conditional Use Permit with associated conditions of approval for the development of the Emergency Shelter phase two; 3) Adopt Resolution No.____, approving Action Plan Amendment #1 in substantially the same form presented to the City Council and incorporating public comments received at the public hearing for the allocation of \$131,000 in CDBG funds to Friends of the Mission for rehabilitation of the emergency shelter restroom/shower trailers and amend the Fiscal Year 2024/25 budget to appropriate an additional \$33,376 in CDBG funds (Fund 1320); authorizing the City Manager or designee to finalize and submit Action Plan Amendment #1 to the U.S. Department of Housing and Urban Development after the conclusion of the public comment period; approving the allocation of \$513,576 in State Permanent Local Housing Allocation funds to the Yolo Wayfarer Center to support the operations of the emergency shelter over a two-year period and amend the Fiscal Year 2024/25 budget to appropriate an additional \$513,576 in Permanent Local Housing Allocation funds (Fund 1325); and approving the Amended and Restated Emergency Shelter Memorandum of Understanding with Friends of the Mission and Yolo Wayfarer Center in substantially the same form presented to the City Council.

Staff Contact:

Megan Meier, Senior Planner (530) 661-5814, megan.meier@cityofwoodland.gov
Franklin Cui, Housing Analyst (530) 661-2019, franklin.cui@cityofwoodland.gov

Fiscal Impact:

Community Development Block Grant (CDBG) (\$131,000) and State Permanent Local Housing Allocation (\$513,576) funds, will be used to fund the rehabilitation of the emergency shelter restroom/shower trailers and shelter operations over a two-year period, respectively. The CDBG funds include program income (repaid CDBG loans), CDBG administration funds not used during Fiscal Year 2020/21, and CDBG funds remaining from completed CDBG activities.

Report in Brief:

As part of the City Council approval on June 16, 2020, for the emergency shelter construction contract, it was noted that the four temporary trailers housing the kitchen, laundry, and shower facilities would transition to a permanent building as part of the future Emergency Shelter phase-two construction once grant funding was available through the state of California. The Friends of the Mission are now looking to secure grant funding for phase two of the shelter development. In addition to housing services from the temporary trailers, the new building will provide a formal client intake

area, administrative offices, and other support services, including non-congregate respite units for perinatal substance-use treatment.

In the interim, until the new building is completed, the City Council will review an allocation request for the Community Development Block Grant funds to rehabilitate the temporary restroom and shower facilities that have ongoing maintenance issues. The Council will also consider additional funding from the State Permanent Local Housing Allocation grant funds over a two-year period to support the existing operations of the emergency shelter.

Background:

On June 16th, 2020, during the height of the global pandemic, the City Council approved the funding and construction of an emergency shelter on city property just outside the City Limits in Yolo County. This action was in response to Governor Newsom's Executive Order N-32-20, which addresses the impact of COVID-19 on homeless persons, and states that they are one of the most at-risk populations affected by COVID-19. The City's homeless population had a higher risk of exposure to COVID-19 as they did not have homes in which they could shelter in place.

In conjunction with Yolo County and Friends of the Mission Inc., the Woodland City Council approved, by four-fifths vote, a resolution declaring that an emergency existed, posing a threat to public health, safety, and welfare. This action allowed the construction of a homeless shelter at Co Rd 102 and East Beamer Street in accordance with Public Contract Code Section 22050. Public Contract Code section 22050 authorized the City to proceed with an abbreviated CEQA and public bid process to construct phase one of the emergency shelter.

Phase one of the emergency homeless shelter comprised a shelter building that could accommodate up to 100 beds for sheltering homeless single women and men and included four office spaces for staff. Over the past four years, the resulting East Beamer campus in total has three main phases of development over three adjacent parcels (APN: 027-360-042, 050, and 049), the first being the Emergency Shelter followed by the Permanent Supportive Housing (PSH) site and Walters House Treatment Center.

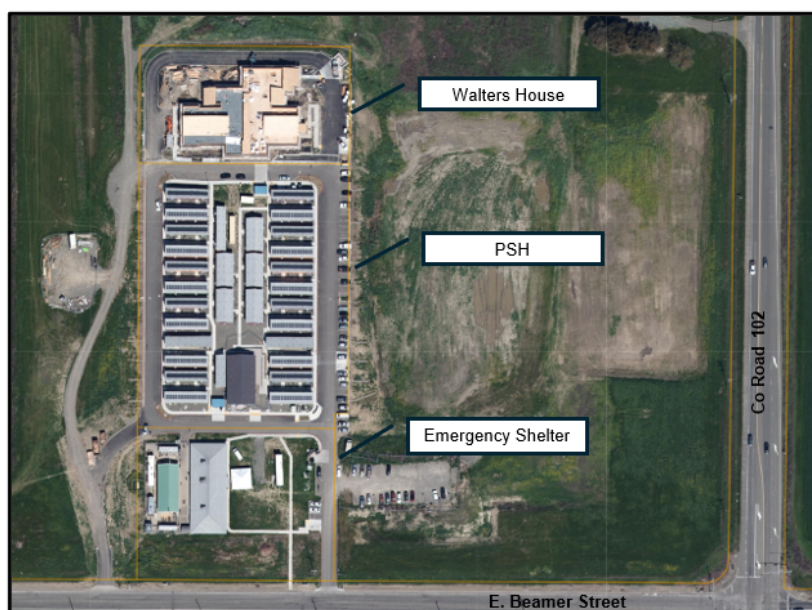


Exhibit: 1-East Beamer Campus

At the time of the emergency shelter construction, it was anticipated there would be follow-on items included in the second phase of development as grant funds became available from the state. Because of limited funds, the phase one construction of the emergency shelter project in 2020 relied on purchasing portable trailers to provide restrooms, showers, commercial kitchen, and laundry

functions in an improved courtyard area adjacent to the west side of the shelter building. The trailers have been used on an interim basis until phase two construction can be funded with a permanent structure built to include restrooms, showers, a commercial kitchen, a laundry area, a dining hall, and office facilities. To establish specific standards for the shelter operations, the City executed an operating agreement in the form of a memorandum of understanding (MOU) with the shelter owner, Friends of the Mission, and the shelter operator, Yolo Wayfarer Center, in June 2020 before the shelter building was completed.

The emergency shelter development was a public/private partnership, with the City providing the land dedication in coordination with Friends of the Mission, which would handle operations and transfer existing programs from the Downtown Fourth and Hope location to the new East Beamer campus. The land was designated as public quasi-public under Yolo County's zoning and allowed Public Facilities as a land use. The emergency shelter site (parcel-1) (Exhibit-1) was later approved by the City Council to be transferred by quitclaim deed to Friends of the Mission on November 18th, 2020 with a follow-on annexation into the City Limits by Council on November 21st, 2023.

Discussion:

The Applicant, Thurmond Consulting, in coordination with Friends of the Mission, is proposing phase two shelter construction of a new 12,000-square-foot building to provide a formal client intake area, additional behavioral health services, administrative/clinician offices, and private respite rooms. Additionally, the temporary kitchen, bathroom, and laundry facilities will transition permanently to the new building. The building will be located on the 1.2-acre south parcel (APN: 027-360-042) within the three-parcel East Beamer campus (Exhibit- 2). The building is scheduled to be located on the site east of the existing emergency shelter at 1901 -A East Beamer Street. The proposed site has been annexed into the city limits within the City's Industrial zone, which requires approval of a Conditional Use Permit for the expansion of the emergency shelter land use.



Exhibit:2-Emergency Shelter Phase Two Site

The phase two shelter building will consist of two physical sections, secure from one another: an expansion of the existing shelter in a new building on the south side, and a licensed behavioral health facility on the north side of the one-story building (Exhibit-3).

The expanded shelter services in the south wing of the building will facilitate the transfer of the commercial kitchen, restrooms for 60 men and 40 women with showers, and a complete self-service laundry room to a permanent facility. The existing temporary trailers, located on the west side of the parcel, providing those services will then be removed from the site, thereby increasing the usable covered courtyard area. The expanded building space will also include offices for client intake, administration, and case management, with storage for staff supplies and belongings of individuals who leave without notice. Additionally, a new primary entry off the east side of the new building will

provide a formal secure reception and intake area, with pest control and intake offices. The existing emergency shelter will remain with beds for up to 100 individuals and day services that may serve up to an additional 30-50 individuals.

The north wing of the building will house the behavioral health program, licensed by the Department of Health Care Services (DHCS) as residential perinatal substance use treatment. The facility will be owned and developed by Friends of the Mission, Inc. (FOM), Yolo Wayfarer Center and Fourth and Hope, Inc. will continue to operate the existing shelter and the new facility.

Behavioral health will add 10 rooms for residential perinatal substance use treatment. This will serve approximately 10 pregnant women within six months of delivery and/or parenting infants up to six months of age. This area will provide privacy and confidentiality and include a group counseling room, offices, reception area, secure medication storage, and a day room that is secure from the general shelter population. This program operations component will be funded by Drug Medi-Cal contracts, primarily the County of Yolo, although other limited contracts may be needed to fully fund the program.

Additionally, the four existing offices in the phase one shelter building will be converted to provide non-congregate behavioral health respite beds for individuals with mental health and/or substance-use disorders. The converted offices create a programmatic link to the existing shelter facility to help ensure funding for the development of the entire Phase Two facility. The respite rooms will provide up to two beds each (a total of 8 clients) and will be funded by the Cal-AIM Community Supports program (i.e. Recuperative Care/Medical Respite and Short-Term post-hospitalization services).

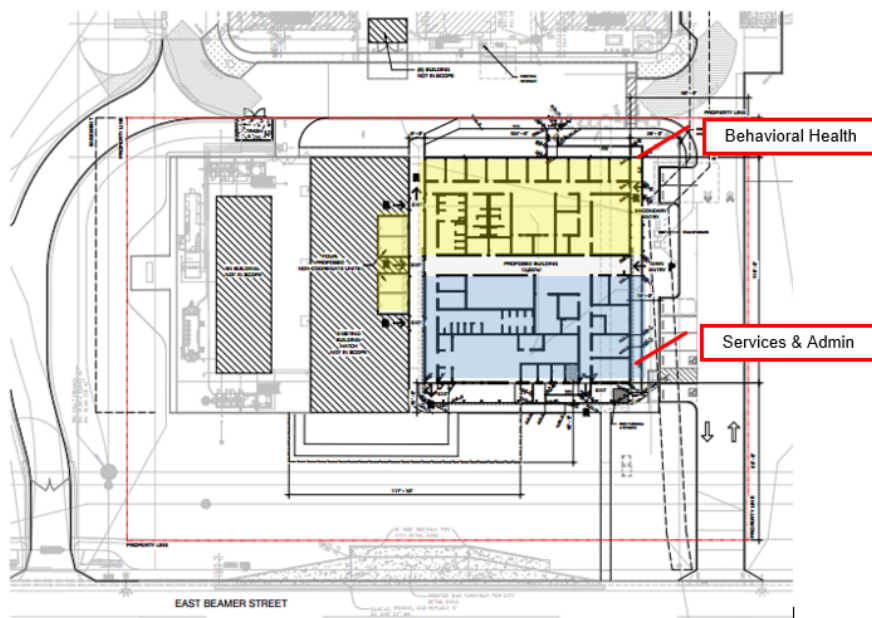


Exhibit:3 - Emergency Shelter Phase Two Site Plan

The entire ADA-accessible facility, designed by Salazar Architects, Inc., will contain interior and exterior security cameras, door alarms, panic buttons, emergency call buttons/cords in healthcare spaces, and separate entrances for primary/behavioral health services.

The all-electric building with heat pump heating, cooling, and hot water, will include roof-mounted photo-voltaic panels, filtered water bottle filling stations, and a water filtration system for water fountains/filling stations. Costs will be obtained for a backup diesel or LP electrical generator and automatic transfer switch because of the need for uninterrupted power.

The Shelter's Day Services will be served by a full-time employee on-site between the hours of 8 am

to 10 pm, and overnight there will be four employees on site. The Behavioral Health Program will require 4–6 full-time employees for a total of 7-10 total staff members at the shelter during the day. For staffing efficiency, some behavioral health staffing may be shared with other campus programs.

Perinatal/Behavioral Health Rooms

Staff have reviewed the request by Friends of the Mission to expand the emergency shelter service to include behavioral health, and serve perinatal women experiencing substance abuse issues and found that there was an unmet need for this type of support service in the community. This type of program has been successful in other jurisdictions and provides much needed respite for perinatal women in a private setting.

The state of California has also made a commitment of monetary grant funding to support this unmet need in communities, and it is through this funding that other much-needed kitchen, bathing, and laundry facilities can be built along with the perinatal and behavioral health facility. Additionally, staffing for the perinatal and behavioral health can have a crossover benefit in supporting the entirety of the emergency shelter.

Staff has proposed associated conditions of approval and several revisions of the existing memorandum of understanding (MOU/Operating Agreement) which outlines the City's expectations and operating requirements needed for these services and the type of facility. The key points of the MOU are outlined in one of the following sections further on in the staff report.

Temporary Trailers

As previously mentioned, the original emergency shelter construction included the use of four temporary trailers to house the kitchen, bathrooms, and laundry facility. At the time the emergency shelter was established, it was anticipated that these temporary trailers would transition into a permanent facility. In partnership with Friends of the Mission, the City agreed to assist with ongoing maintenance of the trailers, at which time they would no longer be needed, and the trailers could then be sold with proceeds placed in the CDBG fund.

Two of the four portable trailers purchased for the emergency shelter operation provide restrooms and showers. Heavy use of these facilities over more than three years has contributed to frequent maintenance issues, resulting in ongoing costs incurred to keep the restrooms and showers functional. While the long-term solution is the completion of the phase two shelter project to provide a permanent facility and no longer be reliant on the trailers, there is a current need to provide reliable restrooms and shower facilities for use by shelter residents and staff. Friends of the Mission reviewed the deficiencies of the trailers with a plumbing contractor and received a cost estimate of \$131,000 to complete the needed rehabilitation work. The City has sufficient CDBG funds not committed to other construction activities to cover the rehabilitation costs.

The scope of the rehabilitation work includes the following key elements.

1. Replace needed waste lines to accommodate the installation of new plumbing fixtures to ensure compliance with current health and safety regulations.
2. Upgrade existing water lines to support manual flush Sloan valves to enhance flushing efficiency and reliability.
3. Install new shower kits with push-button actuators for ease of use and improved water control.
4. Install new toilet units designed for high-traffic use.
5. Implement manual flush systems for toilets.
6. Install a booster pump to maintain consistent water pressure across all fixtures, ensuring optimal functionality.

Operations Support

Although the emergency shelter was designed to accommodate 100 individuals, 60 men and 40 women, in two separate dorms, the Yolo Wayfarer Center this year reduced the shelter's capacity to approximately 45 clients when it did not receive State HHAP (Homeless Housing, Assistance and Prevention) grant funds. For the previous two years, the Yolo Wayfarer Center received \$775,000 in HHAP funds annually. Using State Permanent Local Housing Allocation (PLHA) funds from the City would allow the shelter to increase service capacity to at least 70 clients for a two-year period. The State awarded the City \$1,026,351 in PLHA funds this year for Rounds 2, 3, and 4 of the program with a portion of the grant, \$513,576, designated in the State grant agreement as operating and capital costs for emergency shelters.

The PLHA funds have been earmarked for emergency shelter operations and are to support the existing operational needs of the shelter regardless of the newly proposed building and services.

Operating Agreement

As the emergency shelter approaches four years of operation at its current location, there is an opportunity to revisit the operating agreement, which is incorporated in the MOU executed in June 2020, before the shelter was completed and operational. The proposed changes seek to improve the shelter operations and outcomes for clients, increase communication with the City, and update the agreement to reflect the current conditions of the shelter development that have evolved since 2020.

Key changes include the following items:

1. Use of temporary trailers (restroom, shower, laundry, and commercial kitchen functions) shall end by November 1, 2030, and be replaced by a permanent facility.
2. A minimum of 70 shelter beds shall be provided for a two-year period commencing with the disbursement of Permanent Local Housing Allocation funds from the City.
3. Intake services conducted by shelter staff shall be completed when a new client enters the shelter or within 72 hours of admission.
4. Day services shall not be suspended or altered without advanced planning and consultation with the City.
5. The list of individuals dismissed from the shelter for aggressive behavior or acts of violence shall be provided to the City and updated monthly.
6. The City shall not be responsible for repairs to the temporary trailers purchased for the shelter in 2020.

Parking & Circulation

The phase two shelter parking area will include seven standard vehicle parking spaces, with two ADA stalls and secure bicycle parking. The shelter also maintains an eight-person private shuttle for use by staff to transport residents when necessary. Additionally, the client services team has two vehicles to assist with transportation to health and wellness-related activities.

As part of the phase one shelter construction, the city allowed a temporary parking area to be created east of the parcel on adjacent city property (Exhibit- 4), with the intention of transitioning the parking at a later date as money became available for a permanent parking lot.



Exhibit:4 - Temporary Parking

Staff worked with the applicant to identify an area on the emergency shelter parcel owned by Friends of the Mission for the future parking lot and designated vendor delivery area. The proposed parking area in the south portion of the parcel is adjacent to East Beamer Street and will be accessible off the main entryway drive to the campus (Exhibit- 5). Staff have agreed to a two-phase transition from the temporary to the new permanent parking lot location. The first phase will commence with the phase two shelter construction and will include a vendor delivery area and ADA path of travel to the building and the commercial kitchen located on the southwest corner of the new building. This area can also be used by emergency vehicles and as a secondary loading zone for clients utilizing the daily shuttle serviced by the emergency shelter.



Exhibit:5 - Future Permanent On-site Parking Area

Staff is working with the applicant on a subsequent temporary parking agreement to codify the terms of the temporary parking and parking transition.

City's Ongoing Commitment & Monitoring

California is facing homelessness throughout the state, and the complex issues the unhoused community faces are varied, requiring many tools and solutions. Through trial-and-error, community groups and local jurisdictions now know there is not a one-size fits all solution to homelessness. Therefore, it takes an array of different programs to assist this community, and these services/programs/ and agencies must be able to adapt and pivot to changing needs.

The City realizes the work of the local nonprofits is an essential part of this partnership to provide support to some of the most vulnerable members of our community. However, with any partnership, some baseline expectations and understandings need to be established in order to evaluate progress and its continued value in meeting the needs of the community. If a program is not working or doesn't consistently meet the baseline expectations, then it can be evaluated for possible changes and

hopefully pivot or adapt to improve.

As a public municipality, it's imperative that City resources are distributed throughout the community and, with proactive measures, there can be guards in place to ensure that the public service capacity is adequate to serve all the residents of Woodland.

Some of these proactive measures include:

- Fourth and Hope maintains a business Lyft account to ensure individuals return to their home community where they are registered to receive county services.
- City commitment to leveraging state funding and grants that are earmarked for homeless services in order to support the ongoing efforts of the emergency shelter.
- City Homeless Services Manager providing operational input and client engagement
- Operating Agreement, outlines proactive programmatic expectations
- Annual monitoring and program review
- Fourth and Hope/Friends of the Mission ongoing medical agency partnerships
- Coordination with County Health and Human Services

Zoning & General Plan Consistency

The proposed development meets the requirements of the City's zoning code section 17.84.170 as outlined in the associated conditions of approval. Per the state of California Emergency Shelters, they are defined as:

Any facility whose primary purpose is to provide temporary shelter with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter shall include other interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative facilities. Emergency shelters do not include evacuation shelters during emergencies.

The development is consistent with the intent of the City's 2035 General Plan as outlined in the following:

Housing Element Implementation Program

A.11 -Continue to implement the strategies outlined in the City's Homeless Action Plan, which includes increasing the availability of services and increasing Permanent Supportive Housing, as well as facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes support of the Cold Weather Shelter.

A.12- Facilitate full development of the East Beamer Way Emergency Shelter and Neighborhood Campus Project that includes 100 emergency shelter beds began operating January 2021:

- A total of 60 units of permanent supportive housing are under construction.
- Future construction for Walters House residential treatment facility will include 60 beds of temporary supportive housing, wrap around services, community campus facilities including meeting rooms and community garden.
- A future second phase of emergency housing is proposed.

- Continue to facilitate establishment of supportive or transitional housing within the community including establishment of 50 supportive housing units in the Downtown by Fourth and Hope, as well as continued support for existing and new facilities.

A.14 - Allow emergency shelters by-right in at least one zone. Ensure that the selected zoning district provides adequate sites to accommodate an unmet need for 138 shelter beds.

Environmental Determination

CEQA

Staff has determined that a Class 1 Categorical Exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines and a Class 32 Categorical Exemption (Infill Development) pursuant to Section 15332 of the CEQA Guidelines is the appropriate level of CEQA review for this document. Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agencies' determination. Class 32 exemption consists of projects characterized as in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects located on sites that are less than 5 acres and consistent with local general plan and zoning requirements. The project will not have any biological, air, water, traffic, or noise impacts.

Flood

A good portion of the three-parcel campus is within the FEMA AE-Special Flood Hazard Area, including half the development site. Both the 100 and 200-year flood plain will apply to the site and the flood elevation certificate will need to show the finished floor of construction at one-foot above base flood elevation (BFE).

Habitat Conservation

The entirety of the campus (APN: 027-360-042, 050, and 049) received habitat coverage and clearance through the Yolo Habitat Conservation Plan. The habitat coverage/clearance includes any new construction areas within the bound of the legal lot of record and a 50-foot buffer from the property lines.

Public Noticing

A notice of public hearing and the proposed FY 2023/24 CDBG Action Plan Amendment #1 was advertised in the Woodland Daily Democrat on October 22, 2024. Copies of the Action Plan Amendment were made available at the Community Services Department (Woodland Community and Senior Center, 2001 East Street), the Community Development Department (City Hall, 300 First Street), and through the City's website. The 30-day comment period for the Action Plan Amendment initially ended on November 21, 2024, and was subsequently extended to December 3, 2024, to accommodate tonight's continued public hearing. Any public input received will be incorporated into the Action Plan Amendment. This item was also posted to the City Council agenda for tonight's meeting.

Additional public notice advertising for the City Council public hearing was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland Zoning Ordinance and State Planning Law. On November 15, 2024, the City published a notice of the public hearing items in the Woodland Daily Democrat. Public notices with information about the City Council public hearing were mailed to property owners located 300 feet from the proposed development site on November 22nd, 2024.

No public comments had been submitted at the time the staff report was prepared. Public comments

received prior to the designated cut-off time will be read into the record.

Conclusion: Staff recommends that the City Council take the following actions: 1) Hold a continued public hearing to receive community input on the Fiscal Year (FY) 2023/24 Community Development Block Grant (CDBG) Action Plan Amendment #1; 2) Adopt Resolution No.____, approving the Conditional Use Permit with associated conditions of approval for the development of the Emergency Shelter phase two; 3) Adopt Resolution No.____, approving Action Plan Amendment #1 in substantially the same form presented to the City Council and incorporating public comments received at the public hearing for the allocation of \$131,000 in CDBG funds to Friends of the Mission for rehabilitation of the emergency shelter restroom/shower trailers and amend the Fiscal Year 2024/25 budget to appropriate an additional \$33,376 in CDBG funds (Fund 1320); authorizing the City Manager or designee to finalize and submit Action Plan Amendment #1 to the U.S. Department of Housing and Urban Development after the conclusion of the public comment period; approving the allocation of \$513,576 in State Permanent Local Housing Allocation funds to the Yolo Wayfarer Center to support the operations of the emergency shelter over a two-year period and amend the Fiscal Year 2024/25 budget to appropriate an additional \$513,576 in Permanent Local Housing Allocation funds (Fund 1325); and approving the Amended and Restated Emergency Shelter Memorandum of Understanding with Friends of the Mission and Yolo Wayfarer Center in substantially the same form presented to the City Council.

Prepared by: Megan Meier, Senior Planner
Franklin Cui, Housing Analyst

Reviewed by: Brent Meyer, Community Development Director / City Engineer



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Amendment to FY 23-24 CDBG Action Plan_Allocation for Operation of Emergency Shelter_Amended and Restated MOU
2. Proposed Resolution & CUP Conditions of Approval - E Beamer Campus Emergency Shelter II
3. AP Amendment 2023-24
4. Shelter Phase II Draft Org Chart [11-15-2024]
5. 04 East Beamer - Permit Set
6. MOU Amended 2024
7. Daily Dem Proof of Pub Oct 22, 2024
8. Daily Dem Proof of Pub Nov 15, 2024

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
APPROVE THE SUBSTANTIAL AMENDMENT TO THE FISCAL YEAR 2023/24
COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN, STATE
PERMANENT LOCAL HOUSING ALLOCATION FOR OPERATION OF THE
EMERGENCY SHELTER, AND AMENDED AND RESTATED EMERGENCY
SHELTER MEMORANDUM OF UNDERSTANDING**

WHEREAS, HUD regulations require that a grantee's citizen participation plan must specify what program changes constitute a "substantial" amendment to the Action Plan and what procedure will be used to amend the plan. Based on the 2007-2008 Citizen Participation Plan, Amendment #1 constitutes a "substantial" amendment because it funds an activity not included in the FY 2023/24 Action Plan;

WHEREAS, Amendment #1 was made available to the public for a 30-day public comment period and public input has been incorporated into the amendment;

WHEREAS, the City was awarded State Permanent Local Housing Allocation grant funds in 2024 and the award includes \$513,576 in operating and capital costs for emergency shelters and the City intends to use this portion of the grant to support the operation of the emergency shelter;

WHEREAS, the City executed a Memorandum of Understanding with Friends of the Mission and the Yolo Wayfarer Center in 2020 to address operation of the emergency shelter and the City intends to update the agreement with an Amended and Restated Memorandum of Understanding.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Woodland as follows:

SECTION 1: This City Council hereby finds and determines that the foregoing recitals are true and correct.

SECTION 2: This City Council hereby approves the Substantial Amendment to the FY 2023/24 CDBG Annual Action Plan with the allocation of \$131,000 in CDBG funds to Friends of the Mission for rehabilitation of the emergency shelter restroom/shower trailers and authorizes the Finance Officer or designee to amend the Fiscal Year 2024/25 budget to appropriate an additional \$33,376 in CDBG funds (Fund 1320).

SECTION 3: This City Council hereby directs staff to (a) complete the Substantial Amendment to the FY 2023/24 Action Plan, as well as any other items required by the U.S. Department of Housing and Urban Development, incorporating the adopted funding allocation along with any public input received during the public comment period; and (b) submit the completed Substantial Amendment to HUD.

SECTION 4: This City Council hereby approves the allocation of \$513,576 in State Permanent Local Housing Allocation funds to the Yolo Wayfarer Center for operation of the emergency shelter over a two-year period and authorizes the Finance Officer or designee to amend the Fiscal Year 2024/25 budget to appropriate an additional \$513,576 in Permanent Local Housing Allocation funds (Fund 1325).

SECTION 5: This City Council hereby approves the Amended and Restated Emergency Shelter Memorandum of Understanding with Friends of the Mission and the Yolo Wayfarer Center in substantially the same form presented to the City Council.

SECTION 6: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 3rd day of December 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A CONDITIONAL USE PERMIT AND ASSOCIATED OPERATING
AGREEMENT FOR EAST BEAMER CAMPUS EMERGENCY SHELTER II, AT 1901-A
EAST BEAMER STREET WITHIN THE CITY COMMUNITY INDUSTRIAL ZONE**

WHEREAS, On June 16, 2020, the City Council, in response to Governor Newsom’s Executive Order N-32-20, addressed the impact of COVID-19 on homeless persons and stated that they are one of the most at-risk populations affected by COVID-19. The City’s homeless population had a higher risk of exposure to COVID-19 as they do not have homes in which they could shelter in place. Approved Ordinance funding for the East Beamer Campus Emergency Shelter, to allow for an emergency homeless shelter comprised of a shelter building that could accommodate up to 100 beds for single women and men with four office spaces for staff and four temporary trailers to house the kitchen, laundry, and bathroom facilities.; and

WHEREAS, as set forth in Woodland Municipal Code section 17.84.170, emergency shelters are any facility whose primary purpose is to provide temporary shelter with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter shall include other interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative facilities. Emergency shelters do not include evacuation shelters during emergencies. Subject to operating requirements outlined in the Municipal Code and Conditional Use Permit approval; and

WHEREAS, on August 5, 2024, The Applicant Friends of the Mission Inc., in coordination with Thurmond Consulting LLC submitted an application for phase two shelter construction of a new 12,000-square-foot building to provide a formal client intake area, additional behavioral health services, administrative/clinician offices, and private respite rooms. Additionally, the temporary kitchen, bathroom, and laundry facilities will transition permanently to the new building. The building will be located on the east half of the 1.2 acre south parcel (APN: 027-360-042) within the three-parcel East Beamer campus; and

WHEREAS, as required by the City of Woodland Municipal Code, certain operating requirements for the land use are outlined in the associated Operating Agreement (MOU) that will be reviewed annually and considered any other factors deemed necessary by the City to maintain and promote public health, safety, and general welfare; and

WHEREAS, the City of Woodland City Council hereby finds that the proposed phase two emergency shelter to be located at 1901-A, East Beamer Street (“Site”), as set forth in Planning Application No. PLNG 24-00050 submitted by Friends of the Mission Inc., in coordination with Thurmond Consulting LLC (“Applicant”), conforms to the requirements and intent of Chapter 17.84.170 of the Woodland Zoning Code regarding emergency shelter uses and the City General Plan, and further that, under the circumstances of the particular case, the use will not constitute a nuisance or be detrimental to the public welfare of the community; and

WHEREAS, the project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1

Categorical Exemption, Existing Facilities) and CEQA Guidelines Section 15332 (Class 32 Categorical Exemption, Infill Development), as the City Council of the City of Woodland finds as follows:

- The project consists of minor alterations for interior tenant improvements to operate a cannabis business that requires specific spaces to conform with state and local regulations.
- The project is located on a site that is less than 5 acres and will not have any biological, air, water, traffic, or noise impacts; and

WHEREAS, a public notice describing the proposed cannabis conditional use permit was published in the Woodland Daily Democrat, a newspaper of general circulation, and mailed to property owners and property tenants within 300 feet of the project site; and

WHEREAS, the City Council held a duly-noticed public hearing on December 3, 2024, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on facts in the staff report, written and oral testimony, and exhibits presented, hereby recommends to the Woodland City Council: Approval of a Conditional Use Permit with associated Operating Agreement (MOU) for phase two emergency shelter use located at 1901-A, East Beamer Street, as set forth in Planning Application No. PLNG 24-00050, prepared by Friends of the Mission Inc., in coordination with Thurmond Consulting LLC; as follows and based on the following findings:

SECTION 1. Recitals. The City of Woodland City Council hereby adopts the above recitals as true and correct findings of the City of Woodland City Council and incorporates them into this Resolution by this reference.

SECTION 2. Findings. In support of issuing a conditional use permit for the proposed emergency shelter use to be located at 1901-A East Beamer Street, as set forth in Planning Application No. PLNG 24-00050, the City of Woodland City Council hereby makes the following additional findings, pursuant to the requirements of Woodland Municipal Code (“WMC”) Section 17.100.170:

- 1) The proposed use is consistent with the General Plan and Zoning Code, in that the use is conditionally permitted consistent with zoning and general plan requirements, and appropriate conditions to address potential concerns and impacts have been made part of the approval.
- 2) The site is physically suitable for the type, density, intensity of the use being proposed, including access, utilities, and the absence of physical constraints.
- 3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses as conditioned herein, including transportation and service facilities.
- 4) Granting the Conditional Use Permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or

materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

- 5) The proposed project is categorically exempt from further environmental review pursuant to CEQA sections 15301 and 15303 as it involves operation, expansion of existing facilities, and conversion of a small portion of the existing phase one emergency shelter structure not exceeding 2,500 square feet, where an emergency shelter is a conditionally permitted use.
- 6) Pursuant to WMC section 17.84.170, the City of Woodland City Council has considered the type of proposed use by the Applicant. The City of Woodland City Council finds that the emergency shelter will provide currently unavailable services to the community by the Applicant's use at the proposed location.

In light of the above findings and considerations regarding the proposed use and location, the City of Woodland City Council, therefore finds that the conditional use conforms to the requirements and intent of WMC Chapter 17.84.170 regarding emergency shelters and the City's General Plan, and that any conditions and requirements stipulated in Applicant's conditional use permit have been or will be met, and that the use will not constitute a nuisance or be detrimental to the public welfare of the community. These findings are further established and incorporated into the project approval, attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 3. Approval. In accordance with the City of Woodland City Council findings stated in Section 2 and Exhibit A of this Resolution, the City of Woodland City Council hereby recommends that the City Council approve Planning Application Number PLNG 24-00050 for Conditional Use Permit to Friends of the Mission Inc., in coordination with Thurmond Consulting LLC for the proposed phase two emergency shelter to be located at 1901-A, Beamer Street. The recommended approval and issuance of the conditional use permit is expressly conditioned on Applicant's continued compliance with all of the findings and conditions of approval specified in Applicant's conditional use permit, Article 17.84.170 of the Woodland Zoning Code, and all other applicable local and state laws and regulations pertaining to the land use. Nothing in this Resolution shall be deemed to waive the City's right to revoke Applicant's conditional use permit in the event Applicant violates any of the aforementioned conditions.

PASSED AND ADOPTED, by the City Council of the City of Woodland at a regular meeting of the City Council held on the 3rd day of December 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Tania Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

EXHIBIT-A
East Beamer Emergency Shelter Phase-Two
PLNG-24-00050

CONDITIONS OF APPROVAL
December 03, 2024

GENERAL

1. **Approval.** Applicant Friends of the Mission Inc. in coordination with Thurmond Consulting LLC are proposing phase two shelter construction of a new 12,000-square-foot building to provide a formal client intake area, additional behavioral health services, administrative/clinician offices, and private respite rooms. Additionally, the temporary kitchen, bathroom, and laundry facilities will transition permanently to the new building. The building will be located on the 1.2 acre south most parcel (APN: 027-360-042) within the three-parcel East Beamer campus. The building is scheduled to be located on the site east of the existing emergency shelter at 1901 E. Beamer Street (Planning Application # PLNG 24-00050).
2. **Substantial Conformance.** The use shall be implemented in substantial conformance with the Conditional Use Permit (Planning Application: PLNG 24-00050) as approved by the City Council, and subject to all applicable provisions of Woodland Zoning Code Section 17.84.170, except as modified herein. Certificate of Occupancy, all conditions of approval and required improvements shall be completed to the satisfaction of the city. Changes in the use or an increase in the intensity or size of operation may require approval of a new or modified use permit.
3. **Regulatory Agreement.** The Memorandum of Understanding (operating agreement) will serve as the primary regulatory agreement for the operations of the emergency shelter with additional requirements outlined herein per the Woodland zoning code section 17.84.170 for Emergency Shelters, Daytime Service Facilities and Low Barrier Navigation Centers.
4. **Indemnification.** The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

5. **Other Applicable Requirements.** The applicant shall secure approval and satisfy the requirements of all agencies with jurisdiction prior to operating. The project approval is subject to all applicable requirements of the Federal, State, City of Woodland and any other affected governmental agencies. Approval of this request shall not waive compliance with all sections of the Municipal Code, all other applicable Federal, State and City Ordinances, and applicable Community or Specific Plans or Design Guidelines in effect at the time of building permit issuance. The duty of inquiry as to such requirements shall be upon the applicant.
6. **Building and Fire Requirements.** Prior to occupancy, applicant shall comply with all applicable Building and Fire requirements to the satisfaction of the Building Official and the Fire Marshall. The applicant shall obtain all necessary and appropriate permits for the project prior to occupancy, including but not limited to building and encroachment permits, and pay all required fees.
7. **Compliance with Conditions.** Prior to any use of the project site, all Conditions of Approval shall be completed to the satisfaction of the Community Development, Police, and Fire Departments. Applicant shall comply with the design requirements as stated in the Community Design Standards for any exterior changes, modifications, and additions to the subject building. All exterior changes beyond those stated in the original approval will require staff level design review.
8. **Applicant's Responsibility to Inform.** The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
9. **Environmental Recording Fee.** Environmental Recording Fee. Applicant shall provide the Community Development Department with a check for the sum of \$50 made out to Yolo County to record the CEQA environmental document (Notice of Exemption) with the County. The applicant shall provide all CEQA mitigation outlined in IS/MND and Yolo Habitat Conservation Plan Minimization Measures associated with the original map and parcel formation.
10. **Modifications.** If the applicant wishes to relocate, significantly modify the approved site layout and allowed uses, the applicant shall secure a new permit, or modification to the existing permit through Planning Division prior to any modification or occupancy of the site by a new or modified use.
11. **Use Permit Compliance.** If the Community Development Director finds evidence that the use or uses has or have resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent property, or have a substantial adverse

impact on public facilities or services, the Community Development Director may refer to the permit approval to the Planning Commission for further review. If, upon such review, the Commission finds that any of the adverse results above have occurred, the Planning Commission shall recommend to the City Council to require further review. If upon such review the City Council finds that any of the above results have occurred, the City Council shall modify or revoke the Permit.

PLANNING

12. All operating requirements outlined in the Memorandum of Understanding shall be met including but not limited to the requirements of the Woodland Zoning code Section 17.84.170 and conditions outlined herein.
13. **On-Site Management and Safety.** All requirements of the Woodland Zoning code Section 17.84.170 for emergency shelter facilities, as follows:
 - a. The facility will maintain adequate staffing with an onsite manager unit in order to ensure safety of residents and ensure community rules are enforced. On-site management shall be present at all times that the emergency shelter is in operation.
 - a. Staff members shall be clearly identifiable to the public, clients, and emergency personnel through the use of badges, uniforms, or other identifying measures.
 - b. The Facility shall have on-site security during all hours when the shelter is in operation. The applicant shall submit a security and safety plan for review and approval by the Police Department prior to final CofO for the emergency shelter.
 - c. Facilities shall provide secure areas for personal property, which shall be screened from public view. Storage of personal resident items will be organized and inside each room or in designated area.
 - d. All processes and procedures including resident registration requirements, employee rules, resident conduct rules and procedures, and security protocols.
 - e. Staff members shall be fingerprinted and background checks performed prior to employment if warranted by Police or other government agency.
 - f. The facility shall demonstrate sufficient liability insurance coverage as required by State and Federal agencies.
 - g. Service providers shall establish standards for responding to emergencies and incidents expelling clients from the facility. Re-admittance policies for clients who have previously been expelled from the facility shall also be established.
 - h. Service providers shall maintain up-to-date information and referral sheets

to give clients and other persons who cannot be served by the establishment.

- i. Service providers shall establish affirmative measures to discourage loitering at the facility and surrounding properties.
- j. Service providers shall provide the City with 24/7 contact information for an individual with the authority to address operational or emergency issues. Staff must be on hand and clearly identifiable in the event that response is needed by Public Safety personnel.
- k. Prior to the operation of the emergency shelter and annually thereafter, the shelter shall prepare and file a management plan with the Community Development Department that discusses operational rules and standards, including, but not limited to, standards governing client supervision, client services, food services, and maintenance of surrounding property, and outline all security measures to be taken on site. The plan shall also include a floor plan that demonstrates compliance with the physical standards required by this Section.

14. Operating Procedures. The applicant will establish and utilize Standard Operating Procedures that describe multifamily housing from Health Officials or California State Regulators, that the facility does not meet appropriate health or safety standards. The Standard Operating Procedures manual shall include the following:

- a. Temporary shelter shall be available to residents for no more than six months (180 days) in any consecutive 12-month period. A curfew no later than 10:00 pm shall be established and strictly enforced. Clients shall not be admitted after curfew, with exceptions allowed for client work schedules, special event attendance, and after-hours' admittance of clients by organizations or public officials
- b. A minimum of one staff member shall be awake and on-duty, plus one additional staff or volunteer, on-premises when the facility is open. Facility staff shall be trained in operating procedures and safety plans. The facility shall not employ persons who are required to register as a sex registrant under California Penal Code § 290.
- c. Service providers will continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served by the provider because of time or resource constraints, staff shall make information available to the client of alternative programs and locations where they may seek similar service.
- d. Service providers shall address when, where, and how often food services, laundry facilities, and access to transportation will be provided to clients. No more than 2 residents per unit/room
- e. Non-operational and unregistered vehicles will not be kept on site.
- f. No illegal drugs will be allowed on the facility grounds. Smoking inside the community building will be prohibited.

- g. Illegal drugs shall be turned over to the Woodland Police Department. Drug paraphernalia shall be destroyed and disposed of in a proper manner. The facility shall provide on-site a biohazard container in compliance with Yolo Environmental Health.
 - h. The disposal of medical waste shall comply with the Yolo County Department of Environmental Health.
 - i. The facility will comply with all Yolo County Health Standards.
 - j. The facility will maintain adequate facilities for personal care (toilets, bathing and laundry facilities), per City Building and Yolo County Health regulation. The personal facilities shall be maintained in good work order at all times.
 - k. Each eligible resident must agree to abide by the community requirements.
 - l. The facility operator will contact the City of Woodland Police immediately if any persons are violent or commit a crime.
 - m. Parking of resident, staff, or guest vehicles shall be in designated facility parking spaces or available on-site.
 - n. The business will resolve all health and safety issues with the residents and mitigate negative impacts to residents, staff, or the public.
 - o. The housing management operator shall provide a procedure which describes the policy for communicating with the public, local agencies, and health and safety officials.
15. **Annual Review.** The facility's operation shall be reviewed annually for compliance with the Permit approval and associated operating agreement. The following shall be submitted annually for review by the City:
- a. All reports pertaining to services provided by the facility, including compliance with operating agreement.
 - b. All reports required by other reviewing and government agencies
 - c. Submittal of a review report by Fourth and Hope indication how they have complied with the operating agreement.
 - d. On an annual (or more frequent) basis, the facility must provide the City with a report that contains, at minimum, a count of the referrals from agencies outside of Woodland.
16. **Site Requirements.** Adequate external lighting shall be provided on pedestrian pathways and parking lot areas for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the neighborhood.
17. Broken or damaged exterior lighting shall be repaired within 48 hours of being noted.
18. Lighting shall be confined to the site boundaries and provide safety and security. All building entrances and pedestrian ways shall be adequately lighted pursuant to the City Code and the requirements of the Police Department.

19. All mechanical equipment (which includes air conditioning units), whether roof-mounted or on the ground, shall be fully screened from view.
20. The site shall be inspected and maintained daily to be clear of litter. Facility staff shall coordinate ongoing removal of garbage and other waste with appropriate agencies to ensure such materials as not store on site. Dumpsters. Shall be screened from view of public right of ways and neighboring properties and shall be maintained so no debris is outside of containers.
21. The applicant will be required to submit separate design review and building permit applications for the proposed signage. All signage must be reviewed by Planning Division to ensure substantial compliance with the plans provided and current City standards.
22. **Trash and Recycling:** Standard provisions ensuring that there is no attraction of rodents, unsightly materials, etc. Also, the facility shall ensure that no person shall transport into the facility any garbage or refuse which originated outside the city.
23. The facility shall be equipped with Trash enclosures that meet all City requirements and review/approved by Environmental Services to fit required bins for waste, recycling and organics services.
24. The proposed use and project, as conditioned, will not constitute a nuisance or be injurious or detrimental to the public health, safety, or welfare, or to person or property in the vicinity of the proposed use and project.
25. **Landscape.** The facility will be well maintained at all times, including adequate landscaping, fencing, and lighting. It will be kept free of trash and debris.
26. All landscape planter areas shall be planted and maintained per City Standards. Vegetative matter shall cover no less than 75% of the required landscape area unless otherwise approved by the Community Development Director. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying and cultivation.
27. The landscaping surrounding the facility shall be trimmed to allow visual access to the facility.
28. **Parking.** The project shall provide and maintain the number of on-site parking spaces consistent with the requirements of Section 17.68 of the Woodland Municipal Code, based on gross square footage of floor area, beds, and staffing.
29. The applicant will work with staff on a temporary parking agreement outlining the timeline for the transition to a permanent on-site parking facility.
30. Any changes to the temporary parking agreement shall be reviewed and approved by the Community Development Director.

BUILDING

31. This project must meet all criteria and mandates for these City adopted codes or the most current code:
 - e. 2022 California Building Code
 - f. 2022 California Plumbing Code
 - g. 2022 California Mechanical Code
 - h. 2022 California Electrical Code
 - i. 2022 Building Energy Efficiency Standards
 - j. 2022 California Green Building Code
 - k. The Code of the City of Woodland
32. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
33. A recycle plan is required at the time of permit issuance, along with a \$1000 deposit.
34. Prior to any demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
35. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
36. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
37. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
38. Building must comply with the current local, state, and federal codes, rules, and regulations.
39. Building must comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building review and approval. All fees must be paid prior to issuance of a building permit.

FIRE

40. Any additions or modifications to the fire sprinkler system will need to be submitted as a deferred set to the Woodland Fire Department. They can be submitted directly via email: risk-reduction@cityofwoodland.org.
41. Any additions or modifications to the fire alarm system will need to be submitted as a deferred set to the Woodland Fire Department. They can be submitted directly via email: risk-reduction@cityofwoodland.org.

42. 51b 2A:10BC Fire extinguishers will need to be mounted in readily accessible areas, per 2019 CFC 906
43. Owner/operator shall provide a secondary graveled/paved emergency vehicle access (EVA) to the site.
44. Knobs boxes required on all gates/doors on and off-site that pertain to access for the Phase 2 Permanent Supportive Housing Site.
45. All red curbed areas shall be maintained and cleared of all obstructions.
46. All access drive isles shall remain clear from obstructions for through circulation.
47. On-site managers unit shall be clearly identified for emergency personnel to engage communication regarding any life safety call for service.
48. The facility will be designed to allow visual access around the perimeter, sidewalks, and street.
49. The facility will maintain adequate facilities, per City Building and Yolo County Health regulations. The personal facilities shall be maintained in good work order at all times.
50. The facility will discourage participants from parking anywhere other than the designated parking areas.
51. Staff members shall be fingerprinted, and background checks performed prior to employment if warranted by Police or other government agencies.
52. The facility shall demonstrate sufficient liability insurance coverage as required by State and Federal agencies.

DEVELOPMENT ENGINEERING

The following comments are from the City of Woodland Engineering Division and Public Works Department and are applicable to the referenced project:

General Conditions

53. Prior to building permit issuance, applicant shall obtain an encroachment permit for all work within the public right-of-way including utility connections and water meter, sewer cleanouts, and backflow devices, along with any activity requiring traffic control. The submittal shall include an engineer's estimate of cost for the public improvements and applicant shall pay a plan check and inspection fee in accordance with the City of Woodland comprehensive fee schedule. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

54. All public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy of the building.

Fees:

55. Owner shall pay all permit fees for construction of offsite infrastructure improvements under the encroachment permit, as approved by City Council and defined in the City Fee Schedule.
56. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

Easements Dedications:

N/A

Site Design and Frontage Improvements

57. All public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy.
58. The applicant shall upgrade existing backflow device to meet City standards including but not limited to installation of concrete slab and cage. The work shall be done under an encroachment permit.
59. Backflow protection devices shall be installed on all domestic, landscape, and irrigation water services. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy. Work shall be covered by an encroachment permit.
60. Applicant shall work with staff on the final two-phase parking transition plan, with phase one occurring concurrently with the emergency shelter phase two construction. Phase one of the parking plan will include the ADA path of travel and a dedicated delivery/loading area located south of the existing shelter development site with compliant commercial driveway per City standards.

CITY OF WOODLAND
ACTION PLAN: Fiscal Year 2023/24
AMENDMENT #1

Introduction

On June 20, 2023, the City of Woodland adopted the FY 2023/24 Action Plan covering the period of July 1, 2023 through June 30, 2024. The City's Action Plan was approved by the U.S. Department of Housing and Urban Development (HUD) on September 15, 2023. The Action Plan is a planning document required by HUD for local government entities (cities and counties) receiving federal Community Development Block Grant (CDBG) and other formula grant program funds. The Action Plan outlines specific projects and activities that the City will carry out during the July 1, 2023 through June 30, 2024 fiscal year. Amendment #1 would add a new activity to the FY 2023/24 Action Plan by funding the rehabilitation of the restroom/shower trailers at the Fourth & Hope emergency shelter (Yolo Wayfarer Center) at an estimated amount of \$131,000 in CDBG funds.

HUD regulations require that a grantee's citizen participation plan must specify what program changes constitute a "substantial" amendment to the Action Plan and what procedure will be used to amend the plan. Based on the 2007-2008 Citizen Participation Plan, Amendment #1 constitutes a "substantial" amendment because it funds an activity not included in the FY 2019/20 Action Plan.

Amendment #1 was noticed in the Woodland Daily Democrat on October 18, 2024 and the public comment period was extended through December 3, 2024 to accommodate the Woodland City Council's December 3 public hearing on Amendment #1.

Detailed Description of Proposed Activity

Activity: Rehabilitation of restroom and shower trailers at the Fourth & Hope emergency shelter (Yolo Wayfarer Center) located at 1901 East Beamer Street, Woodland, CA 957760

Agency: Friends of the Mission (property owner of 1901 East Beamer Street)

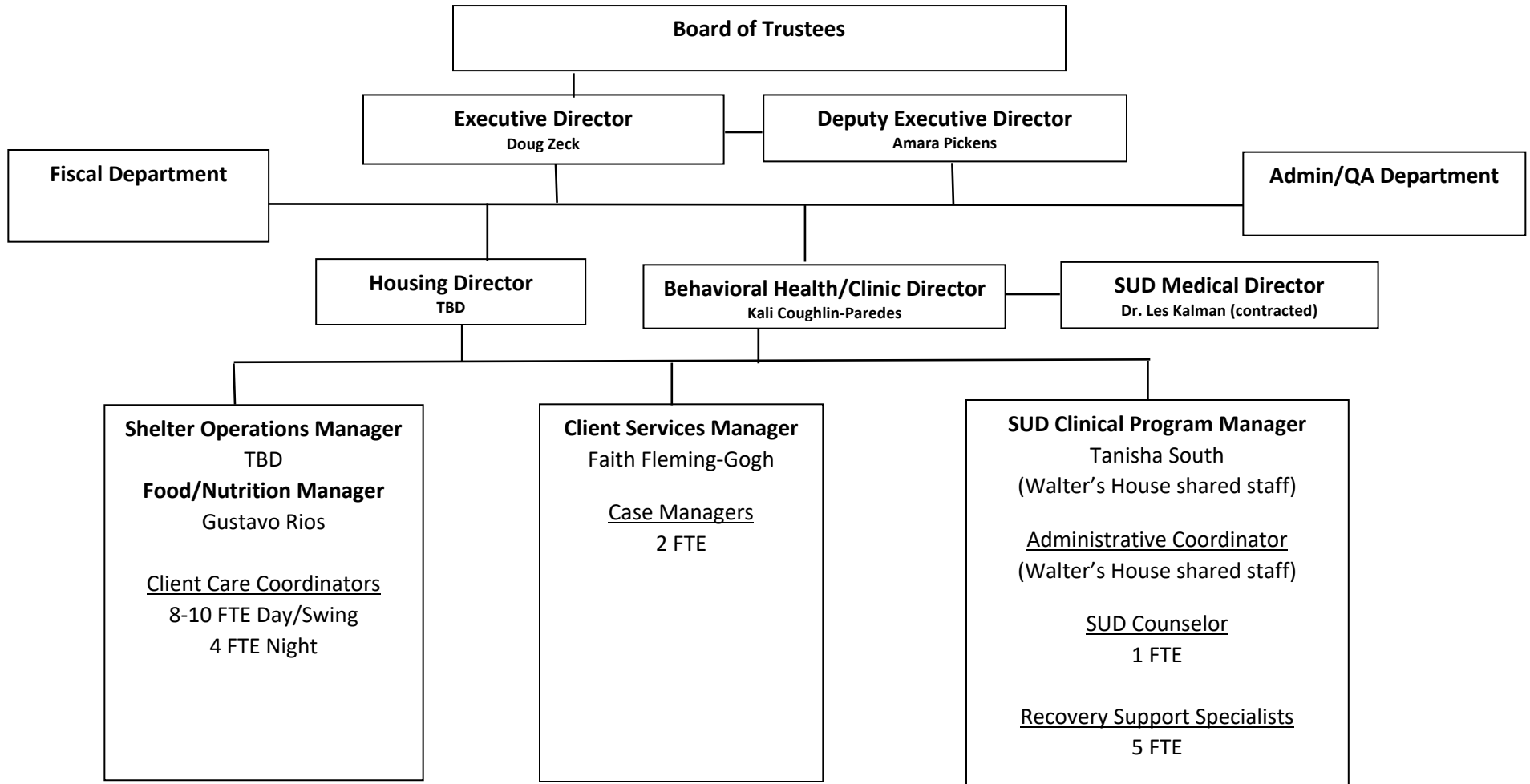
Funding Amount: \$131,000

CDBG funds will be used to comprehensively renovate and upgrade the trailer portable bathrooms/showers to enhance the functionality, durability, and ensure the units meet current health and safety regulations. Specific improvements including the following items.

1. Replace needed waste lines to accommodate the installation of new plumbing fixtures to ensure compliance with current health and safety regulations.
2. Upgrade existing water lines to support manual flush Sloan valves to enhance flushing efficiency and reliability.
3. Install new shower kits with push-button actuators for ease of use and improved water control.

4. Install new toilets units designed for high traffic use.
5. Implement manual flush systems for toilets.
6. Install a booster pump to maintain consistent water pressure across all fixtures, ensuring optimal functionality.

Shelter Phase II Draft Organizational Chart
Yolo Wayfarer Center Christian Mission dba Fourth and Hope/ Walter's House



SHELTER II AT EAST BEAMER

1901 East Beamer Street, Woodland, CA 95776



BUILDING PERMIT SUBMITTAL



10/15/2024, 10:30:43 AM
C:\Users\elavero\Documents_Revit\Local\2321_24_0603 Shelter Expansion_R21_enuano07437.rvt

SHELTER II AT EAST BEAMER

ABBREVIATIONS

@	AT	MIN	MINIMUM
AC	AIR CONDITIONING / ACRES	MIRR	MIRROR
ADJ	ADJUSTABLE	MTL	METAL
AFF	ABOVE FINISHED FLOOR	N/A	NOT APPLICABLE
ALUM	ALUMINUM	NO	NUMBER
ASSY	ASSEMBLY	NR	NON RATED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NTS	NOT TO SCALE
BD	BOARD	OC	ON-CENTER
BM	BEAM	OCC	OCCUPANT(S), OCCUPANCY(IES)
CBC	CALIFORNIA BUILDING CODE	OD	OVERFLOW DRAIN
CL	CENTERLINE	OLF	OCCUPANT LOAD FACTOR
CLR	CLEAR	OPP	OPPOSITE
COL	COLUMN	PERF	PERFORATED / PERFORATION
COMM	COMMUNICATION(S)	PL	PROPERTY LINE, PLATE
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	PLWD	PLYWOOD
D	DRYER	PNT	PAINT
DBL	DOUBLE	PT	PRESERVATIVE TREATED
DIA	DIAMETER	PTHP	PACKAGE TERMINAL HEAT PUMP
DIM	DIMENSION	QTY	QUANTITY
DN	DOWN	R	RISER, RADIUS
DS	DOWNSPOUT	RD	ROOF DRAIN
DW	DISHWASHER	REF	REFER, REFERENCE
EA	EACH	REFR	REFRIGERATOR
ELEC	ELECTRICAL	REQD	REQUIRED
ELEV	ELEVATOR	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EXT	EXTERIOR	RR	RESTROOM
FCP	FIBER CEMENT PANEL	SAMF	SELF-ADHERED MEMBRANE FLASHING
FD	FLOOR DRAIN	SF	SQUARE FOOT
FEC	FIRE EXTINGUISHER CABINET (FIRE EXTINGUISHER)	SHTHGN	SHEATHING
FND	FOUNDATION	SIM	SIMILAR
FOS	FACE OF STUD	SS	STAINLESS STEEL
FSAMF	FORMABLE SELF-ADHERED MEMBRANE FLASHING	STC	SOUND TRANSMISSION CLASS
FT	FEET	STL	STEEL
GA	GAUGE OR GYPSUM ASSOCIATION	STOR	STORAGE
GALV	GALVANIZED OR GALVANIC	STR	STAIR
GFRG	GLASS FIBER REINFORCED CONCRETE	T	TREAD
GYP	GYPSUM BOARD	T & G	TONGUE AND GROOVE
HR	HOUR	TO	TOP OF
INFO	INFORMATION	TYP	TYPICAL
INSUL	INSULATION	UL	UNDERWRITERS LABORATORIES
INT	INTERIOR	UNO	UNLESS NOTED OTHERWISE
JAN	JANITOR'S CLOSET	VFY	VERIFY
MAX	MAXIMUM	W	WASHER
MDF	MEDIUM-DENSITY FIBERBOARD	W/	WITH
MECH	MECHANICAL	WC	WATER CLOSET
MFR	MANUFACTURER	WJ	WOOD JOISTS
		WRB	WEATHER-RESISTIVE BARRIER

FIRE FLOW REQUIREMENTS - PER APPENDIX B OF THE 2022 CFC

	REQUIRED FIRE FLOW	CONSTRUCTION TYPE	TOTAL SQUARE FOOTAGE
NEW BUILDING	2,000 GPM	V-A	13,429 SF

GENERAL NOTES

- EMERGENCY EGRESS LIGHTING TO BE PROVIDED THROUGHOUT CORRIDORS AND PATHS OF EGRESS TO EXTERIOR LANDING OF EGRESS DOORS. MINIMUM LIGHT LEVELS OF 1 FOOT-CANDLE SHALL BE PROVIDED AND SHALL HAVE 90-MINUTE BATTERY BACKUP AUXILIARY POWER. SEE ELECTRICAL PLANS FOR LIGHTING LAYOUT.
- ANY INSTALLATION DETAILS FOR FIRE AND LIFE SAFETY SYSTEMS (FIRE SPRINKLERS, FIRE ALARM SYSTEMS, UNDERGROUND FIRE LINES, FIXED EXTINGUISHING SYSTEMS) ARE FOR REFERENCE ONLY. WITH FINAL INSTALLATION REQUIREMENTS TO BE DETERMINED DURING THE GRADE PLAN REVIEW PROCESS AT THE FIRE MARSHAL'S OFFICE.
- NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USEABLE STAIRS. SUCH STANDPIPE SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.
- ERCC MAY BE REQUIRED FOR THIS PROJECT. IN-BUILDING TWO-WAY EMERGENCY RESPONDER COMMUNICATION COVERAGE SHALL BE PROVIDED IN ALL NEW BUILDINGS IN ACCORDANCE WITH SECTION 510 OF THE CALIFORNIA FIRE CODE WHEN DETERMINED BY THE FIRE MARSHAL. THE OWNER MAY BE REQUIRED TO HAVE A THIRD PARTY PERFORM AN ACCEPTANCE TEST TO DETERMINE IF COVERAGE IS ADEQUATE.
- IF COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER ELEMENTS RESULT IN CONFLICTS NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING ANY WORK ON ELEMENTS RESULTING IN CONFLICTS.
- IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, CONTRACT DOCUMENTS, SPECIFICATIONS, EXISTING CONDITIONS, AND/OR REFERENCE STANDARDS, THE ARCHITECT AND/OR ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS, DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTOR WORK, COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND ACCURATE LOCATION OF STRUCTURAL MEMBERS, OPENINGS FOR, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT. CONTRACTOR SHALL VERIFY DIMENSIONS AND OPENING SIZES (CLEARANCES REQUIRED) FROM THE MANUFACTURERS PRIOR TO CONSTRUCTION FO OR INSTALLATION OF EQUIPMENT, FURNISHINGS, AND ACCESSORIES.

PROJECT TEAM

CIVIL	FRIENDS OF THE MISSION PO BOX 8485 SUITE 200-208 WOODLAND, CA 95776 (916) 416-0901 SCOTT@THURMONDCONSULTINGLLC.COM
ARCHITECT	SALAZAR ARCHITECT, INC 1201 J STREET, SUITE 200 SACRAMENTO, CA 95814 (916) 269-8818 JMAC@SALAZARCH.COM
CIVIL ENGINEER	LAUGENOUR AND MEikle 608 COURT ST., WOODLAND, CA 95695 (916) 2990-9393 PCHOATE@LMCE.NET
LANDSCAPE ARCHITECT	ATLAS LAB INC. 1640 R STREET, SUITE 300 SACRAMENTO, CA 95811 (916) 2990-9393 KIMBERLY@ATLASLAB.COM
STRUCTURAL ENGINEER	STONECAP INC. 1089 S STREET, SUITE 101-277 (916) 538-9291 ERIC@STONECAP.IO
MECHANICAL	EDESIGNC INCORPORATED 91 GREGORY LANE SUITE 3 PLEASANT HILL, CA 94523 (415) 963-4303 X108 STEPHEN@EDESIGNC.COM
ELECTRICAL	EDESIGNC INCORPORATED 91 GREGORY LANE SUITE 3 PLEASANT HILL, CA 94523 (415) 963-4303 X321 CHLOTT@EDESIGNC.COM
PLUMBING	EDESIGNC INCORPORATED 91 GREGORY LANE SUITE 3 PLEASANT HILL, CA 94523 (415) 963-4303 STEPHEN@EDESIGNC.COM
DRY UTILITY	SACRAMENTO ENGINEERING CONSULTANT 10555 OLD PLACERVILLE ROAD SACRAMENTO, CA 95827 (916) 368-4488 CGILLAND@SACENG.COM
KITCHEN CONSULTANT	AMD FOOD SERVICE P.O. BOX 163 GARDEN VALLEY, CA 95633 (530) 333-4806 PATRICK@AMDFOODSERVICEDESIGN.COM

SHEET INDEX

GENERAL			
G-000	COFFEE COVER	MECHANICAL	
G-001	COVER SHEET	M-001	MECHANICAL TITLE SHEET
G-002	SITE PLAN & SITE SECTION	M-002	MECHANICAL TITLE SHEET
G-009	CODE SUMMARY	M-201	LEVEL 01 - MECHANICAL PLAN
G-010	FIRE & LIFE SAFETY PLANS	M-203	ROOF - MECHANICAL PLAN
G-020	CALGREEN CHECKLIST NON-RESIDENTIAL		
G-021	CALGREEN CHECKLIST NON-RESIDENTIAL	ELECTRICAL	
G-022	CALGREEN CHECKLIST NON-RESIDENTIAL	E-001	ELECTRICAL TITLE SHEET
G-023	CALGREEN CHECKLIST NON-RESIDENTIAL	E-002	LIGHTING SCHEDULES
		E-003	POWER SCHEDULES
CIVIL		E-201	LEVEL 01 - POWER PLAN
C-001	TITLE SHEET	E-203	ROOF - ELECTRICAL PLAN
C-002	ABBREVIATIONS & GENERAL NOTES	E-301	LEVEL 01 - LIGHTING PLAN
C-101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN	E-401	ENLARGED ELECTRICAL ROOMS
C-201	CIVIL SITE PLAN	E-701	SINGLE LINE DIAGRAM
C-301	GRADING & DRAINAGE PLAN	E-702	ELECTRICAL LOAD CALCULATIONS
C-401	UTILITIES PLAN	E-801	ELECTRICAL DETAILS
C-601	EROSION & SEDIMENTATION CONTROL PLAN		
C-701	DETAILS	PLUMBING	
C-702	DETAILS	P-001	PLUMBING TITLE SHEET
C-901	FIRE PLAN	P-201	LEVEL 01 - PLUMBING PLAN
		P-203	ROOF - PLUMBING PLAN
ARCHITECTURAL		P-301	ENLARGED H&CW PLUMBING PLAN
A-201	LEVEL 01	P-302	ENLARGED H&CW PLUMBING PLAN
A-201s	SLAB PLAN	P-801	PLUMBING DETAILS
A-202	ROOF PLAN	P-802	SS & V ISOMETRIC PLANS
A-301	EXTERIOR ELEVATIONS		
A-302	EXTERIOR ELEVATIONS	TITLE 24	
A-401	BUILDING SECTIONS	T24-001	TITLE 24 FORMS
A-402	BUILDING SECTIONS	T24-002	TITLE 24 FORMS
A-411	WALL SECTIONS		
A-600	ENLARGED PLANS & ELEVATIONS	KITCHEN DESIGN	
A-601	ENLARGED PLANS & ELEVATIONS	FS1.1	FOODSERVICE FLOOR PLAN
A-602	ENLARGED PLANS & ELEVATIONS	FS2.1	FOODSERVICE PLUMBING PLAN
A-603	ENLARGED PLANS & ELEVATIONS	FS3.1	FOODSERVICE ELECTRICAL PLAN
A-604	TRASH ENCLOSURE	FS3.2	FOODSERVICE ELECTRICAL SCHEDULE
A-701	OVERALL CEILING PLAN	FS4.1	FOODSERVICE MECHANICAL PLAN
A-801	ASSEMBLIES	FS5.1	FOODSERVICE EXHAUST HOOD DETAILS
A-811	SCHEDULES	FS5.2	FOODSERVICE EXHAUST HOOD DETAILS
A-821	DETAILS	FS5.3	FOODSERVICE EXHAUST HOOD DETAILS
A-822	DETAILS	FS6.1	FOODSERVICE WALK-IN DETAILS
A-830	ROOF DETAILS	FS7.1	FOODSERVICE REMOTE REFRIG. DETAILS
A-850	ACCESSIBILITY DETAILS	FS8.1	FOODSERVICE ANCHORAGE DETAILS
A-851	ACCESSIBILITY DETAILS	FS8.2	FOODSERVICE ANCHORAGE DETAILS
A-853	INTERIOR DETAILS - RATED	FS8.3	FOODSERVICE ANCHORAGE DETAILS
A-855	INTERIOR DETAILS	FS9.1	FOODSERVICE EQUIPMENT ELEVATIONS
STRUCTURAL			
S-001	STRUCTURAL NOTES		
S-002	STRUCTURAL NOTES		
S-003	SCHEDULES		
S-101	FOUNDATION PLAN		
S-102	ROOF FRAMING DETAILS		
S-300	FOUNDATION DETAILS		
S-600	WOOD TYPICAL DETAILS		
S-601	WOOD DETAILS		
S-602	WOOD DETAILS		

PROJECT DESCRIPTION

THE PROPOSED EXPANSION OF THE NAVIGATIONAL CENTER AT THE EAST BEAMER CAMPUS INCLUDES THE CONSTRUCTION OF A NEW SINGLE-STORY, 12,766 SF BUILDING AND THE RENOVATION OF 4 OFFICES IN THE ADJACENT EXISTING BUILDING TOTALING 963 SF. THE NEW BUILDING WILL PROVIDE BEHAVIORAL AND NAVIGATIONAL SERVICES, FEATURING TEN NON-CONGREGATE UNITS, BATHROOMS, A LAUNDRY FACILITY, A COMMERCIAL KITCHEN, AND HEALTH-RELATED SERVICES. THE ADJACENT EXISTING BUILDING WILL BE RENOVATED TO CONVERT FOUR OFFICES INTO ADDITIONAL NON-CONGREGATE UNITS, WITH NEW WINDOWS ADDED TO MEET EGRESS REQUIREMENTS. THE NEW BUILDING IS DESIGNED AS TYPE VA WOOD FRAME CONSTRUCTION. THE PROJECT WILL MEET TITLE 24 STANDARDS AND INCORPORATE ENERGY-EFFICIENT COMPONENTS SUCH AS SOLAR PANELS AND HEAT PUMP SYSTEMS.

PROJECT NUMBER: 2321

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT SUBMITTAL

SYMBOLS

	ELEVATION TAGS	ROOM NAME	ROOM TAG
			ASSEMBLY TAG
	BUILDING SECTION TAG		KEYNOTE TAG
	WALL SECTION TAG		WINDOW TAG
	DETAIL TAGS		DOOR TAG
	ELEVATION DATUM		NORTH ARROW
	GRID LINE / GRID BUBBLE		
	GRAPHIC SCALE		
	REVISION TAG AND CLOUD		

DEFERRED SUBMITTALS

- WOOD TRUSSES ARE DEFERRED. TRUSSES WILL NOT BE INSTALLED UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT. APPLICANT SHALL SUBMIT THE TRUSS CALCULATIONS ALLOWING TIME FOR BUILDING DEPARTMENT REVIEW AND APPROVAL. APPLICANT ACKNOWLEDGES FIRST REVIEW MAY TAKE UP TO 15 BUSINESS DAYS AND UP TO 10 BUSINESS DAYS FOR SUBSEQUENT REVIEWS. SOLAR WILL BE SUBMITTED SEPARATELY. BUILDING WILL BE MADE SOLAR READY ONLY AS PART OF THE CURRENT PERMIT.
-

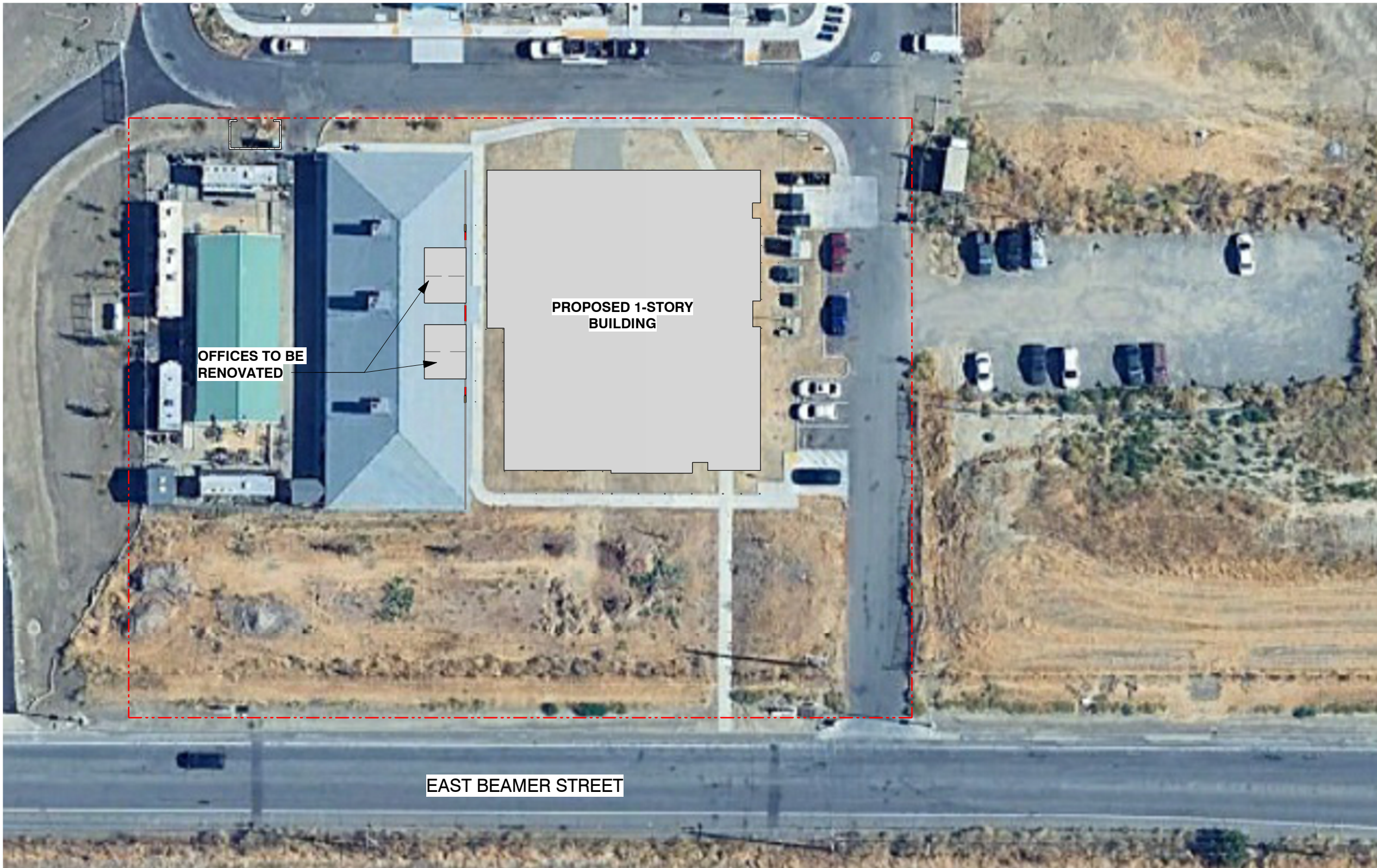
SEPARATE PERMITS

- THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT AND COVER TO BUILDING DEPARTMENT BY A C-16 LICENSED CONTRACTOR. PIPE SIZES OF FIRE WATER LINES WILL PROVIDE REQUIRED FIRE FLOW PER 2022 CFC SECTION B105.2 AND TABLE B105.1(2).
- VEHICULAR AND PEDESTRIAN GATES.
- THE FIRE ALARM SYSTEM BE SUBMITTED UNDER A SEPARATE PERMIT AND COVER TO THE BUILDING DEPARTMENT BY A C-10 LICENSED FIRE ALARM CONTRACTOR.

PUBLIC FUNDING SOURCES

- TBD

VICINTY MAP



REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

COVER SHEET

DRAWN BY: EN, KS, JL

CHECKED BY: AS

DATE CREATED: 02/27/24

SHEET:

G-001

All drawings and written materials appearing herein constitute the original and unpublished work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.

Salazar Architect, Inc.

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

SITE PLAN & SITE
SECTION

DRAWN BY: EN, KS, JL

CHECKED BY: AS

DATE CREATED: 07/11/24

SHEET:

G-002

All drawings and written materials appearing herein constitute the original and unpublished work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.

Salazar Architect, Inc.

GENERAL NOTES

- A. COORDINATE INTERNAL ROOF DRAINS AND PLUMBING VENTILATION STACKS WITH DESIGN BUILD STRUCTURAL ELEMENTS AND PLUMBING PLANS.
- B. SPOT ELEVATIONS ARE TO THE TOP OF THE ROOF SYSTEM OF THE TOP OF THE PARAPET UNO AND ARE RELATIVE TO THE ROOF LEVEL DATUM. COORDINATE MECHANICAL UNIT LOCATIONS, SIZES AND CLEARANCE AND OTHER REQUIREMENTS.
- C. SEE A-830 FOR ROOF PENETRATION DETAILS. PROVIDE NO SLOPE LESS THAN 1/4" PER 12" AT ROOFS, OVERHANGS, CRICKETS AND VALLEYS.
- D. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8-INCH PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
- E. DOWNSPOUTS SHALL BE 26 GAUGE, 3" x 4" RECTANGULAR PROFILES.

PARKING SUMMARY

COMPREHENSIVE ZONING CODE (JUNE 2024)
DIVISION III: CITYWIDE STANDARDS

PARKING SUMMARY
REQUIRED PARKING STALL COUNT PER MUNICIPAL CODE
EMERGENCY SHELTER: 1 PER 500 SF. (TABLE 17.68.090.C-1)
PROPOSED BUILDING SF: 12,037
CALCULATED SPACES 12,037/500 = 24

MINIMUM REQUIREMENT BASED ON STAFF
SPECIFIC REQUIREMENT FOR EMERGENCY SHELTERS (17.84.170, SECTION D.3)
MINIMUM PARKING BASED ON STAFF: 1 SPACE PER STAFF MEMBER
FULL TIME STAFF: 7
MINIMUM PARKING SPACES: 7

THE OWNER REQUESTS A REDUCTION IN THE REQUIRED PARKING COUNT BY SQUARE FEET OF BUILDING BASED ON THE MUNICIPAL CODE'S EMERGENCY SHELTER REQUIREMENT, ALIGNING WITH THE MINIMUM REQUIREMENT BASED ON STAFF. THE MEETS THE SPECIFIC OFF-STREET PARKING REQUIREMENTS FOR EMERGENCY SHELTERS PER ZONING CODE 17.84.170, SECTION D.3, WHICH MANDATES THAT PARKING SHOULD NOT EXCEED THAT OF OTHER RESIDENTIAL OR COMMERCIAL USES WITHIN THE ZONE AND AT A MINIMUM, MUST ACCOMMODATE ALL STAFF. ADDITIONALLY, TO ALLEVIATE FUTURE PARKING NEEDS, THE SHELTER PLANS TO CONTINUE ITS PART TIME SHUTTLE SERVICE.

EV PARKING SUMMARY
MINIMUM EV CHARGING SPACES: 0 (17.68.060.A-1 & CAL GREEN 5.106.5.3.1)

MINIMUM EVCS: 0 (17.68.060.A-1 & CAL GREEN 5.106.5.3.1)

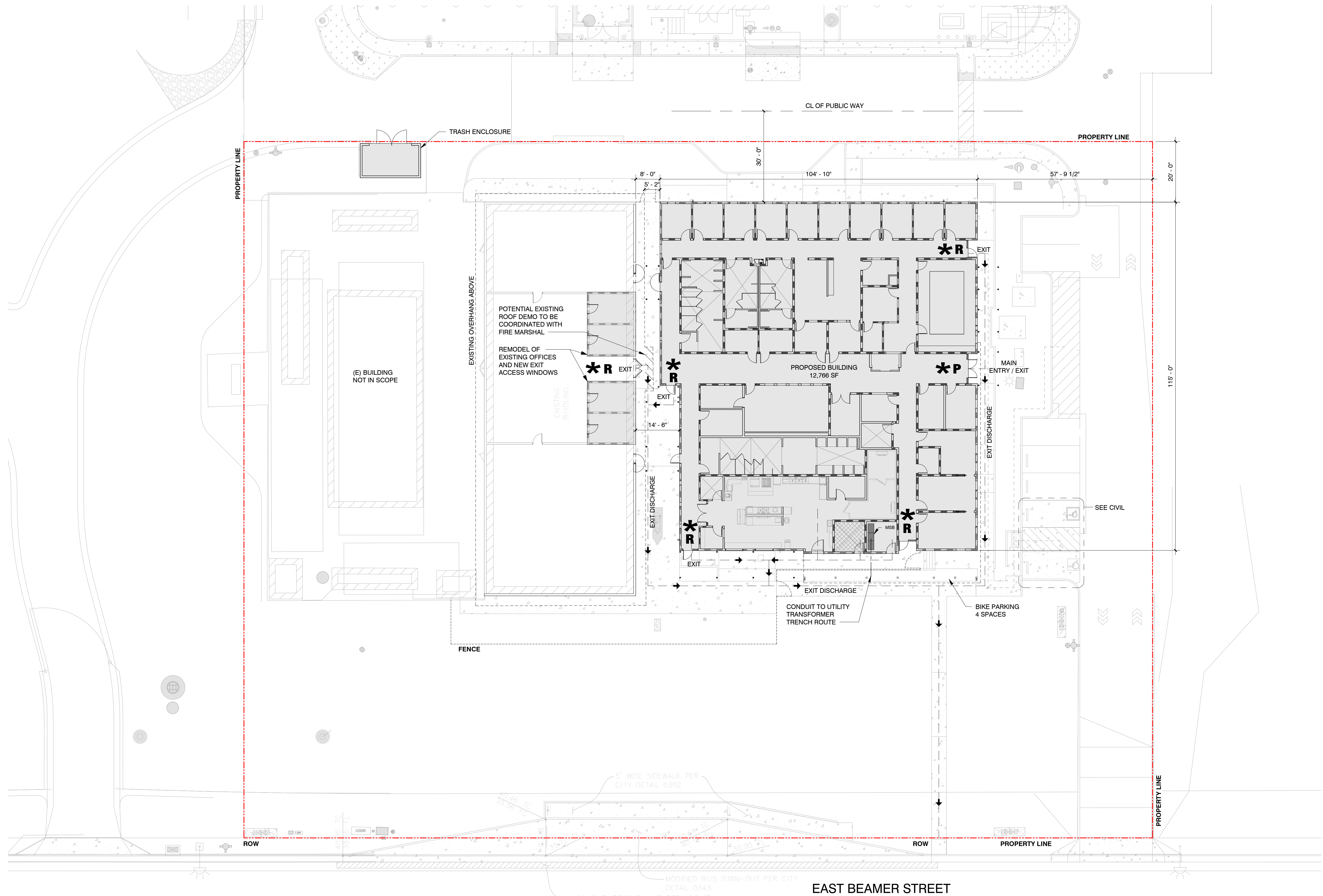
ACCESSIBLE PARKING
MINIMUM REQUIRED ACCESSIBLE PARKING: 1 (11B-206.2.4)

ONE ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ACCESSIBLE PARKING SPACES, DROP OFF AND LOADING ZONES TO THE FACILITY, WHERE MORE THAN ONE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. (11B-206.2.1)

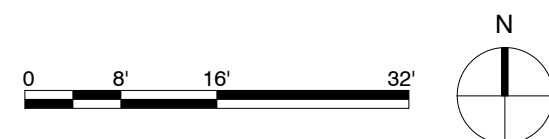
BICYCLE PARKING
MINIMUM REQUIRED ACCESSIBLE PARKING: 4, CLASS I (17.68.070)

LEGEND

- PROPERTY LINE
- SETBACK LINE
- OVERHANG ABOVE
- EASEMENT
- ACCESSIBLE PATH OF TRAVEL
- FENCE
- * ENTRY / EXIT ACCESS TO ACCESSIBLE MEANS OF EGRESS
- R EXIT / RESTRICTED ENTRY ON ACCESSIBLE ROUTE
- P PUBLIC ENTRY ON ACCESSIBLE ROUTE
- TRAFFIC ARROW
- HB HOSE BIB
- FDC FIRE DEPARTMENT CONNECTION
- 0'-0" SPOT GRADE ELEVATION
- F.F. 123' FINISH FLOOR ELEVATION
- FIRE RISER ROOM
- BIKE PARKING
- 1-HOUR FIRE BARRIER
ADDITIONAL PROTECTION FEATURES REQUIRED
- 1-HOUR FIRE PARTITION
ADDITIONAL PROTECTION FEATURES REQUIRED
- NON-RATED WALL
NO ADDITIONAL PROTECTION FEATURES
- NON-RATED SMOKE PARTITION



1 SITE PLAN
G-002 1/16" = 1'-0"



PROJECT INFORMATION

PROJECT NAME
SHELTER II A EAST BEAMER
PROJECT DESCRIPTION

THE PROPOSED EXPANSION OF THE NAVIGATIONAL CENTER AT THE EAST BEAMER CAMPUS INCLUDES THE CONSTRUCTION OF A NEW SINGLE-STORY, 12,786 SF BUILDING AND THE RENOVATION OF 4 OFFICES IN THE ADJACENT EXISTING BUILDING, 683 SF. THE NEW BUILDING WILL PROVIDE BEHAVIORAL AND NAVIGATIONAL SERVICES, FEATURING TEN NON-CONGREGATE UNITS, BATHROOMS, A LAUNDRY FACILITY, A COMMERCIAL KITCHEN, AND HEALTH-RELATED SERVICES. THE ADJACENT EXISTING BUILDING WILL BE RENOVATED TO CONVERT FOUR OFFICES INTO ADDITIONAL NON-CONGREGATE UNITS, WITH NEW WINDOWS ADDED TO MEET EGRESS REQUIREMENTS. THE NEW BUILDING IS DESIGNED AS TYPE VA WOOD FRAME CONSTRUCTION. THE PROJECT WILL MEET TITLE 24 STANDARDS AND INCORPORATE ENERGY-EFFICIENT COMPONENTS SUCH AS SOLAR PANELS AND HEAT PUMP SYSTEMS.

PROJECT ADDRESS
1901 EAST BEAMER STREET, WOODLAND, CA 95776

PROJECT CONTACT
ALEX SALAZAR, NOMA, AIA SALAZAR ARCHITECT, INC 1201 J STREET SUITE 200 SACRAMENTO, CA 95814 (916) 269-8818 ASALAZAR@SALAZARCH.COM
PROJECT OWNER

SCOTT THURMOND FRIENDS OF THE MISSION P.O. BOX 8485 WOODLAND, CA 95776 (916) 416-0901 SCOTT@THURMONDCONSULTINGLLC.COM
--

BUILDING CODE EDITION
2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA FIRE SPRINKLER CODE 2022 NFPA 10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS 2022 NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS 2024 NFPA 14 - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS 2022 NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE 2010 ADA STANDARDS 2022 CBC TITLE 24, PART 2, CHAPTER 11B ACCESSIBILITY TO PUBLIC BUILDINGS... 2024 CITY OF WOODLAND COMPREHENSIVE ZONING CODE - TITLE 17

APPEALS

APPEAL 1D#	DATE	CODE SECTION	PROPOSED DESIGN

CONSTRUCTION TYPE, HEIGHT, AND FIRE RESISTANCE REQUIREMENTS

SPECIAL PROVISIONS	NONE		
CONSTRUCTION TYPE	VA		
BUILDING HEIGHT(503)	ALLOWED		PROPOSED
	50FT	3 STORIES	21.575 FT 1 STORIES
SPRINKLERS USED TO INCREASE STORIES (CBC 506.2)	NO		NFPA 13

FIRE-RESISTIVE CONSTRUCTION

FIRE-RESISTANCE RATING REQUIREMENTS BASED ON CONSTRUCTION TYPE (TABLE 601) TYPE VA CONSTRUCTION		
DESCRIPTION	RATING REQUIRED	RATING PROVIDED
STRUCTURAL FRAME	1-HR	1-HR
BEARING WALLS - EXTERIOR	1-HR	1-HR
BEARING WALLS - INTERIOR	1-HR	1-HR
NONBEARING WALLS AND PARTITIONS - EXTERIOR	SEE TABLE 705.5	
NONBEARING WALLS AND PARTITIONS - INTERIOR	0-HR	0-HR
FLOOR	1-HR	1-HR
ROOF	1-HR	1-HR

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 705.5) TYPE VA CONSTRUCTION		
FIRE SEPARATION DISTANCE = X (FEET)	RATING REQUIRED (R)	RATING PROVIDED
5 ≤ X < 10	1-HR	1-HR
1. PER CBC 705.5 EXTERIOR WALLS SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES.		

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (TABLE 705.8)		
FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA (a)
5 ≤ X < 10	UNPROTECTED, NONSPRINKLERED (UP, NS)	10%
	UNPROTECTED, SPRINKLERED (UP, S)	25%
10 ≤ X < 15	PROTECTED (P)	25%
	UNPROTECTED, NONSPRINKLERED (UP, NS)	15%
	UNPROTECTED, SPRINKLERED (UP, S)	45%
	PROTECTED (P)	45%

FIRE-RESISTANT WALL TYPES (420.2, 708)		
DESCRIPTION	RATING REQUIRED	RATING PROVIDED
FIRE PARTITIONS - SEPARATING SLEEPING UNITS (708.3)	1-HR	1-HR
FIRE PARTITIONS - CORRIDORS (TABLE 1020.2)	1-HR	1-HR

FIRE PARTITIONS REQUIRE SECURE ATTACHMENT TO UNDERSIDE OF CEILING, DECK, SLAB OR SHEATHING (708.4). FIRE BARRIER MUST TERMINATE AT UNDERSIDE OF SLAB, DECK, OR SHEATHING (707.5).

HORIZONTAL ASSEMBLIES (420.3, 601, AND 711)		
DESCRIPTION	RATING REQUIRED	RATING PROVIDED
ROOF	1-HR	1-HR
NOTE: FLOOR AND ROOF ASSEMBLIES SHALL NOT BE LESS THAN THOSE REQUIRED BY TABLE 601, TYPE VA		

FIRE-RESISTANT WALL OPENINGS (716.1(2), 716.1(3))			
DESCRIPTION	WALL RATING	RATING REQUIRED	RATING PROVIDED
FIRE DOORS IN FIRE PARTITIONS: CORRIDOR WALLS (TABLE 716.1(2))	1-HR	1/3-HR	1/3-HR
FIRE DOORS IN ALL OTHER FIRE PARTITIONS (TABLE 716.1(2))	1-HR	3/4-HR	NA
FIRE DOORS: EXTERIOR WALLS (TABLE 716.1(2))	1-HR	3/4-HR	NA
FIRE WINDOWS IN FIRE PARTITIONS (TABLE 716.1(3))	1-HR	3/4-HR	NA
FIRE WINDOWS IN EXTERIOR WALLS (TABLE 716.1(3))	1-HR	3/4-HR	NA
FIRE WINDOWS IN INCIDENTAL USE AREAS (TABLE 716.1(3))	1-HR	3/4-HR	NA

ROOFS AND ATTIC DRAFTSTOPS		
DESCRIPTION	REQUIRED	PROVIDED
ROOFS (1505.1)	CLASS B	CLASS B
ATTIC DRAFTSTOPS	NA	NA

MIXED OCCUPANCIES AND SEPARATIONS (508)

NON-SEPARATED OCCUPANCIES (508.3)	YES
-----------------------------------	-----

ALLOWABLE AND PROPOSED BUILDING AREA AND INCREASES (503, 506, 509)

ALLOWABLE AREAS AND AREA MODIFICATIONS	OCCUPANCY	
	(B)	(R-2.1)
TABULAR BUILDING AREA PER STORY (TABLE 506.2) (A1 – S1)	72,000	42,000
TOTAL PROPOSED BUILDING AREA	3,441	10,563
GRAND TOTAL PROPOSED BUILDING AREA	13,429	

INTERIOR FINISHES (803)

INTERIOR WALL AND CEILING FINISH FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS BY OCCUPANCY (WHEN SPRINKLERED)			
OCCUPANCY	EXIT ENCLOSURES	CORRIDORS	ROOMS/ ENCLOSED SPACES
R-2.1	CLASS B	CLASS C	CLASS C
B	CLASS B	CLASS C	CLASS C

BUILDING FIRE SUPPRESSION, ALARM AND STANDPIPE SYSTEMS (CH 9)

	REQUIRED	PROVIDED	CODE SECTION	TYPE/ CLASS/ AREAS OF COVERAGE
AUTOMATIC SPRINKLER SYSTEM	YES	YES	903.2.8; 903.3.1.1 & Table 504.3	NFPA 13 THROUGHOUT
FIRE EXTINGUISHERS	YES	YES	906.1	NOTED ON PLANS 75 FT MAX/150 FT BETWEEN UNITS. MIN. (3) 2-A RATED
ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS	YES	YES	904.2.2	COMMERCIAL HOOD TYPE I, AND DUCT SYSTEMS
STANDPIPE SYSTEM	NO	NO	905.3	CLASS I STANDPIPES ARE ALLOWED 905.3.1 EXCEPTIONS: 1
MANUAL FIRE ALARM BOXES	NO	NO	907.2.9.1 EXCEPTION 2	-
SMOKE ALARMS	YES	YES	907.2.11.2	THROUGHOUT
OCCUPANT NOTIFICATION - AUDIBLE ALARMS	YES	YES	907.5.2.1	THROUGHOUT
OCCUPANT NOTIFICATION - VISIBLE ALARMS	YES	YES	907.5.2.3.1 & TABLE 907.5.2.3.2	PUBLIC AND COMMON USE AREAS
ERCC SYSTEM	YES	YES	CBC 918.1 & CFC 510.1	THROUGHOUT
CARBON MONOXIDE ALARMS	YES	YES	915.1.1 & 915.2.2	SLEEPING UNITS/NC UNITS

MEANS OF EGRESS (CH 10)

	REQUIRED	PROVIDED	CODE SECTION
WIDTH OF EGRESS STAIRS INCL. LANDINGS (SPRINKLERED)	0.3" PER OCCUPANT	NA	1005.3.1 & 1011.2
WIDTH OF CORRIDORS (SPRINKLERED)	0.2" PER OCCUPANT (MIN. 44")	72" & 120"	1005.3.2 & TABLE 1020.3
CLEAR WIDTH OF DOORS (SPRINKLERED)	0.2" PER OCCUPANT (32" MIN)	33"	1005.3.2 & 1010.1
STAIR RISER AND TREAD DIMENSIONS	7" (MAX RISER)/11" (MIN TREAD)	NA	NA
STAIR HANDRAIL PLACEMENT	BOTH SIDES OF STAIRS, 34"-38" ABOVE TREAD, 4.5" MAX ENCROACHMENT	NA	NA
EMERGENCY ESCAPE WINDOWS	MIN NET CLEAR OPENING 5.7 SF, 20" WIDTH, 24" HEIGHT MAX 44" AFF	YES	1031.3.1, 1031.3.2, 1031.3.3
DISTANCES OF TRAVEL	50' MAX DEAD END, 75' W/SPLR MAX 250' W/SPLR MAX	YES	1020.5 EXCEPTION 2 TABLE 1006.2.1 TABLE 1017.2
MAXIMUM NUMBER OF OCCUPANTS IN SPACES WITH ONE EXIT	R-2.1 = 10 B = 49	R-2.1 = 10 OR LESS B = 49 OR LESS	TABLE 1006.2.1

1. EVERY ROOM OR SPACE THAT IS PART OF AN ASSEMBLY OCCUPANCY SHALL HAVE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE (1004.9)
2. MAXIMUM DOOR ENCROACHMENT INTO THE MEANS OF EGRESS SHALL BE 7" WHEN FULLY OPENED AND HALF THE REQUIRED WIDTH IN ANY POSITION (1005.7.1)
3. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. (EXCEPTION 4. SLEEPING UNITS OF GROUP R-2.1 OCCUPANCY)
4. ACCESSIBLE SPACES SHALL BE PROVIDED WITH ACCESSIBLE MEANS OF EGRESS (1009.1)
5. EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH INTERVENING SPACES EXCEPT IF THE SPACES ARE ACCESSORY TO EACH OTHER AND IT PROVIDES A DISCERNIBLE PATH TO AN EXIT (1016.2.2)
6. CORRIDORS SERVING ASSEMBLY SPACES ARE NOT PERMITTED TO HAVE DEAD ENDS IN EXCESS OF 20 FEET (1020.5)
7. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE EXIT SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
8. THE MINIMUM WIDTH OF AN EGRESS COURT SHALL BE NOT LESS THAN 44 INCHES. THE REQUIRED CAPACITY AND WIDTH OF EGRESS COURTS SHALL BE UNOBSTRUCTED TO A HEIGHT OF 7 FEET. THE WIDTH OF THE EGRESS COURT SHALL BE NOT LESS THAN THE REQUIRED CAPACITY. WHERE AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF IS LESS THAN 10 FEET IN WIDTH, THE EGRESS COURT WALLS SHALL HAVE NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE FLOOR OF THE EGRESS COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.

ACCESSIBILITY (CH 11B)

SEE SHEET A-850 FOR ACCESSIBILITY REQUIREMENTS

PLUMBING FIXTURES (CPC CH 4)

PLUMBING FIXTURES												
OCCUPANCY	# OCC	WC RATIO	WC M	WC F	URINALS	LAV RATIO	LAV M	LAV F	SHOWERS	DF	OTHER	
(B) OFFICES & COMMERCIAL KITCHEN	27 (14M / 14F)	(M) 1: 1-50 / (F) 1: 1-15	1	1	1	(M) 1: 1-75 / (F) 1: 1-50	1	1	NA	1 PER 150 =0.18	1 SERVICE SINK OR LAUNDRY TRAY	
(R-2) DORMITORIES	58 (29M / 29F)	(M) 1 PER 10 / (F) 1 PER 8	2.9	3.625	1 PER 25 =1.16	(M) 1 PER 12 / (F) 1 PER 12	2.417	2.417	1 PER 8 =7.25	1 PER 150 =0.987	1 SERVICE SINK OR LAUNDRY TRAY	
SUM			3.9	4.645	2.16		3.417	3.417	7.25	0.567	2	
TOTAL FIXTURES - REQUIRED MIN			4	5	3	-	4	4	8	1	2	
		WC GENDER NEUTRAL				LAV GENDER NEUTRAL						
TOTAL FIXTURES - PROVIDED	2	5	6	3	2	7	6	15	2	4		

PER CBC 1004.5 - 88 OCCUPANTS
FOURTH & HOPE EXISTING DORMITORIES: 100 OCCUPANTS (60 MEN/40 WOMEN) AT ADJACENT BUILDING EXCLUDED FROM THIS CALCULATION
FOR EACH URINAL ADDED IN EXCESS OF THE MINIMUM REQUIRED, ONE WATER CLOSET SHALL BE PERMITTED TO BE DEDUCTED. THE NUMBER OF WATER CLOSETS SHALL NOT BE REDUCED TO LESS THAN TWO-THIRDS OF THE MINIMUM REQUIREMENT.
422.1 FIXTURE COUNT - FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

ENERGY CODE (T-24)

METHOD OF ENERGY CODE ANALYSIS	PRESCRIPTIVE	
CLIMATE ZONE	12	
BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES		
ENVELOPE COMPONENT	MAX U-FACTOR	
	REQUIRED	PROVIDED
ROOFS/CEILINGS - WOOD FRAMED AND OTHER	0.034 (R-29)	R-29
WALLS - WOOD FRAMED AND OTHER	0.059 (R-17)	R-17
FLOORS/SOFFITS - OTHER	0.071 (R-14)	R-17
ROOFING PRODUCTS %		
LOW-SLOPED - AGED SOLAR REFLECTANCE	0.63	0.63
LOW-SLOPED - THERMAL EMITTENCE	0.75	0.75
BUILDING ENVELOPE REQUIREMENTS - VERTICAL FENESTRATIONS - AREA-WEIGHTED PERFORMANCE RATING		
FIXED WINDOW - MAX U-FACTOR	0.34	0.34
FIXED WINDOW - MAX RSHGC	0.22	0.22
FIXED WINDOW - MIN VT	0.42	0.42
CURTAINWALL OR STOREFRONT - MAX U-FACTOR	0.41	0.41
CURTAINWALL OR STOREFRONT - MAX RSHGC	0.26	0.26
CURTAINWALL OR STOREFRONT - MIN VT	0.46	0.46
OPERABLE WINDOW - MAX U-FACTOR	0.46	0.46
OPERABLE WINDOW - MAX RSHGC	0.22	0.22
OPERABLE WINDOW - MIN VT	0.32	0.32
GLAZED DOORS - MAX U-FACTOR	0.45	0.45
GLAZED DOORS - MAX RSHGC	0.23	0.23
GLAZED DOORS - MIN VT	0.17	0.17
MAX WALL TO WIND RATIO %	40%	< 40%

SALAZAR ARCHITECT

1201 J STREET
SUITE 200
SACRAMENTO, CA 95814
PHONE: 916.269.8818
WWW.SALAZARCH.COM

PROJECT NUMBER: 2321

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT SUBMITTAL

REVISIONS:

DATE	DESCRIPTION
------	-------------

SHEET TITLE:
CODE SUMMARY

DRAWN BY:	EN, KS, JL
CHECKED BY:	AS
DATE CREATED:	06/27/2024
SHEET:	

G-009

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Salazar Architect, Inc.

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

FIRE & LIFE
SAFETY PLANS

DRAWN BY: EN, KS, JL

CHECKED BY: AS

DATE CREATED: 07/25/24

SHEET:

G-010

All drawings and other materials appearing herein constitute the original and unpublished work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.
Salazar Architect, Inc.

OCCUPANT LOAD					
OCCUPANCY	NAME	AREA	FUNCTION OF SPACE	OLF	OCCUPANT LOAD
B	ADMIN OFFICE	230 SF	BUSINESS AREAS	150	2
B	ADMIN OFFICE	147 SF	BUSINESS AREAS	150	1
B	CASE MGMT	242 SF	BUSINESS AREAS	150	2
B	CASE MGMT	259 SF	BUSINESS AREAS	150	2
B	COMM KITCHEN	979 SF	KITCHENS, COMMERCIAL	200	5
B	DATA	72 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
B	FRIDGE	296 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
B	INTAKE	165 SF	BUSINESS AREAS	150	2
B	KITCHEN RR	67 SF	KITCHENS, COMMERCIAL	200	1
B	MEDICATION	74 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
B	OFFICE	125 SF	BUSINESS AREAS	150	1
B	OFFICE	65 SF	BUSINESS AREAS	150	1
B	OFFICE	118 SF	BUSINESS AREAS	150	1
B	OFFICE	118 SF	BUSINESS AREAS	150	1
B	PEST CONTROL	143 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
B	STAFF RR	93 SF	BUSINESS AREAS	150	1
B	STORAGE	149 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
B	STORAGE	101 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
					26

R-2.1	COUNSELING	629 SF	ASSEMBLY	15	42
R-2.1	DAY ROOM	460 SF	ASSEMBLY	15	31
R-2.1	ELECTRICAL	121 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
R-2.1	FIRE	116 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
R-2.1	HALLWAY	602 SF	RESIDENTIAL	200	4
R-2.1	HALLWAY	1970 SF	RESIDENTIAL	200	10
R-2.1	HALLWAY	252 SF	RESIDENTIAL	200	2
R-2.1	LAUNDRY	499 SF	RESIDENTIAL	200	3
R-2.1	LAUNDRY	116 SF	RESIDENTIAL	200	1
R-2.1	LINEN STORAGE	123 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
R-2.1	MAINT	93 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
R-2.1	MEN RR	695 SF	RESIDENTIAL	200	4
R-2.1	MEN RR NC	189 SF	RESIDENTIAL	200	1
R-2.1	MEN RR NC	75 SF	RESIDENTIAL	200	1
R-2.1	NC 1	134 SF	RESIDENTIAL	200	1
R-2.1	NC 2	132 SF	RESIDENTIAL	200	1
R-2.1	NC 3	132 SF	RESIDENTIAL	200	1
R-2.1	NC 4	132 SF	RESIDENTIAL	200	1
R-2.1	NC 5	132 SF	RESIDENTIAL	200	1
R-2.1	NC 6	132 SF	RESIDENTIAL	200	1
R-2.1	NC 7	132 SF	RESIDENTIAL	200	1
R-2.1	NC 8	132 SF	RESIDENTIAL	200	1
R-2.1	NC 9	132 SF	RESIDENTIAL	200	1
R-2.1	NC 10	137 SF	RESIDENTIAL	200	1
R-2.1	NC 11	165 SF	RESIDENTIAL	200	1
R-2.1	NC 12	169 SF	RESIDENTIAL	200	1
R-2.1	NC 13	158 SF	RESIDENTIAL	200	1
R-2.1	NC 14	172 SF	RESIDENTIAL	200	1
R-2.1	STORAGE	134 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
R-2.1	UTILITY	95 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1
R-2.1	WOMEN RR	466 SF	RESIDENTIAL	200	3
R-2.1	WOMEN RR NC	197 SF	RESIDENTIAL	200	1
R-2.1	WOMEN RR NC	78 SF	RESIDENTIAL	200	1
					124

GENERAL NOTES - FIRE/LIFE SAFETY

- A. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
- B. SEE G-009 SHEET FOR CODE SUMMARY AND AREA CALCULATIONS.
- C. SEE G-010, A-847, A-852 AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
- D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS, AND COURTYARD LAYOUT (WHERE OCCURS).
- E. EGRESS LIGHTING SHALL BE PROVIDED IN ALL CORRIDORS, LOBBIES AND AT ALL INTERIOR AND EXTERIOR DESIGNATED EGRESS PATHS. LIGHTING SHALL BE CONTINUOUS TO EXTERIOR LANDING OF EGRESS DOORS AND PROVIDED A MINIMUM OF 1 FOOT CANDLE OF LIGHTING ON 90-MIN BATTERY BACKUP POWER. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

LEGEND

MIN EGRESS PATH WIDTH
44" MIN AT CORRIDORS (0.3" PER OCC)
36" MIN AT OTHER COMPONENTS (0.2" PER OCC)

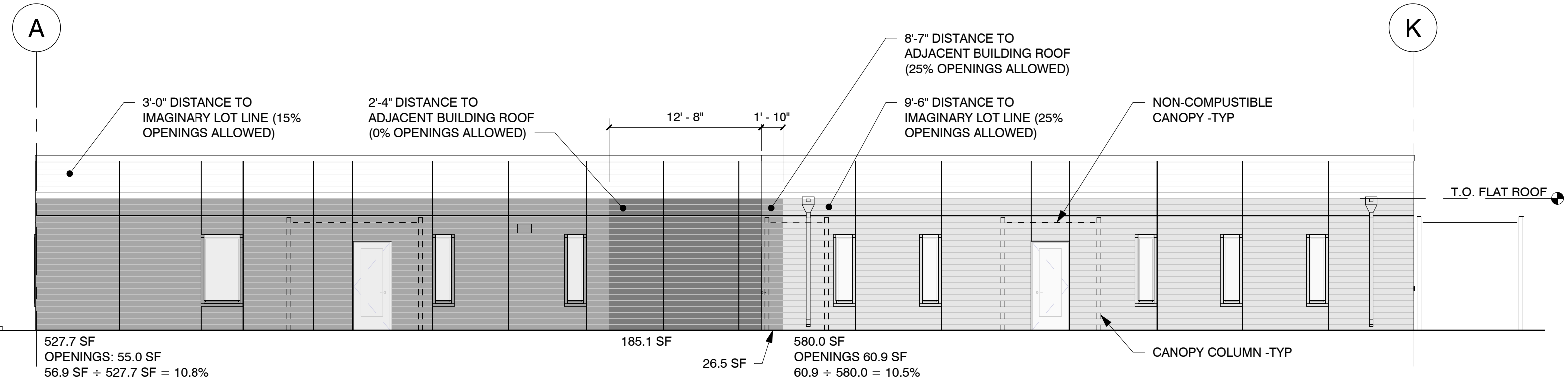
- PATH OF EMERGENCY EGRESS TRAVEL
R-2.1 OCCUPANCY MAXIMUM: 250
- == COMMON PATH OF EMERGENCY EGRESS TRAVEL
R-2.1 OCCUPANCY MAXIMUM: 75
- ➔ EGRESS EXIT DIRECTION
- FEC 2A-10B.C CFC 906 FIRE EXTINGUISHER IN CABINET
75" MAX. TRAVEL DISTANCE
- FE 4A-20B.C FIRE EXTINGUISHER ON BRACKET
OCCUPANCY SIGN PER 1004.9
- TE TACTILE EXIT SIGN MARKED "EXIT" PER 1013.4,
DETAILS ON SHEET A847
- TTE TACTILE EXIT SIGN MARKED "EXIT" PER 1013.4,
DETAILS ON SHEET A847
- (47) OCCUPANT LOAD AT EXIT
- EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW
WHERE OCCURS AT ALL EXITS, EVERY 100' IN
CORRIDORS, AND IN SPACES WHERE 2 MORE ARE
REQUIRED PER SECTION 1013. SEE ELECTRICAL
DRAWINGS. (W/ POCHÉ INDICATING "EXIT" TEXT
SIDE OF SIGN.) SIGNS SHOWN IN CORRIDORS ARE
CEILING HUNG. SIGNS SHOWN ON WALL ARE
WALL HUNG.
- (P) PANIC DOOR HARDWARE

LEGEND - WALL TYPES

- A. SEE SPECIFIC WALL ASSEMBLY TYPES ON FLOOR
PLANS AND A801 FOR DETAILS
- B. AT WALL TYPES DESIGNATED BELOW WITH NOTE:
"ADDITIONAL PROTECTION FEATURES REQUIRED",
SEE DOOR AND WINDOW SCHEDULES FOR
RATINGS, MECHANICAL DRAWINGS, PENETRATION
DETAILS, JOINT DETAILS, AND FOR CONTINUITY
REQUIREMENTS. SEE ASSOCIATED VERTICAL
SECTIONS AND DETAILS (AND HORIZONTAL
ASSEMBLIES WHERE REQUIRED).
- C. AT WALL TYPES DESIGNATED BELOW, IN
ACCESSIBLE CONCEALED SPACES PER CBC 2022,
SECTION 703.5, PROVIDE PERMANENT SIGNAGE
NOTING "FIRE AND OR SMOKE BARRIER -
PROTECT ALL OPENINGS".
- 1-HOUR FIRE BARRIER
ADDITIONAL PROTECTION FEATURES REQUIRED
- 1-HOUR FIRE PARTITION
ADDITIONAL PROTECTION FEATURES REQUIRED
- NON-RATED WALL
NO ADDITIONAL PROTECTION FEATURES
- NON-RATED SMOKE PARTITION

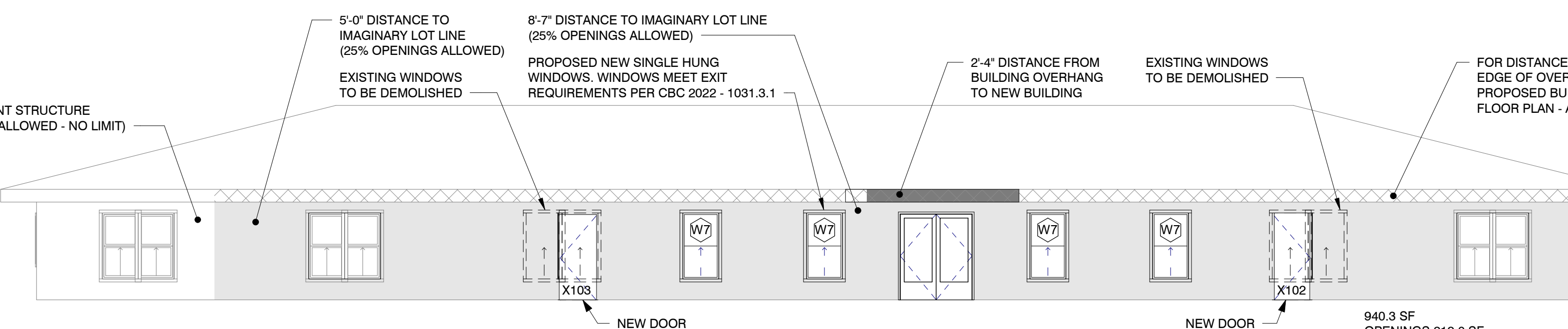
1 FIRE & LIFE SAFETY PLAN

G-010 1/8" = 1'-0"



2 FIRE & LIFE SAFETY - WEST ELEVATION

G-010 1/8" = 1'-0"



4 FIRE & LIFE SAFETY - EAST ELEVATION EXISTING BUILDING

G-010 1/8" = 1'-0"



SHEET:

PHASE:

**BUILDING PERMIT
SUBMITTAL**

REVISIONS:		
#	DATE	DESCRIPTION
 SHEET TITLE: CALGREEN CHECKLIST NON-RESIDENTIAL DRAWN BY: CHECKED BY: DATE CREATED: SHEET: EN, KS, JL AS 09/19/24		

PROJECT NUMBER:

2321

SHELTER II AT EAST BEAMER STREET

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT SUBMITTAL

REVISIONS:

DATE

DESCRIPTION

SHEET TITLE:

CALGREEN CHECKLIST NON-RESIDENTIAL

DRAWN BY:

EN. KS. JL

CHECKED BY:

AS

DATE CREATED:

09/19/24

IMPROVEMENT PLANS
FOR
SHELTER II AT EAST BEAMER

WOODLAND, CA

KENTUCKY AVENUE

INTERSTATE 5

PROJECT SITE

COUNTY ROAD 102

PAGE	SHEET NUMBER	SHEET TITLE
1	C001	TITLE SHEET
2	C002	ABBREVIATIONS & GENERAL NOTES
3	C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
4	C201	CIVIL SITE PLAN
5	C301	GRADING & DRAINAGE PLAN
6	C401	UTILITIES PLAN
7	C601	EROSION & SEDIMENTATION CONTROL PLAN
8	C700	DETAILS
9	C701	DETAILS
10	C702	DETAILS
11	C801	SECTIONS
12	C901	FIRE PLAN

"GEOTECHNICAL ENGINEERING REPORT, EAST BEAMER STREET HOUSING PROJECT" WKA 1
12185.02P, DATED JANUARY 29, 2020, BY WALLACE-KUHL & ASSOCIATES, 3050
INDUSTRIAL BLVD, WEST SACRAMENTO, CA 95691. PHONE: (916)372-1434

DESIGNATION - T-18
DESCRIPTION:
TOP 3" BRASS DISK IN MONUMENT WELL STAMPED "T10N R2E S27, S26, S34, S35
3923 1994" 5± EAST OF COUNTY ROAD 102 CENTERLINE.
ELEVATION = 39.32
DATUM: NAVD 88

UTILITY	COMPANY	REPRESENTATIVE	PHONE NUMBER
GAS & ELECTRICITY	P.G.& E.	CRYSTALE ALESSIO-MEDRANO	(916) 760-2963
TELEPHONE	AT&T	LISA MARANO	(916) 484-2420
TELEPHONE	YOLO COUNTY TELECOMMUNICATIONS	TOM BATES	(530) 506-5012
CABLE TV	WAVE BROADBAND	FRANK BARGIEL	(916) 223-0123
USA			(916) 642-2444
WATER, SEWER & DRAINAGE	CITY OF WOODLAND	CRAIG LOCKE	(530) 661-5899
FIRE	CITY OF WOODLAND	FIRE MARSHALL	(530) 661-5533

CHECKED BY BPB

REV.	DATE	DESCRIPTION
------	------	-------------

BY	APP'D.
----	--------

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY *PATRICK D. CHOATE*

DATE *10/8/2024* P.F. *93477*



IMPROVEMENT PLANS
FOR
SHELTER II AT EAST BEAMER

1901A EAST BEAMER STREET

WOODLAND, CA

TITLE SHEET

SCALE
1"=40'

C001

SHEET 1 OF 14

DATE:	10/8/2024
JOB NO.	449-146-6

ABBREVIATIONS													
AB	AGGREGATE BASE	CO	CLEANOUT	EX, EXIST	EXISTING	LOG	LIP OF GUTTER			RP	RADIUS POINT OR REFERENCE POINT	IFOC	TOP FACE OF CURB
AC	ASPHALT CONCRETE	CONC	CONCRETE	EXP JT	EXPANSION JOINT	LT	LEFT OR LIGHT			RPBP	REDUCED PRESSURE BACKFLOW PREVENTER	TR	TOP OF ROCK
ACP	ASBESTOS CEMENT PIPE	CONST	CONSTRUCT	FB	FLUSHER BRANCH	MAX	MAXIMUM	PL	PROPERTY LINE	RT	RIGHT-OF-WAY	TRAF	TRAFFIC
TRAV	AIR RELEASE VALVE	CORNER	CORNER	FD	FINISHED CONCRETE	MH	MANHOLE	POC	POINT OF CONNECTION, POINT ON CURVE	R/W	RIGHT-OF-WAY	TRANS	TRANSITION
ASB	AGGREGATE SUBBASE	CP	CONCRETE PIPE	FDR	FULL DEPTH RECLAMATION	MIN	MINIMUM			S	SOUTH OR SLOPE	TS	TOP OF SOIL
BC	BEGIN CURVE	CSP	CORRUGATED STEEL PIPE	FEW	FRONT EDGE OF WALK	MOC	MIDDLE OF CURVE	PRC	POINT OF REVERSE CURVATURE	SD	SCHEDULE	TW	TOP OF WALL
BEW	BACK EDGE OF WALK	DI	DOUBLE CHECK DETECTOR CHECK	FF, FIN FLR	FINISHED FLOOR	MON	MONUMENT	PRVC	POINT OF REVERSE VERTICAL CURVATURE	SDM	STORM DRAIN	UG	UNDERGROUND
BOC	BENCH MARK	OCDC	DRAINAGE INLET	FO	FINISHED GRADE	OH	OVERHEAD	PROJ	PROJECTED	SEC	SECTION	UNO	UNLESS NOTED OTHERWISE
BOV	BLOW-OFF VALVE	DIP	DUCTILE IRON PIPE	FH	FIRE HYDRANT	MTD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	PROP	PROPERTY	SEP	SEPARATION	VAR	VARIABLE OR VARIABLE
BR	BOTTOM OF ROCK	DTL	DETAIL	FL	FACE OF CURB OR CONCRETE	FOC	FACE OF CURB OR CONCRETE	PSE	PUBLIC SERVICE EASEMENT	SIM	SIMILAR	VCP	VERTIFIED CLAY PIPE
BVC	BEGIN VERTICAL CURVE	EP	EDGE OF PAVEMENT	GB	GRADE BREAK	INTX	INTERSECTION	PT	POINT	SS	SEWER SERVICE, SANITARY SEWER	VERT	VERTICAL
WES	BASE OF WALK	DWG	DRAWING	E	EAST	NG	NATURAL GROUND	PUE	PUBLIC UTILITY EASEMENT	STD	STANDARD	W	WEST
CATV	CABLE TELEVISION	EC	END CURVE	END CURVE	ELECTRIC(AL)	NIC	NOT IN CONTRACT	PVCP	POLYVINYL CHLORIDE PIPE	SW	SIDEWALK	WM	WATER METER OR WATER MAIN
C&G	CURB AND GUTTER	ELEC	ELECTRIC	EL	ELEVATION	NTS	NOT TO SCALE	PWMT	PAVEMENT	SYM	SYMMETRICAL	WQF	WATER QUALITY FLOW
C,G,&SW	CURB, GUTTER AND SIDEWALK	EL ELEV	ELEVATION	IR	IRRIGATION	OA	OVERALL	PWD	PUBLIC WORKS DEPARTMENT	TC	TOP OF CURB OR CONCRETE	WS	WATER SERVICE
CICP	CAST IN PLACE CONCRETE PIPE	EP	EQUIVALENT	JT	JOINT-USE TRENCH	PB	PULL BOX	RCP	REINFORCED CONCRETE PIPE	TEL	TELEPHONE	XFR	TRANSFORMER
CL	CENTERLINE, CONTROL LINE, CHAIN LINK OR CLASS	EVC	END VERTICAL CURVE	LF	LINEAL FEET	PCA	PORTLAND CEMENT ASSOCIATION	REQ'TS	REQUIREMENTS	TEMP	TEMPORARY	XING	CROSSING
PCC	PORTLAND CEMENT CONCRETE OR							RET	RETAINING				

GENERAL NOTES:

1. STANDARDS AND PLANS A. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL CONSTRUCTION AND MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE AGENCY STANDARD SPECIFICATIONS AND DETAILS, WITH THESE PLANS. THE PROJECT SPECIFICATIONS, AND WITH THE LATEST EDITIONS OF THE STATE "CALTRANS" STANDARD SPECIFICATIONS AND STANDARD PLANS, SIGN SPECIFICATION SHEETS AND TRAFFIC MANUAL AND THE LATEST EDITION OF THE CALIFORNIA MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES). THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS. B. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK BE COMPLETED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE. C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY SITE INSPECTIONS AND DETERMINE ALL ITEMS OF WORK NOT SPECIFICALLY SHOWN AS BID ITEMS, OR OTHERWISE INDICATED, PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ITEMS OF WORK NECESSARY TO PERFORM A COMPLETE AND ACCEPTABLE JOB. D. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL, AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED. E. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY. F. THE MAP SHOWN ON TITLE SHEET IS FOR GENERAL INFORMATION ONLY AND IS NOT INTENDED TO REPLACE THE DETAILED SHEETS ELSEWHERE IN THIS SET OF PLANS. 2. EXISTING UTILITIES AND COORDINATION OF WORK A. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. LAUGENOUR AND MEIKLE ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. B. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE INSPECTOR AND THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE THEM TO HAVE REPRESENTATIVES PRESENT. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL: (1) MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY; AND/OR (2) CONTACT THE UTILITY PARTY RESPONSIBLE FOR THE RELOCATION OF THE CONFLICTING FACILITY. C. AGENCY IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 1-800-642-2444. EXCAVATION IS DEFINED AS BEING MORE THAN 18 INCHES IN DEPTH BELOW THE EXISTING SURFACE. D. UTILITY COMPANIES ARE PREPARING TO RELOCATE EXISTING FACILITIES AND/OR CONSTRUCT NEW FACILITIES WITHIN PORTIONS OF THE WORK AREA. THE CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH PROJECT RELATED WORK TO BE PERFORMED BY UTILITY COMPANIES (INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE TV) AND BY OTHER PROJECT CONTRACTORS INCLUDING BUILDING, PLUMBING, LANDSCAPING, ELECTRIC AND FIRE PROTECTION. THE CONTRACTOR SHALL AFFORD THESE UTILITY COMPANIES AND CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL COORDINATE HIS WORK WITH THEIRS. IN THE EVENT OF DELAYS OR CHANGES IN THE WORK BEYOND THE CONTROL OF THE CONTRACTOR, TIME EXTENSIONS AND NECESSARY CHANGES SHALL BE MADE AS PROVIDED IN THE CONTRACT. E. ANY EXISTING UNDERGROUND UTILITY (INCLUDING PIPELINES) WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO CONSTRUCTION STAKING FOR PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING UTILITIES WILL BE CHECKED FOR POSSIBLE CONFLICTS WITH PLANS BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL: (1) MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY; AND/OR (2) CONTACT THE UTILITY PARTY RESPONSIBLE FOR THE RELOCATION OF THE CONFLICTING FACILITY.	3. CONSTRUCTION STAKING A. CONSTRUCTION STAKING SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR WILL BE PROVIDED WITH AN AUTOCAD FILE THAT WILL CONTAIN CONTROL POINTS FROM THE ORIGINAL SURVEY THAT CAN BE UTILIZED TO ASSIST IN THE CONSTRUCTION STAKING OF THE IMPROVEMENTS AFTER SIGNING A DISCLAIMER STATEMENT FROM THE ENGINEER. THE CONTRACTOR SHALL MAKE OR FURNISH ALL SURVEYS AND SET ALL CONSTRUCTION STAKES NECESSARY FOR THE COMPLETION OF THE WORK. B. THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT LAUGENOUR AND MEIKLE WILL BE PERFORMING THE MATERIALS NECESSARY AND PROPER FOR THE WORK. IF, HOWEVER, ANOTHER ENGINEER AND/OR SURVEY FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT LAUGENOUR AND MEIKLE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF LAUGENOUR AND MEIKLE HAD PERFORMED THE CONSTRUCTION STAKING WORK. 4. FIELD VERIFICATION WHERE NEW IMPROVEMENTS (CURB, GUTTER, SIDEWALK, PAVEMENT, ASPHALT, UTILITIES, ETC.) ARE DESIGNATED TO MATCH GRADE (+/-) AT EXISTING IMPROVEMENTS, THE CONTRACTOR'S SURVEYOR SHALL VERIFY THE MATCH POINT GRADES, REPORT ANY DISCREPANCIES AND ADJUST GRADES TO MATCH EXISTING. 5. CONFLICTS THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OR DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS. 6. CONTROL POINTS AND SURVEY MONUMENTS A. CERTAIN CONTROL POINTS HAVE BEEN SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED ON THE IMPROVEMENT PLANS. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LICENSED SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING AND SHALL REMOVE AND REPLACE AS NOTED BELOW. B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPLACEMENT OF ALL EXISTING SURVEY MONUMENTS OF RECORDS AND OTHER CONTROL MARKERS DURING CONSTRUCTION. ALL MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. WHEN THE LOCATION OF AN EXISTING MONUMENT CONFLICTS WITH PROPOSED WORK, THE CONTRACTOR SHALL HAVE A LICENSED LAND SURVEYOR REFERENCE THE MONUMENT PRIOR TO REMOVAL. AFTER THE MONUMENT HAS BEEN REFERENCED THE CONTRACTOR MAY REMOVE THE MONUMENT AND LATER HAVE IT REPLACED BY A LICENSED SURVEYOR WHO SHALL FILE A CORNER RECORD WITH THE COUNTY. 7. OBSTRUCTIONS A. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING. B. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE. C. TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE CITY ENGINEER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED SHALL BE BY GRINDING METHOD, TO A DEPTH OF 0.5 FEET BELOW ADJACENT GRADE. D. ALL WATER WELLS AND SEPTIC TANK SYSTEMS FOUND ON THE SITE SHALL BE DESTROYED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS AND PERMITS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL SUCH LOCATIONS PRIOR TO COMMENCING WORK IN THESE AREAS. 8. PUBLIC SAFETY AND TRAFFIC CONTROL A. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL JURISDICTIONAL BODIES. THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE INDUSTRIAL RELATIONS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY PRIOR TO BEGINNING ANY EXCAVATION. B. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CALTRANS TRAFFIC MANUAL (SEE CHAPTER 5, MANUAL OF TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) AND AS DIRECTED BY THE CITY ENGINEER. ANY LANE CLOSURES (VEHICLE OR BICYCLE) SHALL BE APPROVED BY THE CITY ENGINEER. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.	C. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY CHANNELIZING DEVICES, AND FLAGGING OR FLASHING DEVICES AS NEEDED, SPACED AT INTERVALS NOT TO EXCEED 50 FEET, WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING TRAFFIC LANE AND THERE IS A PAVEMENT CUT, TRENCH OR DITCH WHICH IS OVER 2 INCHES IN DEPTH. IF THE CUT, TRENCH OR DITCH IS MORE THAN 10 FEET FROM A TRAFFIC LANE, THEN THE SPACING MAY BE GREATER, PROVIDED THAT IT DOES NOT EXCEED 200 FEET. D. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL. E. IN THE EVENT THAT ANY STREET OR PORTION OF ANY STREET WILL BE CLOSED TO EMERGENCY TRAFFIC, THE CONTRACTOR SHALL NOTIFY AGENCY1 AT (XXX)XXX-XXXX IMMEDIATELY PRIOR TO CLOSURE AND IMMEDIATELY AFTER REOPENING OF SAID STREET OR STREET PORTION. 9. PERMITS, LICENSES AND REGULATIONS A. PERMITS AND LICENSES OF A TEMPORARY NATURE AND NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PERMITS, LICENSES AND EASEMENTS FOR PERMANENT STRUCTURES OR PERMANENT CHANGES IN EXISTING FACILITIES SHALL BE SECURED AND PAID FOR BY THE OWNER UNLESS OTHERWISE SPECIFIED. B. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO THE INTENT TO COMMENCE WORK. C. ALL WATER WELLS AND SEPTIC TANK SYSTEMS FOUND ON THE SITE SHALL BE DESTROYED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE COUNTY. D. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS SHOWN ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. HE SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING OF ANY SPECIFICATION AT VARIANCE THEREWITH AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR CHANGES IN THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS HE SHALL BEAR ALL COSTS ARISING THEREFROM. 10. STATIONING AND DIMENSIONING ALL STATIONS REFER TO DISTANCES ALONG STREET CENTER LINE UNLESS INDICATED OTHERWISE. ALL STATIONS OFF CENTER LINE ARE PERPENDICULAR TO OR RADIIALLY OPPOSITE CENTER LINE STATIONS. STREET FRONTAGE PROPERTY LINES COINCIDE WITH BACK EDGE OF WALK ALIGNMENT UNLESS INDICATED OTHERWISE. UNLESS NOTED OTHERWISE, DIMENSIONS TO CURBS REFER TO TOP FACE OF CURB AND DIMENSIONS TO BUILDINGS REFER TO FACE OF EXTERIOR WALL. 11. EARTHWORK A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT (SEE TITLE SHEET) AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS AND WITH THE GRADING PLAN. B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES. HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS. C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATED MATERIAL OR FOR THE IMPORT OF MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY CHANGES HE MAY DEEM NECESSARY TO OBTAIN BALANCED CUT-FILL GRADING. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RELATED TO CHANGES PER THIS REQUEST. ENGINEER SHALL EVALUATE POSSIBLE CHANGES TO ACCOMMODATE THIS REQUEST, BUT MAY DENY REQUEST ALL TOGETHER DUE TO DESIGN CONSTRAINTS. D. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR. E. THE CONTRACTOR SHALL APPLY EITHER WATER OR DUST PALLIATIVE, OR BOTH, FOR THE ALLEVATION OR PREVENTION OF DUST NUISANCE AS DIRECTED BY THE ENGINEER. F. EXCAVATION AND EMBANKMENT SIDE SLOPES SHOWN ON THE PLANS AS A RATIO, E.G. 4:1, REFER TO THE RATIO OF HORIZONTAL TO VERTICAL DISTANCES. "MINIMUM" SLOPE MEANS "NOT FLATTER THAN", AND "MAXIMUM" SLOPE MEANS "NOT STEEPER THAN". ALL EMBANKMENT AND EXCAVATION SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.	G. TO ACCOMMODATE TRENCH SPOIL, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF STREETS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. H. ALL SECTIONS AND DETAILS SHOWN IN THESE PLANS ARE SOLELY INTENDED TO BE REPRESENTATIVE OF THE GRADING AND DRAINAGE DESIGN FOR THE PROJECT. IN NO WAY ARE THEY INTENDED TO REFLECT THE ACTUAL CONSTRUCTION ELEMENTS OF THE FENCING, WALLS, TRASH ENCLOSURE, ETC., UNLESS SPECIFICALLY CALLED OUT AS "CONSTRUCT" OR "PLACE" IN THESE PLANS. I. ALLOWABLE SUBGRADE GRADING TOLERANCE IS PLUS OR MINUS 0.04' OF THE ELEVATIONS SHOWN HEREON FOR BUILDING PAD, PAVING, OR CONCRETE AREAS. FINAL SURFACE TOLERANCE IS PLUS OR MINUS 0.02'. ADA AREAS SHALL BE IN FULL COMPLIANCE AND SHALL NOT EXCEED MAXIMUM SLOPE REQUIREMENTS. J. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION. COMPLY WITH EROSION AND SEDIMENTATION CONTROL PLAN, BMP AND AGENCY STANDARDS. K. UNTREATED SUBGRADE PREPARATION FOR ALL PAVEMENT SECTIONS AND FOR CURB, GUTTER AND SIDEWALK SHALL INCLUDE COMPACTION IN AT LEAST THE TOP 8 INCHES TO AT LEAST 95% RELATIVE COMPACTION AT OR ABOVE OPTIMUM MOISTURE CONTENT. L. ALL STREET ELEVATIONS SHOWN ARE FOR TOP OF CURB (TC) UNLESS OTHERWISE SPECIFIED. M. THE TOP 8 INCHES (MINIMUM) OF ALL LANDSCAPED AREAS SHALL BE CLEAN SOIL. N. CLEARING, GRUBBING AND PREPARING IMPROVEMENT AREAS: i. ALL RUBBLE AND RUBBISH AND OTHER ITEMS ENCOUNTERED DURING SITE WORK AND DEEMED UNACCEPTABLE BY THE GEOTECHNICAL ENGINEER, SHALL BE REMOVED AND DISPOSED OF SO AS TO LEAVE THE DISTURBED AREAS WITH A NEAT AND FINISHED APPEARANCE, FREE FROM UNSIGHTLY DEBRIS. EXCAVATIONS AND DEPRESSIONS RESULTING FROM THE REMOVAL OF SUCH ITEMS, AS WELL AS EXISTING EXCAVATIONS OR LOOSE SOIL DEPOSITS, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, SHALL BE CLEANED OUT TO FIRM, UNDISTURBED SOIL AND BACKFILLED WITH SUITABLE MATERIALS IN ACCORDANCE WITH THESE SPECIFICATIONS. ii. THE SURFACES RECEIVING FILL SHALL BE STRIPPED OF VEGETATION OR THEY SHALL BE THOROUGHLY DISCED PROVIDED THAT A COMPACTABLE MIXTURE OF SOIL CONTAINING MINOR AMOUNTS OF VEGETATION CAN BE ATTAINED WHICH IS FREE OF CLUMPS, LAYERS OR POCKETS OF VEGETATION. IF PROPER COMPACTION OF THE DISTURBED SURFACE SOILS CANNOT BE ACHIEVED, THOSE MATERIALS SHALL BE EXCAVATED, TO A DEPTH SATISFACTORY TO THE GEOTECHNICAL ENGINEER, SO THAT A FIRM BASE FOR SUPPORT OF ENGINEERED FILL CAN BE ATTAINED. iii. ALL LOOSE AND/OR SATURATED MATERIALS SHALL BE OVER-EXCAVATED TO FIRM SOIL, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, AND THE RESULTING EXCAVATIONS SHALL BE BACKFILLED WITH SUITABLE MATERIALS IN ACCORDANCE WITH THESE SPECIFICATIONS. iv. THE SURFACES UPON WHICH FILL IS TO BE PLACED SHALL BE PLOWED OR SCARIFIED TO A DEPTH OF AT LEAST 12 INCHES, UNTIL THE SURFACE IS FREE FROM RUTS, MOUNDS OR OTHER UNEVEN FEATURES WHICH WOULD TEND TO PREVENT UNIFORM COMPACTION BY THE SELECTED EQUIPMENT. v. WHEN THE MOISTURE CONTENT OF THE SUBGRADE IS LESS THAN 2 PERCENT ABOVE THE OPTIMUM, AS DEFINED BY THE ASTM D1557-91 COMPACTION TEST, WATER SHALL BE ADDED UNTIL THE PROPER MOISTURE CONTENT IS ACHIEVED. vi. WHEN THE MOISTURE CONTENT OF THE SUBGRADE IS TOO HIGH TO PERMIT THE SPECIFIED COMPACTION TO BE ACHIEVED, THE SUBGRADE SHALL BE AERATED BY BLADING OR OTHER METHODS UNTIL THE MOISTURE CONTENT IS SATISFACTORY FOR COMPACTION. vii. AFTER THE FOUNDATIONS FOR FILL HAVE BEEN CLEARED, MOISTURE CONDITIONED, AND PLOWED OR SCARIFIED, THEY SHALL BE RECOMPACTED IN PLACE TO A DEPTH OF AT LEAST 12 INCHES TO A MINIMUM OF 90 PERCENT OF THE ASTM D1557-91 MAXIMUM DRY DENSITY. viii. ANY UNSUITABLE MATERIAL ENCOUNTERED BELOW THE SUBGRADE SHALL BE BROUGHT TO THE ATTENTION OF AND REMOVED AT THE DIRECTION OF THE ENGINEER. UNSUITABLE MATERIAL IS DEFINED AS MATERIAL THE ENGINEER DETERMINES TO BE: • OF SUCH UNSUITABLE NATURE AS TO BE INCAPABLE OF BEING COMPACTED TO SPECIFIED DENSITY USING ORDINARY METHODS AT OPTIMUM MOISTURE CONTENT; OR • TOO WET TO BE PROPERLY COMPACTED AND CIRCUMSTANCES PREVENT SUITABLE IN-PLACE DRYING PRIOR TO INCORPORATION INTO THE WORK; OR • OTHERWISE UNSUITABLE FOR THE PLANNED USE. ix. THE PRESENCE OF EXCESSIVE MOISTURE IN A MATERIAL IS NOT, BY ITSELF, SUFFICIENT CAUSE FOR DETERMINING THAT THE MATERIAL IS UNSUITABLE. x. THE CONTRACTOR SHALL USE EXTRA CARE IN EXCAVATING UNSUITABLE MATERIAL SO AS NOT TO AGGRAVATE THE CONDITION. IF, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THE CONTRACTOR'S METHODS FOR EXCAVATING ARE INCREASING THE AMOUNT OF UNSUITABLE MATERIAL REQUIRED TO BE EXCAVATED, THE GEOTECHNICAL ENGINEER WILL REQUIRE THE CONTRACTOR TO TAKE THE NECESSARY STEPS TO CORRECT THE CONDITION. xi. BACKFILL TO REPLACE THE REMOVED UNSUITABLE MATERIAL SHALL BE CL. II AB COMPACTED TO 90% MRC. xii. REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL, INCLUDING THE	ADDITIONAL EXCAVATION GREATER THAN THAT REQUIRED FOR PREPARATION OF SUBGRADE, AND SUBSEQUENT BACKFILLING SHALL BE AT THE CONTRACTORS EXPENSE. O. CONSTRUCTION OF UNTREATED SUBGRADES: i. THE SELECTED SOIL FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, DO NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO PROMOTE UNIFORMITY OF MATERIAL IN EACH LAYER. ii. WHEN THE MOISTURE CONTENT OF THE GRANULAR FILL MATERIAL IS LESS THAN OPTIMUM MOISTURE, OR WHEN THE MOISTURE CONTENT OF THE CLAY FILL MATERIAL IS LESS THAN TWO PERCENT ABOVE OPTIMUM PRESSURE AS DEFINED BY THE ASTM 1557-91 COMPACTION TEST, WATER SHALL BE ADDED UNTIL THE PROPER MOISTURE CONTENT IS ACHIEVED. iii. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS TOO HIGH TO PERMIT THE SPECIFIED DEGREE OF COMPACTION TO BE ACHIEVED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER METHODS UNTIL THE MOISTURE CONTENT IS SATISFACTORY. iv. AFTER EACH LAYER HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE THOROUGHLY COMPACTED TO NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D1557-91 COMPACTION TEST. COMPACTION SHALL BE UNDERTAKEN WITH EQUIPMENT CAPABLE OF ACHIEVING THE SPECIFIED DENSITY AND SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT THE MAXIMUM DRY DENSITY. EACH LAYER SHALL BE COMPACTED OVER ITS ENTIRE AREA UNTIL THE DESIRED DENSITY HAS BEEN OBTAINED. v. THE FILL OPERATIONS SHALL BE CONTINUED UNTIL THE FILLS HAVE BEEN BROUGHT TO THE SLOPES AND GRADES SHOWN ON THE DRAWINGS. P. THE UPPER 12 INCHES OF ANY UNTREATED FINAL SUBGRADES SHALL BE UNIFORMLY COMPACTED TO AT LEAST 90% OF THE ASTM D1557-91 MAXIMUM DRY DENSITY REGARDLESS OF WHETHER FINAL SUBGRADE ELEVATION IS ATTAINED BY FILLING, EXCAVATION OR LEFT AT EXISTING GRADE. Q. SOIL WITHIN 1' OF THE BACK OF CURBS OR SIDEWALK SHALL BE COMPACTED TO 95% MRC FOR THE FULL DEPTH OF THE CURB. R. IF ANY IMPOR MATERIAL IS REQUIRED, IT SHALL BE APPROVED BY THE SOILS ENGINEER PRIOR TO HAULING IT TO THE SITE. S. IF LIME-TREATMENT IS SELECTED FOR PAVEMENT SUBGRADES AND/OR BUILDING PAD/FLATWORK SUBGRADES, SITE PREPARATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS. FOLLOWING THE SITE PREPARATION, AS RECOMMENDED ABOVE, THE UPPER 12 INCHES OF THE BUILDING PAD, EXTERIOR FLATWORK, AND PAVEMENT SUBGRADES SHOULD BE TREATED WITH AT LEAST FOUR PERCENT HIGH-CALCIUM OR DOLOMITIC QUICKLIME, AS MEASURED BY DRY UNIT WEIGHT OF THE UNTREATED SOIL. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION REGARDING THE USE OF LIME-TREATMENT FOR THE PROJECT SITE. 12. CONCRETE CONSTRUCTION A. PEDESTRIAN RAMPS SHALL BE CONSTRUCTED AT THE LOCATIONS INDICATED ON THESE PLANS. PEDESTRIAN RAMP AND WALK CONSTRUCTION SHALL COMPLY WITH THE STATE ACCESSIBILITY STANDARDS. B. ALL CURB RETURNS SHALL BE VERTICAL CURB AND GUTTER. C. AS SOON AS THE SURFACE OF THE GUTTER HAS SET SUFFICIENTLY TO PERMIT THE INTRODUCTION OF A SHALLOW STREAM OF WATER WITHOUT CAUSING DAMAGE TO THE GUTTER SURFACE, SAME SHALL BE APPLIED AND ALL FLOWLINE IRREGULARITIES SHALL BE CORRECTED BEFORE THE CONCRETE SURFACE HAS TAKEN INITIAL SET. D. CONCRETE CONSTRUCTION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATION SECTIONS 73, 90 AND 52, UNLESS SPECIFIED OTHERWISE. E. PRIOR TO PLACEMENT OF CONCRETE, SOIL SUBGRADE SHALL BE MOISTURE CONDITIONED TO AN OVER-OPTIMUM MOISTURE CONTENT. COORDINATE WITH GEOTECHNICAL ENGINEER. F. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTROL AND EXPANSION JOINTS. G. CONCRETE CONSTRUCTION, INCLUDING SUBGRADE PREPARATION, SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT. H. REFER TO "EARTHWORK" NOTE FOR SUBGRADE PREPARATION REQUIREMENTS. COMPACTED SUBGRADE SHALL EXTEND TO A MINIMUM OF ONE (1) FOOT BEYOND THE BACK OF CURB OR SIDEWALK.
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DESIGNED BY PDC													
DRAWN BY MDB													
CHECKED BY BPB													
REV.	DATE	DESCRIPTION						BY	APP'D.				

LM

LAUGENOUR AND MEIKLE

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

REGISTERED PROFESSIONAL ENGINEER
PATRICK D. CHOATE

No. 93477
CIVIL
STATE OF CALIFORNIA

BY _____
PATRICK D. CHOATE

DATE 10/8/2024 P.E. 93477

IMPROVEMENT PLANS
FOR
SHELTER II AT EAST BEAMER

1901A EAST BEAMER STREET WOODLAND, CA

ABBREVIATIONS & GENERAL NOTES

SCALE
scale

C002

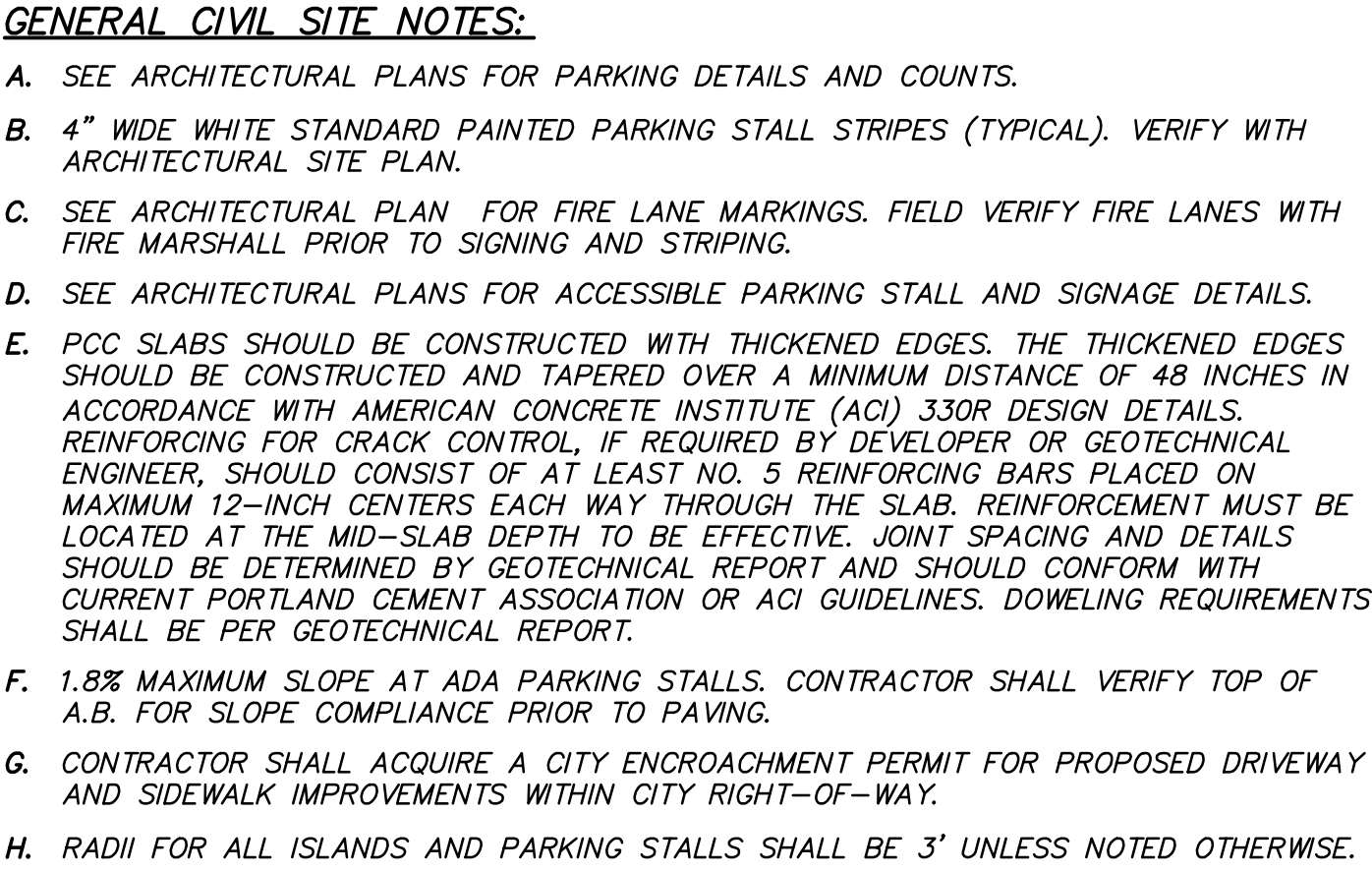
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Page 144



- ① BUILDING PAD PER GEOTECHNICAL REPORT, VERIFY OVER BUILD, FOOTING EXCAVATION & COMPACTION REQUIREMENTS WITH GEOTECHNICAL REPORT AND STRUCTURAL PLANS. VERIFY PAD SECTION PRIOR TO STAKING/GRADING.
- ③ PAVEMENT REMOVAL LINE, SAWCUT (-----).
- ⑤ INSTALL 3.5" A.C. AND 10" A.B. OVER COMPACTED SUBGRADE PER GEOTECHNICAL REPORT IN AUTO DRIVE AISLE, T.I.=6.0. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENT.
- ⑦ INSTALL CONCRETE SIDEWALK PER DETAIL 3, SHEET C701. SEE ARCHITECT'S PLAN, FOR SIDEWALK SURFACE TREATMENTS (MEDIUM BROOM FINISH AS MINIMUM).
- ⑧ INSTALL VERTICAL CURB PER PER DETAIL 1, SHEET C701.
- ⑨ INSTALL MONOLITHIC CURB AND SIDEWALK PER DETAIL 2, SHEET C701.
- ⑪ INSTALL WALL PER STRUCTURAL PLANS.
- ⑫ INSTALL STAIRS PER DETAIL _____, SHEET C7_____.
- ⑬ INSTALL GATE PER ARCHITECTURAL PLANS.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____
PATRICK D. CHOATE

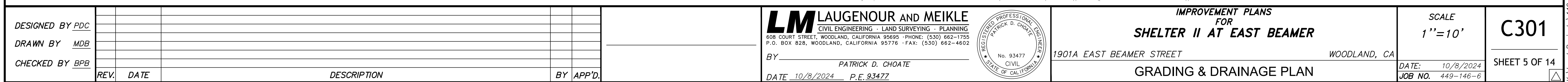
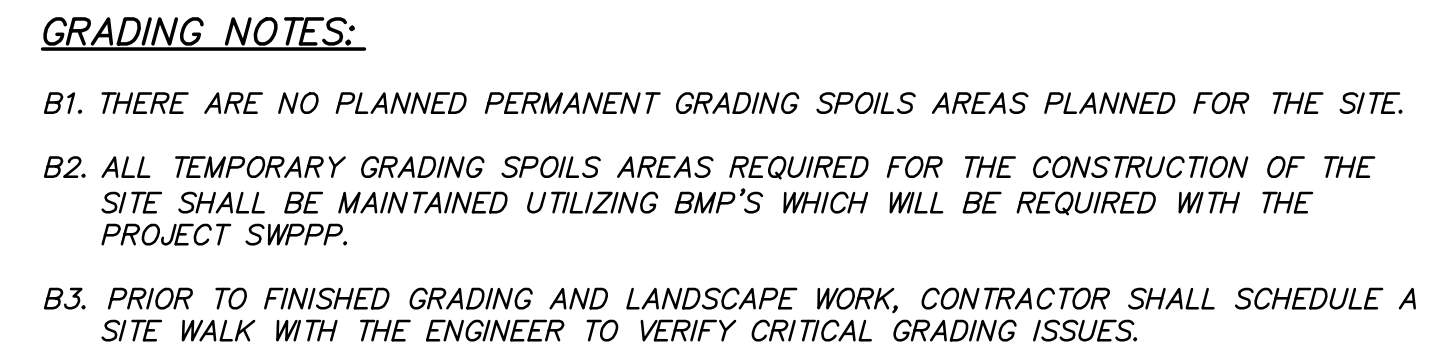
DATE 10/9/2024 P.E. 93477

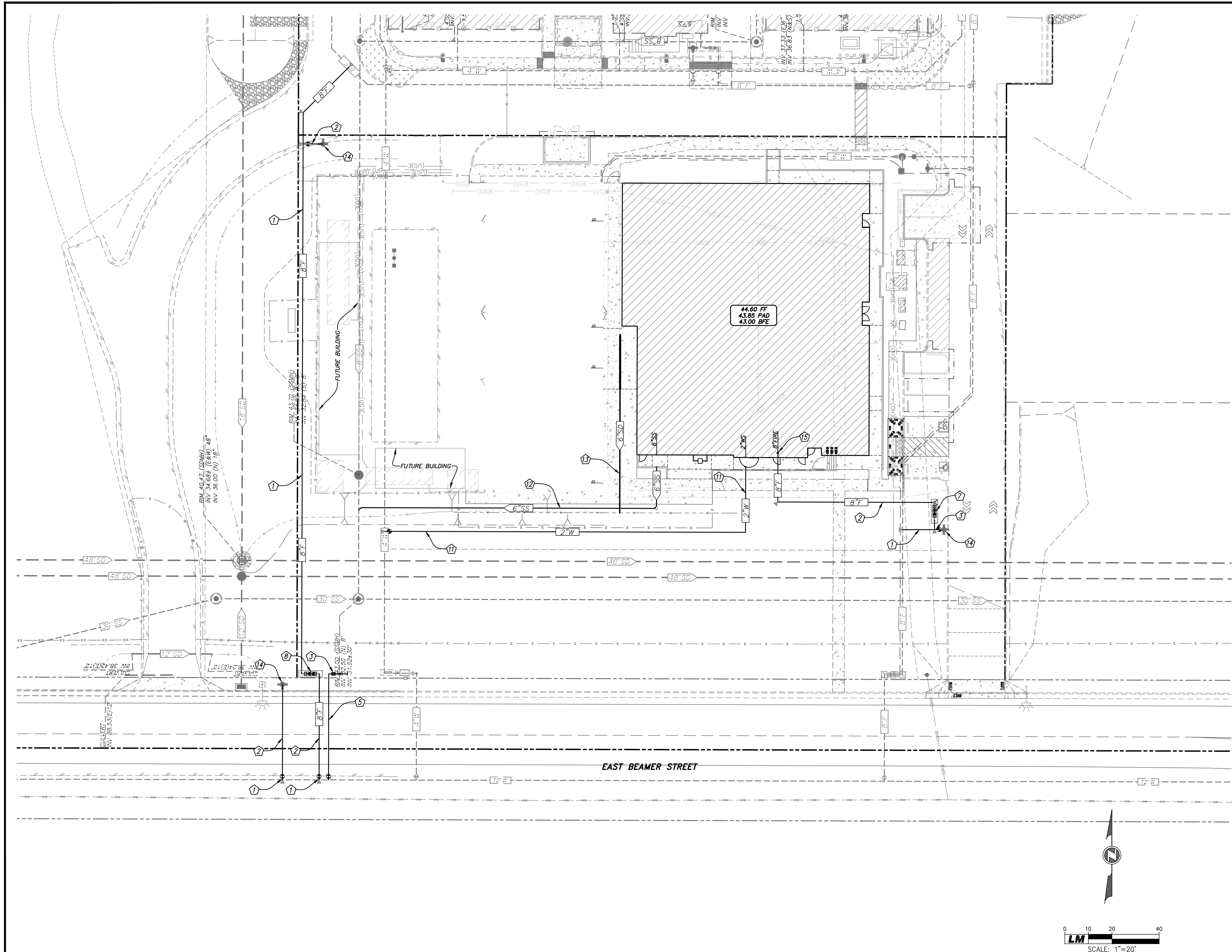


SCALE
1"=20'

DATE: 10/9/2024
JOB NO. 449-146-6

SHEET 4 OF 12



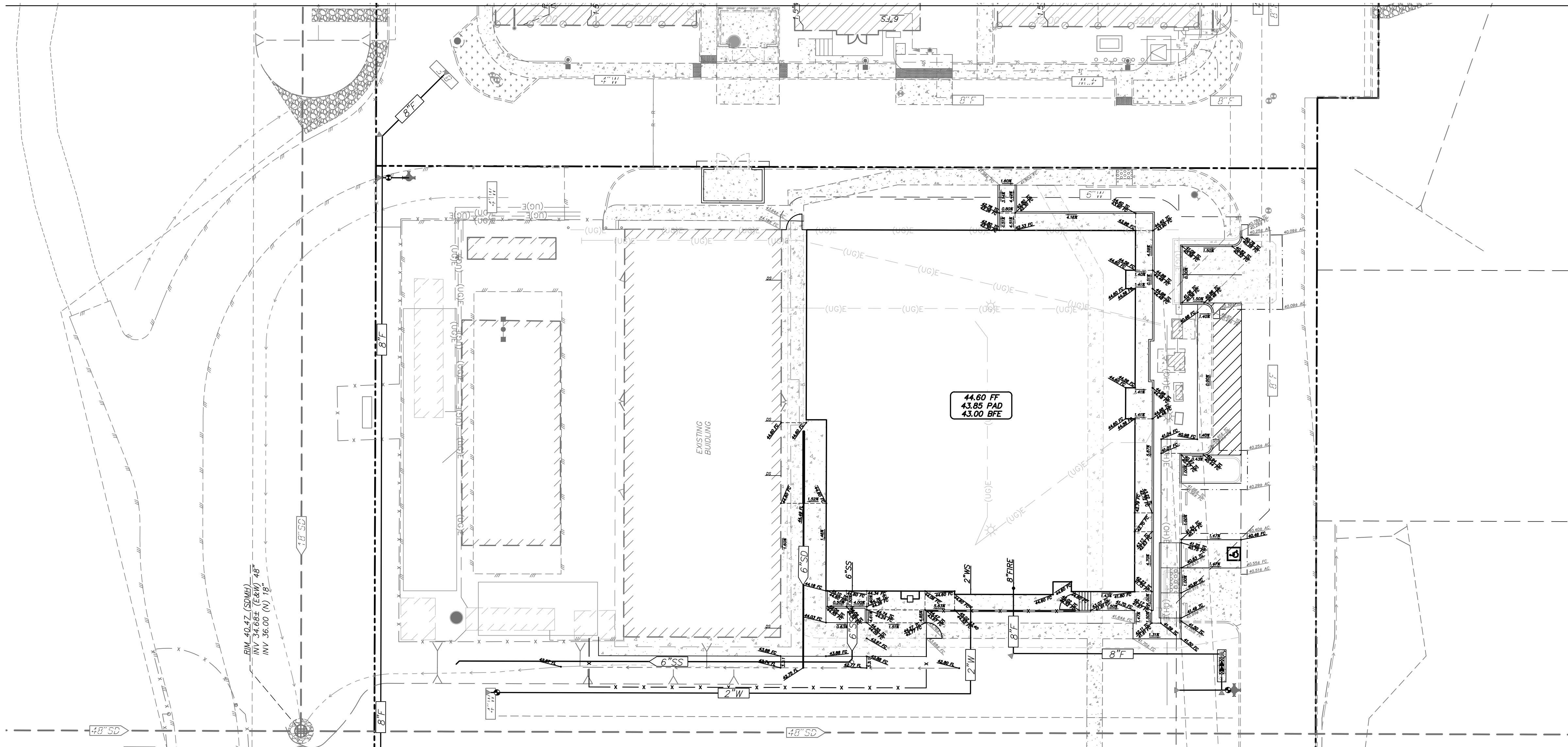


- GENERAL UTILITY NOTES:**
- A. POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!!! EXISTING UTILITIES. CAUTION!!
 - B. MAINTAIN 6" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).
 - C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION.
 - D. CONTRACTOR SHALL PROVIDE CONNECTION DETAIL SUBMITTAL FOR DOWN SPOUT CONNECTIONS TO UNDERGROUND STORM DRAIN SYSTEM PRIOR TO BEGINNING ANY STORM DRAIN INSTALLATION WORK INCLUDING ANY REQUIRED FOOTING PENETRATIONS. CONTRACTOR SHALL REVIEW/VERIFY BUILDING CONNECTION LOCATIONS RELATED TO POTENTIAL FOOTING/FOUNDATION OR OTHER CONFLICTS THAT MAY OCCUR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONNECTIONS FOR ALL BUILDING DOWN SPOUTS TO THE UNDERGROUND STORM DRAIN SYSTEM UNLESS NOTED OTHERWISE. ROUTING OF THE STORM DRAIN PIPE TO DOWN SPOUTS ARE SHOWN FOR GENERAL LOCATION ONLY AND MAY NEED TO BE ADJUSTED DEPENDING ON THE CONTRACTOR'S ACTUAL METHODS OF CONSTRUCTION AND TIMING RELATED TO BUILDING AND SITE CONSTRUCTION.
 - E. IF CONTRACTOR IS ORDERING PRECAST DRAINAGE INLETS, CONTRACTOR SHALL SUBMIT AN INSTALLATION MATRIX FOR EACH INLET WITH ALL INVERTS AND GRATES SHOWN FOR ENGINEERS APPROVAL PRIOR TO ORDERING.
 - F. ALL STORM DRAIN MANHOLES AND DRAIN INLETS SHALL BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY".
 - G. ALL FIRE HYDRANTS, PIV/FDC'S SHALL BE INSTALLED SO AS NOT TO BE BLOCKED BY PARKING STALLS, LOADING ZONES, LANDSCAPING, ETC.
 - H. ALL FIRE HYDRANTS SHALL HAVE AN 18-INCH CLEARANCE FROM THE CENTER OF THE 4-1/2" DISCHARGE TO FINISHED GRADE LEVEL.
 - I. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH BREAK-OFF BOLTS AND/OR BREAK-OFF SPOOLS.
 - J. ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A 3'X3' MINIMUM CONCRETE PAD AROUND THEM PER NFPA 24, 2022 EDITION. EXTEND PAD AS SHOWN ON PLANS TO BACK OF CURB.
 - K. CONTRACTOR SHALL MODIFY DRAIN INLETS WITHIN VEHICULAR TRAFFIC AREA PER DETAIL 11, SHEET C701 FOR SUBGRADE DRAINAGE.
 - L. INSTALL THRUST BLOCK AT ALL WATER FITTINGS PER PER CITY OF SACRAMENTO STANDARD DETAIL W-103 (- TYPICAL).
 - M. INSTALL WATER VALVES PER GOLDEN STATE WATER COMPANY STANDARD DWG NO. P-31 AND P-32.

- CONSTRUCTION NOTES**
- 1. CONNECT TO EXISTING 8" FIRE MAIN USING FITTINGS AS NECESSARY. CONTRACTOR SHALL PROVIDE 10 DAY MINIMUM ADVANCED NOTICE FOR CONNECTION. CONTRACTOR TO FURNISH ALL CONNECTION MATERIALS, THRUST BLOCKS, VALVES, AND REQUIRED FITTINGS AND PERFORM ALL NECESSARY PAVEMENT REMOVAL AND REPLACEMENT, EXCAVATION AND BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS TASK.
 - 2. INSTALL 8" FIRE MAIN PER DETAIL 6, SHEET C702 AND 8" WATER VALVE PER CITY DETAIL 725. FIRE SERVICE SHALL BE POLYVINYL CHLORIDE (PVC), MANUFACTURED IN ACCORDANCE WITH AWWA C900, PRESSURE CLASS 235, DR-18, (4-INCH THROUGH 12-INCH FOR ALL UNDERGROUND FIRE SYSTEMS).
 - 3. INSTALL 8" FIRE MAIN PER DETAIL 6, SHEET C702. FIRE SERVICE SHALL BE POLYVINYL CHLORIDE (PVC), MANUFACTURED IN ACCORDANCE WITH AWWA C900, PRESSURE CLASS 235, DR-18, (4-INCH THROUGH 12-INCH FOR ALL UNDERGROUND FIRE SYSTEMS).
 - 4. INSTALL 6" FIRE MAIN PER DETAIL 6, SHEET C702 AND 6" WATER VALVE PER CITY DETAIL 725. FIRE SERVICE SHALL BE POLYVINYL CHLORIDE (PVC), MANUFACTURED IN ACCORDANCE WITH AWWA C900, PRESSURE CLASS 235, DR-18, (4-INCH THROUGH 12-INCH FOR ALL UNDERGROUND FIRE SYSTEMS).
 - 5. INSTALL 2" LATERAL (TAP BY CITY AT CONTRACTOR'S EXPENSE) FROM EXISTING 12" WATER MAIN PER CITY DETAIL 710 WITH ADAPTERS AS REQUIRED FOR INSTALLATION OF 1" METER PER CITY DETAIL 705 WITH 1" SERVICE LINE AFTER METER FOR IRRIGATION SERVICE.
 - 6. INSTALL 6" WATER LATERAL (HOT TAP) FROM EXISTING 8" WATER MAIN PER CITY DETAIL 720 AND 6" WATER VALVE PER CITY DETAIL 725. CONTRACTOR TO FURNISH ALL CONNECTION MATERIALS, THRUST BLOCKS, VALVES, AND REQUIRED FITTINGS AND PERFORM ALL NECESSARY PAVEMENT REMOVAL AND REPLACEMENT, EXCAVATION AND BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS TASK.
 - 7. INSTALL 6" WATER LINE (TAP BY CITY AT CONTRACTOR'S EXPENSE) FROM EXISTING 12" WATER MAIN PER CITY DETAIL 720 AND 6" WATER VALVE PER CITY DETAIL 725. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF WOODLAND PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL PROVIDE 10 DAY MINIMUM ADVANCED NOTICE FOR CONNECTION. CONTRACTOR TO FURNISH ALL CONNECTION MATERIALS, THRUST BLOCKS, VALVES, AND REQUIRED FITTINGS AND PERFORM ALL NECESSARY PAVEMENT REMOVAL AND REPLACEMENT, EXCAVATION AND BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS TASK.
 - 8. INSTALL 8" DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY WITH FIRE DEPARTMENT CONNECTION PER CITY OF WOODLAND STANDARD DETAIL 762. BACKFLOW PREVENTER SHALL BE ON STATE APPROVED LIST. BACKFLOW PREVENTION DEVICES MUST BE TESTED BY CITY-APPROVED TESTER AND TEST RESULTS PROVIDED TO PUBLIC INFRASTRUCTURE INSPECTOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS TASK.
 - 9. EXISTING 2" DOMESTIC WATER TO SERVE PROPOSED BUILDING AND 2" WATER VALVE PER CITY DETAIL 725.
 - 10. INSTALL 145 LF OF 6" SANITARY SEWER PVC PIPE, S=0.020 MIN WITH CLEANOUT PER CITY OF WOODLAND STANDARD DETAIL 512.
 - 11. INSTALL 76 LF OF 6" STORM DRAIN PIPE, S=_____ MIN.
 - 12. INSTALL STANDARD FIRE HYDRANT AND VALVE ASSEMBLY PER CITY OF WOODLAND STANDARD DETAIL 730.
 - 13. CONTRACTOR SHALL COORDINATE WITH FIRE PROTECTION AND UTILITY SUBCONTRACTOR FOR FIRE RISER SIZE AND LOCATIONS WITHIN BUILDING, AND INSTALL PER DETAIL 8, SHEET C702.

DESIGNED BY PDC DRAWN BY MDB CHECKED BY BPB	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>APP'D.</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	REV.	DATE	DESCRIPTION	BY	APP'D.																LM LAUGENOUR AND MEIKLE CIVIL ENGINEERING • LAND SURVEYING • PLANNING 608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602 BY _____ PATRICK D. CHOATE DATE <u>10/8/2024</u> P.E. <u>93477</u> 	IMPROVEMENT PLANS FOR SHELTER II AT EAST BEAMER 1901A EAST BEAMER STREET WOODLAND, CA UTILITIES PLAN	SCALE 1"=20' DATE: <u>10/8/2024</u> JOB NO. <u>449-146-6</u>	C401 SHEET 6 OF 14
REV.	DATE	DESCRIPTION	BY	APP'D.																					

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EROSION CONTROL NOTES:

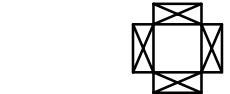
- ALL WORK SHALL CONFORM TO THE CURRENT COUNTY OF YOLO STANDARD SPECIFICATIONS AND CASQA BMP STANDARDS.
- THESE PLANS AND SWPPP HAVE BEEN PREPARED WITH THE INTENT THAT LAUGENOUR AND MEIKLE (AS THE QSD) WILL BE HIRED TO PERFORM THE QSP INSPECTIONS DURING THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER QSP IS EMPLOYED TO USE THESE PLANS AND SWPPP FOR THE PURPOSES OF COMPLYING WITH THE CALIFORNIA GENERAL PERMIT, THE SELECTED QSP SHALL NOTIFY THE QSD OF ANY PROPOSED CHANGES AND COPY ALL REPORTS GENERATED DURING INSPECTIONS. NOTICE IS GIVEN THAT LAUGENOUR AND MEIKLE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF LAUGENOUR AND MEIKLE HAD PERFORMED THE QSP INSPECTIONS.
- IF AREAS OUTSIDE OF THE SHOWN LIMITS ARE DISTURBED, CONTRACTOR SHALL NOTIFY THE QSP AND QSD TO UPDATE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS AND WITHIN THE SWPPP. ALL SOILS THAT ARE DISTURBED, INCLUDING AREAS OUTSIDE OF THE SHOWN LIMITS OF DISTURBANCE SHALL BE STABILIZED BY HYDROSEEDING, LANDSCAPING OR OTHER APPROVED METHOD WITHIN 14 DAYS OF NON-USE OR PRIOR TO PROJECT COMPLETION WHICHEVER OCCURS FIRST.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP'S, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.

- CONTRACTOR SHALL PLACE INLET FILTER BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE INLET FILTER BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. STRAW BALES OR GRAVEL BAGS SHALL BE PLACED AROUND ALL EXISTING DRAINAGE INLETS IN THE VICINITY OF PROJECT SITE.
- CONTRACTOR SHALL PLACE SILT FENCING OR FILTER ROLL ALONG THE PERIMETER OF PROJECT SITE.
- GRADING SHALL NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH OVER A ONE (1) HOUR PERIOD.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT:** PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - MATERIAL DELIVERY AND STORAGE:** PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - CONCRETE WASTE:** PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAIN VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES:** PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING:** PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - HAZARDOUS WASTE MANAGEMENT:** PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

WDD#:

TOTAL DISTURBED AREA: XXX ACRES

LEGEND:



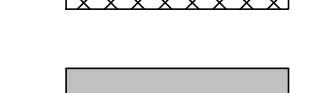
STORM DRAIN INLET PROTECTION PER CASQA SE-10



LIMIT OF CLEARING AND GRADING



DRAINAGE FLOW



STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1



CONCRETE WASHOUT PIT MATERIAL PER CASQA WM-6 WITH POSTED SIGNS



FIBER ROLL PER CASQA SE-5



PLANNED STAGING, MATERIAL AND WASTE STORAGE AREA PER CASQA WM-1 TO WM-5



SAMPLING TEST POINT



SITE STORMWATER DISCHARGE LOCATION

DESIGNED BY PDC

DRAWN BY MDB

CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.
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LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

BY PATRICK D. CHOATE

DATE 10/8/2024 P.E. 93477



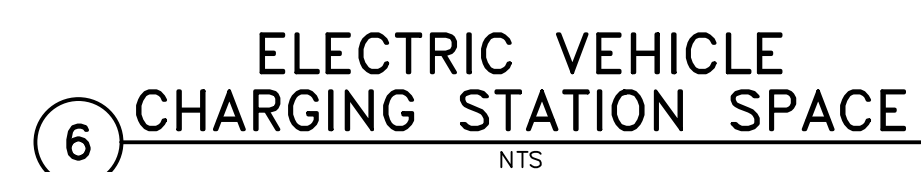
IMPROVEMENT PLANS
FOR
SHELTER II AT EAST BEAMER
1901A EAST BEAMER STREET WOODLAND, CA
EROSION & SEDIMENTATION CONTROL PLAN

SCALE
1"=20'

DATE: 10/8/2024
JOB NO. 449-146-6

C601

SHEET 7 OF 14



SCALE NONE	C701
DATE: 10/8/2024 JOB NO. 449-146-6	SHEET 9 OF 14

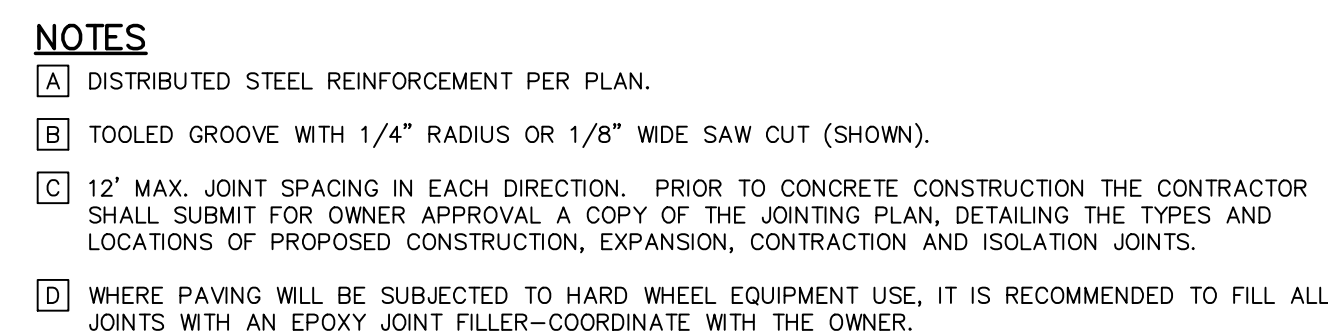


Diagram illustrating the cross-section of a reinforced concrete pavement structure. The structure consists of a top layer labeled "REINFORCED CONCRETE PAVEMENT" and a bottom layer labeled "TOOLED EDGES". The top layer is divided into two main sections by a vertical line. The left section contains a horizontal line labeled "2'-3\"", and the right section contains a vertical line labeled "T/2". The diagram also shows a horizontal line labeled "1/4\" RADIUS" and a vertical line labeled "E". The bottom layer is labeled "TOOLED EDGES". The diagram includes various symbols and labels indicating different components and dimensions.

NOTES

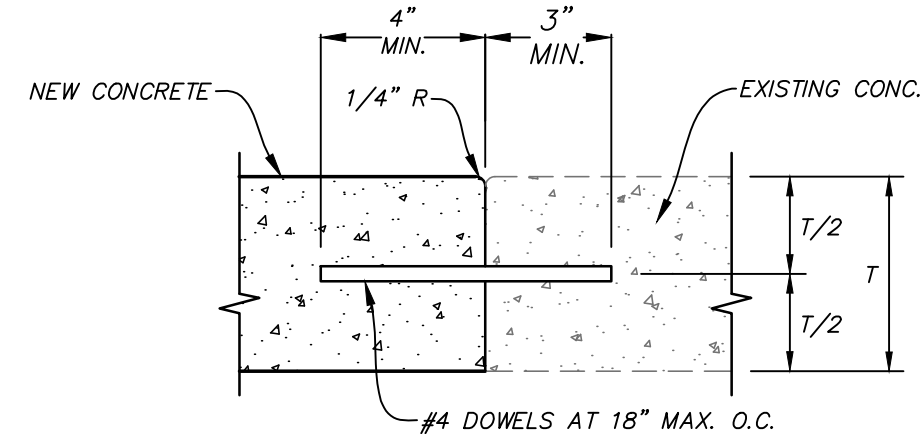
- A. DISTRIBUTED STEEL REINFORCEMENT PER PLAN.
- B. AT CONTRACTOR'S OPTION, SLAB REINFORCEMENT MAY RUN CONTINUOUS THROUGH JOINT 24" MIN. IN LIEN OF DOWELS.
- C. #6 REBAR DOWELS, 16" MINIMUM LENGTH, AT 16" MAX. SPACING, PROPERLY SUPPORTED AND ALIGNED AT MID-SLAB DEPTH TO PREVENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS.
- E. WHEN JOINING EXISTING CONCRETE, DRILL AND BOND DOWEL INTO EXISTING CONCRETE WITH GROUT. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.
- D. PRIOR TO CONCRETE CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.

PREFORMED EXPANSION
 FILLER MATERIAL (ASTM D
 1751-NONEXTRUDING
 -SATURATED FIBER TYPE)

4" MIN. 3" MIN.
 1/4" MAX. 1/4" R
 1/2" MIN.
 1/2" SMOOTH DOWELS
 AT 18" MAX. O.C.
 GREASE 3" END.

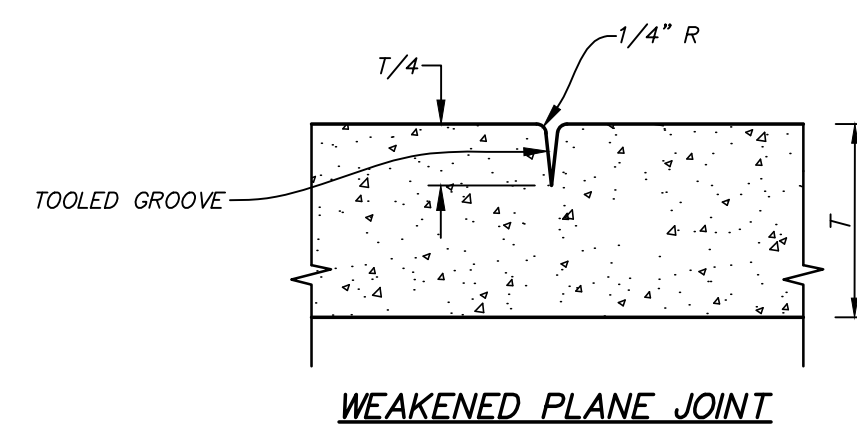
EXPANSION JOINT

1. USE AT 60" MAX SPACING IN SIDEWALK CURBS & GUTTER, MEDIAN CURBS, & MEDIAN PLATFORM. ALSO USE AT MAJOR CORNER RETURNS, SIDES OF RAMPS, DRIVEWAYS & LOCATIONS SHOWN ON PLANS & AS SPECIFIED IN SPECIFICATIONS.
2. DISCONTINUE DISTRIBUTED STEEL REINFORCEMENT IF ANY, AT EXPANSION JOINTS.
3. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.
4. CHECK ARCHITECTURAL AND LANDSCAPING PLANS FOR ANY JOINT SEALANT REQUIREMENTS.

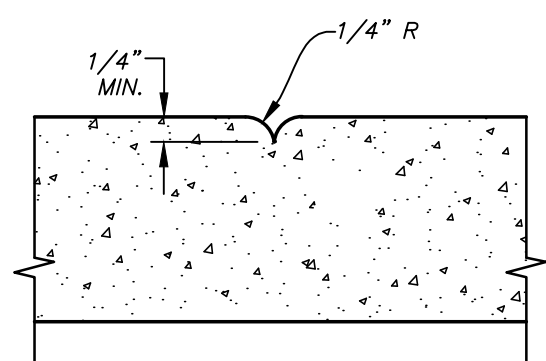


SIDEWALK CONTACT JOINT

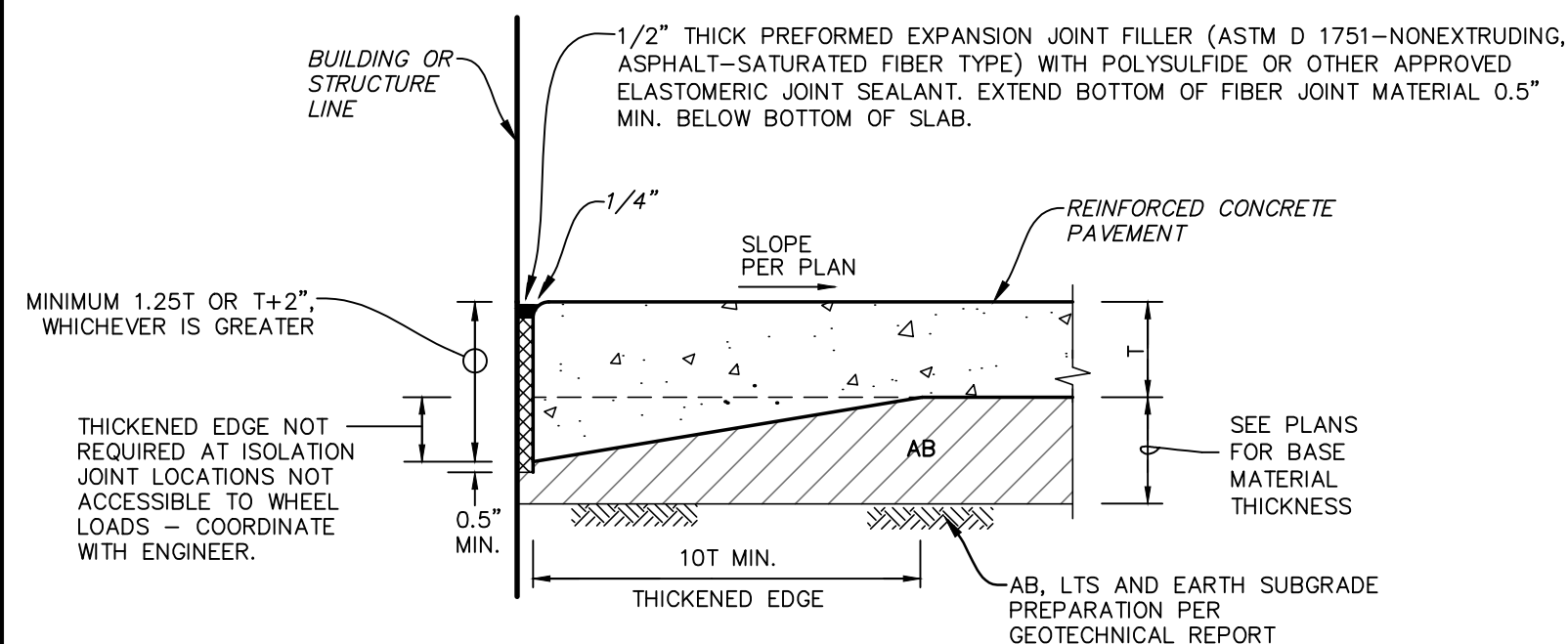
1. USE WHERE NEW CONSTRUCTION OF SIDEWALK, RAMP AND/OR CURB & GUTTER ABUTTS EXISTING IMPROVEMENTS.
2. WHEN JOINING EXISTING CONCRETE, DRILL AND BOND DOWEL INTO EXISTING CONCRETE WITH GROUT OR EPOXY. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.



SCORE LINE



NOTE
WEAKENED PLANE JOINTS
MAYBE SUBSTITUTED FOR
SCORE LINES WITH OWNER'S
APPROVAL

[illegible]

NOTES

1. PLACE ISOLATION JOINTS AT BUILDINGS, UTILITY STRUCTURES SUCH AS MANHOLES, DRAINAGE INLETS, AND FOOTINGS, AND OTHER MISCELLANEOUS STRUCTURES.
2. FOR JOINTS AROUND COLUMNS, POSTS, ETC. USE TYPICAL DIAMOND-SHAPED JOINT CONFIGURATION AND COORDINATE WITH STRUCTURAL PLANS AND WITH CONTRACTOR-PREPARED AND OWNER-APPROVED PAVEMENT JOINTING PLAN.

Diagram illustrating the cross-section of a reinforced concrete pavement structure. The diagram shows a cross-section of a pavement with a central vertical crack. Key components and dimensions are labeled:

- E**: Reinforced concrete pavement (indicated by a label and arrow).
- A**: A circular reinforcement bar (rebar) embedded in the concrete.
- B**: A small rectangular component, possibly a joint or sealant, located at the top of the crack.
- C**: A rectangular component, possibly a joint or sealant, located at the bottom of the crack.
- D**: A horizontal reinforcement bar (rebar) embedded in the concrete.
- F**: A vertical reinforcement bar (rebar) embedded in the concrete.
- Dimensions**:
 - $1/2"$: Width of the crack opening at the top.
 - $2"-3"$: Width of the crack opening at the bottom.
 - $T/2$: Thickness of the concrete slab (indicated by a dimension line).
 - $0.5"$: Width of the base or subgrade material at the bottom.

NOTES

- [A]** DISTRIBUTED STEEL REINFORCEMENT PER PLAN.
- [B]** INSTALL JOINT SEALANT PER MANUFACTURER'S RECOMMENDATIONS FOR THE JOINT WIDTH AND SEALANT INSTALLATION. SEALANT SHALL BE COLD-CURE, SINGLE COMPONENT, SELF-LEVELING SILICONE OR POLYSULFIDE, WITH COLOR TO MATCH PAVEMENT. COORDINATE WITH OWNER. SEALANT TO BE RECESSED BELOW PAVEMENT SURFACE.
- [C]** DISCONTINUE DISTRIBUTED STEEL REINFORCEMENT AT EXPANSION JOINTS.
- [D]** 0.75" MIN. DIAMETER FOR $5" \leq T \leq 6.5"$ AND 1" MINIMUM DIAMETER FOR $T > 6.5"$, 16" MINIMUM LENGTH, EPOXY-COATED, SMOOTH (FREE OF BURRS AND DEFORMATIONS), ROUND STEEL BAR (ASTM A615) DOWELS AT 12" MAX. SPACING, PROPERLY SUPPORTED AND ALIGNED AT MID-SLAB DEPTH TO PREVENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS. AT LEAST HALF OF EACH DOWEL SHALL BE COATED WITH A BOND BREAKING SUBSTANCE (5 MIL MAX. THICKNESS). PLASTIC DOWEL SLEEVES MAY BE USED INSTEAD OF A COATING. DOWELS SHALL BE SECURELY AND ACCURATELY ALIGNED PARALLEL TO THE SLAB SURFACE AND TO THE CENTERLINE OF THE SLAB. MAX. TOLERANCE IS 1/4" PER DOWEL LENGTH IN THE HORIZONTAL, VERTICAL OR COMBINED ALIGNMENT.
- [E]** 60°-90° JOINT SPACING IN EACH DIRECTION. INSTALL JOINTS AT POINTS OF TANGENCY, AT ENDS OF DRIVEWAYS, ETC. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED EXPANSION, CONTRACTION, CONSTRUCTION AND ISOLATION JOINTS, AND JOINT SEALANT.
- [F]** 1/2" THICK PREFORMED EXPANSION JOINT FILLER (ASTM D 1751-1 NONEXTRUDING, ASPHALT-SATURATED FIBER TYPE) WITH APPROVED JOINT SEALANT.

Diagram illustrating the cross-section of a reinforced concrete curb and its connection to the adjacent pavement and earth.

Labels and Dimensions:

- REINFORCED CONCRETE PAVING:** The top layer of the curb structure.
- SLOPE CONCRETE SURFACE TO CONFORM TO GRADING PLAN:** The sloped top surface of the curb.
- AB, LTS AND EARTH SUBGRADE—PREPARATION PER GEOTECHNICAL REPORT:** The base material beneath the curb.
- 10T MIN. THICKENED EDGE WIDTH:** The minimum thickness of the curb edge, where T is the thickness of the concrete.
- 1/2" R:** The radius of the curb's outer corner.
- 2" TYP. SEE LANDSCAPING PLANS:** The typical thickness of the landscape material layer.
- MINIMUM 1.25T OR T+2", WHICHEVER IS GREATER:** The minimum thickness of the earth or landscape material layer.
- EARTH OR LANDSCAPE MATERIAL:** The material placed adjacent to the curb.

NOTE

PCC PAVEMENTS SHALL HAVE THICKENED EDGES AT ALL FREE PAVEMENT EDGES. A FREE PAVEMENT EDGE IS DEFINED AS ANY PCC PAVEMENT JOINT OR EDGE WHERE LOAD TRANSFER TO ADJACENT AREAS IS NOT PROVIDED, SUCH AS ADJACENT TO LANDSCAPING, AT DRIVE-THROUGH DOORWAYS, OR AT TRANSITIONS BETWEEN PCC AND AC PAVING.

Diagram illustrating the cross-section of a concrete curb. The curb is shown with a top width of 14" ± 6" MIN. BATTER. The curb is labeled with 'AB' and 'AC' indicating different sections. The curb is shown with a minimum 1.25T or T+2", WHICHEVER IS GREATER. The curb is shown with a 10T MIN. THICKENED EDGE WIDTH. The curb is shown with a 10T MIN. THICKENED EDGE WIDTH. The curb is shown with a 10T MIN. THICKENED EDGE WIDTH.

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CHOATE AND MEikle
 • LAND SURVEYING • PLANNING
 CALIFORNIA 95695 • PHONE: (530) 662-1755
 CALIFORNIA 95776 • FAX: (530) 662-4602

D. CHOATE
 3477

IMPROVEMENT PLANS
FOR
SHELTER II AT EAST BEAMER

1901A EAST BEAMER STREET

WOODLAND, CA

DETAILS

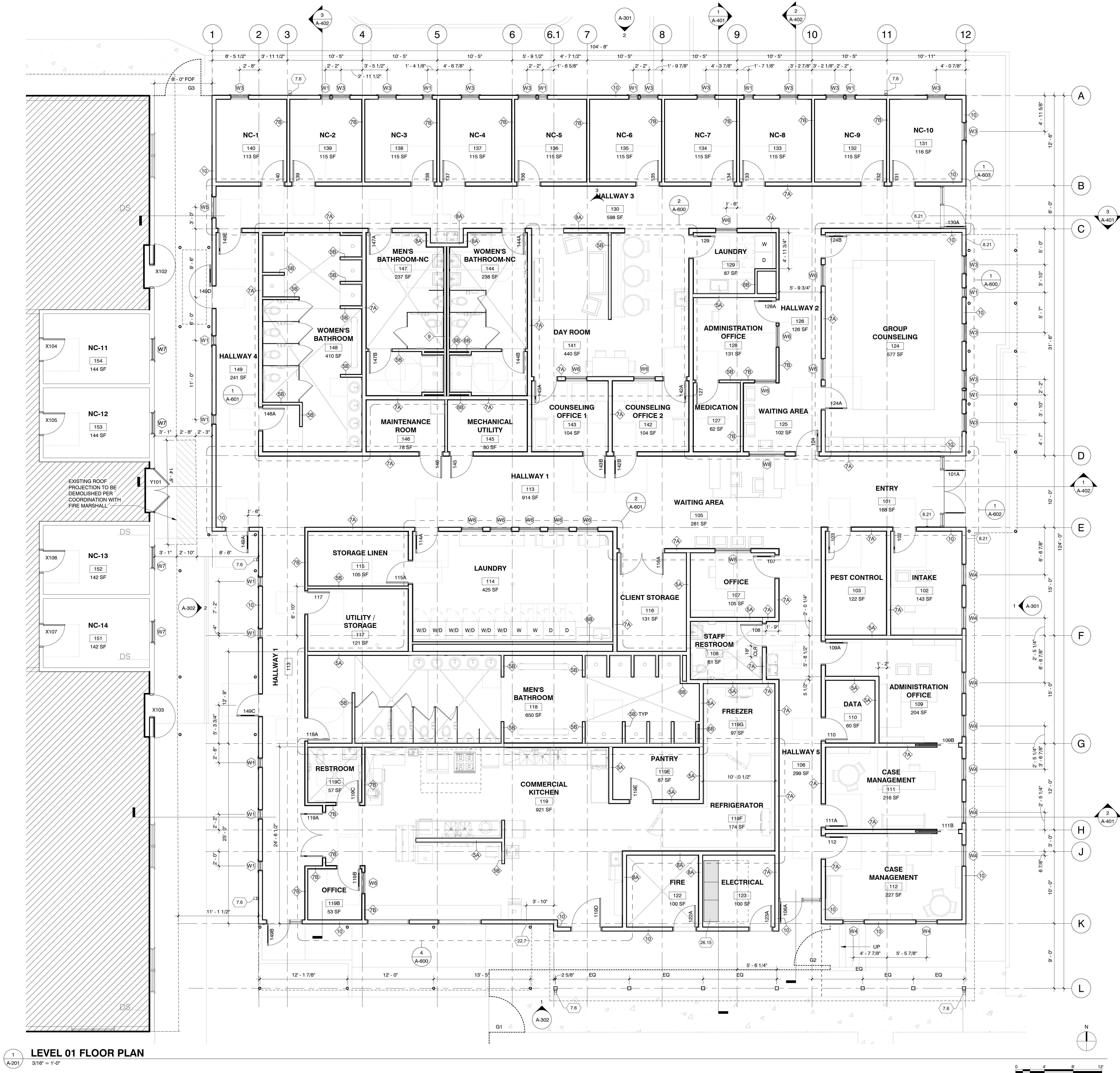
SCALE
NONE

C702

SHEET 10 OF 14

DATE:	10/8/2024
JOB NO.	449-146-6

10/15/2024, 10:30:01 AM
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1
A-201
LEVEL 01 FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES

- A. SITE INFORMATION IS BASED ON OWNERS SURVEY DATED xxxxx BY xxxxx. REFER TO THE LEGAL SURVEY (PROVIDED BY OTHERS) FOR PROPERTY LINE DIMENSIONS AND EXACT LOCATIONS OF EXISTING SITE ELEMENTS.
- B. ALL SURVEY INFORMATION INDICATING ALL EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY.
- C. SEE CIVIL DRAWINGS FOR STANDARD SITE ACCESSIBILITY REQUIREMENTS.
- D. ALL PARKING SPACE DIMENSIONS ARE TO GARAGE SIDE OF CURB. PARKING SPACES ARE 8'-6" WIDE UNO, SCD.
- E. STREET, PARKING, DRIVE CUTS, AND / OR PUBLIC RIGHT OF WAY INFORMATION ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR DETAILED INFORMATION.
- F. DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL LAYOUT OF THE BUILDINGS AND SITE ELEMENTS.
- G. SEE CIVIL FOR FINISH GRADES ADJACENT TO BUILDING.
- H. ENTRY DOORS TO HAVE A SLOPE OF NOT MORE THAN 1:48 FOR A MINIMUM OF 60" IN FRONT OF DOORS.
- I. SLOPE ALL GRADES AT PLANTING AREAS, SIDEWALKS AND PAVING AWAY FROM THE BUILDING. IF CONFLICTS OCCUR NOTIFY THE ARCHITECT IMMEDIATELY.
- J. SLOPE OF WALKING SURFACES TO BE NO STEEPER THAN 1:20 AND HAVE A CROSS SLOPE OF NO STEEPER THAN 1:48.

LEGEND - WALL TYPES

- A. SEE SPECIFIC WALL ASSEMBLY TYPES ON FLOOR PLANS AND A-801 FOR DETAILS.
- B. AT OISC WALL TYPES DESIGNATED BELOW WITH NOTE: "ADDITIONAL PROTECTION FEATURES REQUIRED". SEE DOOR AND WINDOW SCHEDULES FOR RATINGS, MECHANICAL DRAWINGS, PENETRATION DETAILS, JOINT DETAILS, AND FOR CONTINUITY REQUIREMENTS. SEE ASSOCIATED VERTICAL SECTIONS AND DETAILS (AND HORIZONTAL ASSEMBLY WHERE REQUIRED).
- C. AT OISC WALL TYPES DESIGNATED BELOW, IN ACCESSIBLE CONCEALED SPACES PER IBC 703.5, PROVIDE PERMANENT SIGNAGE NOTING "FIRE AND OR SMOKE BARRIER - PROTECT ALL OPENINGS".

- 3-HOUR FIRE BARRIER WALL & RATED COLUMN
- 2-HOUR RATED WALL
ADDITIONAL PROTECTION FEATURES REQUIRED
- 1-HOUR RATED WALL
ADDITIONAL PROTECTION FEATURES REQUIRED
- NON-RATED WALL
NO ADDITIONAL PROTECTION FEATURES REQUIRED

KEYNOTES

- 7.6 DOWNSPOUT, WITH THROUGH WALL SCUPPER AT PARAPETS, PAINTED, TYP. PAINT COLOR INDICATED ON ELEVATION
- 8.21 DOOR ACTUATOR MOUNTED AT 42" AFF TO TOP OF OPERABLE PARTS
- 22.7 HOSE BIBS
- 26.15 ELECTRICAL METER IS LOCATED IN ELECTRICAL ROOM 123. THE METER IS INTEGRATED INTO THE MAIN SWITCHBOARD (MSB), AND THE REQUIRED CLEARANCE IS INDICATED WITH DASHED LINES ON THE PLAN. SEE ELECTRICAL SHEETS E-401 FOR ENLARGED PLAN AND E-701 FOR MSB ELEVATION.

**SALAZAR
ARCHITECT**

1201 J STREET
SUITE 200
SACRAMENTO, CA 95814
PHONE: 916.269.8818
WWW.SALAZARCH.COM

PROJECT NUMBER: 2321

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
LEVEL 01

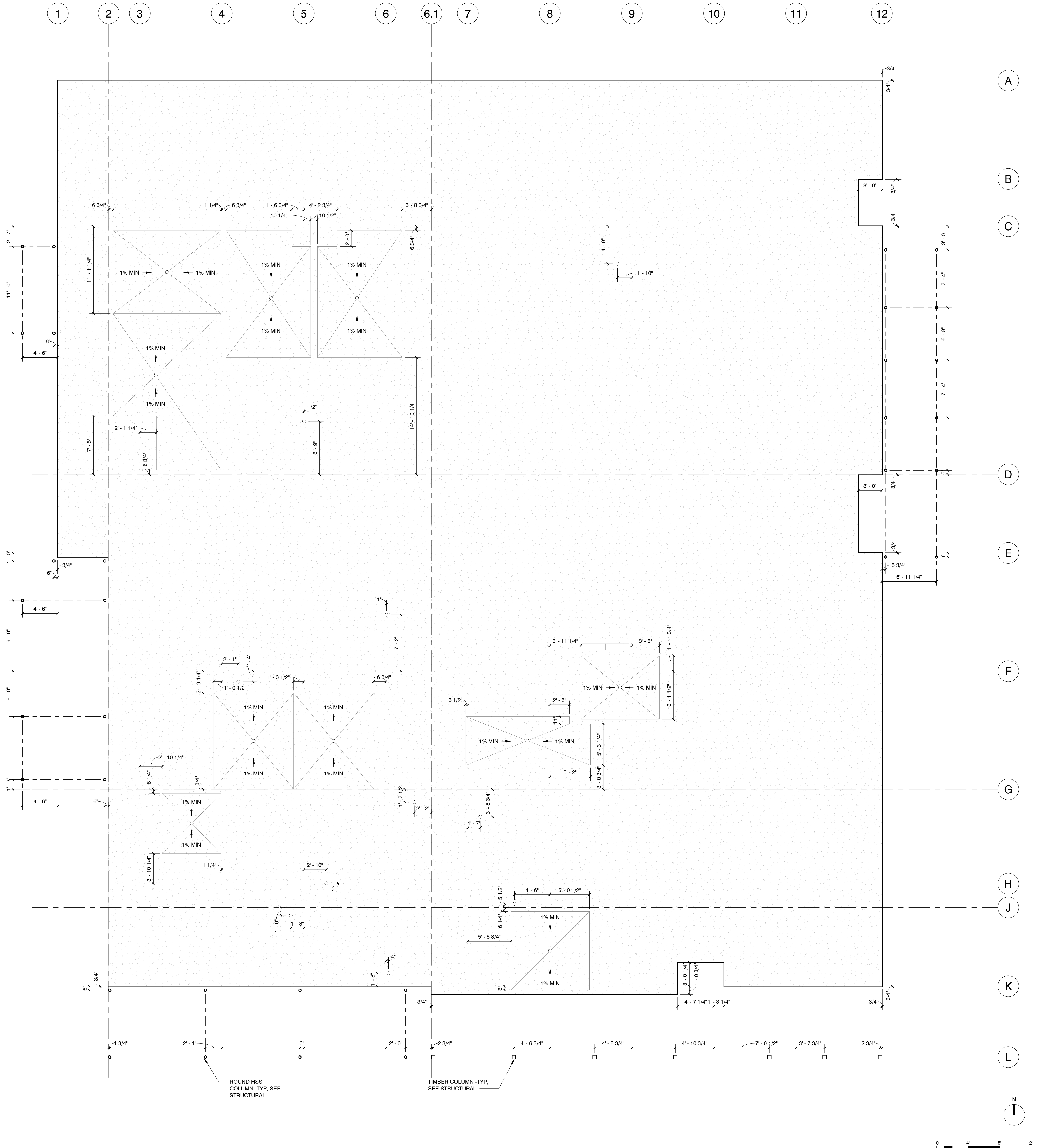
DRAWN BY: EN KS, JL
CHECKED BY: AS, JM, JL
DATE CREATED: 10/15/24
SHEET:

A-201

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Salazar Architect, Inc.

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1
A-201s
LEVEL 01 SLAB PLAN
3/16" = 1'-0"



GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF FOUNDATION, OR CENTER OF COLUMN UNLESS NOTED OTHERWISE.
- B. VERIFY ALL DOOR OPENINGS SIZED IN CURBS WITH DOOR MFR.

LEGEND

- FLOOR DRAIN / SINK, SEE PLUMBING
- ➔ SLAB SLOPE

SALAZAR ARCHITECT

1201 J STREET
SUITE 200
SACRAMENTO, CA 95814
PHONE: 916.269.8818
WWW.SALAZARCH.COM

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**SHELTER II AT
EAST BEAMER**

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WOODLAND, CA 95776
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WOODLAND, CA 95776
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REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
SLAB PLAN

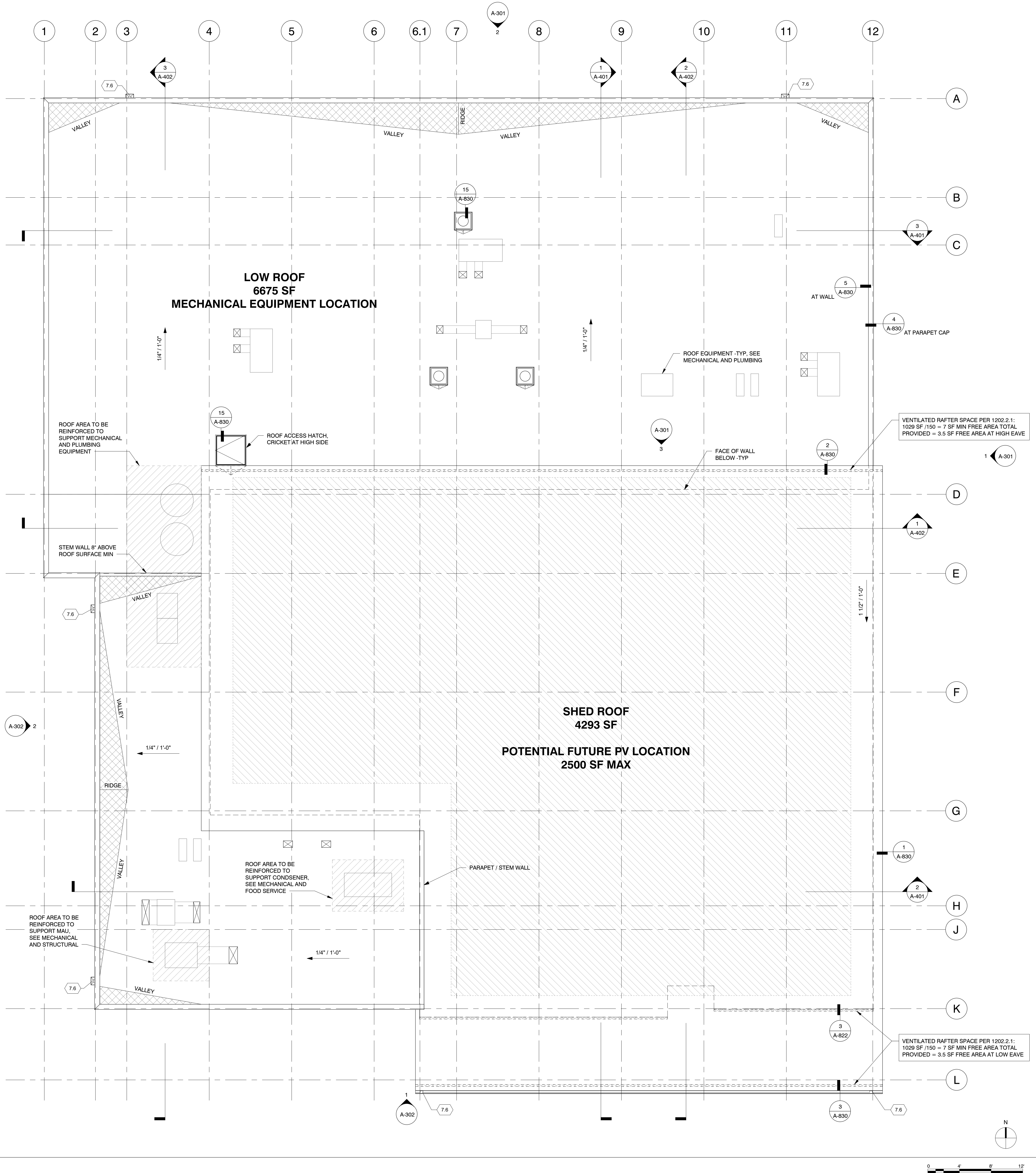
DRAWN BY: EN, KS, JL
CHECKED BY: AS
DATE CREATED: 09/18/24
SHEET:

A-201s

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1
A-202
ROOF PLAN
3/16" = 1'-0"



GENERAL NOTES

- A. COORDINATE INTERNAL ROOF DRAINS AND PLUMBING VENTILATION STACKS WITH DESIGN BUILD STRUCTURAL ELEMENTS AND PLUMBING PLANS.
- B. SPOT ELEVATIONS ARE TO THE TOP OF THE ROOF SYSTEM OF THE TOP OF THE PARAPET UNO AND ARE RELATIVE TO THE ROOF LEVEL DATUM.
- C. COORDINATE MECHANICAL UNIT LOCATIONS, SIZES AND CLEARANCE AND OTHER REQUIREMENTS.
- D. SEE A-830 FOR ROOF PENETRATION DETAILS. PROVIDE NO SLOPE LESS THAN 1/4" PER 12" AT ROOFS, OVERHANGS, CRICKETS AND VALLEYS.
- F. DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8-INCH PARTICLEBOARD, 1" NOMINAL LUMBER, CEMENT FIBERBOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
- G. DOWNSPOUTS SHALL BE 26 GAUGE, 3' x 4" RECTANGULAR PROFILES.

LEGEND

- DS DOWNSPOUT
- OVERBUILT CRICKET
- ROOF TIE-BACK ANCHOR; SEE STRUCTURAL
- ROOF OPENING
- LIGHT WELL

KEYNOTES

- 7.6 DOWNSPOUT; WITH THROUGH WALL SCUPPER AT PARAPETS; PAINTED, TYP. PAINT COLOR INDICATED ON ELEVATION

SALAZAR
ARCHITECT

1201 J STREET
SUITE 200
SACRAMENTO, CA 95814
PHONE: 916.269.8818
WWW.SALAZARCH.COM

PROJECT NUMBER: 2321

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EAST BEAMER

1901 EAST BEAMER STREET
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SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

ROOF PLAN

DRAWN BY: EN, KS, JL

CHECKED BY: AS

DATE CREATED: 06/26/24

SHEET:

A-202

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Salazar Architect, Inc.

GENERAL NOTES

- A. SEE 0010 AND A850 FOR STANDARD ACCESSIBILITY REQUIREMENTS.
B. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
C. SEE ENLARGED PLANS AND EXTERIOR WINDOW SCHEDULE FOR SIZE AND TYPE OF WINDOW.
D. ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN.
E. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLR" ARE TO FACE OF FINISH UNO.
F. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 4" TO FACE OF PERP STUD UNO.
G. SEE A851 FOR PENETRATION REQUIREMENTS.
H. ALL FIXTURES, FURNISHINGS & EQUIPMENT NOT IN CONTRACT SHOWN DASHED FOR REFERENCE ONLY.
I. DASHED BOXES AND CIRCLES ON PLAN DESIGNATE REQUIRED ACCESSIBLE OR EQUIPMENT CLEAR FLOOR SPACE.
J. ALL JANITOR CLOSETS TO HAVE WATER RESISTANT GYP BOARD AT WALLS.
K. SEE A850 FOR FIXTURE AND ACCESSORY MOUNTING HEIGHTS, BLOCKING AND CLEARANCES.
L. SIGNAGE IS TO BE MOUNTED ON ALL FDC'S SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS.

PROJECT NUMBER: 2321

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

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MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

MATERIALS LEGEND

- FCP1 - FIBER CEMENT PANEL, PAINTED SW 7727
FCP2 - FIBER CEMENT PANEL, PAINTED SW 7025
FCP3 - FIBER CEMENT PANEL, PAINTED SW 7026
FCL1 - FIBER CEMENT LAP SIDING SW 9166

KEYNOTES

- 5.8 PARAPET COPING, PAINTED, TYP., SW 9166
5.15 HSS STEEL TUBE, PAINTED, TYP., SW 7025
5.28 METAL FASCIA, PAINTED, TYP., SW 7025
5.29 METAL SURROUND, PAINTED, TYP., SW 6579
5.30 METAL SURROUND, PAINTED, TYP., SW 6677
5.31 METAL SURROUND, PAINTED, TYP., SW 6732
5.32 METAL SURROUND, PAINTED, TYP., SW 6981
6.17 PAINTED COLUMN & BEAM, TYP. SEE STRUCTURAL, SW 7025
7.6 DOWNSPOUT, WITH THROUGH WALL SCUPPER AT PARAPETS; PAINTED, TYP., PAINT COLOR INDICATED ON ELEVATIONS
7.14 METAL GUTTER, PAINTED, TYP. PAINT COLOR INDICATED ON ELEVATIONS
8.21 DOOR ACTUATOR MOUNTED AT 42" AFF TO TOP OF OPERABLE PARTS
10.13 SUNSHADE FABRIC, TYP., CLASS A FIRE SPREAD FABRIC

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWN BY: EN, KS, JL

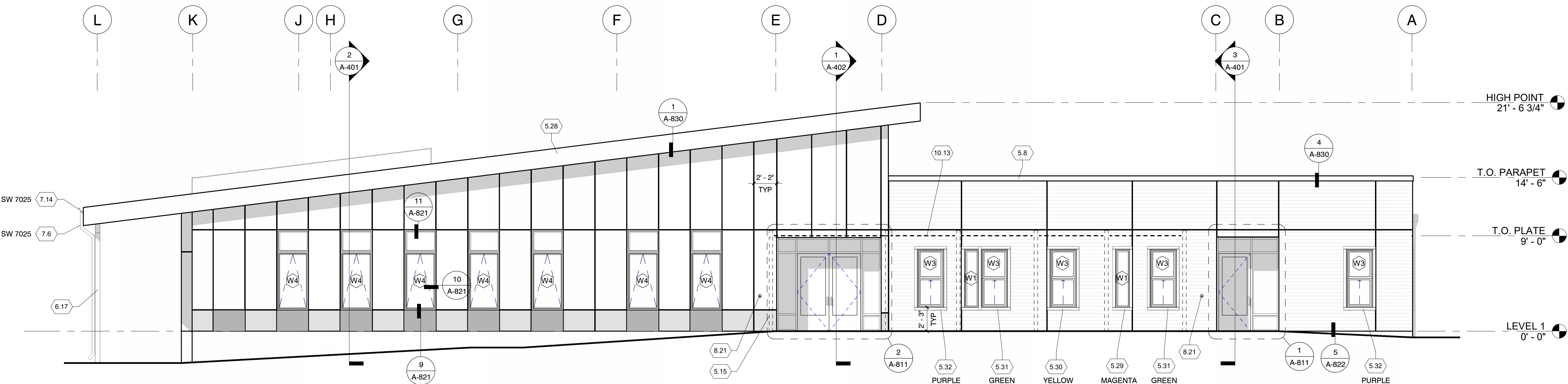
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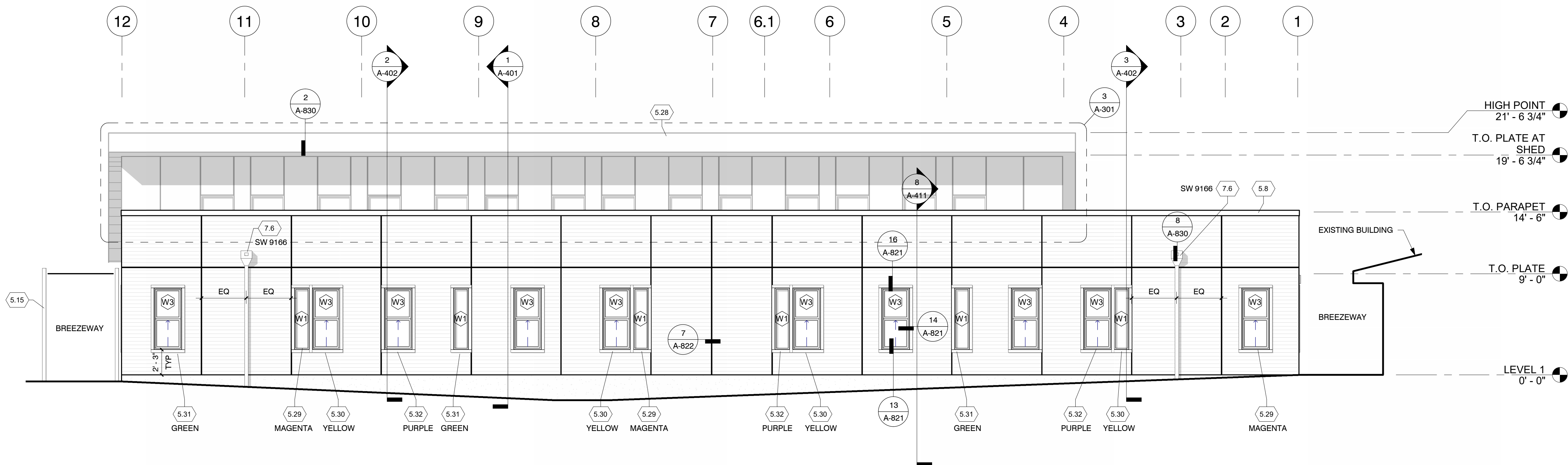
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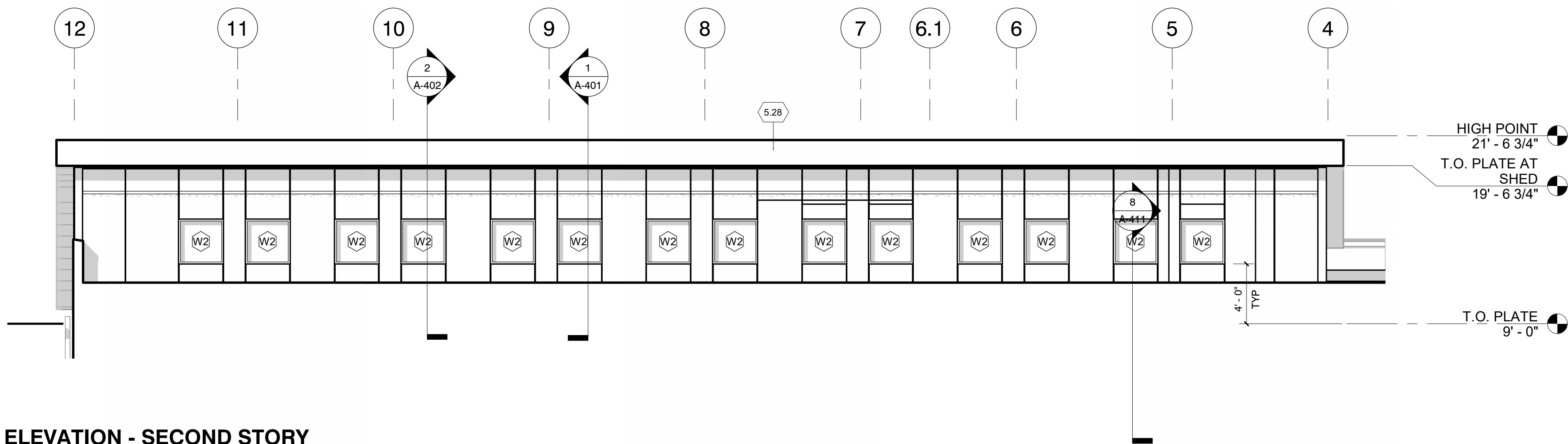
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1
A-301
EAST ELEVATION
3/16" = 1'-0"



2
A-301
NORTH ELEVATION
3/16" = 1'-0"



3
A-301
NORTH ELEVATION - SECOND STORY
3/16" = 1'-0"

0 4' 8' 12'

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

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GENERAL NOTES

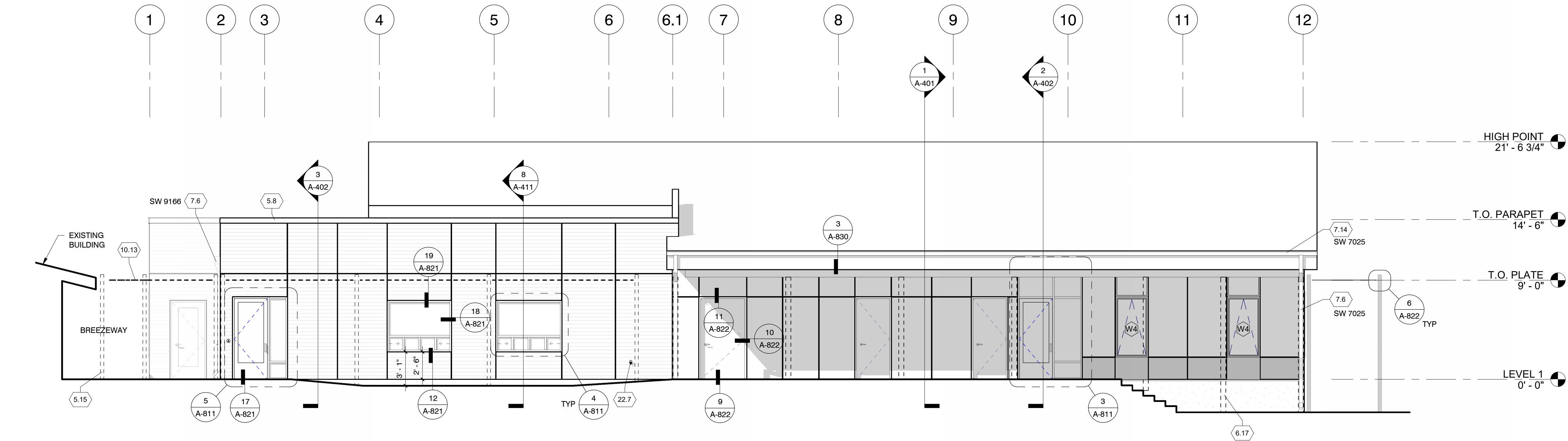
- A. SEE 0010 AND A850 FOR STANDARD ACCESSIBILITY REQUIREMENTS.
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F. DASHED BOXES AND CIRCLES ON PLAN DESIGNATE REQUIRED ACCESSIBLE OR EQUIPMENT CLEAR FLOOR SPACE.
G. ALL JANITOR CLOSETS TO HAVE WATER RESISTANT GYP BOARD AT WALLS.
H. SEE A850 FOR FIXTURE AND ACCESSORY MOUNTING HEIGHTS, BLOCKING AND CLEARANCES.
I. SIGNAGE IS TO BE MOUNTED ON ALL FDC'S SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS.

MATERIALS LEGEND

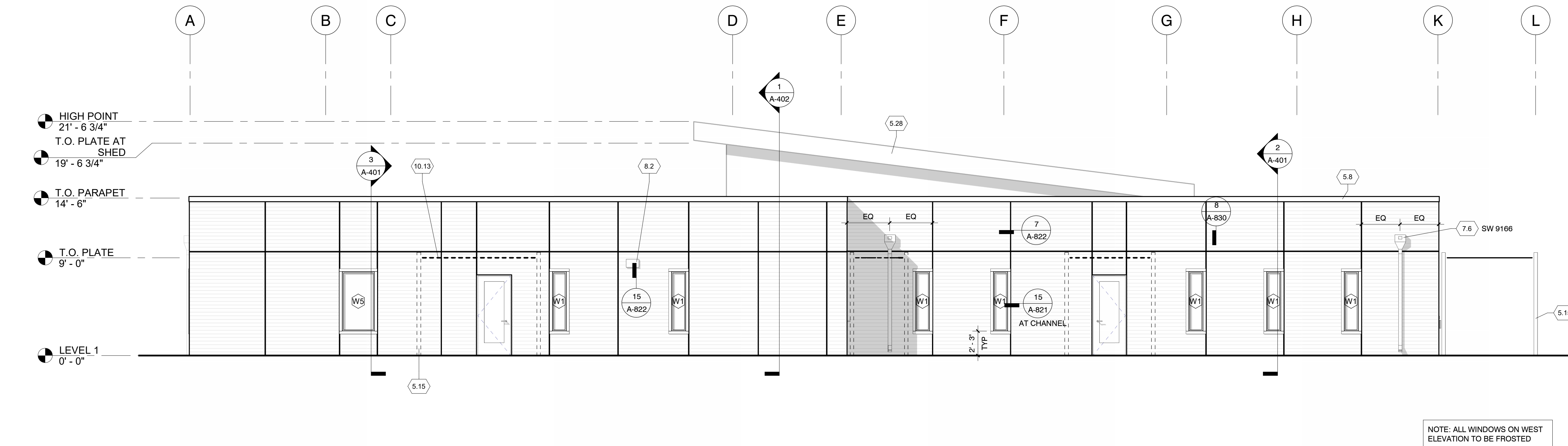
- FCP1 - FIBER CEMENT PANEL, PAINTED SW 7727
FCP2 - FIBER CEMENT PANEL, PAINTED SW 7025
FCP3 - FIBER CEMENT PANEL, PAINTED SW 7026
FCL1 - FIBER CEMENT LAP SIDING SW 9166

KEYNOTES

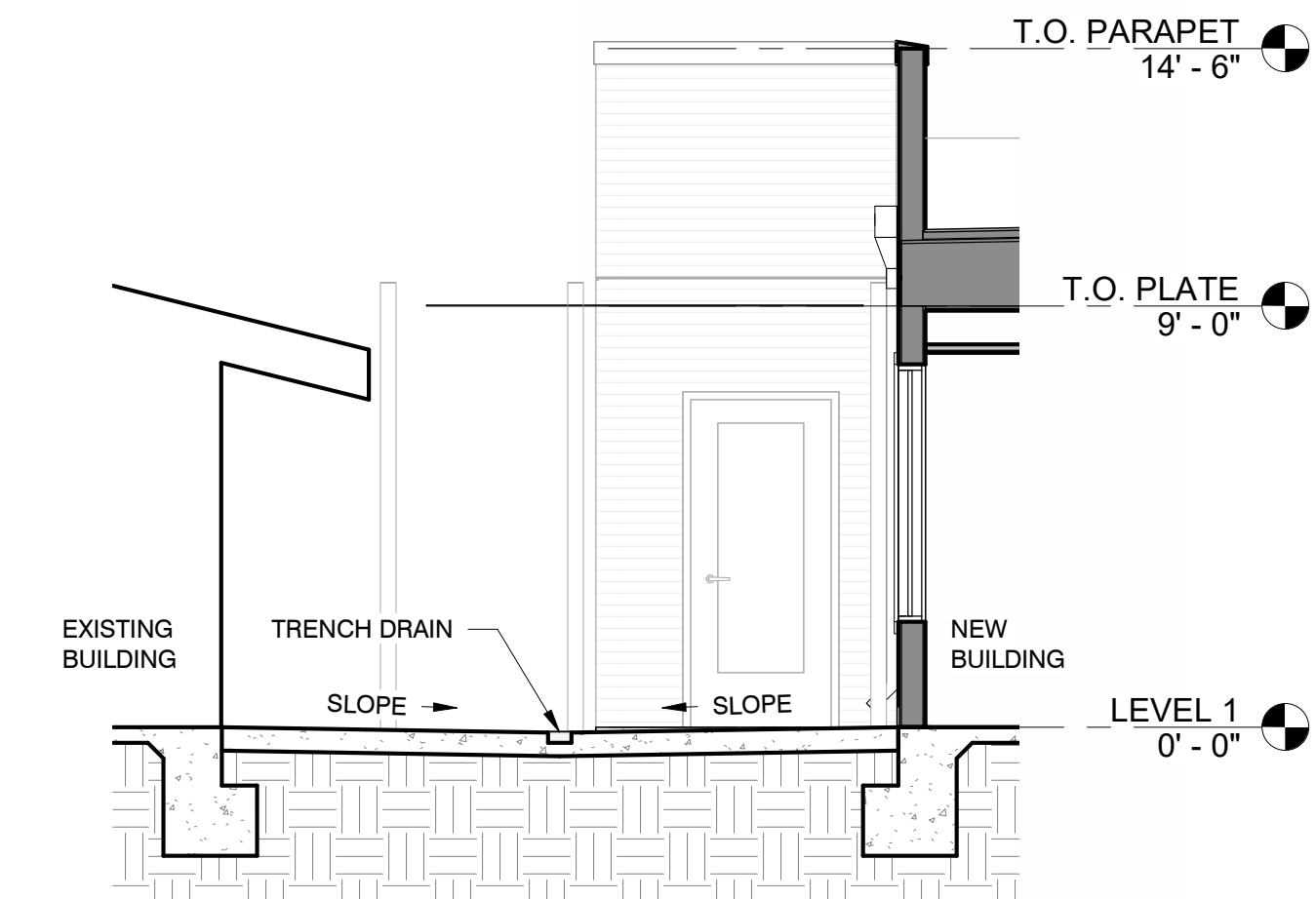
- 5.8 PARAPET COPING, PAINTED, TYP. SW 9166
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5.28 METAL FASCIA, PAINTED, TYP., SW 7025
6.17 PAINTED COLUMN & BEAM, TYP. SEE STRUCTURAL, SW 7025
7.6 DOWNSPOUT; WITH THROUGH WALL SCUPPER AT PARAPETS; PAINTED, TYP., PAINT COLOR INDICATED ON ELEVATION
7.14 METAL SLUTTER, PAINTED, TYP. PAINT COLOR INDICATED ON ELEVATIONS
8.2 WALL CAP VENT - COLOR TO MATCH ADJACENT WALL, PAINTED
10.13 SUNSHADE FABRIC, TYP., CLASS A FIRE SPREAD FABRIC
22.7 HOSE BIBB



1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 DETAIL SECTION - BREEZEWAY
1/4" = 1'-0"



REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWN BY: EN, KS, JL

CHECKED BY: AS

DATE CREATED: 08/22/24

SHEET:

A-302

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GENERAL NOTES

- A. REFER TO **G-010** FOR ENERGY CODE COMPLIANCE REQUIREMENTS.
B. SEE WALL SECTIONS AND DETAILS FOR INFORMATION ON CONTINUITY OF ALL EXTERIOR CONTROL LAYERS.
C. WHERE EXTERIOR ELEMENTS INTERFACE WITH INTERIOR SEE ENLARGED PLAN SHEETS FOR ADDITIONAL INFORMATION.
D. TYPICAL ROOF CONDITIONS SHOWN - SEE ROOF PLANS FOR ROOF CONFIGURATION AND PITCH.

ASSEMBLY FIRE RATINGS

- NOT RATED
1HR RATED

PROJECT NUMBER: 2321

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

BUILDING
SECTIONS

DRAWN BY: EN, KS, JL

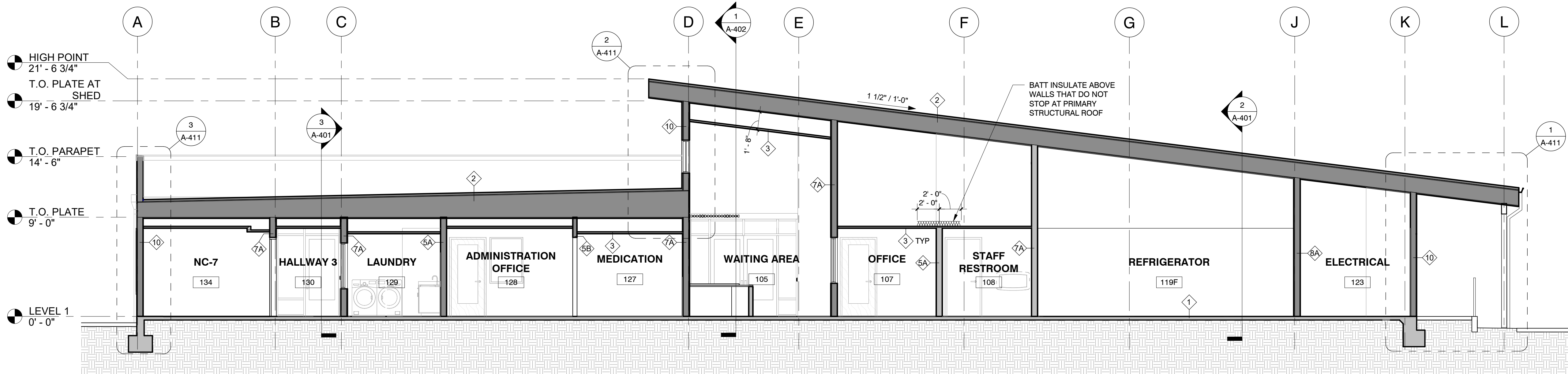
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DATE CREATED: 01/03/19

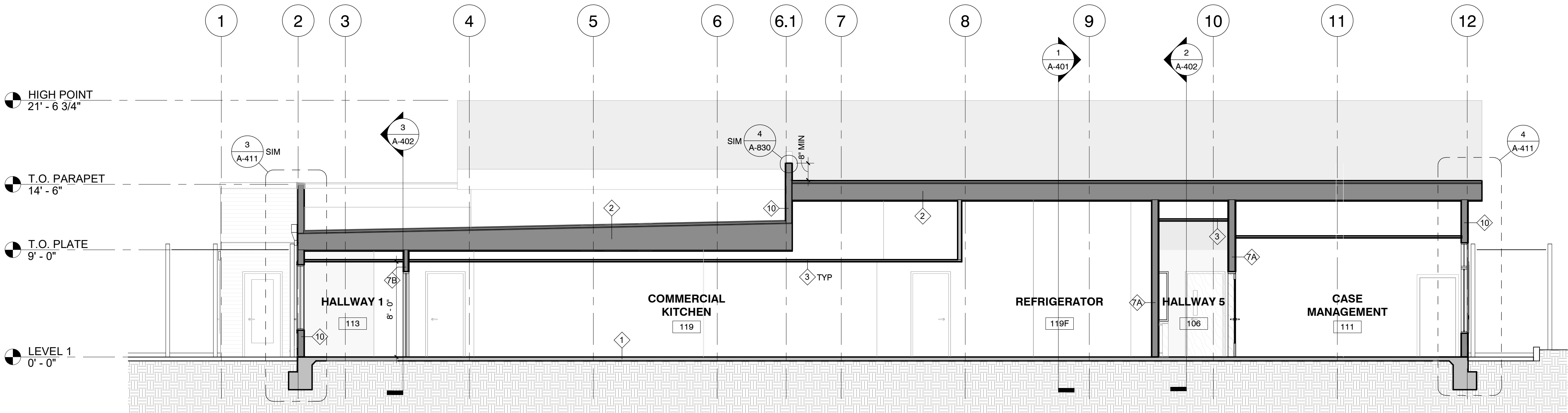
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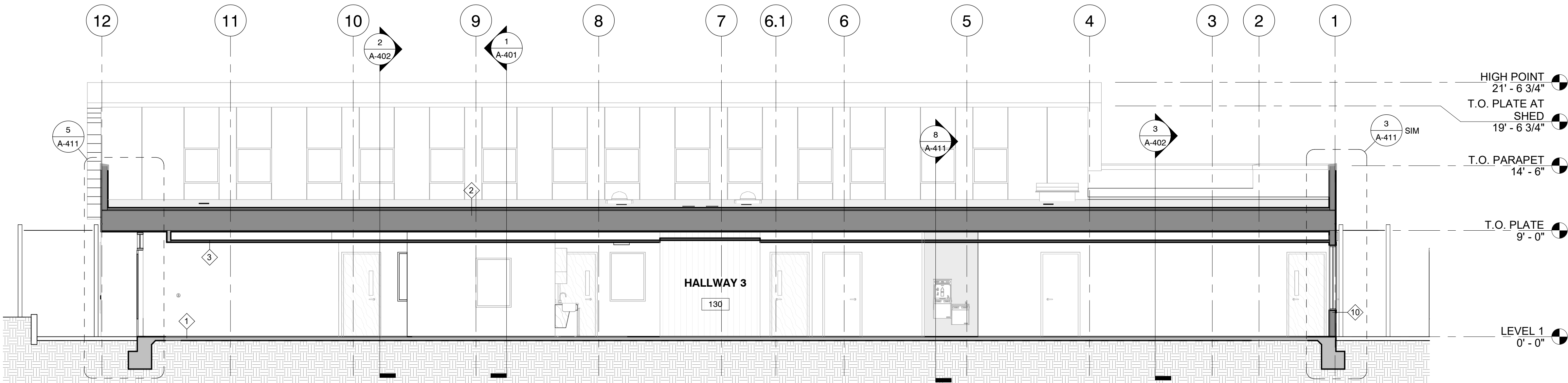
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1
A-401
BUILDING SECTION 1 - NS
3/16" = 1'-0"



2
A-401
BUILDING SECTION 2 - EW
3/16" = 1'-0"



3
A-401
BUILDING SECTION 3 - EW
3/16" = 1'-0"

0 4' 8' 12'

GENERAL NOTES

- A. REFER TO G-010 FOR ENERGY CODE COMPLIANCE REQUIREMENTS.
B. SEE WALL SECTIONS AND DETAILS FOR INFORMATION ON CONTINUITY OF ALL EXTERIOR CONTROL LAYERS.
C. WHERE EXTERIOR ELEMENTS INTERFACE WITH INTERIOR SEE ENLARGED PLAN SHEETS FOR ADDITIONAL INFORMATION.
D. TYPICAL ROOF CONDITIONS SHOWN - SEE ROOF PLANS FOR ROOF CONFIGURATION AND PITCH.

ASSEMBLY FIRE RATINGS

- NOT RATED
1HR RATED

PROJECT NUMBER: 2321

SHELTER II AT
EAST BEAMER

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REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

BUILDING
SECTIONS

DRAWN BY: EN, KS, JL

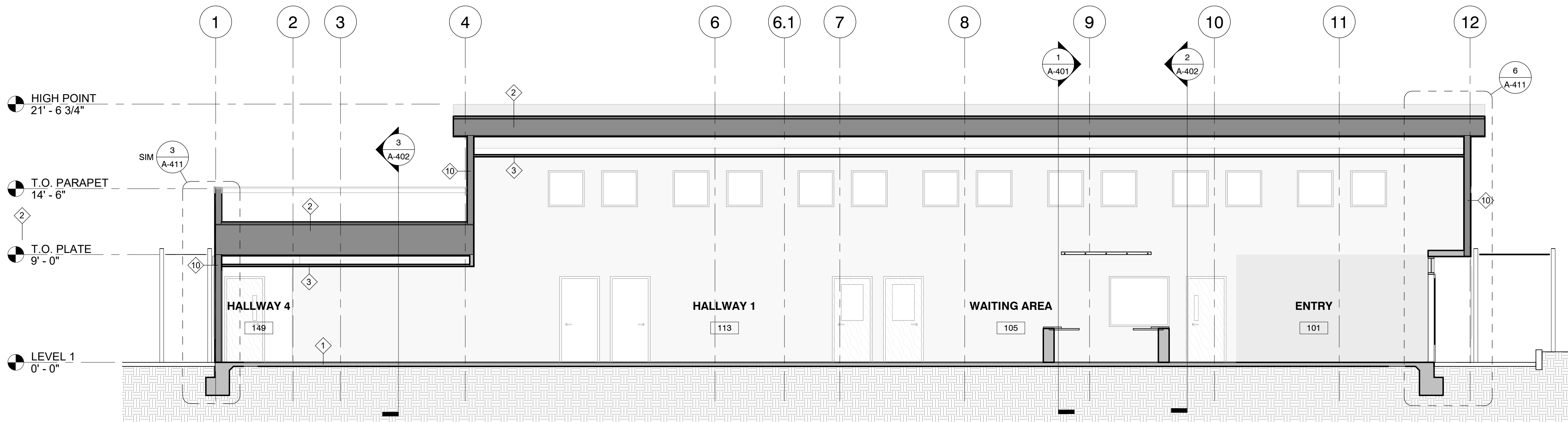
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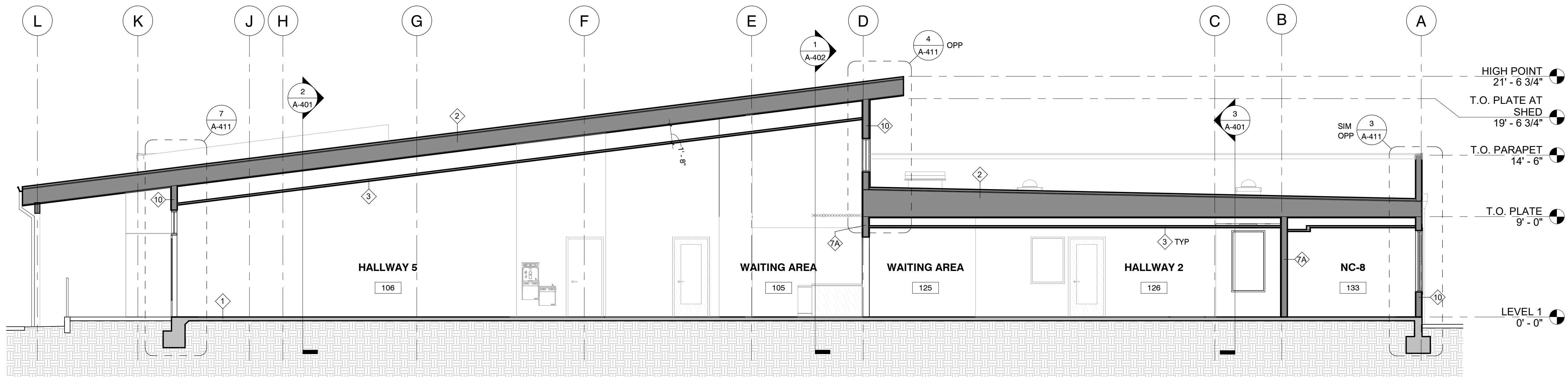
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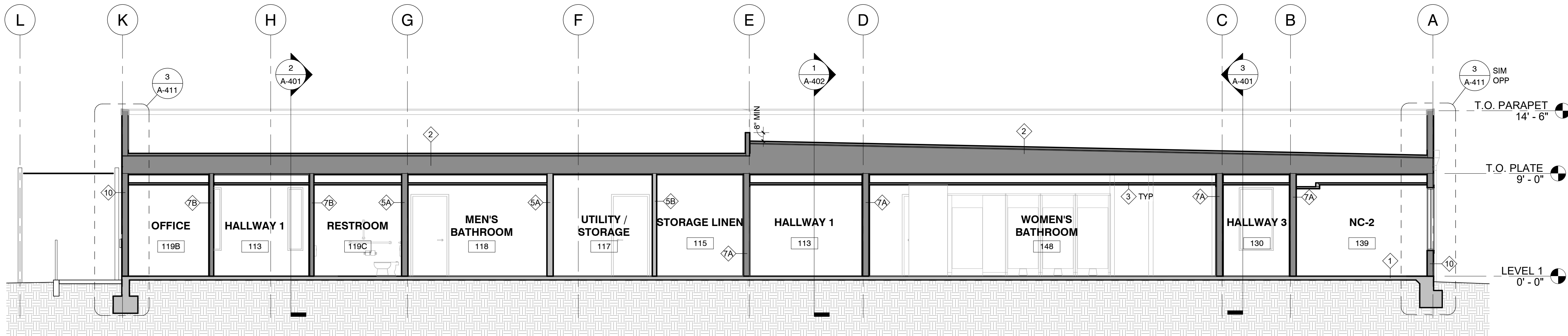
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BUILDING SECTION 4 - EW



BUILDING SECTION 5 - NS



BUILDING SECTION 6 - NS

0 4' 8' 12'

**SHELTER II AT
EAST BEAMER**

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

**FRIENDS OF THE
MISSION**

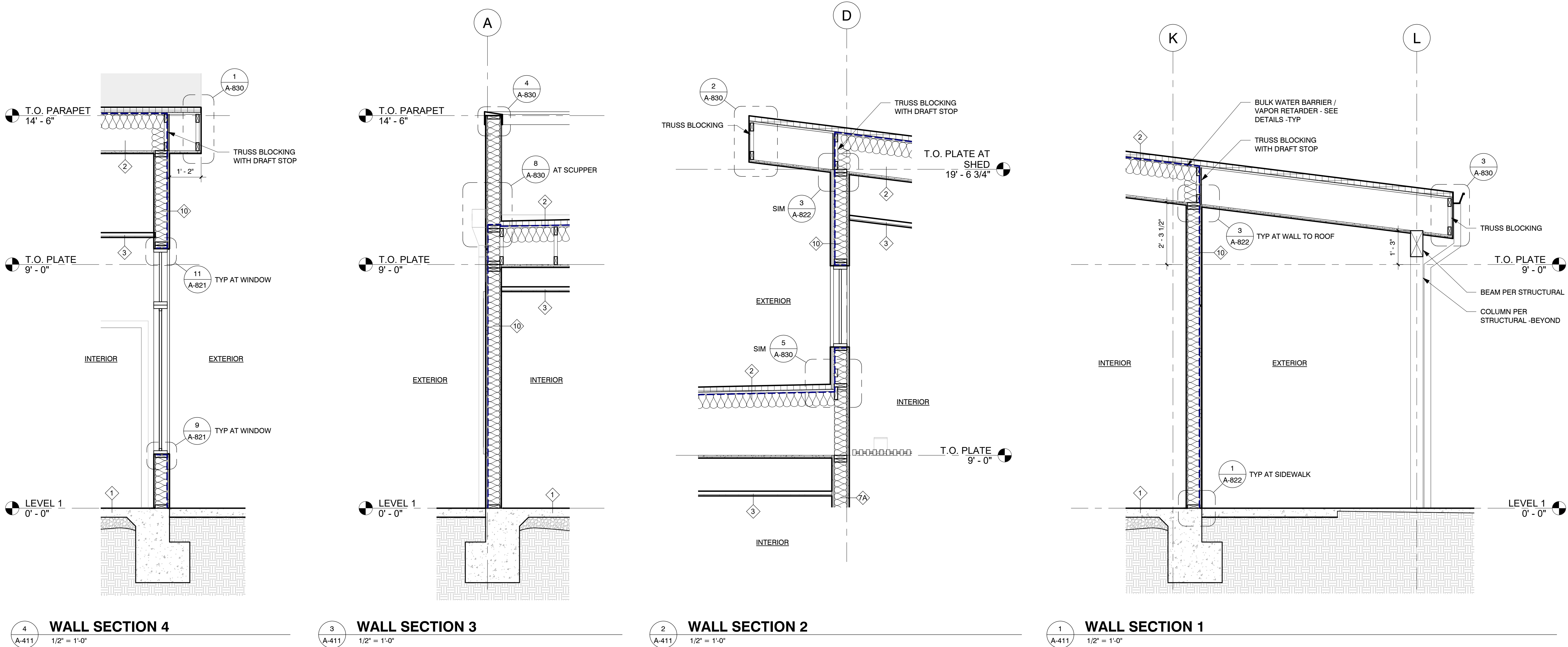
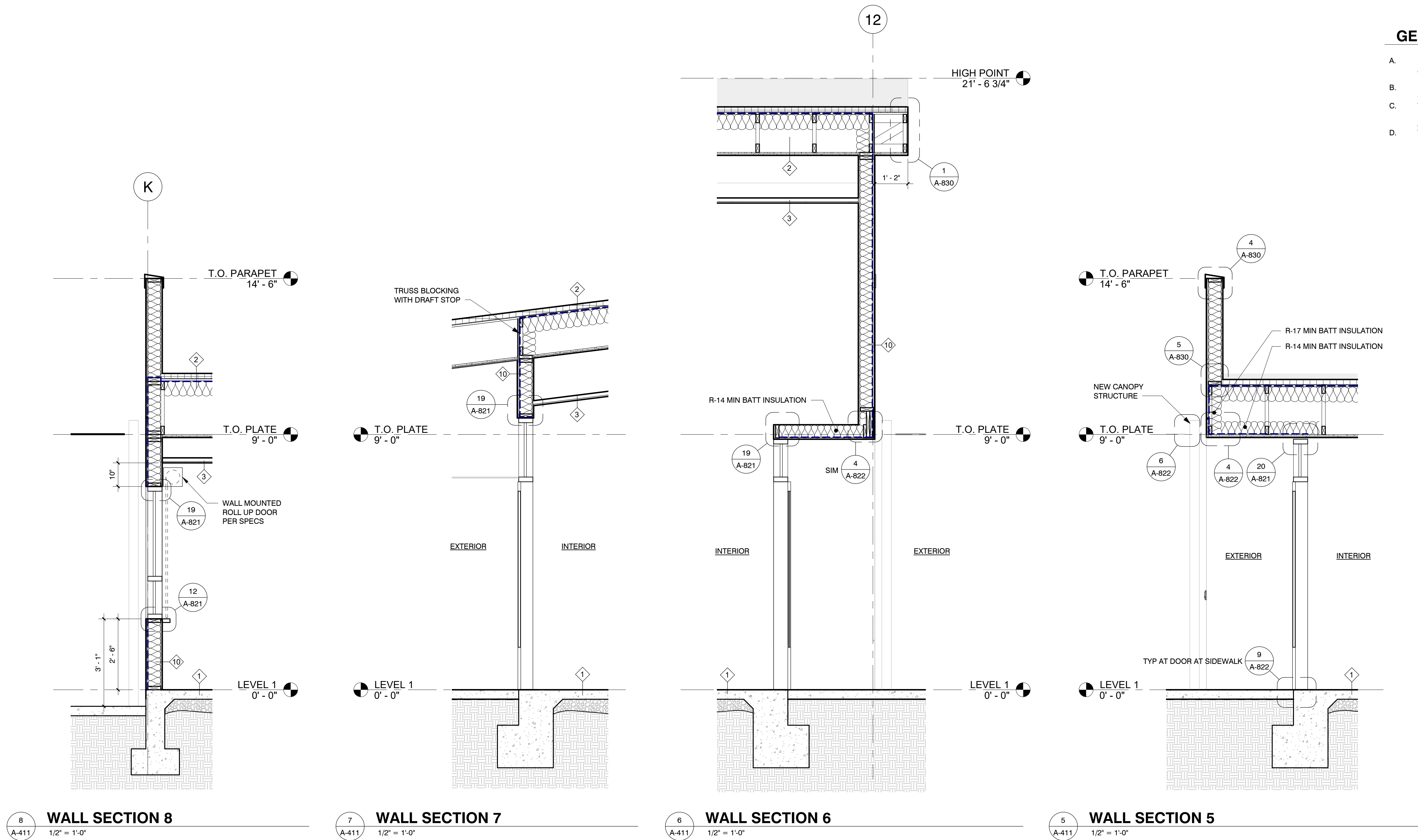
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WOODLAND, CA 95776
(916) 416-0901

PHASE:

**BUILDING PERMIT
SUBMITTAL**

GENERAL NOTES

- REFER TO A-811 FOR FENESTRATION SCHEDULE AND G-010 FOR ENERGY CODE COMPLIANCE REQUIREMENTS.
- SEE BUILDING SECTIONS FOR INFORMATION ON CONTINUITY OF ALL EXTERIOR CONTROL LAYERS.
- WHERE EXTERIOR ELEMENTS INTERFACE WITH INTERIOR, SEE ENLARGED PLAN SHEETS FOR ADDITIONAL INFORMATION.
- TYPICAL ROOF CONDITIONS SHOWN - SEE ROOF PLANS FOR ROOF CONFIGURATION AND PITCH.



REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
WALL SECTIONS

DRAWN BY: EN, KS, JL
CHECKED BY: AS
DATE CREATED: 01/03/19
SHEET:

A-411

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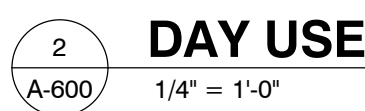
- A. SEE **G010** AND **A850** FOR STANDARD ACCESSIBILITY REQUIREMENTS.
- B. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
- C. SEE ENLARGED PLANS AND EXTERIOR WINDOW SCHEDULE FOR WINDOW SIZES AND TYPES. ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN, EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACED SIDE OF CURB. DIMENSIONS INDICATED AS "CLR" ARE TO FACE OF FINISH UNO.
- E. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 4" TO FACE OF PERP STUD UNO.
- F. SEE **A851** FOR PENETRATION REQUIREMENTS. EXISTING RISERS, FLUTES, AND GROOVES WILL REMAIN NOT IN CONFLICT SHOWN DASHED FOR REFERENCE ONLY.
- H. DASHED BOXES AND CIRCLES ON PLAN DESIGNATE REQUIRED ACCESSIBLE OR EQUIPMENT CLEAR FLOOR SPACE.
- I. ALL JANUARY CLOSETS SHALL BE WATER RESISTANT GYP BOARD AT WALLS.
- J. SEE **A850** FOR FIXTURE AND ACCESSORY MOUNTING HEIGHTS, BLOCKING AND CLEARANCES.
- K. SIGNAGE IS TO BE MOUNTED ON ALL FDC'S SERVICE AUTOMATIC SPRINKLER HEADERS, STANDPIPES OR FIRE PUMP CONNECTIONS.

6.18 COMPOSITE WOOD ACCENT
11.4 UNDER COUNTER MINI FRIDGE - SEE
SPECIFICATIONS
12.13 SOLID SURFACE COUNTERTOP AND 4"
HIGH BACKSPLASH PER SPECIFICATIONS
12.15 CASEWORK SHROUD PANEL -
COORDINATE WITH SINK DEPTH AND
ACCESSIBILITY KNEE CLEARANCE
REQUIREMENTS - CAP AT EXPOSED ENDS

CLIENT:

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WOODLAND, CA 95776
(916) 416-0901

PHASE:



SEE **G010** AND **A850** FOR STANDARD ACCESSIBILITY REQUIREMENTS.

SEE **E800** FOR WINDOW SIZES AND INFORMATION.

SEE ENLARGED PLANS AND EXTERIOR WINDOW SCHEDULES FOR WINDOW SIZES AND ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN.

EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION OR FACE OF EXTERIOR FINISHES INDICATED AS "CLR" ARE TO FACE OF FINISH UNO.

ALL WINDOW OPENINGS PERPENDICULAR TO A WALL ARE 4" TO FACE OF PERP STUD UNO.

SEE **A851** FOR PENETRATION REQUIREMENTS.

ALL EXTERIOR FURNISHINGS ARE TO BE NOT IN CONTRACT SHOW DASHED FOR REFERENCE NOT.

DASHED BOXES AND CIRCLES ON PLAN DESIGNATE REQUIRED ACCESSIBLE OR EQUIPMENT CLEAR FLOOR SPACE.

ALL CLOSETS TO BE EQUIPPED WITH WATER RESISTANT GYP BOARD AT WALLS.

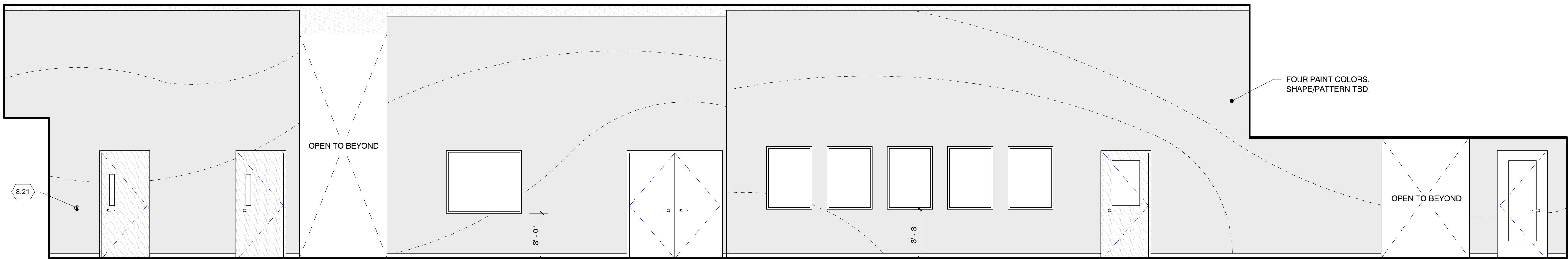
SEE **A850** FOR FIXTURES AND ACCESSORY MOUNTING HEIGHTS, BLOCKING AND CLEARANCES.

SIGNAGE IS TO BE MOUNTED ON ALL FDC'S AND AUTOMATIC SPRINKLER HEADS, STANDPIPES OR FIRE PUMP CONNECTIONS.

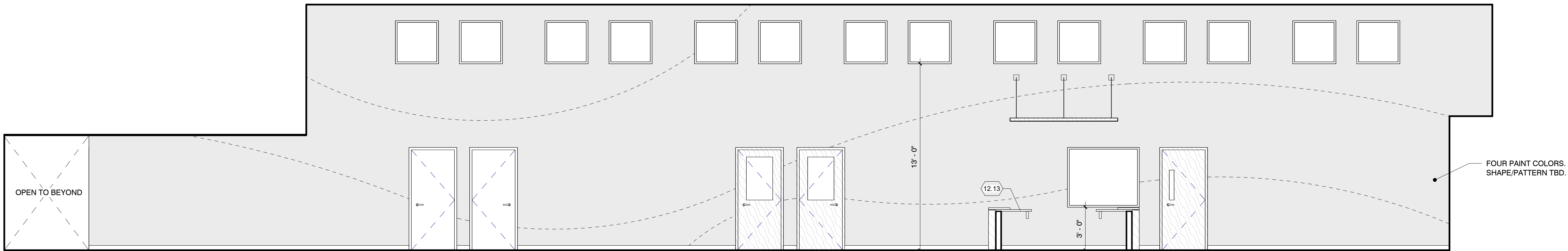
10.9	CHANGING BENCH, CFCl
12.13	SOLID SURFACE COUNTERTOP AND 4" HIGH BACKSPLASH PER SPECIFICATION
B10	SURFACE MOUNTED MIRROR 30X42. TYPE
B13	TOILET TISSUE DISPENSER.
B21	GRAB BAR.
B26	SOAP DISPENSER.
B43	PAPER TOWEL DISPENSER.
B44	TOILET SEAT COVER DISPENSER.
B46	BBY CHANGING STATION
B47	HOSE BIB MOUNTED 18" AFF
B48	SHOWER
B49	ADA SHOWER COMPARTMENT
B50	WALL BASE, SEE ROOM SCHEDULE



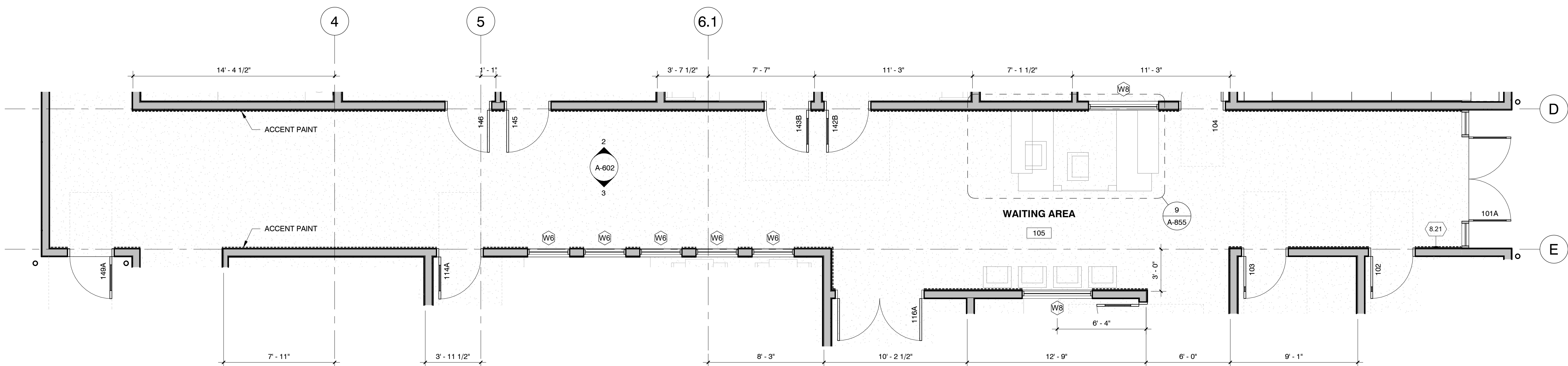
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3
A-602
HALLWAY 1 SOUTH
1/4" = 1'-0"



2
A-602
HALLWAY 1 NORTH
1/4" = 1'-0"



1
A-602
HALLWAY 1
1/4" = 1'-0"

GENERAL NOTES

- A. SEE G010 AND A850 FOR STANDARD ACCESSIBILITY REQUIREMENTS.
- B. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
- C. SEE ENLARGED PLANS AND EXTERIOR WINDOW SCHEDULE FOR SIZE AND TYPE OF WINDOW. ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN, EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLR" ARE TO FACE OF FINISH UNO.
- E. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 4" TO FACE OF PERP STUD UNO.
- F. SEE A851 FOR PENETRATION REQUIREMENTS.
- G. ALL FIXTURES, FURNISHINGS & EQUIPMENT NOT IN CONTRACT SHOWN DASHED FOR REFERENCE ONLY.
- H. DASHED BOXES AND CIRCLES ON PLAN DESIGNATE REQUIRED ACCESSIBLE OR EQUIPMENT CLEAR FLOOR SPACE.
- I. ALL JANITOR CLOSETS TO HAVE WATER RESISTANT GYP BOARD AT WALLS.
- J. SEE A850 FOR FIXTURE AND ACCESSORY MOUNTING HEIGHTS, BLOCKING AND CLEARANCES.
- K. SIGNAGE IS TO BE MOUNTED ON ALL FDC'S SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS.

KEYNOTES

- 8.21 DOOR ACTUATOR MOUNTED AT 42" AFF TO TOP OF OPERABLE PARTS
- 12.13 SOLID SURFACE COUNTERTOP AND 4" HIGH BACKSPLASH PER SPECIFICATIONS

**SALAZAR
ARCHITECT**

1201 J STREET
SUITE 200
SACRAMENTO, CA 95814
PHONE: 916.269.8818
WWW.SALAZARCH.COM

PROJECT NUMBER: 2321

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

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REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

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CHECKED BY: AS

DATE CREATED: 09/24/24

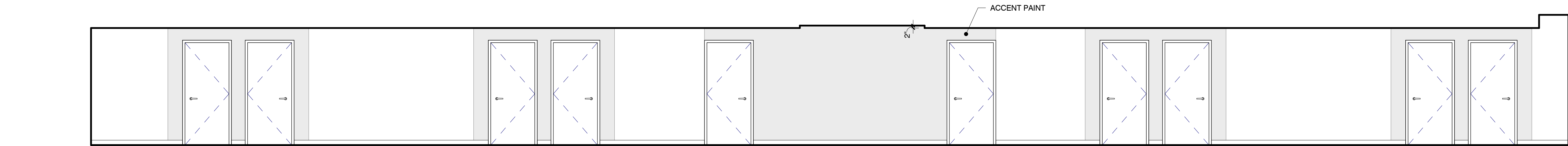
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A-602

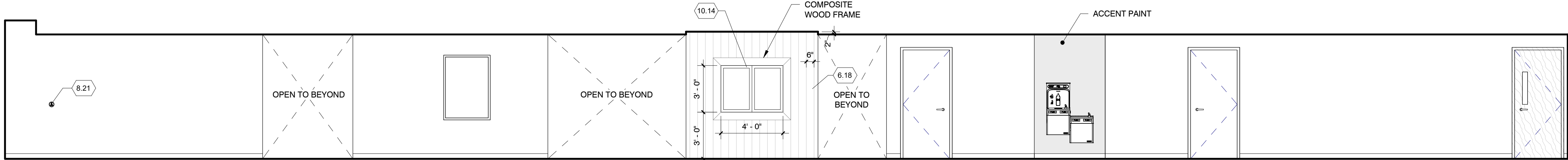
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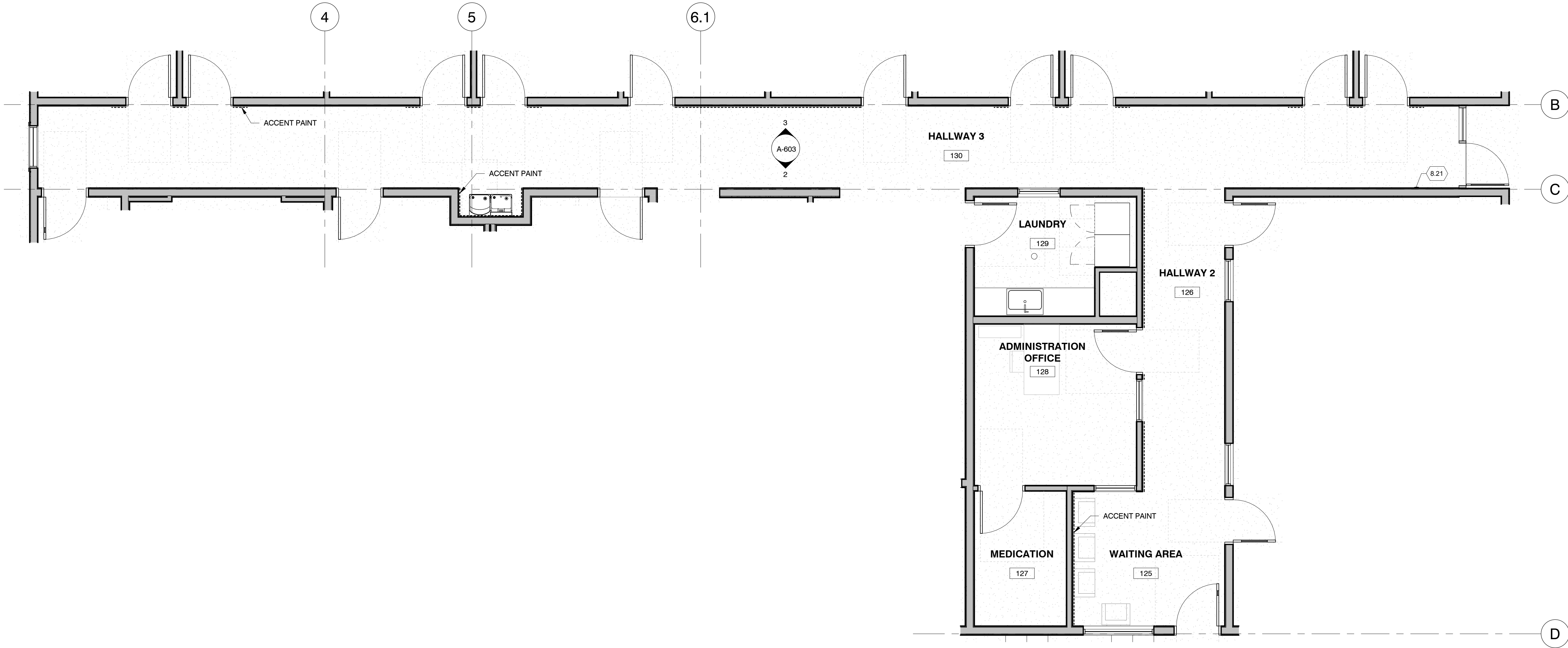
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3
A-603
NC HALLWAY NORTH
1/4" = 1'-0"



2
A-603
NC HALLWAY SOUTH
1/4" = 1'-0"



1
A-603
HALLWAY 2 AND 3
1/4" = 1'-0"

GENERAL NOTES

- A. SEE G010 AND A850 FOR STANDARD ACCESSIBILITY REQUIREMENTS.
B. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
C. SEE ENLARGED PLANS AND EXTERIOR WINDOW SCHEDULE FOR SIZE AND TYPE OF WINDOW. ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN, EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLR" ARE TO FACE OF FINISH UNO.
D. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 4" TO FACE OF PERP STUD UNO.
E. SEE A851 FOR PENETRATION REQUIREMENTS.
F. ALL FIXTURES, FURNISHINGS & EQUIPMENT NOT IN CONTRACT SHOWN DASHED FOR REFERENCE ONLY.
G. DASHED BOXES AND CIRCLES ON PLAN DESIGNATE REQUIRED ACCESSIBLE OR EQUIPMENT CLEAR FLOOR SPACE.
H. ALL JANITOR CLOSETS TO HAVE WATER RESISTANT GYP BOARD AT WALLS.
I. SEE A850 FOR FIXTURE AND ACCESSORY MOUNTING HEIGHTS, BLOCKING AND CLEARANCES.
J. SIGNAGE IS TO BE MOUNTED ON ALL FDC'S SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS.

KEYNOTES

- 6.18 COMPOSITE WOOD ACCENT
8.21 DOOR ACTUATOR MOUNTED AT 42" AFF TO TOP OF OPERABLE PARTS
10.14 LOCKABLE DISPLAY UNIT

**SALAZAR
ARCHITECT**

1201 J STREET
SUITE 200
SACRAMENTO, CA 95814
PHONE: 916.269.8818
WWW.SALAZARCH.COM

PROJECT NUMBER: 2321

**SHELTER II AT
EAST BEAMER**

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

**FRIENDS OF THE
MISSION**

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

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PLANS &
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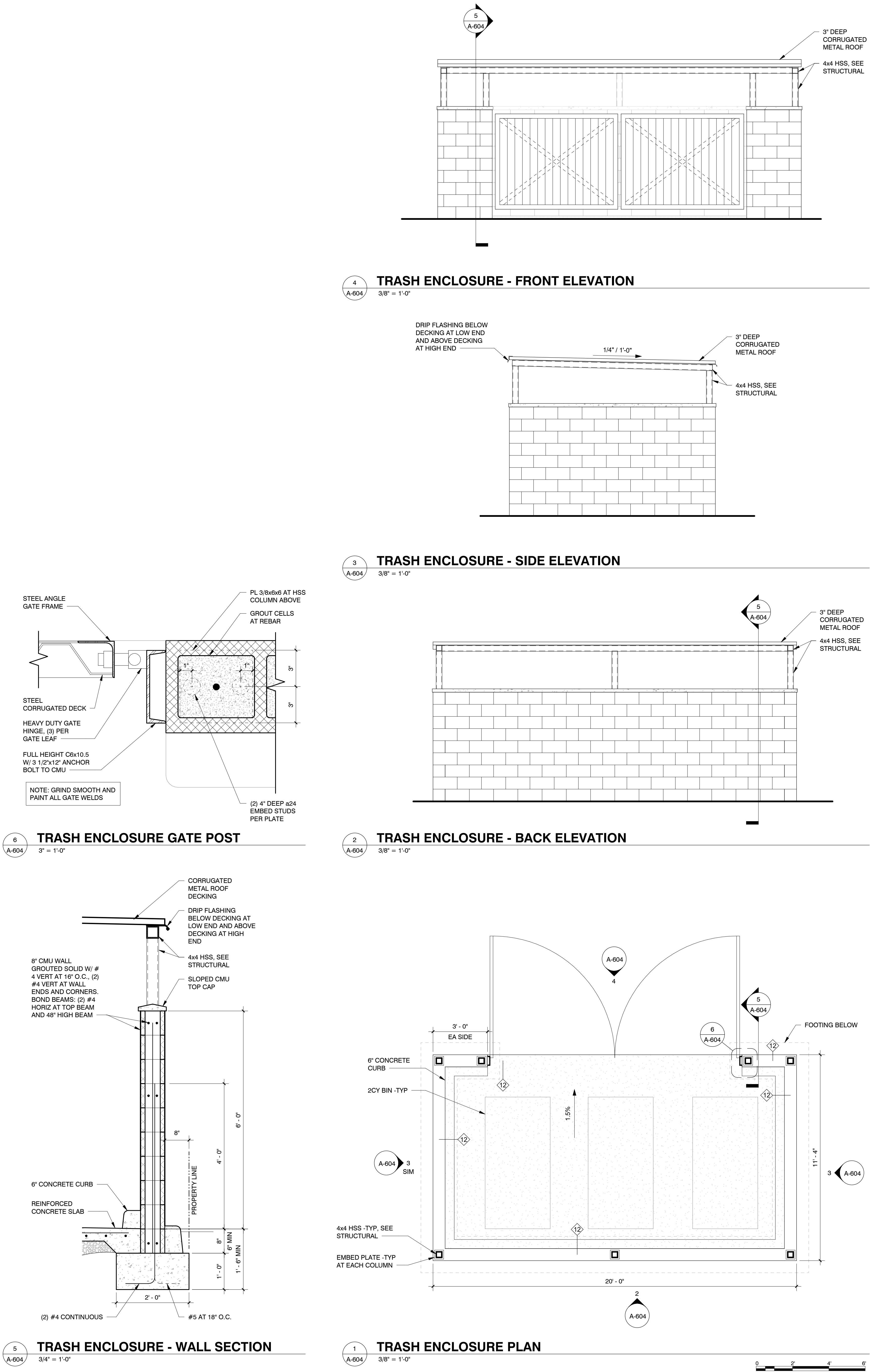
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DATE CREATED: 10/10/24

SHEET:

A-603

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GENERAL NOTES

- A. SEE G010 AND A850 FOR STANDARD ACCESSIBILITY REQUIREMENTS.
B. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
C. SEE ENLARGED PLANS AND EXTERIOR WINDOW SCHEDULE FOR SIZE AND TYPE OF WINDOW. ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN, EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLR" ARE TO FACE OF FINISH UNO.
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H. ALL JANITOR CLOSETS TO HAVE WATER RESISTANT GYP BOARD AT WALLS.
I. SEE A850 FOR FIXTURE AND ACCESSORY MOUNTING HEIGHTS, BLOCKING AND CLEARANCES
J. SIGNAGE IS TO BE MOUNTED ON ALL FDC'S SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS.

KEYNOTES

**SALAZAR
ARCHITECT**

1201 J STREET
SUITE 200
SACRAMENTO, CA 95814
PHONE: 916.269.8818
WWW.SALAZARCH.COM

PROJECT NUMBER: 2321

**SHELTER II AT
EAST BEAMER**

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

**FRIENDS OF THE
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DATE DESCRIPTION

**SHEET TITLE:
TRASH
ENCLOSURE**

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SHEET:

A-604

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GENERAL NOTES

- SEE A850 FOR STANDARD ACCESSIBILITY REQUIREMENTS.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNO.
- SEE A851 FOR PENETRATION REQUIREMENTS.
- SEE A850 FOR ACCESSIBLE FIXTURE AND ACCESSORY MOUNTING HEIGHTS, BLOCKING AND CLEARANCES.
- SEE ELECTRICAL PLANS FOR EMERGENCY EGRESS LIGHTING.
- CENTER LIGHT FIXTURES IN ROOM IF NO DIMENSIONS ARE PROVIDED. NOTIFY THE ARCHITECT IF THERE APPEARS TO BE A CONFLICT.

LEGEND

- DROPPED GYPSUM SOFFIT / CEILING
- DROPPED 24"x24" ACT SOFFIT / CEILING
- RECESSED CAN LIGHT, SEE ELECTRICAL
- PENDANT CAN LIGHT, SEE ELECTRICAL
- LINEAR PENDANT LIGHT, SEE ELECTRICAL
- RECTANGULAR SURFACE MOUNT LIGHT, SEE ELECTRICAL
- RECTANGULAR RECESSED LIGHT, SEE ELECTRICAL
- WALL SCONCE LIGHT, SEE ELECTRICAL
- DIFFUSER GRILLE, SEE MECHANICAL
- SECURITY CAMERA, SEE TECHNOLOGY
- ATTIC / ROOF ACCESS HATCH
- SOLAR TUBE REFLECTOR
- DIRECT/INDIRECT PENDANT
- RECESSED CAN LIGHT
- SURFACE MOUNTED CAN LIGHT

PROJECT NUMBER: 2321

SHELTER II AT
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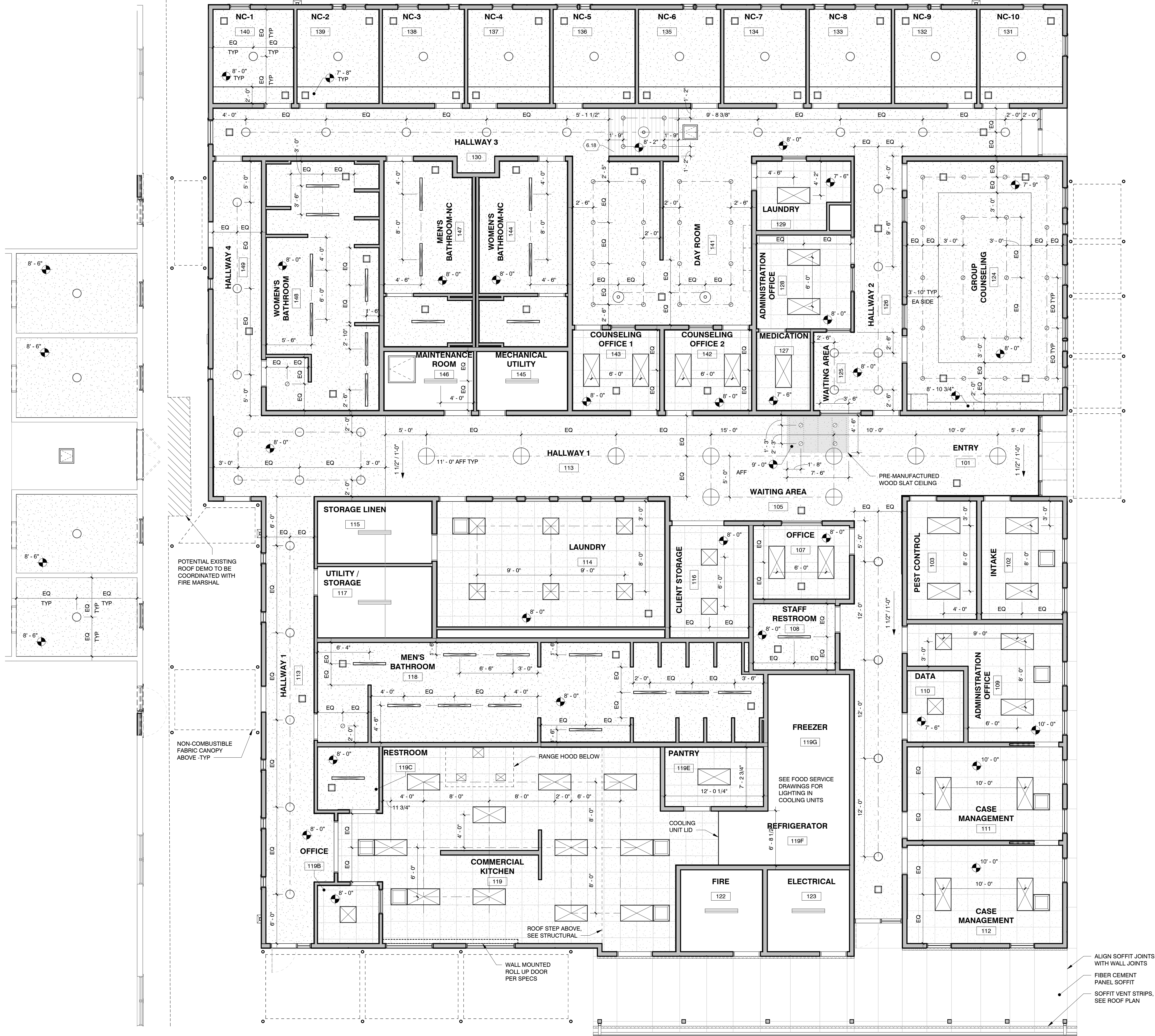
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SHEET TITLE:
OVERALL CEILING
PLAN

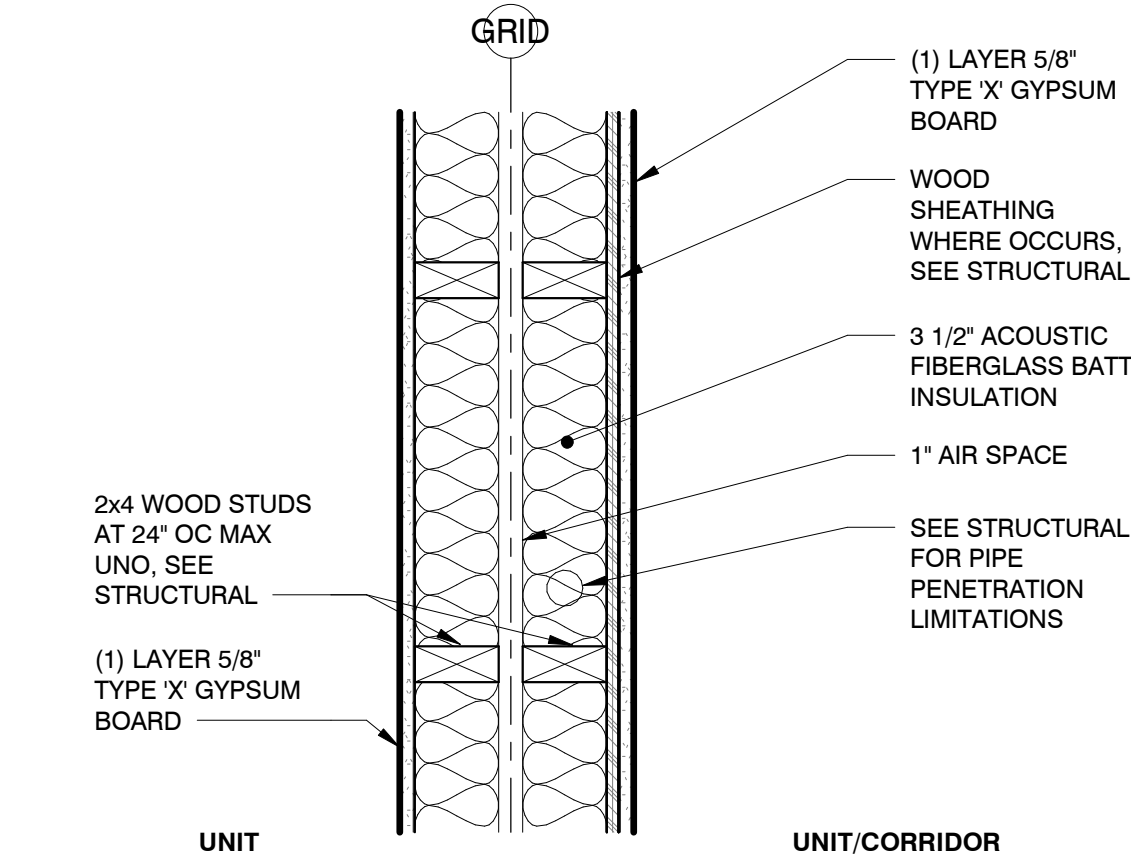
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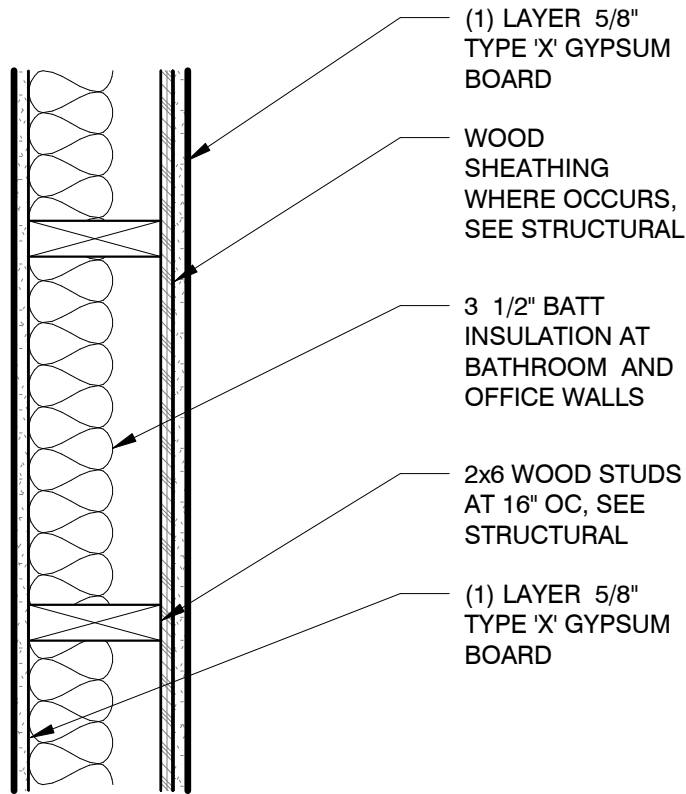


OVERALL CEILING PLAN
3/16" = 1'-0"



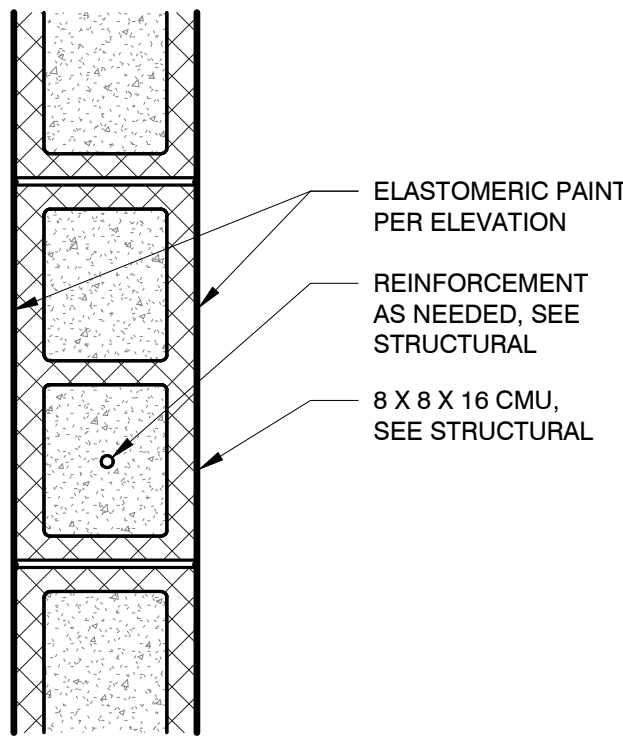
1. WHERE A NON-SHEARWALL EXTENDS AND ALIGNS PARALLEL WITH A SHEAR WALL, PROVIDE ADDITIONAL SHEATHING LAYERS TO THE NONSHEAR WALL TO PROVIDE CONTINUOUS FACE OF FINISH.
2. LOCATE THERMAL INSULATION ON THE COLD SIDE (IN WINTER) OF DOMESTIC WATER PIPES AS REQUIRED TO PROTECT PIPE FROM FREEZING.
3. PROVIDE ADDITIONAL FRAMING, BLOCKING, AND FINISHES AS REQUIRED FOR PLUMBING ACCESS PANELS.
4. PROVIDE ADDITIONAL BLOCKING AS REQUIRED TO SUPPORT SHELING, TOWEL BARS, GRAB BARS, RAILINGS, AND ALL OTHER WALL-MOUNTED ACCESSORIES AND EQUIPMENT.
5. PROVIDE UL APPROVED THROUGH PENETRATION AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE AT ALL ELECTRICAL, PLUMBING, AND MECHANICAL PENETRATIONS IN FIRE-RATED ASSEMBLIES, SEE XX'XX.
6. PROVIDE WATER RESISTANT GYPSUM BOARD AT BATH TUB AND SHOWER WALLS.
7. PROVIDE FIRE BLOCKING & DRAFTSTOPS IN CONCEALED SPACES BETWEEN RATED ASSEMBLIES, PROVIDE FIRE BLOCKS AND DRAFT STOPS PER 2014 OSSC SECTION 718.
8. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF WALLS, PARTITIONS, AND FURRED SPACES AT 10 FT OC MIN IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
9. PROVIDE FLUID APPLIED WATERPROOFING AT EXTERIOR FOUNDATIONS, FOOTINGS AND SUBGRADE WALLS. BLIND-SIDE ATTACHED BENTONITE WATERPROOFING TO BE USED AT SHORED WALLS.

9 1HR PARTY WALL
ASSEMBLY: UL U431
TL-93-266 OR PGD-02-10-055
FIRE: 1HR
SOUND: STC 56-57

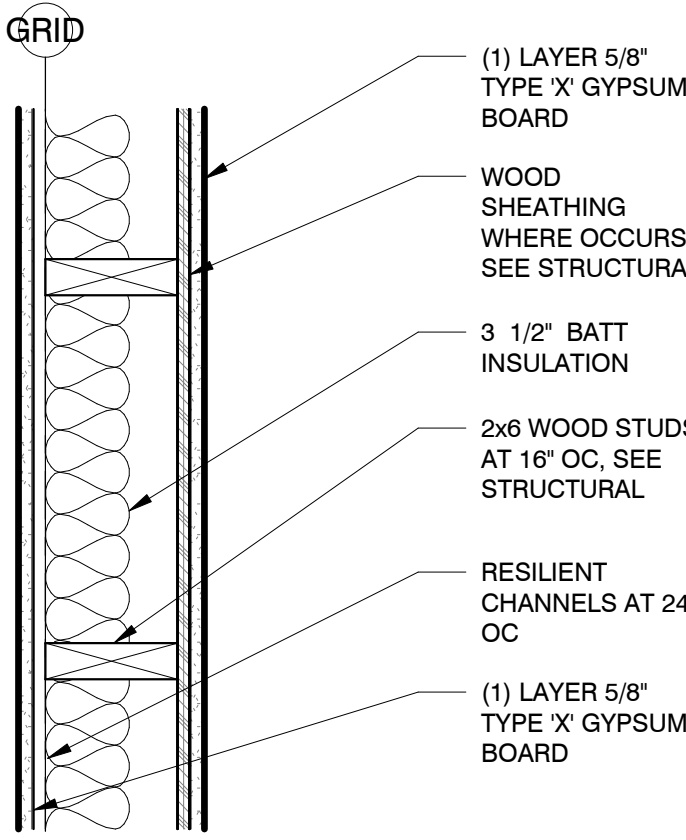


8B 2x4 WOOD STUDS AT 16" OC IN LIEU OF 2x6 WOOD STUDS

8A 1HR INTERIOR WALL
ASSEMBLY: GA WP 3510
FIRE: 1HR

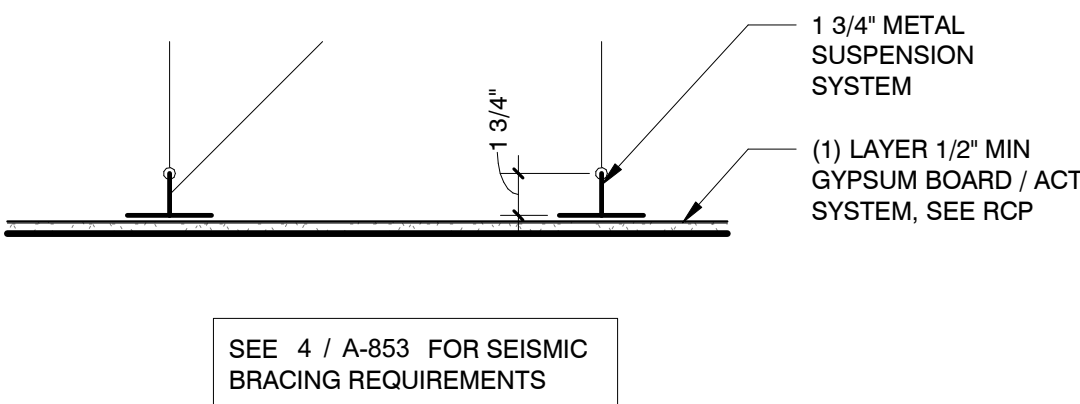


12 2HR EXTERIOR WALL - CMU
ASSEMBLY: CBC TABLE 721.1(2) ITEM 3
FIRE: 2HR

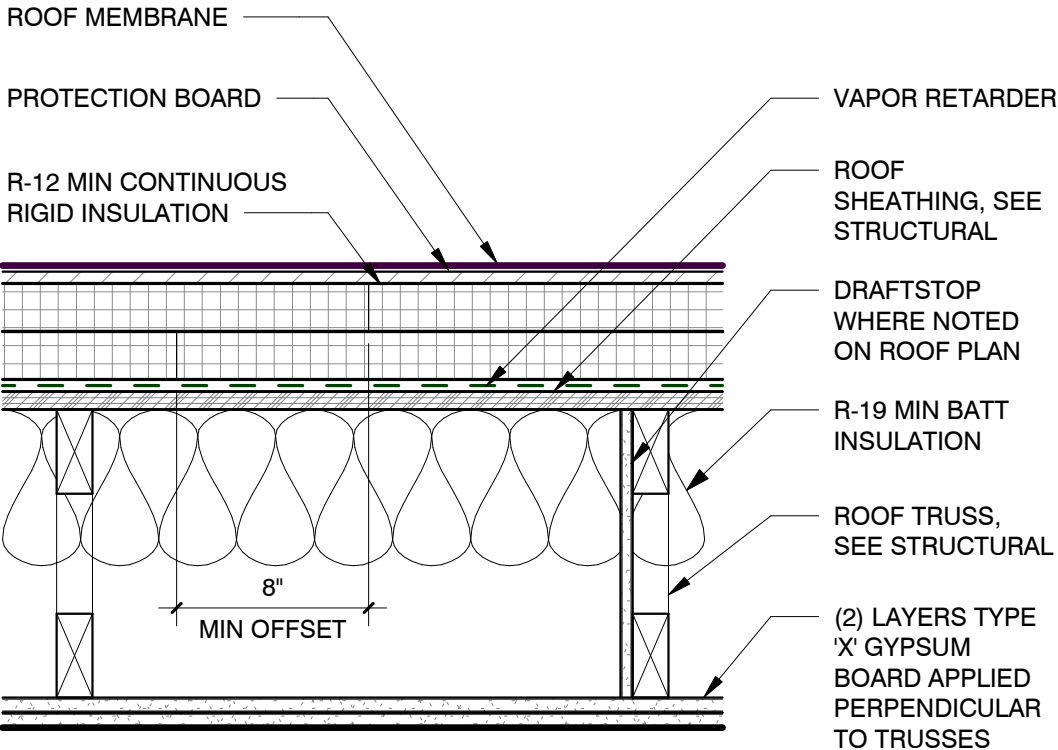


7B 2x4 WOOD STUDS AT 16" OC IN LIEU OF 2x6 WOOD STUDS

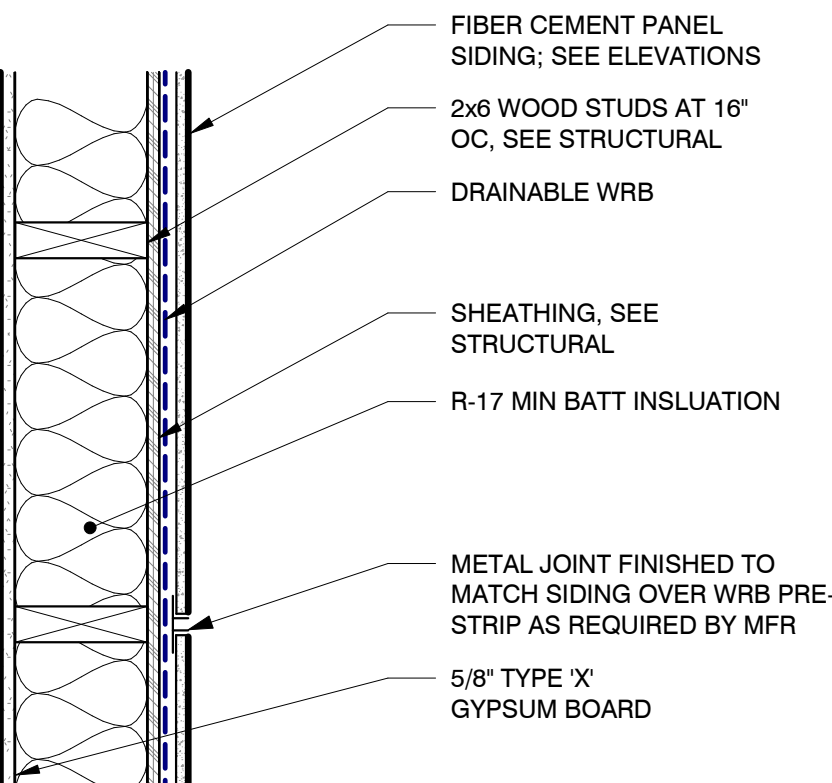
7A 1HR CORRIDOR WALL
ASSEMBLY: GA WP 3243
SOUND TEST NRC-TL-97-003
FIRE: 1HR
SOUND: STC 51



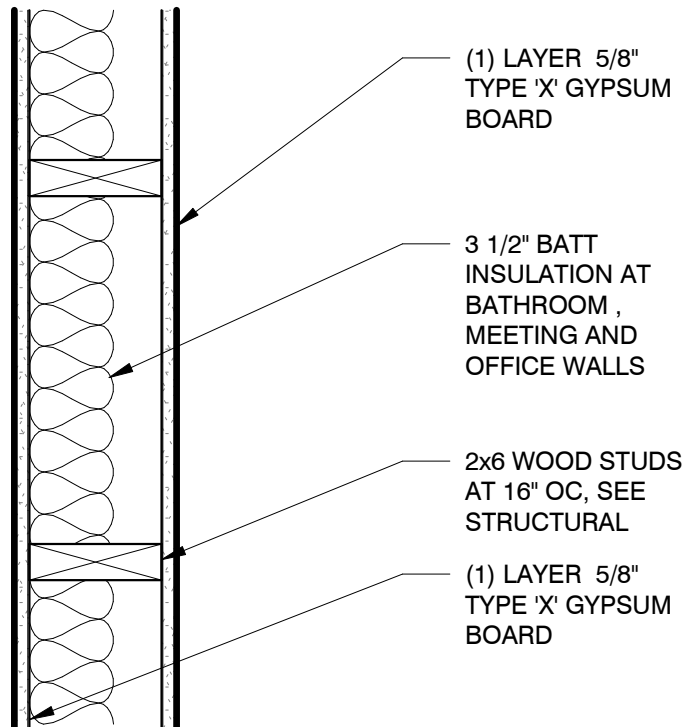
3 NON-RATED DROPPED CEILING
ASSEMBLY: N/A



2 1HR FLAT ROOF/CEILING
ASSEMBLY: GA RC 2602
FIRE: 1HR

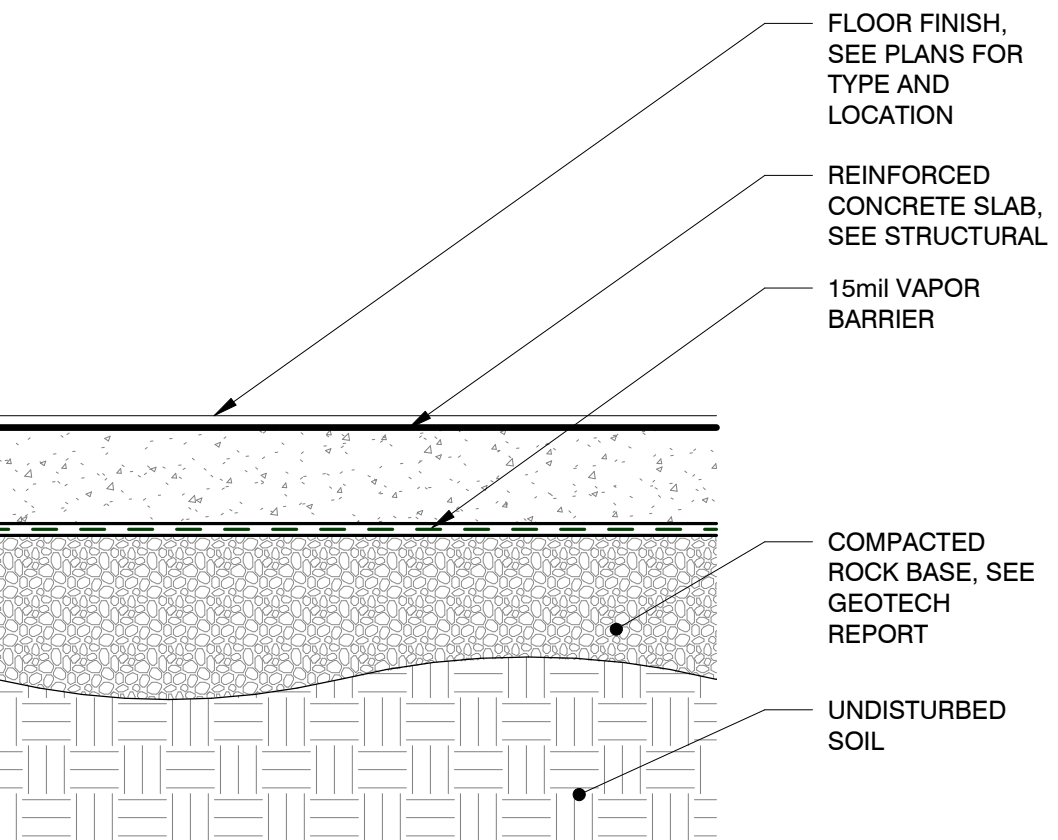


11 1HR EXTERIOR WALL - LAP
ASSEMBLY: WS4-1.2
FIRE: 1HR



6B 2x4 WOOD STUDS AT 16" OC IN LIEU OF 2x6 WOOD STUDS

6A NON-RATED INTERIOR FURRING WALL
ASSEMBLY: N/A



1 FLOOR - SLAB ON GRADE
ASSEMBLY: N/A

10 1HR EXTERIOR WALL - PANEL
ASSEMBLY: WS4-1.2
FIRE: 1HR

5B 2x4 WOOD STUDS AT 16" OC IN LIEU OF 2x6 WOOD STUDS

5A NON-RATED INTERIOR WALL
ASSEMBLY: N/A

SHELTER II AT
EAST BEAMER

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WOODLAND, CA 95776
(916) 416-0901

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SHEET:

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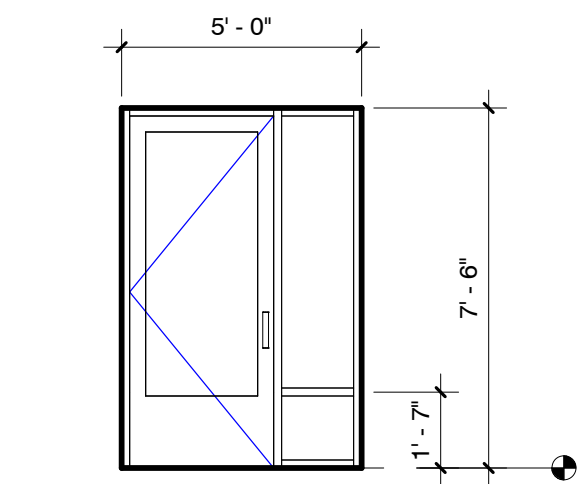
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DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	WIDTH	HEIGHT	THICKNESS	TYPE	DOOR MATERIAL	FINISH	FRAME MATERIAL	FINISH	HARDWARE	FIRE RATING	SIGN TYPE (SEE A-851)	COMMENTS
101A	ENTRY	6'-0"	7'-4"	0'-1 3/4"	SF	ALUM	CLR	ALUM	CLR	1			
102	INTAKE	3'-0"	7'-0"	0'-1 3/4"	B	HM	PT	HM	PT	16	20 MIN	S1	
103	PEST CONTROL	3'-0"	7'-0"	0'-1 3/4"	B	HM	PT	HM	PT	16	20 MIN	S1	
104	WAITING AREA	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	14	20 MIN	S1	
106A	ENTRY	3'-0"	7'-4"	0'-1 3/4"	SF	ALUM	CLR	ALUM	CLR	5			
107	OFFICE	3'-0"	7'-0"	0'-1 3/4"	C	WD	CLR	WD	CLR	16	20 MIN	S1	
108	STAFF RESTROOM	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	18	20 MIN	S2	
109A	ADMINISTRATION OFFICE	3'-0"	7'-0"	0'-1 3/4"	C	WD	CLR	WD	CLR	16	20 MIN	S1	
109B	CASE MANAGEMENT	3'-0"	6'-8"	0'-1 3/8"	G	WD	CLR	WD	CLR	20			
110	DATA	3'-0"	7'-4"	0'-1 3/4"	E	WD	CLR	WD	CLR	16	20 MIN	S1	
111A	CASE MANAGEMENT	3'-0"	7'-0"	0'-1 3/4"	C	WD	CLR	WD	CLR	19	20 MIN	S1	
111B	CASE MANAGEMENT	3'-0"	6'-8"	0'-1 3/8"	G	WD	CLR	WD	CLR	20			
112	CASE MANAGEMENT	3'-0"	7'-0"	0'-1 3/4"	C	WD	CLR	WD	CLR	19	20 MIN	S1	
114A	LAUNDRY	3'-0"	7'-0"	0'-1 3/4"	D	WD	CLR	WD	CLR	12	20 MIN	S1	
115A	STORAGE LINEN	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	16			
116A	STORAGE	6'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	17	20 MIN	S1	
117	STORAGE CLIENT ITEMS	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	16	20 MIN	S1	
118A	MENS BATHROOM	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	11	20 MIN	S2	
119A	COMMERCIAL KITCHEN	6'-0"	7'-0"	0'-1 3/4"	A	WD	CLR	WD	CLR	9	20 MIN	S1	
119B	COMMERCIAL KITCHEN	3'-0"	7'-0"	0'-1 3/4"	C	HM	PT	HM	PT	16			
119C	RESTROOM	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	PT	HM	18		S2	
119D	COMMERCIAL KITCHEN	4'-0"	7'-4"	0'-1 3/4"	A	HM	PT	HM	PT	6		S1	
119E	COMMERCIAL KITCHEN	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	22		S1	
122A	FIRE RISER	3'-0"	7'-4"	0'-1 3/4"	A	HM	PT	HM	PT	2		S1	
123A	ELECTRICAL	3'-0"	7'-4"	0'-1 3/4"	A	HM	PT	HM	PT	2	60 MIN	S1	
124A	GROUP COUNSELING	3'-0"	7'-0"	0'-1 3/4"	C	WD	CLR	WD	CLR	16	20 MIN	S1	
124B	GROUP COUNSELING	3'-0"	7'-0"	0'-1 3/4"	C	WD	CLR	WD	CLR	16	20 MIN	S1	
127	MEDICATION STORAGE	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	16		S1	
128A	ADMINISTRATION OFFICE	3'-0"	7'-0"	0'-1 3/4"	C	WD	CLR	WD	CLR	16	20 MIN	S1	
129	LAUNDRY	3'-0"	7'-0"	0'-1 3/4"	D	WD	CLR	WD	CLR	19	20 MIN	S1	
130A	ENTRY	3'-0"	7'-4"	0'-1 3/4"	SF	ALUM	CLR	ALUM	CLR	3			
131	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
132	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
133	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
134	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
135	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
136	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
137	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
138	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
139	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
140	NON-CONGREGATE	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10	20 MIN	S1	
142A	COUNSELING OFFICE 2	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	19	20 MIN	S1	
142B	COUNSELING OFFICE 2	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	19	20 MIN	S1	
143A	COUNSELING OFFICE 1	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	19	20 MIN	S1	
143B	COUNSELING OFFICE 1	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	19	20 MIN	S1	
144A	WOMENS BATHROOM	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	11	20 MIN	S2	
144B	SHOWER ROOM	3'-0"	7'-0"	0'-1 3/4"	A.1	HM	PT	HM	PT	11		S1	
145	STORAGE	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	15	20 MIN	S1	
146	MAINTENANCE	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	15	20 MIN	S1	
147A	MENS BATHROOM	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	11	20 MIN	S2	
147B	SHOWER ROOM	3'-0"	7'-0"	0'-1 3/4"	A.1	HM	PT	HM	PT	11		S1	
148A	HALLWAY	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	11		S2	
148A	ENTRY	3'-0"	7'-0"	0'-1 3/4"	C	ALUM	CLR	ALUM	CLR	1.1		S1	
148B	ENTRY	3'-0"	7'-4"	0'-1 3/4"	SF	ALUM	CLR	ALUM	CLR	3.1			
148C	ENTRY	3'-0"	7'-4"	0'-1 3/4"	C	HM	PT	PT	HM	7		S1	
148D	ENTRY	3'-0"	7'-4"	0'-1 3/4"	C	HM	PT	HM	PT	7		S1	
148E	ENTRY	3'-0"	7'-0"	0'-1 3/4"	B	HM	PT	HM	PT	21		S1	
G1	SITE	5'-0"	4'-0"	0'-1 1/2"	-	HM	MATCH FENCE	MTL	MATCH FENCE	GATE			PANIC HARDWARE
G2	SITE	5'-0"	4'-0"	0'-1 1/2"	-	HM	MATCH FENCE	MTL	MATCH FENCE	GATE			
G3	SITE	5'-0"	4'-0"	0'-1 1/2"	-	HM	MATCH FENCE	MTL	MATCH FENCE	GATE			PANIC HARDWARE
X102	(E) BLDG	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	5		S1	
X103	(E) BLDG	3'-0"	7'-0"	0'-1 3/4"	A	HM	PT	HM	PT	5		S1	
X104	(E) BLDG	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10		S1	
X105	(E) BLDG	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10		S1	
X106	(E) BLDG	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10		S1	
X107	(E) BLDG	3'-0"	7'-0"	0'-1 3/4"	B	WD	CLR	WD	CLR	10		S1	
Y101	(E) BLDG	6'-0"	7'-2"	0'-1 3/4"		HM	PT	HM	PT	1		S1	

ROOM FINISH SCHEDULE

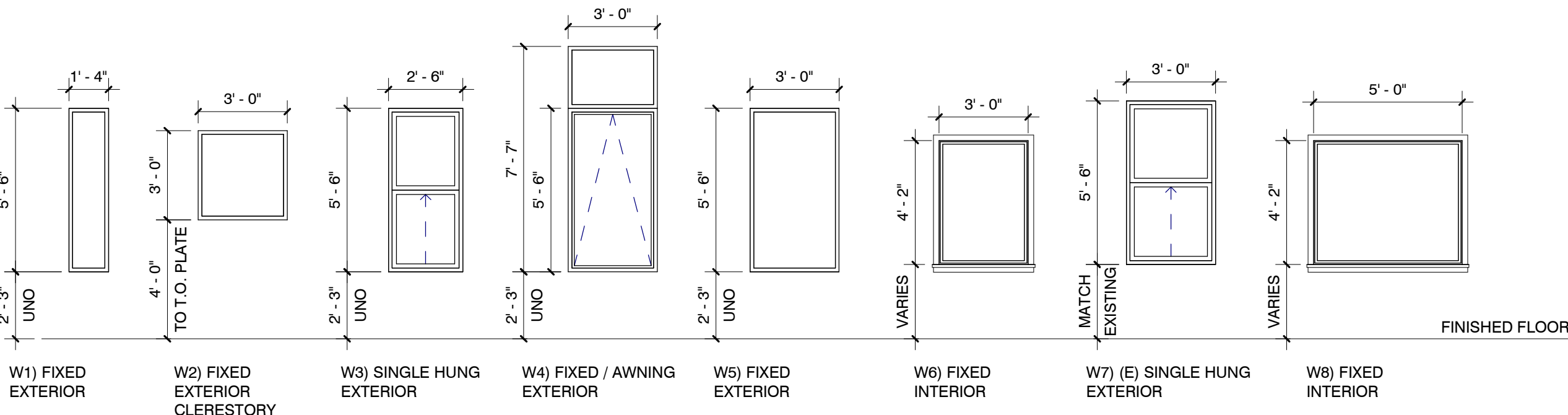
ROOM NO	ROOM NAME	MATERIAL/FINISH				COMMENTS	AREA
		FLOOR	BASE	WALL	CEILING		
101	ENTRY	CONC-1	RB-2	GYP BD/PT	GYP BD/PT	FOUR PAINT COLORS.	168 SF
102	INTAKE	CPT-1	WB-1	GYP BD/PT	GYP BD/PT		143 SF
103	PEST CONTROL	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		122 SF
105	WAITING AREA	CONC-1	RB-2	GYP BD/PT	GYP BD/PT	FOUR PAINT COLORS.	281 SF
106	HALLWAY 5	CONC-1	RB-2	GYP BD/PT	GYP BD/PT	FOUR PAINT COLORS.	299 SF
107	OFFICE	CPT-1	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	105 SF
108	STAFF RESTROOM	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		81 SF
109	ADMINISTRATION OFFICE	CPT-1	WB-1	GYP BD/PT	GYP BD/PT		204 SF
110	DATA	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		60 SF
111	CASE MANAGEMENT	CPT-1	WB-1	GYP BD/PT	GYP BD/PT		216 SF
112	CASE MANAGEMENT	CPT-1	WB-1	GYP BD/PT	GYP BD/PT		227 SF
113	HALLWAY 1	CONC-1	RB-2	GYP BD/PT	GYP BD/PT	FOUR PAINT COLORS.	914 SF
114	LAUNDRY	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		425 SF
115	STORAGE LINEN	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		106 SF
116	CLIENT STORAGE	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		131 SF
117	UTILITY / STORAGE	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		121 SF
118	MENS BATHROOM	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		650 SF
119	COMMERCIAL KITCHEN	CONC-2	RB-1	GYP BD/PT	GYP BD/PT		921 SF
119B	OFFICE	CONC-2	RB-1	GYP BD/PT	GYP BD/PT		53 SF
119C	RESTROOM	CONC-2	RB-1	GYP BD/PT	GYP BD/PT		57 SF
119E	PANTRY	CONC-2	RB-1	GYP BD/PT	GYP BD/PT		67 SF
119F	REFRIGERATOR	CONC-2	RB-1	GYP BD/PT	GYP BD/PT		174 SF
119G	FREEZER	CONC-2	RB-1	GYP BD/PT	GYP BD/PT		97 SF
122	FIRE	CONC-2	RB-1	GYP BD/PT	GYP BD/PT		100 SF
123	ELECTRICAL	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		100 SF
124	GROUP COUNSELING	CPT-3, CPT-4	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	577 SF
125	WAITING AREA	CONC-1	RB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	102 SF
126	HALLWAY 2	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		126 SF
127	MEDICATION	CPT-1	WB-1	GYP BD/PT	GYP BD/PT	HIGH SECURITY	62 SF
128	ADMINISTRATION OFFICE	CPT-1	WB-1	GYP BD/PT	GYP BD/PT		131 SF
129	LAUNDRY	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		87 SF
130	HALLWAY 3	CONC-1	RB-1	GYP BD/PT	GYP BD/PT	THREE PAINT COLORS. VENEER ACCENT WALL.	598 SF
131	NC-10	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	116 SF
132	NC-9	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	115 SF
133	NC-8	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	115 SF
134	NC-7	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	115 SF
135	NC-6	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	115 SF
136	NC-5	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	115 SF
137	NC-4	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	115 SF
138	NC-3	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	115 SF
139	NC-2	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	115 SF
140	NC-1	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	TWO PAINT COLORS.	113 SF
141	DAY ROOM	CONC-1, CPT-3	RB-1	GYP BD/PT	GYP BD/PT	THREE PAINT COLORS. VENEER ACCENT WALL.	440 SF
142	COUNSELING OFFICE 2	CPT-1	WB-1	GYP BD/PT	GYP BD/PT		104 SF
143	COUNSELING OFFICE 1	CPT-1	WB-1	GYP BD/PT	GYP BD/PT		104 SF
144	WOMENS BATHROOM-NC	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		236 SF
145	MECHANICAL UTILITY	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		80 SF
146	MAINTENANCE ROOM	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		76 SF
147	MENS BATHROOM-NC	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		237 SF
148	WOMENS BATHROOM	CONC-1	RB-1	GYP BD/PT	GYP BD/PT		410 SF
149	HALLWAY 4	CONC-1	RB-2	GYP BD/PT	GYP BD/PT		241 SF
151	NC-14	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	(E) BLDG, TWO PAINT COLORS.	142 SF
152	NC-13	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	(E) BLDG, TWO PAINT COLORS.	142 SF
153	NC-12	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	(E) BLDG, TWO PAINT COLORS.	144 SF
154	NC-11	CPT-2	WB-1	GYP BD/PT	GYP BD/PT	(E) BLDG, TWO PAINT COLORS.	144 SF



5
A-811
STOREFRONT 5
1/4" = 1'-0"

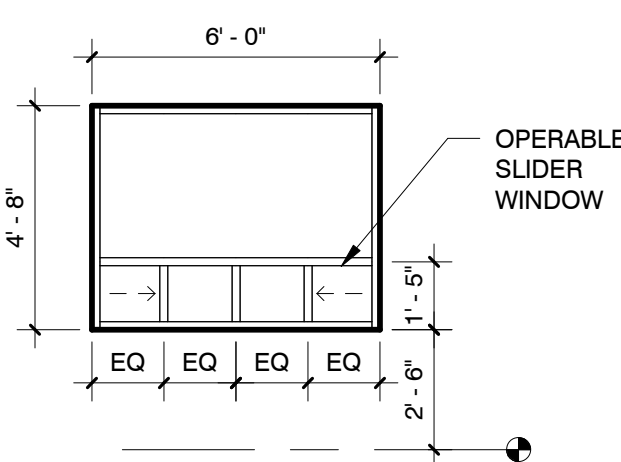
DOOR TYPES

1/4" = 1'-0"



WINDOW TYPES

1/4" = 1'-0"



**SHELTER II AT
EAST BEAMER**

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

**FRIENDS OF THE
MISSION**

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

**BUILDING PERMIT
SUBMITTAL**

REVISIONS:

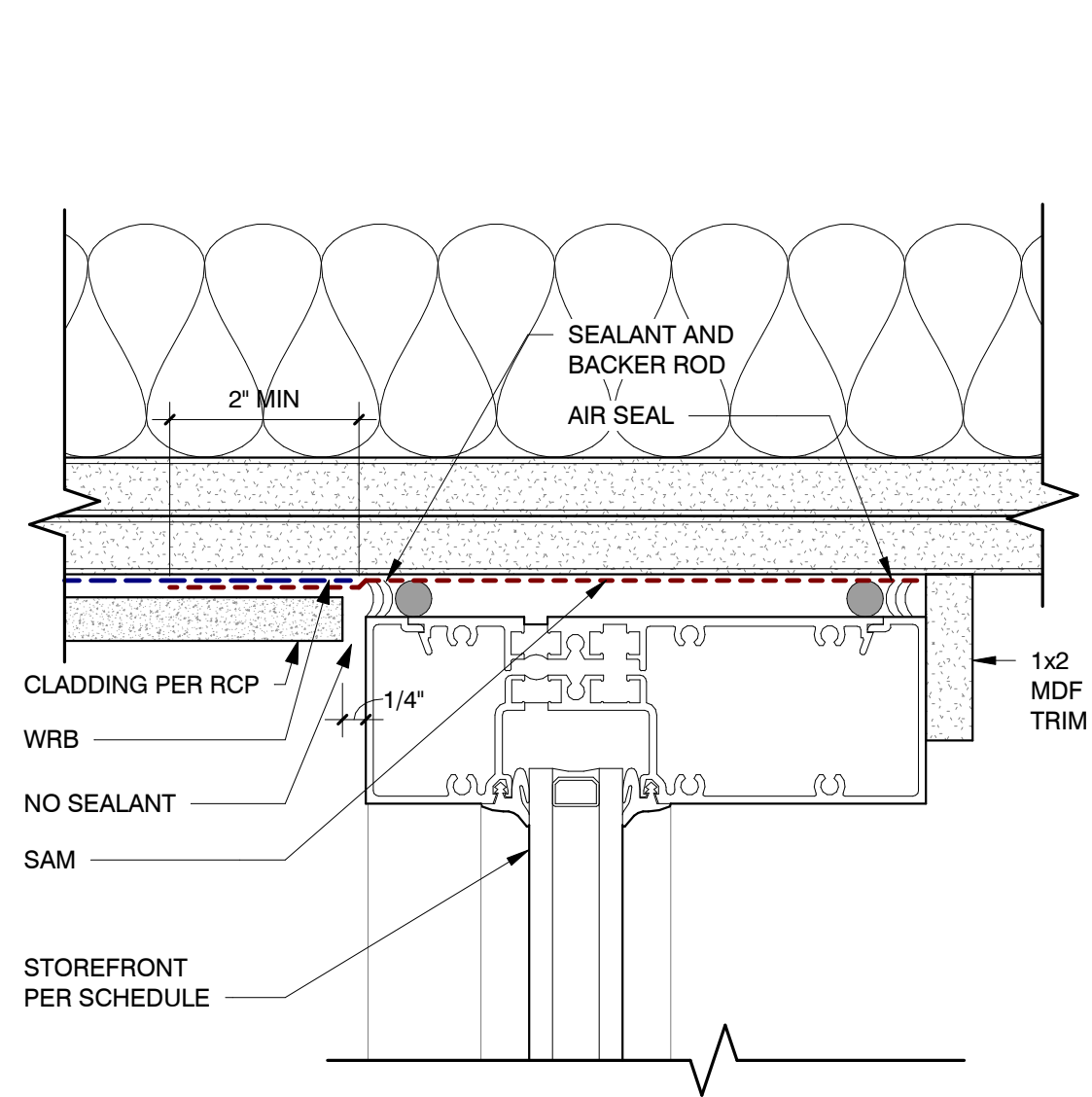
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DETAILS

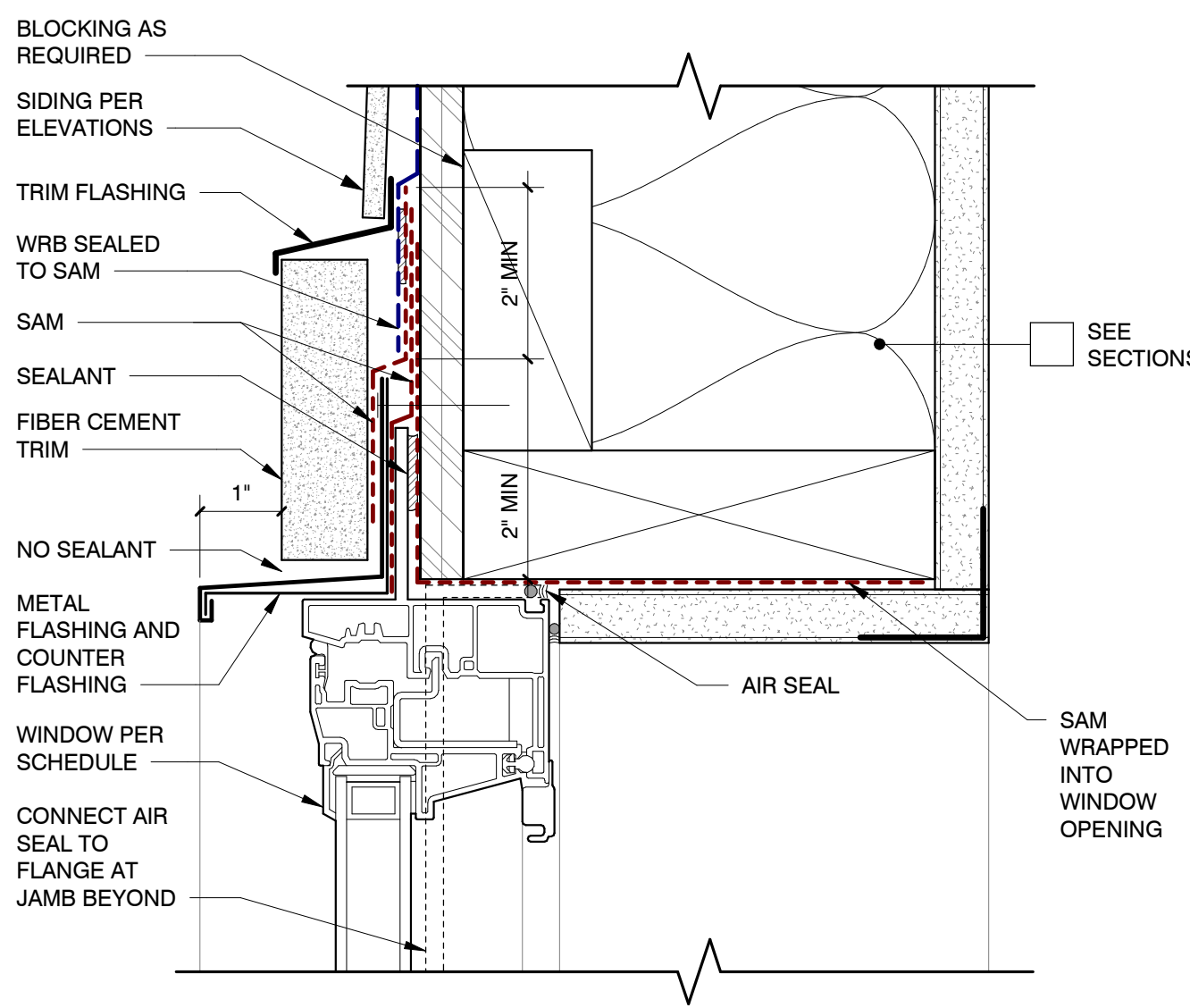
DRAWN BY: EN, KS, JL
CHECKED BY: AS
DATE CREATED: 01/03/19
SHEET:

A-821

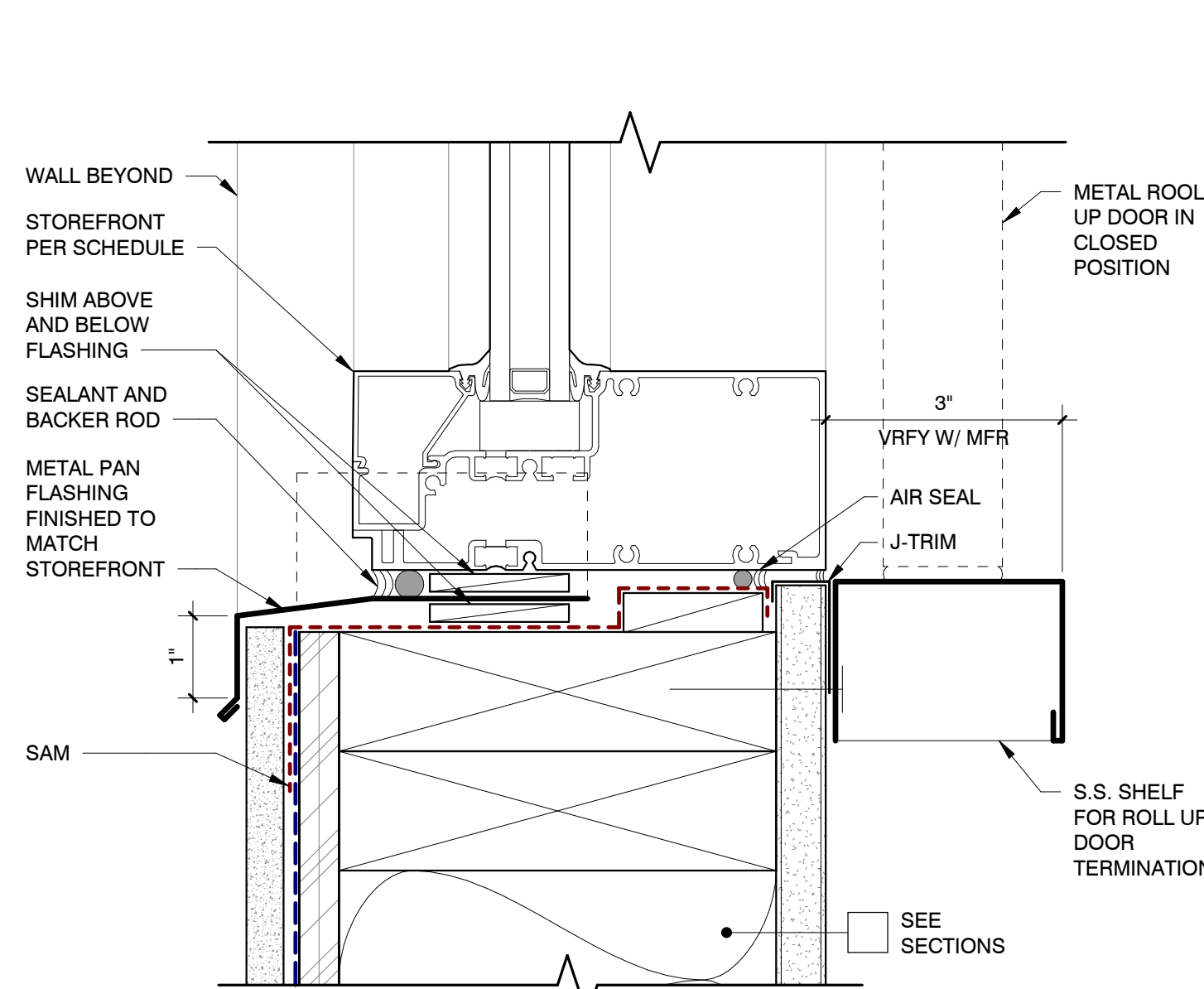
All drawings and written materials appearing herein constitute the original and unpublished work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.
Salazar Architect, Inc.



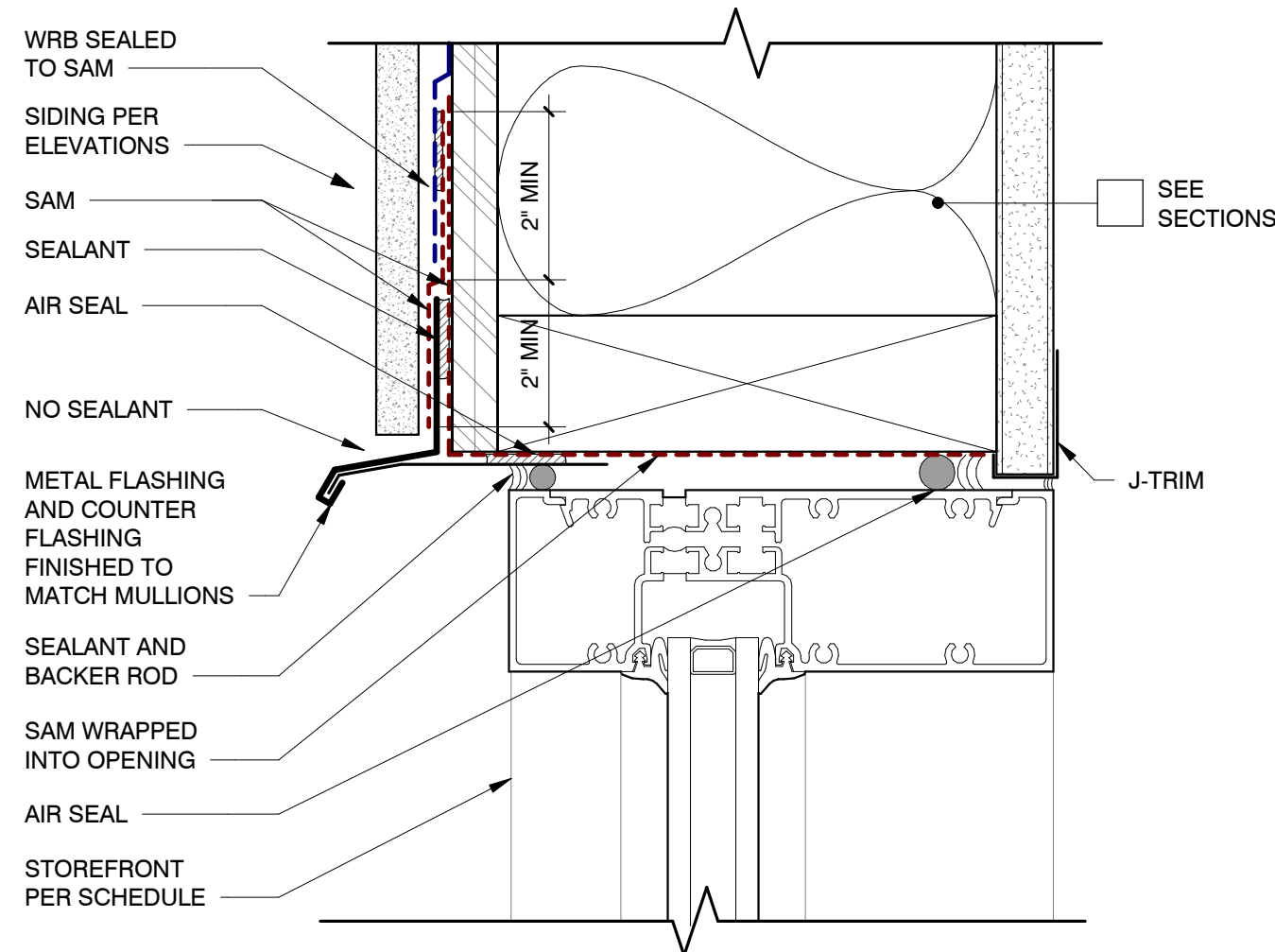
20
A-821
STOREFRONT HEAD AT ROOF
6" = 1'-0"



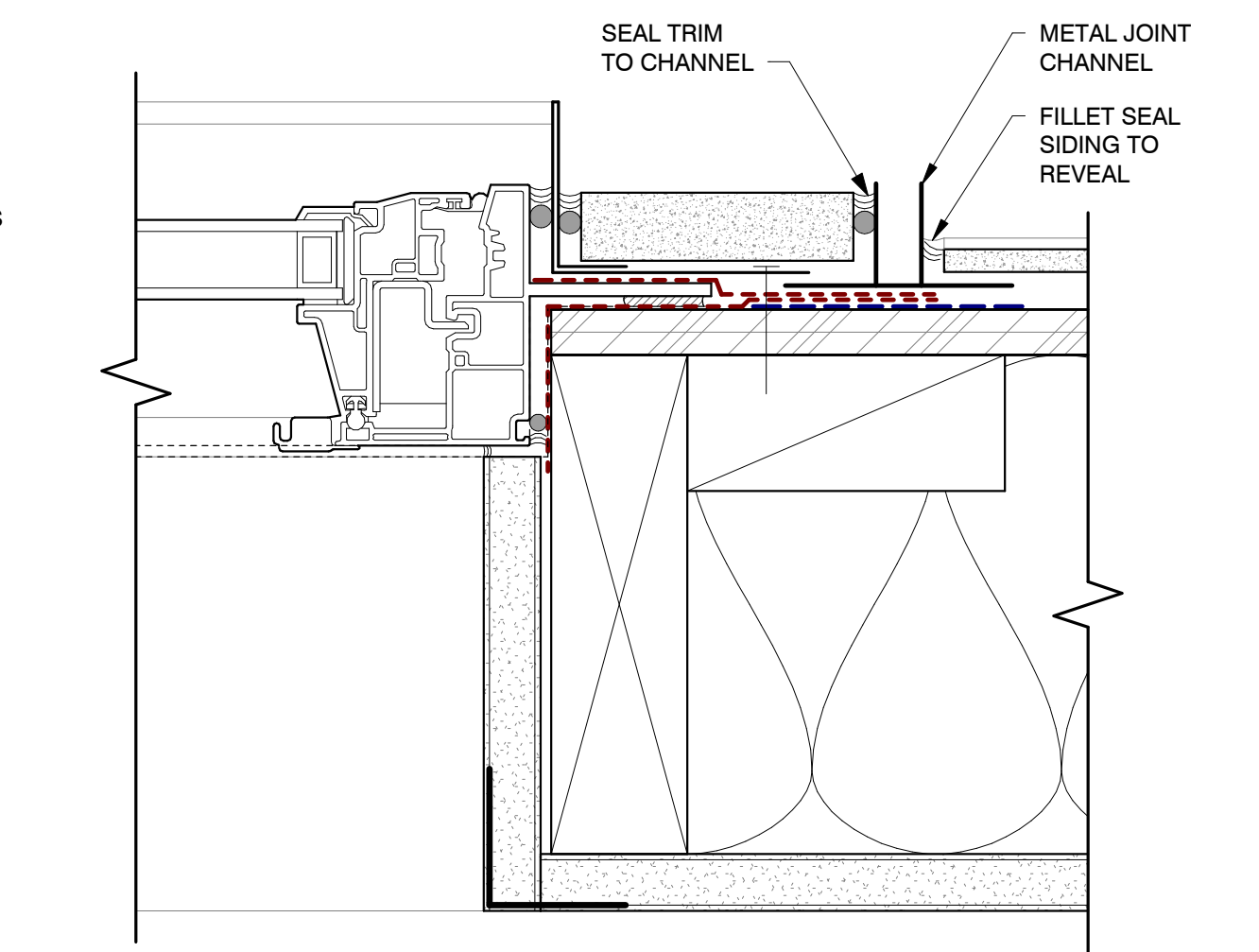
16
A-821
WINDOW HEAD AT LAP SIDING
6" = 1'-0"



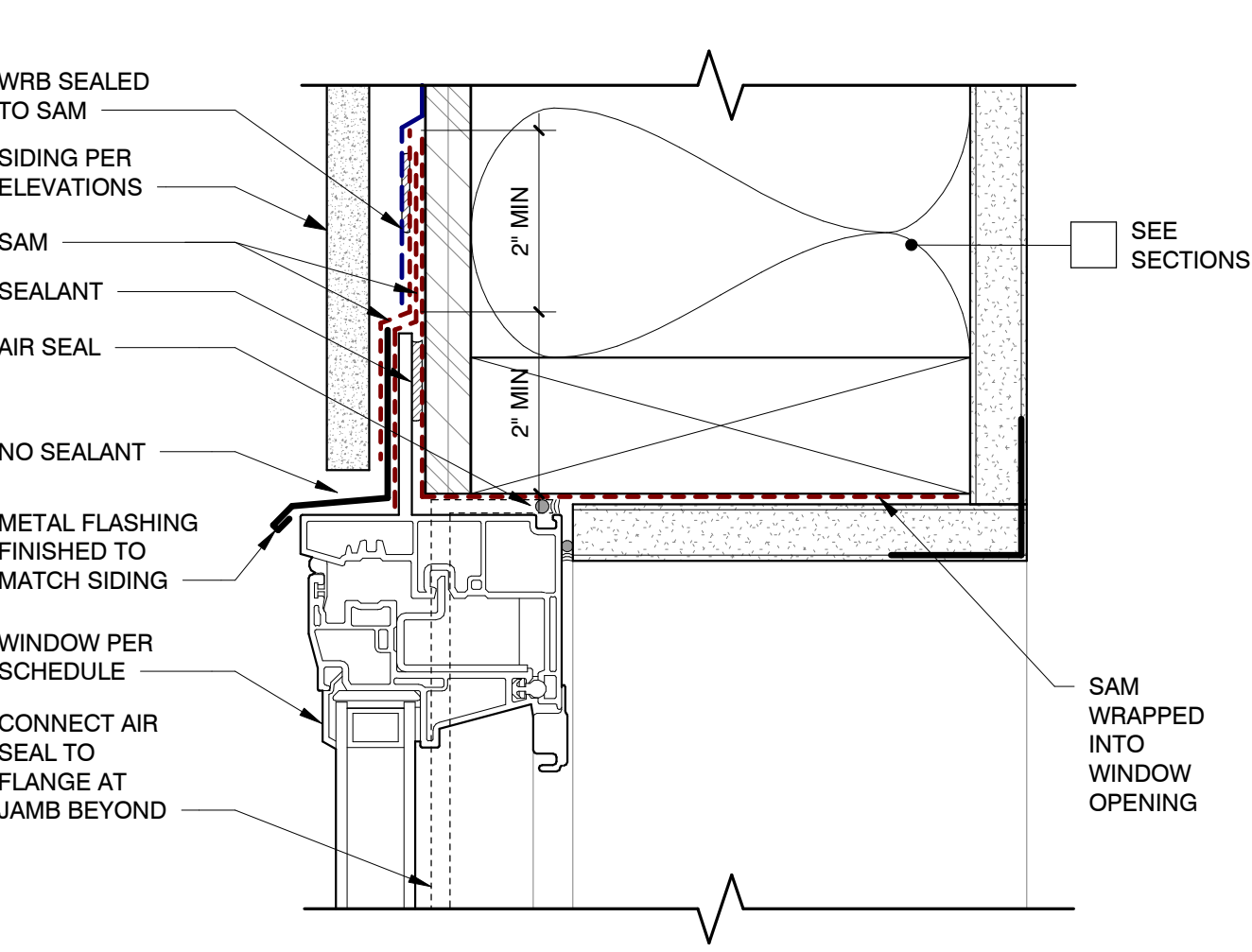
12
A-821
STOREFRONT SILL AT WALL
6" = 1'-0"



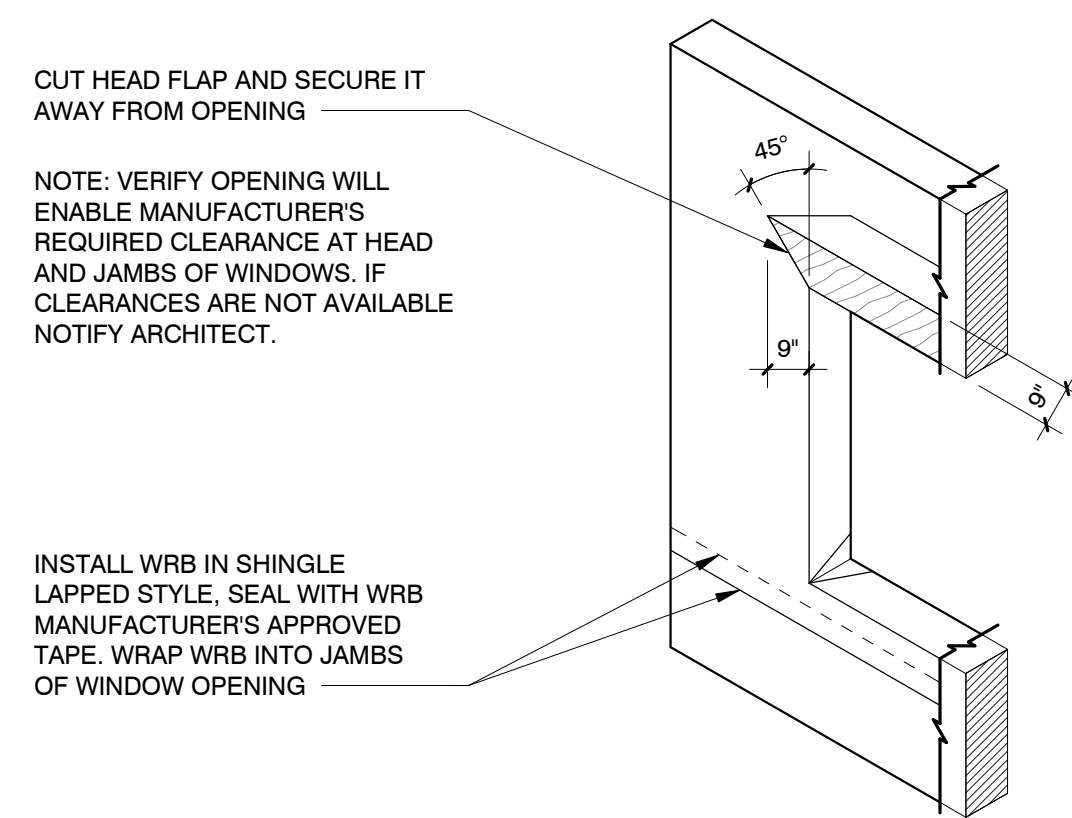
19
A-821
STOREFRONT HEAD
6" = 1'-0"



15
A-821
WINDOW JAMB AT LAP AT CHANNEL
6" = 1'-0"



11
A-821
WINDOW HEAD -TYP
6" = 1'-0"



STEP 1

INSTALL SAM IN WINDOW SILL, EXTEND UP JAMBS 6" ON EA SIDE OVER WRB, PRESS SAM ALONG FRONT OF SILL AND INTO CORNERS USING ROLLER TO ROLL IT DOWN FIRMLY FOR GOOD ADHESION, THEN INSTALL CORNER BOOT

TAPE WITH BOW TIE SHAPED SAM AT CORNER

INSTALL ORDER:

1. SILL SAM
2. CORNER BOOT
3. SAM BOW TIE

STEP 3

INSTALL 6" SIDE SAM ON EA SIDE OF JAMB OVER WRB AND WINDOW FLANGE, SAM SHALL BE ROLLED DOWN

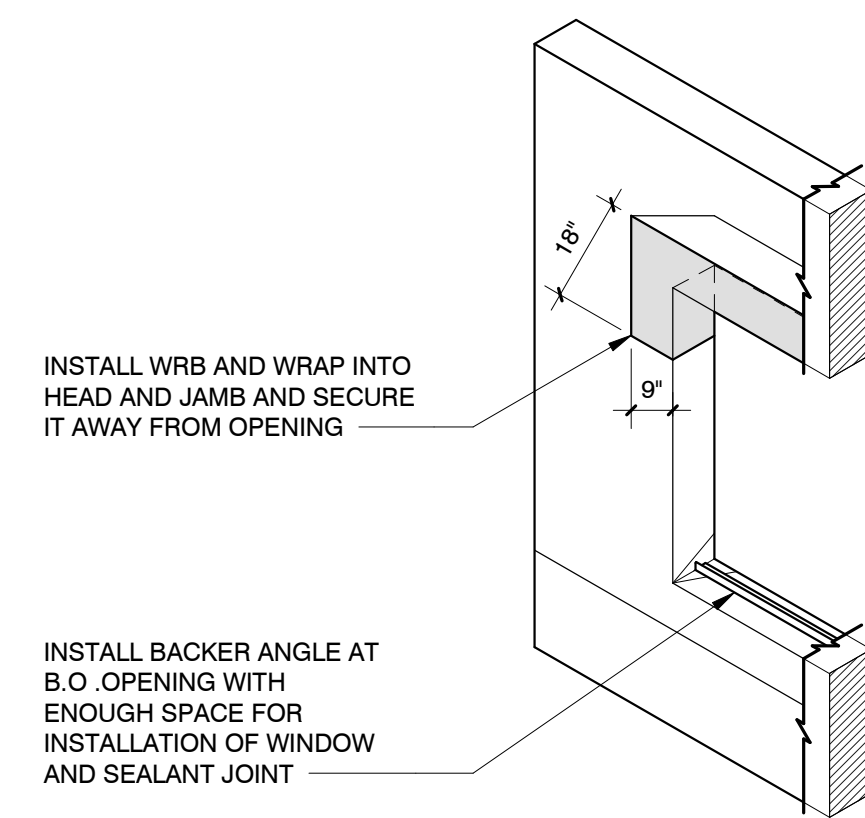
NOTES:

- INSPECT WINDOW FRAME MITER JOINTS AND NAILING FLANGES FOR DAMAGE
- AFTER WINDOW IS PLACED INTO ROUGH OPENING, ADJUST TO ENABLE MANUFACTURERS MINIMUM AIRSPACE BETWEEN WINDOW AND JAMBS/HEAD
- INSTALL WINDOW PER MFR'S INSTRUCTIONS, CLEAN WINDOW SEALANT OFF BUILDING SUBSTRATE, WRB AND WINDOW FIN, DO NOT INSTALL SAM UNTIL WINDOW SEALANT HAS CURED
- DO NOT SECURE WINDOW THROUGH NAIL FIN AT HEAD OF WINDOW UNLESS APPROVED BY WINDOW MFR
- FASTEN USING PREPUNCHED HOLES IN FLANGES ONLY

STEP 5

SEAL AND LOWER HEAD FLAP OF WRB OVER 6" SAM

STEP 7



STEP 2

INSTALL WRB AND WRAP INTO HEAD AND JAMB AND SECURE IT AWAY FROM OPENING

STEP 4

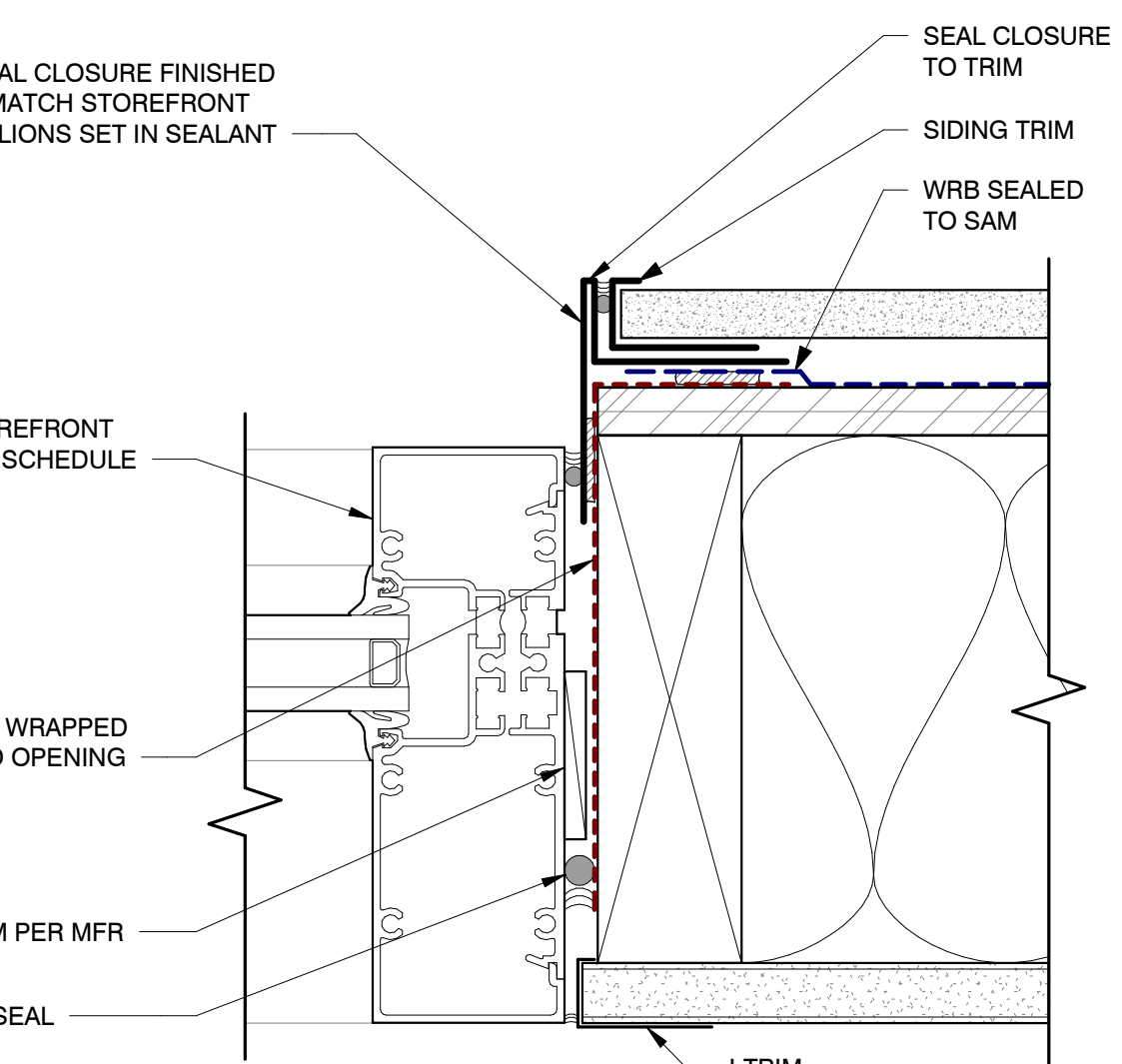
SECURE WINDOW TO FRAMED OPENING BY APPLYING SEALANT ONTO BACK SIDE OF HEAD AND JAMB FLANGE PER WINDOW MANUFACTURERS RECOMMENDATIONS

STEP 6

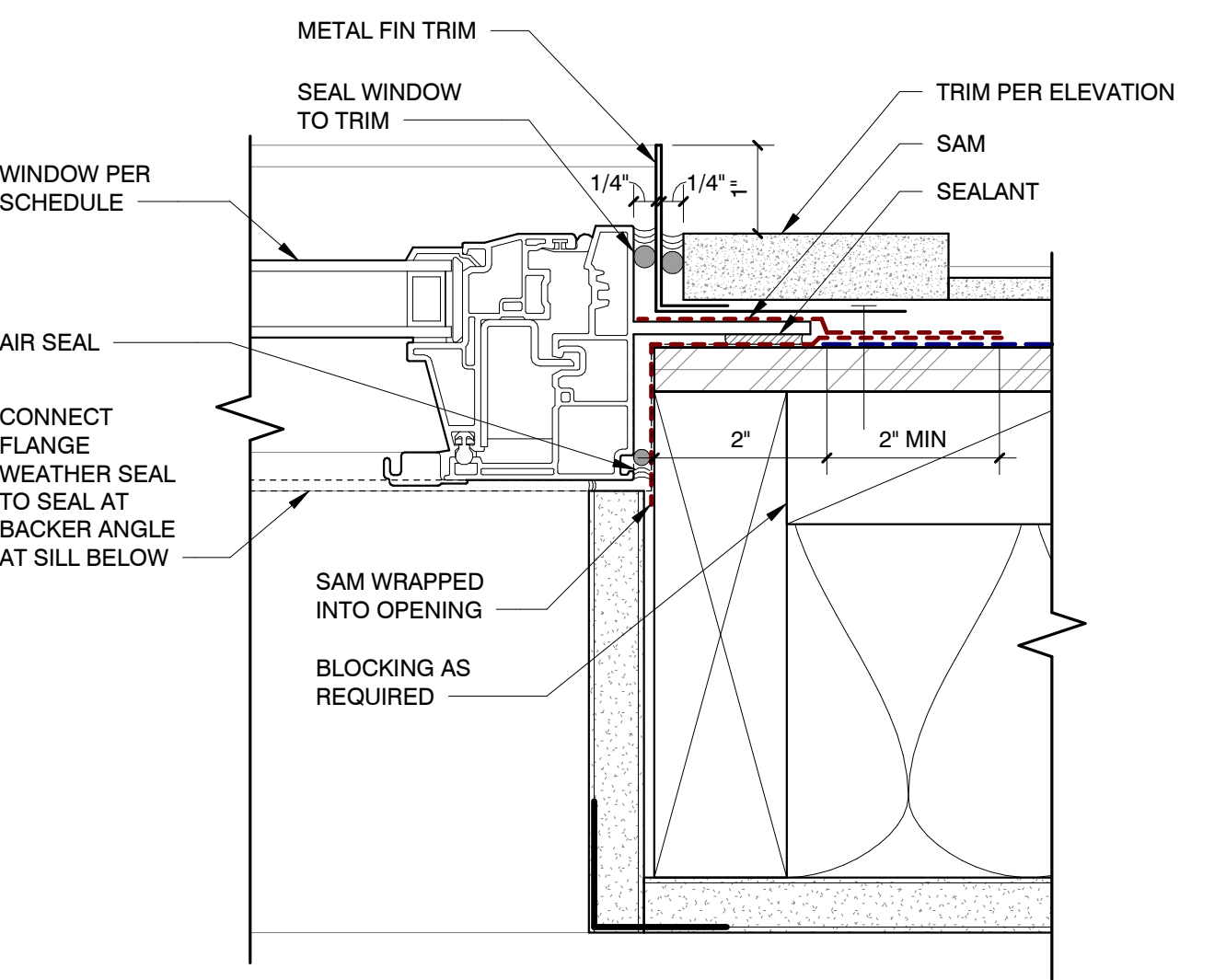
INSTALL 6" SAM AT HEAD OVER SAM AT JAMB FLANGE AND OVER HEAD FLASHING, SAM SHALL BE ROLLED DOWN

STEP 8

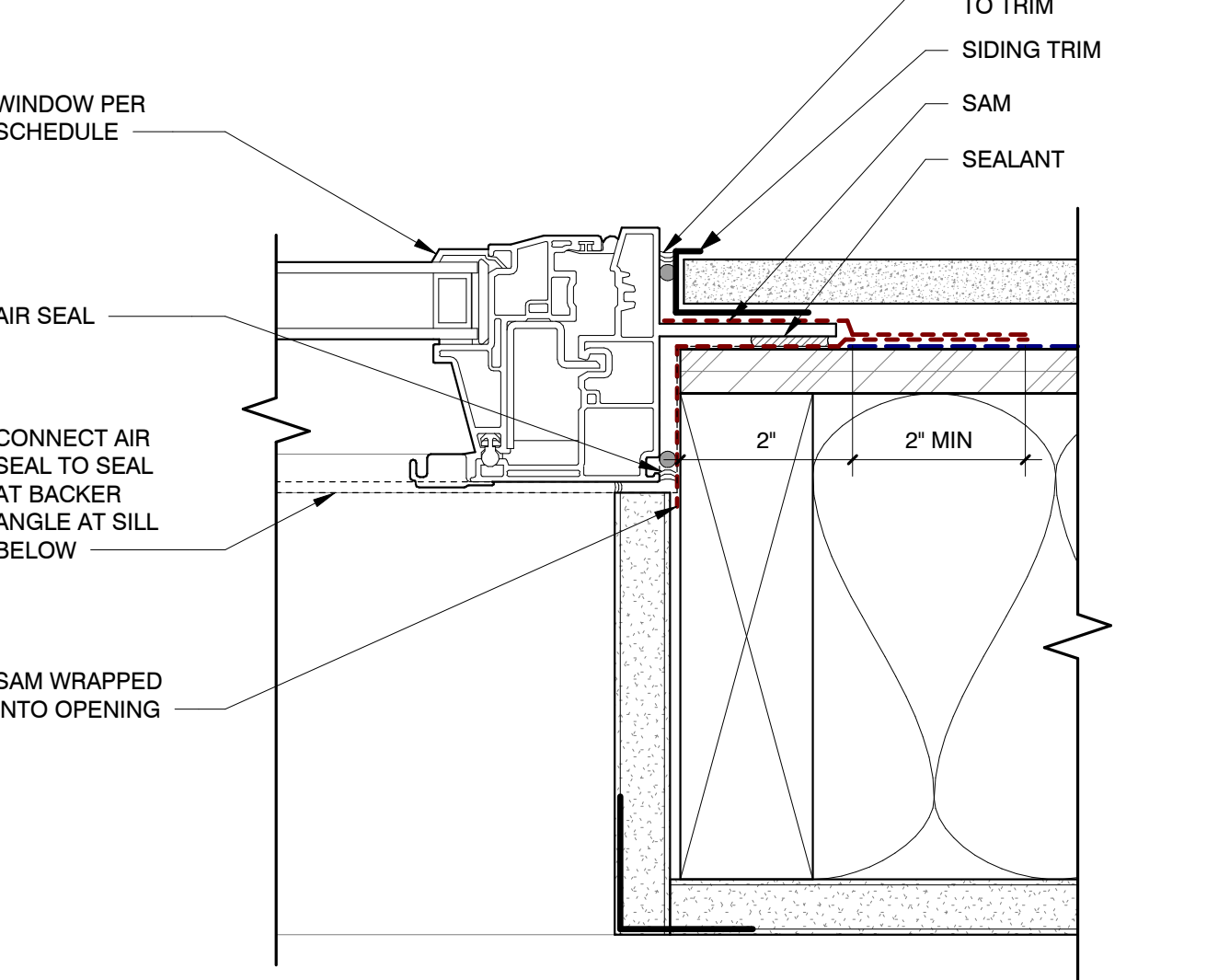
TAPE THE 45 DEGREE CUTS WITH WRB TAPE, VERIFY IF SEALANT NEEDS TO DRY FIRST WITH MFR



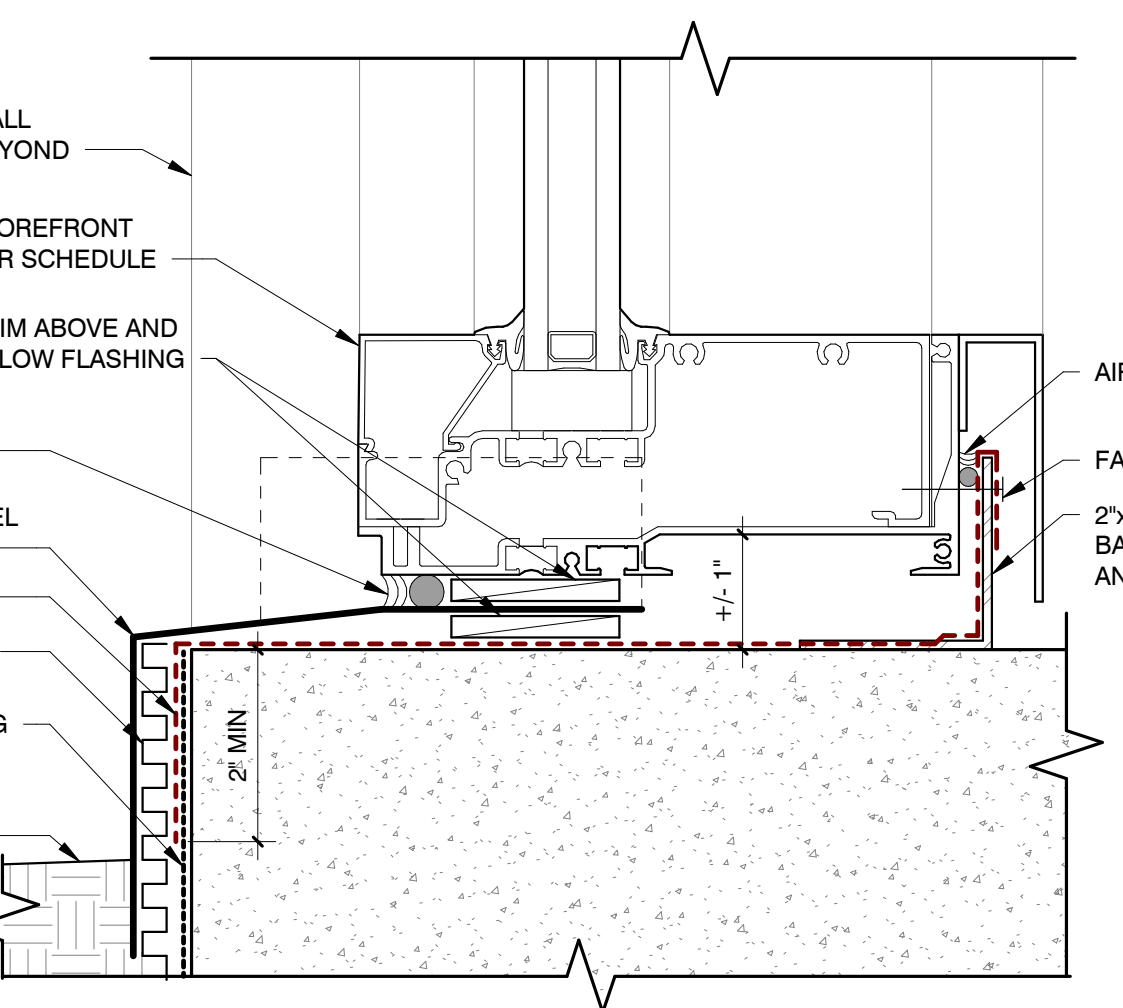
18
A-821
STOREFRONT JAMB
6" = 1'-0"



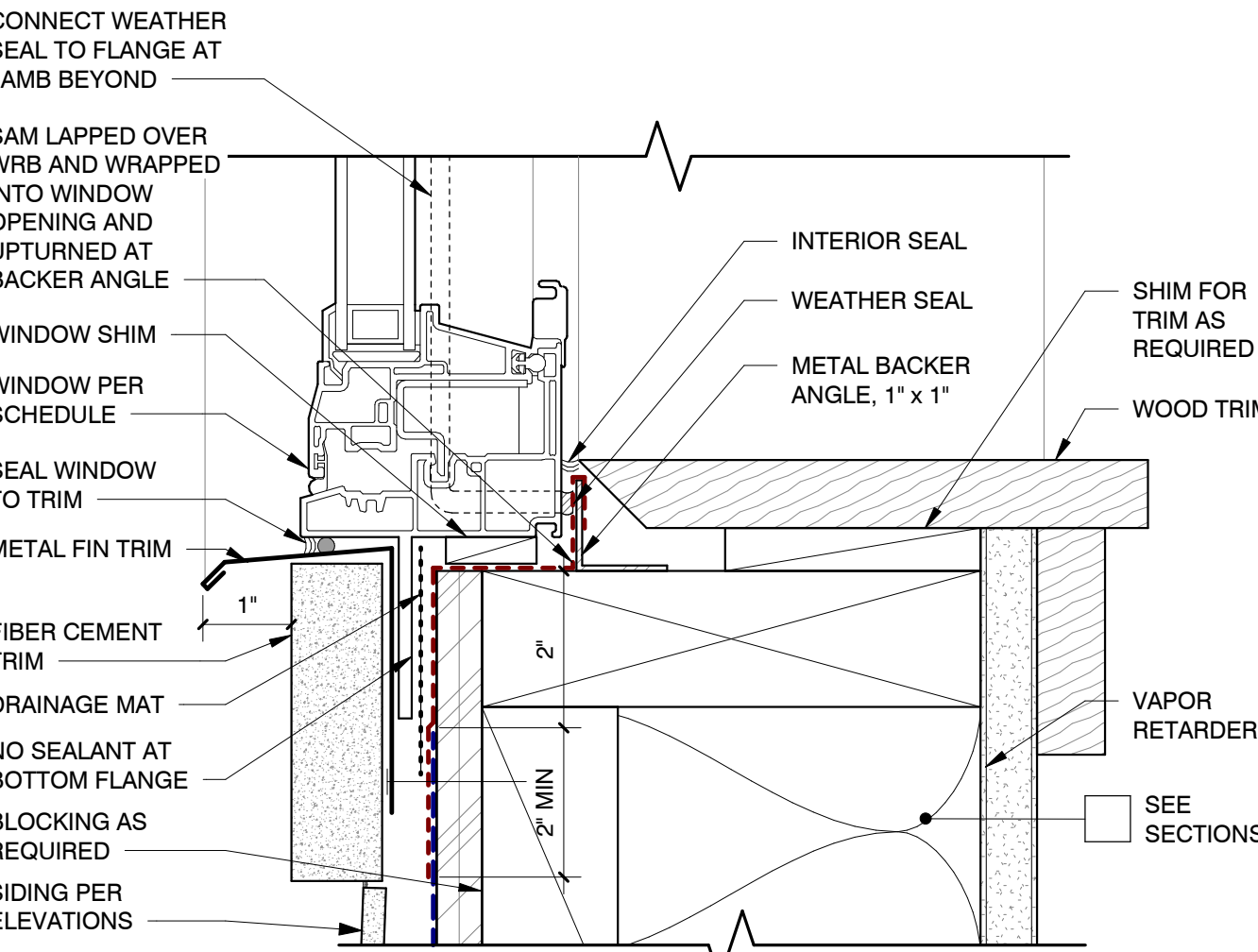
14
A-821
WINDOW JAMB AT LAP SIDING
6" = 1'-0"



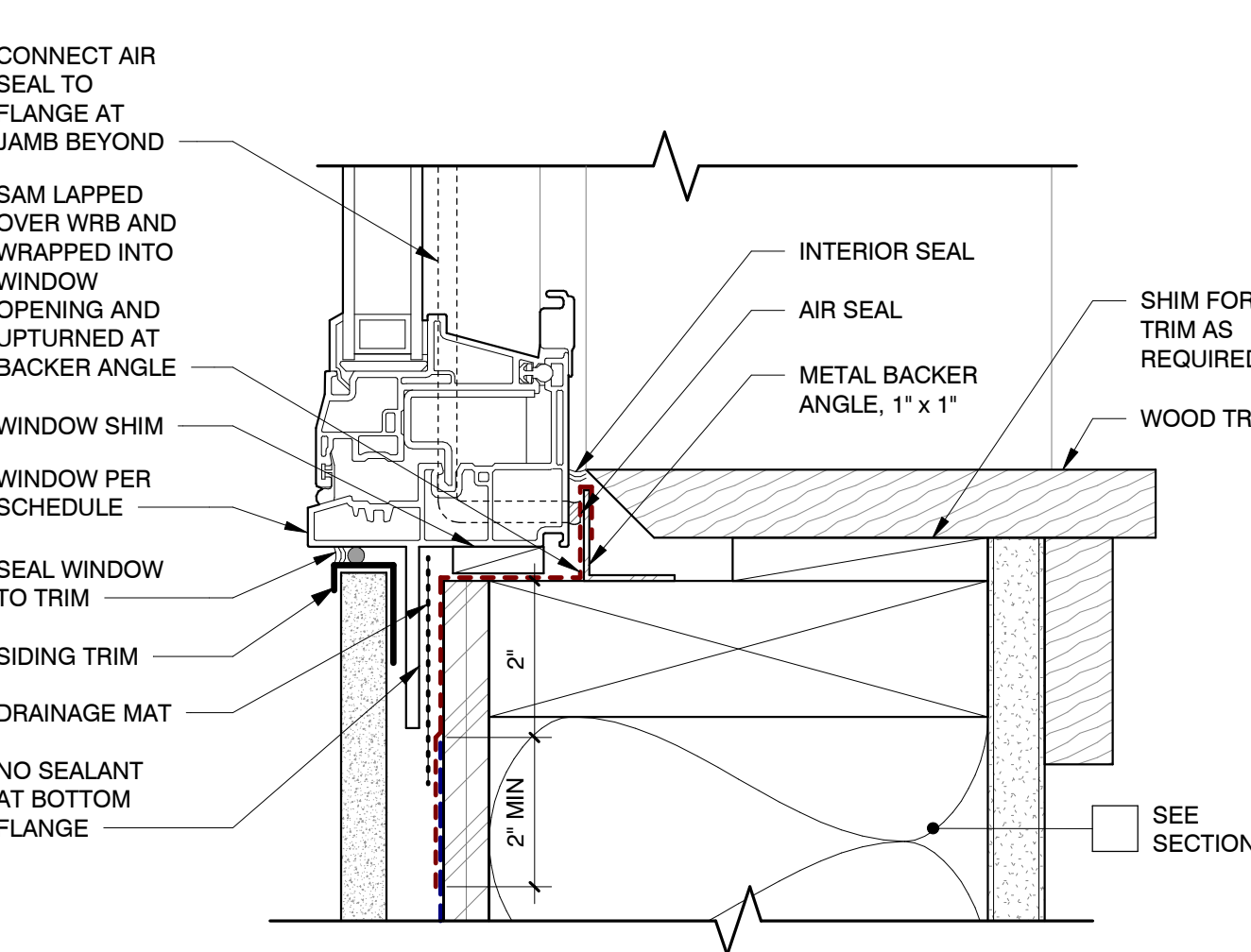
10
A-821
WINDOW JAMB -TYP
6" = 1'-0"



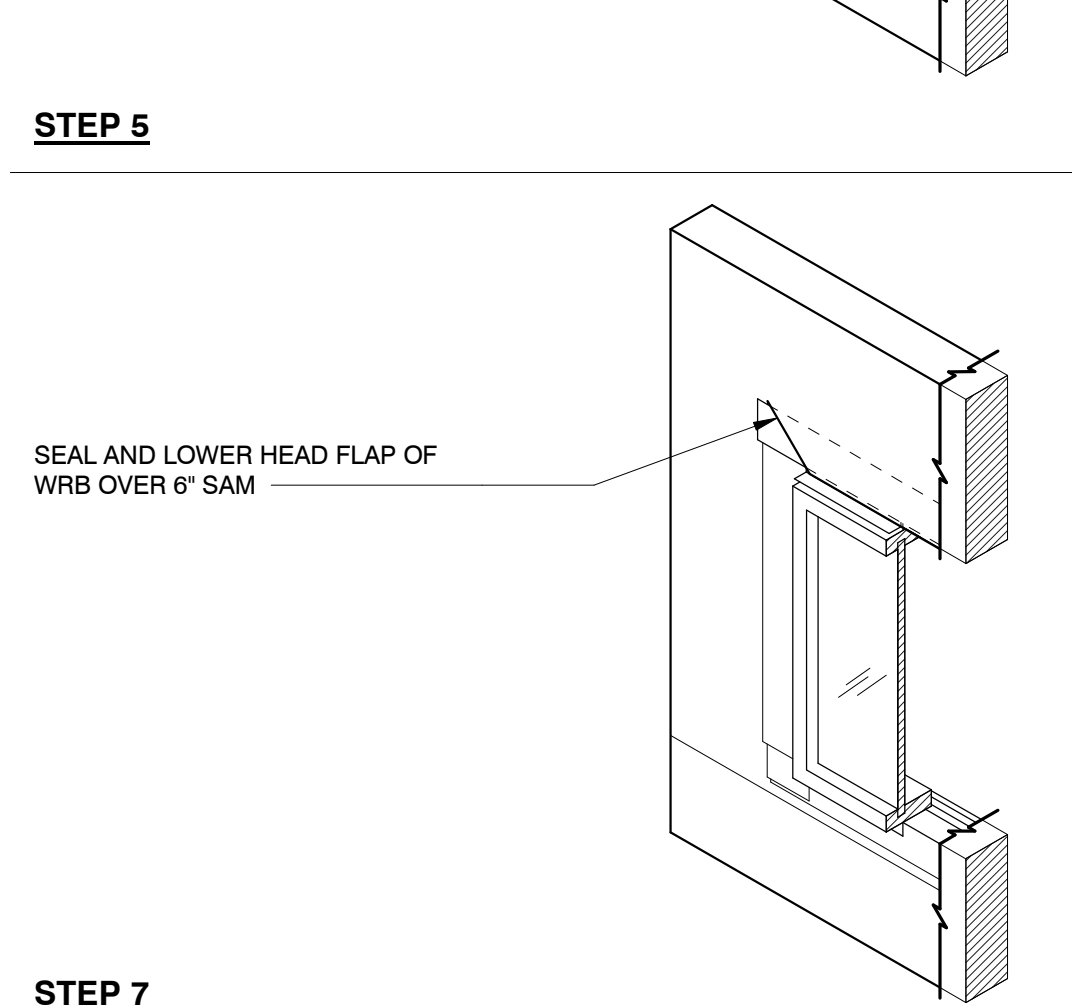
17
A-821
STOREFRONT SILL AT GRADE
6" = 1'-0"



13
A-821
WINDOW SILL AT LAP SIDING
6" = 1'-0"



9
A-821
WINDOW SILL -TYP
6" = 1'-0"



1
A-821
WINDOW WRAP SEQUENCE (SIM AT DOORS AND LOUVERS)
1/2" = 1'-0"

**SHELTER II AT
EAST BEAMER**

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

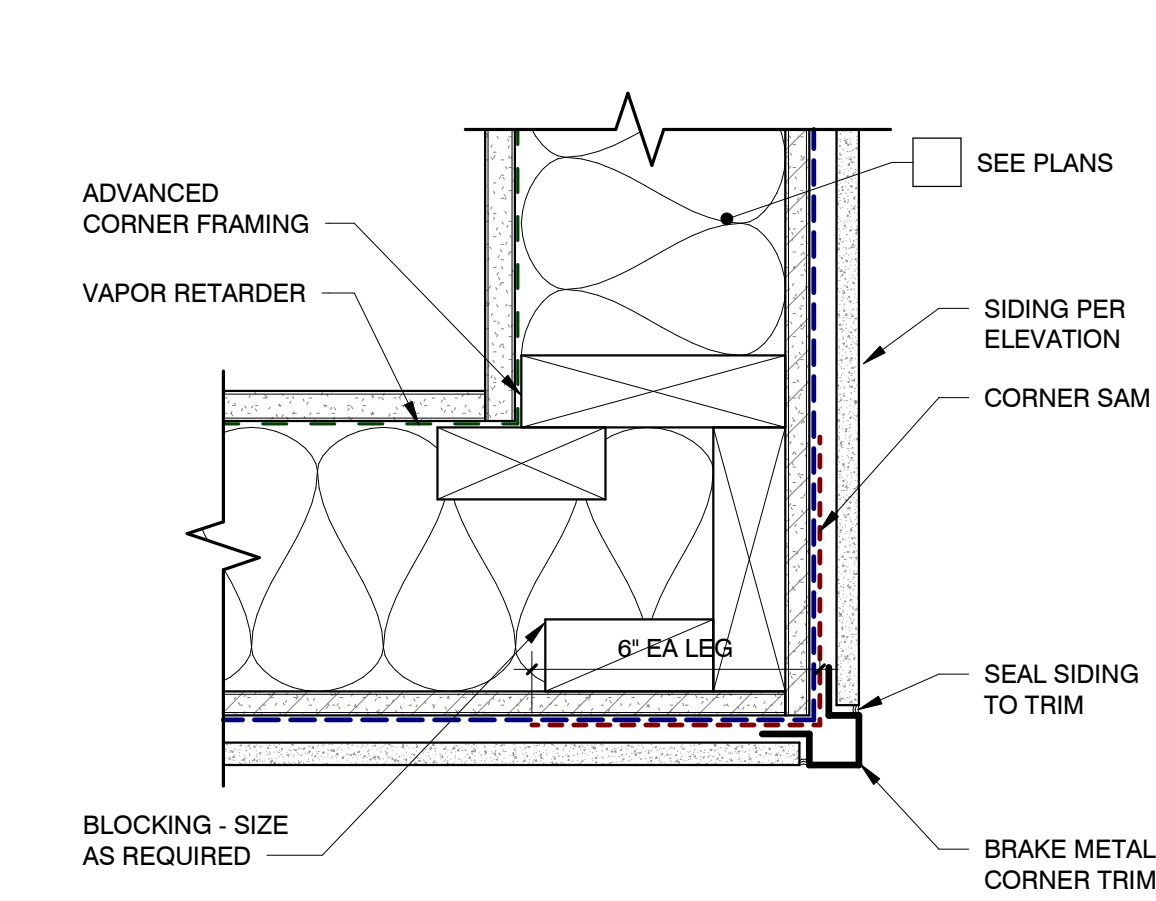
CLIENT:

**FRIENDS OF THE
MISSION**

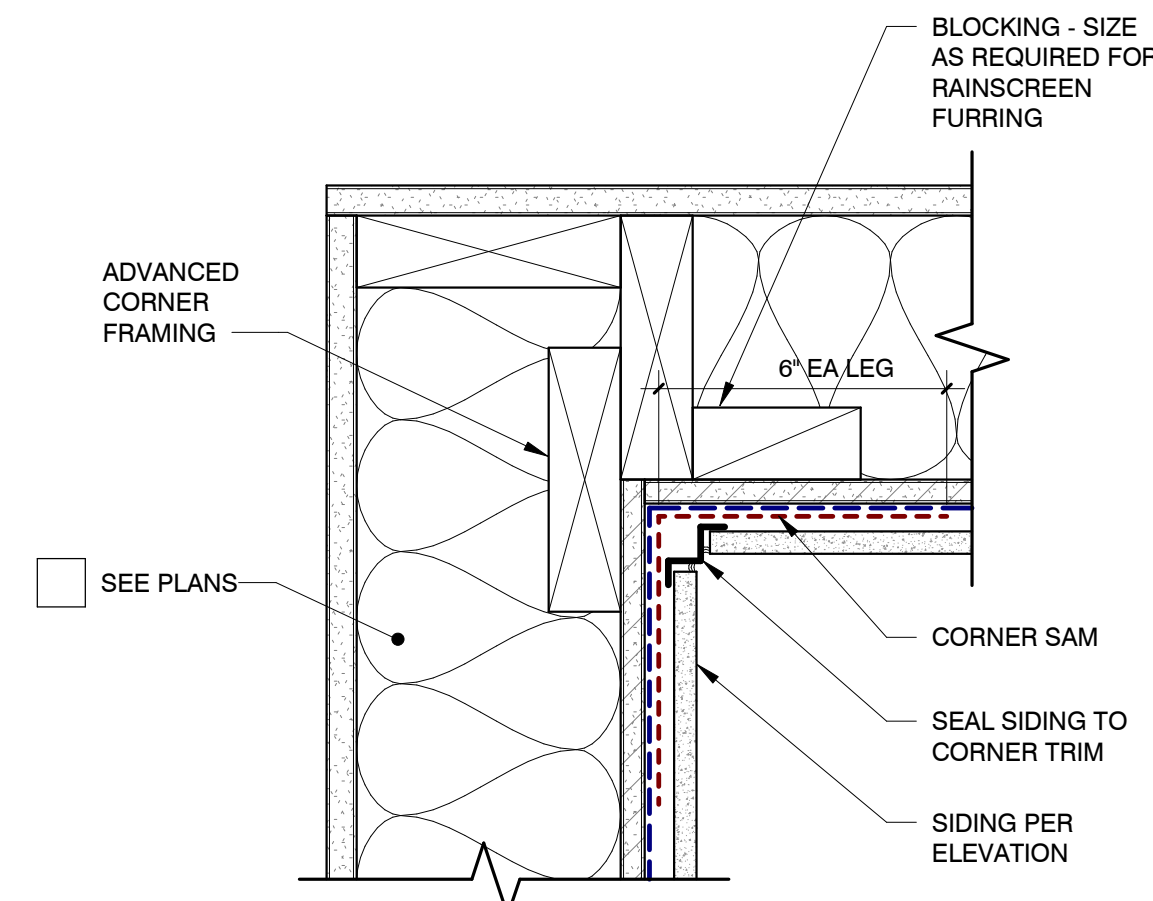
PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

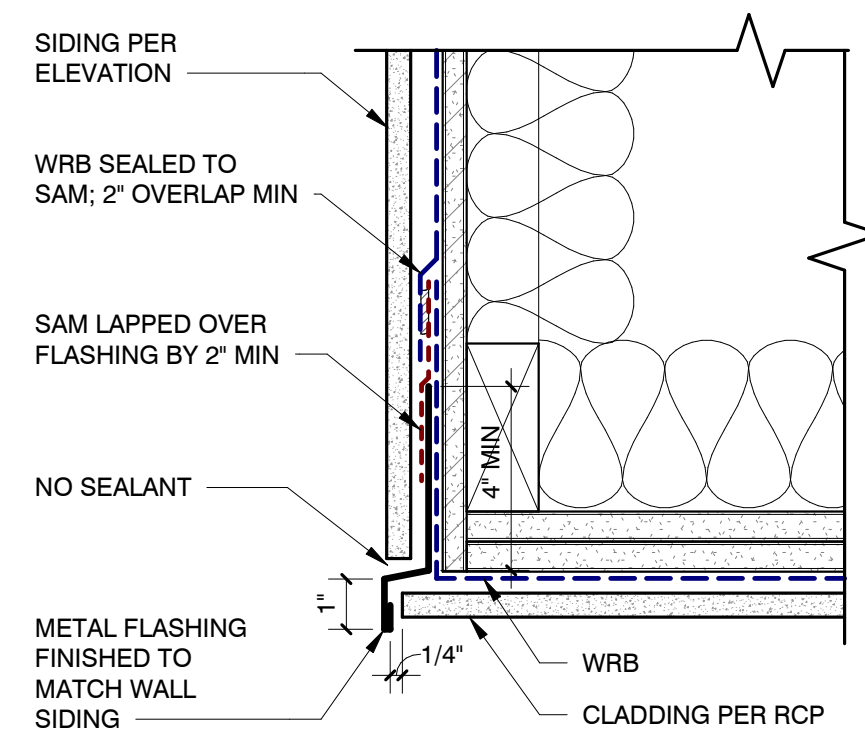
**BUILDING PERMIT
SUBMITTAL**



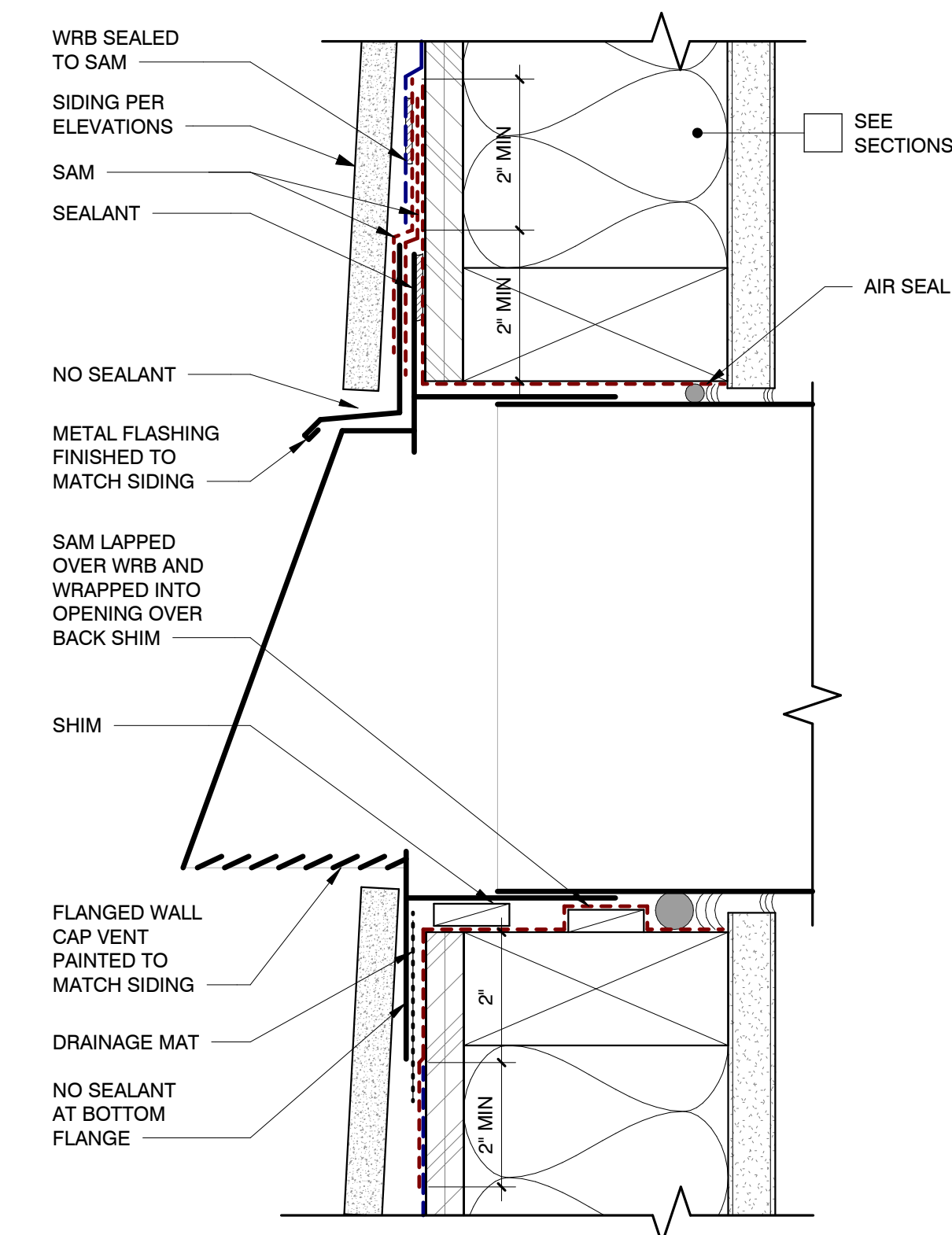
12 OUTSIDE CORNER FC TO FC
3" = 1'-0"



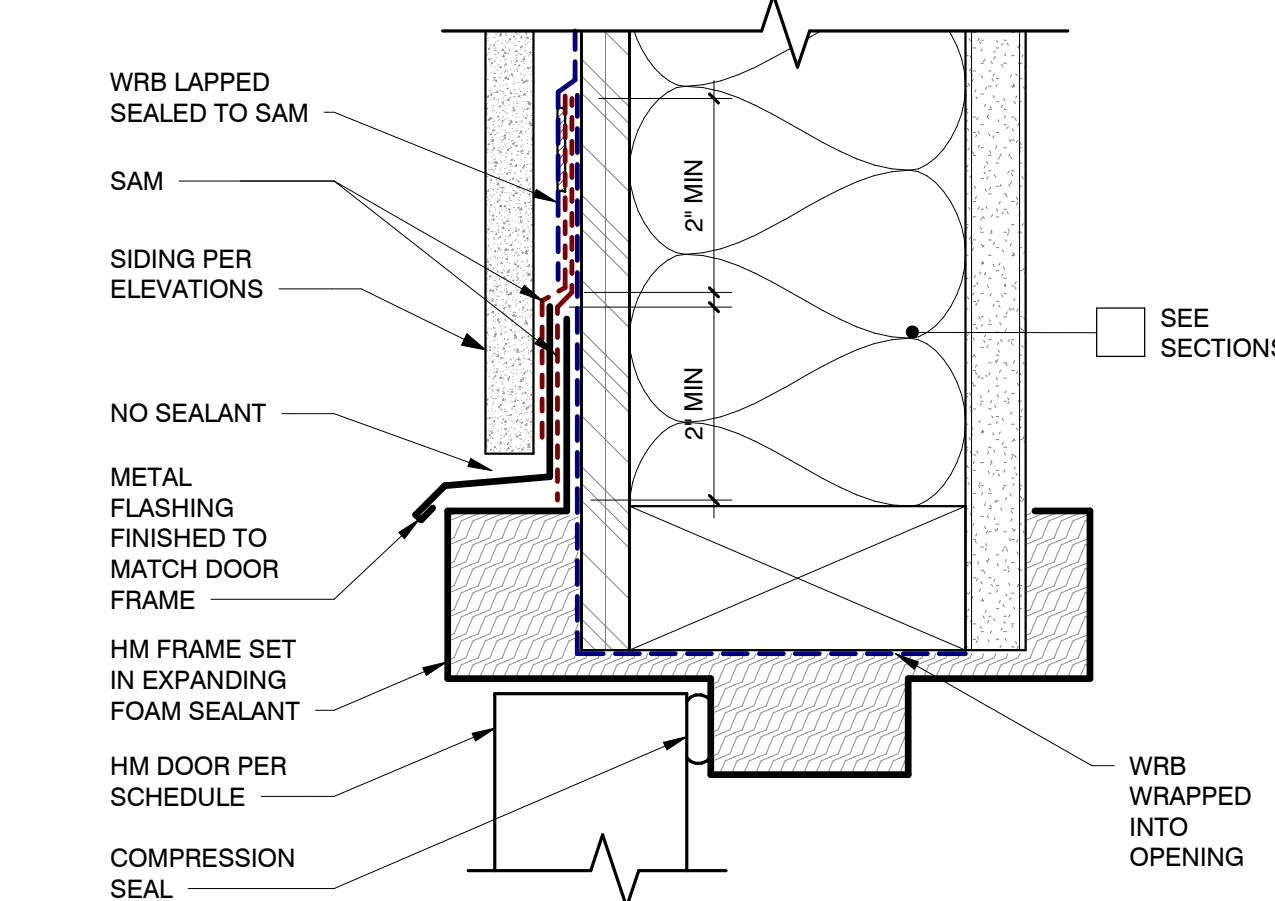
8 INSIDE CORNER FC TO FC
3" = 1'-0"



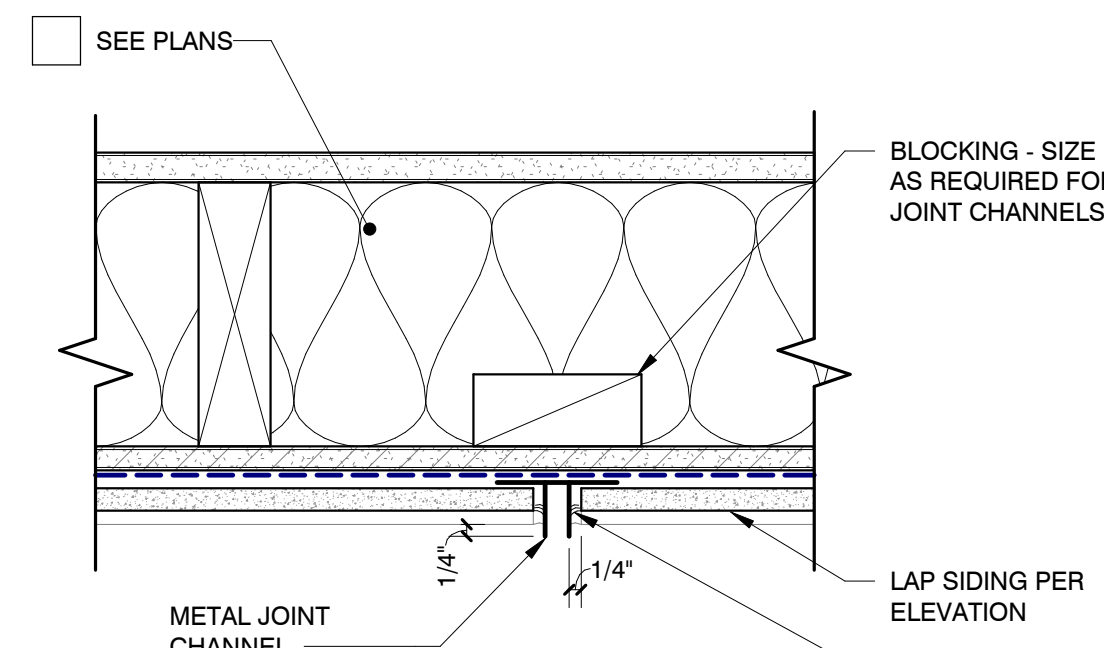
4 SOFFIT AT WALL
3" = 1'-0"



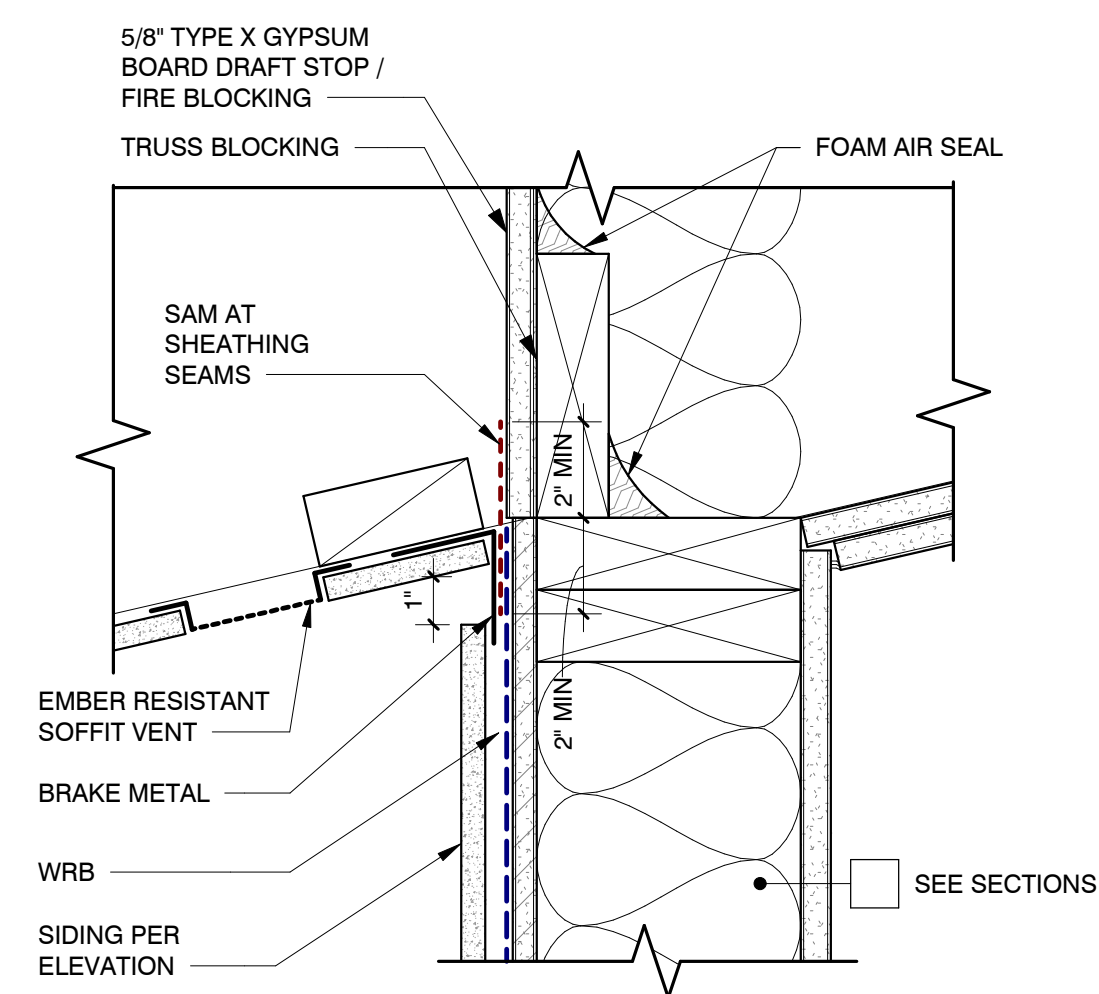
15 WALL CAP SECTION -TYP
6" = 1'-0"



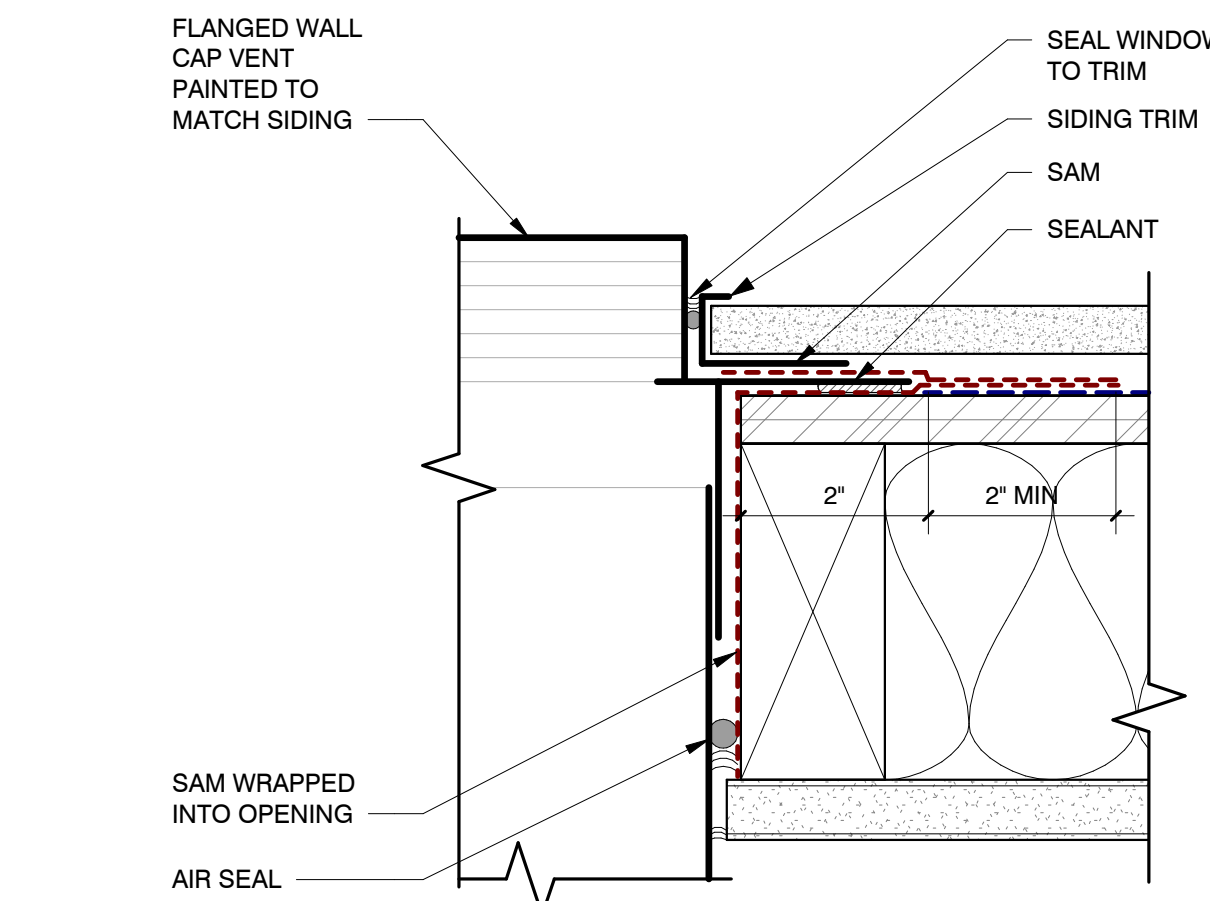
11 OUTSWING DOOR HEAD AT WOOD WALL
6" = 1'-0"



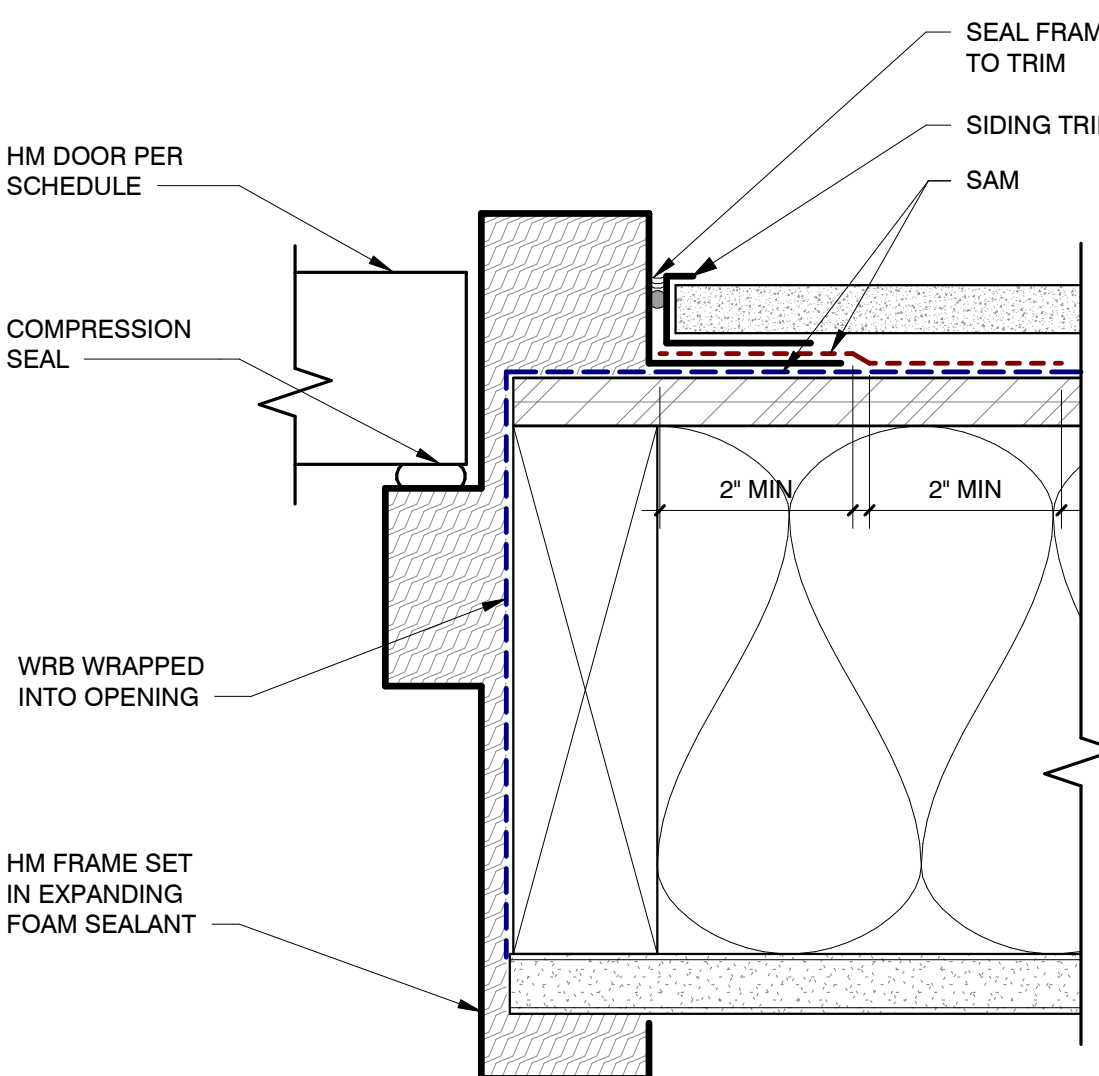
7 LAP SIDING VERTICAL CHANNEL
3" = 1'-0"



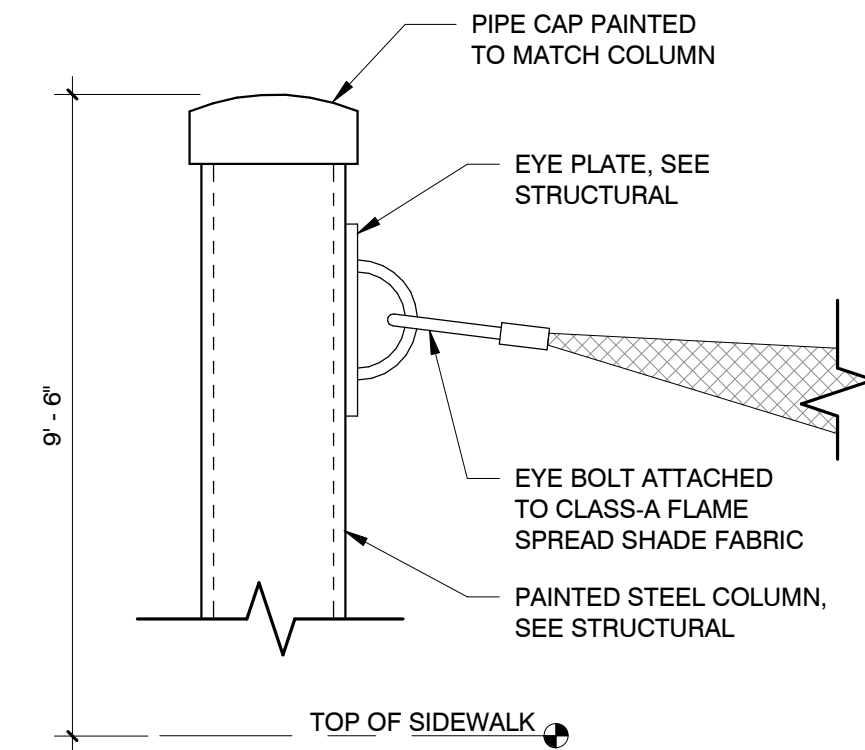
3 EAVE AT WALL
3" = 1'-0"



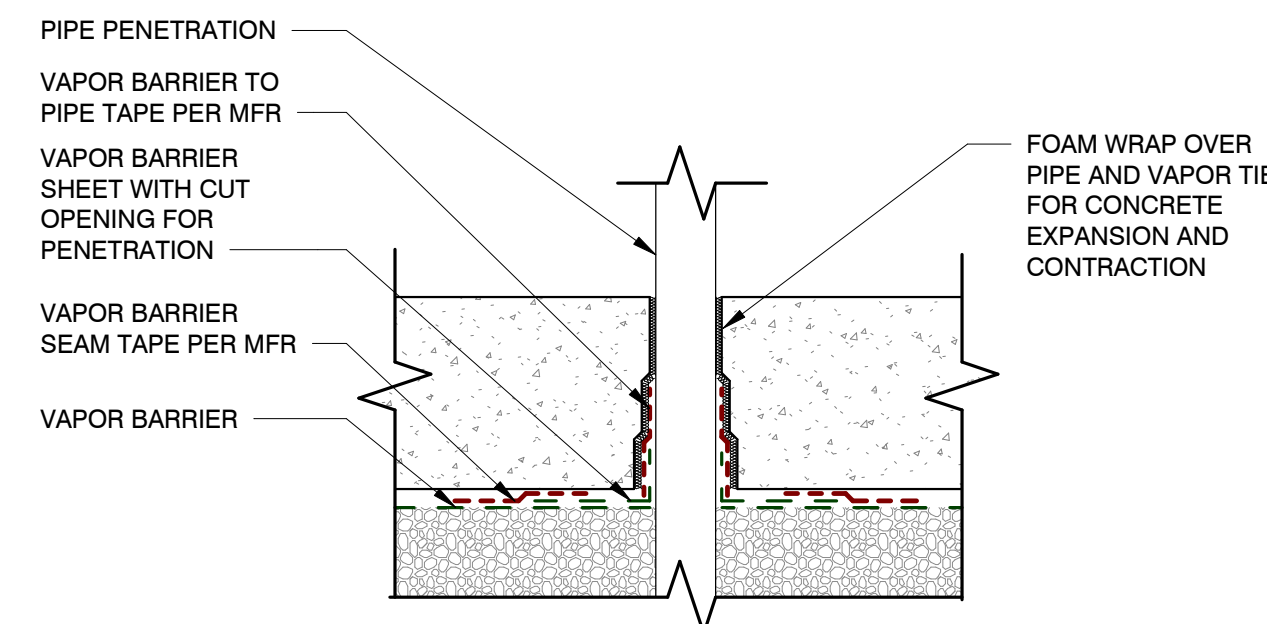
14 WALL CAP JAMB -TYP
6" = 1'-0"



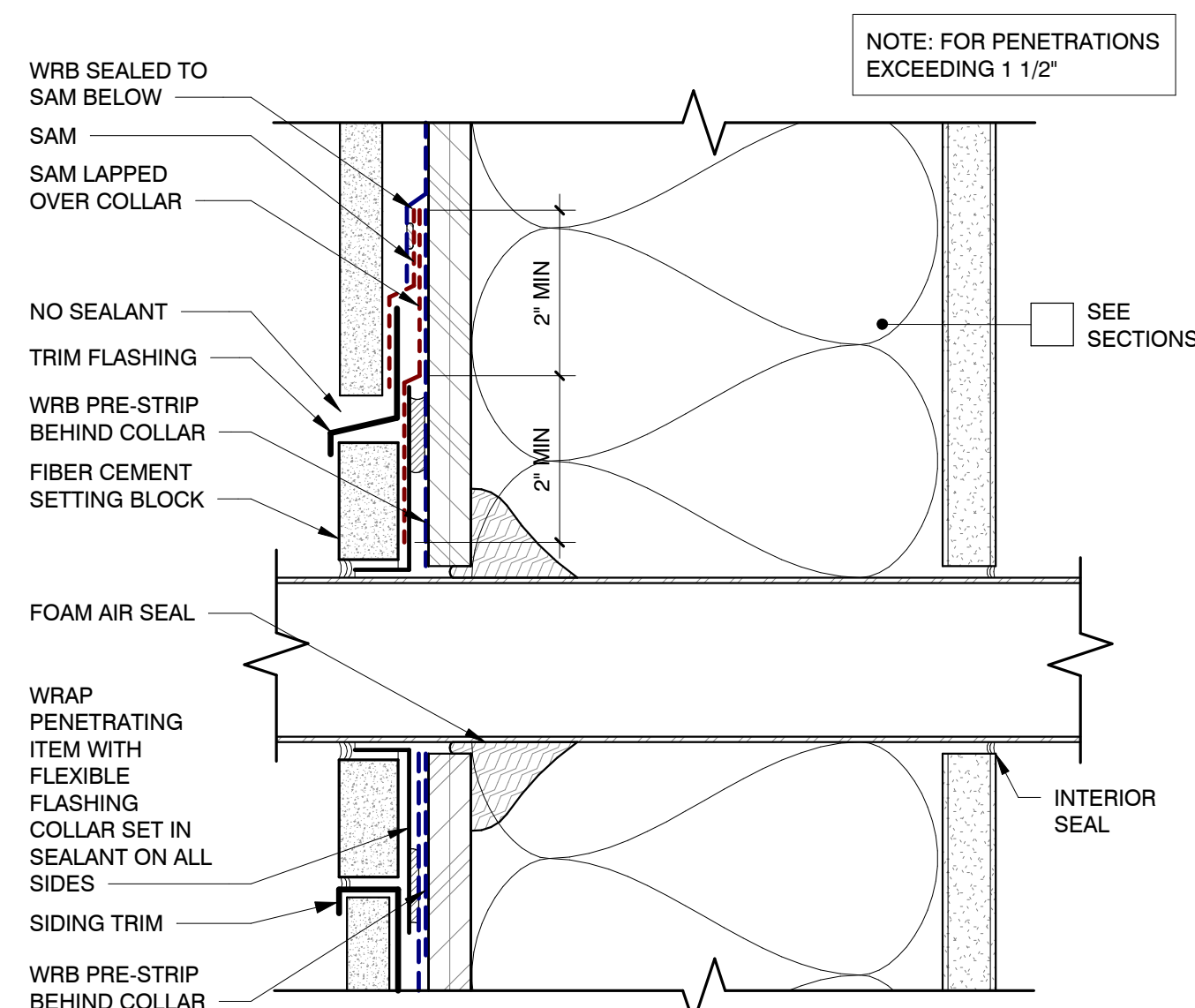
10 OUTSWING DOOR JAMB AT WOOD WALL
6" = 1'-0"



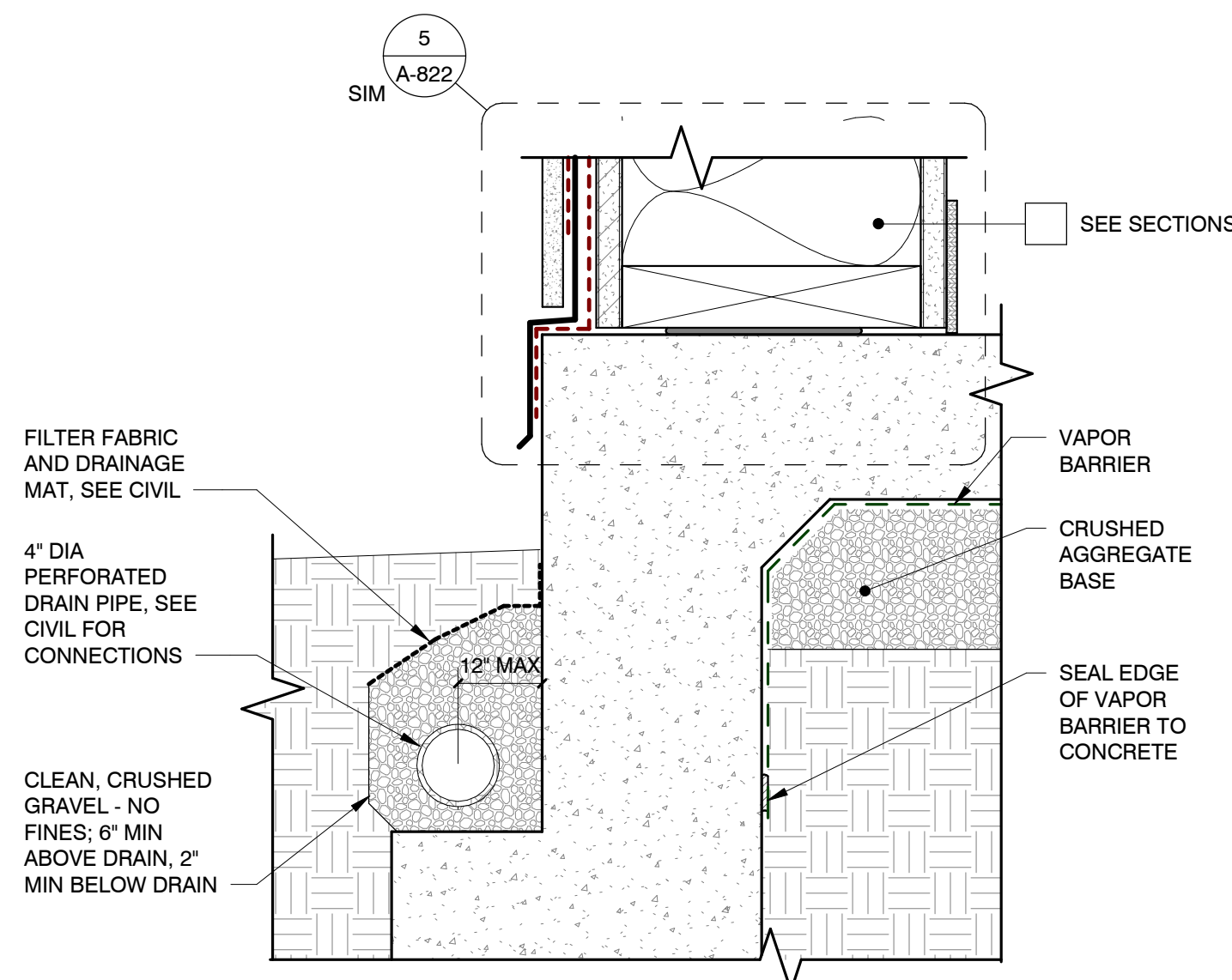
6 SHADE CANOPY ATTACHMENT
3" = 1'-0"



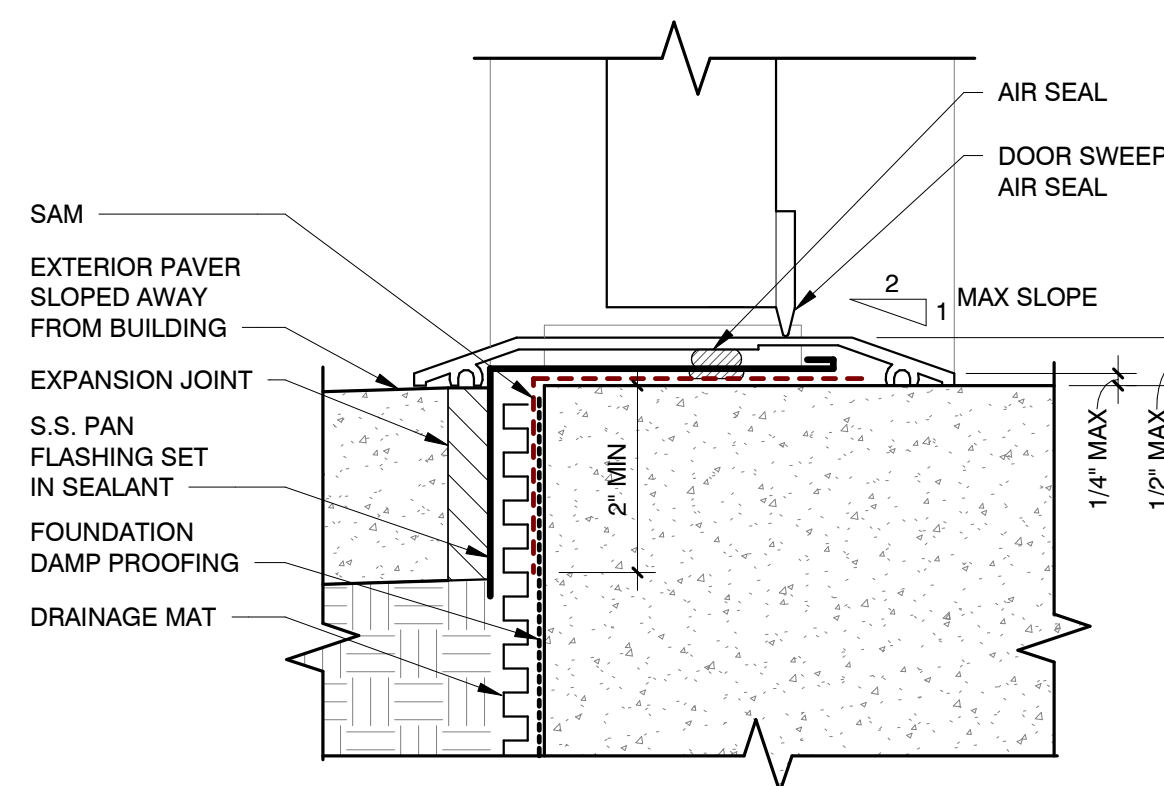
2 SLAB ON GRADE PENETRATION
3" = 1'-0"



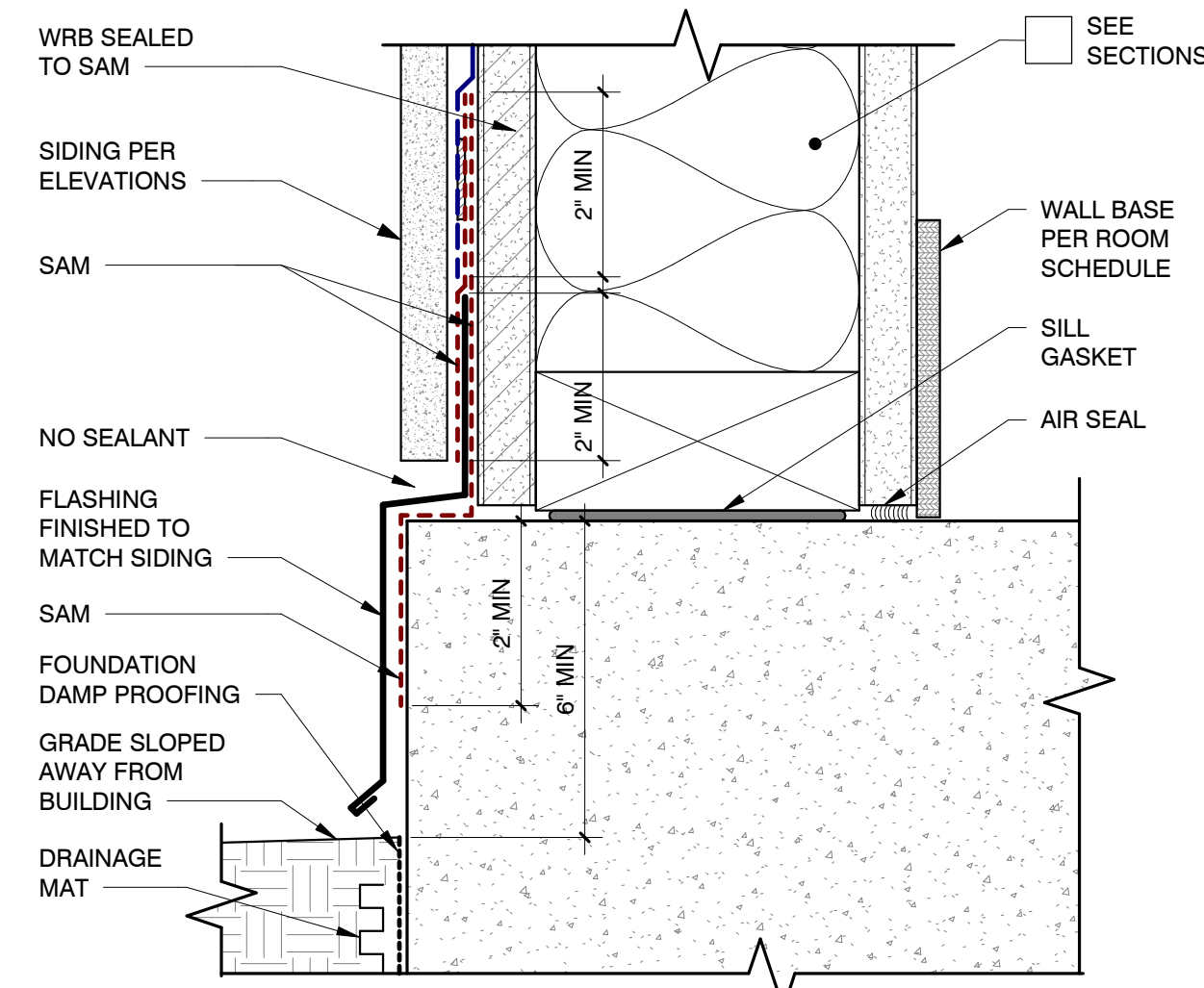
17 EXTERIOR PENETRATION
6" = 1'-0"



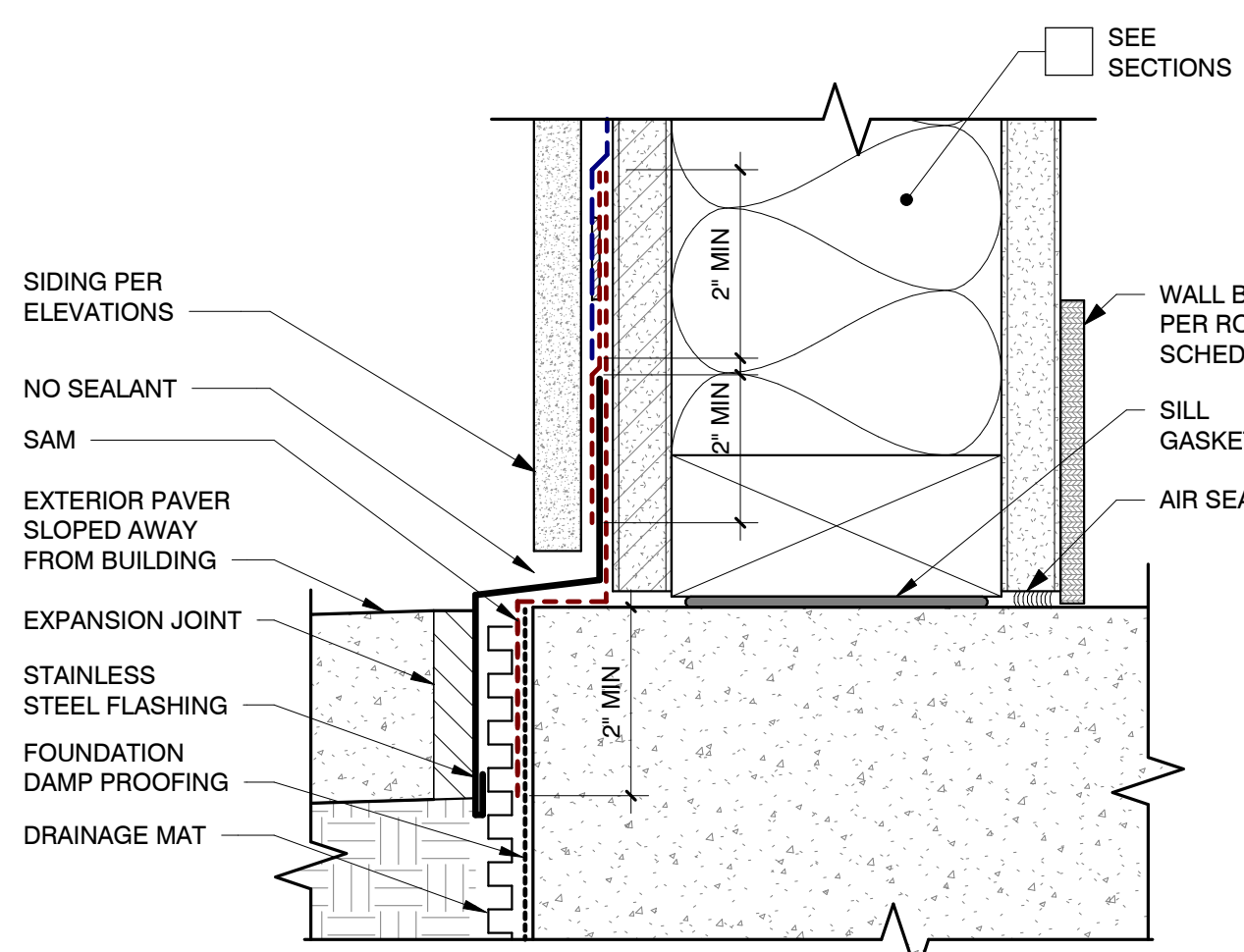
13 FOUNDATION DRAINAGE
3" = 1'-0"



9 DOOR SILL AT GRADE
6" = 1'-0"



5 WOOD WALL AT GRADE
6" = 1'-0"



1 WOOD WALL AT SIDEWALK
6" = 1'-0"

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
DETAILS

DRAWN BY: EN, KS, JL
CHECKED BY: AS
DATE CREATED: 09/24/20
SHEET:

A-822

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Salazar Architect, Inc.

**SHELTER II AT
EAST BEAMER**

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

**FRIENDS OF THE
MISSION**

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

**BUILDING PERMIT
SUBMITTAL**

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

ROOF DETAILS

DRAWN BY: EN, KS, JL

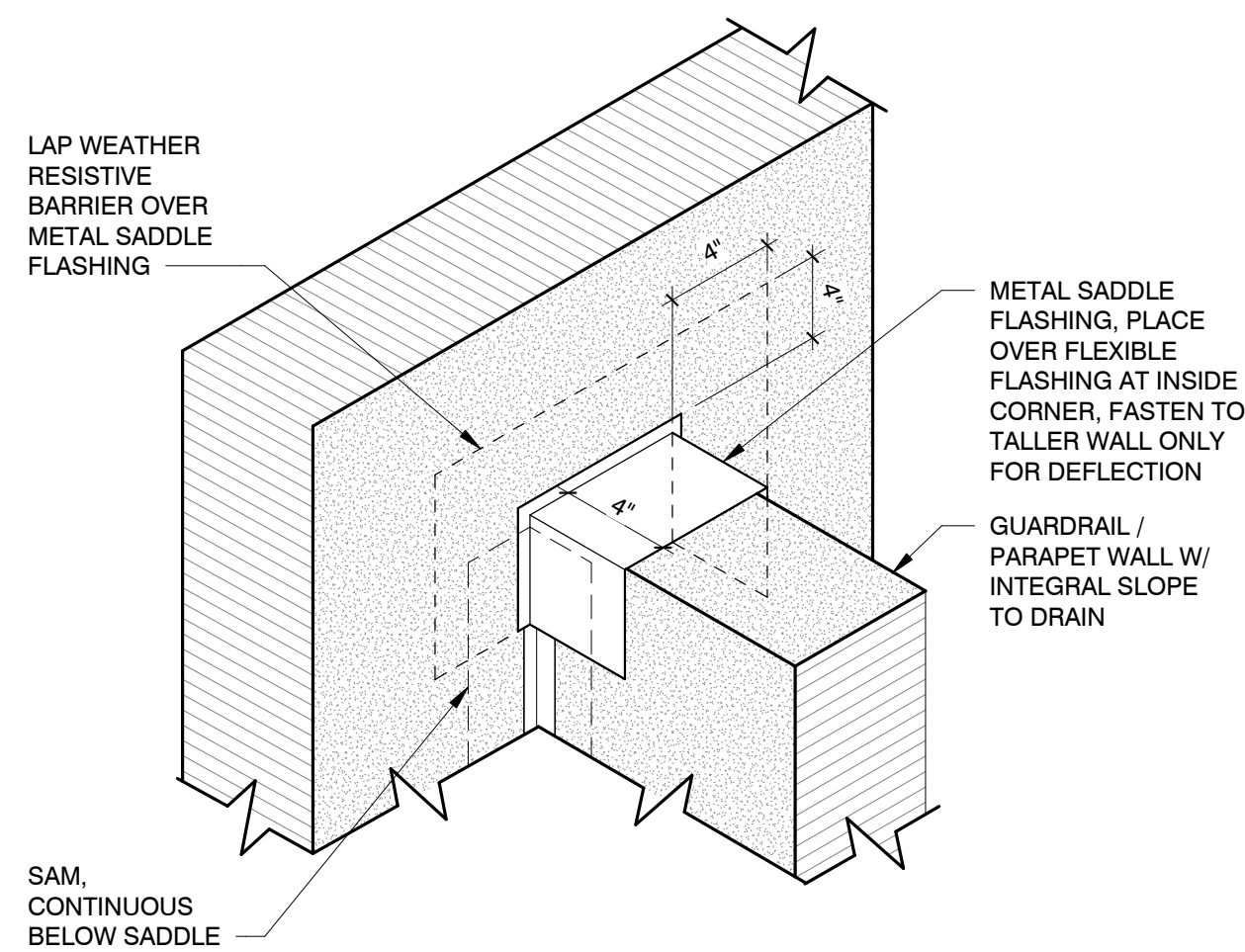
CHECKED BY: AS

DATE CREATED: xx/xx/xx

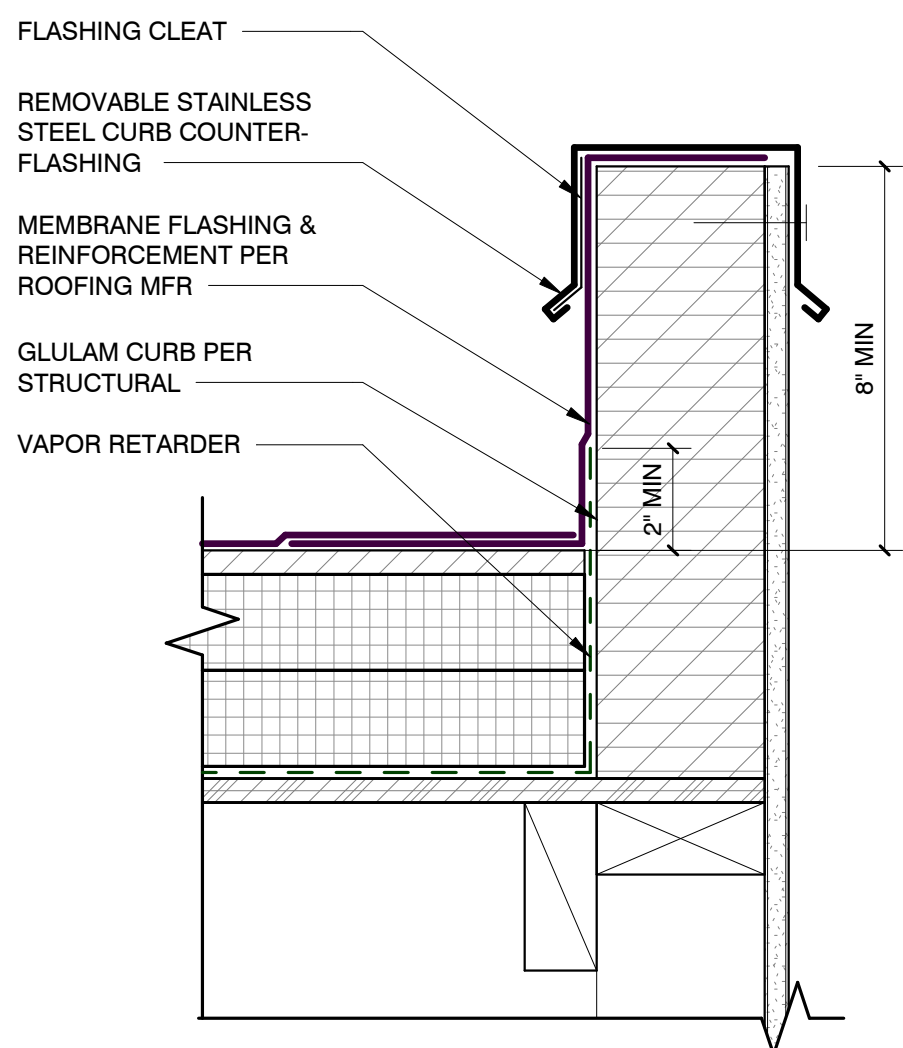
SHEET:

A-830

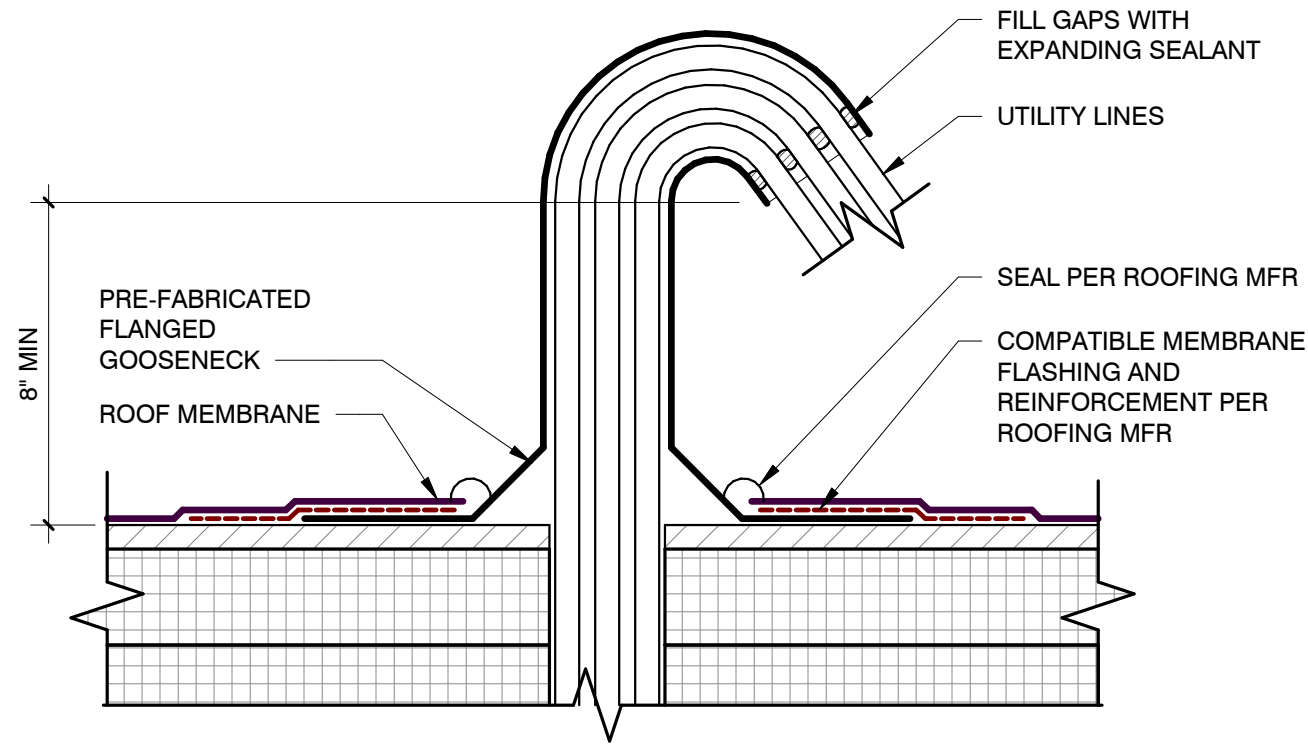
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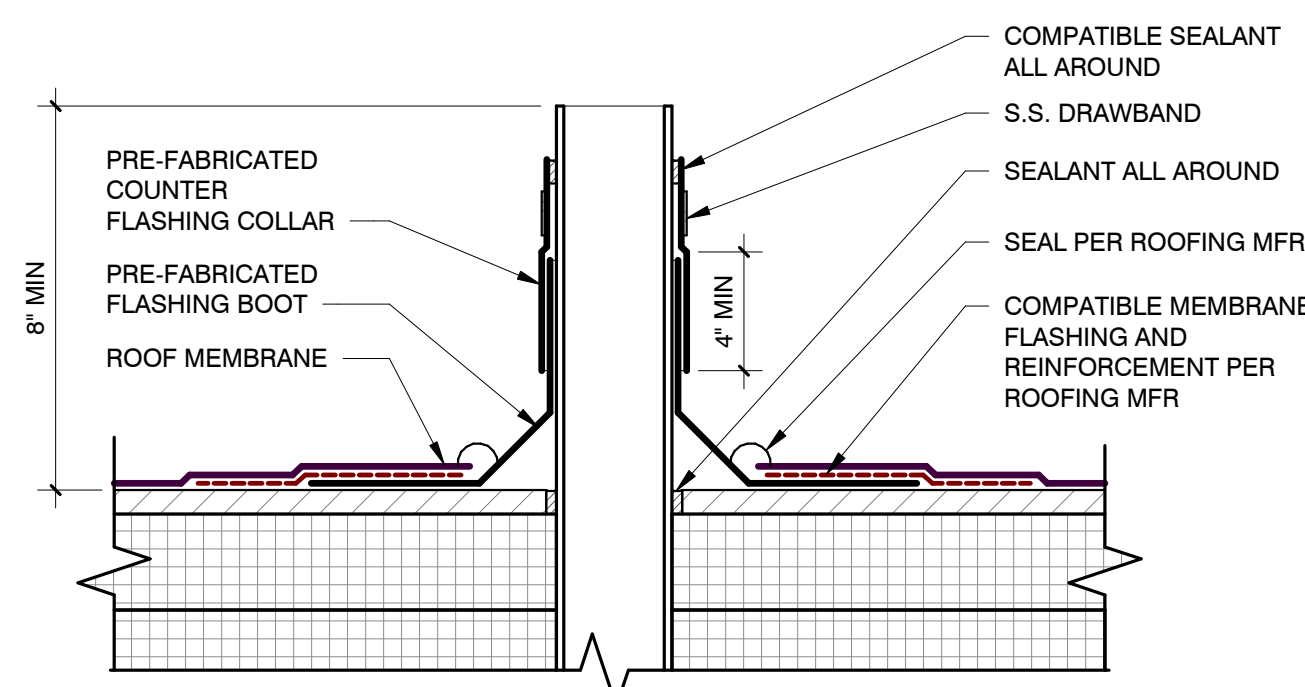
16 SADDLE FLASHING
A-830 1 1/2" = 1'-0"



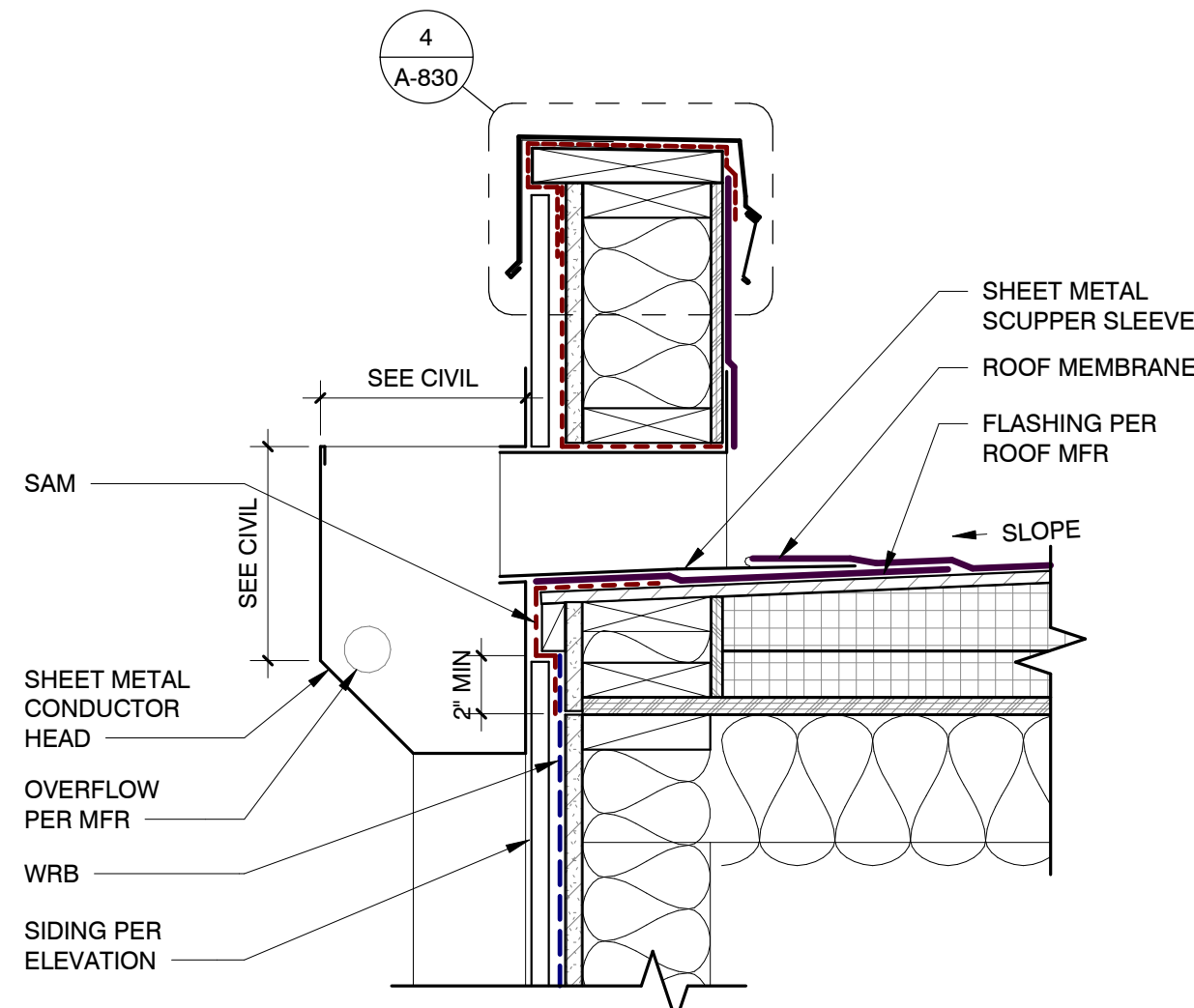
15 FLAT ROOF CURB
A-830 3" = 1'-0"



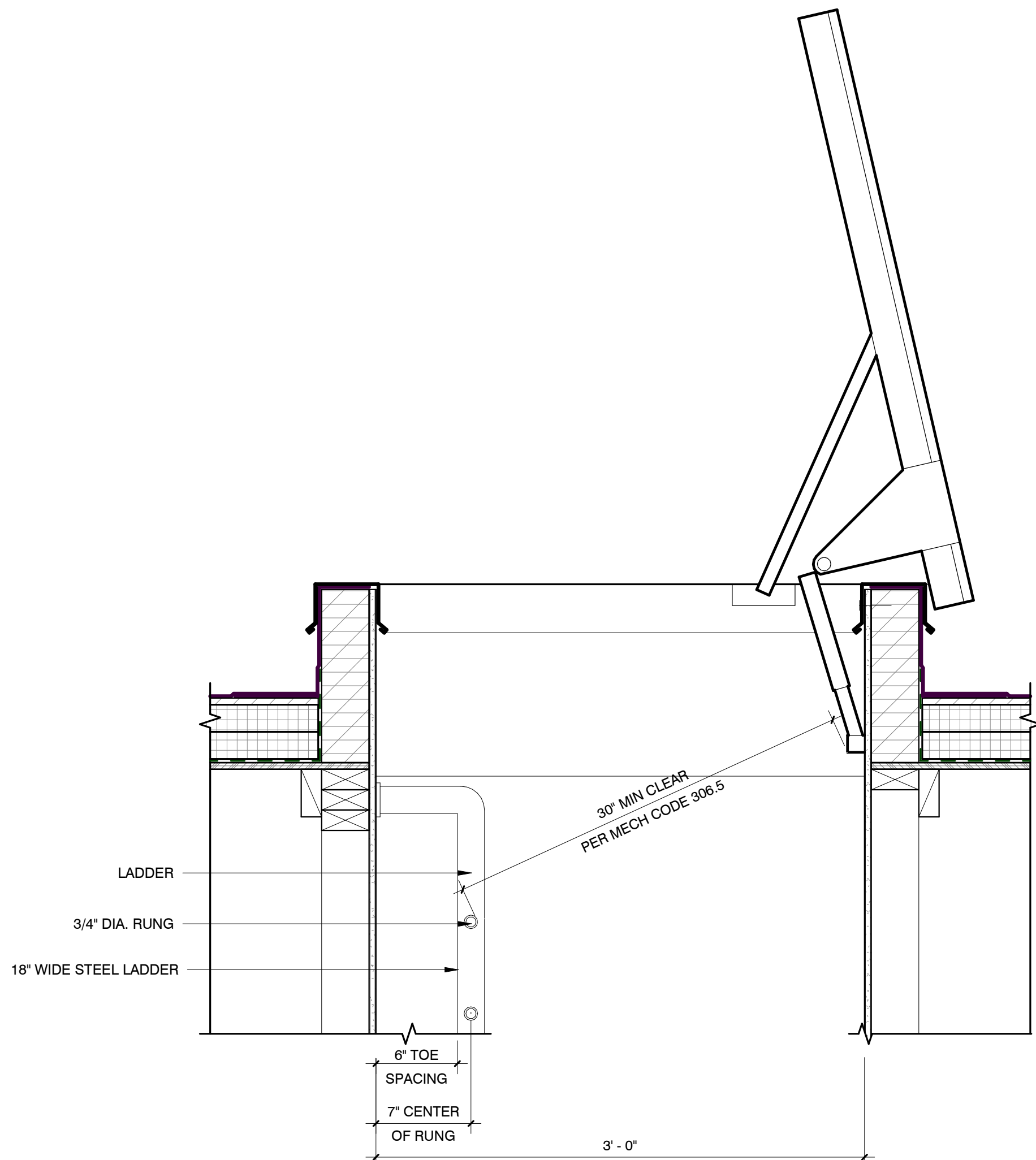
14 FLAT ROOF LINESET PENETRATION
A-830 3" = 1'-0"



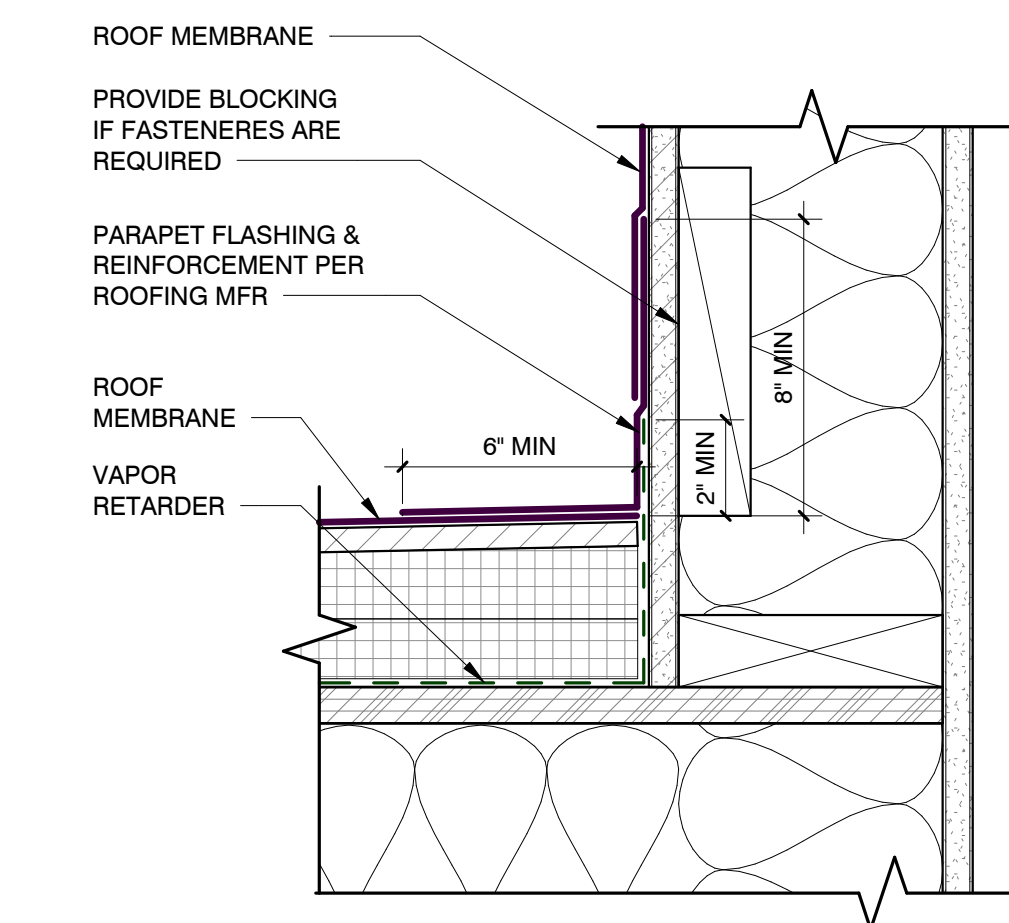
13 FLAT ROOF PENETRATION
A-830 3" = 1'-0"



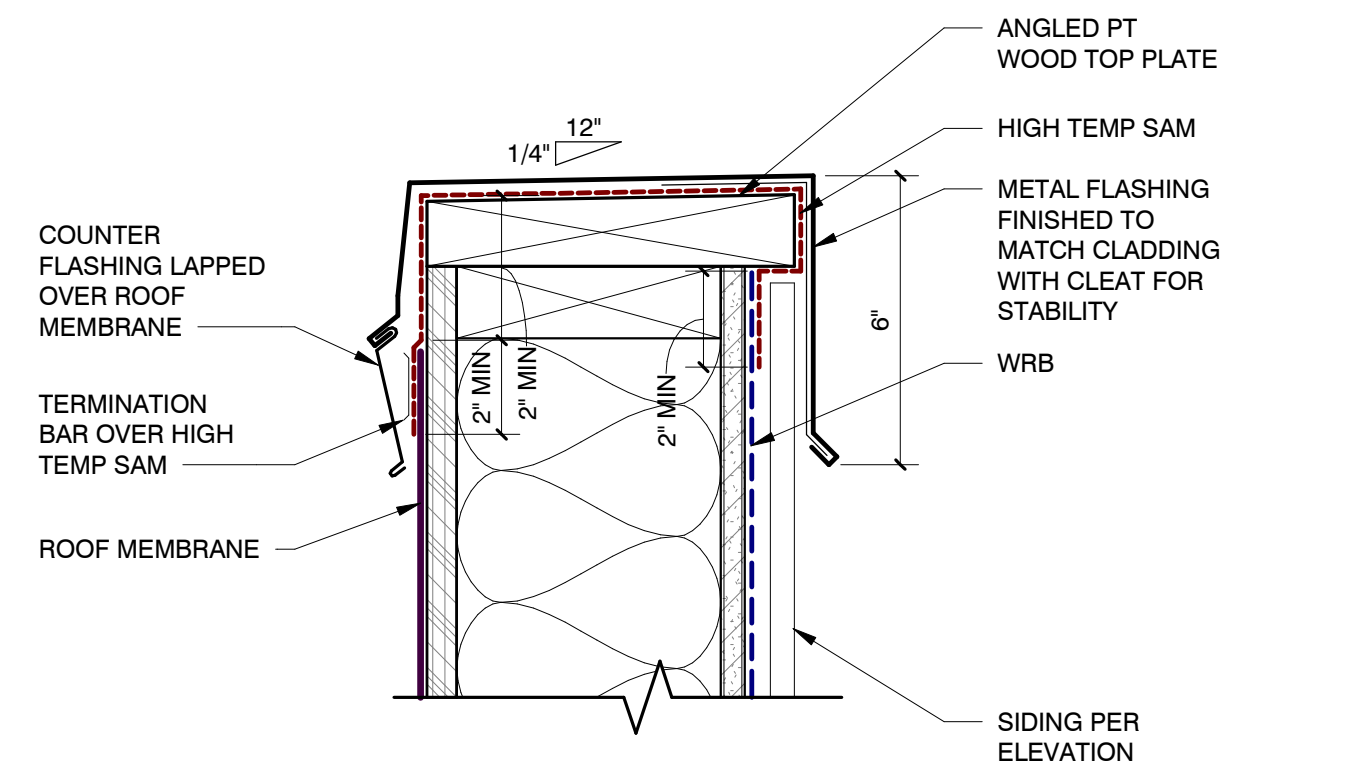
8 FLAT ROOF AT SCUPPER
A-830 1 1/2" = 1'-0"



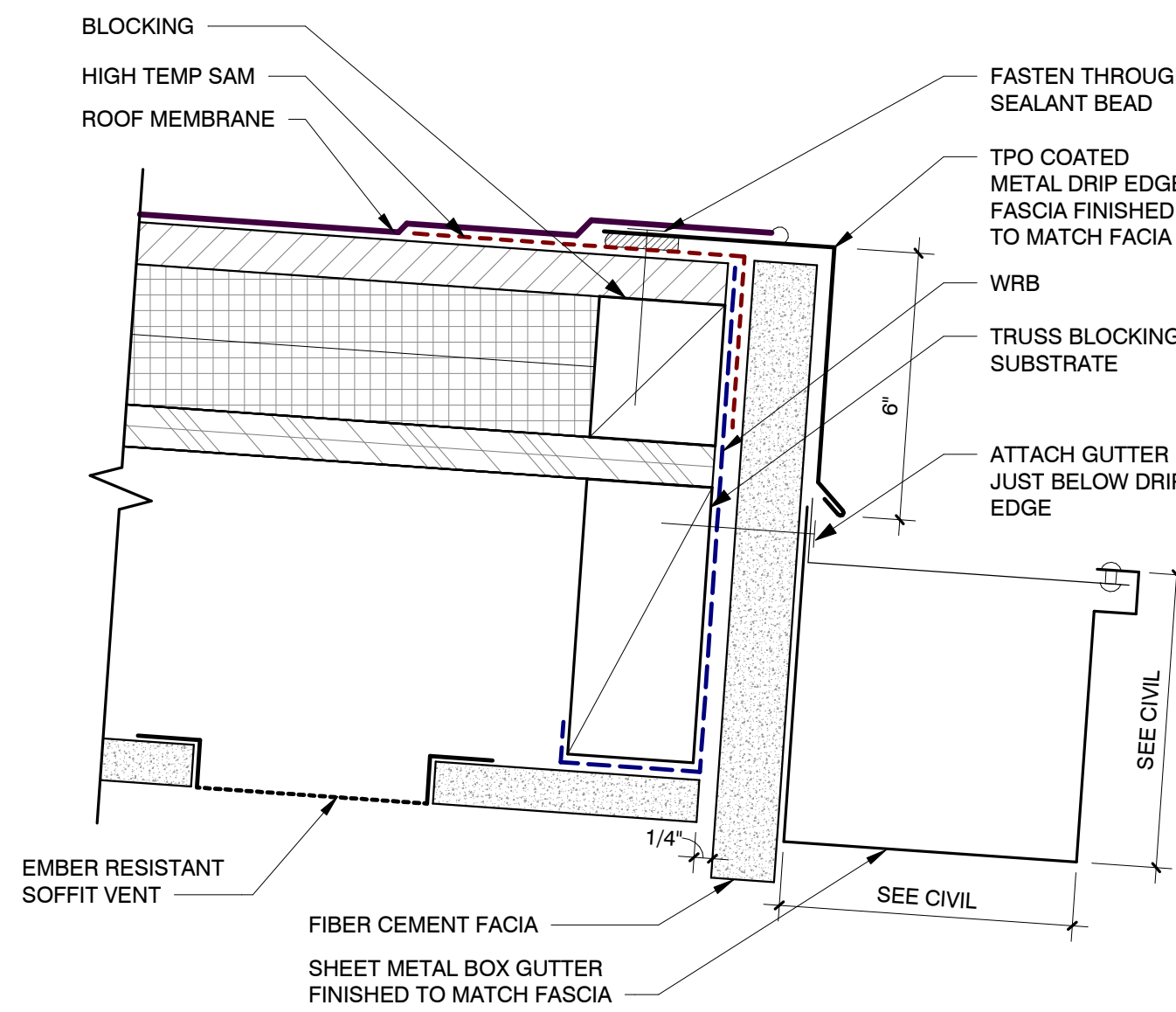
6 ROOF HATCH
A-830 1 1/2" = 1'-0"



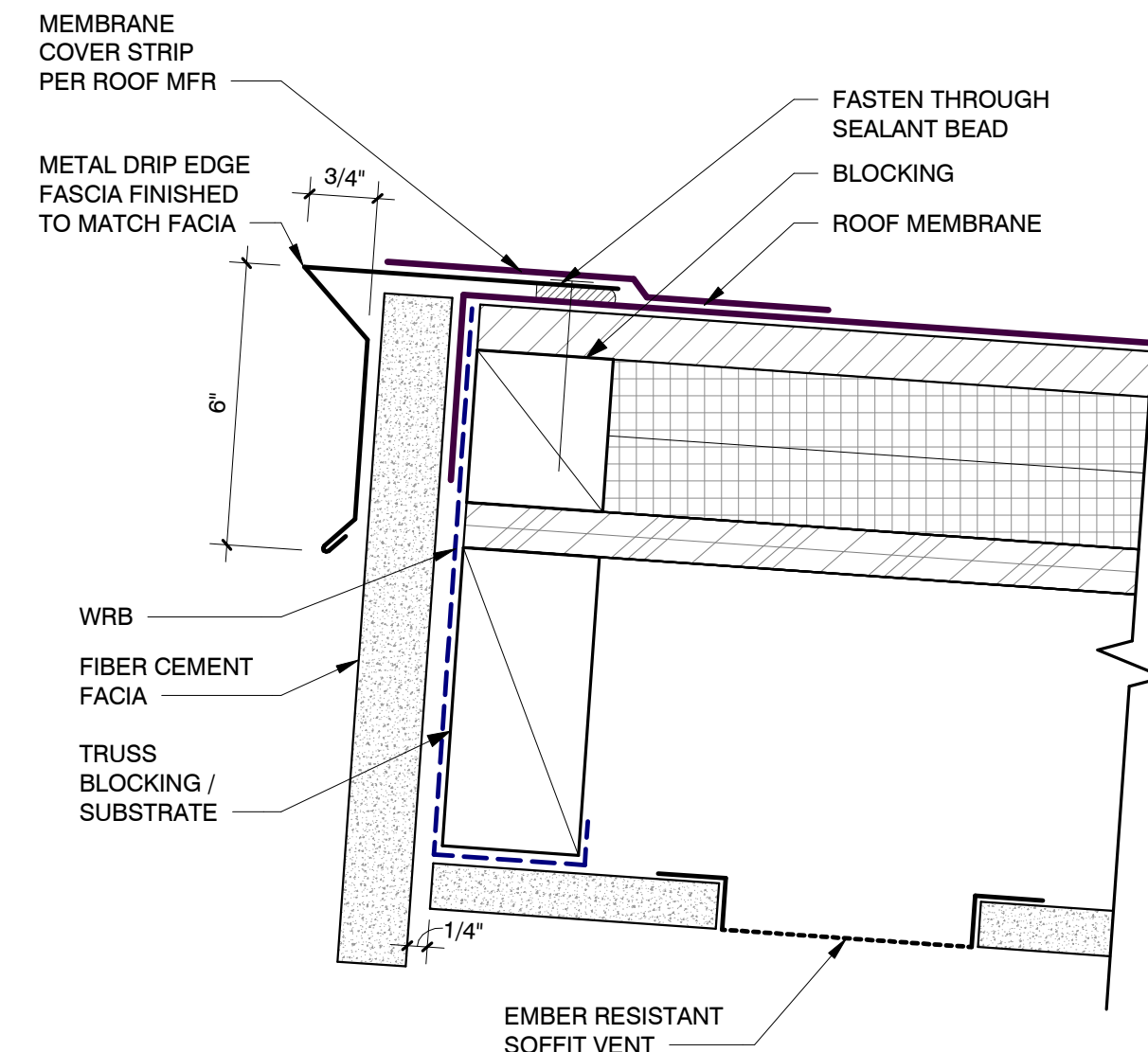
5 FLAT ROOF AT WALL
A-830 3" = 1'-0"



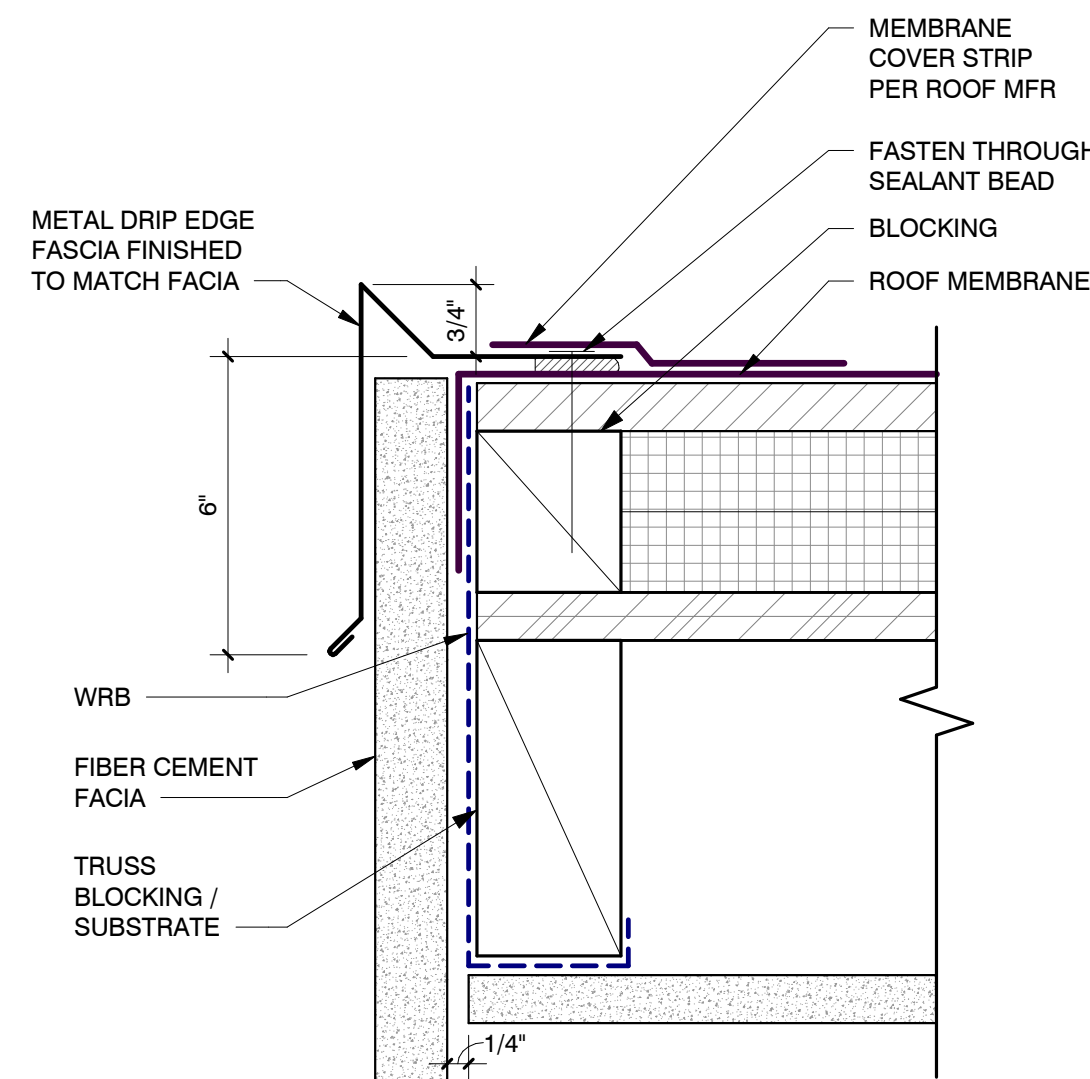
4 FLAT ROOF PARAPET CAP
A-830 3" = 1'-0"



3 FLAT ROOF AT LOW EAVE
A-830 6" = 1'-0"



2 FLAT ROOF AT HIGH EAVE
A-830 6" = 1'-0"



1 FLAT ROOF AT RAKE
A-830 6" = 1'-0"

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WOODLAND, CA 95776
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PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

ACCESSIBILITY
DETAILS

DRAWN BY: EN, KS, JL

CHECKED BY: AS

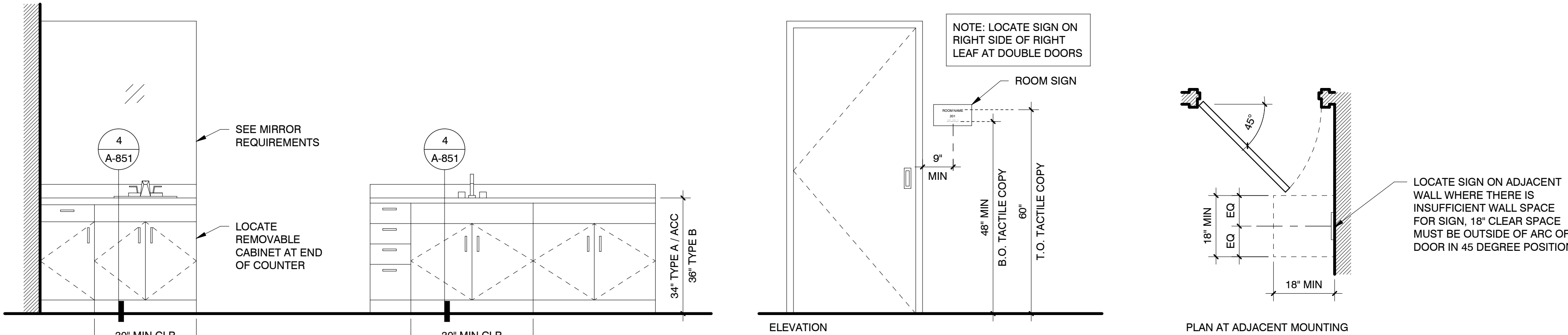
DATE CREATED: 06/29/20

SHEET:

A-850

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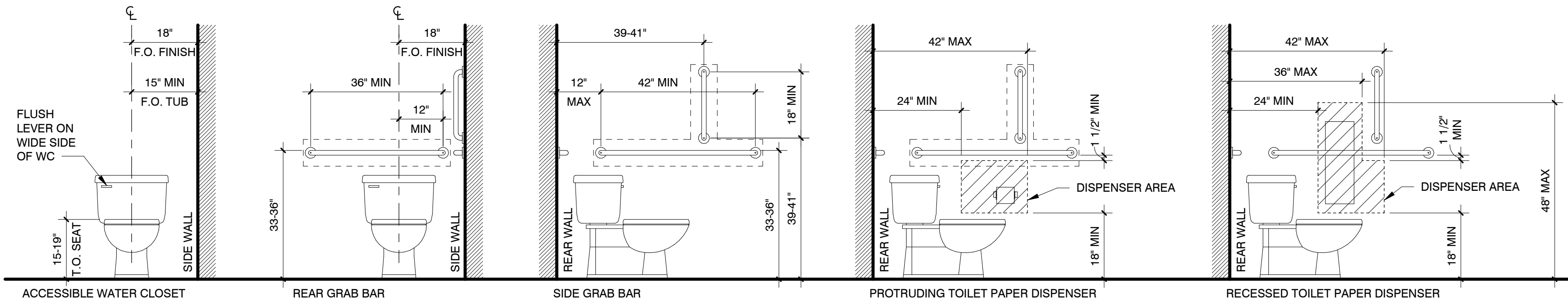
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REMOVABLE CABINETS

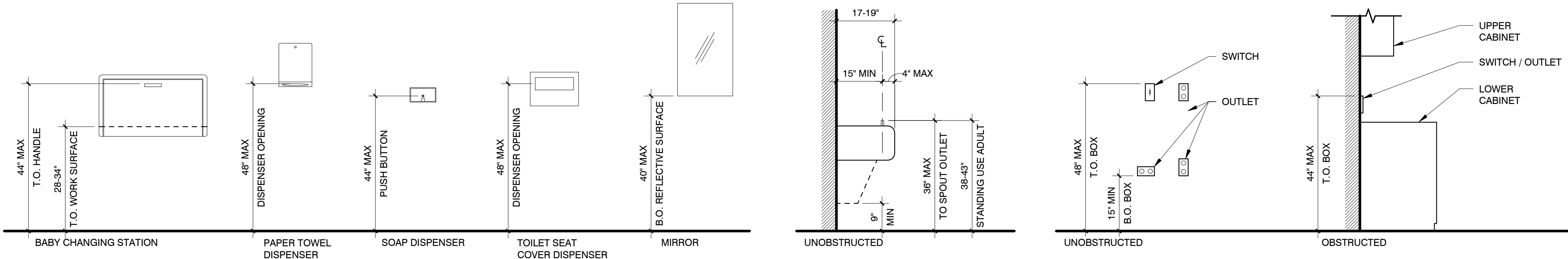
ROOM SIGNAGE

NOTE: SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.



ACCESSIBLE WATER CLOSET

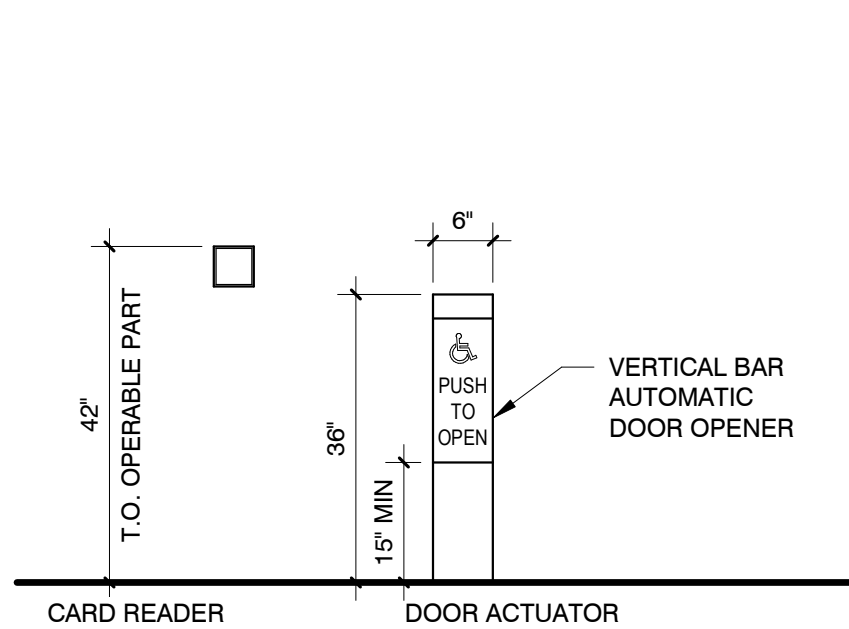
NOTE: GRAB BARS SHOWN FOR REFERENCE. INSTALL BLOCKING AT ALL LOCATIONS WHERE GRAB BARS ARE NOT SHOWN IN PLAN



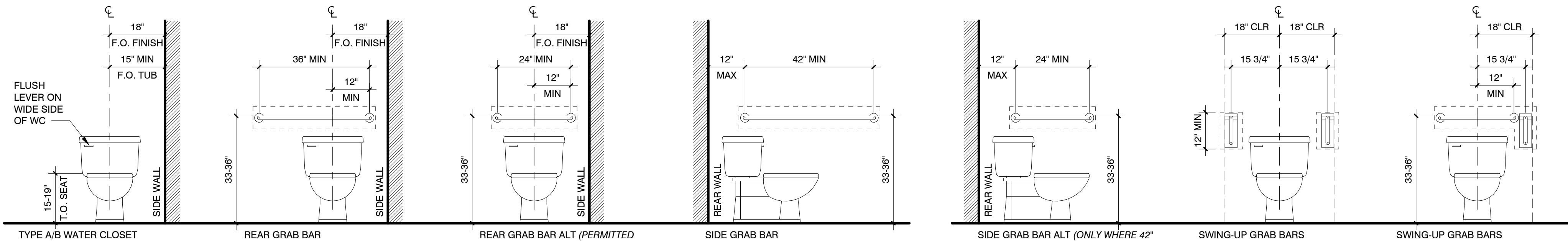
ACCESSIBLE BATH ACCESSORIES

DRINKING FOUNTAIN

SWITCH AND OUTLET HEIGHTS



ACCESS CONTROLS

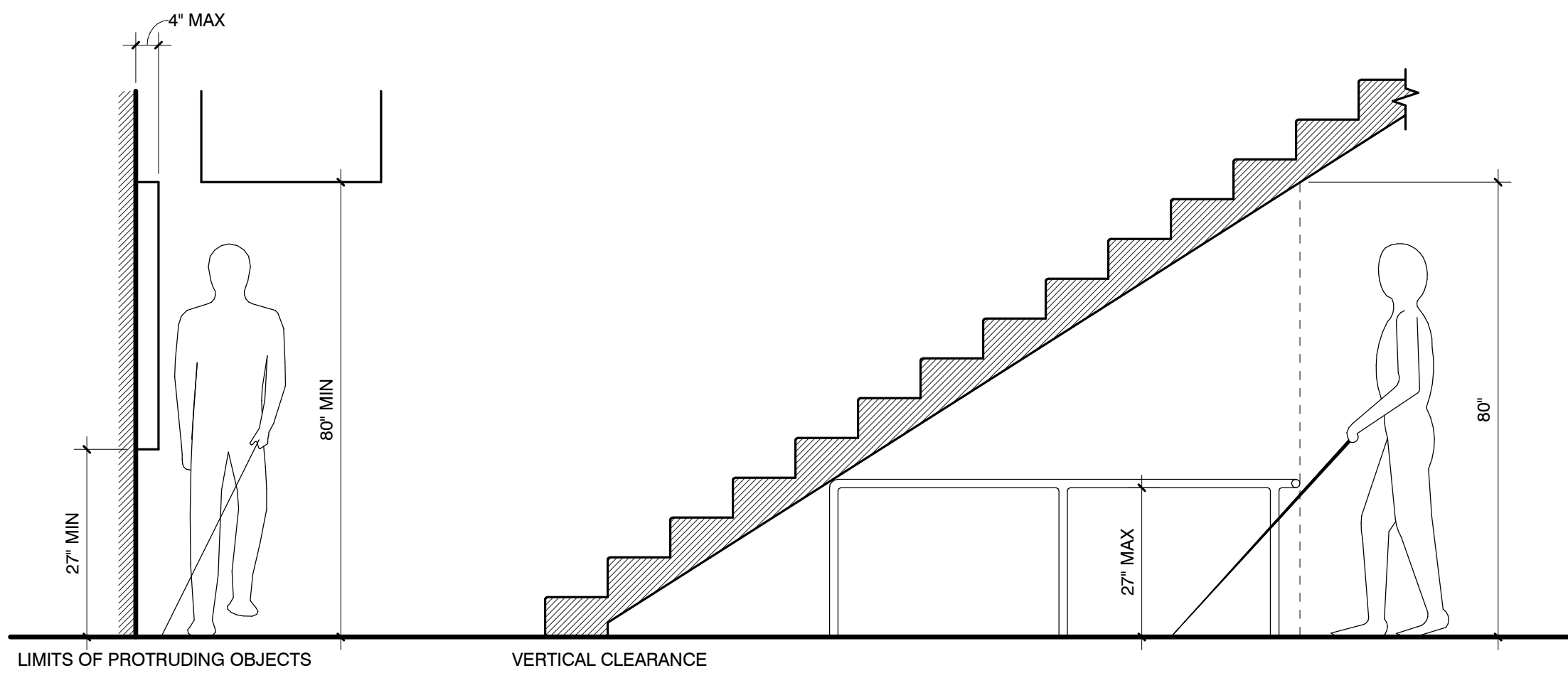


TYPE A/B WATER CLOSET

NOTE: GRAB BARS SHOWN FOR REFERENCE ONLY. INSTALL BLOCKING ONLY

TYPE B WATER CLOSET ALTERNATES

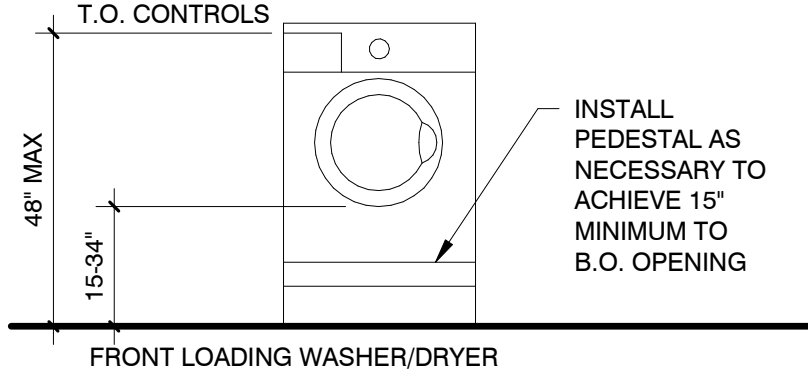
NOTE: GRAB BARS SHOWN FOR REFERENCE ONLY. INSTALL BLOCKING ONLY



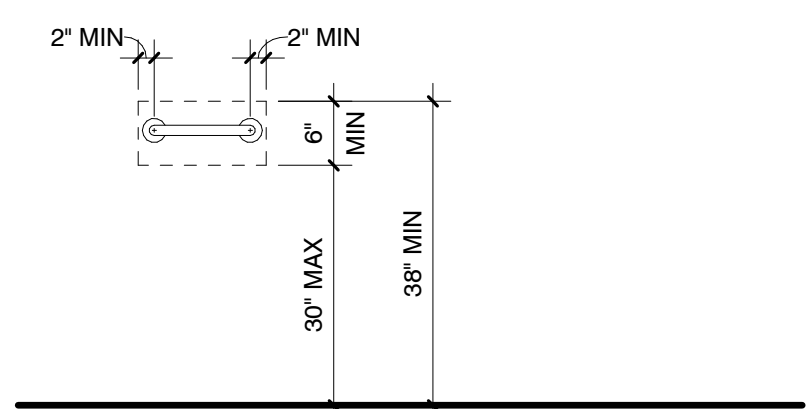
PROTRUDING OBJECTS

NOTE: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAX OFF OF WALL

NOTE: DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE AT 78" AFF

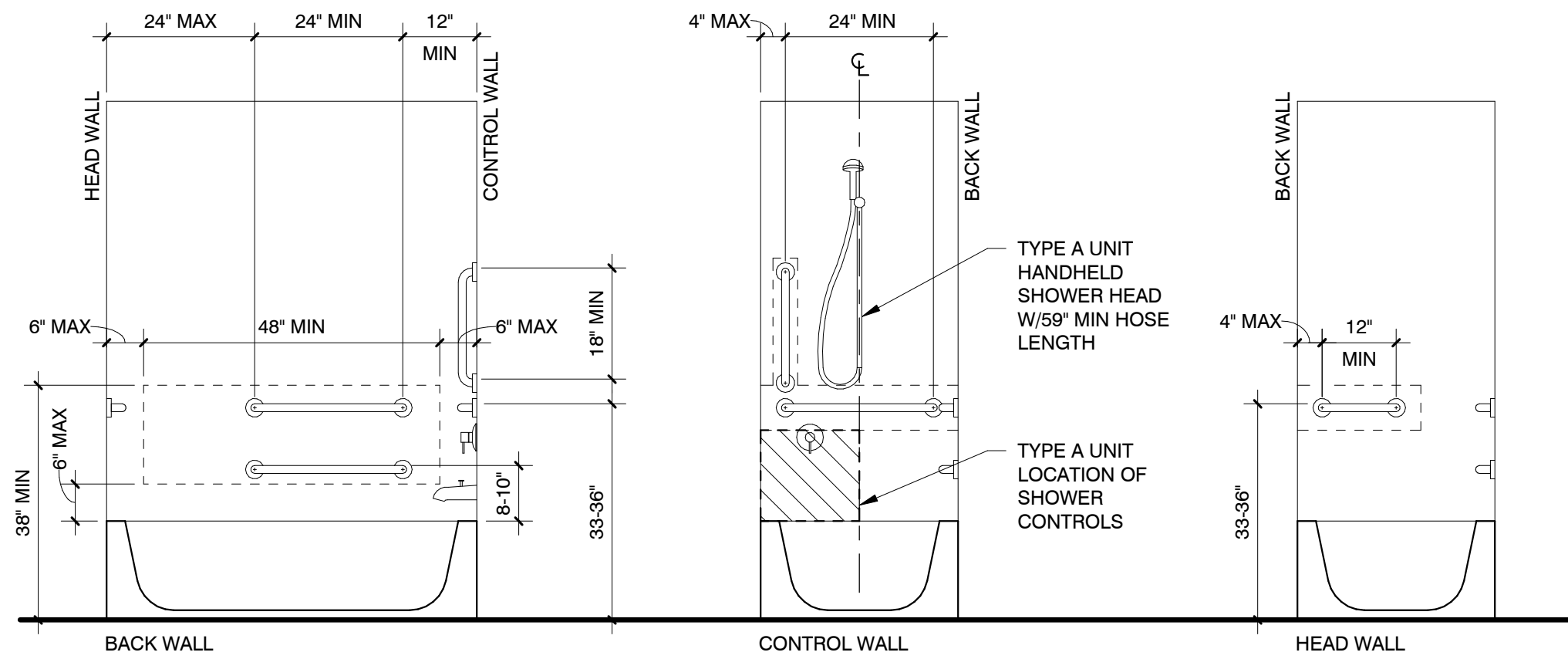


LAUNDRY EQUIPMENT



BLOCKING

TYPICAL BLOCKING HEIGHTS. SEE FIXTURES ELEVATION FOR EXCEPTIONS



TYPE A/B BATHTUB

NOTE: GRAB BARS SHOWN FOR REFERENCE ONLY. INSTALL BLOCKING ONLY

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REVISIONS:

DATE	DESCRIPTION
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SHEET TITLE:

ACCESSIBILITY
DETAILS

DRAWN BY: EN, KS, JL

CHECKED BY: AS

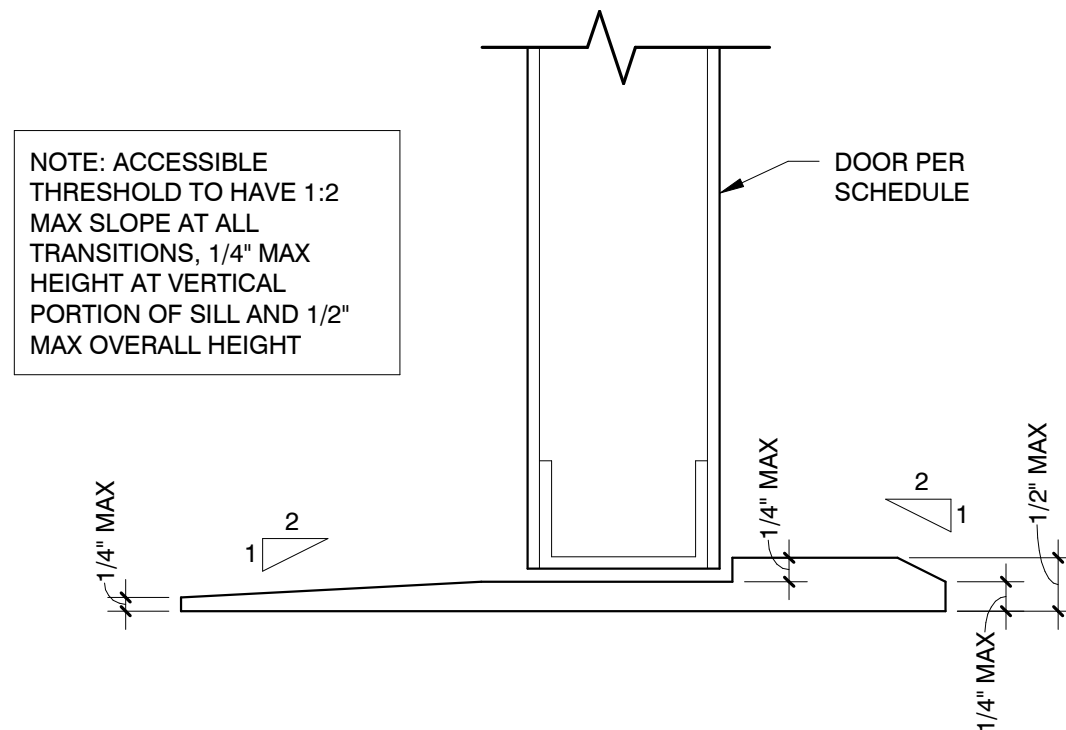
DATE CREATED: 10/03/24

SHEET:

A-851

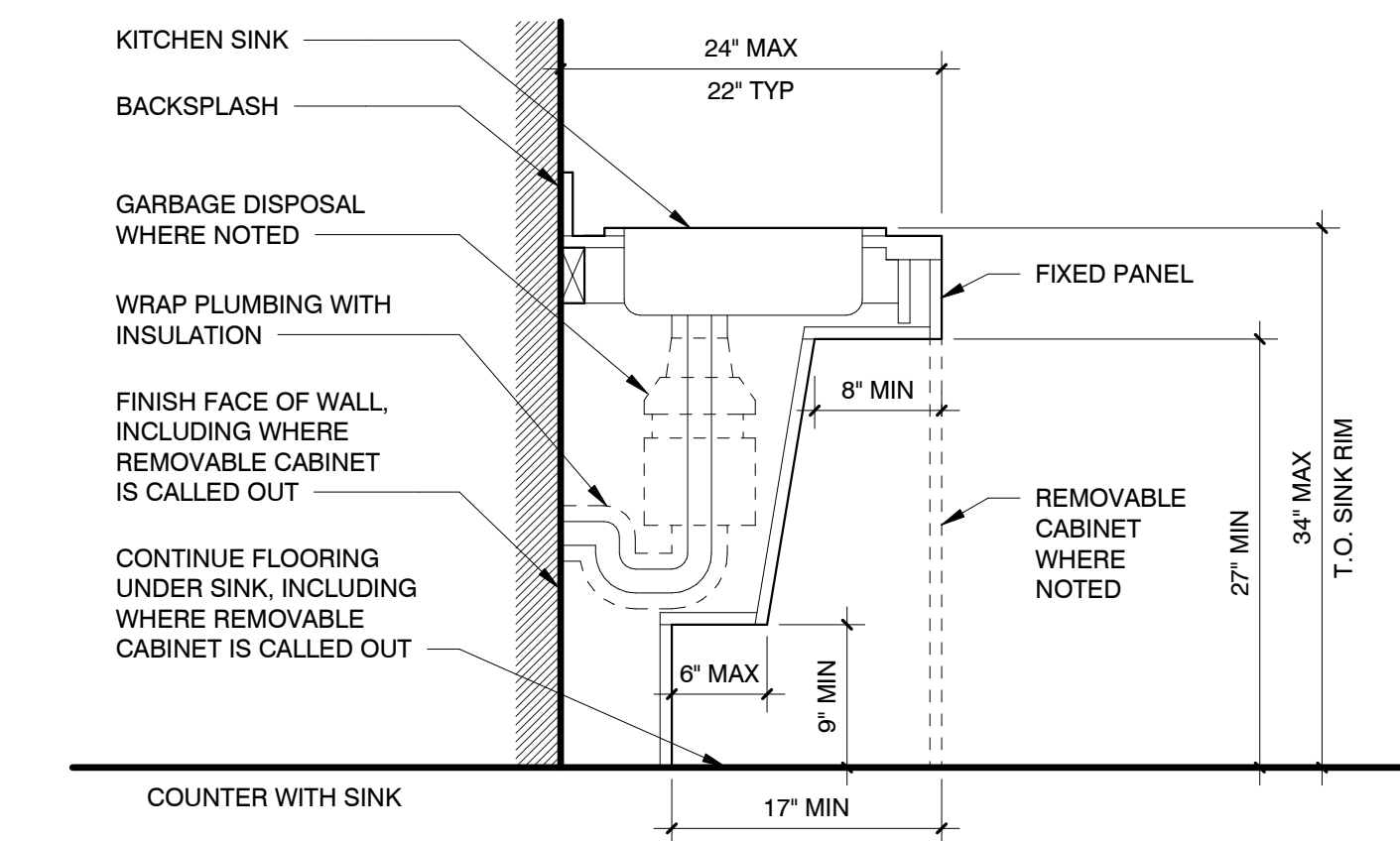
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5 ACCESSIBLE DOOR THRESHOLD

A-851 6\"/>

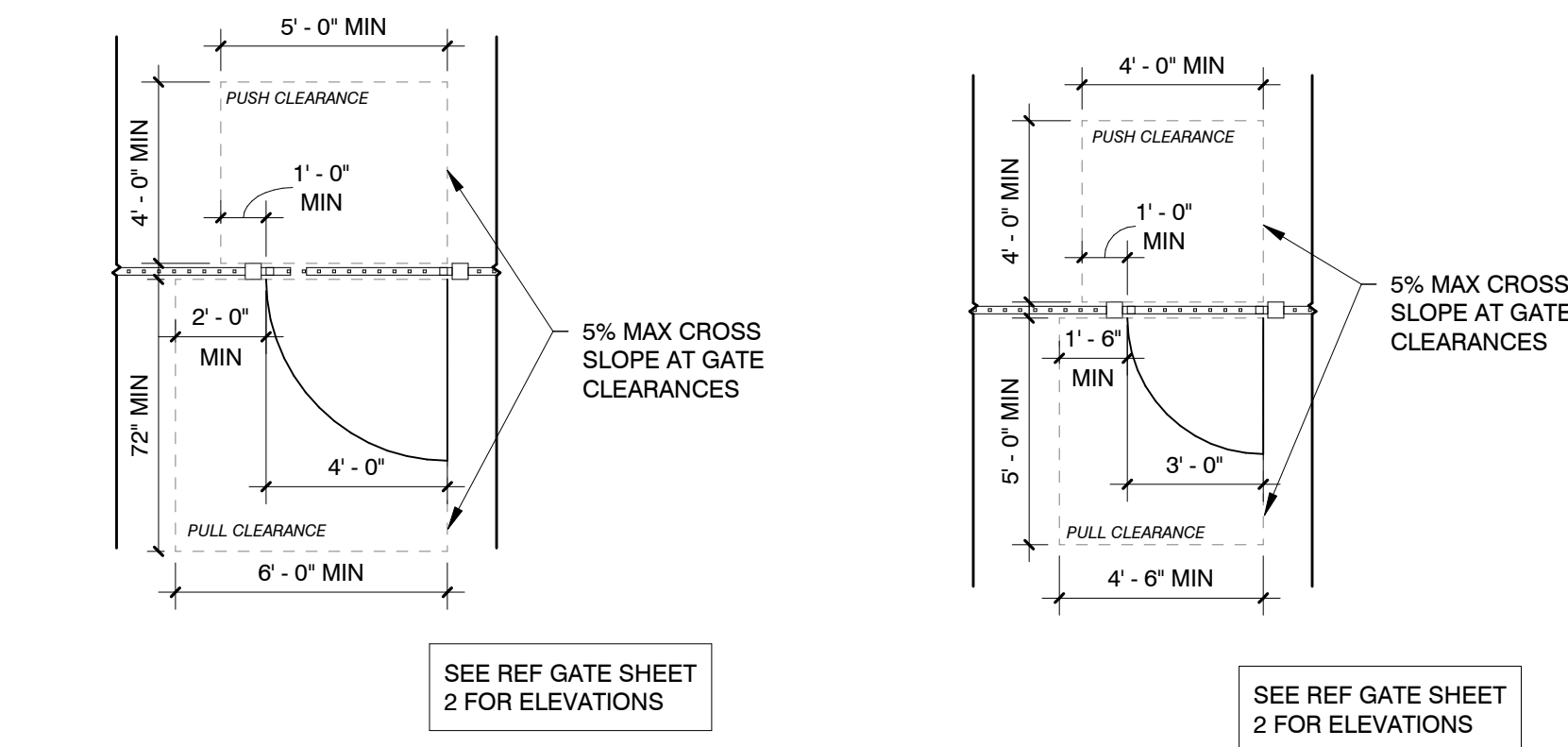


KNEE CLEARANCE

NOTE: KNEE CLEARANCE PER ANSI 117.1-2009

4 ACCESSIBLE KNEE CLEARANCE

A-851 1\"/>

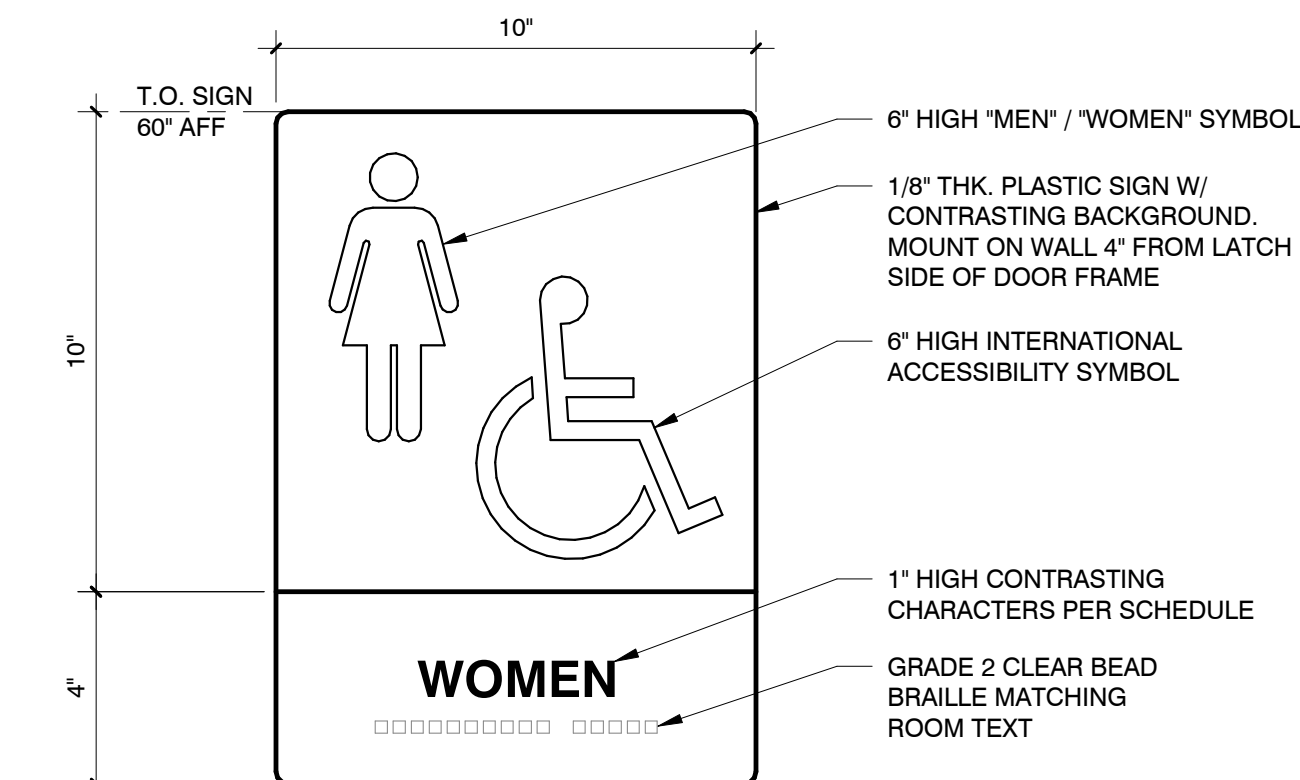


9 4'-0" GATE CLEARANCES

A-851 1/4\"/>

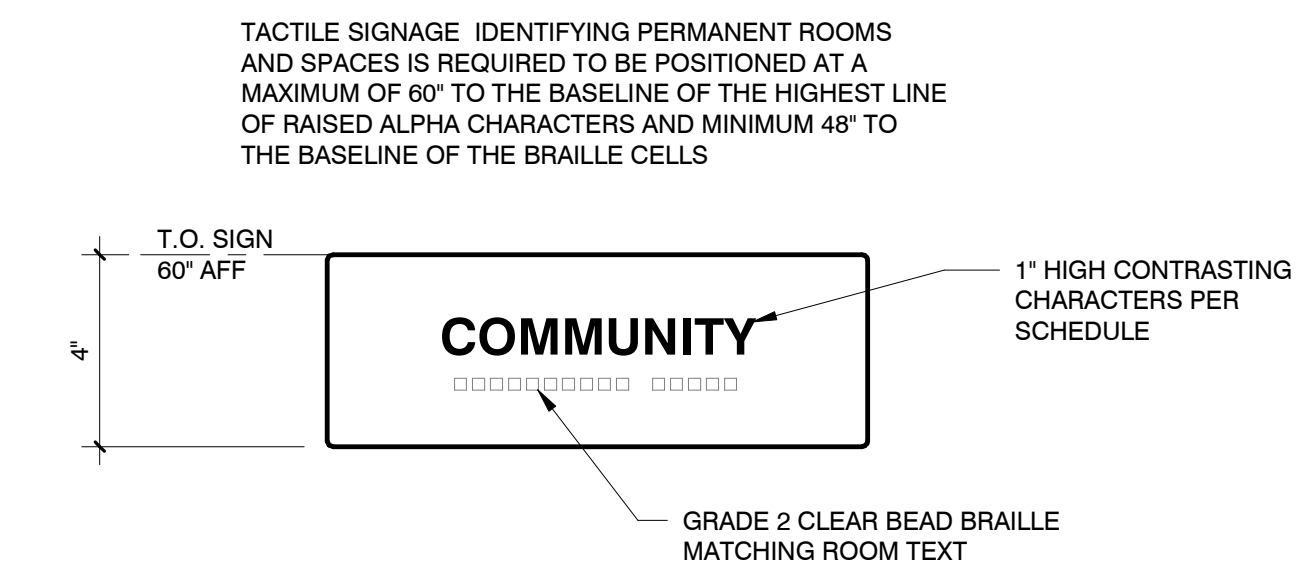
2 3'-0" GATE CLEARANCES

A-851 1/4\"/>



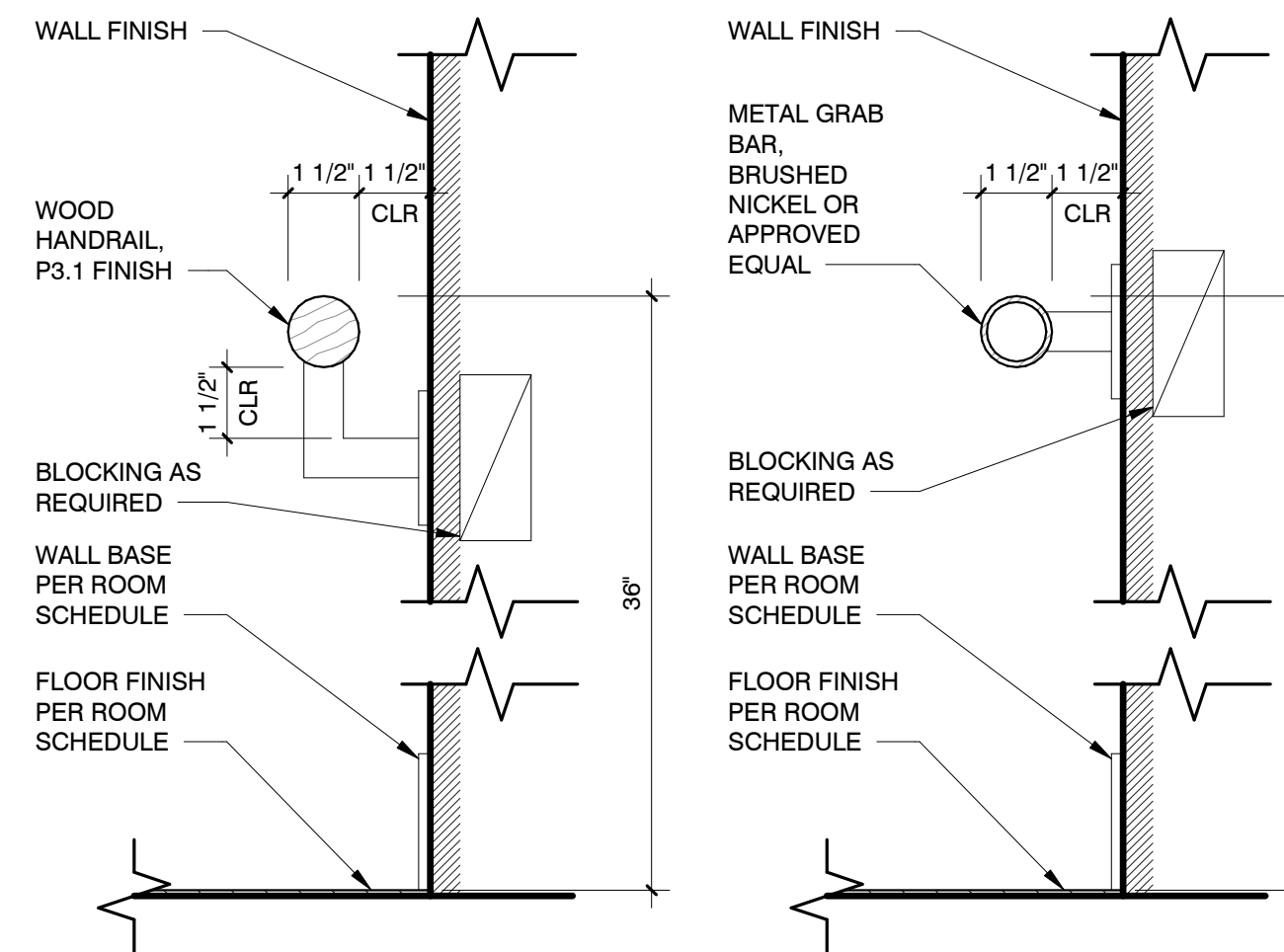
8 PICTOGRAM ROOM SIGN - TYPE S2

A-851 3\"/>



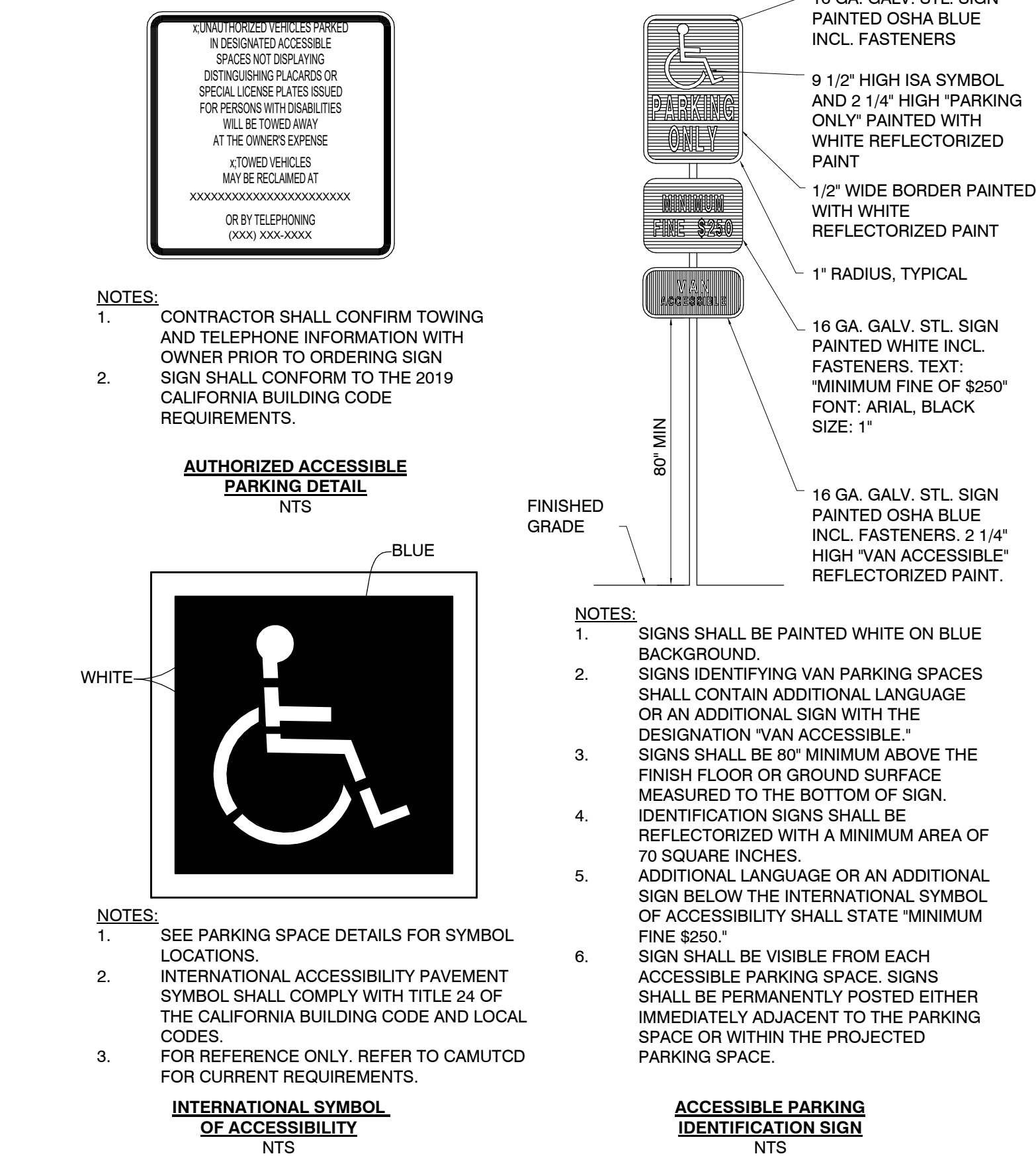
7 ROOM IDENTIFICATION SIGN - TYPE S1

A-851 3\"/>



6 HANDRAIL / GRAB BAR REQUIREMENTS

A-851 3\"/>



1 ACCESSIBLE EV PARKING SIGNS

A-851 1/4\"/>

PROJECT NUMBER: 2321

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
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PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

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REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
INTERIOR
DETAILS - RATED

DRAWN BY: EN, KS, JL

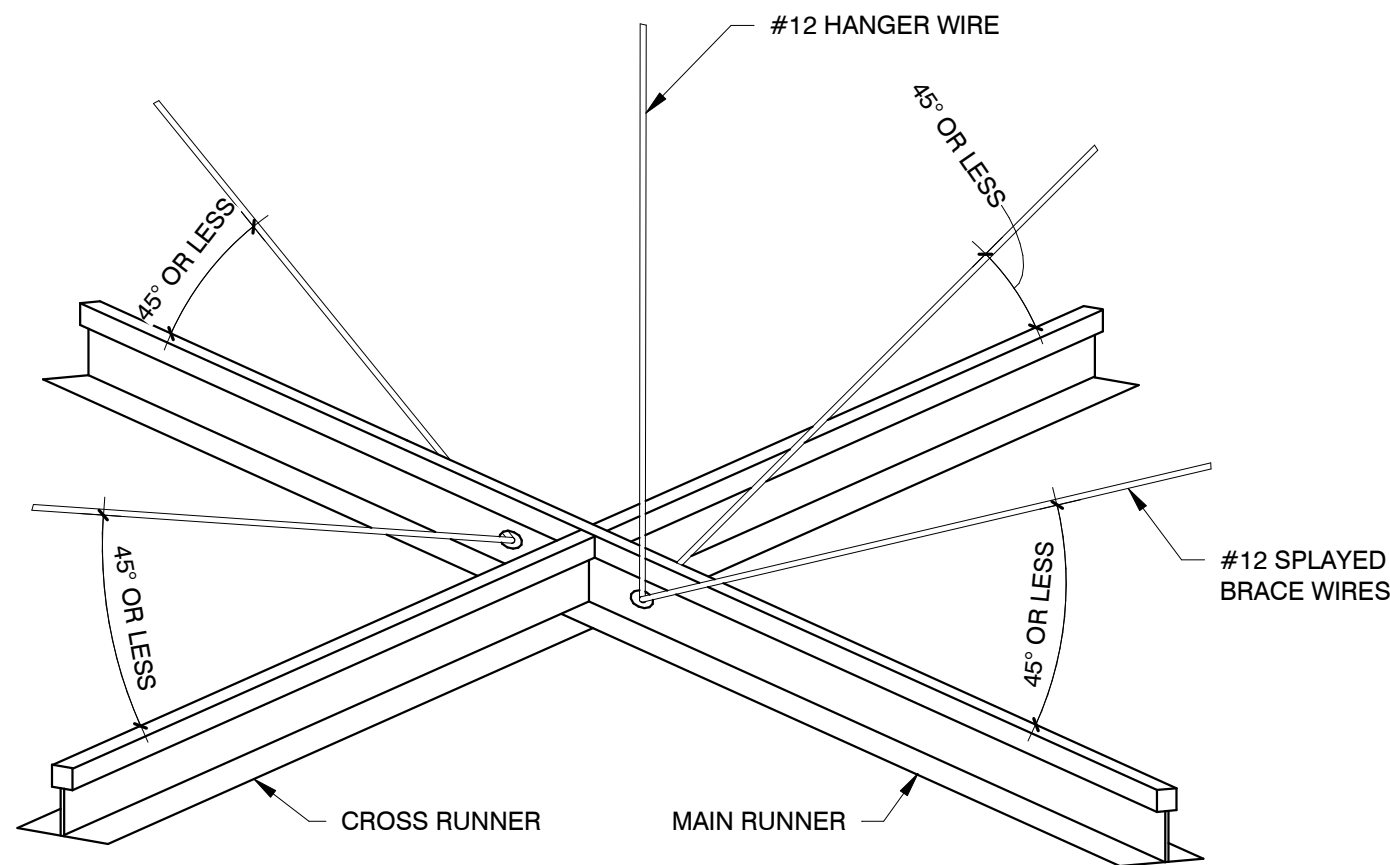
CHECKED BY: AS

DATE CREATED: 07/02/20

SHEET:

A-853

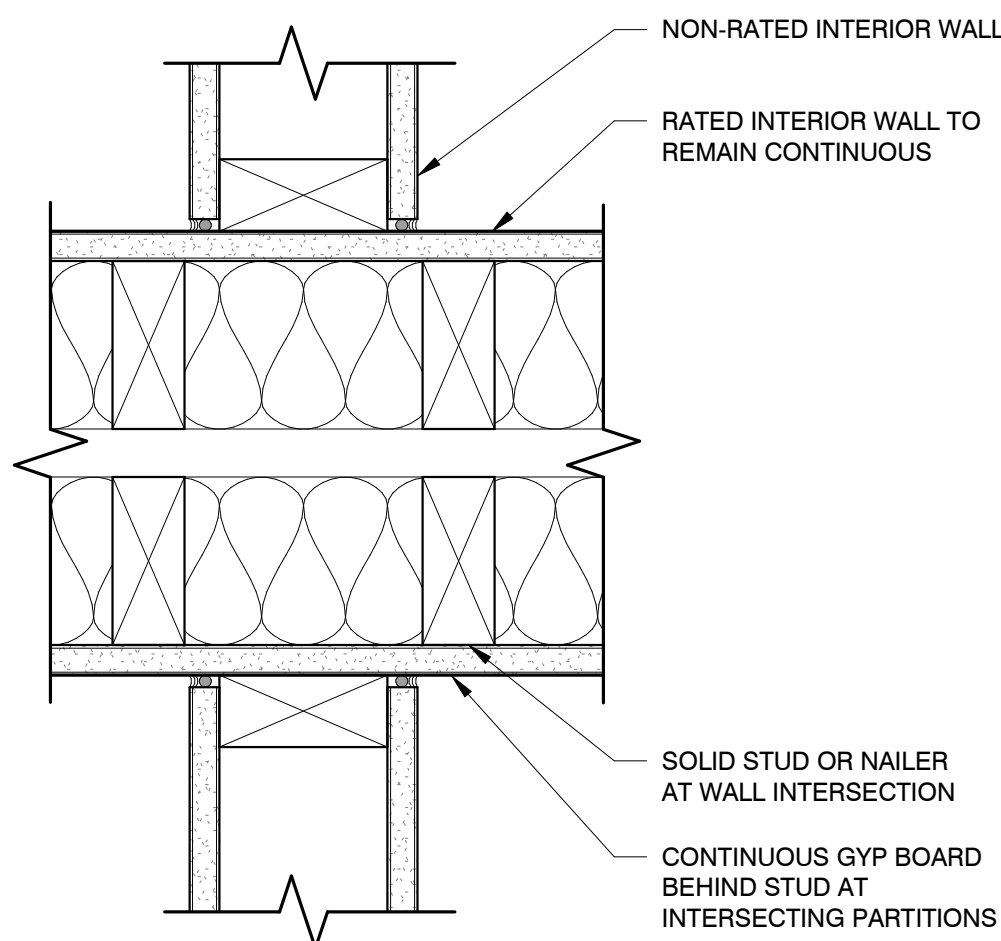
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Salazar Architect, Inc.



- NOTES:
1. SEISMIC BRACING SHALL COMPLY WITH CBC 1613 AND ASCE 7
 2. AREA OF CEILING SUPPORTED NOT TO EXCEED 144 SF.
 3. MAXIMUM BRACE SPACING NOT TO EXCEED 12' OC EACH WAY, 6' MAX FROM WALL
 4. BRACE POINT ON MAIN RUNNER NOT TO EXCEED 2' DISTANCE FROM CROSS RUNNER.

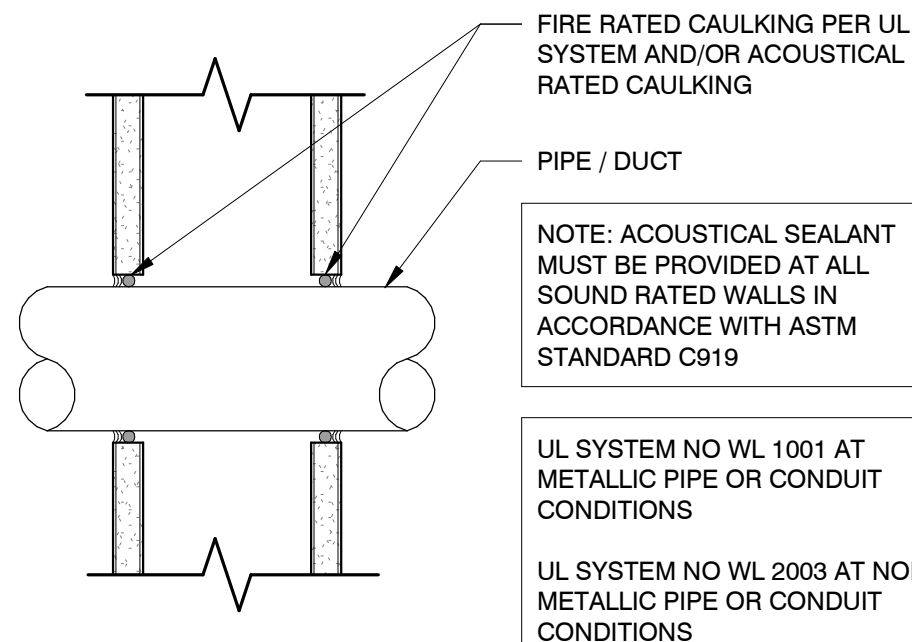
4 DROPPED CEILING SEISMIC BRACING

A-853 3' = 1'-0"



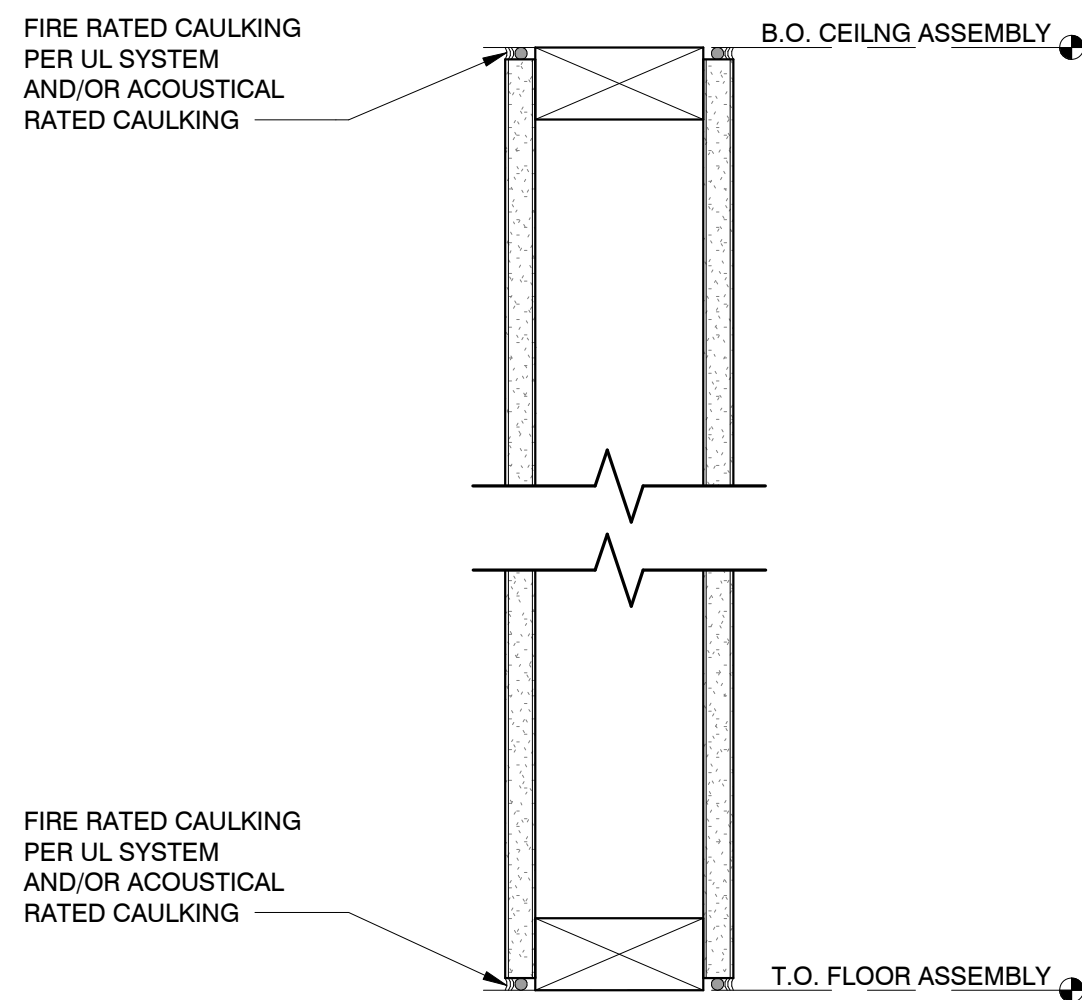
7 RATED TO NON-RATED WALL

A-853 3' = 1'-0"



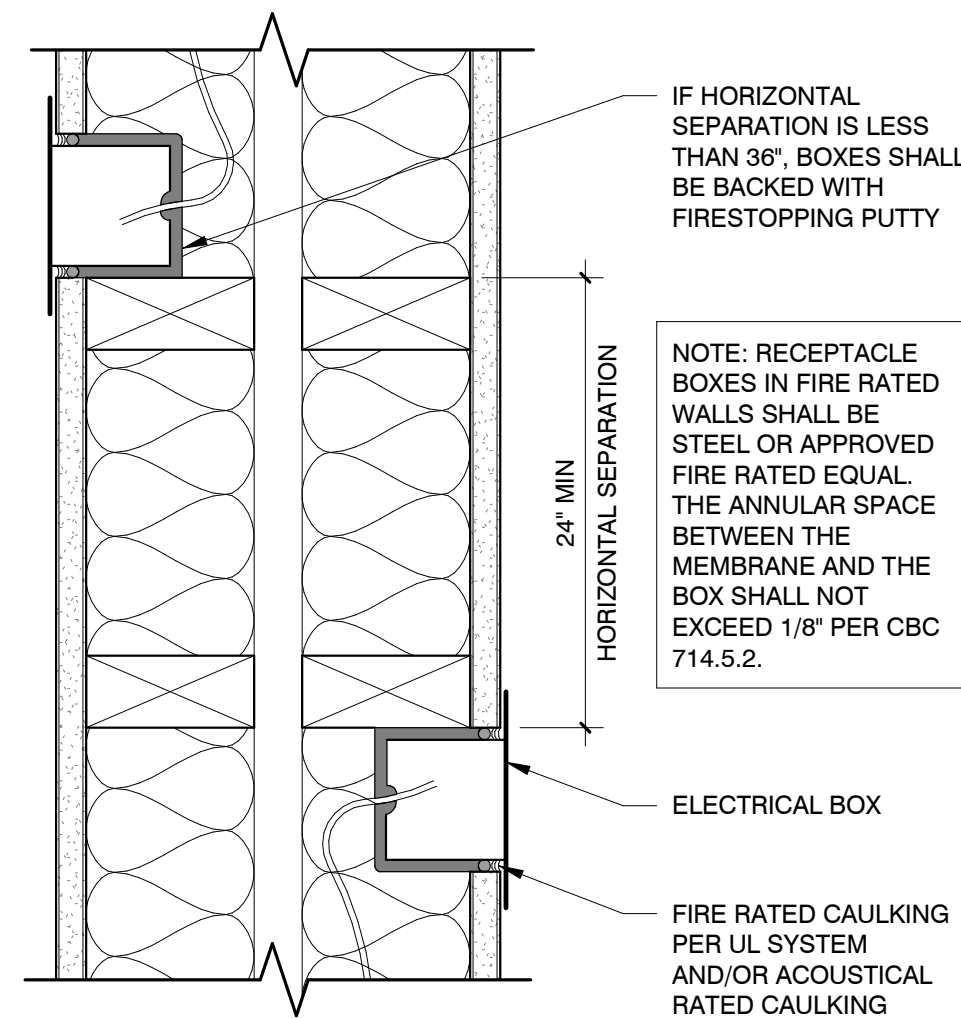
3 THRU PENETRATION AT RATED WALL

A-853 3' = 1'-0"



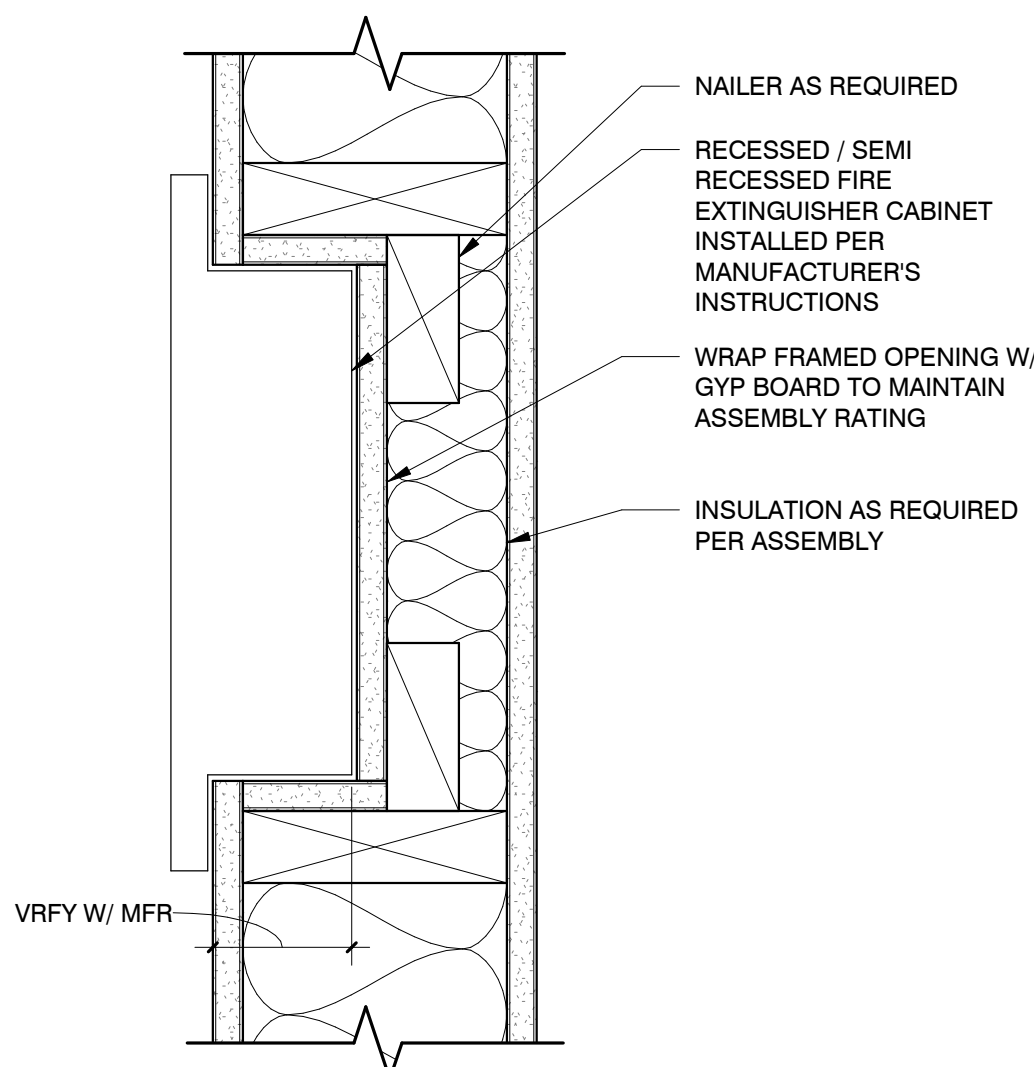
6 RATED WALL HEAD AND SILL

A-853 3' = 1'-0"



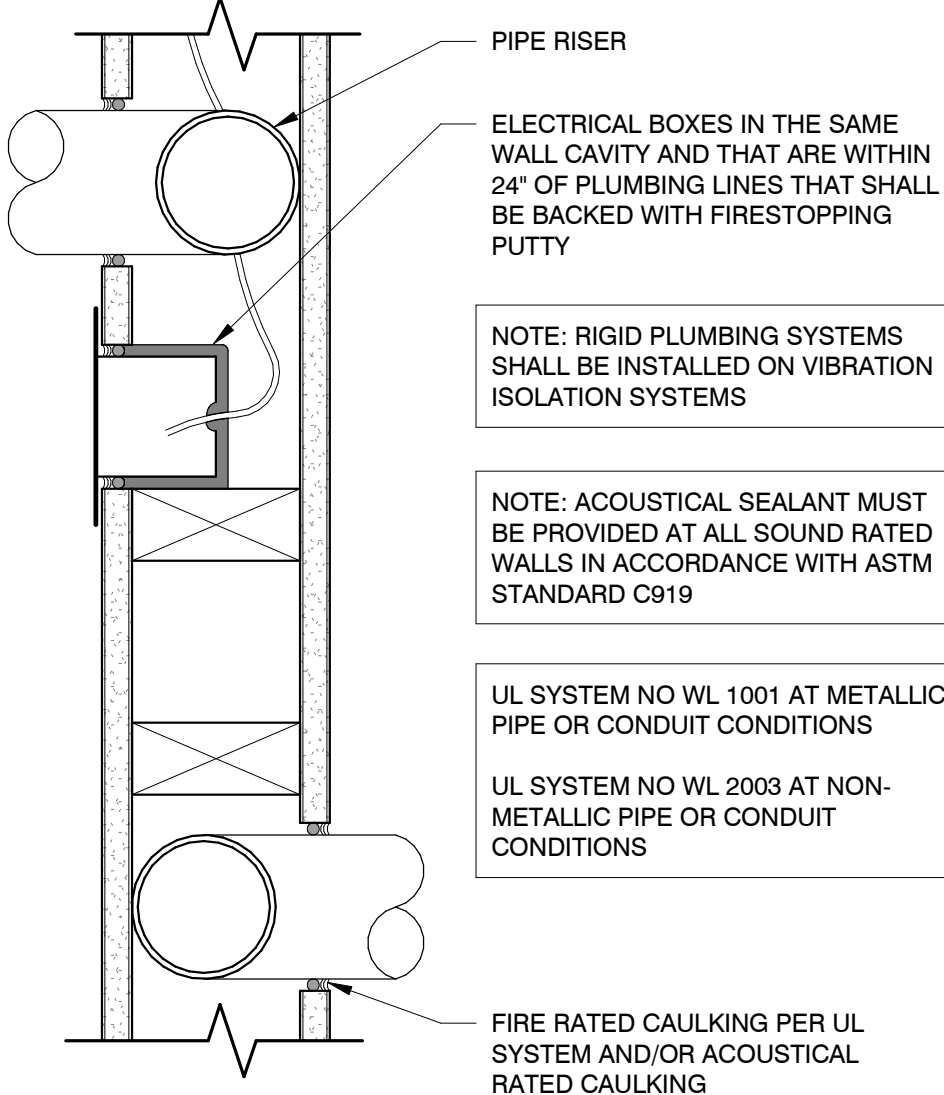
2 BOX PENETRATION AT PARTY WALL

A-853 3' = 1'-0"



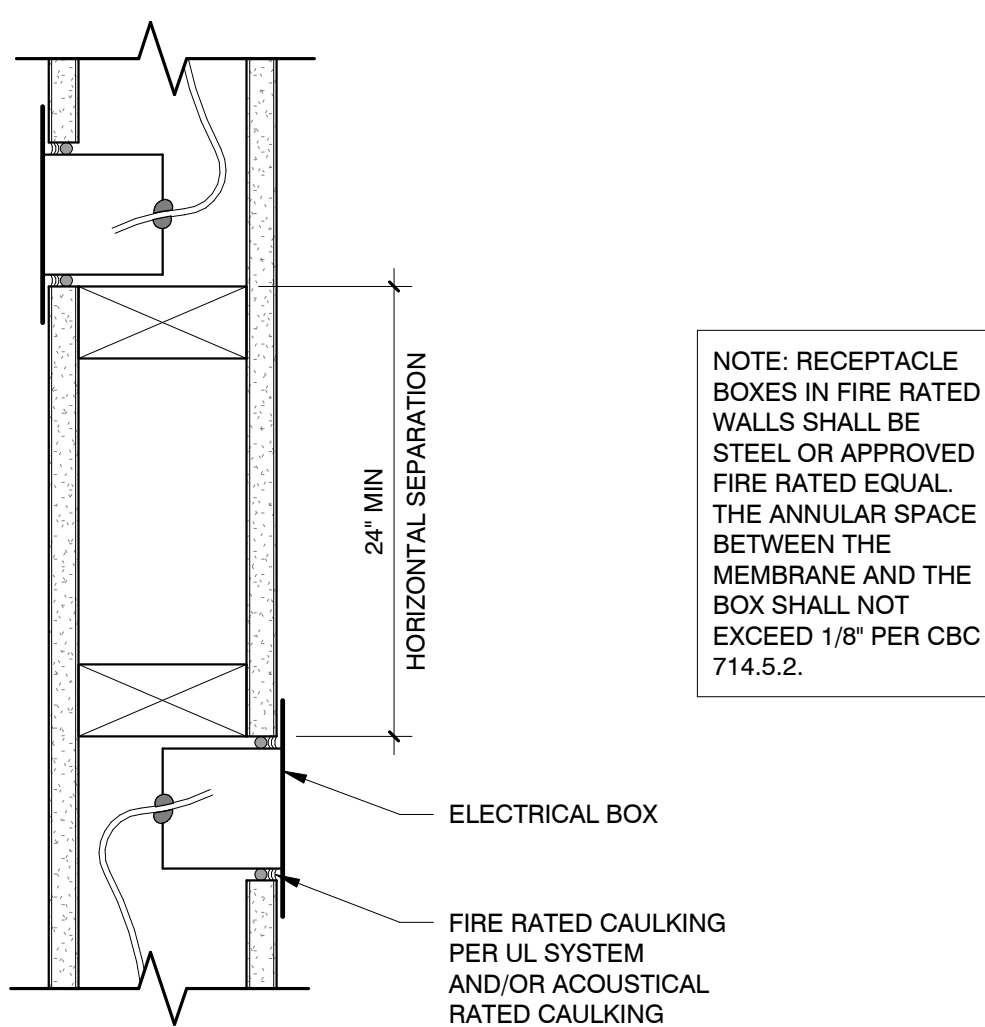
9 RECESSED FEC AT RATED WALL

A-853 3' = 1'-0"



5 PLUMBING PENETRATION AT RATED WALL

A-853 3' = 1'-0"



1 BOX PENETRATION AT RATED WALL

A-853 3' = 1'-0"

PROJECT NUMBER: 2321

SHELTER II AT
EAST BEAMER

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INTERIOR
DETAILS

DRAWN BY: EN, KS, JL

CHECKED BY: AS

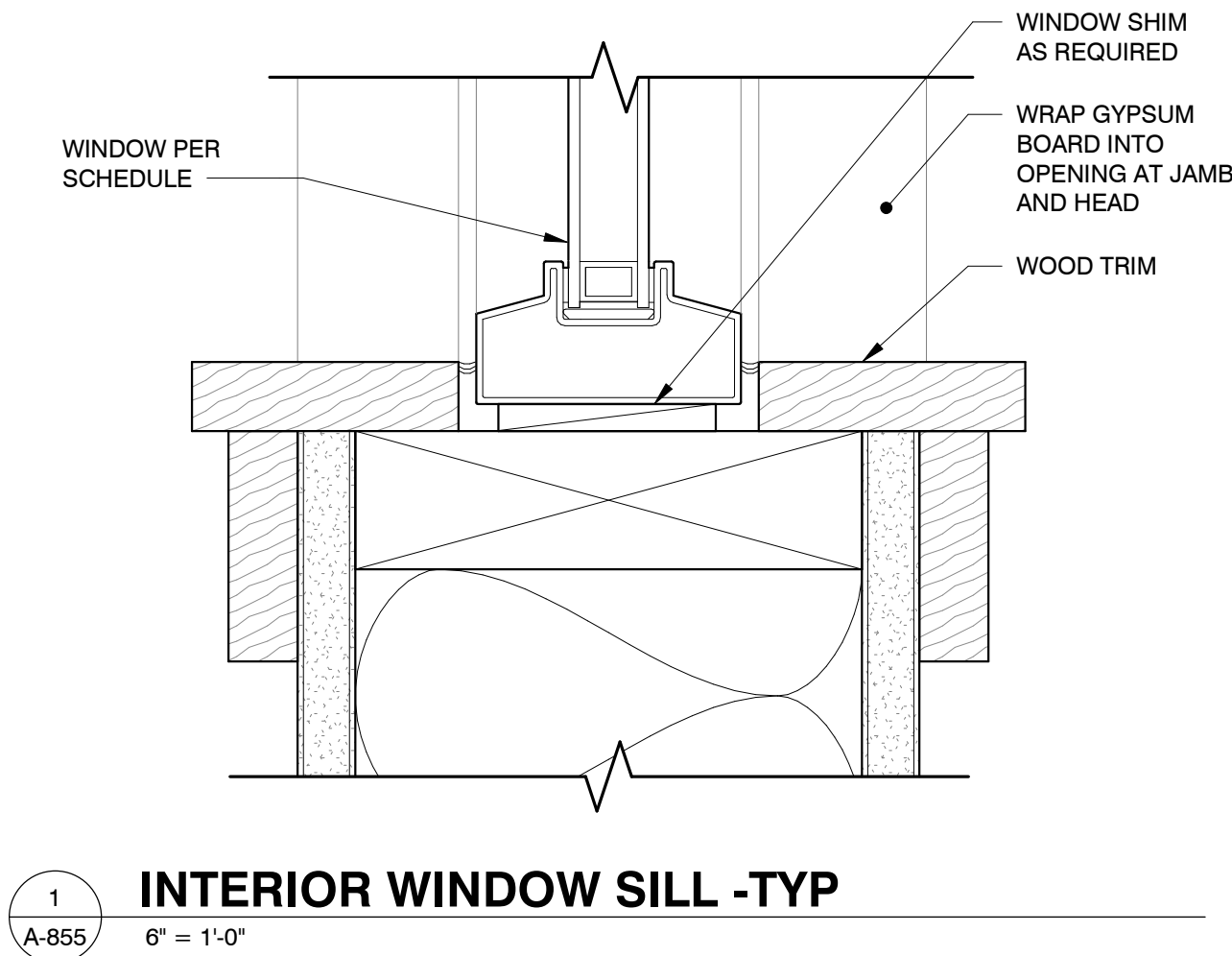
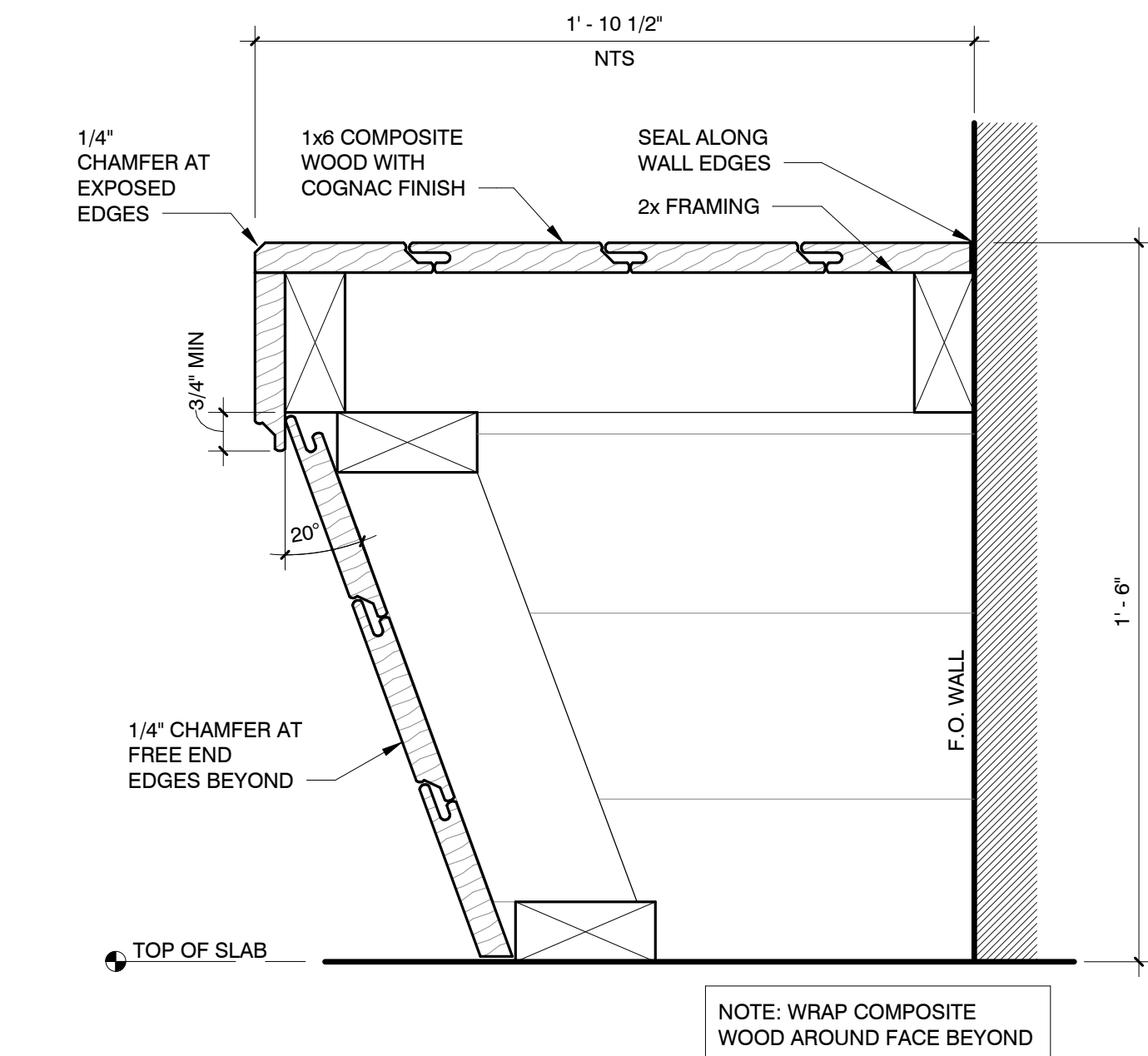
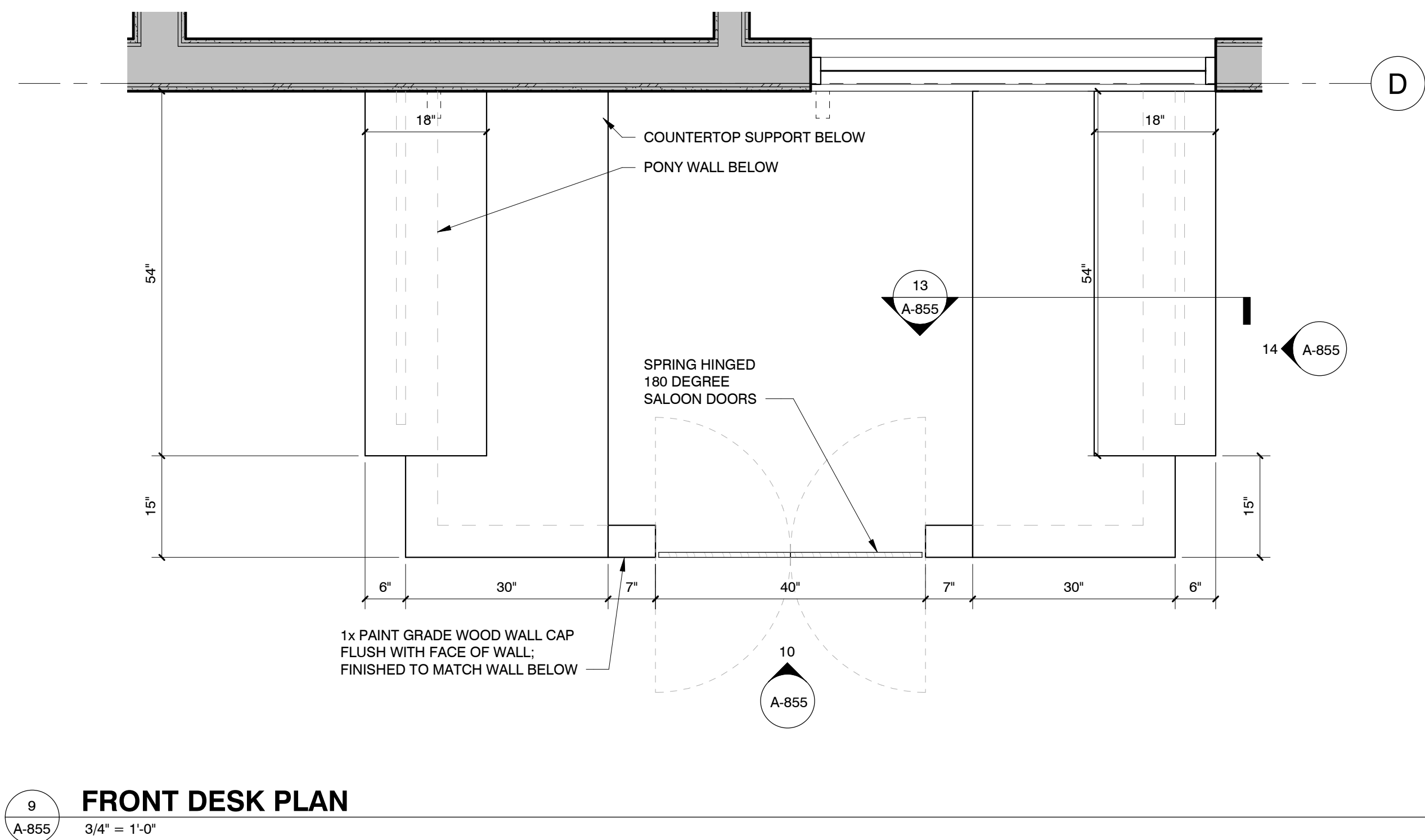
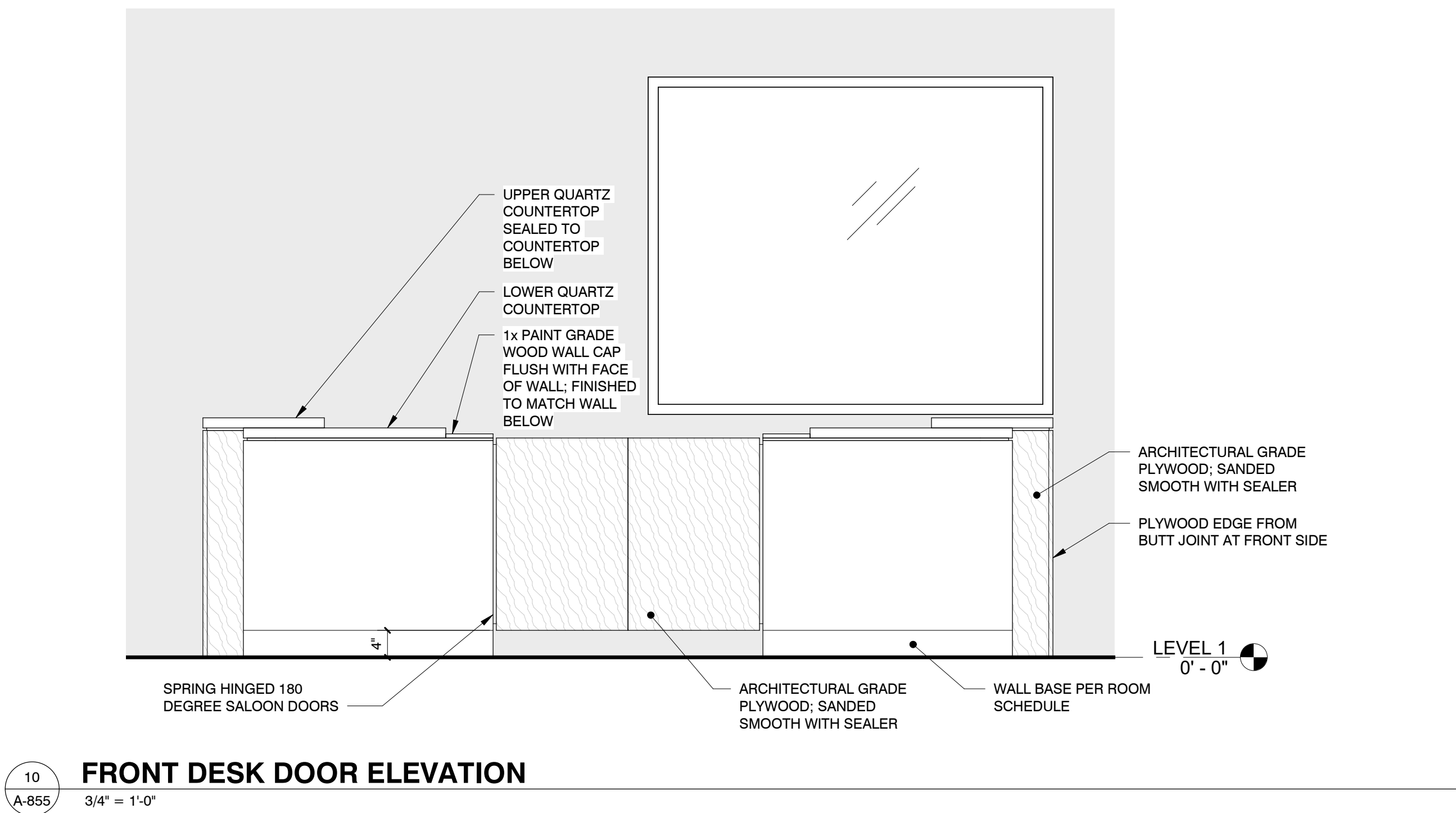
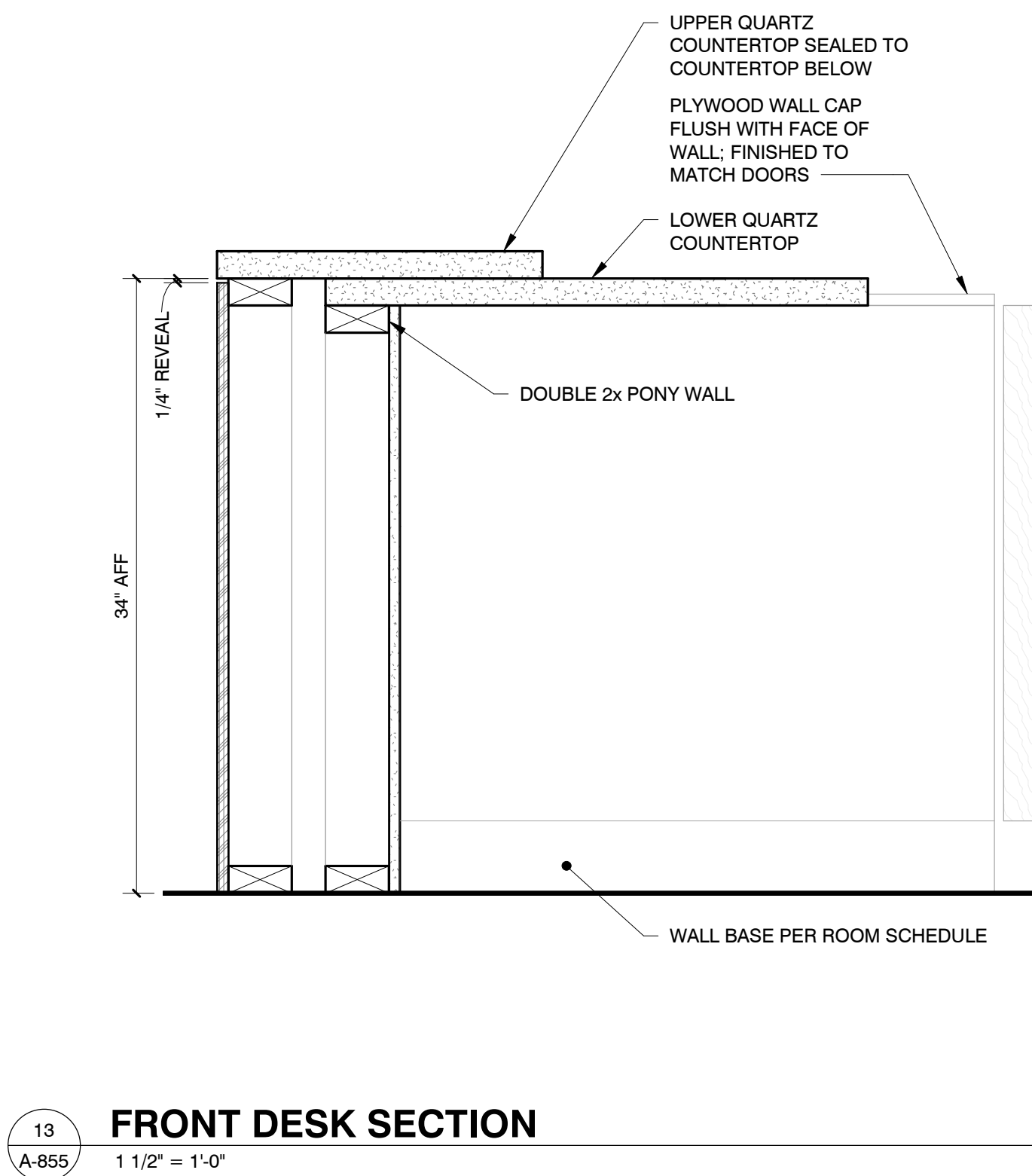
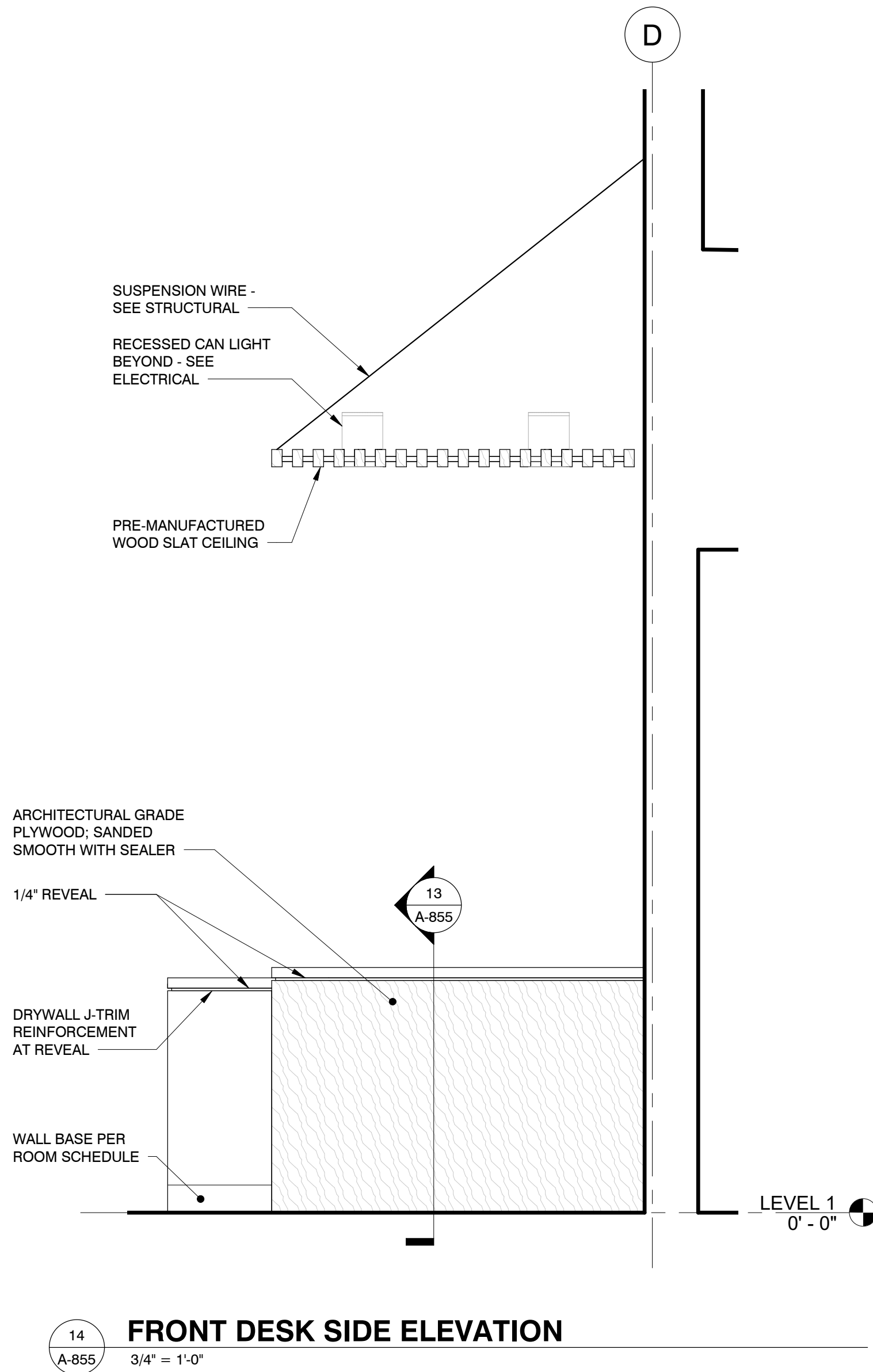
DATE CREATED: 09/16/24

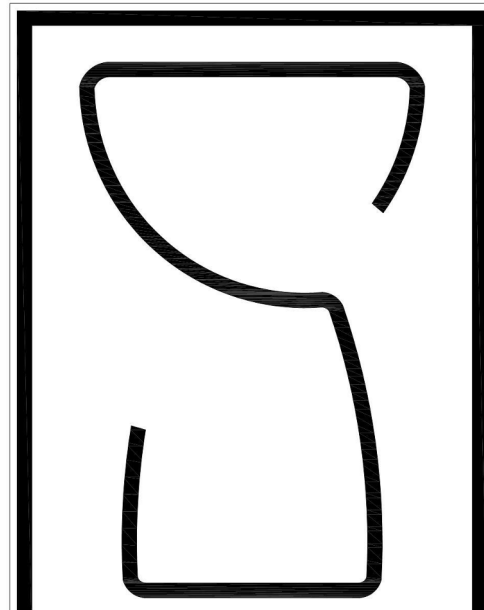
SHEET:

A-855

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Salazar Architect, Inc.





Stonecap, Inc.

Structural Engineering
1809 S Street, Ste. 101-277
Sacramento, CA 95811

SHELTER II AT EAST BEAMER

1901 EAST BEAMER
WOODLAND, CA
95776

KEYPLAN

REVIEWS

JOB NO.	23035	
DRAWN	Author	
DATE	9/26/2024 5:18:47 PM	
SCALE		
FILENAME		

STRUCTURAL NOTES

S001

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ROUGH CARPENTRY NOTES

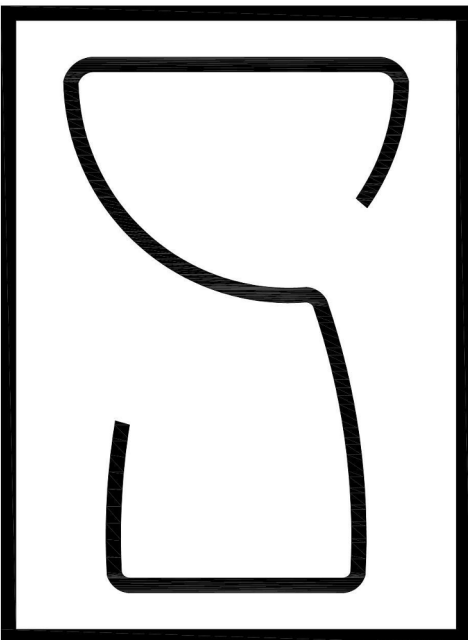
- ALL FRAMING LUMBER SHALL BE COAST REGION DOUGLAS FIR-LARCH & SHALL CONFORM TO THE FOLLOWING GRADES AS LISTED BY THE MANUFACTURER. LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITED BODY THAT COMPLIES WITH DOC P5 20 OR EQUIVALENT:
 - STUDS, EXCEPT AS NOTED ON DRAWINGS
 - 2"x4" THICK, 2'-4" WIDE, INTERIOR, NON-BEARING PARTITIONS, STANDARD GRADE
 - 2"x4" THICK, 5' AND WIDER, NO 2 OR BETTER OF
 - JOISTS AND RAFTERS (EXCEPT AS NOTED ON DRAWINGS)
 - 2"x4" THICK, 2'-4" WIDE, NO 2
 - 2"x4" THICK, 5' AND WIDER, NO 2
 - SEAMS AND HEADS (EXCEPT AS NOTED ON DRAWINGS)
 - 2"x4" THICK, 5' AND WIDER, NO 1
 - 2" AND THICK, NO 1
 - POSTS, ALL POSTS NO 1
 - TOP PLATES, 2 X 4 NO 1 2 X 6 NO 2 OR 2 R BETTER
 - FLOORING, STANDARD GRADE
 - SILL PLATES
 - EXTERIOR AND SHEAR WALLS 2 X 6 OR 3X NO 2 PRESSURE TREATED
 - INTERIOR PARTITIONS 2 X 4 CONSTR. OR BETTER
- ALL FRAMING ANCHORS, CLIPS, STRAPS, HANGERS, ETC., SHALL BE MANUFACTURED BY SIMPSON COMPANY OR I.C.C. APPROVED EQUAL WITH 5% TOLERANCE
- HY-TEK FASTENERS MAY BE USED AS AN APPROVED EQUAL IN LIEU OF COMMON, SHORT, BOX, SINKER NAILS, AND SIMPSON SDS SCREWS AS APPROVED IN ICC-ES ESR-2646 (LARR 2556) IN THE CITY OF LOS ANGELES
- ALL BEAM AND JOIST HANGERS SHALL BE THE FULL DEPTH OF THE MEMBER IT IS SUPPORTING
- ALL BEAM AND JOIST METAL HANGERS SHALL HAVE ALL HOLES FILLED PER MANUF. TO ACHIEVE MAX CAPACITY
- TYPICAL ROOF SHEATHING SHALL BE 5/8" PLY WITH THICKNESS & PANEL JOCK LUMBER AS INDICATED ON THE DRAWINGS
- OSB IS AN ACCEPTABLE ALTERNATIVE TO PLYWOOD AT SHEAR WALLS, ROOF SHEATHING, AND FLOOR SHEATHING WHEN THE OWNER APPROVES THE SUBSTITUTION
 - ALL EDGE NAILING ON SHEAR WALLS SHALL MAINTAIN A 3/8" MIN. CLR. DISTANCE @ ALL BOUNDARY NAILING ON ROOF OR FLOOR PLYWOOD SHEATHING SHALL MAINTAIN A 3/8" MIN. CLR.
 - FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, OR FASTENERS OTHER THAN NAIL. TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A 663, TYPE 0185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SKIDOUT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR DRY ENVIRONMENT SHALL BE PERMITTED
 - GRADE AND SPECIES OF ALL LUMBER MUST BE GRADE MARKED
 - ALL DIAPHRAGMS AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX
 - ALL BOLTS SHALL BE DRILLED 1/20" 1/16" OVERSIZED
 - ALL LUMBER SHALL BE KILN DRY TO 19% AND 15% FOR PLYWOOD MAX MOISTURE CONTENT
 - WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GRROUT, PRESERVATIVE-PRESERVATIVE TREATED, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLIANT WITH ASTM A 153A /153M OR TYPE 304 STAINLESS STEEL
 - LAG SCREWS SHALL BE BORER AS FOLLOWS:
 - THE CLEARANCE HOLE FOOT THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK
 - THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 40%-70% IN WOOD W/ < 0.5" AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE LARGER PERCENT IN EA. RANGE SHALL APPLY TO LAG SCREWS OF GREATER DIAMETERS, LEAD HOLES OR CLEARANCE HOLES SHALL NOT BE REQUIRED FOR 3/8" AND SMALLER DIAMETERS. DRILLING PRIMARYLY IN WITHDRAWAL IN WOOD W/ < 0.5" PROVIDED THAT ED DISTANCES, END DISTANCES, AND SPACING ARE SUFFICIENT TO PREVENT UNUSUAL SPLITTING. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING W/ A HAMMER, SCAP OR OTHER LUBRICANT SHALL NOT BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE SCREW.
 - UNTHREADED SHANK DIAMETER
 - UNTHREADED SHANK LENGTH
 - ROOT DIAMETER OF THREADED PORTION
 - THREAD LENGTH
 - WIDTH OF HEAD ACROSS FLATS
 - LENGTH OF TAPERED TIP
 - HEIGHT OF HEAD
 - NUMBER OF THREADS/INCH

CONCRETE MASONRY UNIT (CMU) NOTES

- BLOCK SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C-90 GRADE N-1. UNITS OPEN ONE END, AND BOND BEAM UNITS AT HORIZONTAL REINFORCING, WHEN BLOCKS ARE EXPOSED OBTAIN APPROVAL OF SUBMITTAL FROM ARCHITECT. UNITS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS REQUIRED TO MEET THE MASONRY COMPRESSIVE STRENGTH OF MASONRY f'm SPECIFIED ON THE PLANS AS FOLLOWS:
 - 1,800 PSI FOR SPECIFIED f'm UP TO 1,200 PSI
 - 2,800 PSI FOR SPECIFIED f'm UP TO 2,000 PSI
 - 3,750 PSI FOR SPECIFIED f'm UP TO 2,500 PSI
 - 4,800 PSI FOR SPECIFIED f'm UP TO 3,000 PSI
- MIN. SPECIFIED COMPRESSIVE STRENGTH SHALL BE f'm = 2,000 PSI, UNLESS OTHERWISE SPECIFIED ON THE PLANS
- CEMENT-ASTM C-150, LOW ALKALI, TYPE I OR II PORTLAND CEMENT. (MASONRY CEMENT AND PLASTIC CEMENT SHALL NOT BE USED)
- MORTAR:
 - CONFORMING TO ASTM C-270, TYPE III
 - MIX PROPORTIONS SHALL CONFORM TO ASTM C-270
 - AGGREGATES SHALL CONFORM TO ASTM C-144
- GROUT:
 - CONFORMING TO ASTM C-476
 - ATTAINS THE MASONRY COMPRESSIVE STRENGTH f'm OR 2,000 PSI AT 28 DAYS, WHICHEVER IS GREATER
 - MIX PROPORTIONS SHALL CONFORM TO ASTM C-476
 - AGGREGATES SHALL CONFORM TO ASTM C-404
 - USE COARSE GROUT IN GROUT SPACES 2 INCHES OR MORE IN WIDTH AND IN CELLS TO BE GROUTED SOLID
 - MINIMUM LAP OF REINFORCING STEEL IN 12" DIA OR GREATER WALLS, OR 8" OR GREATER BARS SHALL BE 72 BAR DIAMETERS. BALANCE OF LAPS SHALL BE 48 BAR DIAMETERS OR A MINIMUM OF 2'-0"
 - MINIMUM GROUTING: SOLID GROUT ALL CELLS UNLESS NOTED OTHERWISE
 - VERTICAL EXPANSION JOINTS SHALL BE PROVIDED AT 40'-0" OR MAXIMUM EXPANSION JOINT MATERIALS SHALL BE PER ASTM C90, D994, OR D1065 CLASS 241
- SPECIAL INSPECTION OF WORK IS REQUIRED FOR ALL MASONRY STRUCTURES PER TMS 402/ACI 530/ASCE 5 LEVEL B QUALITY ASSURANCE, UNLESS NOTED OTHERWISE IN THE DRAWINGS
- ALL BOLTS SHALL BE GROUTED IN PLACE WITH AT LEAST 1 INCH OF GROUT BETWEEN THE BOLT AND THE MASONRY. THE CLEAR DISTANCE BETWEEN PARALLEL BARS SHALL NOT BE LESS THAN THE NOMINAL DIAMETER OF THE BARS, NOR LESS THAN 1 IN. (25 mm)
- IN COLUMNS AND PILASTERS, THE CLEAR DISTANCE BETWEEN VERTICAL BARS SHALL NOT BE LESS THAN ONE AND ONE-HALF TIMES THE NOMINAL BAR DIAMETER, NOR LESS THAN 11/2 IN. (38 mm)
- THE CLEAR DISTANCE BETWEEN VERTICAL REINFORCING BARS IN 11.3.3.1 AND 11.3.3.2 SHALL ALSO APPLY TO THE CLEAR DISTANCE BETWEEN A CONTACT LAP SPlice AND ADJACENT SPICES OR BARS
- GROUPS OF PARALLEL REINFORCING BARS BUNDLED IN CONTACT TO ACT AS A UNIT SHALL BE LIMITED TO TWO IN ANY ONE BUNDLE. INDIVIDUAL BARS IN A BUNDLE CUT OFF WITHIN THE SPAN OF A MEMBER SHALL TERMINATE AT POINTS AT LEAST 40 BAR DIAMETER APART
- REINFORCEMENT EMBEDDED IN GROUT SHALL HAVE A THICKNESS OF GROUT BETWEEN THE REINFORCEMENT AND MASONRY UNITS NOT LESS THAN 1/4 IN. (12.7mm) FOR COARSE GROUT
- REINFORCING BARS SHALL HAVE A MASONRY COVER NOT LESS THAN THE FOLLOWING:
 - MASONRY FACE EXPOSED TO EARTH OR WEATHER: 2 IN. (50.8mm) FOR BARS LARGER THAN 0.5 (M #16); 1 1/2 IN. (38.1mm) FOR NO. 5 (M #10) AND SMALLER
 - MASONRY NOT EXPOSED TO EARTH OR WEATHER: 1 1/2 IN. (38.1mm)
- LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF 1/4 IN. (15.9mm) IN EXTERIOR WALLS AND 1/2 (12.7mm) IN INTERIOR WALLS
- JOINT REINFORCEMENT SHALL BE STAINLESS STEEL OR PROTECTED FROM CORROSION BY HOT-DIPPED GALVANIZED COATING OR EPOXY COATING WHEN USED IN MASONRY EXPOSED TO EARTH OR WEATHER AND IN INTERIOR WALLS EXPOSED TO A MEAN RELATIVE HUMIDITY EXCEEDING 75 PERCENT. ALL OTHER JOINT REINFORCEMENT SHALL BE MILL GALVANIZED, HOT-DIP GALVANIZED, OR STAINLESS STEEL
- WALL TIES, SHEET-METAL ANCHORS, STEEL PLATES AND BARS, AND INSERTS EXPOSED TO EARTH OR WEATHER, OR EXPOSED TO A MEAN RELATIVE HUMIDITY EXCEEDING 75 PERCENT SHALL BE STAINLESS STEEL OR PROTECTED FROM CORROSION BY HOT-DIP GALVANIZED COATING OR EPOXY COATING. WALL TIES, ANCHORS, AND INSERTS SHALL BE MILL GALVANIZED, HOT-DIP GALVANIZED, OR STAINLESS STEEL FOR ALL OTHER CASES. ANCHOR BOLTS, STEEL PLATES, AND BARS NOT EXPOSED TO EARTH, WEATHER, NOR EXPOSED TO A MEAN RELATIVE HUMIDITY EXCEEDING 75 PERCENT, NEED NOT BE COATED
- REINFORCEMENT SHALL BE SUPPORTED AND FASTENED TOGETHER TO PREVENT DISPLACEMENTS BEYOND THE TOLERANCES ALLOWED BY SECTION 3.4 OF ACI 308.1 PRIOR TO GROUTING
- GROUT LIFTS SHALL NOT EXCEED 12.6 FEET WHEN THE MASONRY HAS CURED FOR 4 HOURS. THE GROUT SLUMP IS MAINTAINED BETWEEN 10 AND 11 INCHES AND NO INTERMEDIATE REINFORCED BOND BEAMS ARE PLACED BETWEEN THE TOP AND THE BOTTOM OF THE POUR HEIGHT. OTHERWISE, PLACE GROUT IN LIFTS NOT EXCEEDING 5 FEET. (SECTION 3.5 OF ACI 308.1)
- PIPES AND CONDUITS EMBEDDED IN MASONRY SHALL NOTE REDUCE THE REQUIRED STRENGTH. (SECTION 1.16.2 OF ACI 308) 350
- SUPPORT AND FASTEN REINFORCEMENT TOGETHER TO PREVENT DISPLACEMENT BY THE TOLERANCES ALLOWED BY CONSTRUCTION LOADS OR BY PLACEMENT OF GROUT OR MORTAR
- COMPLETELY EMBED REINFORCING BARS IN GROUT IN ACCORDANCE WITH ARTICLE 3.5 ACI 308
- MAINTAIN CLEAR DISTANCE BETWEEN REINFORCING BARS AND ANY FACE OF MASONRY UNIT OR FORMED SURFACE, BUT NOT LESS THAN 1/4 IN. (6.4mm) FOR FINE GROUT OR 1/2 IN. (12.7mm) FOR COARSE GROUT
- SPICE ONLY WHERE INDICATED ON THE PROJECT DRAWINGS, UNLESS OTHERWISE ACCEPTABLE, WHEN SPLICING BY WELDING, PROVIDE WELDS IN CONFORMANCE WITH THE PROVISIONS OF AWS D 1.4
- UNLESS ACCEPTED BY THE ARCHITECT/ENGINEER, DO NOT BEND REINFORCEMENT AFTER IT IS EMBEDDED IN GROUT OR MORTAR
- NONCONTACT LAP SPICES - POSITION BARS SPLICED BY NONCONTACT LAP SPICE NO FARTHER APART TRANSVERSELY THAN ONE-FIFTH THE SPECIFIED LENGTH OF LAP NOR MORE THAN 1 N. (203mm)
- TOLERANCES FOR THE PLACEMENT OF REINFORCING BARS IN WALLS AND FLEXURAL ELEMENTS SHALL BE ± 1/2 IN. (12.7mm) WHEN THE DISTANCE FROM THE CENTERLINE OF REINFORCING BARS TO THE OPPOSITE FACE OF MASONRY, d, IS EQUAL TO 8 IN. (203mm) OR LESS, ± 1 IN. (25.4mm) FOR d EQUAL TO 24 IN. (610mm) OR LESS BUT GREATER THAN 8 IN. (203mm), AND ± 1 1/4 IN. (31.8mm) FOR d GREATER THAN 24 IN. (610mm)
- PLACE VERTICAL BARS WITHIN 2 IN. (50.8mm) OF THE REQUIRED LOCATION ALONG THE LENGTH OF THE WALL
- IF IT IS NECESSARY TO MOVE BARS MORE THAN ONE BAR DIAMETER OR A DISTANCE EXCEEDING THE TOLERANCE STATED ABOVE TO AVOID INTERFERENCE WITH OTHER REINFORCING STEEL, CONDUITS, OR EMBEDDED ITEMS, NOTIFY THE ARCHITECT/ENGINEER FOR ACCEPTANCE OF THE RESULTING ARRANGEMENT OF BARS
- FOUNDATION DOWELS THAT INTERFERE WITH UNIT WEBS ARE PERMITTED TO BE BENT TO A MAXIMUM OF 1 IN. (25mm) HORIZONTALLY FOR EVERY 6 IN. (152mm) OF VERTICAL HEIGHT
- EMBED HEADED AND BENT-BAR ANCHOR BOLTS LARGER THAN 1/4 IN. (6.4mm) DIAMETER IN GROUT THAT IS PLACED IN ACCORDANCE WITH ARTICLE 3.5.4 AND ARTICLE 3.5.5 ACI 308. ANCHOR BOLTS OF 1/4 IN. (6.4mm) DIAMETER OR LESS ARE PERMITTED TO BE PLACED IN GROUT OR MORTAR BED JOINTS THAT HAVE A SPECIFIED THICKNESS OF AT LEAST 1/2 IN. (12.7mm) THICKNESS
- MAINTAIN CLEAR DISTANCE BETWEEN ANCHOR BOLTS AND ANY FACE OF MASONRY UNIT OR FORMED SURFACE OF AT LEAST 1/4 IN. (6.4mm) WHEN USING FINE GROUT, AND OF AT LEAST 1/2 IN. (12.7mm) WHEN USING COARSE GROUT
- PLACE ANCHOR BOLTS WITH A CLEAR DISTANCE BETWEEN PARALLEL ANCHOR BOLTS NOT LESS THAN THE NOMINAL DIAMETER OF THE ANCHOR BOLT, NOR LESS THAN 1 IN. (25.4mm)
- OWNER WILL ENGAGE A QUALIFIED INDEPENDENT TESTING AGENCY TO PERFORM PRECONSTRUCTION TESTING INDICATED BELOW. RETESTING OF MATERIALS THAT FAIL TO COMPLY WITH SPECIFIED REQUIREMENTS SHALL BE DONE AT CONTRACTORS EXPENSE.
 - CONCRETE MASONRY UNIT TEST: FOR EACH TYPE UNIT REQUIRED, ACCORDING TO ASTM C 140 FOR COMPRESSIVE STRENGTH
 - MORTAR TEST (PROPERTY SPECIFICATION): FOR EACH MIX REQUIRED, ACCORDING TO ASTM C 109C 109M FOR COMPRESSIVE STRENGTH, ASTM C 1506 FOR WATER RETENTION, AND ASTM C 91 FOR AIR CONTENT
 - MORTAR TEST (PROPERTY SPECIFICATION): FOR EACH MIX REQUIRED, ACCORDING TO ASTM C 780 FOR COMPRESSIVE STRENGTH
 - GROUT TEST (COMPRESSIVE STRENGTH): FOR EACH MIX REQUIRED, ACCORDING TO ASTM C 1019

CONCRETE NOTES

- CONCRETE MIXES SHALL BE DESIGNED BY A RECOGNIZED TESTING LABORATORY AND COPIES OF THE DESIGN SHALL BE SENT TO THE ARCHITECT, THE ENGINEER, THE INSPECTOR, THE INSURANCE AGENT, THE BUILDING DEPARTMENT AND THE ARCHITECT. ALL CONCRETE EXCEPT FOUNDATION CONCRETE SHALL CONTAIN POLYMER BASED WATER REDUCING ADMIXTURE
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150. TYPE II AGGREGATE FOR STONE CONCRETE SHALL CONFORM TO ASTM C-33. NON-REACTIVE AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM ASTM C-330
- ALL REINFORCING BARS, ANCHOR BOLTS, PRE STRESSING TENDONS, AND ALL OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE
- THE MAXIMUM SLUMP SHALL NOT EXCEED 4" +1" FOR FOOTINGS, SLABS ON GROUND, AND MASS CONCRETE, AND 5" +1" FOR OTHER CONCRETE. SLUMP MAY BE INCREASED WHEN CHEMICAL ADMIXTURES ARE USED, PROVIDED THAT ADMIXTURE-TREATED CONCRETE HAS THE SAME OR LOWER WATER-CEMENT OR WATER-CEMENTITIOUS MATERIAL RATIO (ACI 211 TABLE 6.3.1)
- MINIMUM COMPRESSIVE STRENGTH:
 - THE COMPRESSIVE STRENGTH OF EXTERIOR SLABS AND FLAT WORK SHALL BE INCREASED FOR MODERATE AND SEVERE WEATHERING EXPOSURE PER TABLE 1904.2.2 OF THE CBC
 - SLABS ON GRADE..... 3000 P.S.I. (HARDROCK)
 - B. SPREAD FOOTING..... 3000 P.S.I. (HARDROCK)
 - C. CONTINUOUS FOOTINGS..... 3000 P.S.I. (HARDROCK)
 - D. FOOTING UNDER CONCR. SHEAR WALLS..... 4000 P.S.I. (HARDROCK)
 - E. RETAINING WALLS..... 3000 P.S.I. (HARDROCK)
 - F. STRUCTURAL SLABS..... 5000 P.S.I. (HARDROCK)
 - G. COLUMNS..... 4000 P.S.I. (HARDROCK)
 - H. BEAMS..... 5000 P.S.I. (HARDROCK)
 - I. SHEAR WALLS..... 4000 P.S.I. (HARDROCK)
 - J. OTHER WALLS..... 3000 P.S.I. (HARDROCK)
 - K. CONCRETE OVER METAL DECK..... 4000 P.S.I. (LIGHTWEIGHT)
 - L. 2500 PSI STRENGTH USED FOR DESIGN, SPECIAL INSPECTION NOT REQUIRED
- THE COMPRESSIVE STRENGTH OF EXTERIOR SLABS AND FLAT WORK SHALL BE INCREASED FOR MODERATE AND SEVERE WEATHERING EXPOSURE PER TABLE 1904.2.2 OF THE CBC
- ALL STRUCTURAL CONCRETE IS TO BE REINFORCED
- THE CONTRACTOR SHALL SUBMIT SLAB CONSTRUCTION JOINT LAYOUT DRAWINGS TO THE ARCHITECT AND ENGINEER FOR REVIEW
- PROJECTING CORNERS OF BEAMS, COLUMNS, WALLS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS DETAILED OTHERWISE
- IF EXPOSURE TO SULFATES, OR SPECIAL EXPOSURE CONDITIONS OCCUR, THE CONCRETE STRENGTH, WATER CEMENT RATIOS, AND OTHER PROPERTIES OF THE CONCRETE MIX SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 4.3, VERIFY WITH THE SOILS REPORT FOR CORROSION RISK
- THE MAXIMUM SPACING OF CONTROL JOINTS IN SLAB ON GRADE EACH WAY SHALL BE 30X THE SLAB THICKNESS BEFORE 7 DAYS OF CURING. SLABS REQUIRE AT LEAST 7 DAYS CURING (14 DAYS WHEN FLY ASH OR POZZOLAN IS USED), AND THE ENVIRONMENT (HUMIDITY AND TEMPERATURE) OF ROOM SHALL BE ADJUSTED TO LONG TERM CLIMATE CONDITIONS PRIOR TO INSTALLATION OF FLOORING. THE SLAB TEMPERATURE SHALL BE WITHIN 5 DEGREES OF DEW POINT DURING CURING. NO CURING COMPOUND SHALL BE USED, ONLY YET CURED. MOISTURE AND HUMIDITY TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY HIRED BY THE OWNER, AND TESTS RESULTS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF FLOORING
- DO NOT FOUR CONCRETE WHEN THE TEMPERATURE EXCEEDS 90° F OR 80° F WHEN THE WIND EXCEEDS 15MPH
- START CURING AS SOON AS POSSIBLE. WHEN CURING IS DONE, ALL CURING SHALL BE WET CURING BY USING GULFAP FOR A MINIMUM OF 7 DAYS. GULFAP MUST BE PLACED WITHIN 2 HOURS OF POURING (NO SPRAY CURING)
- WHEN WIND, TEMPERATURE AND HUMIDITY CONDITIONS CAUSE EARLY DISAPPEARANCE OF BLEED WATER, STEPS SHALL BE TAKEN TO USE A FOG SPRAY. CURING SHALL COMMENCE IMMEDIATELY AFTER FINISHING TRAILING
- WHERE AIR ENTRAINED CONCRETE IS SPECIFIED, THE VOLUME OF AIR IN THE MORTAR FRACTION OF CONCRETE MIX DESIGN SHALL BE 9% ±1%
- ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60 FOR NO 5 AND LARGER. ASTM A-615 GRADE 40 FOR NO 4 AND SMALLER. AT GRADE BEAMS & CONCRETE FRAMES ALL REINF. SHALL CONFORM TO ASTM A706 REBAR
- WIRE MESH SHALL CONFORM TO ASTM A-185, AND SHALL BE LAPPED 1-1/2 SPACES OR 12" MINIMUM
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD
- REINFORCING STEEL SHALL BE SPLICED WITH CLASS B SPICES UNLESS NOTED OTHERWISE ON THE DRAWINGS
- LOW HYDROGEN REINFORCING STEEL SHALL BE WELDED. BARS SHALL BE WELDED TO MEET THE FOLLOWING:
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 - ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60 FOR NO 5 AND LARGER. ASTM A-615 GRADE 40 FOR NO 4 AND SMALLER. AT GRADE BEAMS & CONCRETE FRAMES ALL REINF. SHALL CONFORM TO ASTM A706 REBAR
 - WIRE MESH SHALL CONFORM TO ASTM A-185, AND SHALL BE LAPPED 1-1/2 SPACES OR 12" MINIMUM
 - ALL REINFORCING BAR BENDS SHALL BE MADE COLD
 - REINFORCING STEEL SHALL BE SPLICED WITH CLASS B SPICES UNLESS NOTED OTHERWISE ON THE DRAWINGS
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 - REINFORCING STEEL SHALL BE



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Structural Engineering
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STRUCTURAL STEEL NOTES

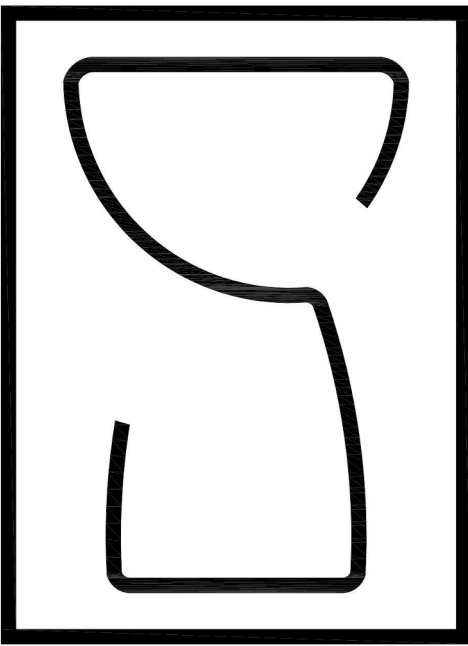
- PROVIDE STRUCTURAL STEEL COMPLYING WITH THE FOLLOWING ASTM STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE:
 - WIDE FLANGE AND WT SECTIONS..... ASTM A992, GRADE 50
 - ANGLES AND CHANNELS..... ASTM A36
 - PLATES..... ASTM A572
 - PIPES..... ASTM A53, GRADE B (35 KSI)
 - HOLLOW STRUCTURAL SECTIONS..... ASTM A500, GRADE B (46 KSI)
 - STRUCTURAL STEEL NOTED THUS (50)..... ASTM A572 OR A992, GRADE 50
 - ANCHOR BOLTS..... ASTM F1554, GRADE 36
 - BOLTS (S&S)..... ASTM F593
 - ANCHOR BOLTS IN FRAME..... ASTM F1554, GRADE 105
 - THREADED ROUND STOCK (STEEL FRAMING)..... ASTM A325
 - REINFORCING STEEL..... SEE REINFORCING STEEL SECTION
 - ALL STIFFENER PLATES, GUSSETS, AND BASE PLATES PART OF A MOMENT FRAME OR BRACE FRAME.....ASTM A-572, GRADE 50
- WHERE NOTED ON PLANS AS (S), SHALL BE STAINLESS STEEL 304 CONDITION (A). STAINLESS STEEL MECHANICAL TUBING SHALL BE PER ASTM A554-11 STANDARD SPECIFICATION, AND ALL STAINLESS BARS AND SHAPES SHALL BE PER ASTM A276-10 STANDARD SPECIFICATIONS. FURNISH READILY IDENTIFIABLE STRUCTURAL STEEL COMPLYING WITH CBC.
- HIGH STRENGTH BOLTS, NUTS, AND WASHERS:
 - TYPE: PROVIDE HIGH STRENGTH BOLTS, NUTS, AND WASHERS COMPLYING WITH ASTM A325, UNLESS NOTED OTHERWISE. HIGH STRENGTH BOLTS SHALL BE BEARING WITH THREADS INCLUDED IN SHEAR PLANE (A325-N), UNLESS NOTED OTHERWISE. PROVIDE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) FOR SEISMIC MOMENT FRAME BEAM-TO-COLUMN CONNECTIONS, UNLESS NOTED OTHERWISE.
 - INSTALLATION: INSTALL HIGH STRENGTH BOLTS COMPLYING WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" AND CBC SECTION 2204.2
 - TIGHTENING: TIGHTEN A325-N BOLTS TO A SNUG TIGHT CONDITION. TIGHTEN A325-SC BOLTS TO AT LEAST THE MINIMUM TENSION USING ONE OF THE FOLLOWING METHODS: TURN-OF-NUT, CALIBRATED WRENCH, OR DIRECT TENSION INDICATOR TIGHTENING.
- WELDING:
 - WELDING STANDARD: AWS D1.1 AND AISC 360 (AWS D1.8 AND AISC 341 FOR SEISMIC FORCE RESISTING SYSTEM).
 - WELDING PROCESS: WELDING SHALL BE DONE BY ELECTRIC ARC USING E70XX ELECTRODES UNLESS NOTED OTHERWISE. SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1) MAY BE USED AS AN ALTERNATE.
 - PRE-QUALIFIED & NON PRE-QUALIFIED WELDS: WELDS SHALL BE PRE-QUALIFIED COMPLYING WITH WELDING STANDARD. WHERE NON PRE-QUALIFIED WELDS ARE SPECIFICALLY INDICATED, QUALIFY BY TESTING AND PROCEDURE QUALIFICATION TEST RECORD COMPLYING WITH WELDING STANDARD.
 - WELDER CERTIFICATION: WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY.
 - SHOP WELDING INCLUDING ULTRASONIC TESTING OF COMPLETE PENETRATION GROOVE WELDS WELDED IN SHOP: PERFORM ON PREMISES OF AN APPROVED FABRICATOR COMPLYING WITH CBC SECTION 1704.2.5.2.
 - MINIMUM FILLET WELD SIZE: PROVIDE MINIMUM FILLET WELD COMPLYING WITH AISC 360 SECTION J2 AND TABLE J2.4 UNLESS A LARGER WELD IS INDICATED ON DRAWINGS.
 - SHOP AND FIELD WELDING INDICATION ON DRAWINGS: NO ATTEMPT IS MADE TO DIFFERENTIATE BETWEEN SHOP AND FIELD WELDED CONNECTIONS.
- WELD INSPECTION:
 - LEAD WELDING INSPECTOR CERTIFICATION: LEAD WELDING INSPECTOR SHALL BE A CERTIFIED WELDING INSPECTOR (CWI) COMPLYING WITH AWS-QC1 STANDARDS. SHALL BE RECOGNIZED BY THE BUILDING OFFICIAL AS A REGISTERED DEPUTY INSPECTOR FOR STRUCTURAL STEEL WELDING (ICC CERTIFICATION) AND SHALL POSSES A MINIMUM LEVEL OF UT LEVEL II CERTIFICATION.
 - OTHER WELDING INSPECTORS: WELDING INSPECTORS PERFORMING VISUAL INSPECTION UNDER THE SUPERVISION OF THE LEAD WELDING INSPECTOR SHALL POSSES ICC CERTIFICATION. AND PERSONS PERFORMING NON-DESTRUCTIVE TESTING SHALL POSSES UT LEVEL II CERTIFICATION. FOUR NON-CERTIFIED WELDING INSPECTORS MAXIMUM SHALL BE UNDER THE SUPERVISION OF A CWI.
 - WELD INSPECTIONS: PROVIDE WELD INSPECTIONS AS REQUIRED BY CBC SECTION 1705.2 AND AISC 360 CHAPTER N (AISC 341 CHAPTER J FOR SEISMIC FORCE RESISTING SYSTEM). SEE STATEMENT OF SPECIAL INSPECTION AND QUALITY ASSURANCE SECTION.
- THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STEEL FOR THE ENGINEERS REVIEW PRIOR TO FABRICATION. ALL STEEL FABRICATION SHALL BE PERFORMED IN A SHOP APPROVED BY THE BUILDING DEPARTMENT.
- EXCEPT WHERE ENGAGED IN CONCRETE, MASONRY, OR SPRAYED-ON FIREPROOFING, ALL STEEL SHALL BE PRIMERED UNLESS NOTED OTHERWISE ON THE DRAWINGS. PAINTING OF STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS CONTAINED IN AISC 360.
- OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY DETAILED. STEEL MEMBERS SHALL BE SHORED WHEN PERMISSIBLE. HOLES ARE CUT WITH A TORCH AFTER STEEL IS ERECTED. THE SHORES SHALL REMAIN IN PLACE UNTIL THE STEEL TEMPERATURE HAS RETURNED TO AIR TEMPERATURE.
- STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOB SITE FREE OF EXCESSIVE RUST, MILL SCALE, GREASE, ETC. AND SHALL BE PRIMERED.
- WHERE WELDING TO EXISTING BEAMS ARE SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE ADEQUATE SHORING OF EXISTING BEAMS FOR LOSS OF STRENGTH DUE TO HEAT DURING WELDING.
- NON-SHRINK GROUTS OR DRY-PACKS SHALL BE 8000 PSI MIN. ASTM C109 W/ SPECIAL INSPECTION REQUIRED TYP.
- ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL MEET THE MINIMUM SPECIFICATIONS IN THE AISC CODE OF STANDARD PRACTICE CHAPTER 10 UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL DRAWINGS.
- DEMAND CRITICAL WELDS: WELDS DESIGNATED AS DEMAND CRITICAL SHALL BE MADE WITH FILLER METALS MEETING THE REQUIREMENTS SPECIFIED IN AWS D1.8M CLAUSE 6.3.

USER NOTE: AWS D1.8/D1.8M REQUIRES THAT ALL SEISMIC FORCE RESISTING SYSTEM WELDS ARE TO BE MADE WITH FILLER METALS CLASSIFIED USING AWS AS STANDARDS THAT ACHIEVE THE FOLLOWING MECHANICAL PROPERTIES.

| PROPERTY | CLASSIFICATION | |
|---|---|------------------|
| | 70 KSI (480 MPa) | 80 KSI (550 MPa) |
| YIELD STRENGTH, KSI (MPa) | 58 (400) MIN. | 68 (470) MIN. |
| TENSILE STRENGTH, KSI (MPa) | 70 (480) MIN. | 80 (550) MIN. |
| ELONGATION, % | 22 MIN. | 19 MIN. |
| CVN TOUGHNESS, ft-lb (J) | 20 (27) MIN. @ 0°F (-18°C) ^a | |
| a. FILLER METALS CLASSIFIED AS MEETING 20 ft-lb (27 J) MIN. AT A TEMPERATURE LOWER THAN 0°F (-18°C) ALSO MEET THIS REQUIREMENT. | | |

IN ADDITION TO THE ABOVE REQUIREMENTS, AWS D1.8/D1.8M REQUIRES, UNLESS OTHERWISE EXEMPTED FROM TESTING, THAT ALL DEMAND CRITICAL WELDS ARE TO BE MADE WITH FILLER METALS RECEIVING HEAT INPUT ENVELOPE TESTING THAT ACHIEVE THE FOLLOWING MECHANICAL PROPERTIES IN THE WELD METAL:

| MECHANICAL PROPERTIES FOR DEMAND CRITICAL WELDS | | |
|---|--|------------------|
| PROPERTY | CLASSIFICATION | |
| | 70 KSI (480 MPa) | 80 KSI (550 MPa) |
| YIELD STRENGTH, KSI (MPa) | 58 (400) MIN. | 68 (470) MIN. |
| TENSILE STRENGTH, KSI (MPa) | 70 (480) MIN. | 80 (550) MIN. |
| ELONGATION, % | 22 MIN. | 19 MIN. |
| CVN TOUGHNESS, ft-lb (J) | 40 (54) MIN. @ 70°F (20°C) ^{b, c} | |
| ^b FOR LAST OF +50°F (+10°C) FOR LAST LESS THAN +50°F (+10°C), SEE AWS D1.8/D1.8M SUB-CLAUSE 6.3.6. | | |
| ^c TESTS CONDUCTED IN ACCORDANCE WITH AWS D1.8/D1.8M ANNEX A MEETING 40 ft-lb (54 J) MIN. AT A TEMPERATURE LOWER THAN +70°F (+20°C) ALSO MEET THIS REQUIREMENT. | | |



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Structural Engineering
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Sacramento, CA 95811

| SHEAR WALL SCHEDULE | | | | | | | | | | |
|---------------------|---------------|-----------------------------------|-----------------------------|-------------------------|----------------------|--------------------|---------------------------------|-------------------|-------------------|----------------------------|
| SWL | MIN. MUD SILL | STUD/BLKG @ ADJOINING PANEL EDGES | PERIODIC SPECIAL INSPECTION | APA RATED OSB | EDGE NAILING (CN) | FIELD NAILING (FN) | FASTENERS @ 2X SOLE PLT TO BLKG | 2X MUJSILL ANCHOR | 3X MUJSILL ANCHOR | A35 OR LTP4 BLKG TO TOP PL |
| SW1 | 2X | 2X | NO | 1/2" STRUC 1 | 8d @6"OC | 12"OC | 16d @8"OC | 5/8"x10" @4'-0" | 5/8"x12" @4'-0" | 19"OC MAX |
| SW2 | 3X | 3X | NO | 1/2" STRUC 1 | 8d @4"OC | 12"OC | 16d @8"OC | 5/8"x10" @1'-8" | 5/8"x12" @4'-0" | 12" OC MAX |
| SW3 | 3X | 3X | YES | 1/2" STRUC 1 | 8d @3"OC | 12"OC | 16d @8"OC | 5/8"x12" @1'-4" | 5/8"x12" @3'-5" | 9"OC MAX |
| SW4 | 3X | 3X | YES | 1/2" STRUC 1 | 8d @3"OC | 12"OC | 16d @8"OC | N/A | 5/8"x12" @2'-7" | 7"OC MAX |
| SW5 | 3X | 3X | YES | 1/2" STRUC 1 | 10d @2"OC | 12"OC | SDS25600 @6"OC | N/A | 5/8"x12" @2'-2" | 6"OC MAX |
| SW6 | 3X | 3X | YES | 1/2" STRUC 1 BOTH SIDES | 8d @3"OC BOTH SIDES | 12"OC | SDS25600 @6"OC | N/A | 5/8"x12" @1'-8" | LTP4 @7"OC |
| SW7 | 3X | 3X | YES | 1/2" STRUC 1 BOTH SIDES | 8d @2"OC BOTH SIDES | 8" OC | SDS25600 @4"OC | N/A | 5/8"x12" @1'-3" | LTP4 @5"OC |
| SW8 | 3X | 3X | YES | 1/2" STRUC 1 BOTH SIDES | 10d @2"OC BOTH SIDES | 8" OC | SDS25600 @3"OC | N/A | 5/8"x12" @1'-0" | LTP4 @4"OC |

| HOLD DOWN SCHEDULE | | | | |
|--------------------|------------------|----------------------------|----------------------|---------------|
| MARK | HOLD DOWN SIZE | MIN. WOOD MEMBER THICKNESS | POST FASTENERS | FDN BOLT SIZE |
| H1 | SIMPSON-HDU2 | (2) 2X4 | (6) SDS 1/4"x2 1/2" | SSTB24 |
| H2 | SIMPSON-HDU4 | 4X4 | (10) SDS 1/4"x2 1/2" | 5/8" DIA. |
| H3 | SIMPSON-HDU5 | 4X4 | (14) SDS 1/4"x2 1/2" | 5/8" DIA. |
| H4 | SIMPSON-HDU8 | 4X4 | (20) SDS 1/4"x2 1/2" | 7/8" DIA. |
| H5 | SIMPSON-HDU11 | 4X6 | (30) SDS 1/4"x2 1/2" | 1" DIA. |
| H6 | SIMPSON-HDU11 | 4X8 | (30) SDS 1/4"x2 1/2" | 1" DIA. |
| H7 | SIMPSON-HDU14 | 6X6 | (36) SDS 1/4"x2 1/2" | 1" DIA. |
| S1 | SIMPSON-MST37 | (2) 2X4 | (22) 16d | - |
| S2 | SIMPSON-MST48 | (2) 2X4 | (34) 16d | - |
| S3 | SIMPSON-MST60 | (2) 2X4 | (48) 16d | - |
| S4 | SIMPSON-CMST12 | 6X6 | (86) 16d | - |
| S5 | SIMPSON-MSTC48B3 | (2) 2X6 | (38) 16d | - |

| CONTINUOUS FOOTING SCHEDULE | | | | |
|-----------------------------|-------|----------------------|------------------|-------------------|
| Type Mark | Width | Foundation Thickness | Long Reinforcing | Trans Reinforcing |
| WF2.0 | 2'-0" | 1'-6" | (3)#5 T&B | #5@12"OC T&B |

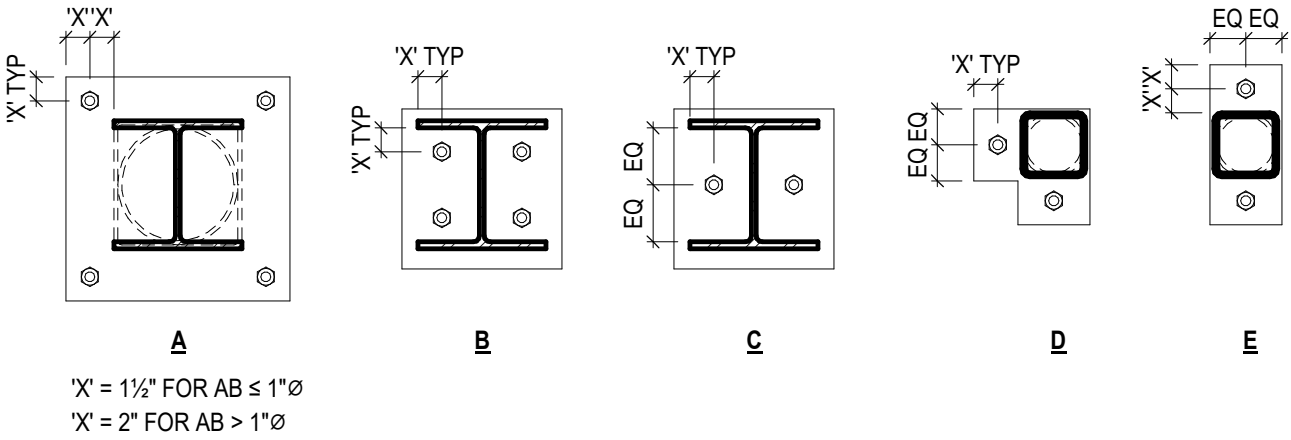
| ISOLATED FOOTING SCHEDULE | | | | | |
|---------------------------|-------|--------|-------|-------------|--------|
| Mark | SIZE | | Depth | REINFORCING | |
| | Width | Length | | EW Bottom | EW Top |
| F3.0 | 3'-0" | 3'-0" | 1'-6" | 4-#5 EW | |

| HEADER SCHEDULE | | | | |
|-----------------|-----------------------|---------------------------|-----------|-------------|
| WIDTH | HEADER (LOAD BEARING) | HEADER (NON-LOAD BEARING) | JACK STUD | TRIMMER |
| 4'-0" | 6X4 | 6X4 | (1) 2X6 | (1) 2X STUD |
| 6'-0" | 6X8 | 6X6 | (2) 2X6 | (1) 2X STUD |
| 8'-0" | 6X10 | 6X8 | (3) 2X6 | (2) 2X STUD |
| 10'-0" | 6X12 | 6X10 | (4) 2X6 | (1) 4X STUD |
| 12'-0" | 6X14 | 6X12 | (5) 2X6 | (2) 2X STUD |

| LOAD BEARING SCHEDULE | | | |
|-----------------------|----------------|------------|----------|
| LEVEL | SIZE & SPACING | MAX HEIGHT | COMMENTS |
| 1 | 2X6@16"OC | 12'-0" | |
| 1 | 2X6@12"OC | 25'-0" | |

| BEAM & JOISTS SCHEDULE | | |
|------------------------|-------------|---------|
| LABEL | SIZE | SPACING |
| RT-1 | 16" TRUSSES | @24"OC |
| RJ-1 | 2X6 | @16"OC |
| FB-1 | - | - |
| FB-2 | - | - |
| FB-3 | - | - |
| NOTES: | | |

| COLUMN SCHEDULE | | | | | |
|-----------------|-------------|---------------------|--------------------|--------|----------|
| MARK | COLUMN SIZE | BASE PLATE | ANCHOR BOLTS | LAYOUT | COMMENTS |
| C1 | HSS 4x4x1/4 | 8" SQ. X 1 1/2" THK | (4) 3/4"x9X8" EMB | A | - |
| C2 | - | 16" SQ. X 1" THK | (4) 3/4"x9X12" EMB | B | - |
| C3 | - | 18" SQ. X 1" THK | (4) PAB8X12" EMB | B | - |
| C3B | - | 18" SQ. X 1" THK | (4) PAB8X12" EMB | B | - |
| C4 | - | 18" SQ. X 1" THK | (4) PAB9X12" EMB | B | - |
| C4B | - | 18" SQ. X 1" THK | (4) PAB8X12" EMB | B | - |
| NOTES: | | | | | |



X' = 1 1/2" FOR AB ≤ 1'9"
X' = 2" FOR AB > 1'9"

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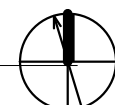
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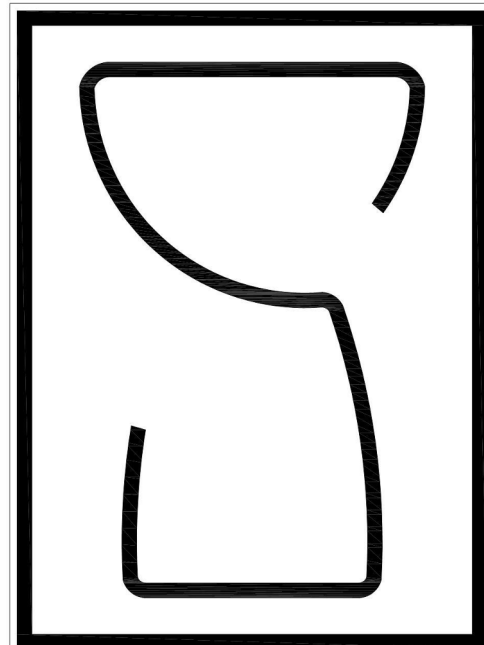
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SEE 5001 FOR GENERAL STRUCTURAL NOTES.
SEE 5001 FOR DESIGN SOIL BEARING CAPACITY, ETC.
A. EXTERIOR STUD WALLS WITH NO SHEAR WALL DESIGNATION, USE 5/8" @ 48" ANCHOR BOLTS @ 48" O.C.
SEE ARCH. FOR ALL DIMENSIONS & CONDITIONS NOT SHOWN.
B. PRIOR TO THE CONTRACTOR'S START OF WORK, OBTAIN DEPT. FOUNDATION INSPECTION. THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
1. A THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT & FOUNDATION DIMENSIONS.
2. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED.
3. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
4. THE FOUNDATIONS ARE PROTECTED FROM DAMAGE BY PLACEMENT MATERIALS PRIOR TO FOUNDATIONS INSPECTION AND RETIGHTENED PRIOR TO COVERING OF WALLS.
5. THE PLACING CONCRETE SLAB ON GRADE SHALL BE 8" THICK WITH #4 @ 18" O.C. E-WAY MID H-18" O.C. MINIMUM. MINIMUM COVER, 3" VERTICAL, 2" HORIZONTAL OF CRUSHED ROCK RECOMPACT SOILS PER THE RECOMMENDATIONS OF THE SOILS REPORT. MAXIMUM SPACING OF THE CONTROL JOINTS SHALL BE 16'-0" E-WAY.
6. FOR EACH JOINT, JOINTS SHOULD BE LAPPED NOT LESS THAN 6" INCHES AND SHALL BE PLACED BETWEEN THE BASE COURSE AND THE SOG.
7. ALL FOOTINGS ARE CENTERED UNDER COLUMNS AND BEARING WALLS UNLESS NOTED OTHERWISE IN THE CONTRACT.
9. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF ALL WALL OPENINGS, SLOPED AND DERESSED SLABS, CONCRETE CURBS, ADDITIONAL EMBEDDED NAILS NOT SHOWN ON THESE PLANS. SEE FINISHING NOTES FOR FINISHES, SLOPED AND DERESSED SLABS AND FINISHES WITH ARCHITECTURAL PLANS BEFORE BEGINNING WORK. SPECIAL ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
10. SEE FINISHING NOTES AND SPECIFICATIONS FOR SPECIAL GRADING REQUIREMENTS UNDER FOOTINGS.
12. COLUMNS ARE ONE SIZE FROM FOUNDATION TO ROOF UNLESS OTHERWISE NOTED ON PLANS.
13. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF CONCRETE SLAB, CENTER OF INTERIOR WALL, OR CENTERLINE OF POST OR COLUMN. REFER TO ARCHITECTURAL PLANS FOR OTHER DIMENSIONS.
14. ALL CONCRETE REINFORCEMENT OF ALL 7" MASONRY BLOCK WALLS SHALL BE #5 VERTICAL BARS @ 16" O.C. ADDITIONAL IN WALL, AND #4 HORIZONTAL BARS @ 24" O.C. REFER TO PLANS AND DETAILS FOR CENTERED REINFORCEMENT REQUIREMENTS. SPECIAL INSPECTION REQUIRED FOR SOLID GRADUATION.
15. ALL COLUMNS ARE CENTERED TO THE GRID UNLESS NOTED OTHERWISE.
16. ALL CONCRETE FOOTINGS TO BE FLAT UN 1" UN.
17. NEW TYPICAL CONTINUOUS FOOTINGS ARE 18" WIDE X 18" DEEP BELOW LOWEST ADJACENT GRADE WITH 2" IN 4" SLOPE TO DRAIN.
18. SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING. COORDINATE WITH CIVIL & LANDSCAPE.
19. CONTRACTOR SHALL SUBMIT ALL UNDERGROUND UTILITY WORK TO AVOID CONFLICTS WITH FOOTINGS.
20. CONTRACTOR SHALL PROPOSE FIRE RISER, CONDUIT, PIPING, SLEEVE CURBS FOR ENGINEER'S REVIEW PRIOR TO FOOTING CONSTRUCTION.
21. SEE ARCH. AND CIVIL DRAWINGS FOR LOCATION OF MOISTURE BARRIER, CURBS, TRASH ENCLOSURES, EXTERIOR SLABS, DRAINAGE, RAMPS, WALLS, ETC.
22. CONTRACTOR SHALL PROVIDE SLOPE, CORROSION, TOP OF FOOTING ELEVATION WITH THE STRUCTURAL DETAILS AND WITH CIVIL AND LANDSCAPE.
23. BUILDING SLAB IS NOT DESIGNED TO SUPPORT GRADE LOADS, CONCRETE MIXING TRUCKS, OR OTHER EXCESSIVE RESTRICTED TRAFFIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPGRADING THE SLAB THICKNESS AND PROVIDING REINFORCING AS REQUIRED. ANY DAMAGE CAUSED TO THE SLAB SHALL BE REPAIRED AT THE CONTRACTORS RISK.
24. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
25. BACKFILLING OF WALLS WITH RETAINED SOIL SHALL BE OF NO-EXPANSIVE GRANULAR FILL IN ACCORDANCE WITH THE SOILS REPORT. THE CONTRACTOR SHALL NOT BE BACKFILLED PRIOR TO PLACING SLAB ON GRADE AND SECOND FLOOR SLAB.
26. #10 @ 18" INDICATES FOOTING MARK. SEE SCHEDULE SHEET 5003.
27. 5/8" @ 18" INDICATES REINFORCING WALL MARK. SEE SCHEDULE SHEET 5003.
28. #10 @ 18" INDICATES A HOLDOWN MARK. SEE SCHEDULE SHEET 5003. HOLDINGS SHOWN ON FOUNDATION JOINTS ARE TO BE SHOWN ON 2ND FLOOR FINISHING.
29. #10 INDICATES SIMPSON SATS AND DETAILS. SEE ITS SATS SF010 FOR DETAILS & 65300 FOR SATS AND DETAILS.
30. 5/8" @ 18" INDICATES WALL WITH OPENING PER DETAIL 156500
31. 5/8" @ 18" INDICATES STEPPED FOOTING PER DETAIL 153500

3. FOR GENERAL STRUCTURAL NOTES SEE S001
4. FOR HEADERS CALLED OUT ON PLAN PROVIDE 2X TRIMMER @ 7/4 OR LESSER HEADER (2X TRIMMER @ 9/4 OR GREATER)
5. ALL LOAD BEARING DIMSING WALLS TO BE 2 X 6 STUDS @ 16" O.C. U.N.O.
6. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. U.N.O.
7. EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" O.C. WITH SHEDDING SHAL BE LOCATED PER ARCHITECTURAL DRAWINGS
8. FOR TYPICAL STUD WALL FRAMING SEE S000
9. SEE DETAIL 10500 FOR ROUGH OPENINGS ABOVE PTAC UNITS
10. PROVIDE MULTIPLE STUDS UNDER MULTIPLE JOISTS AND GRIDER TRUSSES (GT)
11. PROVIDE MULTIPLE STUDS OUT AT THE BASE OF EACH COLUMN AND CONTINUOUSLY STACK TO THE ROOF OR UNTIL NO LONGER DOWN ON A JOIST
12. "C" INDICATES CMBER BETWEEN SUPPORTS ONLY @ GLEUE, LAMINATED BEAMS. (I.E. NO "C" INDICATES CMBER BETWEEN SUPPORTS ONLY @ GLEUE, LAMINATED BEAMS. (I.E. NO "C" INDICATES CMBER BETWEEN SUPPORTS ONLY @ GLEUE, LAMINATED BEAMS. (I.E. NO
13. PROVIDE BOUNDARY NAILING ALONG ALL STRUT MEMBER, INTERIOR SEAR WALLS, AND INTERIOR LATER FRAMES U.N.O
14. SEE AREA FOR ADDITIONAL CONDITIONS NOT SHOWN
15. TYPICAL FLOOR SHEATHING SHALL BE 2332" AP RATED SHEATHING, STUD-FLOOR, OR SINGLE FLOOR (EXPOSURE 1) 4020" W/ 16" EDGES AND 12" O.C. BOUNDARIES & CONT. SHEATHING PER DETAIL 10500, 10501, 10502, AND 10503. FIELD NAILING: (UN-LOCKED, T&G (UN-SUPPORTED PANEL EDGES).
16. UNLESS SPECIFICALLY NOTED ON THE PLANS, FRAMING SHALL NOT BE CUT OR RELOCATED WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. APPROVAL OF JOIST MFR. SHOP DRAWINGS FROM BOTH MECHANICAL AND STRUCTURAL ENGINEERS PRIOR TO ERECTION OF JOIST FRAMING
17. ALL JOIST SHALL HAVE EACH JOIST NAILED TO THE ADJACENT ONE WITH 16d @ 16" O.C. STAGGERED
18. ALL MULTIPLE STUDS SHALL HAVE EACH STUD NAILED TO THE ADJACENT ONE WITH SOLE PLATE NAILING PER DETAIL 10500, 10501, 10502, AND 10503. STAGGERED MINIMUM.
19. FOR FLOOR SIZES NOT NOTED, SEE SCHEDULE A SHEET S003
20. S.W.F. INDICATES SEAR WALL MARK, SEE SCHEDULE SHEET S003
21. INDICATES A HOLDOWN MARK, SEE SCHEDULE SHEET S003



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KEYPLAN

PROGRESS SET
NOT FOR
CONSTRUCTION

REVISIONS

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JOB NO. 23035

DRAWN Author

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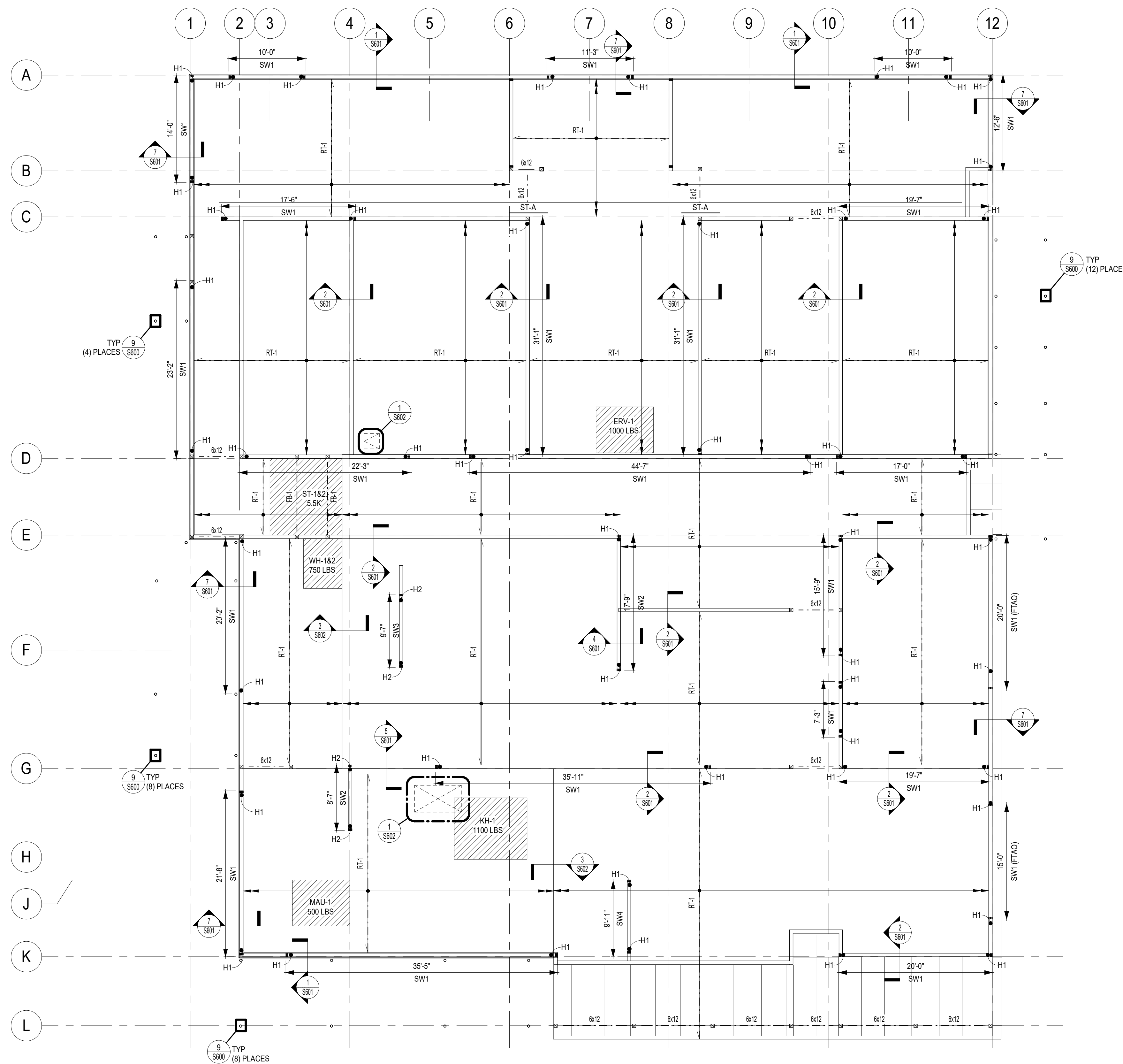
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ROOF FRAMING
PLAN

S102

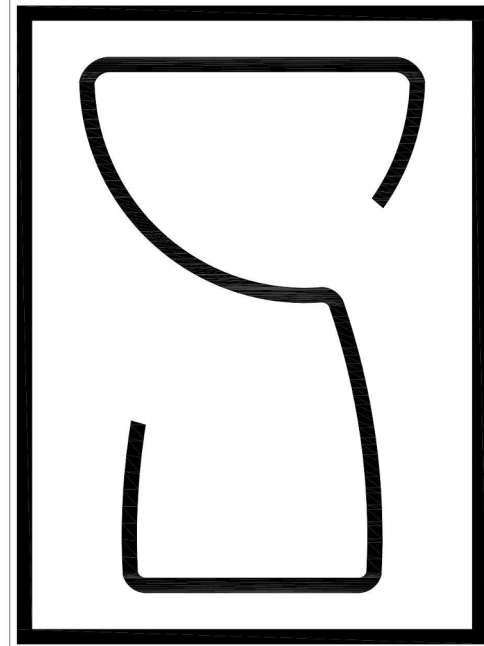
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FRAMING PLAN NOTES:

- FOR GENERAL STRUCTURAL NOTES SEE S001
- FOR HEADERS CALLED OUT ON PLAN PROVIDE 2X TRIMMER @ 7/4 OR LESS HEADER, (2) 2X TRIMMER @ 9/4 OR GREATER
- ALL LOAD BEARING DEMISING WALLS SEE LOAD BEARING WALL SCHEDULE ON S003
- EXTERIOR WALLS WITHOUT SHEARWALL SHEATHING SHALL HAVE SUBSTRATE SHEATHING PER ARCHITECTURAL DRAWINGS
- FOR TYPICAL STUD WALL FRAMING SEE 8/S600
- FOR STAIR STRINGER SIZE SEE 4 & 5/S603
- SEE DETAIL 10/S600 FOR ROUGH OPENINGS AROUND PTAC UNITS
- PROVIDE MULTIPLE STUDS UNDER MULTIPLE JOISTS AND GIRDER TRUSSES (GT)
- COLUMNS ARE CALLED OUT AT THE BASE LEVEL OF COLUMN AND CONTINUOUSLY STACK TO THE ROOF OR UNTIL IT IS NO LONGER SHOWN ON PLANS
- "C" INDICATES CAMBER BETWEEN SUPPORTS ONLY @ GLUED, LAMINATED BEAMS. (I.E. NO CAMBER @ CANTILEVERS)
- PROVIDE BOUNDARY NAILING ALONG ALL STRUT MEMBERS, INTERIOR SHEAR WALLS, AND INTERIOR LATERAL FRAMES (I.L.F.)
- CONTRACTOR SHALL COORDINATE ALL MECH. UNIT LOCATIONS, SIZES, OPENINGS, ETC. WITH MECH. DRAWINGS
- SEE ARCH. FOR ALL DIMENSIONS & CONDITIONS NOT SHOWN
- TYPICAL FLOOR SHEATHING SHALL BE 23/32" APA RATED SHEATHING, STURD-I-FLOOR, OR SINGLE FLOOR (EXPOSURE 1) (4020) W/ 10d COMMON NAILS @ 6" O.C. BOUNDARIES & CONT. PANEL EDGES, 6" O.C. OTHER PANEL EDGES, AND 12" O.C. FIELD NAILING. (UN-BLOCKED, T&G @ UNSUPPORTED PANEL EDGES)
- TYPICAL ROOF SHEATHING SHALL BE 15/32" APA RATED SHEATHING, STURD-I-FLOOR, OR SINGLE FLOOR (EXPOSURE 1) (3216) W/ 10d COMMON NAILS @ 6" O.C. BOUNDARIES & CONT. PANEL EDGES, 6" O.C. OTHER PANEL EDGES, AND 12" O.C. FIELD NAILING. (UN-BLOCKED, T&G @ UNSUPPORTED PANEL EDGES)
- UNLESS SPECIFICALLY NOTED ON THE PLANS, FRAMING SHALL NOT BE CUT OR RELOCATED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER. CONTRACTOR SHALL OBTAIN APPROVAL OF JOIST MFR. SHOP DRAWINGS FROM BOTH MECHANICAL AND STRUCTURAL ENGINEERS PRIOR TO ERECTION OF JOIST FRAMING
- ALL MULTIPLE JOISTS SHALL HAVE EACH JOIST NAILED TO THE ADJACENT ONE WITH 16d @ 16" O.C. STAGGERED
- ALL MULTIPLE STUDS SHALL HAVE EACH STUD NAILED TO THE ADJACENT ONE WITH SOLE PLATE NAILING PER SHEAR WALL SCHEDULE, 10d @ 9" O.C. STAGGERED MINIMUM
- FOR HEADER SIZES NOT NOTED, REFER TO TYPICAL DETAIL SCHEDULE
- FOR LOW SPOTS CREATED BY THE ROOF PITCH SHALL BE PROVIDED WITH CRICKETS AS REQUIRED TO SLOPE AS REQUIRED
- ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL MEET THE MINIMUM SPECIFICATIONS IN THE AISC CODE OF STANDARD PRACTICE CHAPTER 10 UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL DRAWINGS
- SW1F INDICATES SHEAR WALL MARK, SEE SCHEDULE SHEET S003
- (F7AQ) INDICATES FORCE TRANSFER AROUND OPENING, SEE DETAIL 10/S602
- "H" INDICATES A HOLDOWN MARK, SEE SCHEDULE SHEET S003 AND ATS SHEETS. HOLDOWNS SHOWN ARE AT THE LEVEL BELOW THE FRAMING PLAN
- SEE DETAIL 3/S600 FOR 'ATS ABV' CONNECTION TO STEEL COLUMN/BREAM
- INDICATES DRAG STRUT, SEE DETAIL 7/S600
- INDICATES COLLECTOR, SEE DETAIL 7/S600
- ST-X INDICATES STRUT/COLLECTOR TYPE PER DETAIL 7/S600
- MOMENT FRAME CONNECTION, SEE DETAIL 12/S600
- SIMPSON 1H7 HANGER U.N.O.

1 S102 ROOF FRAMING PLAN
1/8" = 1'-0"



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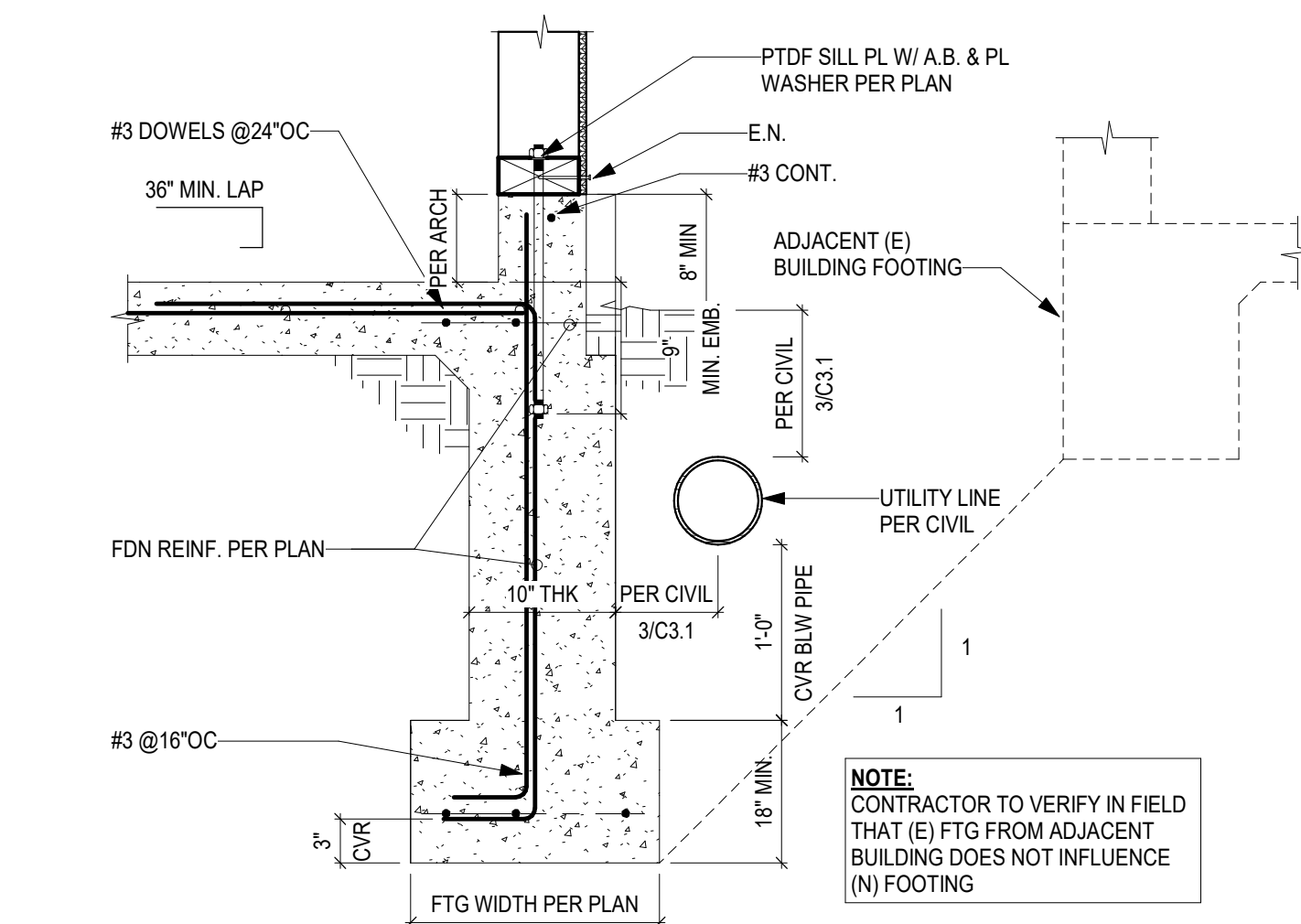
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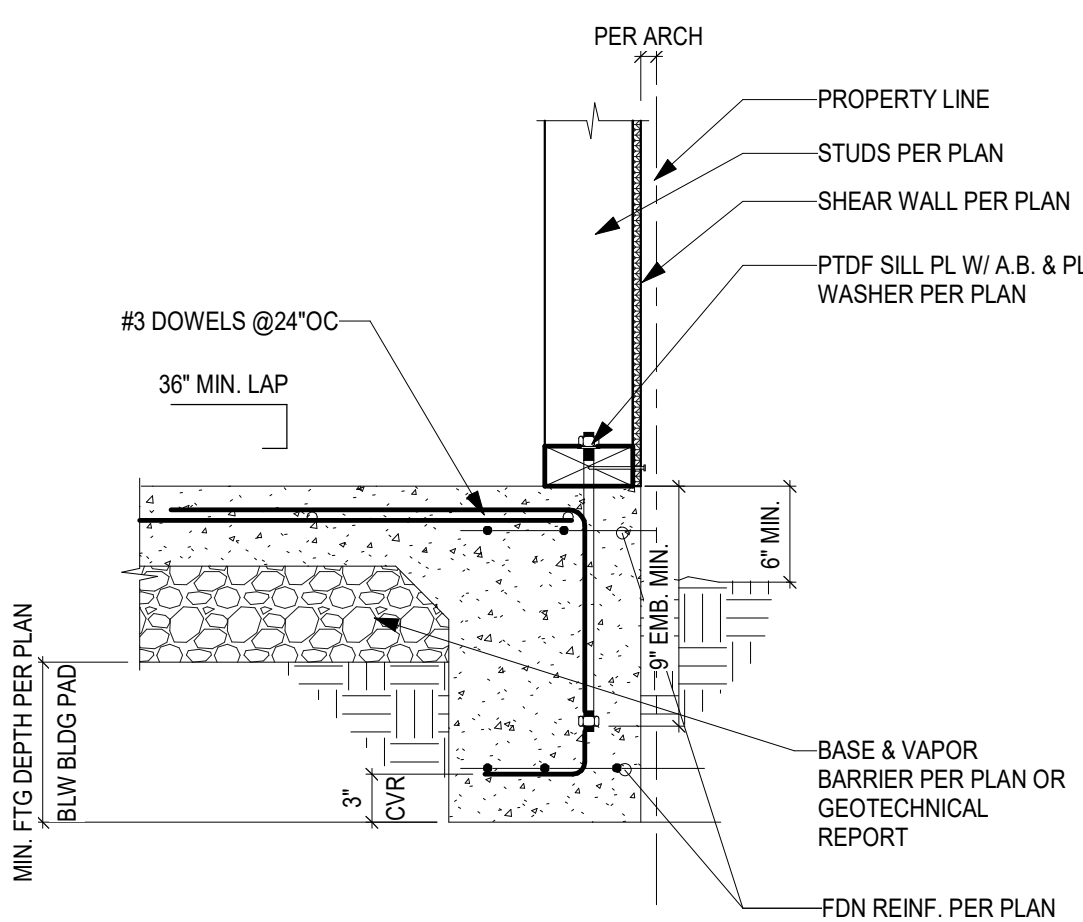
FOUNDATION DETAILS

S300

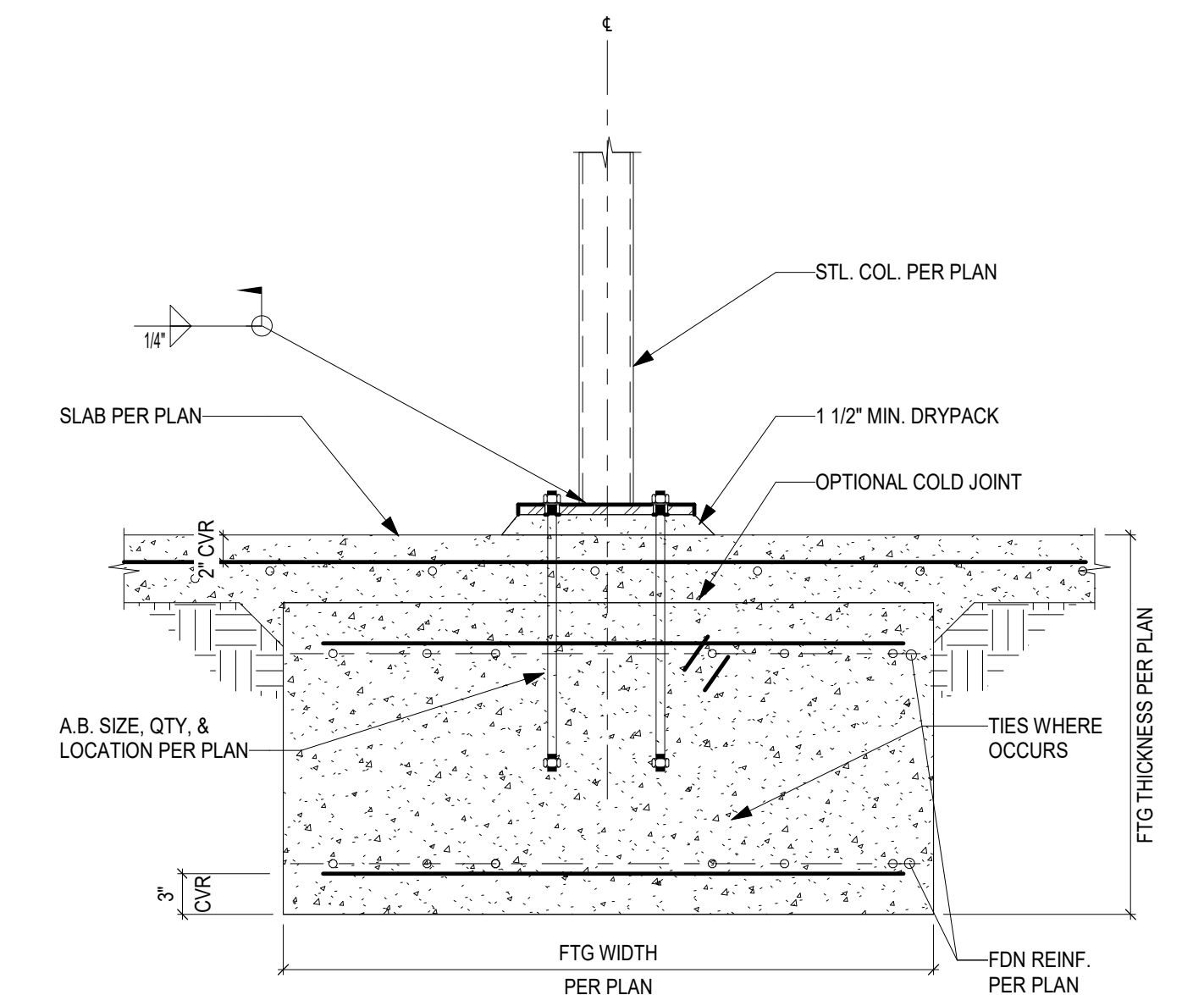
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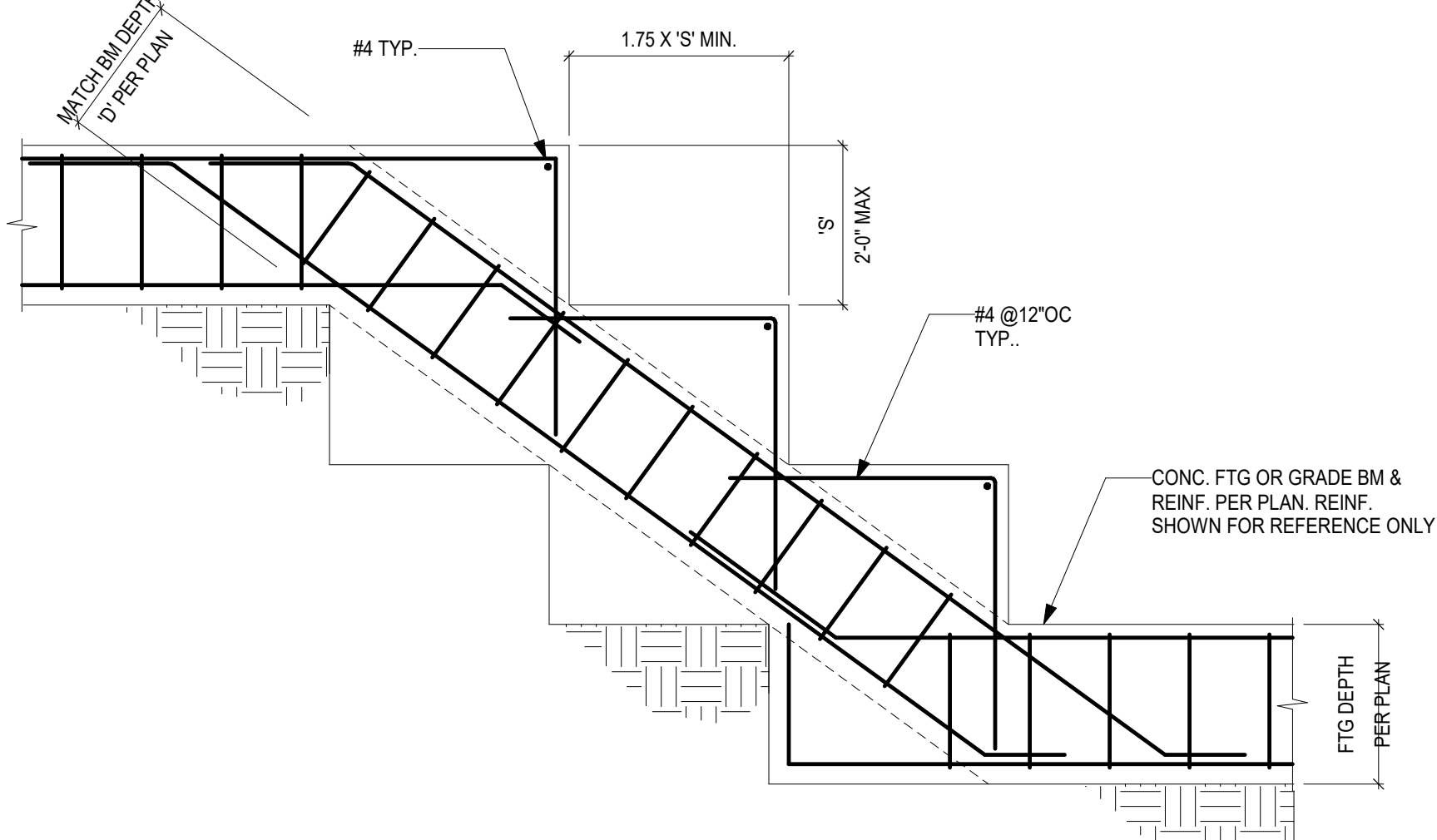
13 DEEPENED FDN W/ CURB
S300 1" = 1'-0"



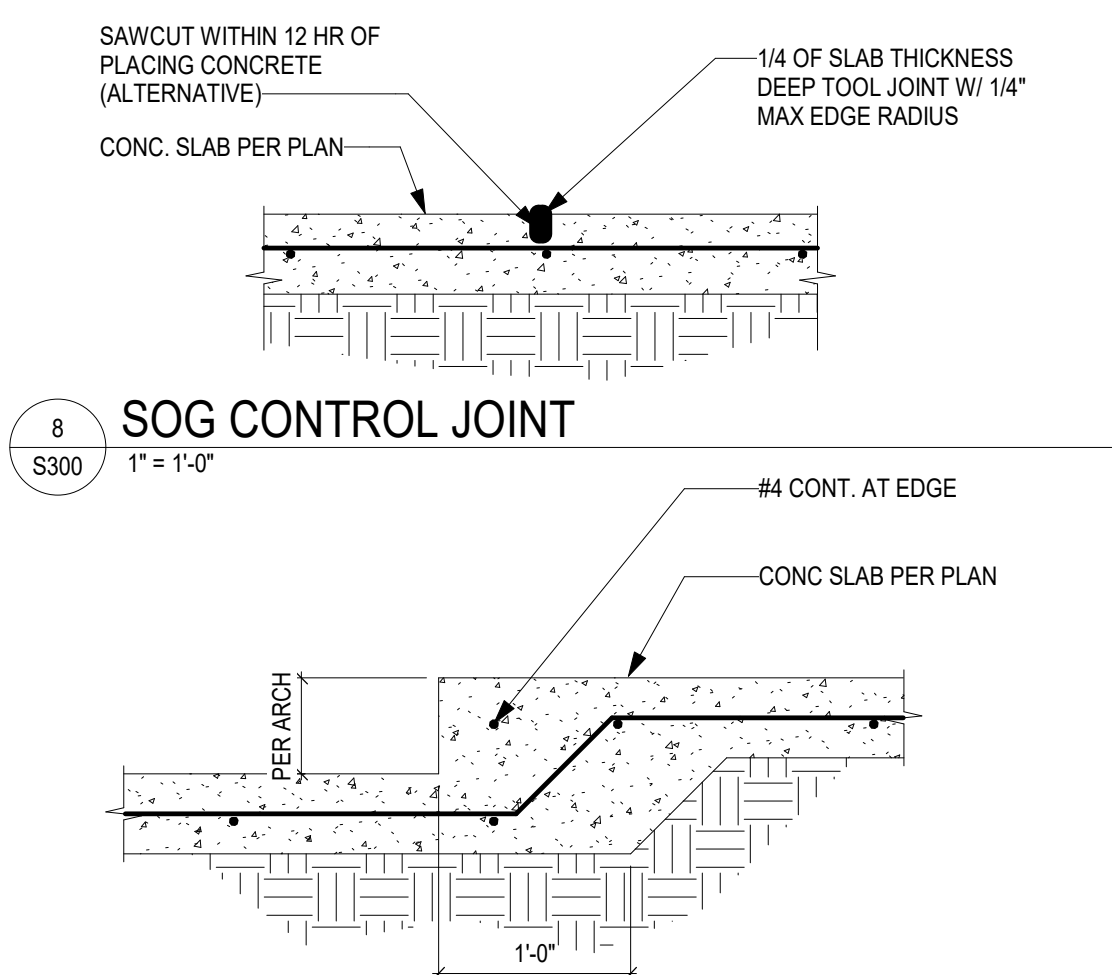
14 EXTERIOR WALL FDN @ PL
S300 1" = 1'-0"



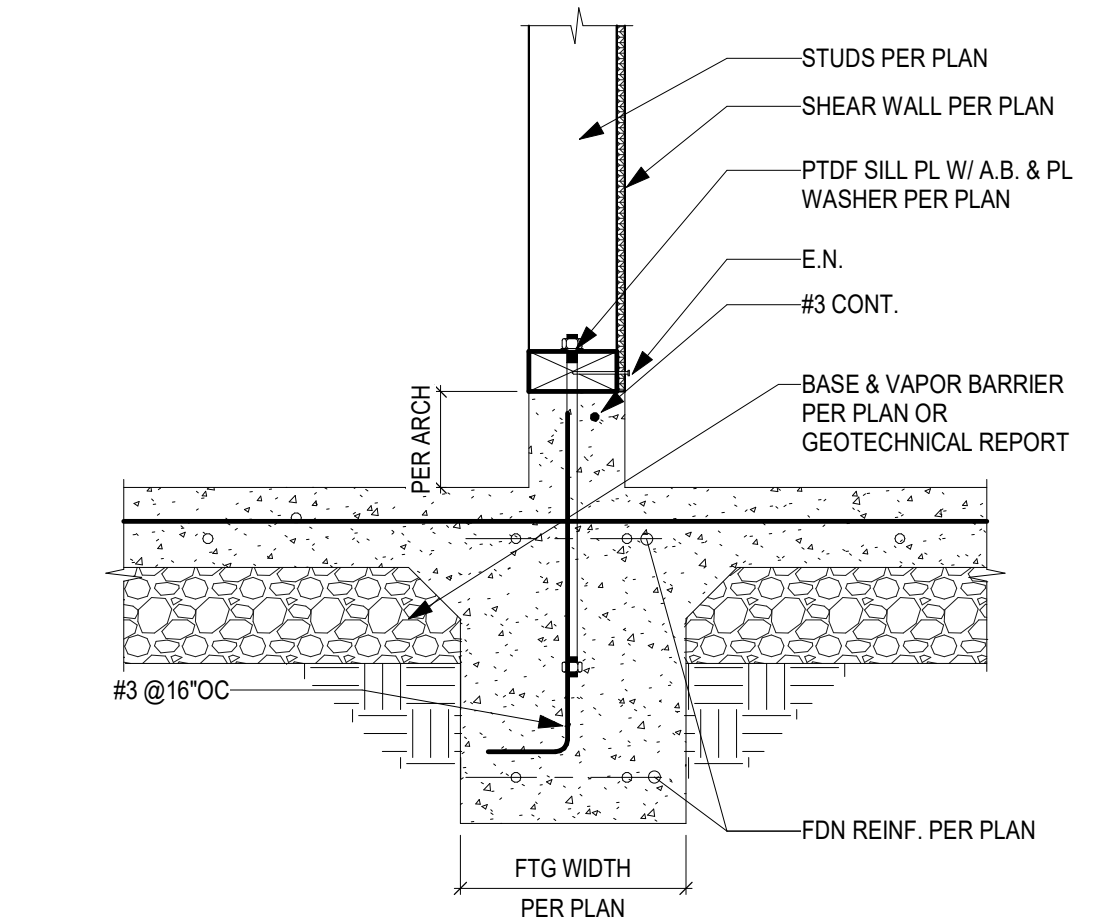
15 COLUMN FOOTING
S300 1" = 1'-0"



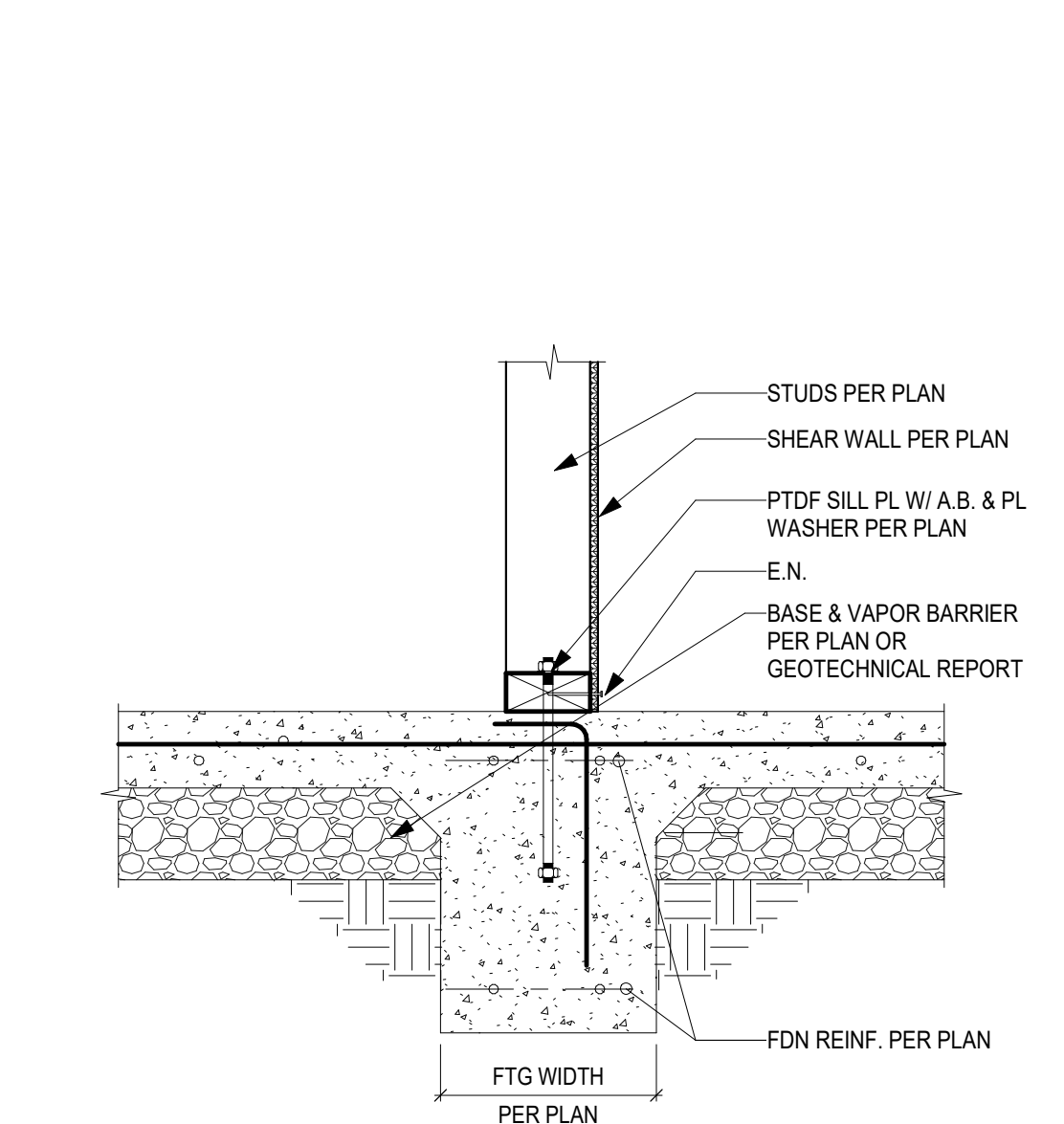
16 STEPPED FOOTING (OPTION B)
S300 1" = 1'-0"



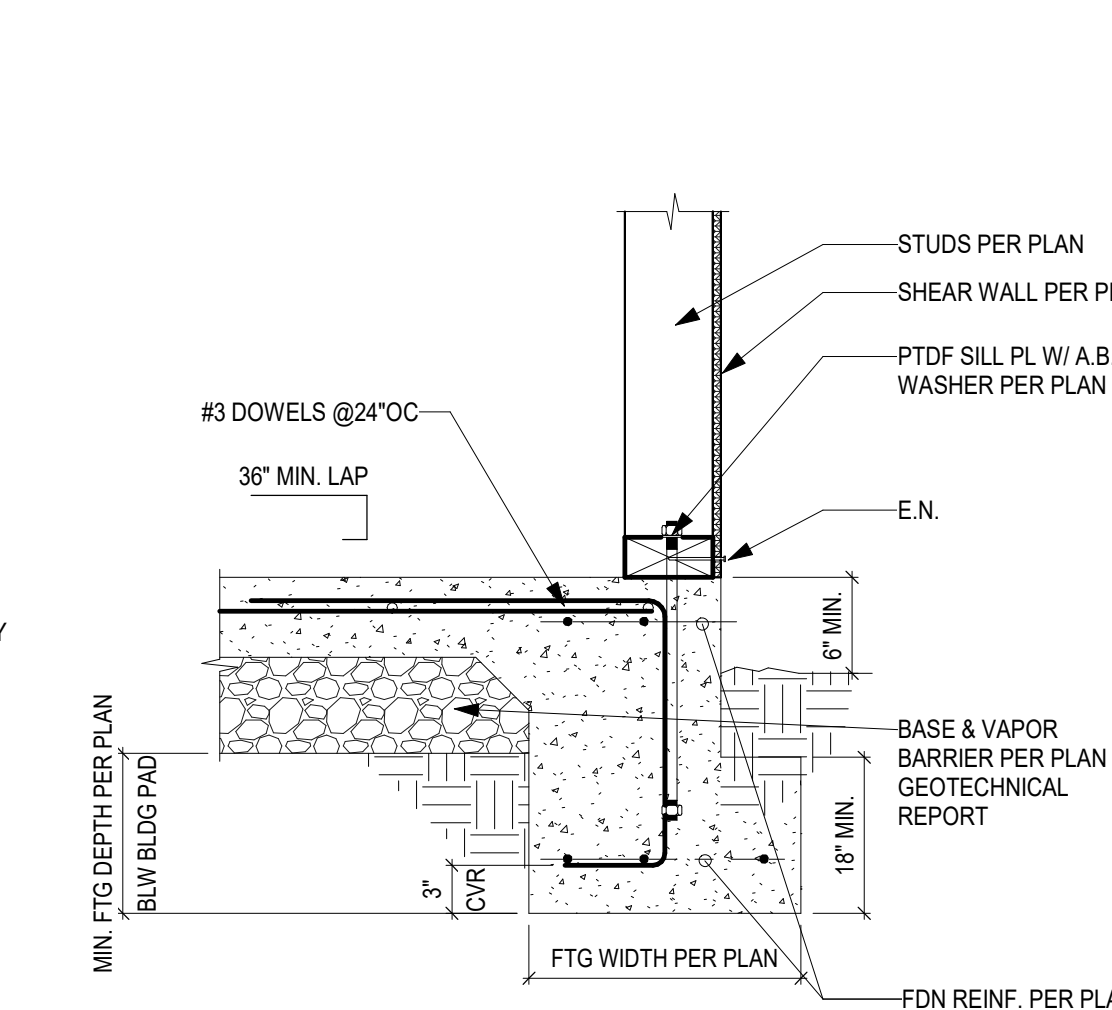
8 SOG CONTROL JOINT
S300 1" = 1'-0"



9 SOG STEP
S300 1" = 1'-0"

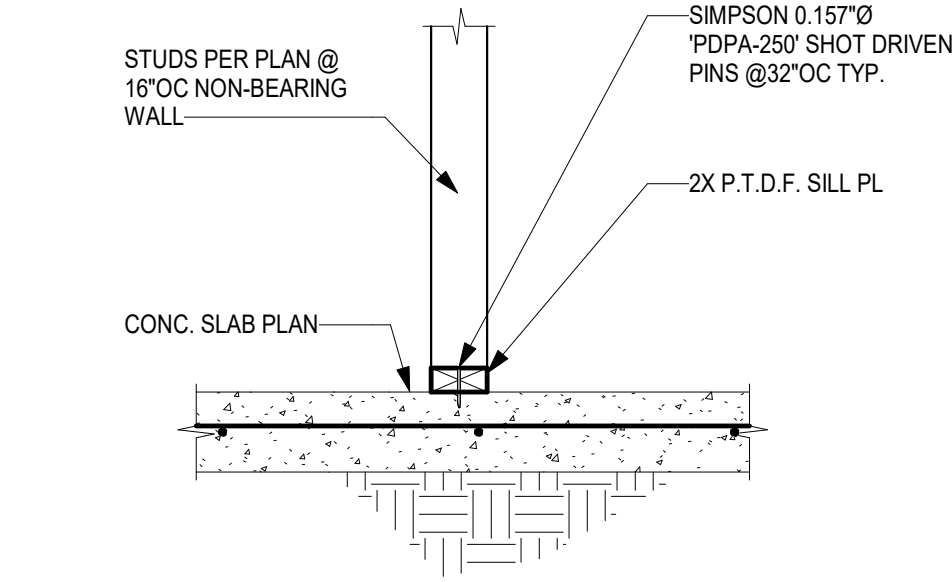


10 INTERIOR WALL W/ CURB
S300 1" = 1'-0"



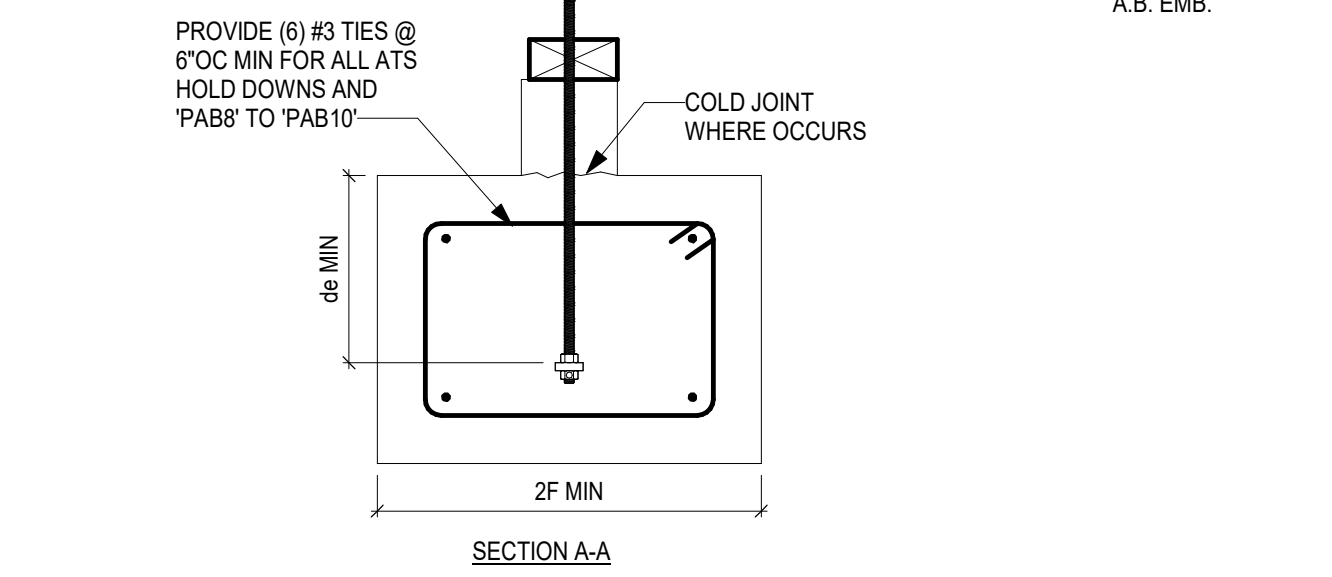
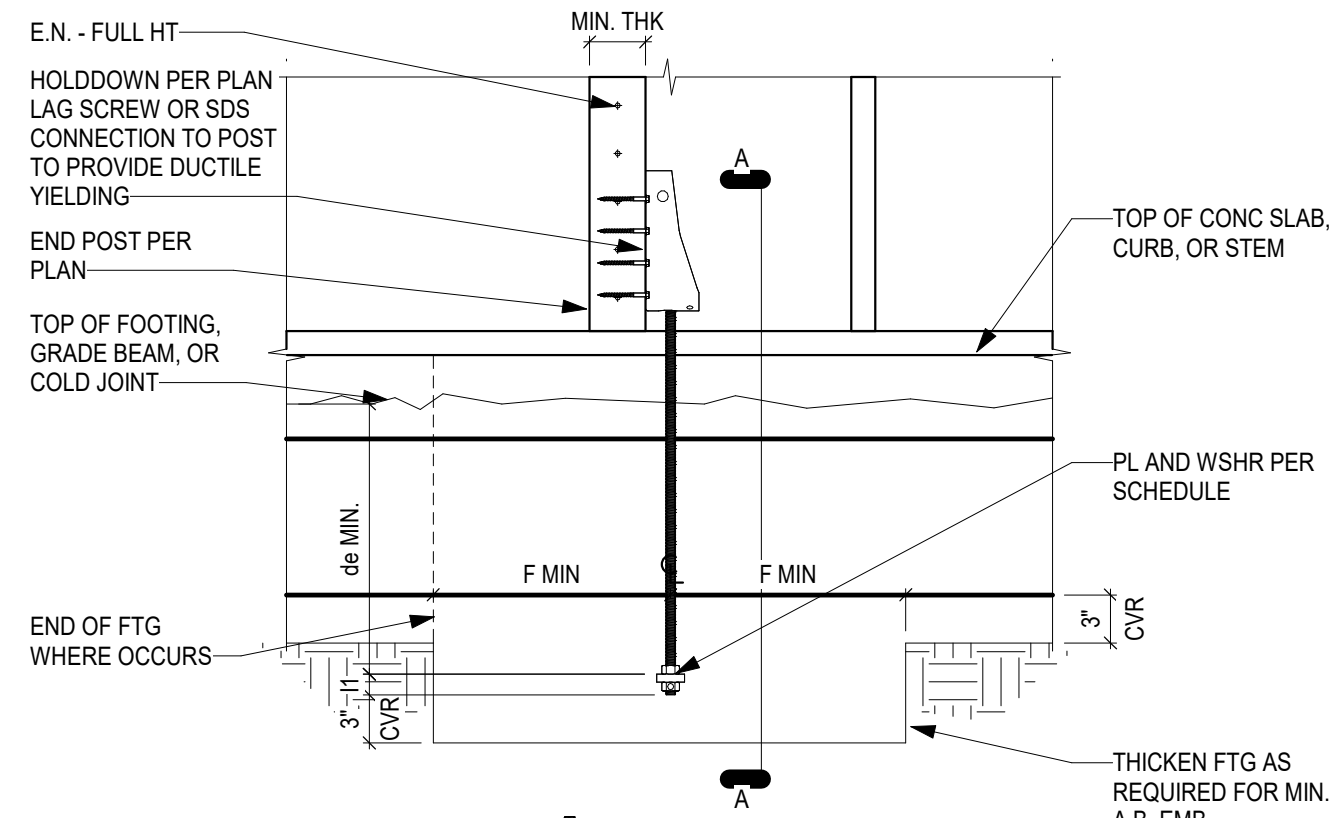
11 INTERIOR WALL FDN
S300 1" = 1'-0"

12 EXTERIOR WALL FDN W/ CURB
S300 1" = 1'-0"



5 NON-LOADBEARING/SHEARWALL
S300 1" = 1'-0"

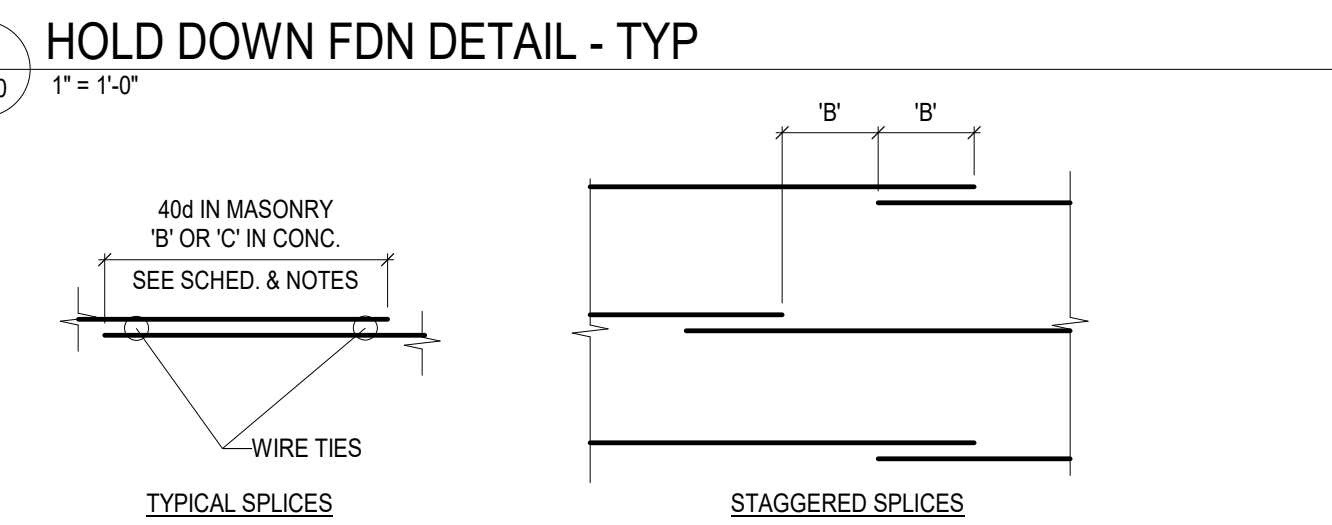
| ANCHOR BOLT SCHEDULE | | | | | ATS ANCHOR BOLT SCHEDULE | | | | | | |
|----------------------|-------------------|------------------|-----------------|-----------------|--------------------------|------------------|-------------------|------------------|-----------------|-----------------|-----------------------|
| SIMPSON
'PAB' | DIAMETER
(IN.) | de MIN.
(IN.) | F MIN.
(IN.) | 1 MIN.
(IN.) | PL WSHR SIZE
(IN.) | SIMPSON
'PAB' | DIAMETER
(IN.) | de MIN.
(IN.) | F MIN.
(IN.) | 1 MIN.
(IN.) | PL WSHR SIZE
(IN.) |
| PAB5 | 5/8" | 7" | 10 1/2" | 1 1/2" | 3/8"X1 1/2"X1 1/2" | PAB4 | 1/2" | 15" | 12" | 1 1/2" | 3/8"X1 1/2"X1 1/2" |
| PAB6 | 3/4" | 9" | 13 1/2" | 1 3/8" | 3/8"X1 1/2"X1 1/2" | PABBH | 1" | 15" | 15" | 1 5/8" | 3/8"X1 1/2"X1 1/2" |
| PAB7 | 7/8" | 11" | 16 1/2" | 1 1/2" | 3/8"X1 1/2"X1 1/2" | | | | | | |
| PAB7H | 7/8" | 16" | 24" | 1 1/2" | 3/8"X1 1/2"X1 1/2" | | | | | | |
| PAB8 | 1" | 12" | 18" | 1 5/8" | 3/8"X1 1/2"X1 1/2" | | | | | | |
| PAB8H | 1" | 19" | 28 1/2" | 1 5/8" | 3/8"X1 1/2"X1 1/2" | | | | | | |
| PAB9 | 1 1/8" | 14" | 21" | 1 1/2" | 3/8"X1 1/2"X1 1/2" | | | | | | |
| PAB10 | 1 1/4" | 16" | 24" | 2 1/2" | 3/8"X1 1/2"X1 1/2" | | | | | | |



DESIGN LOADS ARE CALCULATED USING A FULL SHEAR CONE. COVERAGE ON EACH SIDE OF THE BOLT SHALL BE A MINIMUM OF F OR REDUCTIONS MUST BE TAKEN.

NOTES:

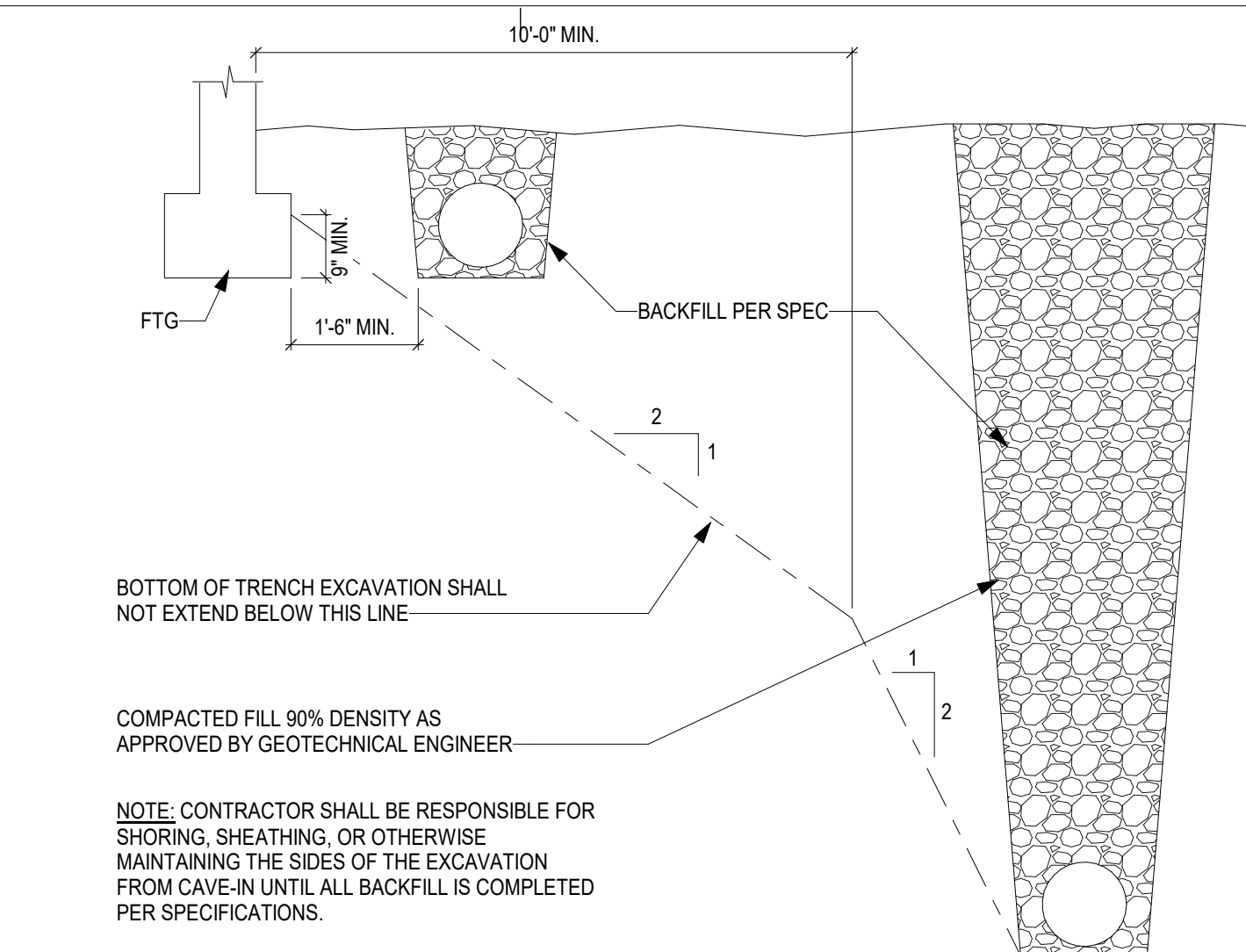
- ANCHOR EMBEDMENT LENGTH IS BASED ON A SINGLE POUR CONCRETE FOUNDATION WITHIN THE FOOTING DIMENSIONS de AND F. DOUBLE POUR FOUNDATIONS SYSTEMS, MASONRY WALLS, AND MASONRY FOOTINGS MUST BE EVALUATED BY THE DESIGNER.
- ANCHOR BOLT MUST BE ASTM A307 OR A36 STEEL.
- ANCHOR BOLT REQUIRED (2) HEX NUTS W/ A 2 1/2"x2"x3/8" PLATE. USE OF SIMPSON STRONGTIE BEARING PLATE BPH1 MAY BE USED AS SUBSTITUTE PLATE FOR 1" BOLT'S AND BPH4 MAY BE USED AS SUBSTITUTE PLATE FOR 3/4" BOLT'S.
- DESIGN VALUES ARE BASED ON ACI318 WHERE CRACKED CONCRETE IS ASSUMED AND ADDITIONALLY FOR SEISMIC LOADS DUCTILITY REQUIREMENTS ARE CONSIDERED.
- FOR HOLDDOWNS, PER ASTM TEST STANDARDS, ANCHOR BOLT NUT SHOULD BE FINGER-TIGHT PLS 1/3 TO 1/2 TURN WITH A HAND WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN TO NOT OVER-TORQUE THE NUT. IMPACT WRENCHES SHOULD NOT BE USED.
- TENSION VALUES ARE VALID FOR HOLDDOWNS FLUSH OR RAISED OFF SILL PLATE.
- HOU/4 ALLOWABLE LOADS ARE BASED ON 0X6 POST. ALL OTHER LOADS BASED ON 4X MIN POST.
- REQUIRES HEAVY HEX ANCHOR NUT TO ACHIEVE LOAD VALUES.



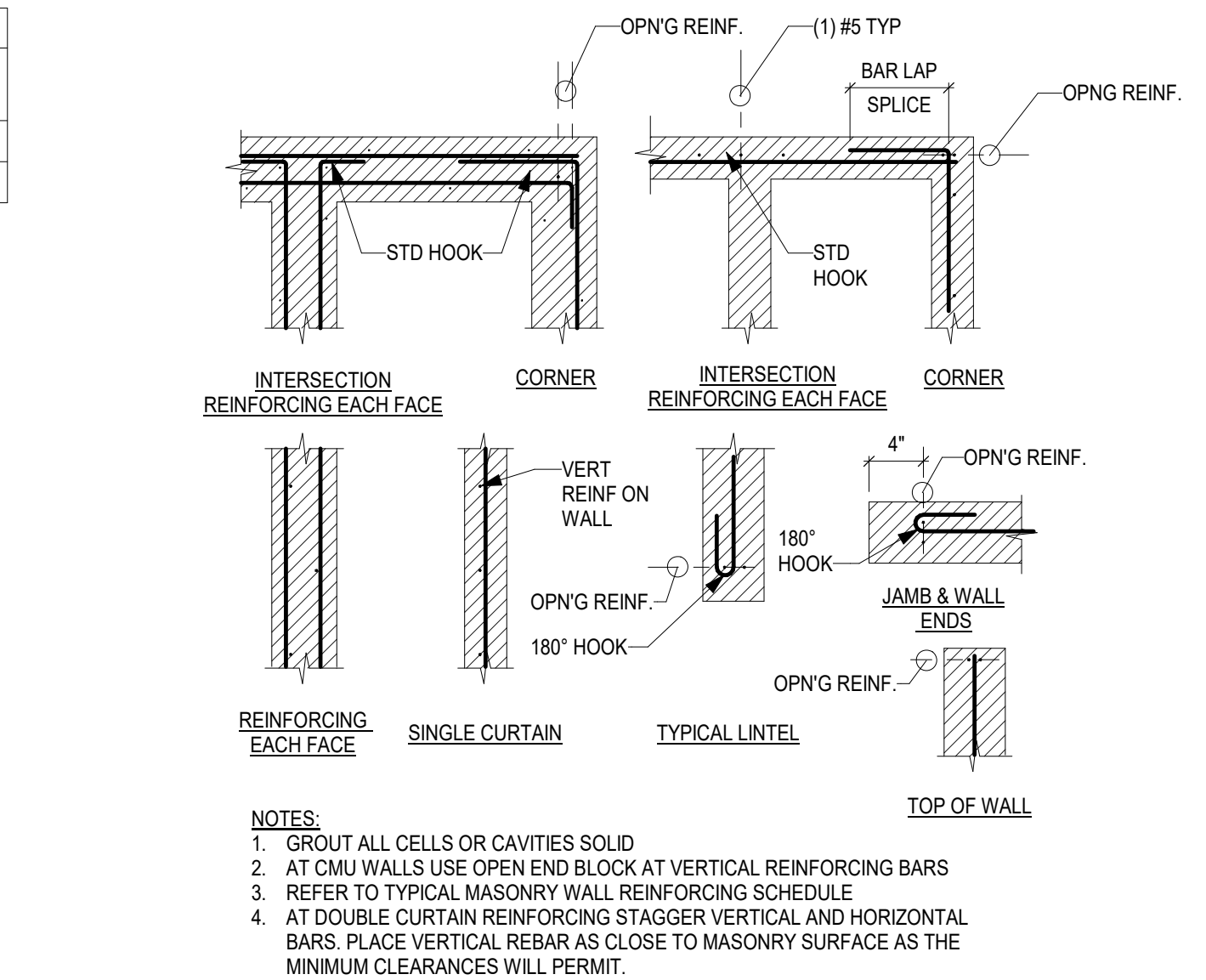
| SCHED. OF MIN. SPLICE LENGTH 'S' FOR ACI CLASS B LAP SPLICE | | | |
|---|----------|----------|--|
| BAR SIZE | 3000 PSI | 4000 PSI | |
| #4 | 24" | 24" | |
| #5 | 24" | 24" | |
| #6 | 25" | 24" | |
| #7 | 34" | 30" | |
| #8 | 45" | 39" | |
| #9 | 57" | 49" | |
| #10 | 72" | 63" | |
| #11 | 89" | 77" | |

6 HOLD DOWN FDN DETAIL - TYP
S300 1" = 1'-0"

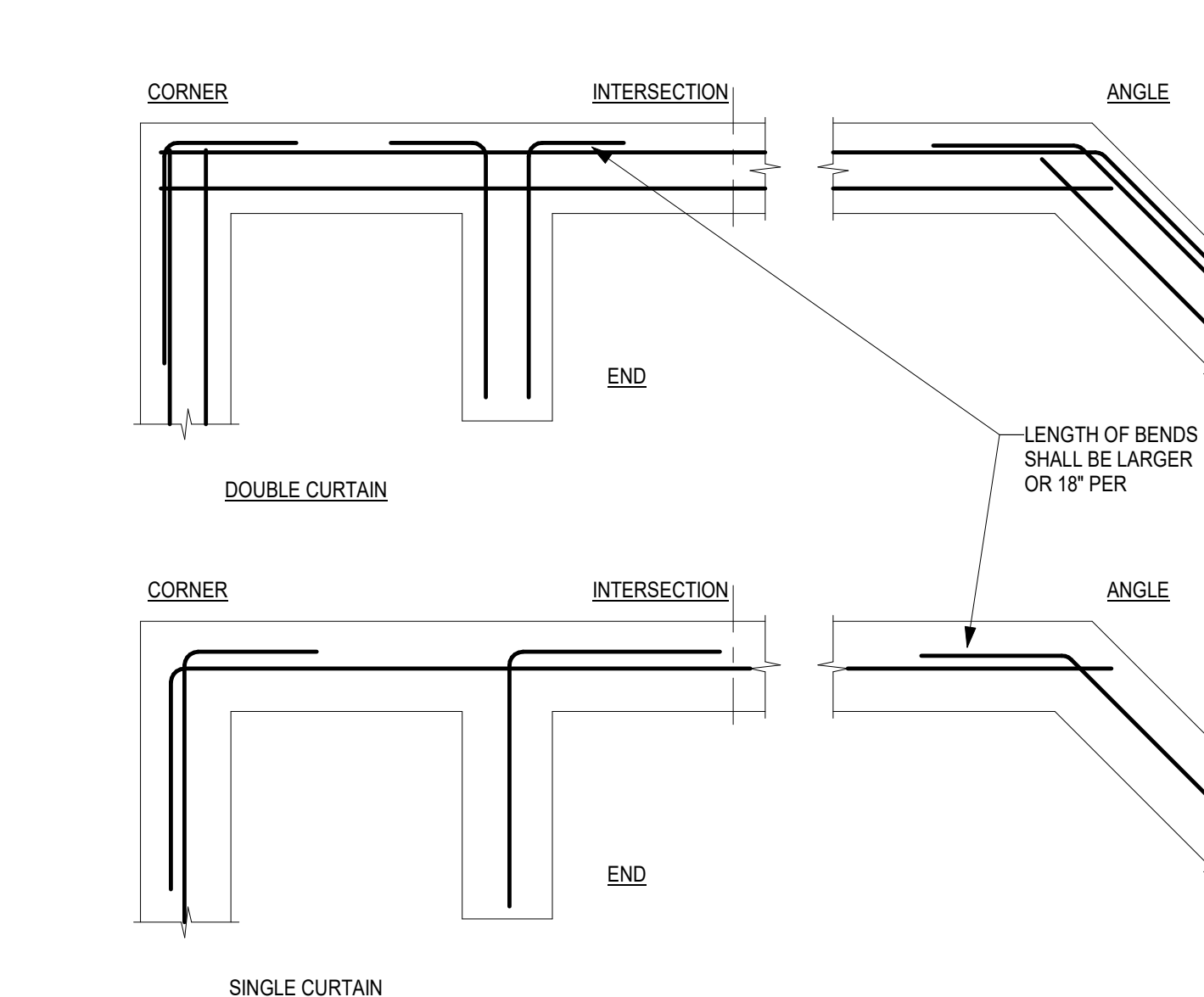
7 REINFORCEMENT INTERSECTIONS - TYP
S300 1" = 1'-0"



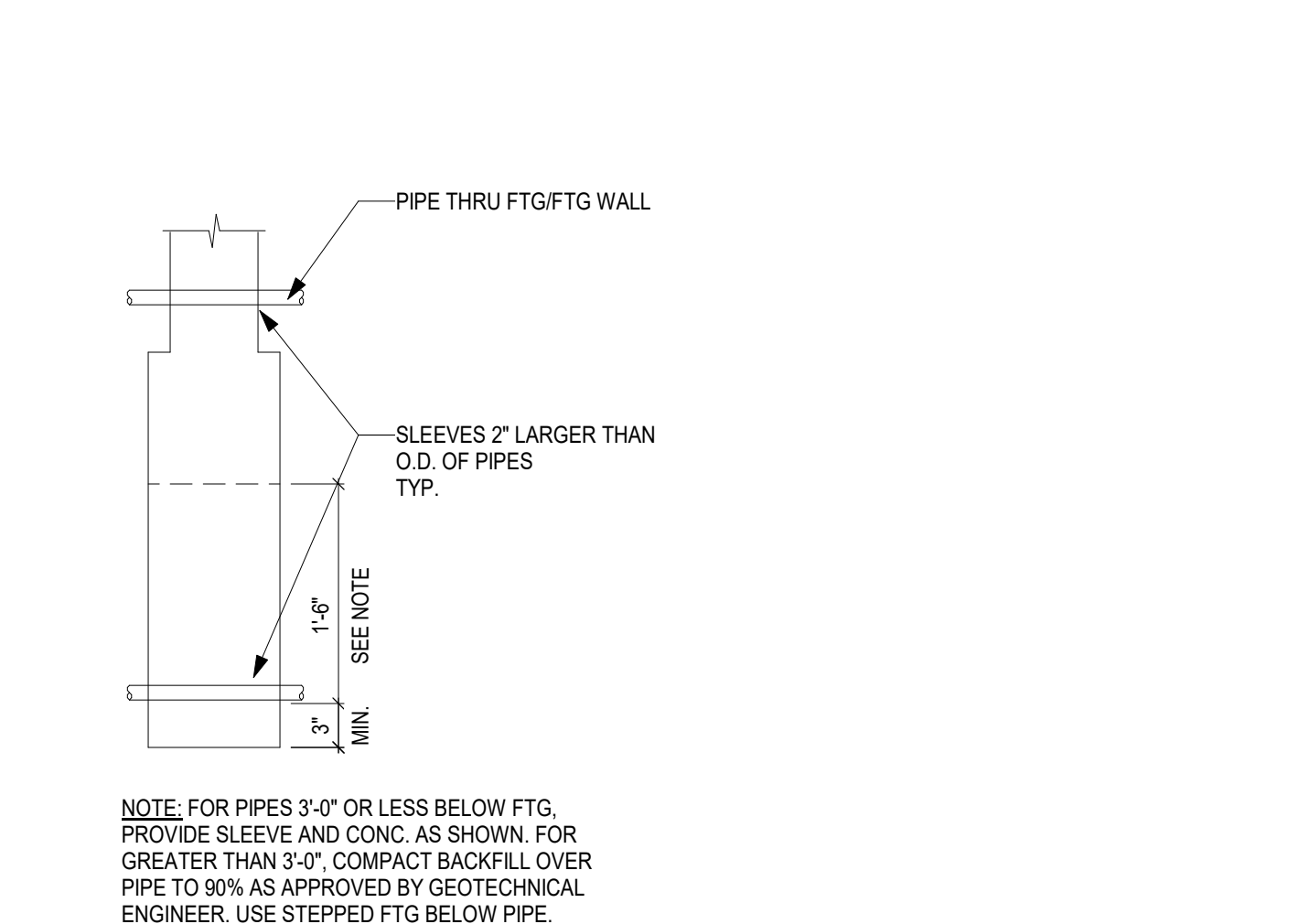
1 TRENCH DETAIL
S300 1" = 1'-0"



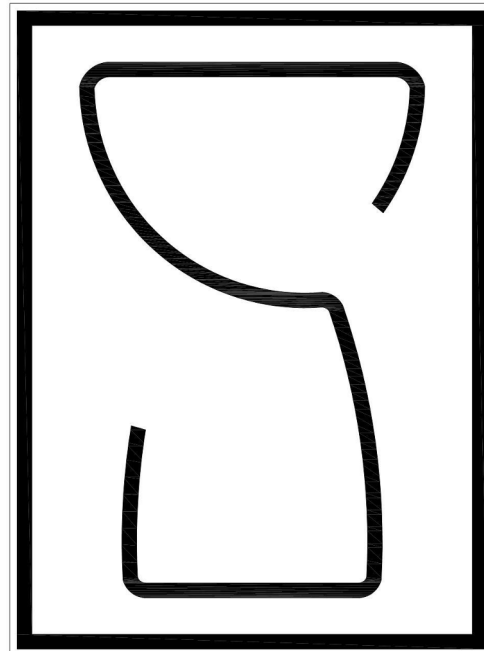
2 CMU REINF. INTERSECTIONS - TYP
S300 1" = 1'-0"



3 REINFORCEMENT INTERSECTIONS - TYP
S300 1" = 1'-0"



4 PIPES IN FOOTING
S300 1" = 1'-0"



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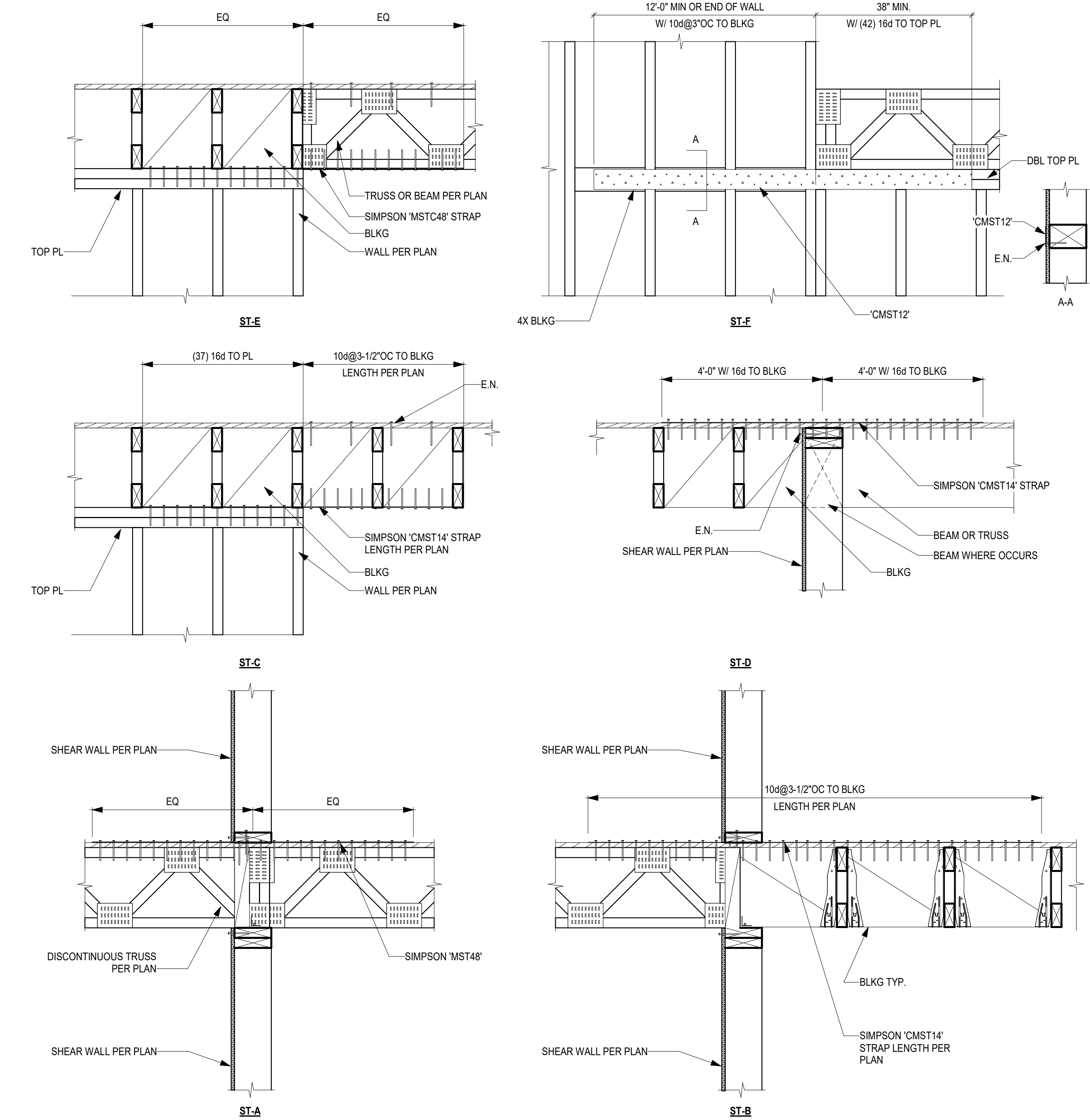
REVISIONS

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WOOD TYPICAL
DETAILS

S600

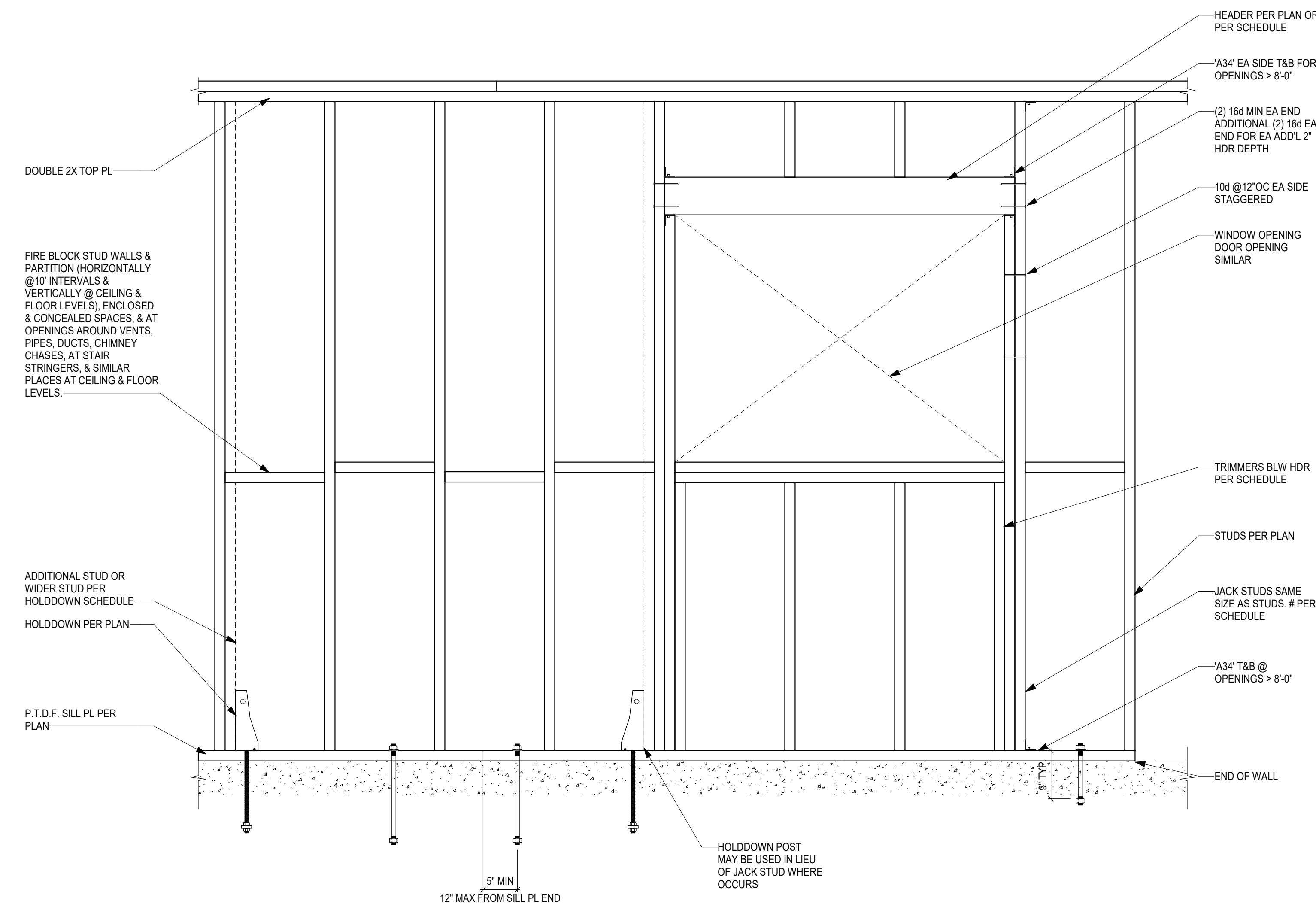
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COLLECTOR/STRUT DETAIL

7
S600

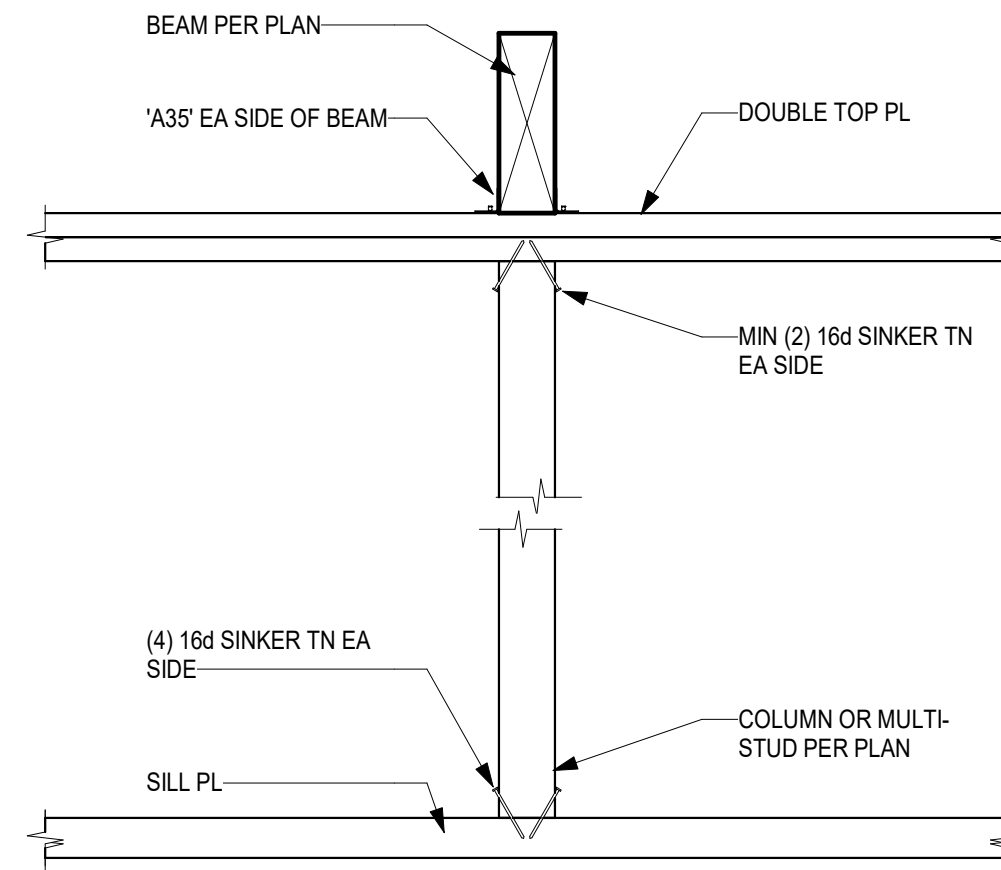
1" = 1'-0"



TYPICAL WALL FRAMING

8
S600

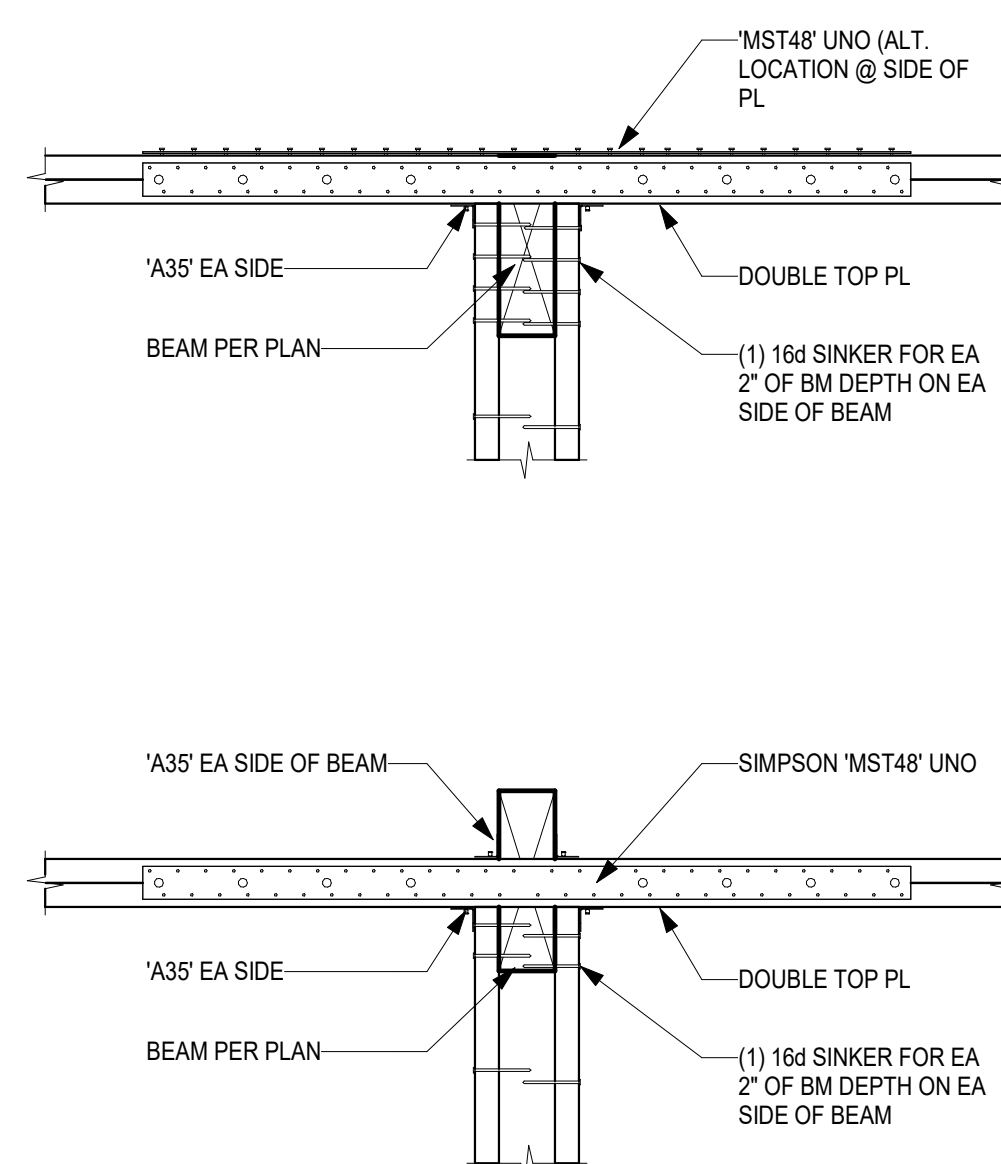
1" = 1'-0"



BEAM AT WALL - TYP

5
S600

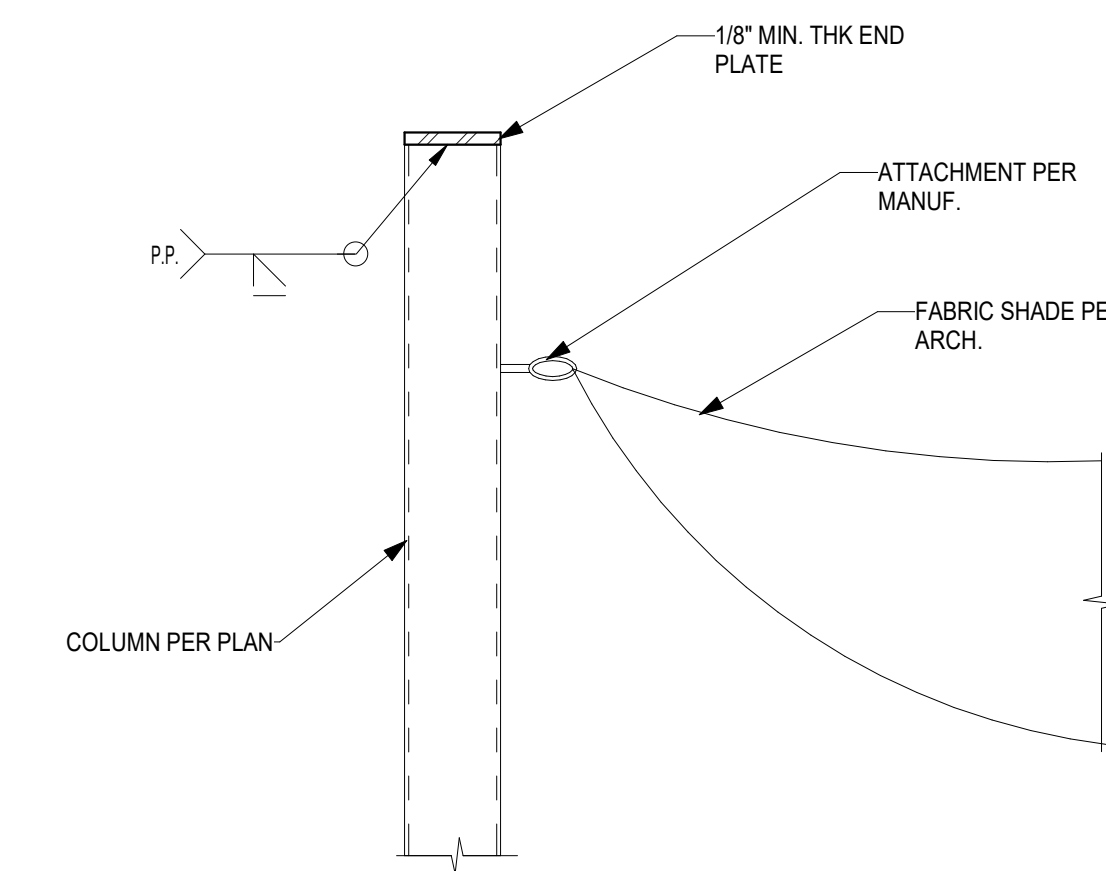
1" = 1'-0"



POCKET BEAM TO WALL - TYP

6
S600

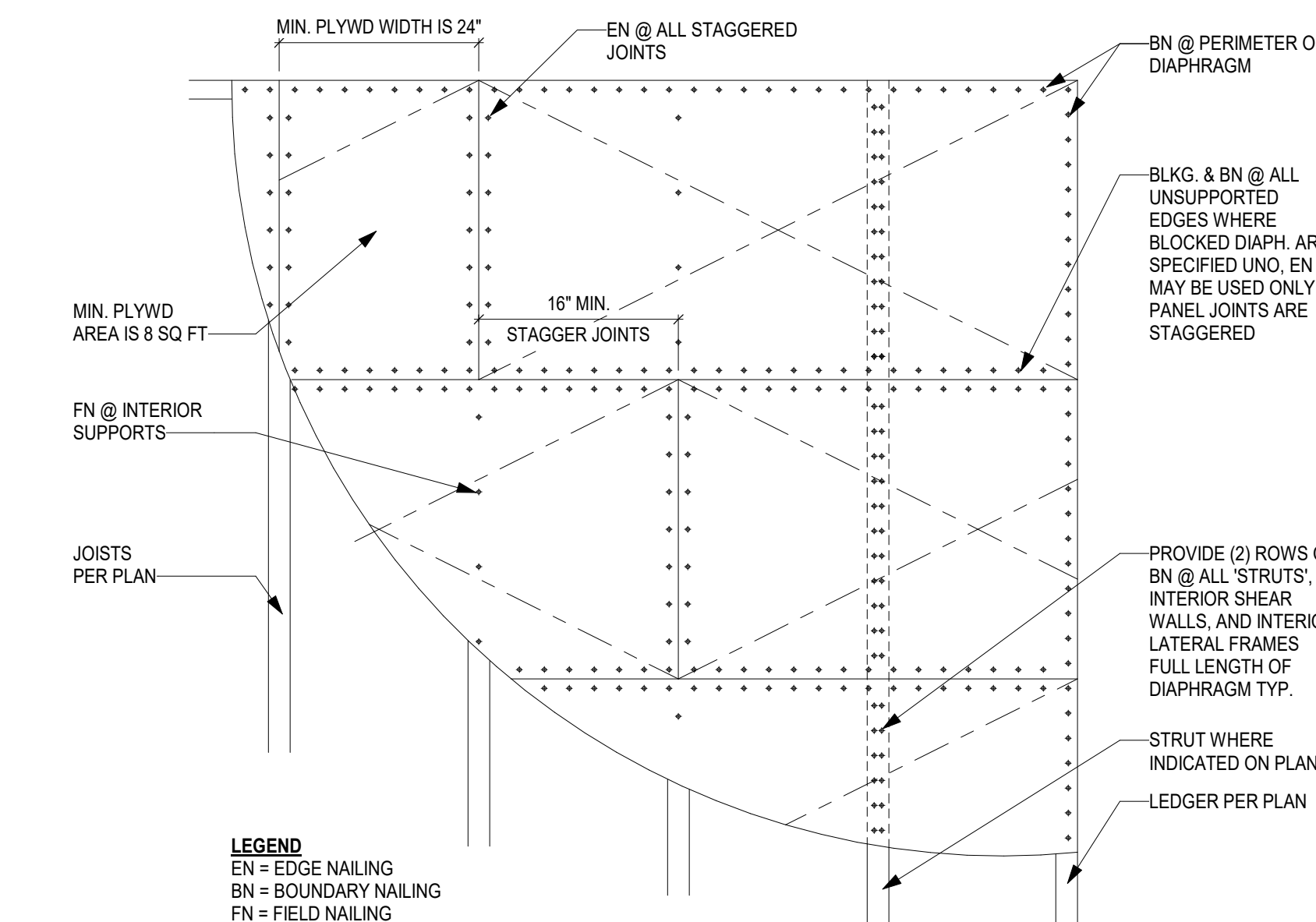
1" = 1'-0"



FABRIC SHADE CONNECTION

9
S600

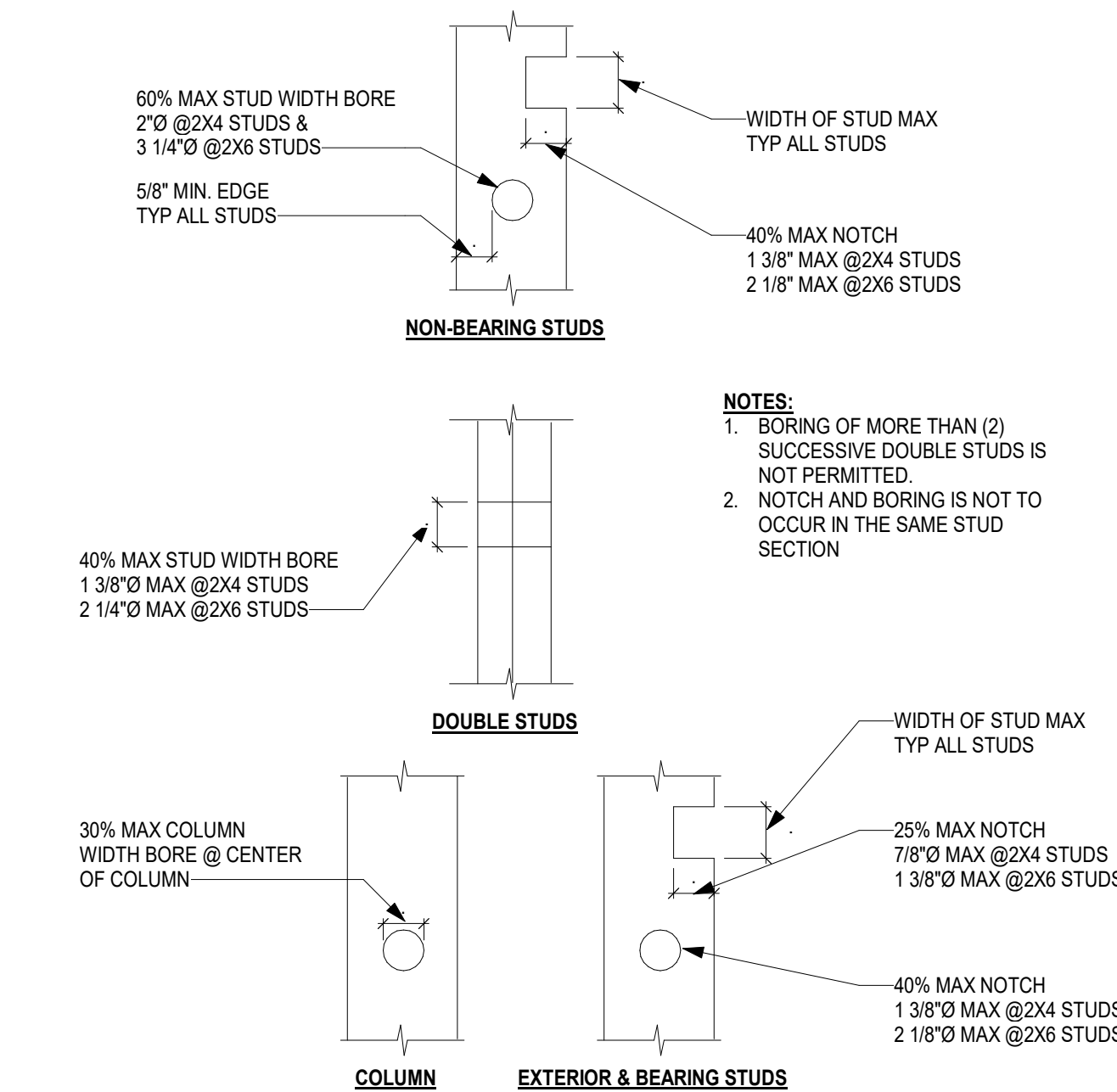
1" = 1'-0"



SHEATHING - TYP

1
S600

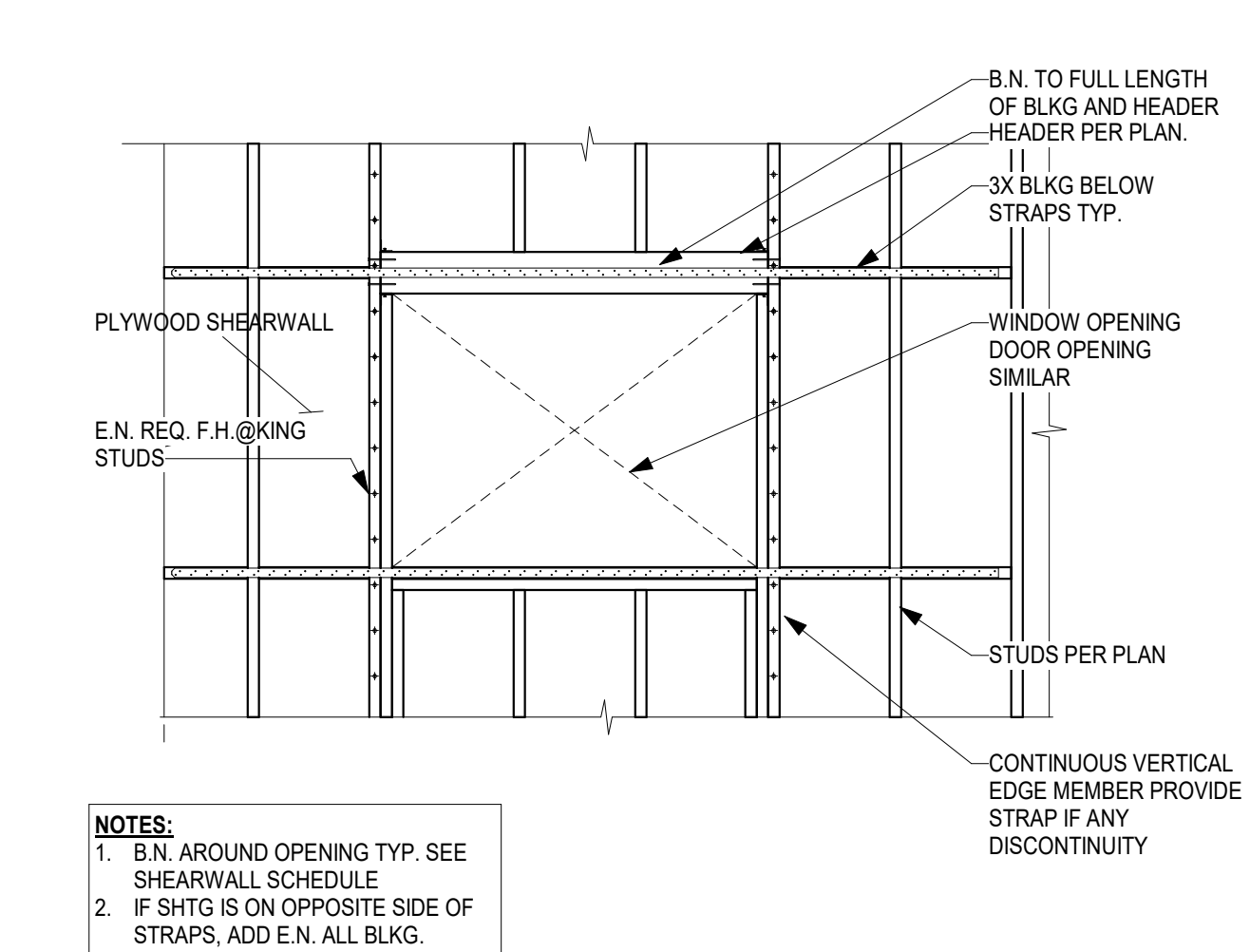
1" = 1'-0"



STUD NOTCHING - TYP

2
S600

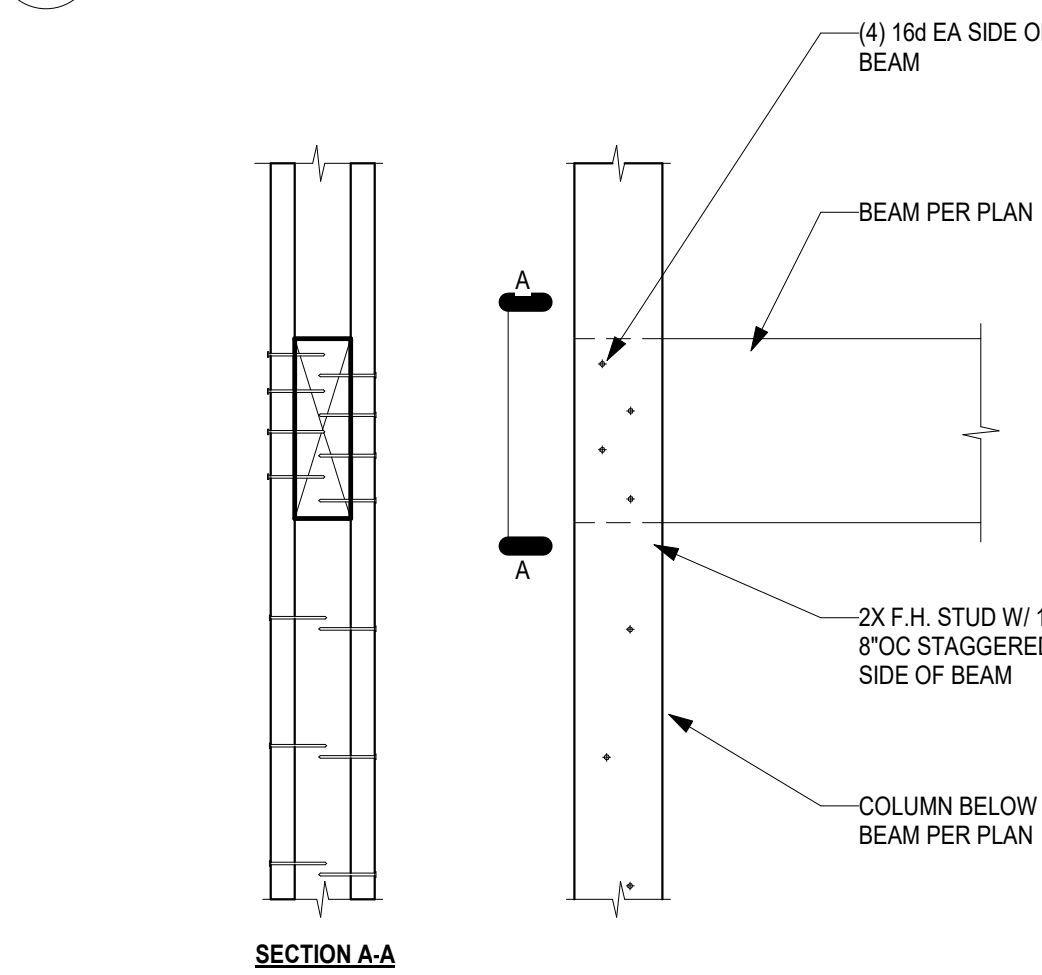
1" = 1'-0"



SHEARWALL W/ OPENING

3
S600

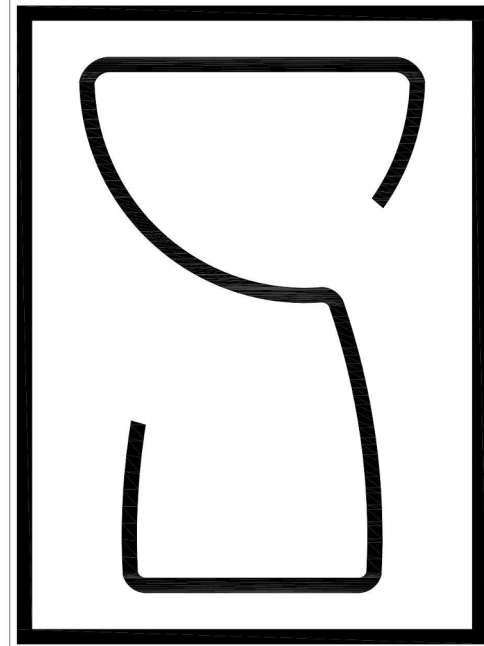
1/2" = 1'-0"



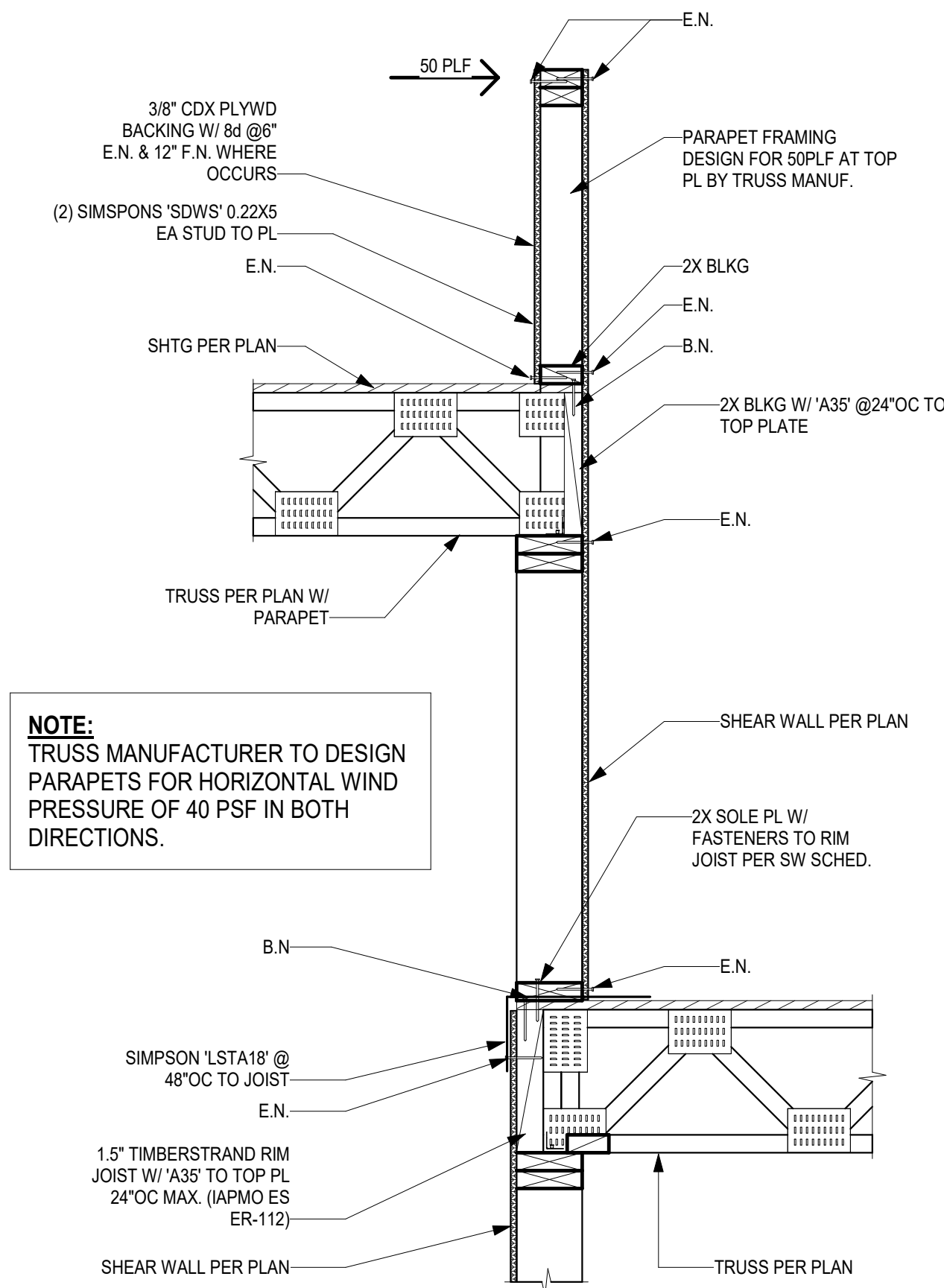
MISC1/07A - TYP

4
S600

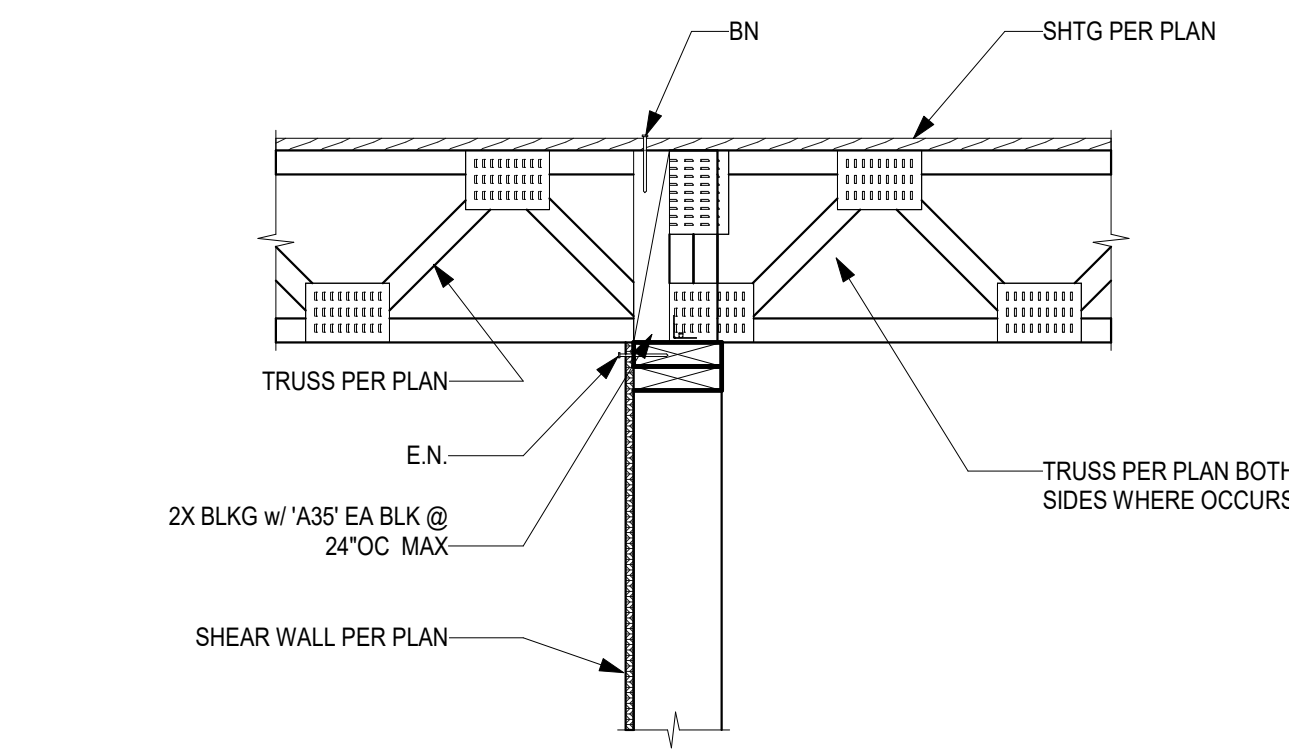
1" = 1'-0"



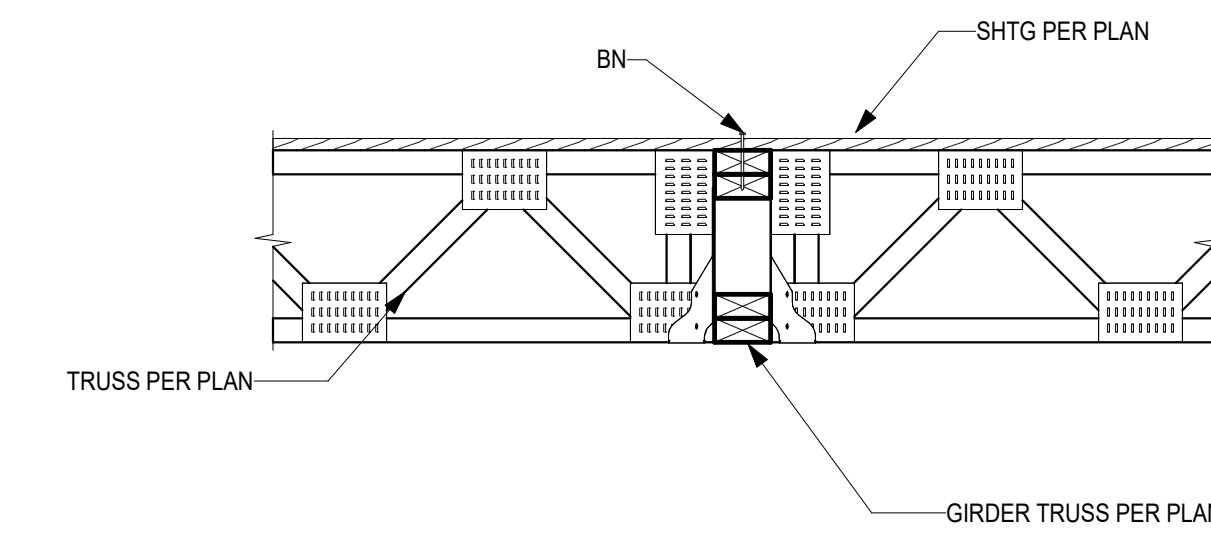
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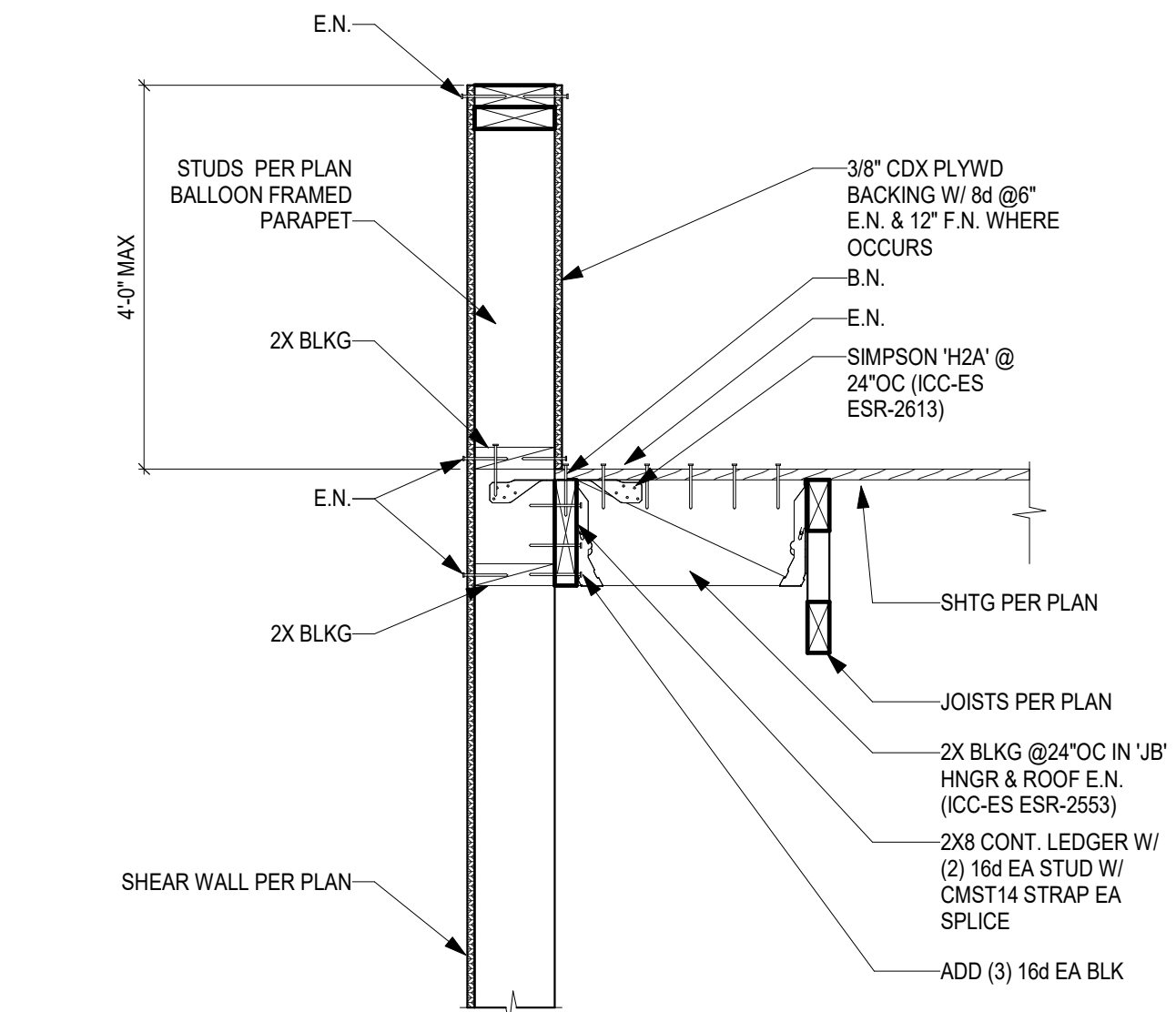
5 LOW AND HIGH ROOF TRANSITION
S601 1" = 1'-0"



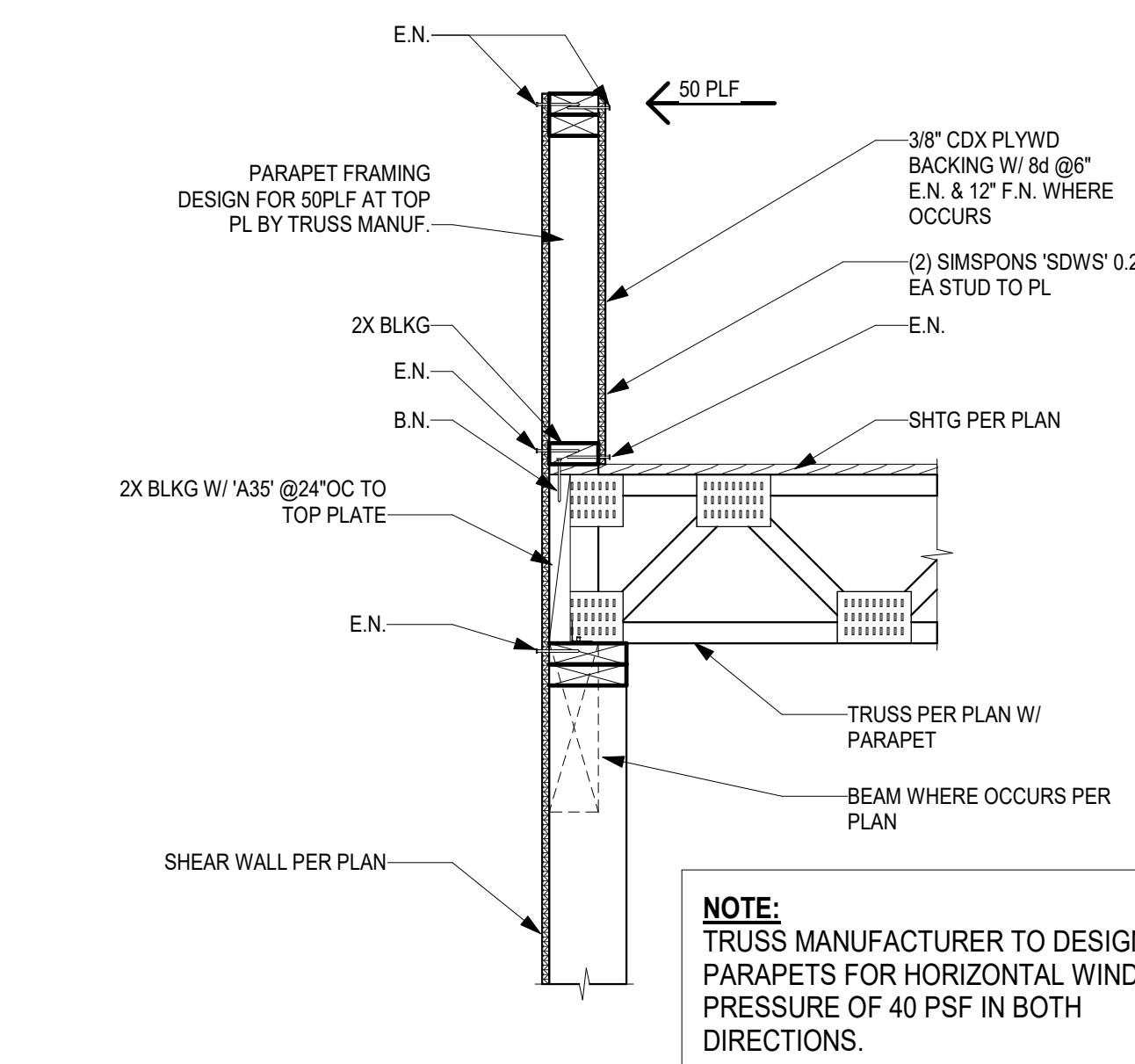
2 ROOF TRUSS PERPENDICULAR TO SHEAR WALL
S601 1" = 1'-0"



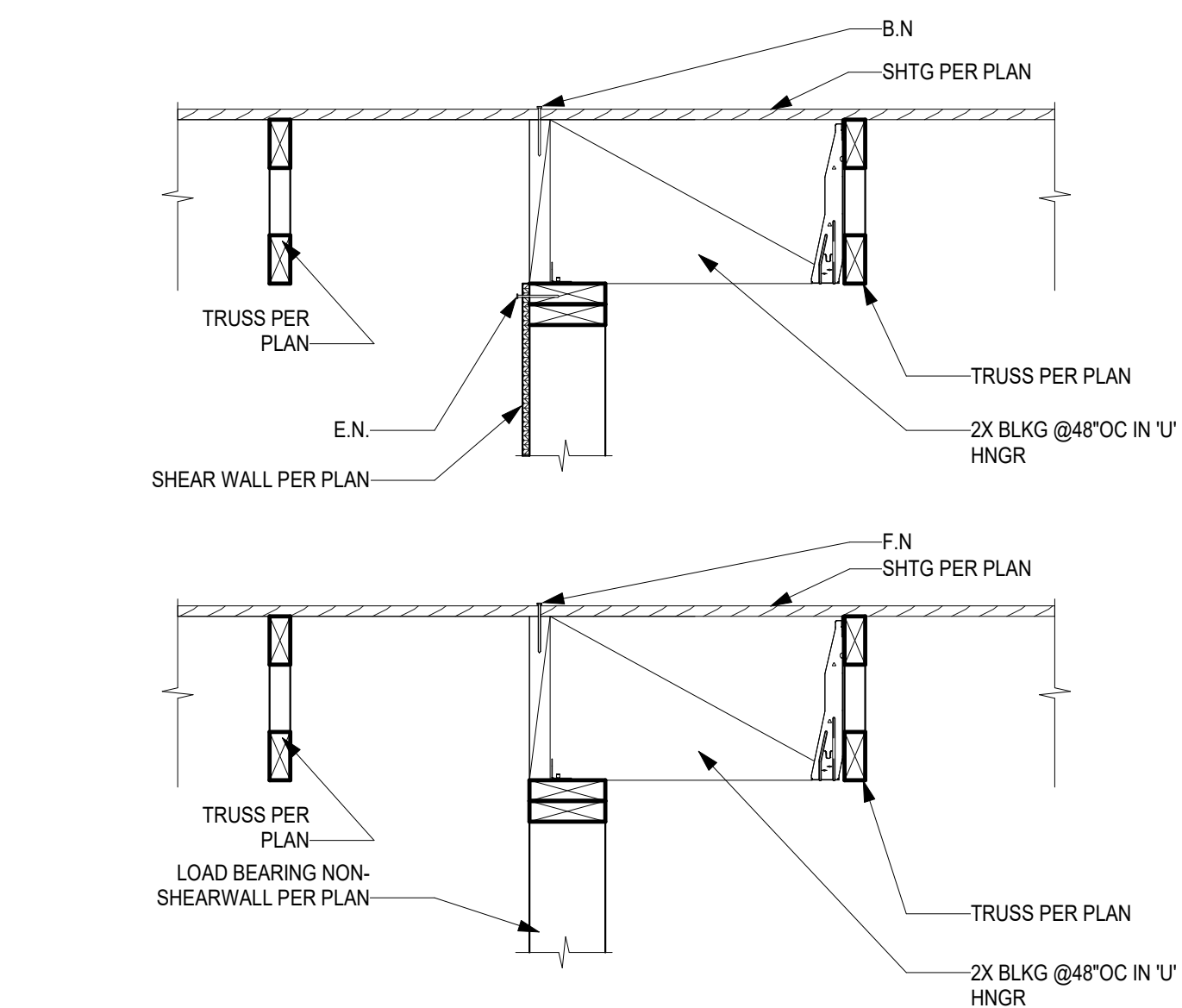
9 ROOF GIRDER TRUSS
S601 1" = 1'-0"



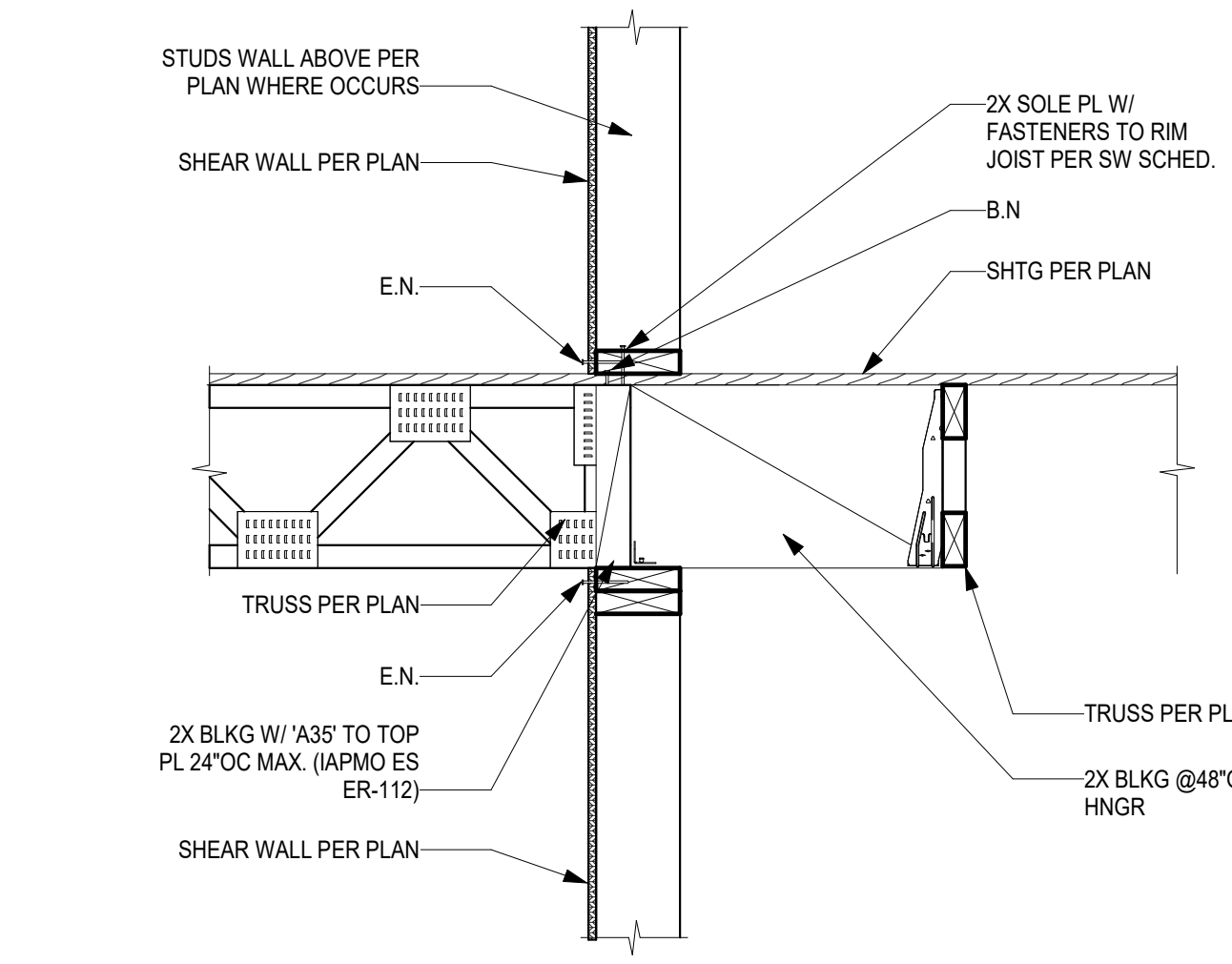
7 PARAPET DETAIL
S601 1" = 1'-0"



1 PARAPET TRUSS PERP TO SHEARWALL
S601 1" = 1'-0"



4 ROOF JOISTS // TO SHEARWALL
S601 1" = 1'-0"



3 INTERIOR WALL
S601 1" = 1'-0"

SHELTER II AT EAST BEAMER

1901 EAST BEAMER
WOODLAND, CA
95776

KEYPLAN

PROGRESS SET
NOT FOR
CONSTRUCTION

REVISIONS

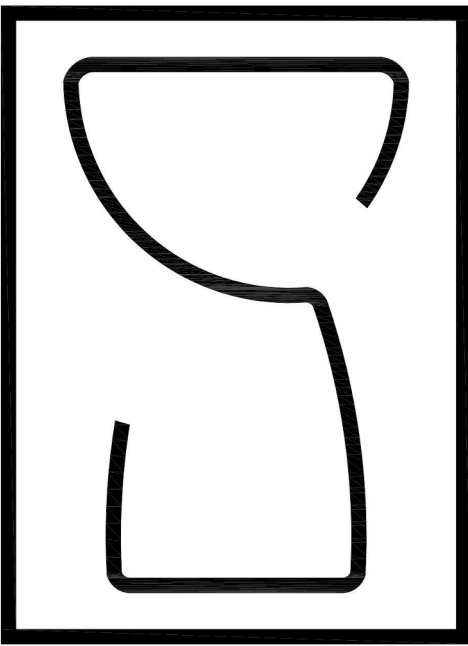
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WOOD DETAILS

S601

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Structural Engineering
1809 S Street, Ste. 101-277
Sacramento, CA 95811

SHELTER II
AT EAST BEAMER

1901 EAST BEAMER
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KEYPLAN

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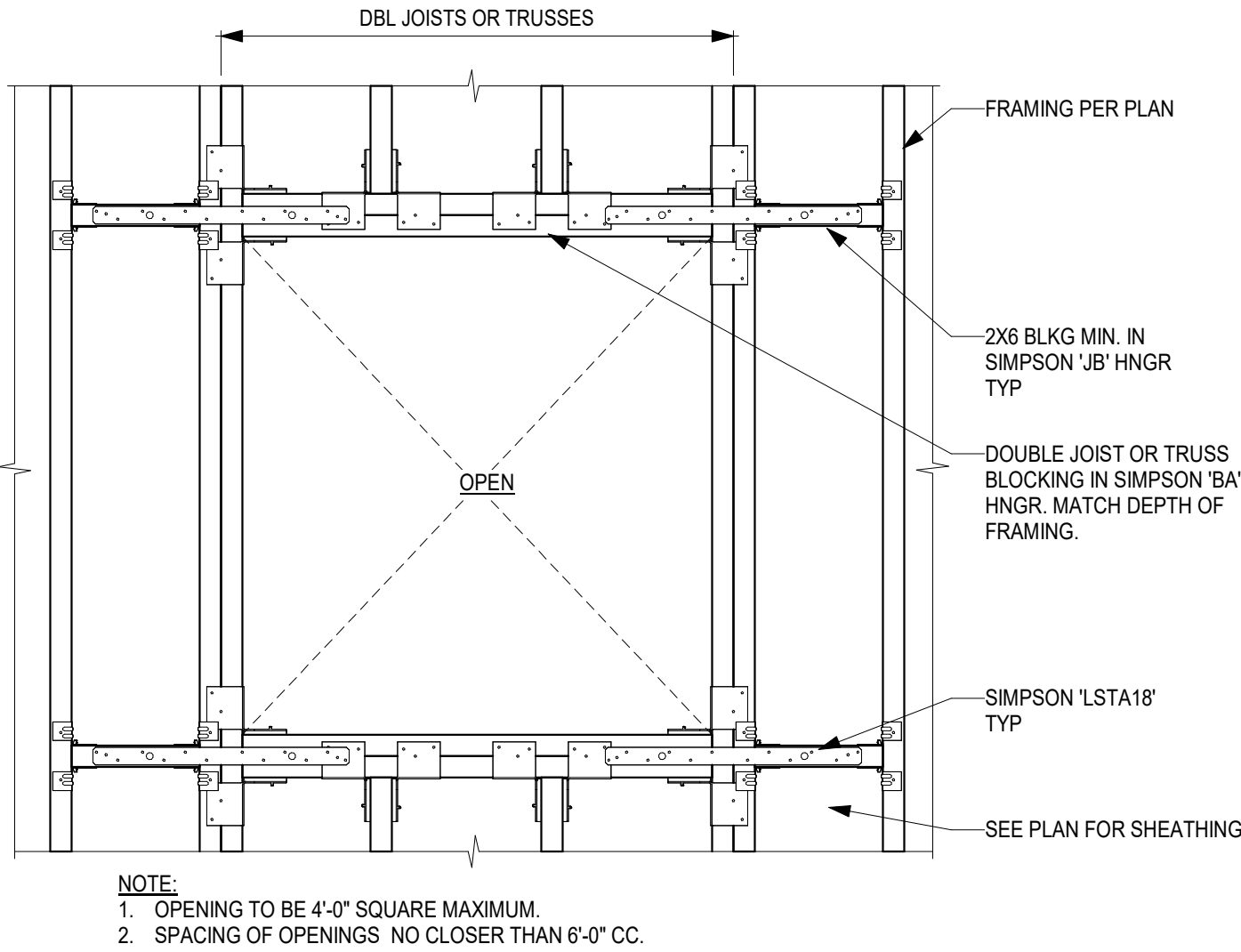
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WOOD DETAILS

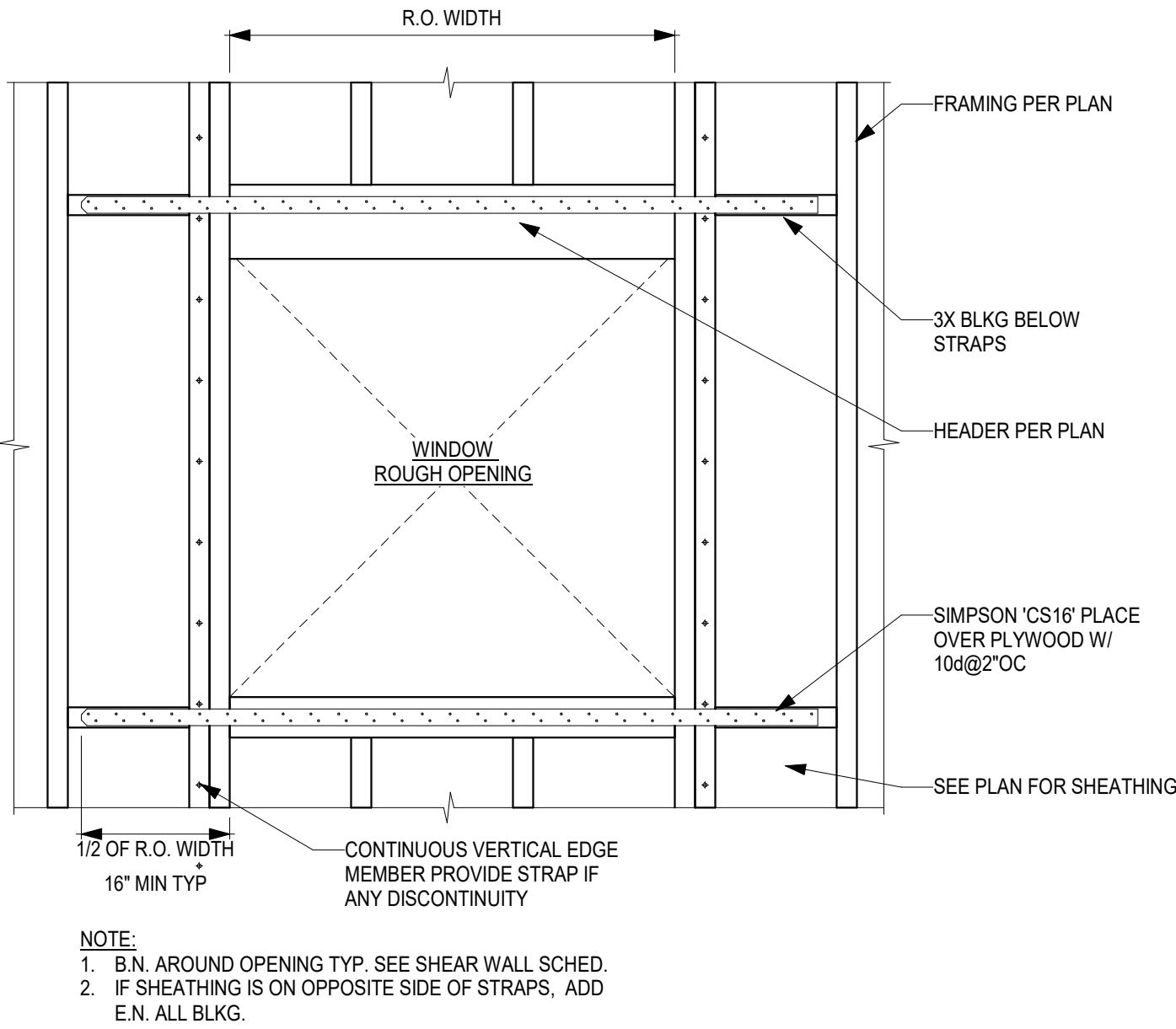
S602

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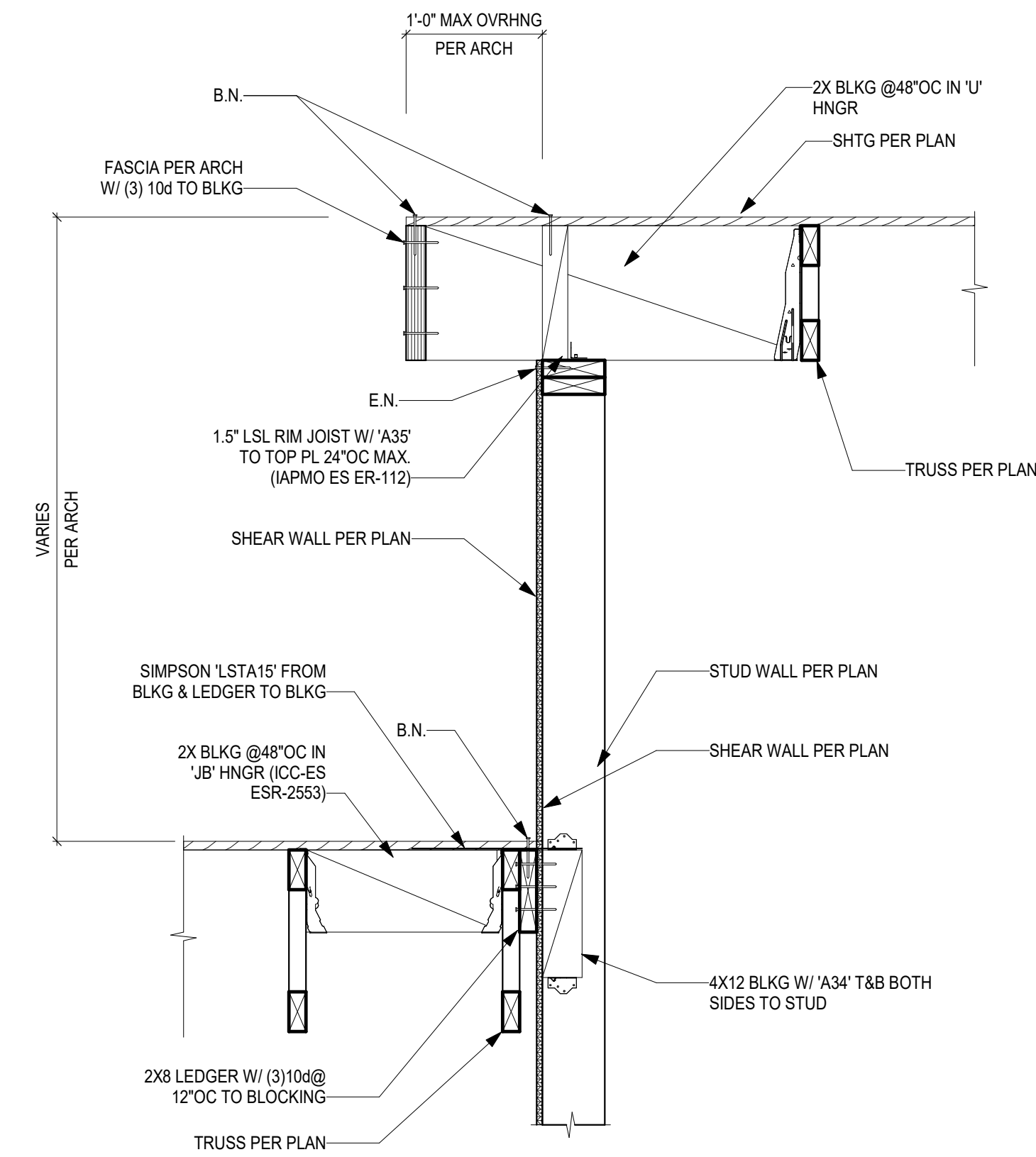
1
S602 / 1" = 1'-0"

DIAPHRAGM OPENING



2
S602 / 1" = 1'-0"

FORCE TRANSER AROUND OPENING



3
S602 / 1" = 1'-0"

LOW AND HIGH ROOF TRANSITION

VENTILATION CALCULATIONS

| MINIMUM VENTILATION RATES | | | | | | | | | |
|---------------------------|---------------------------|------|-----|---|-----|------|--|---------------------|-------------------|
| ROOM # | ROOM NAME | AREA | OCC | 2022 CALIFORNIA MECHANICAL CODE (402) | | | TITLE 24 SECTION 120.1 (TABLE 120.1-A) | | MAX REQ OSA (CFM) |
| | | | | EQUATION 403.2.1 $V_{12} = R_p \times P_2 + R_a \times A_z$ | | | OCC MIN (CFM/OCC) | AREA MIN (CFM/SQFT) | |
| | | | | OCCUPANCY CATEGORY | Pz | Az | | | |
| 119 | COMMERCIAL KITCHEN | 1341 | 27 | Kitchen (cooking) | 7.5 | 0.12 | 15.0 | 0.15 | 402 |
| 111 | CASE MANAGEMENT (1) | 221 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 33 |
| 112 | CASE MANAGEMENT (2) | 229 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 34 |
| 109 | ADMINISTRATION OFFICE (1) | 205 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 31 |
| 107 | OFFICE | 198 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 16 |
| 102 | INTAKE | 144 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 22 |
| 105 | WAITING AREA (1) | 281 | 8 | Reception Areas | 5 | 0.06 | 15.0 | 0.15 | 126 |
| 101 | ENTRY | 168 | 2 | Main Entry Lobby | 5 | 0.06 | 15.0 | 0.15 | 25 |
| 114 | LAUNDRY | 433 | 4 | Laundry rooms, central | 5 | 0.12 | 15.0 | 0.15 | 74 |
| 124 | GROUP COUNSELING | 582 | 29 | Conference/Meeting | 5 | 0.06 | 15.0 | 0.15 | 437 |
| 125 | WAITING AREA (2) | 102 | 4 | Reception Areas | 5 | 0.06 | 15.0 | 0.15 | 60 |
| 127 | MEDS | 64 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 15 |
| 143 | COUNSELING OFFICE 1 | 102 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 15 |
| 142 | COUNSELING OFFICE 2 | 103 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 15 |
| 146 | MAINTENANCE ROOM | 80 | 1 | Occupiable Storage Room | 5 | 0.06 | 15.0 | 0.15 | 15 |
| 128 | ADMINISTRATION OFFICE (2) | 133 | 1 | Office Space | 5 | 0.06 | 15.0 | 0.15 | 20 |
| 141 | DAY ROOM | 449 | 14 | Day room | 5 | 0.06 | 15.0 | 0.15 | 204 |
| 140 | NC-1 | 113 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 139 | NC-2 | 115 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 138 | NC-3 | 115 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 137 | NC-4 | 115 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 136 | NC-5 | 114 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 135 | NC-6 | 115 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 134 | NC-7 | 114 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 133 | NC-8 | 115 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 132 | NC-9 | 115 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 131 | NC-10 | 116 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 17 |
| 154 | NC-11 | 144 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 22 |
| 153 | NC-12 | 144 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 22 |
| 152 | NC-13 | 142 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 21 |
| 151 | NC-14 | 142 | 1 | Bedroom/living room | 5 | 0.06 | 15.0 | 0.15 | 21 |
| 113 | HALLWAY 1 | 884 | 0 | Common Corridor | 0 | 0.06 | 15.0 | 0.15 | 133 |
| 126 | HALLWAY 2 | 126 | 0 | Common Corridor | 0 | 0.06 | 15.0 | 0.15 | 19 |
| 130 | HALLWAY 3 | 598 | 0 | Common Corridor | 0 | 0.06 | 15.0 | 0.15 | 90 |
| 149 | HALLWAY 4 | 182 | 0 | Common Corridor | 0 | 0.06 | 15.0 | 0.15 | 27 |
| 106 | HALLWAY 5 | 299 | 0 | Common Corridor | 0 | 0.06 | 15.0 | 0.15 | 45 |

| MINIMUM EXHAUST RATES | | | | |
|-------------------------------------|-------------|---------------------------|-----|-----------------------|
| (CHAPTER 4, 2022 CMIC, TABLE 403.7) | | | | |
| ROOM # | ROOM NAME | EXHAUST REQUIREMENT BASED | NO. | MINIMUM EXHAUST (CFM) |
| 144 | BATHROOM | TOILET FIXTURES | 2 | 140 |
| 144 | SHOWERS | SHOWERS | 1 | 50 |
| 147 | BATHROOM | TOILET FIXTURES | 2 | 140 |
| 147 | SHOWERS | SHOWERS | 1 | 50 |
| 148 | BATHROOM | TOILET FIXTURES | 4 | 280 |
| 148 | SHOWERS | SHOWERS | 5 | 250 |
| 118 | BATHROOM | TOILET FIXTURES | 6 | 420 |
| 118 | SHOWERS | SHOWERS | 8 | 400 |
| 108 | TOILET ROOM | TOILET FIXTURES | 1 | 70 |

| HRV AIR FLOW RELATIONSHIPS | | | | | | |
|----------------------------|---------------------------|-------------------|-------|-------------|---------------|--------------------|
| ROOM # | ROOM NAME | MAX REQ OSA (CFM) | HRV # | supply flow | Transfer flow | return flow to HRV |
| 111 | CASE MANAGEMENT (1) | 33 | 1 | | 0 | 0 |
| 112 | CASE MANAGEMENT (2) | 34 | 1 | | 0 | 0 |
| 109 | ADMINISTRATION OFFICE (1) | 31 | 1 | | 0 | 0 |
| 107 | OFFICE | 16 | 1 | | 0 | 0 |
| 102 | INTAKE | 22 | 1 | 136 | 0 | 0 |
| 113 | HALLWAY 1 | 133 | -- | 0 | | 133 |
| 149 | HALLWAY 4 | 27 | -- | 27 | | |
| 105 | WAITING AREA (1) | 126 | -- | 123 | 3 | |
| 101 | ENTRY | 25 | -- | 25 | | |
| 114 | LAUNDRY | 74 | | 0 | 74 | |
| | EXHAUST TO BATHROOMS | | | | 522 | |
| 127 | MEDS | 15 | 3 | | 0 | |
| 143 | COUNSELING OFFICE 1 | 15 | 3 | | 0 | |
| 142 | COUNSELING OFFICE 2 | 15 | 3 | | 0 | |
| 128 | ADMINISTRATION OFFICE (2) | 20 | 3 | 66 | 0 | |
| 126 | HALLWAY 2 | 19 | | | 19 | |
| 130 | HALLWAY 3 | 90 | | 53 | 47 | |
| 141 | DAY ROOM | 204 | | 204 | 0 | |
| 125 | WAITING AREA (2) | 60 | | 60 | 0 | |
| 106 | HALLWAY 5 | 45 | | 45 | 0 | |
| | EXHAUST TO BATHROOMS | | | | 428 | |

| | | | | |
|-----|--------------------|-----|--------------|----|
| 124 | GROUP COUNSELING | 437 | 437 | |
| 119 | COMMERCIAL KITCHEN | 402 | on MAU | |
| 146 | MAINTENANCE ROOM | 15 | EF /transfer | 80 |
| 114 | LAUNDRY | 74 | | |

GENERAL MECHANICAL NOTES

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.), 2022 CMIC.
- ALL SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, FEDERAL AND STATE CODES AND ORDINANCES, AND SHALL MEET ALL REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- SYSTEM LAYOUTS AS INDICATED ON DRAWINGS ARE GENERALLY DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION WILL PERMIT.
- PRIOR TO SUBMISSION OF BID, REVIEW FULL SET OF NEW CONSTRUCTION DRAWINGS (INCLUDING ALL OTHER TRADES). INCLUDE ANY ADDITIONAL PIPE OR DUCT OFF-SETS THAT ARE NOT CURRENTLY SHOWN ON DRAWINGS BUT MAY BE REQUIRED TO CLEAR STRUCTURE, FINISHES OR WORK OF OTHER TRADES. NO EXTRA PAYMENT WILL BE ALLOWED FOR WORK RESULTING FROM LACK OF PROPER INTIAL APPRAISAL OF ENTIRE SCOPE OF WORK. SUBMIT REQUESTS FOR INFORMATIONS (RFIs) AS REQUIRED TO ANSWER ANY QUESTIONS THAT MAY ARISE DURING BIDDING PHASE. CLEARLY INDICATE SCOPE INCLUSION AND EXCLUSION IN BID.
- FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, AND PERFORM ALL REQUIRED OPERATIONS TO PROVIDE COMPLETE AND OPERABLE MECHANICAL SYSTEM IN ACCORDANCE WITH THE FULL INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS AND PER STANDARD TRADE PRACTICES.
- WORKMANSHIP SHALL BE FIRST CLASS THROUGHOUT AND PERFORMED ONLY BY COMPETENT AND EXPERIENCED WORKMEN IN A MANNER SATISFACTORY TO THE OWNER, ARCHITECT AND MECHANICAL ENGINEER.
- ALL EQUIPMENT SHALL BE INSTALLED WITH SUFFICIENT ACCESS TO CONTROLS, FILTERS, ELECTRIC MOTORS, ETC. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE REQUIRED - COORDINATE LOCATIONS WITH ARCHITECT.
- COORDINATE ACCESS TO ALL DAMPERS, VALVES, AND OTHER SERVICEABLE EQUIPMENT WITH ARCHITECT.
- PROVIDE BIRD SCREENS AT ALL INTAKE AND EXHAUST OPENINGS WITH BACKDRAFT DAMPERS PER CAL GREEN.
- FLASH AND COUNTER FLASH ALL ROOF PENETRATIONS AS REQUIRED TO SEAL WEATHER TIGHT. (SEE ROOFING DETAILS AND SPECIFICATIONS).
- PROVIDE UL-LISTED/APPROVED THROUGH PENETRATION FIRE STOPPING AT ALL DUCT, PIPE AND CONDUIT PENETRATIONS OF FIRE-RATED WALLS, FLOORS, CEILING/FLOOR OR CEILING/ROOF ASSEMBLIES AND SHAFTS COMPLIANT WITH CHAPTER 7 OF THE 2022 CALIFORNIA BUILDING CODE.
- LIMITING TRANSMISSION OF NOISE AND VIBRATIONS IS EXTREMELY IMPORTANT. CONTRACTOR TO PAY PARTICULAR ATTENTION THAT PIPING, EQUIPMENT, AND DUCTWORK ARE INSTALLED SO AS NOT TO CHATTER OR RUB AGAINST OTHER MATERIALS, EQUIPMENT OR BUILDING STRUCTURE. PROVIDE ISOMODE PADS, INSULATION OR OTHER SUITABLE MATERIALS TO AVOID DIRECT CONTACT AND NOISY CONDITIONS. SUFFICIENT CLEARANCES OF PIPING AND ITS ASSOCIATED COMPONENTS SHALL BE PROVIDED FROM ADJACENT JOIST, STUDS, BEAMS, COLUMNS DRYWALL, ETC. TO ALLOW FOR PIPE MOVEMENT DUE TO THERMAL EXPANSION AND STILL NOT COME IN CONTACT WITH STRUCTURE. INSULATION SHALL BE CONTINUOUS THROUGH PIPE HANGERS (PROVIDE SHEET METAL INSULATION SHIELD AT EACH HANGER).
- WHERE JOIST, STUD OR BEAM PENETRATIONS ARE REQUIRED, SIZE TO PROVIDE ADEQUATE CLEARANCE FROM PIPE BUT DO NOT SIZE FOR INSULATION. PROVIDE "ACOUSTO-PLUME" ISOLATORS AT EACH SUCH PIPE PENETRATION AND BUTT ENDS OF INSULATION TIGHT AGAINST FRAMING TO ELIMINATE ANY CONNECTIVE HEAT LOSS. REVIEW ALL SUCH PENETRATIONS WITH ARCHITECT AND GENERAL CONTRACTOR BEFORE DRILLING OR NOTCHING. SEE STRUCTURAL DRAWINGS FOR CRITERIA ON JOIST PENETRATIONS. VERIFY WITH GENERAL CONTRACTOR.
- PROVIDE DIELECTRIC INSULATING CONNECTIONS BETWEEN ALL DISSIMILAR METALS.
- NOTIFY ARCHITECT AND GENERAL CONTRACTOR 48 HOURS IN ADVANCE BEFORE ANY TESTING.
- PROVIDE DUCT AND PIPE INSULATION AND THERMOSTATS PER TITLE 24 REQUIREMENTS AND SPECIFICATIONS.
- PER CALIFORNIA GREEN BUILDING STANDARDS CODE (PART 11 OF TITLE 24, CALIFORNIA CODE OF REGULATIONS):
 - PROTECT DUCT OPENINGS AND MECHANICAL EQUIPMENT DURING CONSTRUCTION.
 - LIMIT USE OF PERMANENT HVAC DURING CONSTRUCTION TO CONDITIONING NECESSARY FOR MATERIAL AND EQUIPMENT INSTALLATION. IF PERMANENT HVAC IS USED DURING CONSTRUCTION, INSTALL MERV-8 FILTERS ON RETURNS, AND REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.
 - PROVIDE AT LEAST MERV-13 FILTERS IN AIR HANDLERS CONDITIONING REGULARLY OCCUPIED SPACES OF MECHANICALLY VENTILATED BUILDINGS.
 - DO NOT INSTALL EQUIPMENT THAT CONTAINS CFCs OR HALONS.
 - PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM. O & M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN COR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.
- ALL EXHAUST FAN DISCHARGES SHALL BE MINIMUM 3'-0" FROM ANY OPERABLE WINDOW WITH BACKDRAFT DAMPERS PER CAL GREEN.
- ALL EXHAUST FAN DISCHARGES SHALL BE MINIMUM 10'-0" FROM A FORCED AIR INLET.
- COMPLY WITH CHAPTER 7 & 7A OF 2022 CBC.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER AND WIRING INFORMATION.

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS APPLY

| | | | |
|----------|----------------------------------|-------|----------------------------------|
| Ø | DIAMETER | MBH | THOUSAND BTU PER HOUR |
| AC | AIR CONDITIONING | MECH | MECHANICAL |
| AFF | ABOVE FINISHED FLOOR | MIN | MINIMUM |
| AMP | AMPERE | (N) | NEW |
| ARCH | ARCHITECTURAL | N/A | NOT APPLICABLE |
| BDD | BACKDRAFT DAMPERS | NC | NORMALLY CLOSED |
| BHP | BRANCH HORSEPOWER | NC | NOT IN CONTRACT |
| BLDG | BUILDING | NO | NUMBER OR NORMALLY OPEN |
| BOD | BOTTOM OF DUCT | NTS | NOT TO SCALE |
| BTU | BRITISH THERMAL UNIT | OAT | OUTSIDE AIR TEMPERATURE |
| BTU/H | BRITISH THERMAL UNIT PER HOUR | OSD | OPPOSED BLADE DAMPER |
| CFM | CUBIC FEET PER MINUTE | OC | ON CENTER |
| CL | CENTER LINE | OD | OUTSIDE DIMENSION |
| CLS | CEILING | OH | OVERHEAD |
| DBT | DRY BULB TEMPERATURE | OSA | OUTSIDE AIR |
| DN | DOWN | PD | PRESSURE DROP |
| DSD | DUCT MOUNTED SMOKE DETECTOR | PH | PHASE |
| (E) | EXISTING | PLBG | PLUMBING |
| EA | EXHAUST AIR | POC | POINT OF CONNECTION |
| EAT | ENTERING AIR TEMPERATURE | POD | POINT OF DEMOLITION |
| EER | ENERGY EFFICIENCY RATIO | RA | RETURN AIR |
| ELEC | ELECTRICAL | REQ'D | REQUIRED |
| ESP | EXTERNAL STATIC PRESSURE (IN WG) | REV | REVISION |
| EWI | ENTERING WATER TEMPERATURE | RPM | REVOLUTIONS PER MINUTE |
| F | FAHRENHEIT | SA | SUPPLY AIR |
| FA | FACE AREA | SAD | SEE ARCHITECTURAL DRAWINGS |
| FLA | FULL LOAD AMPS | SCD | SEE CIVIL DRAWINGS |
| FD | FIRE DAMPER | SED | SEE ELECTRICAL DRAWINGS |
| FFM | FEET PER MINUTE | SD | SMOKE DAMPER |
| FSD | FIRE/SMOKE DAMPER | SEER | SEASONAL ENERGY EFFICIENCY RATIO |
| FT | FEET | SF | SQUARE FEET |
| GA | GAUGE | SP | STATIC PRESSURE |
| GAL | GALLONS | SPD | SEE PLUMBING DRAWINGS |
| GALV | GALVANIZED | SQ.FT | SQUARE FEET |
| GPM | GALLONS PER MINUTE | SSD | SEE STRUCTURAL DRAWINGS |
| HD | HEAD | TA | TRANSFER AIR |
| HP | HORSEPOWER | TOP | TEMPERATURE CONTROL PANEL |
| HVAC | HEATING VENTILATING AND AC | TEMP | TEMPERATURE |
| HZ | HERTZ | TOO | TOP OF DUCT |
| ID | INSIDE DIAMETER | TYP | TYPICAL |
| IN | INCH | UC | UNDERCUT |
| IN. W.G. | INCHES WATER GAGE (PRESSURE) | UG | UNDERGROUND |
| KW | KILOWATT | UON | UNLESS OTHERWISE NOTED |
| LAT | LEAVING AIR TEMPERATURE | VAV | VARIABLE AIR VOLUME |
| LBS | POUNDS | VEL | VELOCITY |
| LF | LINEAR FEET | VFD | VARIABLE FREQUENCY DRIVE |
| LWT | LEAVING WATER TEMPERATURE | WG | WATER GAGE |
| MA | MIXED AIR | WT | WEIGHT |
| MAX | MAXIMUM | | |

SYMBOLS

NOTE: NOT ALL SYMBOLS APPLY

| | | |
|--------|--------|---|
| SYMBOL | ABBR | DESCRIPTION |
| | M-1 | DETAIL NUMBER |
| | M-1 | DRAWING NUMBER |
| | AC 1 | SECTION NUMBER |
| | XXX FD | EQUIPMENT TYPE UNIT NUMBER |
| | | SYMBOL AIR QUANTITY (4-WAY UON) NECK SIZE |
| | | CEILING SUPPLY DIFFUSER/REGISTER |
| | | CEILING RETURN GRILLER/REGISTER |
| | | CEILING EXHAUST GRILLER/REGISTER |
| | | CEILING TRANSFER DIFFUSER/GRILLE |
| | | CEILING OUTSIDE AIR GRILLER/REGISTER |
| | | SLOT DIFFUSER WITH AIR DUCT |
| | | WALL SUPPLY GRILLER/REGISTER |
| | | WALL RETURN OR EXHAUST GRILLER/REGISTER |
| | | SUPPLY AIR DUCT RISER/DROP |
| | | RETURN AIR DUCT RISER/DROP |
| | | EXHAUST AIR DUCT RISER/DROP |
| | | OUTSIDE AIR DUCT RISER/DROP |
| | R or D | SLOPED DUCT (RISE OR DROP) |
| | AL | ACOUSTICAL LINING (1" FIBERGLASS U.O.N.) |
| | TV | TURNING VANES |
| | FD | FIRE DAMPER |
| | FS | FIRE-SMOKE DAMPER |
| | VD | VOLUME DAMPER |
| | BDD | BACK DRAFT DAMPER |
| | | FLEXIBLE DUCT |
| | | SQUARE TO ROUND DUCT |
| | | DUCT CONTINUATION |
| | RL | REFRIGERANT LIQUID |
| | RS | REFRIGERANT SUCTION |
| | T | T-STAT |
| | H | HUMIDISTAT (MOUNT AT 48" AFF) |
| | S | TEMPERATURE SENSOR (MOUNT AT 48" AFF) |
| | E | MECHANICAL SHEET NOTE |
| | CO2 | CO2 SENSOR |
| | HHWS | HEATING HOT WATER SUPPLY |
| | HHWR | HEATING HOT WATER RETURN |
| | CHWS | CHILLED WATER SUPPLY |
| | CHWR | CHILLED WATER RETURN |
| | | DIRECTION OF SLOPE |
| | | DIRECTION OF FLOW |
| | | BALL VALVE |
| | P&TRV | RELIEF VALVE, P&T RELIEF VALVE |
| | | BUTTERFLY VALVE |
| | | MOTORIZED BUTTERFLY VALVE |
| | | GATE VALVE |
| | | CHECK VALVE |
| | | 2-WAY CONTROL VALVE |
| | | 3-WAY CONTROL VALVE |
| | | STRAINER |
| | | STRAINER WITH BLOW OFF |
| | | PRESSURE GAGE |
| | | PRESSURE GAUGE WITH COOK |
| | | THERMOMETER |
| | | PUMP |
| | T | TEST TAP (PETE'S PLUG) |
| | MV | MANUAL AIR VENT |
| | AAV | AUTOMATIC AIR VENT |
| | | PIPE GUIDE |
| | | EXPANSION JOINT |
| | | FLEXIBLE CONNECTOR |
| | | UNION |
| | | CAPPED OR PLUGGED TEE |
| | | EXPANSION LOOP |
| | | PIPE UP |
| | | PIPE DOWN |
| | | TOP CONNECTION - BRANCH LINE |
| | | BOTTOM CONNECTION - BRANCH LINE |
| | | PIPE ANCHOR |
| | | TEE UP |
| | | TEE DOWN |
| | | CIRCUIT SETTER |

APPLICABLE CODES

- 2022 BUILDING STANDARD ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
- 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
- 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
- 2022 CALIFORNIA "GREEN" BUILDING REQUIREMENTS, PART 11, TITLE 24 C.C.R.
- 2022 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R.
- 2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
- TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

REFERENCE CODE SECTION FOR NFPA STANDARDS - CBC(SFM) 3504.1
TITLE 24 C.C.R. ACCESSIBILITY STANDARDS
AMERICAN WITH DISABILITIES ACT (A.D.A., ADAAG) FEDERAL ACCESSIBILITY STANDARDS
LOCAL MUNICIPAL BUILDING CODES

SHEET INDEX

| | |
|-------|----------------------------|
| M-001 | MECHANICAL TITLE SHEET |
| M-002 | MECHANICAL SCHEDULES |
| M-201 | LEVEL 01 - MECHANICAL PLAN |
| M-203 | ROOF - MECHANICAL PLAN |

MECHANICAL TITLE SHEET

DRAWN BY: EDC

CHECKED BY: EDC

DATE CREATED: 10/02/24

SHEET:

M-001

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Seelec Architect Inc.

SALAZAR ARCHITECT

2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232
PHONE: 503.702.2575
WWW.SALAZARCH.COM

EDesignC Incorporated

582 MARKET STREET, SUITE 400
SAN FRANCISCO, CA 94104
415.398.0707
245 9TH STREET, SUITE 303
OAKLAND, CA 94607
39 OGDON LANE, SUITE 9
PLEASANT HILL, CA 94553
(415) 963-4303

PROJECT NUMBER: 2321

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

THURMOND CONSULTING

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

PHASE:

75% CONSTRUCTION DOCUMENTS

Page 185

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
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SACRAMENTO, CA 95834

PHASE:

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CONSTRUCTION
DOCUMENTS

REVISIONS:

 DATE DESCRIPTION

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TITLE SHEET

DRAWN BY: EDC
CHECKED BY: EDC
DATE CREATED: 10/02/24

SHEET:

M-002

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Salazar Architect, Inc.

VARIABLE REFRIGERANT FLOW FAN COIL UNIT

| SYMBOL | MANUFACTURER /MODEL | CONDENSING UNIT | FAN COIL STYLE | AREA SERVED | CAPACITY | | SUPPLY FAN | | ELECTRIC | | | | SOUND (dBA) | WEIGHT (LBS) | NOTES |
|--------|-----------------------------|-----------------|----------------------|--|------------|------------|------------|-----|----------|----|-----|-----|-------------|--------------|-------|
| | | | | | COOL (MBH) | HEAT (MBH) | CFM | ESP | VOLTS | PH | MCA | MOC | | | |
| FC-1 | HISENSE HVAC
AVD-24H3FH1 | CU-3 | DUCTED
HORIZONTAL | CASE MANAGEMENT OFFICES,
INTAKE TEST, ADMINISTRATION
OFFICE, OFFICE, ENTRY, WAITING
AREA, HALLWAY 1 & 5 | 24.2 | 27.4 | 727 | | 208 | 1 | 2.7 | 15 | 33 | 88 | 1,2,3 |
| FC-2 | HISENSE HVAC | CU-3 | DUCTED | NC-11 THRU NC-14 | 9 | 10 | 309 | -- | 208 | 1 | -- | 15 | 35 | 39.7 | 1,2,3 |
| FC-K1 | HISENSE HVAC | CU-K1 | DUCTED | COMMERCIAL KITCHEN | 24 | 26 | 706 | -- | 208 | 1 | -- | 15 | 42 | 66.1 | 1,2,3 |

NOTES:

- PROVIDE & INSTALL ACCESSORY CONDENSATE PUMP IF PUMP IS NOT INCLUDED INSIDE THE FAN COIL.
- PROVIDE & INSTALL WITH MANUFACTURER'S WALL MOUNTED PROGRAMMABLE CONTROLLER THERMOSTAT.
- PROVIDE WITH MERV 13 FILTRATION.

VARIABLE REFRIGERANT FLOW CONDENSING UNIT

| SYMBOL | MANUFACTURER /MODEL | FAN COIL UNIT CONNECTED | REFRIG TYPE | OSA TEMP (F) | COOLING | | HEAT (MBH) | ELECTRIC | | | | WEIGHT (LBS) | NOTES |
|--------|-------------------------------|-------------------------|-------------|--------------|-------------|-----|------------|----------|-------|-----|-----|--------------|-------|
| | | | | | TOTAL (MBH) | EER | | VOLTS | PHASE | MCA | MOC | | |
| CU-3 | HISENSE HVAC
AVWT-60FFH | FC-1, FC-2, FC-K1 | 410A | 95 | 60 | | 65 | 208 | 3 | | 45 | | 1 |
| CU-K2 | HISENSE HVAC
[AVWT-120FFH] | MAU-1 | 410A | 95 | 120 | 12 | 130 | 208 | 3 | 37 | 45 | 600 | 1 |

NOTE:

- MOUNT ON 1" DEFLECTION VIBRATION ISOLATORS

VARIABLE REFRIGERANT FLOW BC CONTROLLER UNIT

| SYMBOL | MANUFACTURER /MODEL | OUTDOOR UNIT | NO. OF BRANCHES | POWER INPUT | | ELECTRIC | | | | WEIGHT (LBS) | NOTES |
|--------|----------------------------|--------------|-----------------|-------------|------------|----------|-------|-----|-----|--------------|-------|
| | | | | COOL (KWH) | HEAT (KWH) | VOLTS | PHASE | MCA | MOC | | |
| BSB-1 | HISENSE HVAC
HCHMOND4XB | CU-3 | 3 | 54 | | 208 | 1 | 0.2 | 15 | 31.1 | - |

- MOUNT ON 1" DEFLECTION VIBRATION ISOLATORS

MAKE-UP AIR UNIT

| SYMBOL | MANUFACTURER /MODEL | CONDENSING UNIT | COOLING | | | HEATING | | SUPPLY FAN | | | ELECTRIC | | | WEIGHT (LBS) | NOTES |
|--------|---------------------|-----------------|-------------|----------------|-----------|-------------|--|----------------|--------------|-----|----------|----|-----|--------------|-------|
| | | | TOTAL (MBH) | SENSIBLE (MBH) | SEER | INPUT (MBH) | | AIR FLOW (CFM) | ESP (IN H2O) | HP | VOLTS | PH | MOC | | |
| MAU-1 | | CU-K1 | 95 | 95 | SEE CU-K2 | 95 | | 1750 | 0.75 | 0.5 | 208 | 3 | 20 | | 1,2,3 |

NOTES:

- PROVIDE WITH TWO 24"X24"X2" MERV-13 FILTERS.
- DUCT SMOKE DETECTOR SHUT DOWN
- INTERLOCK WITH EXHAUST HOODS
- VARIABLE SPEED FAN, STATIC PRESSURE CONTROLLED TO KEEP KITCHEN ROOM LESS THAN 0.2"WG BELOW OUTDOORS.

EXHAUST FAN

| SYMBOL | MANUFACTURER /MODEL | CONFIG | SERVING | FAN | | ELECTRICAL | | | | | WEIGHT (LBS) | CONTROL | NOISE (SONES) | NOTES |
|--------|--------------------------|---------------------|-------------------------------|------|------|------------|------|-------|-----|-----|--------------|---------|----------------|--------|
| | | | | CFM | ESP | HP/ WATTS | VOLT | PHASE | FLA | MOC | DRIVE | | | |
| EF-1 | PANASONIC
FV-05-11VK2 | CEILING
RECESSED | KITCHEN
RESTRM 119C | 80 | 0.25 | 10.2W | 120 | 1 | 0.1 | 15 | DIRECT | 20 | LIGHTS | 0.4 1 |
| EF-2 | PANASONIC
FV-05-11VK2 | CEILING
RECESSED | MAINTENANCE
ROOM | 80 | 0.25 | 10.2W | 120 | 1 | 0.1 | 15 | DIRECT | 20 | CONSTANT
ON | 0.4 1 |
| EF-3 | GREENHECK
CUBE 140 | ROOF
MOUNT | KITCHEN TYPE I
GREASE HOOD | 1750 | 1 | 3/4HP | 208 | 1 | - | 15 | BELT | 84 | HOOD | 12.2 2 |
| EF-4 | PANASONIC
FV-05-11VK2 | CEILING
RECESSED | RESTROOM 108 | 80 | 0.25 | 10.2W | 120 | 1 | 0.1 | 15 | DIRECT | 20 | LIGHTS | 0.4 1 |
| DBF-1 | TIERNLUND CDB8 | IN-LINE | LAUNDRY
ROOM | 880 | 0.2 | 1/2HP | 120 | 1 | - | 6.2 | BELT | 40 | CONSTANT
ON | 12.2 3 |

NOTES:

- PROVIDE WITH BACKDRAFT DAMPER, SPEED CONTROL, AND OUTLET CAP WITH BIRDSCREEN.
- ROOF MOUNTED UPBLAST FAN. PROVIDE WITH CURB, HINGED BASE, GREASE TROUGH AND GREASE TERMINATOR. PROVIDE VERI-GREEN 3/4 HP MOTOR.
- DRYER BOOSTER WITH TIERNLUND LT4 4" LINT TRAP ON EACH 4" DRYER DUCT. LINT TRAPS MUST BE ACCESSABLE. ACCESS PANELS REQUIRED. VARIABLE SPEED FAN WITH COP2DB DUCT STATIC PRESSURE SENSOR SET TO +0.1IWG. MINIMUM FAN SPEED SHALL BE 20% FOR LAUNDRY ROOM AREA EXHAUST.

HEAT RECOVERY VENTILATION UNIT

| SYMBOL | MANUFACTURER /MODEL | AREA SERVED | FAN | | ELECTRICAL | | | | | WEIGHT (LBS) | NOTES | |
|--------|-------------------------|---------------------|-----|-----|---------------------|------|-------|------|-----|--------------|-------|-------|
| | | | CFM | ESP | HP/WATTS | VOLT | PHASE | FLA | MOC | | | DRIVE |
| HRV-1 | RENEWAIRE
HE07IN | OFFICE/ CORR/
RR | 522 | 0.5 | SEE HVI
DATABASE | 208 | 1 | 2.6 | 15 | DIRECT | 310 | 1 |
| HRV-2 | RENEWAIRE
EV PREM. S | NC-11 THRU
NC-14 | 130 | 0.2 | SEE HVI
DATABASE | 120 | 1 | 0.85 | 15 | DIRECT | 32 | 1 |
| HRV-3 | RENEWAIRE
EV PREM. X | MEN'S BR [118] | 298 | 0.2 | SEE HVI
DATABASE | 120 | 1 | 2.7 | 15 | DIRECT | 65 | 1 |

NOTE:

- PROVIDE WITH MINIMUM MERV 13 FILTER.

SPLIT SYSTEM AIR CONDITIONER

| SYMBOL | MANUFACTURER/ MODEL | AREA SERVED | COOLING | | SUPPLY FAN | | | ELECTRIC | | | | WEIGHT (LBS) | NOTES |
|--------|-----------------------------------|-------------|-------------|------|----------------|--------------|-------|----------|-------|------------|------------|--------------|-------|
| | | | TOTAL (MBH) | SEER | AIR FLOW (CFM) | ESP (IN H2O) | WATTS | VOLTS | PHASE | MCA (AMPS) | MOC (AMPS) | | |
| CU-1 | HISENSE HI-EDGE
AS-12UW3SVEDEL | AC-1 | 12 | 16.7 | -- | -- | -- | 208 | 1 | 10 | 15 | 59.5 | 1 |
| AC-1 | HISENSE HI-EDGE
AS-12UW3SVEDLG | DATA RM | -- | -- | 670 | -- | 14 | -- | -- | -- | -- | 19.8 | 2, 3 |
| CU-2 | HISENSE HI-EDGE
AS-12UW3SVEDEL | - | 12 | 16.7 | -- | -- | -- | 208 | 1 | 10 | 15 | 59.5 | 1 |
| AC-2 | HISENSE HI-EDGE
AS-12UW3SVEDLG | ELEC RM | -- | -- | 670 | -- | 14 | -- | -- | -- | -- | 19.8 | 2, 3 |

NOTES:

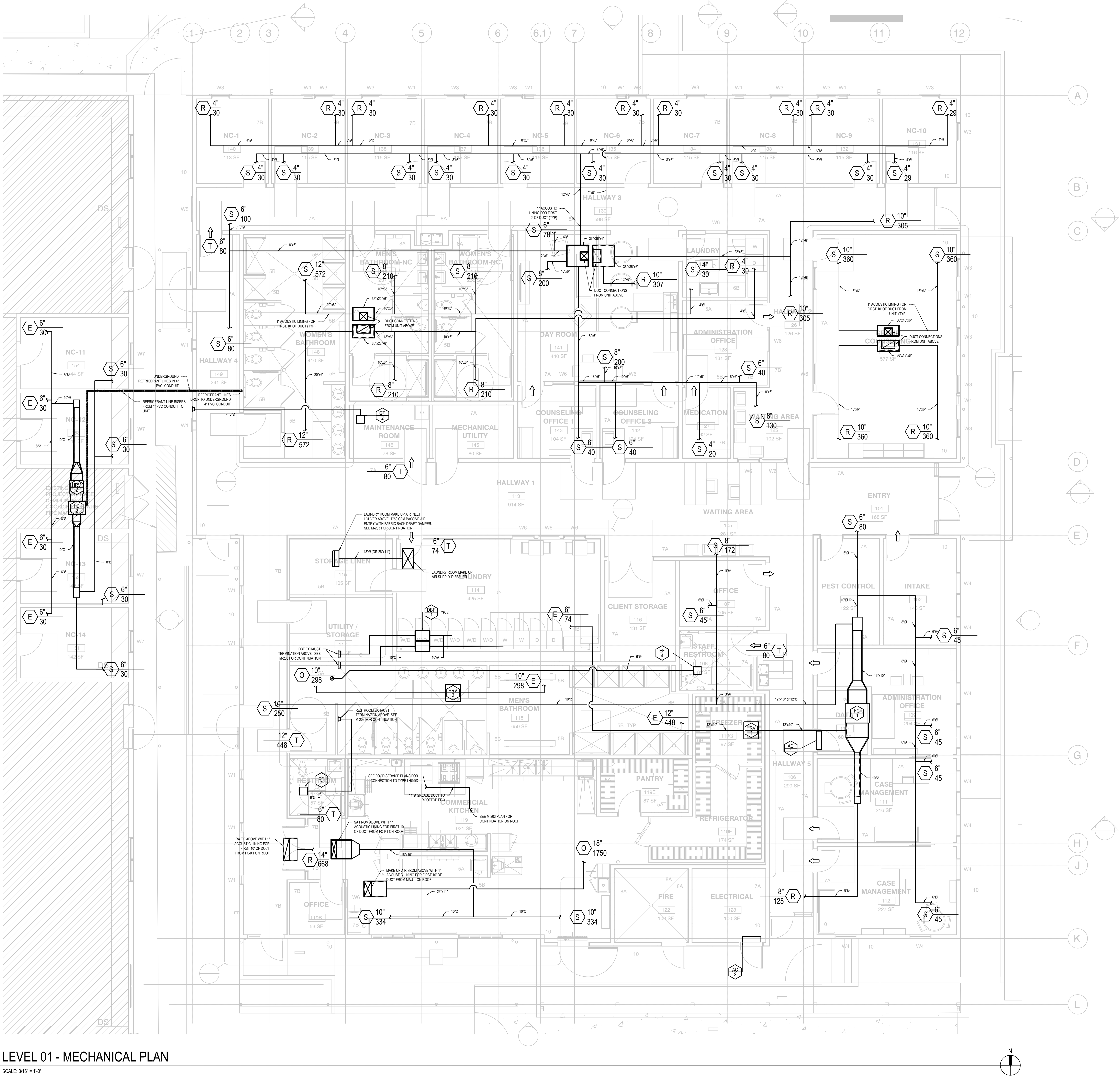
- MOUNT NEW CONDENSING UNIT ON VIBRATION ISOLATORS.
- MOUNT HIGH ON WALL IN ROOM. DRAIN CONDENSATE TO NEAREST ROOF DRAIN. POWER PROVIDED FROM OUTDOOR UNIT, ELECTRICAL CONNECTION BY HVAC INSTALLER.
- PROVIDE & INSTALL WITH WALL MOUNTED THERMOSTAT.

PACKAGE UNITS

| SYMBOL | MANUF/
MODEL | COOLING | | | HEATING | | | SUPPLY FAN | | | ELECTRIC | | | WEIGHT
(LBS) | NOTES |
|--------|------------------------|-------------|-------------------|------|--------------|-------|------|-------------------|-----------------|----|----------|-------|------------|-----------------|---------|
| | | TOTAL (MBH) | SENSIBLE
(MBH) | SEER | OUTPUT (MBH) | HSPF2 | COP | AIR FLOW
(CFM) | ESP
(IN H2O) | HP | VOLTS | PHASE | MCA (AMPS) | | |
| HP-1 | GOODMAN
GPHHS2441AA | 24 | 18.3 | 15 | 22.8 | 6.7 | 3.73 | 720 | 0.5 | -- | 208 | 1 | 20.8 | 324 | 1, 2, 3 |
| HP-2 | GOODMAN
GPHHS2441AA | 24 | 18.3 | 15 | 22.8 | 6.7 | 3.73 | 1022 | 0.5 | -- | 208 | 1 | 20.8 | 324 | 1, 2, 3 |
| HP-3 | GOODMAN
GPHHS3641AA | 34.8 | 27.2 | 15.2 | 32.2 | 6.7 | 3.74 | 1237 | 0.5 | -- | 208 | 1 | 22.7 | 385 | 1, 3 |

NOTES:

- INCLUDE HEAT RECOVERY VENTILATION COMPONENT IN PACKAGE UNIT.
- INCLUDE ECONOMIZER WITH OCCUPANCY SENSOR DEMAND CONTROLLED VENTILATION.
- DIRECT DRIVE, PROVIDE WITH MERV 14 FILTERS, CONVENIENCE OUTLET, NON-FUSED DISCONNECT.



1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

PHASE:

75%

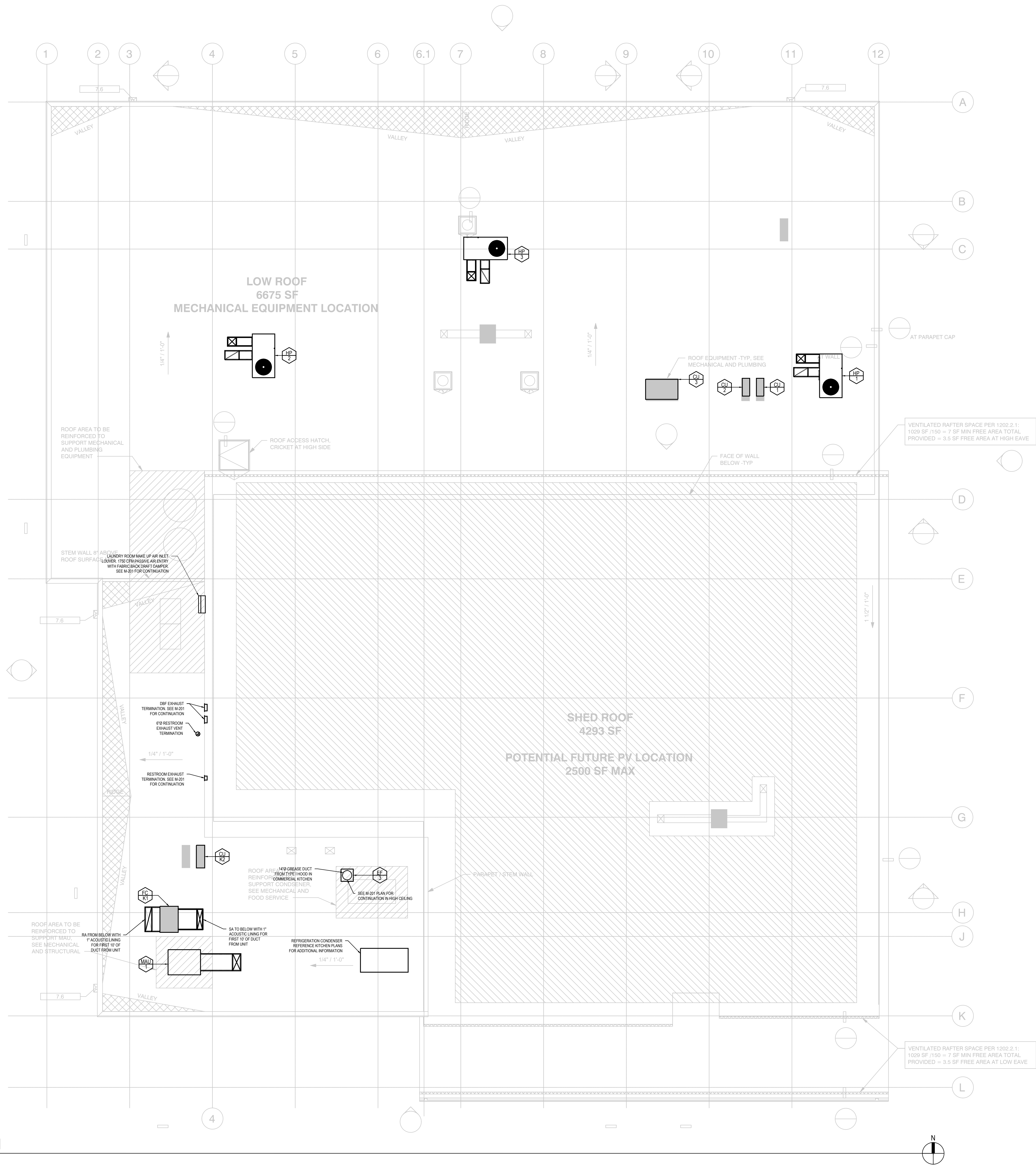
**CONSTRUCTION
DOCUMENTS**

REVISIONS:

| # | DATE | DESCRIPTION |
|---------------------------------------|------|-------------|
| SHEET TITLE: | | |
| ROOF -
MECHANICAL
PLAN | | |
| DRAWN BY: | | EDC |
| CHECKED BY: | | EDC |
| DATE CREATED: | | 10/02/24 |
| SHEET: | | |

M-203

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SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

THURMOND
CONSULTING

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

PHASE:

75%
CONSTRUCTION
DOCUMENTS

NON-RESIDENTIAL LIGHTING CONTROL MATRIX AND SEQUENCE OF OPERATIONS

| SPACE TYPE | DESIGN FC LEVEL | MANUAL
ON/OFF | DIMMABLE | DAYLIGHTING | TIME CLOCK | OCCUPANCY
SENSOR | EXTERIOR
PHOTOCELL | PLUG LOAD
CONTROL | S.O.O |
|---|----------------------|------------------|----------|-------------|------------|---------------------|-----------------------|----------------------|---------|
| | | | | | | | | | |
| ENTRY | 25FC @ 30'AFF | X | X | X | | X | | X | 1,3,5,6 |
| HALLWAYS | 5FC @ FLOOR | | X | | | X | | | 1,3,5 |
| BATHROOM, RESTROOM | 15FC @ 30'AFF | X | | | | X | | | 2 |
| OPEN OFFICE, CIRCULATION, KITCHEN,
CONFERENCE ROOM | 25FC @ 30'AFF | X | X | X | | X | | X | 1,6 |
| OFFICES, SMALL CONFERENCE ROOMS | 25FC @ 30'AFF | X | X | | | X | | X | 1,6 |
| UTILITY ROOMS | 10FC @ FLOOR | X | | | | X | | | 2 |
| EXTERIOR BUILDING | 1FC @ FINISHED GRADE | | | | X | | X | | 4 |

SEQUENCE OF OPERATIONS (S.O.O.)

| | |
|----|--|
| 1- | MOTION SENSING CONTROL (OCCUPANCY SENSING CONFIGURATION):
WHEN AREA IS OCCUPIED: FIXTURE LEVEL SET AT 100% ILLUMINATION.
WHEN AREA IS UNOCCUPIED: FIXTURE TURNS 'OFF' AT 20 MINUTES OF VACANCY.

CONTINUOUS DIMMING CAPABILITY: AUTO DIM AT DESIGN FC LEVEL.

AREAS WITH DAYLIGHTING TO MAINTAIN DESIGN FC LEVEL AND 'TURN 'OFF' AT DESIGN FC LEVEL +10. |
| 2- | MOTION SENSING CONTROL (VACANCY SENSING CONFIGURATION):
WHEN AREA IS OCCUPIED: MANUAL 'ON'. FIXTURE LEVEL SET AT 100% ILLUMINATION.
WHEN AREA IS UNOCCUPIED: FIXTURE TURNS 'OFF' AT 20 MINUTES OF VACANCY. |
| 3- | EMERGENCY POWER:
AT STANDBY MODE: FIXTURES RUN FROM NORMAL POWER.
AT POWER LOSS: CENTRAL INVERTER SWITCH POWER FROM NORMAL POWER TO BATTERY BACKUP POWER. FIXTURES RETURN TO 100% ILLUMINATION FOR 90 MINUTES PER CODE. |
| 4- | ASTRONOMICAL TIMECLOCK CONTROL:
AT DUSK - DAWN: FIXTURE LEVEL SET AT 100% WHEN AREA IS OCCUPIED. FIXTURE LEVEL SET AT 10% AFTER 5 MINUTES WHEN AREA IS UNOCCUPIED. FOR EGRESS PATHS, FIXTURE LEVEL SHALL BE SET AS NOTED ON NOTE 5.
AT DAWN - DUSK: ALWAYS 'OFF'.

LOCAL PHOTOCELL TO DIM AND 'TURN 'OFF' FIXTURES PER T24 REQUIREMENTS. |
| 5- | ALWAYS ON OPERATION PER CODE FOR EGRESS PATHS.
WHEN AREA IS OCCUPIED: FIXTURE LEVEL SET AT 100% ILLUMINATION.
WHEN AREA IS UNOCCUPIED: FIXTURE LEVEL SET AT 50% ILLUMINATION. |
| 6- | PLUG LOAD CONTROL:
T24 REQUIRED CONTROLLED QUAD PLEX AND DUPLEX RECEPTACLES ENERGIZED VIA LOCAL RELAY MODULE TIED TO LOCAL OCCUPANCY SENSOR. 'TURN 'OFF' AT 15 MINUTES WHEN AREA IS UNOCCUPIED. |

2

LIGHTING SEQUENCE OF OPERATION

SCALE: NTS

| TYPE | MANUFACTURER | MODEL | LAMPING & CCT | MOUNTING | CONTROL | VOLTAGE | LUMENS | MAX VA | NOTES |
|--------------|--------------|--|--------------------------------|--------------|-----------|---------|--------|--------|---|
| COMMON AREAS | | | | | | | | | |
| A | LEXINGTON | CRT1506241050-002-001,
Model: A4VOCLED1-1330K-ME | INTEGRATED LED
90CRI, 3000K | RECESSED | DIMIOS | 120 | 1143 | 14.6 | HALLWAY, DAY ROOM, GRUP COUNSELING |
| B | LITHONIA | BLWP4 40L ADP LP840 | INTEGRATED LED
90CRI, 4000K | SURFACE | DIMIOS | 120 | 4231 | 34.5 | MEN'S, WOMEN'S, BELOW COUNTER |
| C | LITHONIA | CLX L49 6000LM SEF
FDL MVOLT 40K 80CRI | INTEGRATED LED
80CRI, 4000K | SURFACE | DIMIOS | 120 | 4940 | 32 | MAINTENANCE, MECHANICAL, UTILITY, FIRE,
ELECTRICAL ROOM |
| D2 | LITHONIA | CPANL 2x2 24/33/44LM
40K - 44LM | INTEGRATED LED
90CRI, 4000K | RECESSED | DIMIOS | 120 | 4483 | 39 | LAUNDRY, STORAGE, ADMIN, REFRIGERATOR,
DATA |
| D4 | LITHONIA | CPANL 2x4 40/50/60LM
40K - 60LM | INTEGRATED LED
90CRI, 4000K | RECESSED | DIMIOS | 120 | 5926 | 56 | LAUNDRY, ADMIN, OFFICE, STORAGE LINEN,
STORAGE CLIENT, OFFICE, PEST CONTROL,
INTAKE, CASE MANAGEMENT, MEDICATION,
KITCHEN, PANTRY, FREEZER |
| H | WAC | FM-16818 | INTEGRATED LED
90CRI, 3000K | SURFACE | DIMIOS | 120 | 1996 | 26 | WAITING AREA, HALLWAY, |
| I | G-LIGHTING | GL-2801-F-1-A-090 | INTEGRATED LED
90CRI, 3000K | PENDANT | DIMIOS | 120 | 4914 | 42 | GROUP COUNSELING |
| K11 | KELVIX | UNI3-ML-I-100-30K-24V | INTEGRATED LED
90CRI, 3000K | SURFACE | DIM | 24 | 259 | 18.7 | GROUP COUNSELING |
| K22 | KELVIX | UNI3-ML-I-100-30K-24V | INTEGRATED LED
90CRI, 3000K | SURFACE | DIM | 24 | 259 | 37.4 | GROUP COUNSELING |
| P | MODERN FORMS | PD-12422 | INTEGRATED LED
90CRI, 3000K | SURFACE | OS | 120 | 1663 | 28 | HALLWAY |
| R | SPRITZER | ELR 24inch 3200LM
4000K 90CRI Pendant or
surface | INTEGRATED LED
90CRI, 4000K | SURFACE | DIM | 120 | 3866 | 36 | WC ROOMS |
| U | KELVIX | UC22 | INTEGRATED LED
90CRI, 3000K | UNDERCABINET | DIMIOS | 120 | 899 | 12 | DAY ROOM |
| V | LITHONIA | FMVCSL 24IN 30K | INTEGRATED LED
90CRI, 3000K | WALL | OS | 120 | 2554 | 16 | RESTROOM |
| W1 | LITHONIA | WDOE1 LED P2 40K
80CRI VW | INTEGRATED LED
80CRI, 4000K | SURFACE | DIMIOS | 120 | 1982 | 15 | EXTERIOR WALL |
| X1 | BEGHELLI | EPC-HIGH-OUTPUT | INTEGRATED LED | SURFACE | ALWAYS ON | 120 | - | 5 | EXIT SIGN AND BUGEYE COMBO |

NOTES:

- CONTRACTOR SHALL VERIFY EXACT QUANTITY AND LOCATION OF FIXTURES WITH ARCHITECTURAL RCP PLAN PRIOR TO PURCHASING.
- ALL FIXTURE LENGTHS, COLOR TEMPERATURES, AND FINISHES SHALL BE VERIFIED BY ARCHITECT.
- ENGINEER APPROVED EQUAL ALTERNATE MANUFACTURERS ARE ACCEPTABLE.
- ALL FIXTURES FOR EGRESS SHALL BE CONNECTED TO CENTRAL INVERTER.
- ALL FIXTURES LOCATED IN ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS, AND PUBLIC RESTROOMS WITH AREA GREATER THAN 300 SQ. FT. SHALL BE ON EMERGENCY SYSTEM PER CBC 1008.3.3
- ALL EXTERIOR FIXTURES SHALL BE ON ASTRONOMIC TIMECLOCK.
- COORDINATE STRUCTURAL CONNECTIONS WITH STRUCTURAL ENGINEER.

1

LIGHTING FIXTURE SCHEDULE

SCALE: NTS

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

LIGHTING
SCHEDULES

DRAWN BY: EDC

CHECKED BY: EDC

DATE CREATED: 10/02/24

SHEET:

E-002

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Salazar Architect, Inc.

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

THURMOND CONSULTING

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

PHASE:

75% CONSTRUCTION DOCUMENTS

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
**POWER
SCHEDULES**

DRAWN BY: EDC
CHECKED BY: EDC
DATE CREATED: 10/02/24
SHEET:

E-003

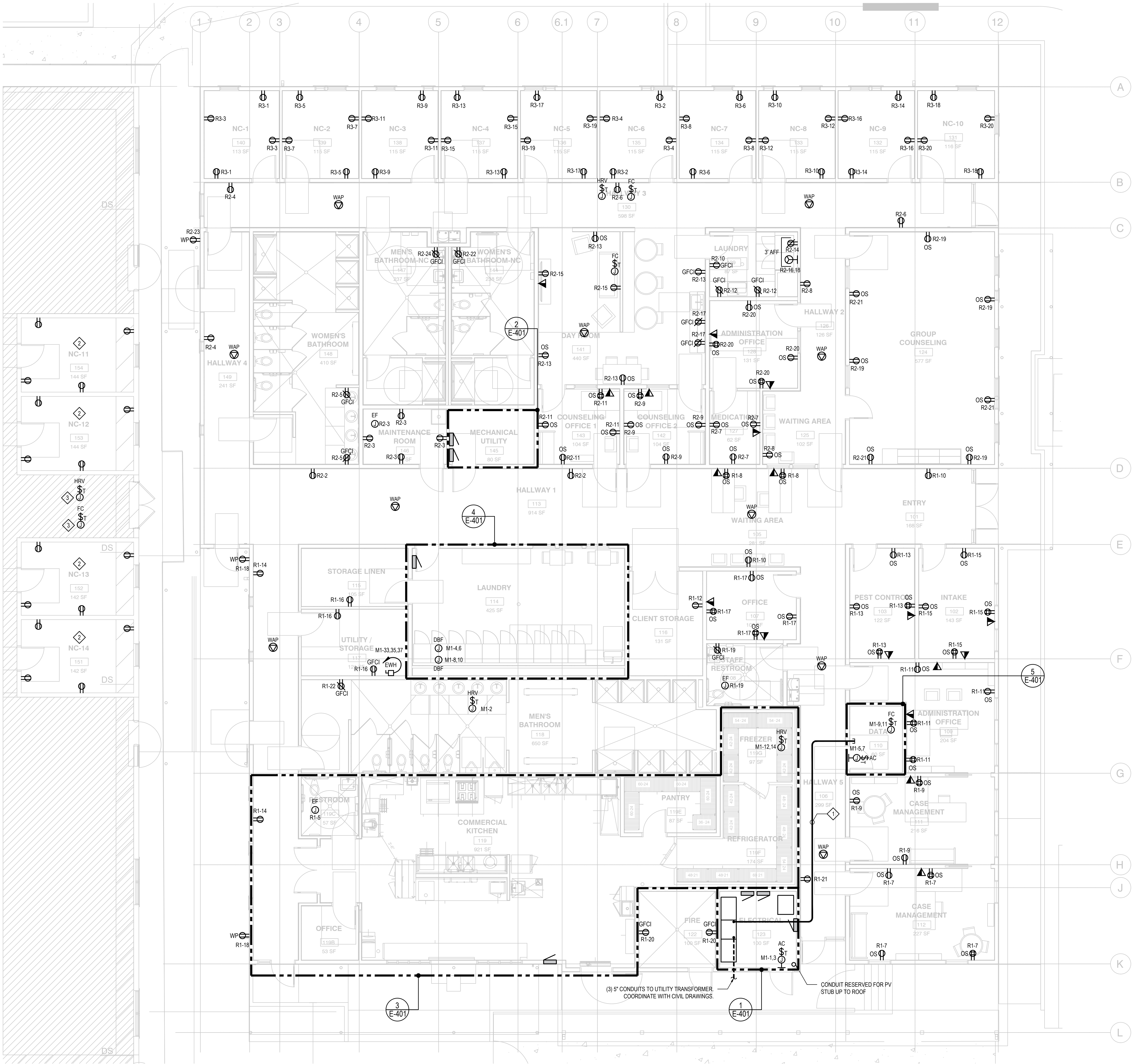
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Source: Architect Inc.

| PANEL NAME:
LOCATION:
FED FROM: | | PNL 'LA'
LAUNDRY RM. 114
MSB | | PHASE
WIRE | 3
4 | VOLTAGE
AIC | 120/208
VERIFY WITH UTILITY | MCB
MLO | 400 AMPS
----- | | | | | | |
|--|-------|------------------------------------|----|---------------|-------------|----------------|--------------------------------|--|-------------------|----|------|-------|-----|----|--------|
| CKT | NOTES | TYPE | T | P | DESCRIPTION | LOAD | LOAD | DESCRIPTION | T | P | TYPE | NOTES | CKT | | |
| 1 | | D | 30 | - | DRYER | 2.50 | A | 2.50 | DRYER | 30 | 2 | D | 1 | 4 | |
| 3 | | D | 30 | - | DRYER | 2.50 | B | 2.50 | DRYER | 30 | 2 | D | 1 | 4 | |
| 5 | | D | 30 | - | DRYER | 2.50 | C | 2.50 | DRYER | 30 | 2 | D | 1 | 6 | |
| 7 | | D | 30 | - | DRYER | 2.50 | A | 2.50 | DRYER | 30 | 2 | D | 1 | 8 | |
| 9 | | D | 30 | - | DRYER | 2.50 | B | 2.50 | DRYER | 30 | 2 | D | 1 | 10 | |
| 11 | | D | 30 | - | DRYER | 2.50 | C | 2.50 | DRYER | 30 | 2 | D | 1 | 12 | |
| 13 | | D | 30 | - | DRYER | 2.50 | A | 2.50 | DRYER | 30 | 2 | D | 1 | 14 | |
| 15 | | D | 30 | - | DRYER | 2.50 | B | 2.50 | DRYER | 30 | 2 | D | 1 | 16 | |
| 17 | | D | 20 | 1 | WASHER | 0.80 | C | 0.80 | WASHER | 20 | 1 | D | 1 | 18 | |
| 19 | | D | 20 | 1 | WASHER | 0.80 | A | 0.80 | WASHER | 20 | 1 | D | 1 | 20 | |
| 21 | | D | 20 | 1 | WASHER | 0.80 | B | 0.80 | WASHER | 20 | 1 | D | 1 | 22 | |
| 23 | | D | 20 | 1 | WASHER | 0.80 | C | 0.80 | WASHER | 20 | 1 | D | 1 | 24 | |
| 25 | | | 20 | 1 | SPARE | A | 0.54 | CONVENIENCE RCPT | 20 | 1 | G | 26 | | | |
| 27 | | | 20 | 1 | SPARE | B | 0.18 | COUNTER RCPT | 20 | 1 | G | 28 | | | |
| 29 | | | 20 | 1 | SPARE | C | | | 20 | 1 | G | 30 | | | |
| 31 | | | 20 | 1 | SPARE | A | | SPACE | 20 | 1 | G | 32 | | | |
| 33 | | | 20 | 1 | SPARE | B | | SPACE | 20 | 1 | G | 34 | | | |
| 35 | | | | | SPACE | A | | SPACE | | | | 36 | | | |
| 37 | | | | | SPACE | B | | SPACE | | | | 38 | | | |
| 39 | | | | | SPACE | C | | SPACE | | | | 40 | | | |
| 41 | | | | | SPACE | C | | SPACE | | | | 42 | | | |
| PHASE A | | | | | | 17.14 | | SUBTOTAL | | | | | | | |
| PHASE B | | | | | | 13.20 | | DEMAND CALCULATION | | | | | | | |
| PHASE C | | | | | | | | CONTINUOUS LOAD (C) 125% | 0.00 | | | | | | 0.00 |
| | | | | | | | | DEDICATED LOAD (D) 100% | 46.40 | | | | | | 46.40 |
| | | | | | | | | GENERAL LOAD (G) 100 1ST 10KVA, 50% REST | 0.72 | | | | | | 0.72 |
| ALL 20A/1P COMMON AREA RECEPTACLES SHALL BE TAMPER | | | | | | | | LARGEST MOTOR 25% | 0.00 | | | | | | 0.00 |
| RESISTANT TYPE | | | | | | | | MOTOR LOAD (M) 100% | 0.00 | | | | | | 0.00 |
| NOTES: | | | | | | | | TOTAL DEMAND | 47.12 | | | | | | 47.12 |
| 1 - F1 GFCI BREAKER | | | | | | | | AMPS @ 120/208 | 130.79 | | | | | | 130.79 |

| PANEL NAME:
LOCATION:
FED FROM: | | PNL 'M1'
ELECTRICAL RM. 123
MSB | | PHASE
WIRE | 3
4 | VOLTAGE
AIC | 120/208
VERIFY WITH UTILITY | MCB
MLO | 400 AMPS
----- | | | | | | |
|---|-------|---------------------------------------|----|---------------|--------------------------------|----------------|--------------------------------|--|--------------------------------|----|------|-------|-----|----|--------|
| CKT | NOTES | TYPE | T | P | DESCRIPTION | LOAD | LOAD | DESCRIPTION | T | P | TYPE | NOTES | CKT | | |
| 1 | | M | 20 | 2 | ELEC RM 123 HVAC (CU-2 & AC-2) | 1.04 | A | 0.32 | RM 118 HVAC (HRV-3) | 20 | 1 | M | 1 | 2 | |
| 3 | | M | 20 | - | LAUNDRY RM 114 HVAC (DBF-1) | 1.04 | B | 1.02 | LAUNDRY RM 114 HVAC (DBF-1) | 20 | 2 | M | 1 | 4 | |
| 5 | | M | 20 | 2 | DATA RM 110 HVAC (CU-1 & AC-1) | 1.04 | C | 1.02 | DATA RM 110 HVAC (CU-1 & AC-1) | 20 | 2 | M | 1 | 6 | |
| 7 | | M | 20 | - | LAUNDRY RM 114 HVAC (DBF-1) | 1.04 | A | 1.02 | LAUNDRY RM 114 HVAC (DBF-1) | 20 | 2 | M | 1 | 8 | |
| 9 | | M | 20 | 2 | DATA RM 110 HVAC (FC-1) | 0.28 | B | 1.02 | DATA RM 110 HVAC (FC-1) | 20 | 2 | M | 1 | 10 | |
| 11 | | M | 20 | - | FREEZER RM 119G HVAC (HRV-1) | 0.28 | C | 0.27 | FREEZER RM 119G HVAC (HRV-1) | 20 | 2 | M | 1 | 12 | |
| 13 | | M | 45 | 3 | ROOF HVAC (CU-3) | 4.32 | A | 0.27 | ROOF HVAC (CU-3) | 20 | 2 | M | 1 | 14 | |
| 15 | | M | 20 | - | ROOF HVAC (HP-1) | 4.32 | B | 2.16 | ROOF HVAC (HP-1) | 25 | 2 | M | 1 | 16 | |
| 17 | | M | 20 | - | ROOF HVAC (HP-2) | 4.32 | C | 2.16 | ROOF HVAC (HP-2) | 25 | 2 | M | 1 | 18 | |
| 19 | | M | 25 | 2 | ROOF HVAC (HP-2) | 2.16 | A | 2.36 | ROOF HVAC (HP-2) | 30 | 2 | M | 1 | 20 | |
| 21 | | M | 20 | - | ROOF HVAC (FC-K1) | 2.16 | B | 2.36 | ROOF HVAC (FC-K1) | 20 | 2 | M | 1 | 22 | |
| 23 | | M | 20 | 2 | ROOF HVAC (FC-K1) | 0.52 | C | 1.44 | ROOF HVAC (FC-K1) | 20 | 2 | M | 1 | 24 | |
| 25 | | M | 20 | - | ROOF HVAC (MAU-1) | 4.00 | A | 5.60 | ROOF HVAC (MAU-1) | 20 | 1 | G | 1 | 26 | |
| 27 | | M | 20 | 3 | ROOF HVAC (MAU-1) | 0.75 | B | 4.32 | ROOF HVAC (MAU-1) | 45 | 3 | M | 1 | 28 | |
| 29 | | M | 20 | - | ROOF HVAC (MAU-1) | 0.75 | C | 4.32 | ROOF HVAC (MAU-1) | 20 | 1 | G | 1 | 30 | |
| 31 | | M | 20 | - | ROOF HVAC (MAU-1) | 0.75 | A | 4.32 | ROOF HVAC (MAU-1) | 20 | 1 | G | 1 | 32 | |
| 33 | | G | 40 | 3 | RM 117 PLUMB (EWH-1) | 4.00 | B | 5.60 | ROOF PLUMB (XFMV WH-1 & WH-2) | 50 | 3 | G | 1 | 34 | |
| 35 | | G | 40 | - | RM 117 PLUMB (EWH-1) | 4.00 | C | 5.60 | ROOF PLUMB (XFMV WH-1 & WH-2) | 50 | 3 | G | 1 | 36 | |
| 37 | | G | 40 | - | RM 117 PLUMB (EWH-1) | 4.00 | A | 5.60 | ROOF PLUMB (XFMV WH-1 & WH-2) | 50 | 3 | G | 1 | 38 | |
| 39 | | | 20 | 1 | SPARE | B | 0.10 | ROOF PLUMB (HWC-1) | 20 | 1 | G | 1 | 40 | | |
| 41 | | | 20 | 1 | SPARE | A | | SPACE | 20 | 1 | G | 1 | 42 | | |
| 43 | | | 20 | 1 | SPARE | A | | SPACE | 20 | 1 | G | 1 | 44 | | |
| 45 | | | 20 | 1 | SPARE | B | | SPACE | 20 | 1 | G | 1 | 46 | | |
| 47 | | | | | SPACE | C | | SPACE | | | | 48 | | | |
| 49 | | | | | SPACE | A | | SPACE | | | | 50 | | | |
| 51 | | | | | SPACE | B | | SPACE | | | | 52 | | | |
| 53 | | | | | SPACE | C | | SPACE | | | | 54 | | | |
| PHASE A | | | | | | 29.16 | | SUBTOTAL | | | | | | | |
| PHASE B | | | | | | 29.13 | | DEMAND CALCULATION | | | | | | | |
| PHASE C | | | | | | 25.72 | | CONTINUOUS LOAD (C) 125% | 0.00 | | | | | | 0.00 |
| | | | | | | | | DEDICATED LOAD (D) 100% | 0.00 | | | | | | 0.00 |
| | | | | | | | | GENERAL LOAD (G) 100 1ST 10KVA, 50% REST | 28.90 | | | | | | 28.90 |
| | | | | | | | | LARGEST MOTOR 25% | 0.00 | | | | | | 0.00 |
| | | | | | | | | MOTOR LOAD (M) 100% | 55.11 | | | | | | 55.11 |
| NOTES: | | | | | | | | TOTAL DEMAND | 145.56 | | | | | | 145.56 |
| 1 - PROVIDE FUTURE METERING PER CEC 130.5(B) TO AGGREGATE | | | | | | | | AMPS @ 120/208 | 206.96 | | | | | | 206.96 |

| PANEL NAME:
LOCATION:
FED FROM: | | PNL 'K1'
COMMERCIAL KITCHEN RM. 119
MSB | | | PHASE
WIRE | 3
4 | VOLTAGE
AIC | 120/208
VERIFY WITH UTILITY | MCB
MLO | 400 AMPS
----- | | | | |
|---------------------------------------|-------|---|----|---|------------------------------|--------|----------------|--|------------------------------|-------------------|------|-------|-----|--------|
| CKT | NOTES | TYPE | T | P | DESCRIPTION | LOAD | LOAD | DESCRIPTION | T | P | TYPE | NOTES | CKT | |
| 1 | | G | 20 | 1 | COUNTERTOP MIXER | 0.72 | A | 1.44 | MOBILE HEATED CABINET | 20 | 1 | G | 1 | 2 |
| 3 | | G | 20 | 1 | WALK-IN REFRIGERATOR | 0.60 | B | 0.60 | WALK-IN REFRIGERATOR | 20 | 1 | G | 1 | 4 |
| 5 | | G | 20 | 2 | WALK-IN FREEZER | 1.12 | C | 0.50 | FIRE SYSTEM CONTROL POWER | 20 | 1 | D | 6 | |
| 7 | | G | 20 | - | UNHEATED AIR CURTAIN | 1.12 | A | 0.41 | UNHEATED AIR CURTAIN | 20 | 1 | G | 1 | 8 |
| 9 | | G | 20 | 1 | SODA AND DRINK DISPENSER | 0.36 | B | 1.44 | MOBILE HEATED CABINET | 20 | 1 | G | 1 | 10 |
| 11 | | G | 20 | 1 | SANDWICH PREP TABLE | 0.65 | C | 1.20 | MICROWAVE | 20 | 1 | G | 1 | 12 |
| 13 | | G | 20 | 1 | ICE MAKER HEAD | 1.36 | A | 0.50 | TOUCHSCREEN USER INTERFACE | 20 | 1 | G | 1 | 14 |
| 15 | | | 20 | 1 | SPARE | B | | SPACE | 20 | 1 | G | 1 | 16 | |
| 17 | | | 20 | 1 | SPARE | C | | SPACE | 20 | 1 | G | 1 | 18 | |
| 19 | | | 20 | 1 | SPARE | A | | SPACE | 20 | 1 | G | 1 | 20 | |
| 21 | | | 20 | 1 | SPARE | B | | SPACE | 20 | 1 | G | 1 | 22 | |
| 23 | | | 20 | 1 | SPARE | C | | SPACE | 20 | 1 | G | 1 | 24 | |
| 25 | | | | | SPACE | A | | SPACE | | | | 26 | | |
| 27 | | | | | SPACE | B | | SPACE | | | | 28 | | |
| 29 | | G | 35 | 3 | REMOTE REFRIGERATION | 3.36 | C | | SPACE | | | | 30 | |
| 31 | | G | - | - | INDUCTION RANGE W/ OVEN BASE | 3.36 | A | 6.42 | INDUCTION RANGE W/ OVEN BASE | 70 | 3 | D | 32 | |
| 33 | | G | - | - | INDUCTION RANGE W/ OVEN BASE | 3.36 | B | 6.42 | INDUCTION RANGE W/ OVEN BASE | - | - | D | 34 | |
| 35 | | G | 20 | 1 | CONVENIENCE RCPT | 0.18 | C | 6.42 | INDUCTION RANGE W/ OVEN BASE | - | - | D | 36 | |
| 37 | | D | 90 | 3 | HEAVY DUTY ELECTRIC GRIDDLE | 8.28 | A | 9.86 | INDUCTION RANGE W/ OVEN BASE | 100 | 3 | D | 38 | |
| 39 | | D | - | - | INDUCTION RANGE W/ OVEN BASE | 8.28 | B | 9.86 | INDUCTION RANGE W/ OVEN BASE | - | - | D | 40 | |
| 41 | | D | - | - | INDUCTION RANGE W/ OVEN BASE | 8.28 | C | 9.86 | INDUCTION RANGE W/ OVEN BASE | - | - | D | 42 | |
| PHASE A | | | | | | 33.47 | | SUBTOTAL | | | | | | |
| PHASE B | | | | | | 30.92 | | DEMAND CALCULATION | | | | | | |
| PHASE C | | | | | | 31.57 | | CONTINUOUS LOAD (C) 125% | 0.00 | | | | | 0.00 |
| | | | | | | | | DEDICATED LOAD (D) 100% | 74.18 | | | | | 74.18 |
| | | | | | | | | GENERAL LOAD (G) 100 1ST 10KVA, 50% REST | 21.78 | | | | | 15.86 |
| | | | | | | | | LARGEST MOTOR 25% | 0.00 | | | | | 0.00 |
| | | | | | | | | MOTOR LOAD 100 100% | 0.00 | | | | | 0.00 |
| NOTES: | | | | | | | | TOTAL DEMAND | | | | | | 95.01 |
| 1 - F/I GFCI BREAKER. | | | | | | | | AMPS @ 120/208 | | | | | | 280.07 |



1 LEVEL 01 - POWER PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- ALL ITEMS LISTED OR SHOWN SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UON.
- PROVIDE POWER TO HVAC AND PLUMBING EQUIPMENT. FI JUNCTION BOX MOUNTED ABOVE CEILING / FLUSH MOUNTED ON WALL AS SHOWN ON PLANS. FOR 1 PHASE LOADS, FI LOCKABLE BREAKER. FOR 2 PHASE LOADS, FI LOCAL HP RATED TIE-TOGGLE SWITCH. FOR 3 PHASE LOADS, FI LOCAL DISCONNECT SWITCH. COORDINATE EXACT LOCATION, CONTROL, AND POWER REQUIREMENTS WITH MECHANICAL AND PLUMBING DRAWINGS. REFER TO SHEET E-003 FOR EQUIPMENT FEEDER SCHEDULE.
- PROVIDE POWER TO FOODSERVICE EQUIPMENT. COORDINATE EXACT LOCATION, CONTROL, AND POWER REQUIREMENTS WITH FOODSERVICE DRAWINGS. REFER TO SHEET E-003 FOR KITCHEN EQUIPMENT SCHEDULE.
- PROVIDE POWER TO THERMOSTATS. COORDINATE POWER REQUIREMENTS WITH MANUFACTURER. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH MECHANICAL DRAWINGS.
- FOR PLUG LOAD CONTROLLED RECEPTACLES:
 - QUAD RECEPTACLE - FI SPLIT DUPLEX RECEPTACLE WITH ONE CONTROLLED AND ONE UNCONTROLLED RECEPTACLE PER NEC 130.5(D).
 - DUPLEX RECEPTACLE - CONTROLLED RECEPTACLE.

SHEET NOTES

- 12" CONDUIT MOUNTED ABOVE CEILING RESERVED FOR TELECOM.
- NEW OUTLETS IN THIS ROOM SHALL BE FED FROM NEAREST AVAILABLE ELECTRICAL PANEL OF EXISTING BUILDING. PROVIDE TWO (2) 20A/1P CIRCUITS TO EACH NC ROOM. CONTRACTOR TO VERIFY IN FIELD.
- NEW MECHANICAL EQUIPMENT SHALL BE FED FROM NEAREST AVAILABLE ELECTRICAL PANEL OF EXISTING BUILDING. CONTRACTOR TO VERIFY IN FIELD.

**SALAZAR
ARCHITECT**

2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232
PHONE: 503.702.2575
WWW.SALAZARCH.COM

582 MARKET STREET, SUITE 400
SAN FRANCISCO, CA 94104
216 9TH STREET, SUITE 203
OAKLAND, CA 94607
31 GARDEN LANE, SUITE 9
PLEASANT HILL, CA 94553
(415) 963-4303

PROJECT NUMBER: 2321

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

**THURMOND
CONSULTING**

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

PHASE:

**75%
CONSTRUCTION
DOCUMENTS**

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
**LEVEL 01 - POWER
PLAN**

DRAWN BY: EDC
CHECKED BY: EDC
DATE CREATED: 10/02/24
SHEET:

E-201

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Salazar Architect, Inc.

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2122 NATOMAS CROSSING
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PHASE:

75%

**CONSTRUCTION
DOCUMENTS**

REVISIONS:

| # | DATE | DESCRIPTION |
|---|------|-------------|
|---|------|-------------|

SHEET TITLE:
**ROOF -
ELECTRICAL PLAN**

| | |
|---------------|----------|
| DRAWN BY: | EDC |
| CHECKED BY: | EDC |
| DATE CREATED: | 10/02/24 |
| SHEET: | |

E-203

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A. ALL ITEMS LISTED OR SHOWN SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UON.

B. DEVICE LOCATIONS ARE DIAGRAMMATIC. EXACT DEVICE LOCATIONS SHALL BE COORDINATED WITH OTHER DISCIPLINES.

C. REFER TO ARCHITECTURAL DRAWINGS FOR LUMINAIRE MOUNTING HEIGHTS AND EXACT LOCATIONS.

1. NEW LIGHTING FIXTURES IN THIS ROOM SHALL BE FED FROM NEAREST AVAILABLE ELECTRICAL PANEL OF EXISTING BUILDING. CONTRACTOR TO VERIFY IN FIELD.

2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232

PHONE: 503.702.2575
WWW.SALAZARCH.COM

| | |
|-----------------|------|
| PROJECT NUMBER: | 2321 |
|-----------------|------|

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

REVISIONS:

| # | DATE | DESCRIPTION |
|---|------|-------------|
|---|------|-------------|

SHEET TITLE:
**LEVEL 01 -
LIGHTING PLAN**

| | |
|---------------|----------|
| DRAWN BY: | EDC |
| CHECKED BY: | EDC |
| DATE CREATED: | 10/02/24 |

E-301

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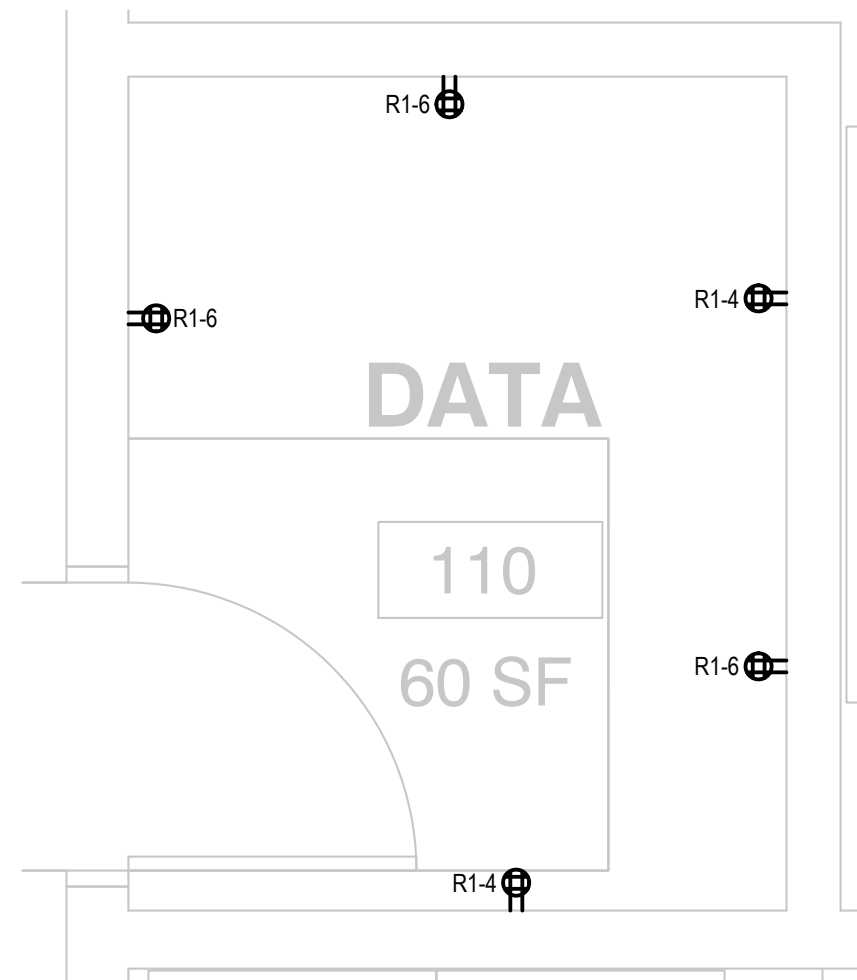
1 LEVEL 01 - LIGHTING PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- A. ALL ITEMS LISTED OR SHOWN SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UON.
- B. PROVIDE POWER TO HVAC AND PLUMBING EQUIPMENT: F1 JUNCTION BOX MOUNTED ABOVE CEILING / FLUSH MOUNTED ON WALL AS SHOWN ON PLANS. FOR 1 PHASE LOADS: F1 LOCKABLE BREAKER. FOR 2 PHASE LOADS: F1 LOCAL HP RATED TOGGLE SWITCH. FOR 3 PHASE LOADS: F1 LOCAL DISCONNECT SWITCH. COORDINATE EXACT LOCATION, CONTROL, AND POWER REQUIREMENTS WITH MECHANICAL AND PLUMBING DRAWINGS. REFER TO SHEET E00.2 FOR EQUIPMENT FEEDER SCHEDULE.
- C. PROVIDE POWER TO THERMOSTATS. COORDINATE POWER REQUIREMENTS WITH MANUFACTURER. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH MECHANICAL DRAWINGS.
- D. FOR PLUG LOAD CONTROLLED RECEPTACLES:
- QUAD RECEPTACLE - F1 SPLIT DUPLEX RECEPTACLE WITH ONE CONTROLLED AND ONE UNCONTROLLED RECEPTACLE PER CEC 130.5(D).
 - DUPLEX RECEPTACLE - CONTROLLED RECEPTACLE.
- E. ROOM WITH EQUIPMENT RATED 800A OR MORE AND WHERE THE DOORS ARE LESS THAN 25' FROM NEAREST EDGE OF WORKING SPACE MUST HAVE DOORS THAT SWING OUT IN THE DIRECTION OF EGRESS WITH LISTED PANIC HARDWARE.
- F. SWITCHBOARDS AND PANELBOARDS SHALL BE LOCATED IN DEDICATED SPACES AND PROTECTED FROM DAMAGE PER NEC 110.26(E)(1) AND/OR (2).
- G. ENSURE THAT SPACE DIRECTLY ABOVE THE PRIMARY ELECTRIC SERVICE EQUIPMENT IS FREE OF PIPES OR DUCTS FOREIGN TO THE ELECTRICAL INSTALLATION PER NEC 110.34(F).
- H. FURNISH AND INSTALL ARC-FLASH HAZARD WARNINGS ON THE PRIMARY SWITCHGEAR PER NEC 110.16. WARNINGS AND LABELING SHALL MEET THE REQUIREMENTS OF NEC 110.21(B).
- I. ENSURE PRIMARY SWITCHGEAR ROOM DOORS HAVE PANIC HARDWARE AND ARE CAPABLE OF BEING SECURED IN AN OPEN POSITION.

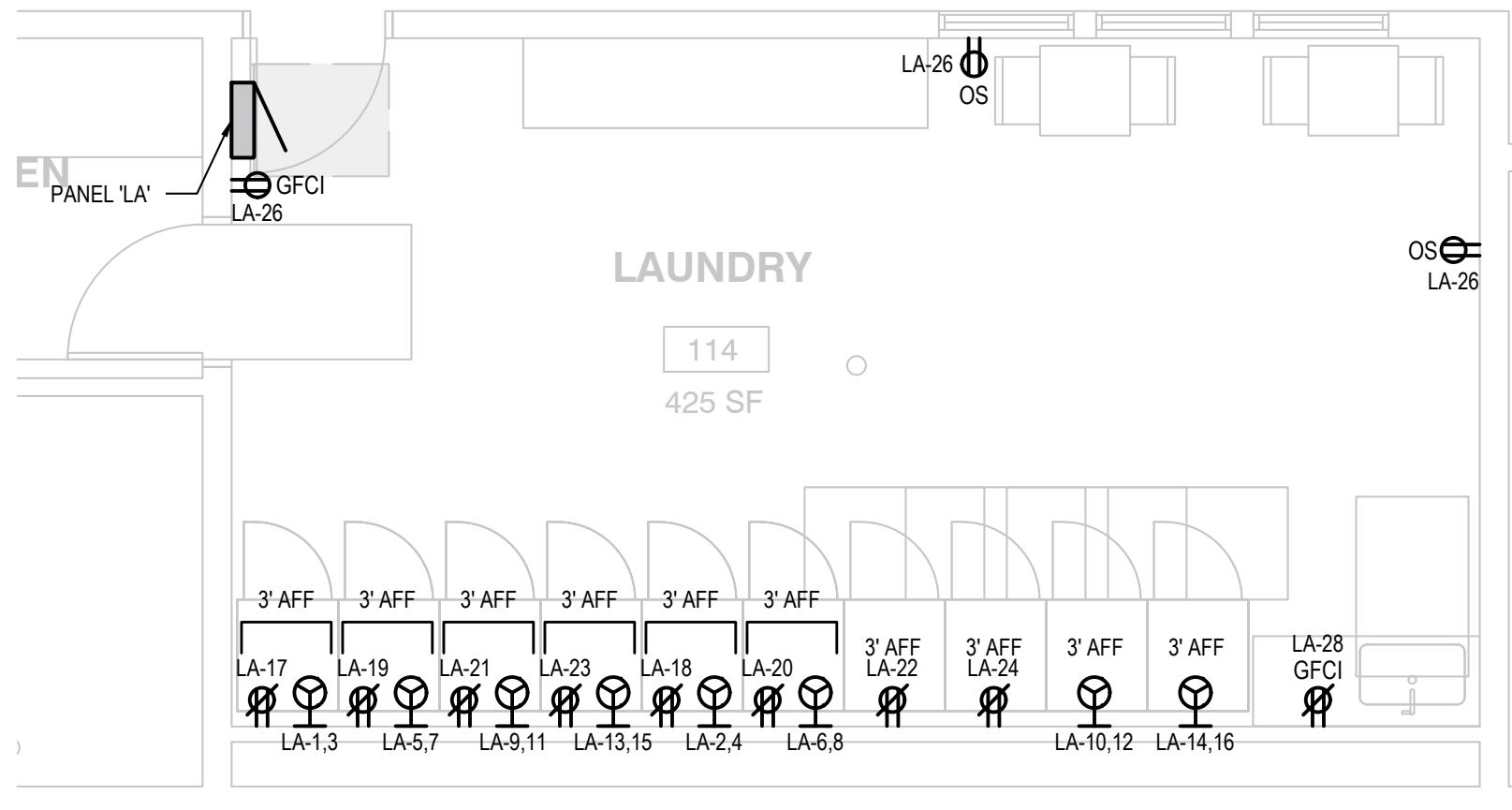
SHEET NOTES

1. COORDINATE PAD MOUNT WITH ARCHITECT. FOR PAD MOUNT REQUIREMENTS, SEE DETAIL: ⁵_(E-801)
2. 2" CONDUIT FOR SMART METERING STUBBED OUT TO BUILDING EXTERIOR. COORDINATE FINAL LOCATION WITH ARCHITECT AND UTILITY SERVICE.



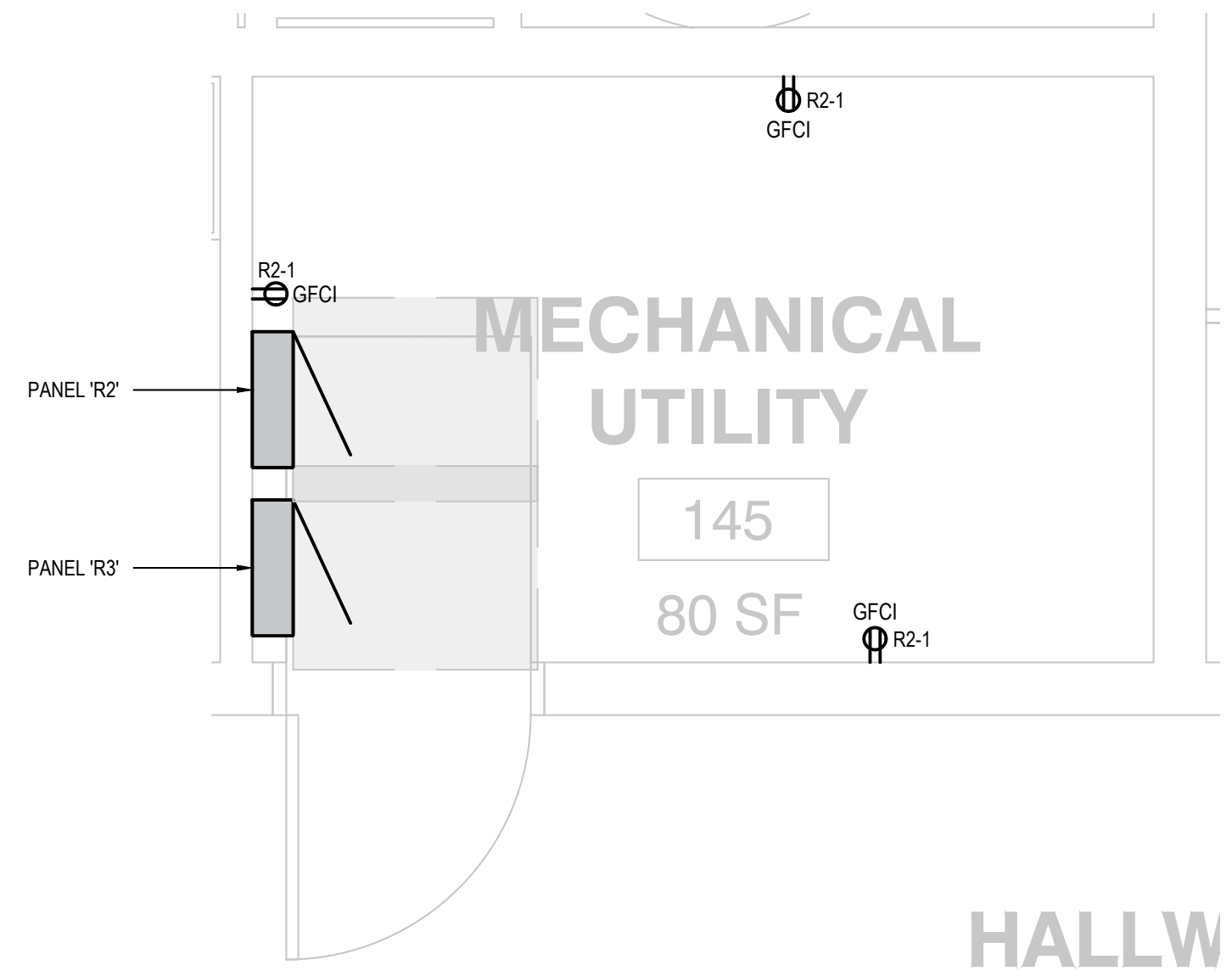
5 ENLARGED DATA RM. 110

SCALE: 1/2" = 1'-0"



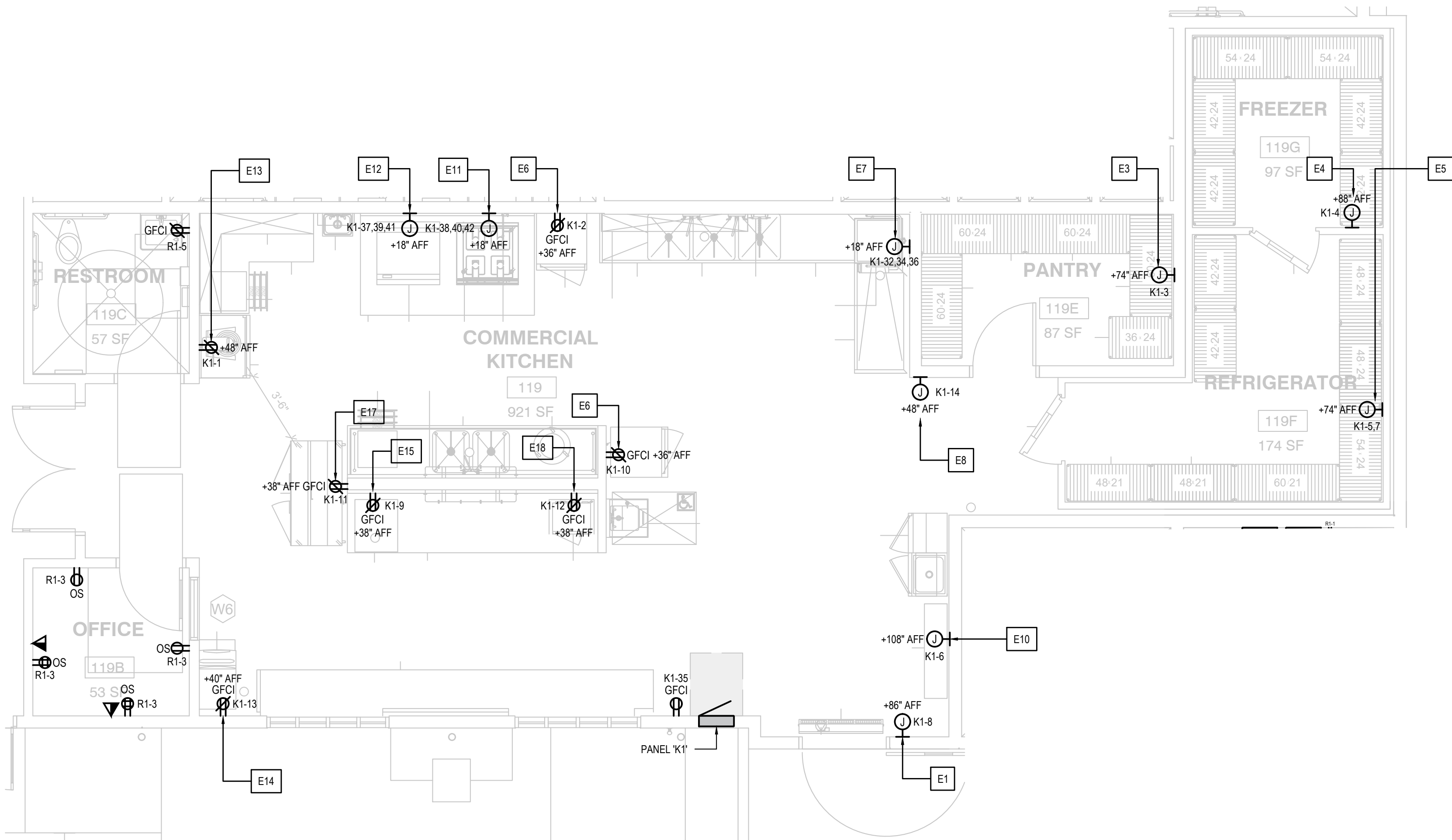
4 ENLARGED LAUNDRY RM. 114

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



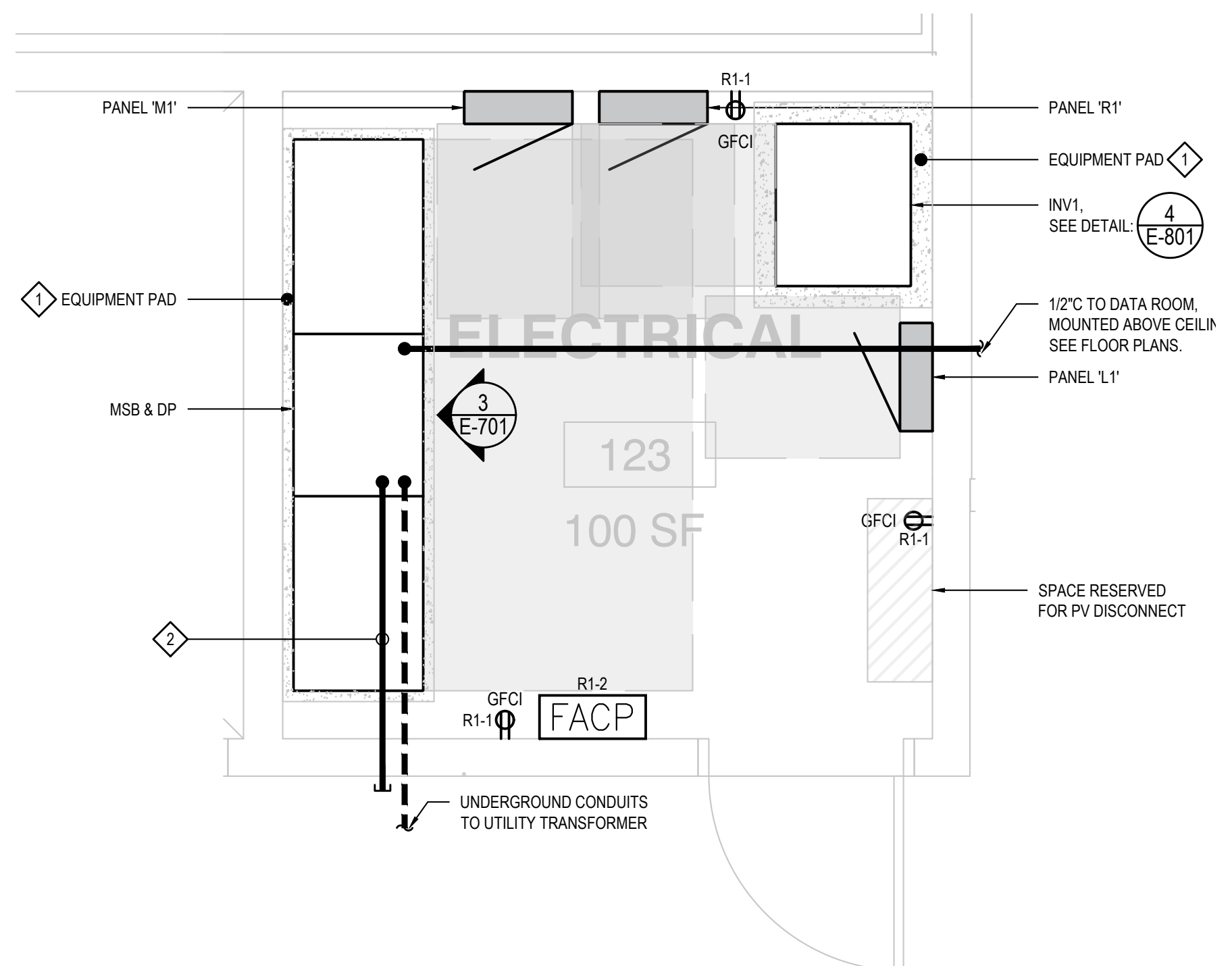
2 ENLARGED MECHANICAL/UTILITY RM. 145

SCALE: 1/2" = 1'-0"



3 ENLARGED KITCHEN RM. 119

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



1 ENLARGED ELECTRICAL RM. 123

SCALE: 1/2" = 1'-0"

| CABLE FEEDER SCHEDULE | | | | | | | | |
|-----------------------|--------------|--------------------|-----------------------|------------|------------|------------|-------------|------------------------------------|
| SET | PHASE
(Ø) | AMPACITY
(AMPS) | CONDUIT SIZE
(IN.) | H
(AWG) | N
(AWG) | G
(AWG) | CONDUIT TAG | CONDUIT AND WIRE SIZE
(CU THWN) |
| 1 | 3 | 100 | 2 | 1/0 | 1/0 | 8 | F100 | 2" - (4# 1/0 + #8 G) |
| 1 | 3 | 150 | 2 | 1/0 | 1/0 | 6 | F150 | 2" - (4# 1/0 + #6 G) |
| 1 | 3 | 200 | 2 1/2 | 4/0 | 4/0 | 4 | F200 | 2.5" - (4# 4/0 + #4 G) |
| 1 | 3 | 225 | 2 1/2 | 4/0 | 4/0 | 4 | F225 | 2.5" - (4# 4/0 + #4 G) |
| 1 | 3 | 400 | 4 | 500 | 4/0 | 3 | F400 | 4" - (3# 500 + #3 G) |

SHEET NOTES

- THIS BREAKER SHALL HAVE AN ENERGY-REDUCING MAINTENANCE SETTING WITH LOCAL STATUS INDICATOR IN ACCORDANCE WITH NEC 240.87(3).
- SERVICE CONDUCTORS PROVIDED AND PULLED BY UTILITY SERVICE. TO BE LOCATED OUTSIDE THE BUILDING AND INSTALLED PER NEC 230.6. COORDINATE EXACT LOCATION WITH JOINT TRENCH DRAWINGS.
- 2"Ø ONLY FOR SFPUC SMART METER TO BUILDING EXTERIOR WALL OF ELECTRICAL RM. 123. 1/2"Ø TO TELECOM ROOM WITH CAT6 FOR UTILITY SERVICE USE.

SALAZAR
ARCHITECT

2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232
PHONE: 503.702.2575
WWW.SALAZARCH.COM

EDesignC
Incorporated

583 MARKET STREET, SUITE 400
SAN FRANCISCO, CA 94104
215 9TH STREET, SUITE 203
OAKLAND, CA 94607
81 GARDEN LANE, SUITE 3
PLEASANT HILL, CA 94523
(415) 963-4303

PROJECT NUMBER: 2321

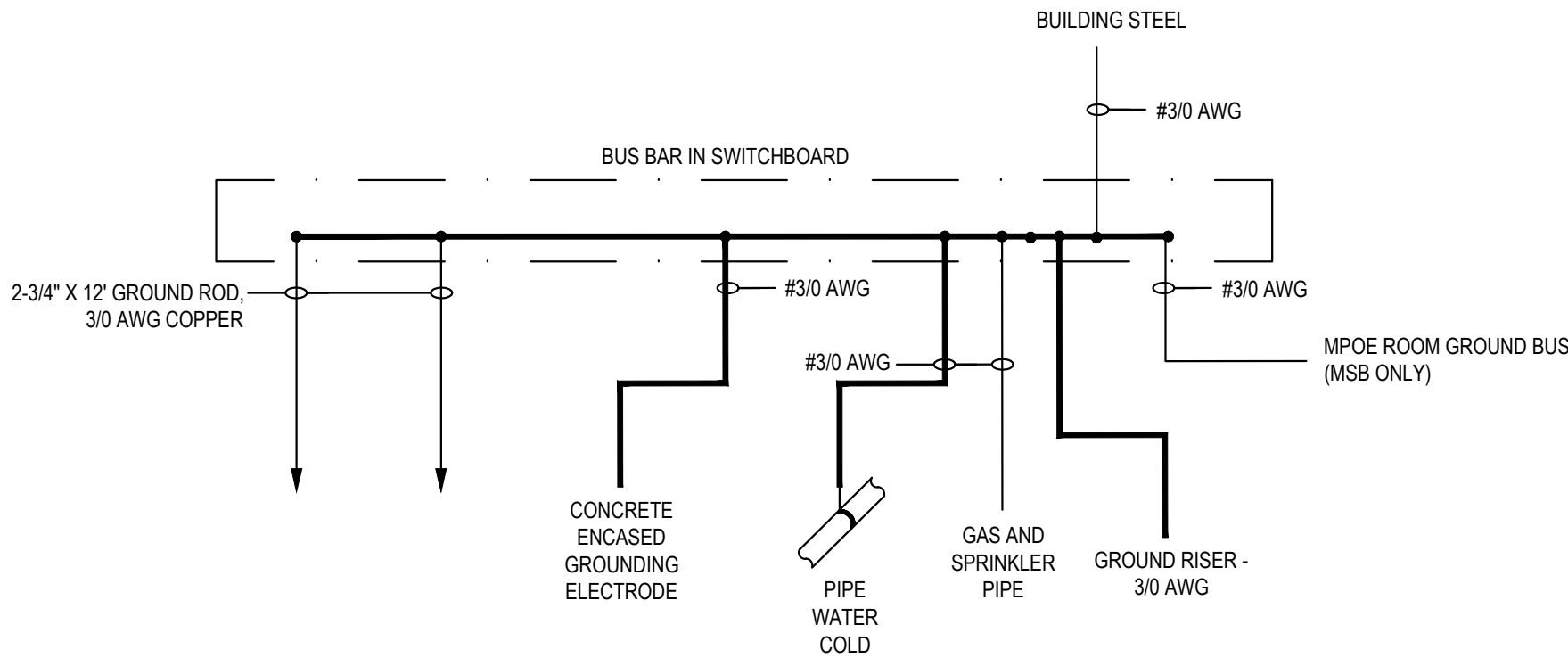
SHELTER II AT
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WOODLAND, CA 95776
APN:027-360-042

CLIENT:
**THURMOND
CONSULTING**

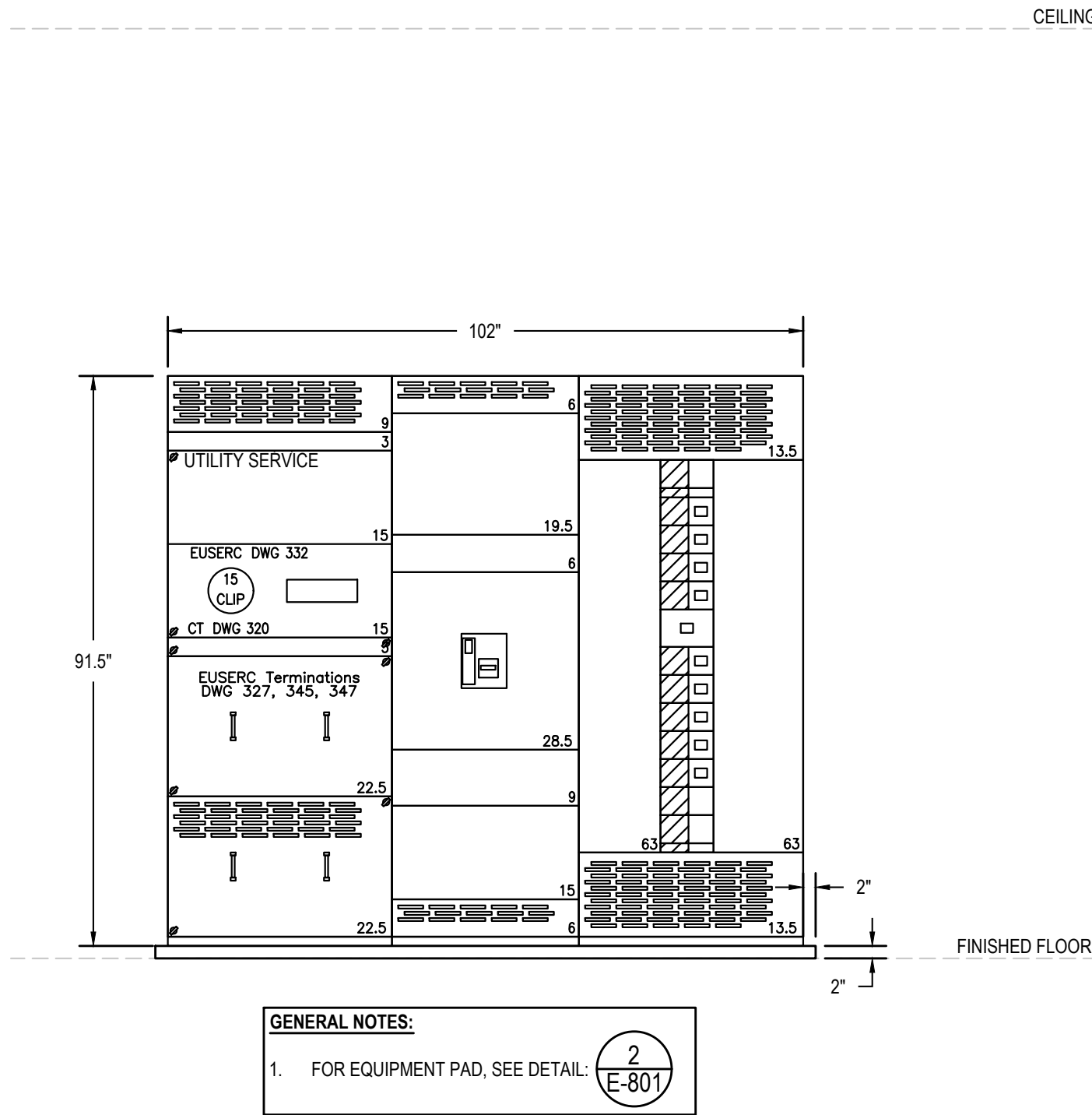
2122 NATOMAS CROSSING
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PHASE:
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CONSTRUCTION
DOCUMENTS**



2 SERVICE GROUND DETAIL

SCALE: SCHEMATIC

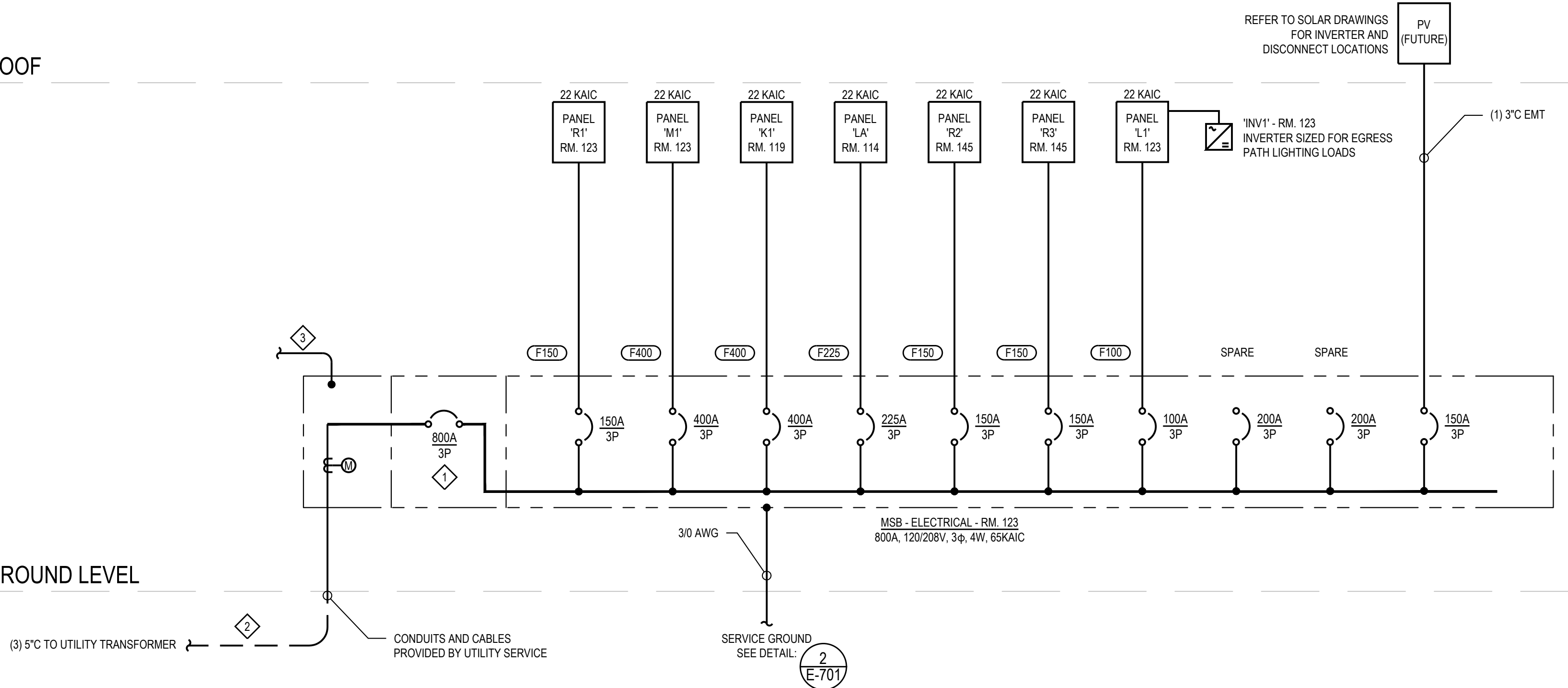


3 MSB ELEVATION

SCALE: SCHEMATIC

ROOF

GROUND LEVEL



1 SINGLE LINE DIAGRAM

SCALE: SCHEMATIC

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
**SINGLE LINE
DIAGRAM**

DRAWN BY: EDC
CHECKED BY: EDC
DATE CREATED: 10/02/24
SHEET:

E-701

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EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:
**THURMOND
CONSULTING**

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

PHASE:
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REVISIONS:

| DATE | DESCRIPTION |
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|------|-------------|

SHEET TITLE:
**ELECTRICAL LOAD
CALCULATIONS**

DRAWN BY: EDC
CHECKED BY: EDC
DATE CREATED: 10/02/24
SHEET:

E-702

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| SHORT CIRCUIT CURRENT CALCULATOR AND VOLTAGE DROP | | | | | | | | | | |
|---|---------|--------------|-------------|--------------------------|-------|-------|----------------|--------------|-------------|----------------|
| EQUIPMENT | SOURCE | AMPERAGE (A) | LENGTH (ft) | LINE TO LINE VOLTAGE (V) | PHASE | WIRES | CONDUCTOR TYPE | CONDUIT TYPE | MINIMUM AIC | VOLTAGE DROP % |
| MSB | UTILITY | 800 | 15 | 208 | 3 | 4 | CU | STEEL | 44765 | 0.13 |
| R1 | MSB | 150 | 8 | 208 | 3 | 4 | CU | STEEL | 32967 | 0.12 |
| M1 | MSB | 400 | 12 | 208 | 3 | 4 | CU | STEEL | 33076 | 0.32 |
| K1 | MSB | 400 | 35 | 208 | 3 | 4 | CU | STEEL | 22044 | 0.92 |
| LA | MSB | 225 | 93 | 208 | 3 | 4 | CU | STEEL | 14059 | 1.10 |
| R2 | MSB | 150 | 102 | 208 | 3 | 4 | CU | STEEL | 8047 | 1.53 |
| R3 | MSB | 150 | 103 | 208 | 3 | 4 | CU | STEEL | 7983 | 1.55 |
| L1 | MSB | 100 | 12 | 208 | 3 | 4 | CU | STEEL | 28091 | 0.16 |

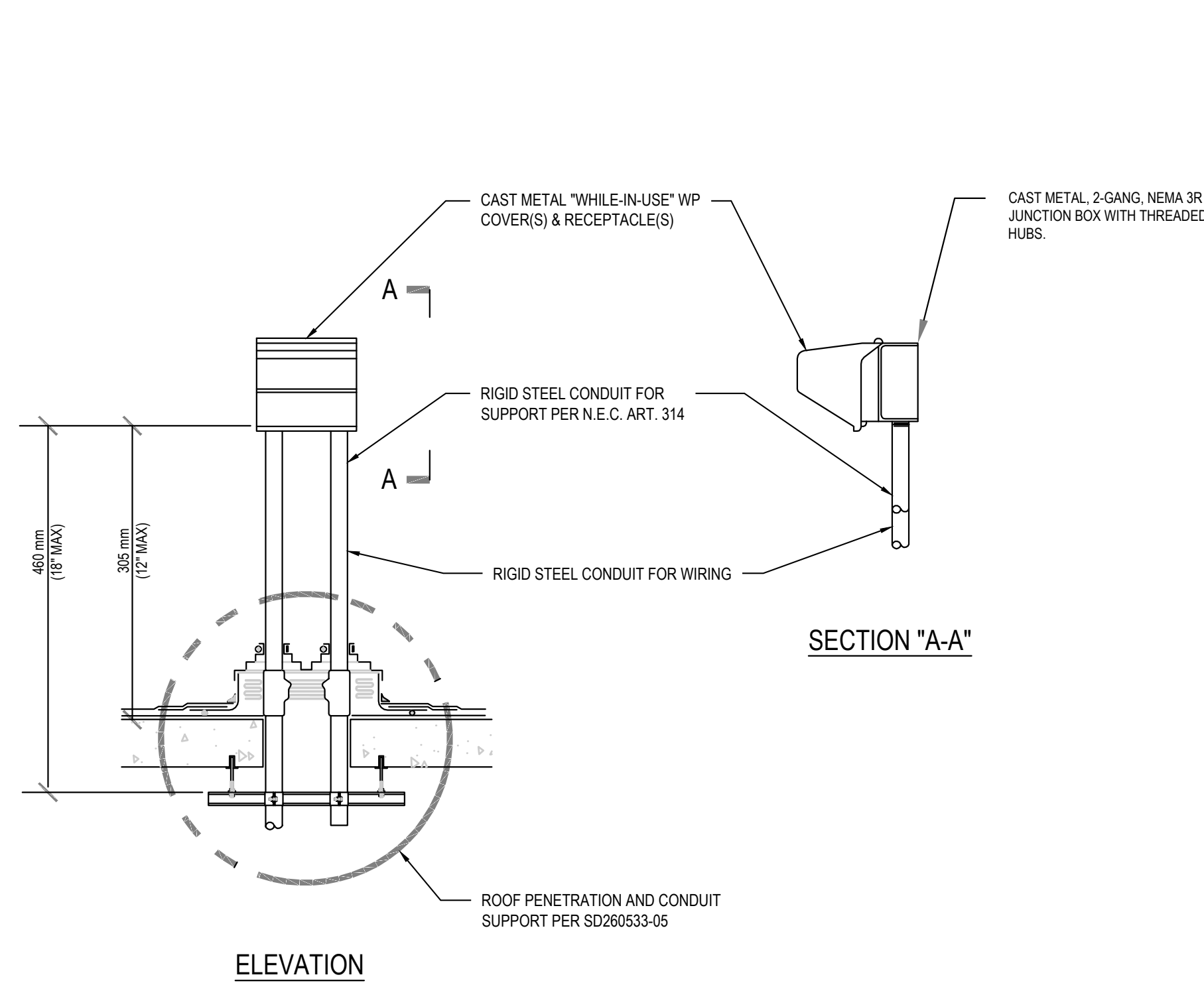
VOLTAGE DROP AND AIC CALCULATIONS

SCALE: NTS

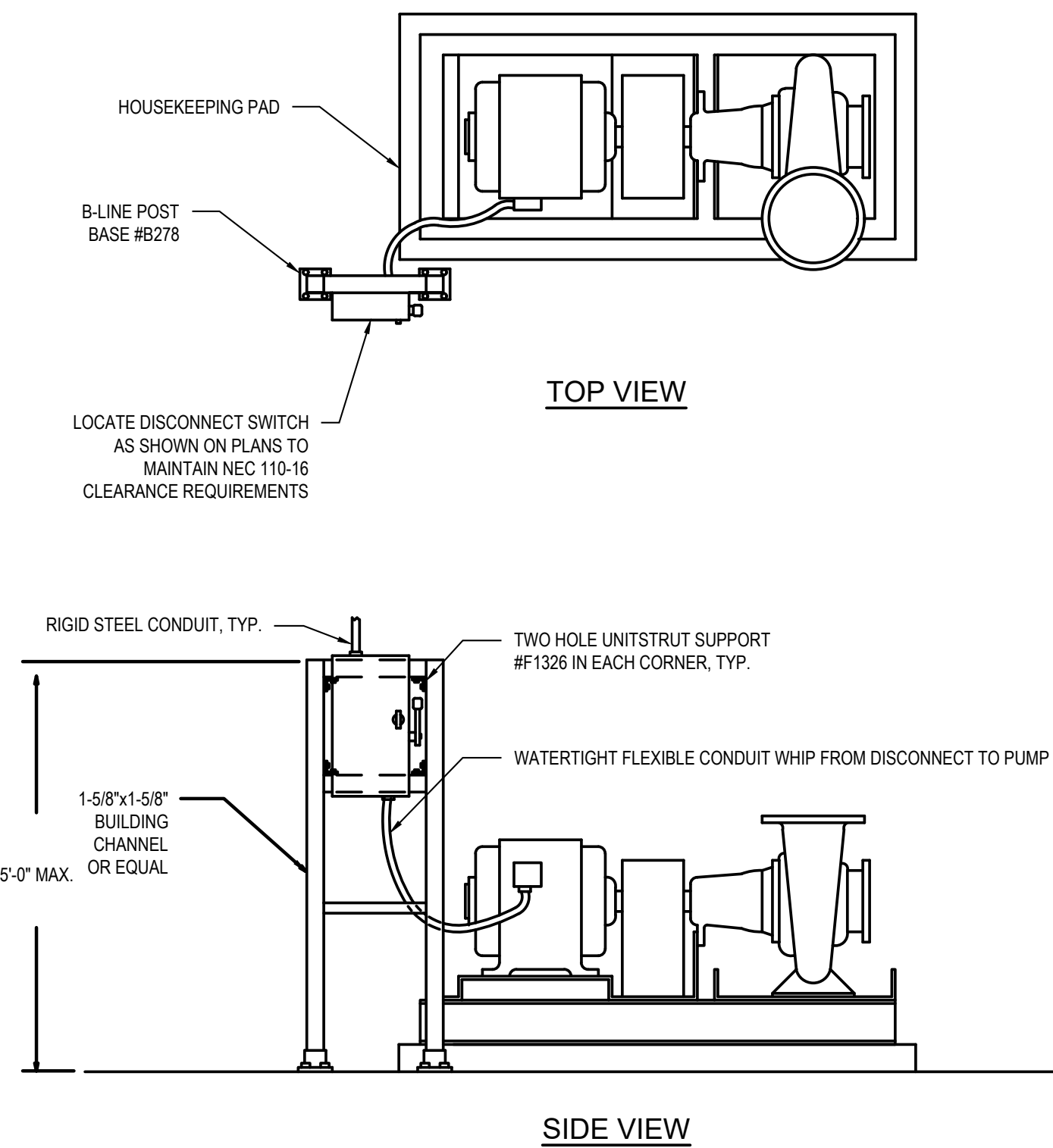
| ITEM | LOAD (KVA) | QUANTITY | TOTAL LOAD (KVA) | NOTES |
|---|------------|----------|------------------|--|
| LIGHTING (ESTIMATED BLDG COMMON AREA = 1400SF) | 0.0005 | 14,000 | 7.00 | 0.5 VA/SF per 2020 NEC 7220.12 INCLUDES 125% per NEC 210.19(A)(1)(a) |
| RECEPTACLES (ESTIMATED BLDG COMMON AREA = 1400SF) | 0.001 | 14,000 | 14.00 | 1 VA/SF per 2020 NEC 220.14(K)(2) |
| PLUMBING EQUIPMENT | | | | |
| WATER HEATER | 50.00 | 1 | 50.00 | Assumed Value |
| LAUNDRY APPLIANCES | | | | |
| WASHER | 0.80 | 8 | 6.40 | Assumed Value |
| DRYER | 5.00 | 8 | 40.00 | Assumed Value |
| HVAC EQUIPMENT | | | | |
| HVAC (ESTIMATED BLDG COMMON AREA = 1400SF) | 0.005 | 14,000 | 70.00 | 5 VA/SF - Assumed Value |
| KITCHEN EQUIPMENT | | | | |
| E1 - UNHEATED AIR CURTAIN | 0.41 | 1 | 0.41 | 120V, 1φ |
| E2 - WALK-IN REFRIGERATOR | 0.60 | 1 | 0.60 | 120V, 1φ |
| E3 - WALK-IN REFRIGERATOR | 0.60 | 1 | 0.60 | 120V, 1φ |
| E4 - WALK-IN FREEZER | 0.60 | 1 | 0.60 | 120V, 1φ |
| E5 - WALK-IN FREEZER | 2.25 | 1 | 2.25 | 208V, 1φ |
| E6 - MOBILE HEATED CABINET | 1.44 | 2 | 2.88 | 120V, 1φ |
| E7 - HIGH TEMP WAREWASHER | 19.25 | 1 | 19.25 | 208V, 3φ |
| E8 - TOUCHSCREEN USER INTERFACE | 2.40 | 1 | 2.40 | 120V, 1φ |
| E10 - FIRE SYSTEM CONTROL POWER | 2.40 | 1 | 2.40 | 120V, 1φ |
| E11 - INDUCTION RANGE W/ OVEN BASE | 29.58 | 1 | 29.58 | 208V, 3φ |
| E12 - HEAVY DUTY ELECTRIC GRIDDLE | 2.16 | 1 | 2.16 | 208V, 3φ |
| E13 - COUNTER TOP MIXER | 0.72 | 1 | 0.72 | 120V, 1φ |
| E14 - ICE MAKER HEAD | 1.36 | 1 | 1.36 | 120V, 1φ |
| E15 - SODA AND DRINK DISPENSER | 1.80 | 1 | 1.80 | 120V, 1φ |
| E17 - SANDWICH PREP TABLE | 0.65 | 1 | 0.65 | 120V, 1φ |
| E18 - MICROWAVE | 2.40 | 1 | 2.40 | 120V, 1φ |
| E19 - REMOTE REFRIGERATION | 10.08 | 1 | 10.08 | 208V, 3φ |
| TOTAL GENERAL LOADS (1ST 10kVA, THEN 50% OF REMAINING) (KVA): | | | 63.70 | INCLUDES LIGHTING, RECEPTACLES, PLUMBING, EQUIPMENT & APPLIANCE. |
| TOTAL MOTORS AND EQUIPMENT (KVA): | | | 73.75 | 125% OF LARGEST MOTOR, 100% OF REMAINING |
| TOTAL KITCHEN EQUIPMENT (KVA): | | | 80.14 | |
| ESTIMATED TOTAL HOUSE LOAD (KVA): | | | 217.6 | |
| ESTIMATED TOTAL HOUSE LOAD AMPS @ 208V: | | | 605 | 120/208V, 3φ, 4W |
| RECOMMENDATION: | | | 800 | |

LOAD CALCULATIONS

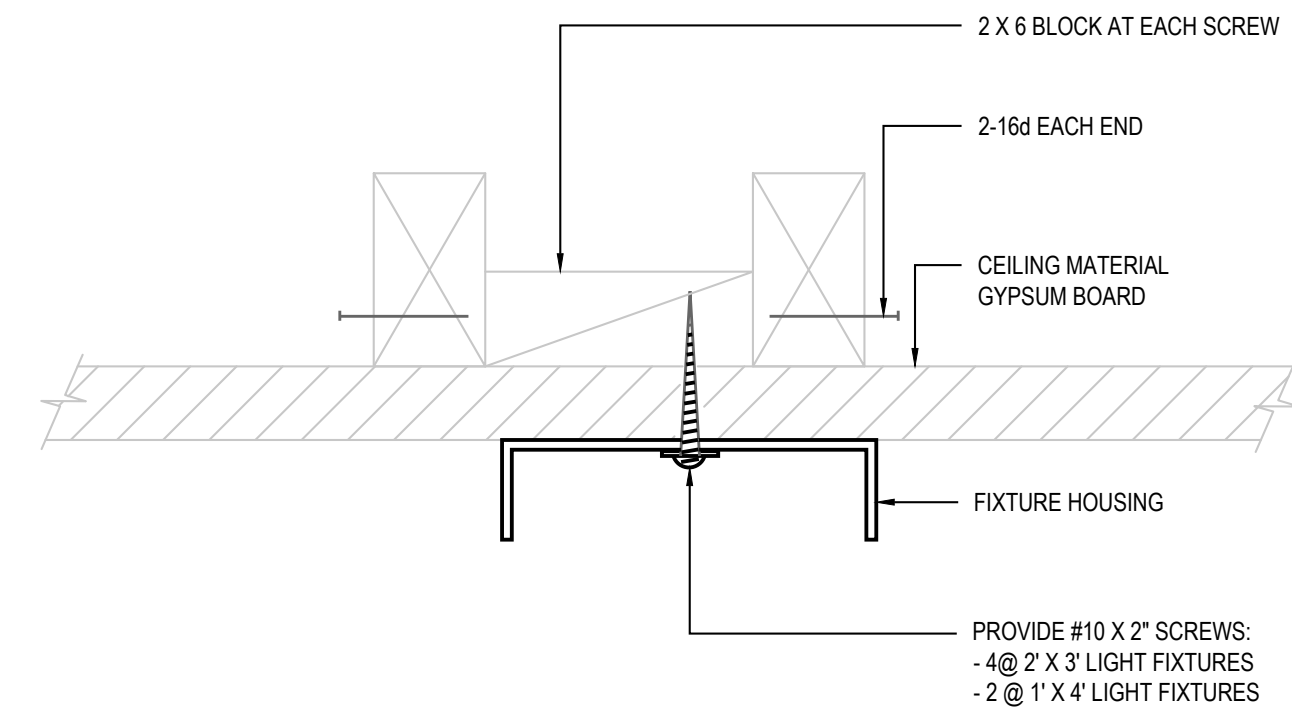
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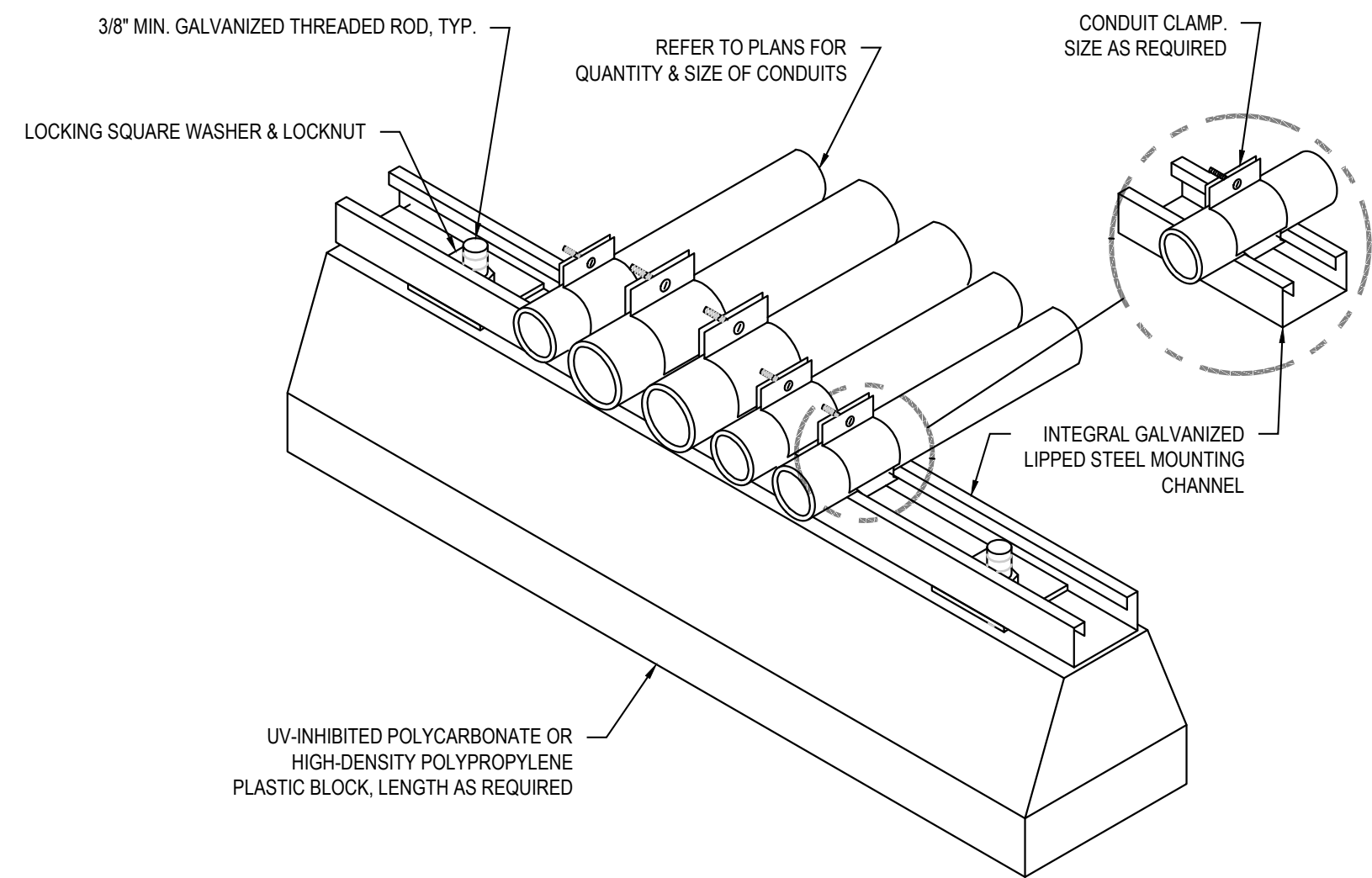
8 ROOFTOP RECEPTACLE MOUNTING
SCALE: SCHEMATIC



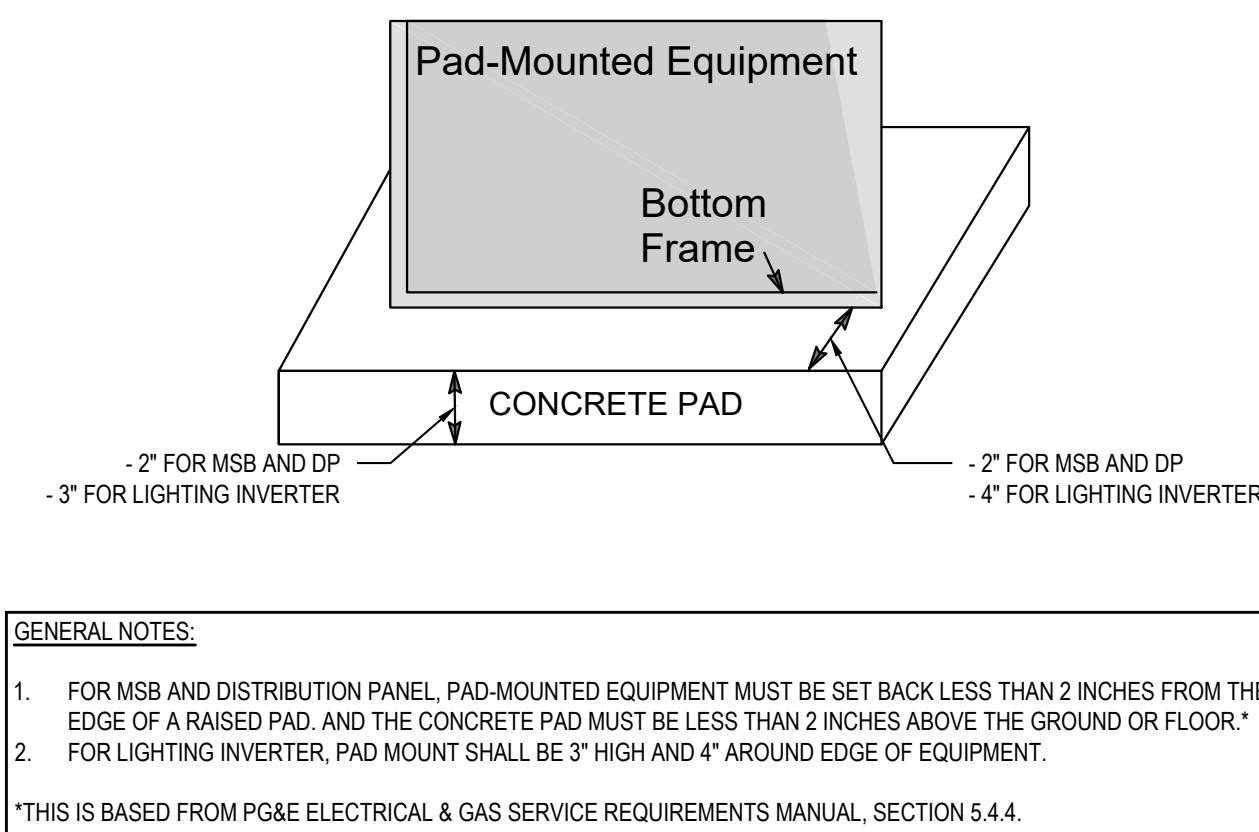
6 DISCONNECT SWITCH MOUNTING DETAIL
SCALE: SCHEMATIC



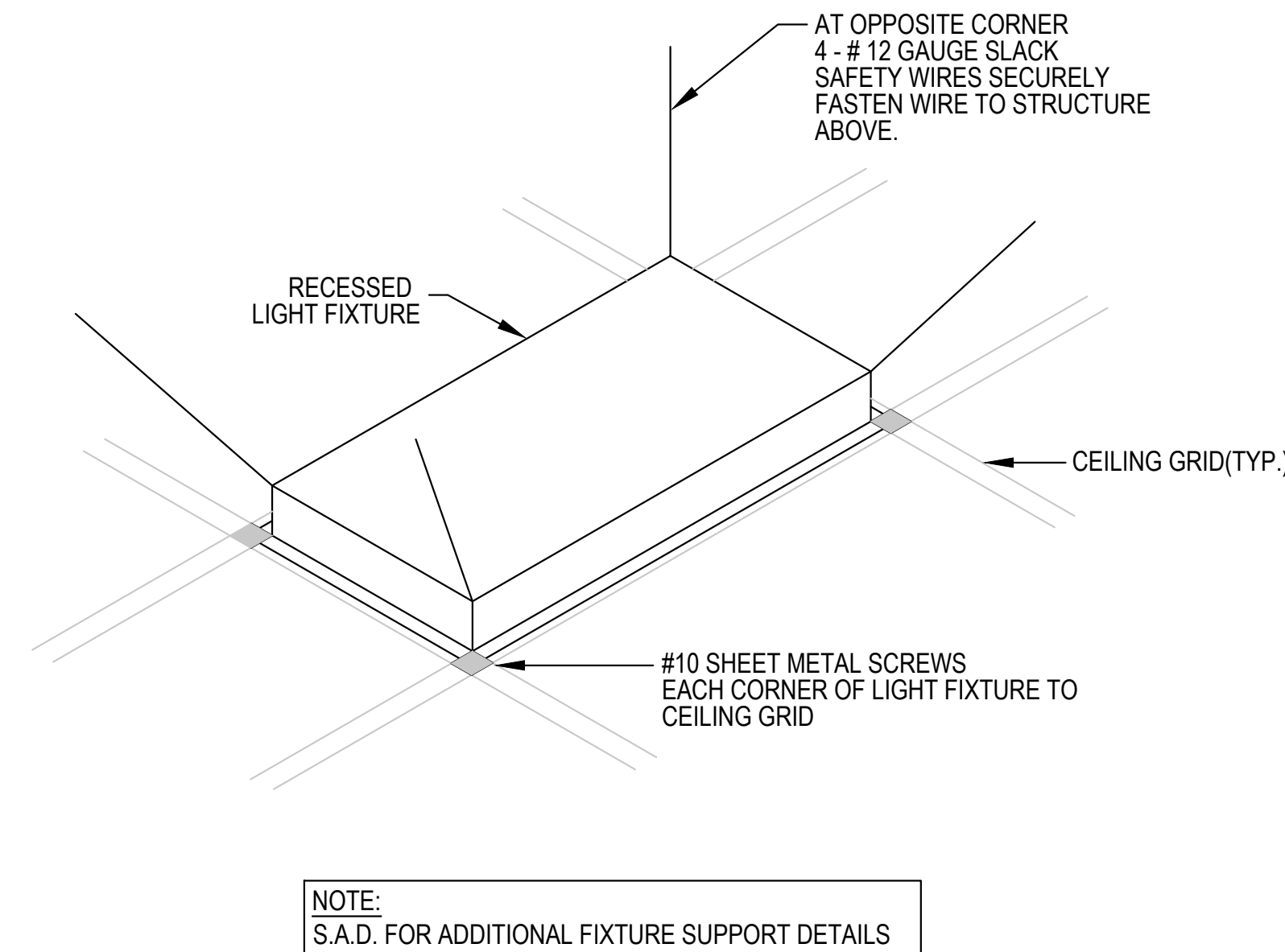
3 LIGHTING FIXTURE - SURFACE MOUNT DETAIL
SCALE: SCHEMATIC



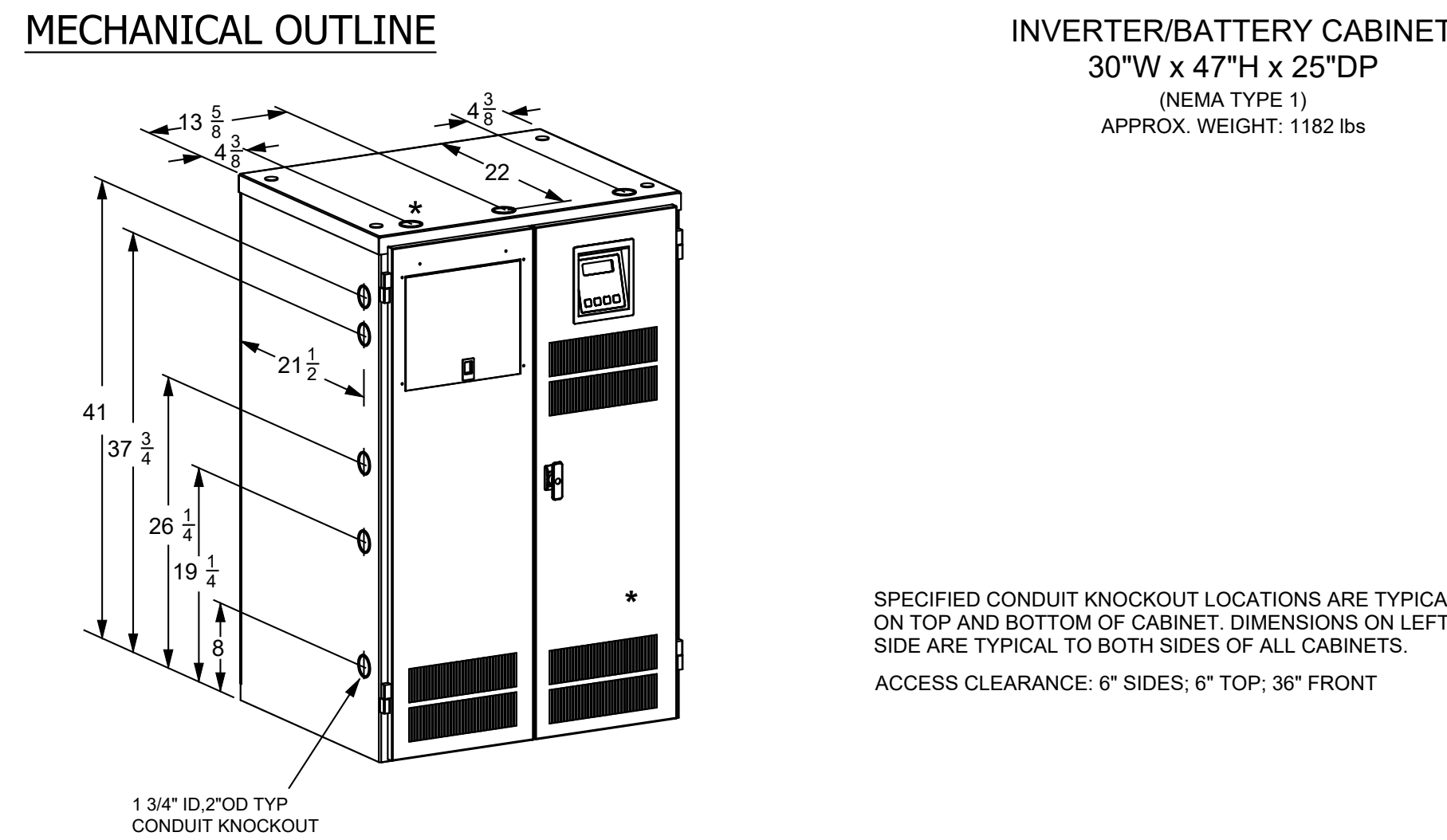
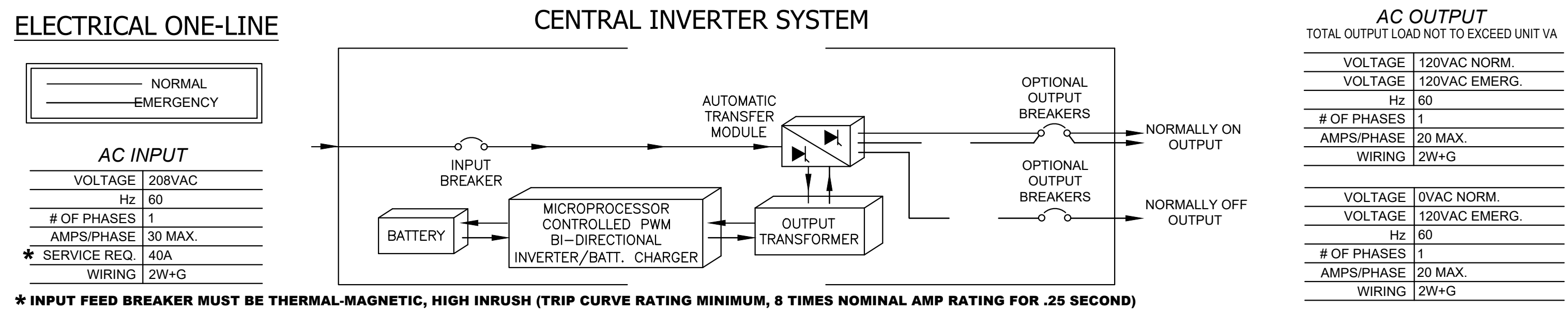
7 ROOFTOP CONDUIT MOUNTING
SCALE: SCHEMATIC



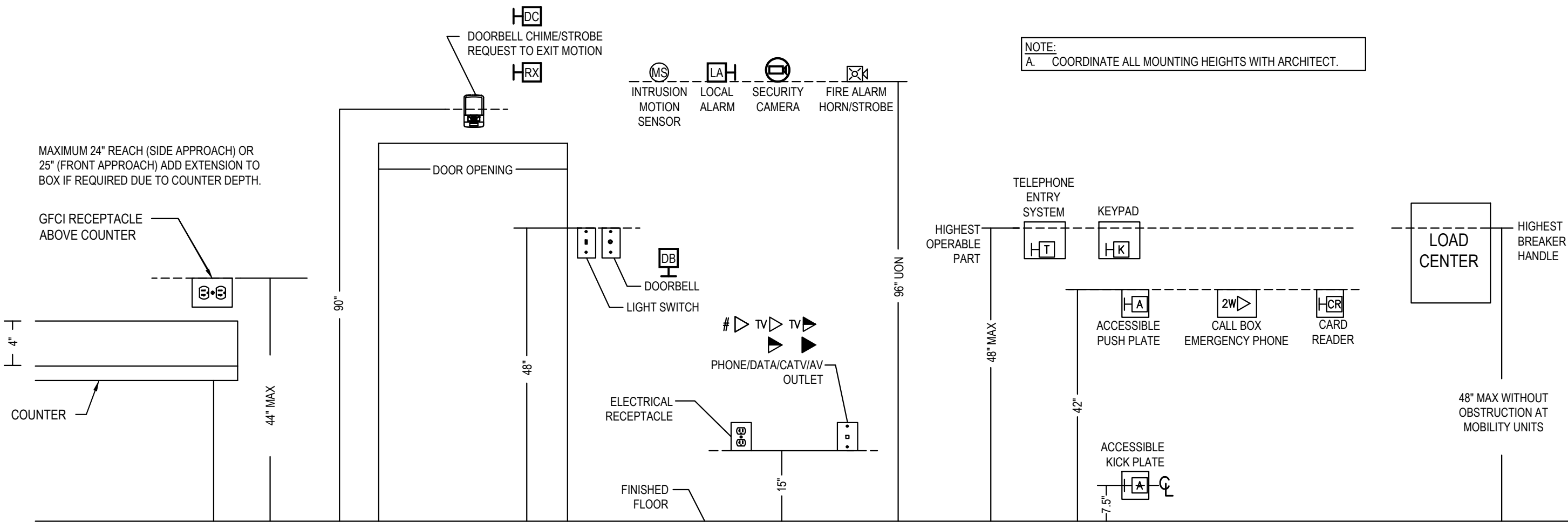
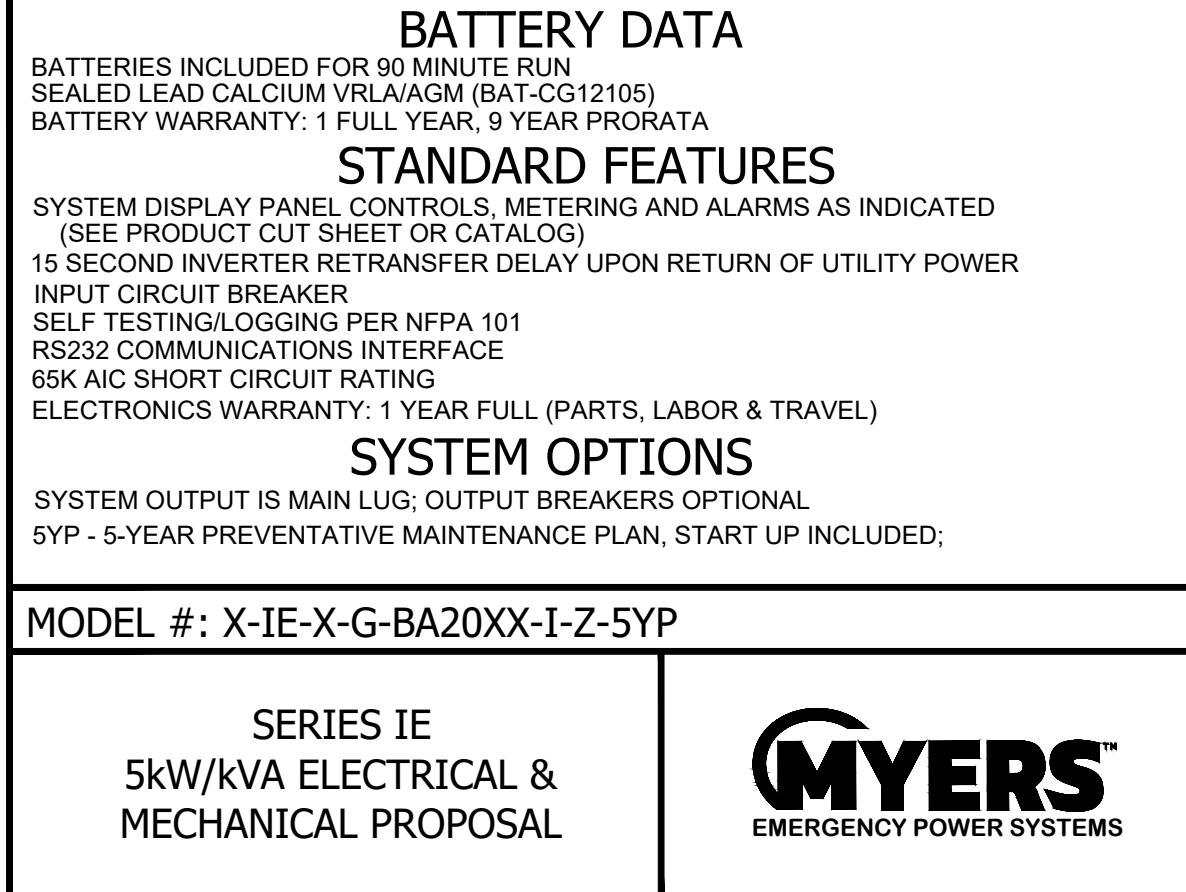
5 EQUIPMENT CONCRETE PAD DETAIL
SCALE: SCHEMATIC



2 LIGHTING FIXTURE - RECESSED MOUNT DETAIL
SCALE: SCHEMATIC



4 LIGHTING INVERTER WITH INTEGRATED PANELBOARD DETAIL
SCALE: SCHEMATIC



1 POWER AND SIGNAL MOUNTING HEIGHT DETAIL (NOT ALL SYMBOLS USED)
SCALE: SCHEMATIC

| WATER AND WASTE MAINS CALCULATIONS | | | | | | | | | | |
|---|------------------------|-----------------------------|-------|-------|----------------|-------|-----|------|-------|--|
| | | JOB NAME: NAVIGATION CENTER | | | DATE: 10/02/24 | | | | | |
| USE | FIXTURE TYPE | NO. | WASTE | | | WATER | | | TOTAL | |
| | | | FU | TOTAL | BOTH | CW | FU | HW | | |
| 6 | CLOTHES WASHER | 9 | 6 | 54 | 4 | 3.0 | 3.0 | | 36 | |
| U | DRINKING FOUNTAIN | 2 | 0.5 | 1 | 0.5 | 0.5 | | | 1 | |
| | HOSE BIBB (FIRST) | 1 | 0 | 0 | 2.5 | 2.5 | | | 2.5 | |
| | HOSE BIBB (ADDITIONAL) | 4 | 0 | 0 | 1 | 1.0 | | | 4 | |
| | LAUNDRY SINK | 1 | 2 | 2 | 1.5 | 1.1 | 1.1 | 1.5 | | |
| | LAVATORY (SINGLE) | 15 | 1 | 15 | 1 | 0.8 | 0.8 | 15 | | |
| U | SERVICE SINK | 1 | 3 | 3 | 3 | 2.3 | 2.3 | 3 | | |
| | SHOWER | 15 | 2 | 30 | 2 | 1.5 | 1.5 | 30 | | |
| | FLOOR DRAIN | 12 | 2 | 24 | 0 | | | 0 | | |
| | FLOOR SINK RECEPTOR | 7 | 3 | 21 | 0 | | | 0 | | |
| A | SINK, 1-1/2" TRAP | 2 | 3 | 6 | 2 | 1.5 | 1.5 | 4 | | |
| U | SINK, 2" TRAP | 2 | 4 | 8 | 2 | 1.5 | 1.5 | 4 | | |
| U | URINAL, 1.0 GPF | 3 | 2 | 6 | 3 | 3.0 | | 9 | | |
| U | WATER CLOSET, 1.6 FV | 13 | 4 | 52 | 5 | 5.0 | | 65 | | |
| | 3-COMP SINK | 1 | 4 | 4 | 3 | 2.3 | 2.3 | 3 | | |
| TOTAL FIXTURE UNITS | | | | | | | | 72.4 | 178.0 | |
| EQUIVALENT COLD WATER FLOWRATE (GPM): | | | | | | | | | 87 | |
| ADDITIONAL WATER DEMAND LOAD (GPM): | | | | | | | | | 0 | |
| AVAILABLE STATIC PRESSURE IN WATER MAIN (PSI) | | | | | | | | | 64 | |
| MINIMUM REQUIRED FIXTURE PRESSURE (PSI): | | | | | | | | | 20 | |
| ELEVATION RISE (FT): | | | | | | | | | 12 | |
| METER LOSS (PSI): | | | | | | | | | 4.0 | |
| BACKFLOW PREVENTER LOSS (PSI): | | | | | | | | | 10.0 | |
| ADDITIONAL LOSSES (PSI): | | | | | | | | | 0 | |
| EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE FIXTURE (F | | | | | | | | | 210 | |
| FRICTION LOSS PRESSURE AVAILABLE (PSI): | | | | | | | | | 24.79 | |
| MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT): | | | | | | | | | 11.81 | |
| WATER FLOW VELOCITY (FPS): | | | | | | | | | 5.86 | |
| CALCULATED FRICTION HEAD LOSS (PSI/100 FT): | | | | | | | | | 2.88 | |
| MINIMUM REQUIRED WATER PIPE SIZE (INCHES): | | | | | | | | | 2.5 | |
| MINIMUM REQUIRED WASTE PIPE SIZE (INCHES): | | | | | | | | | 5 | |
| (CALCULATIONS PER THE UPC/IPC) | | | | | | | | | | |

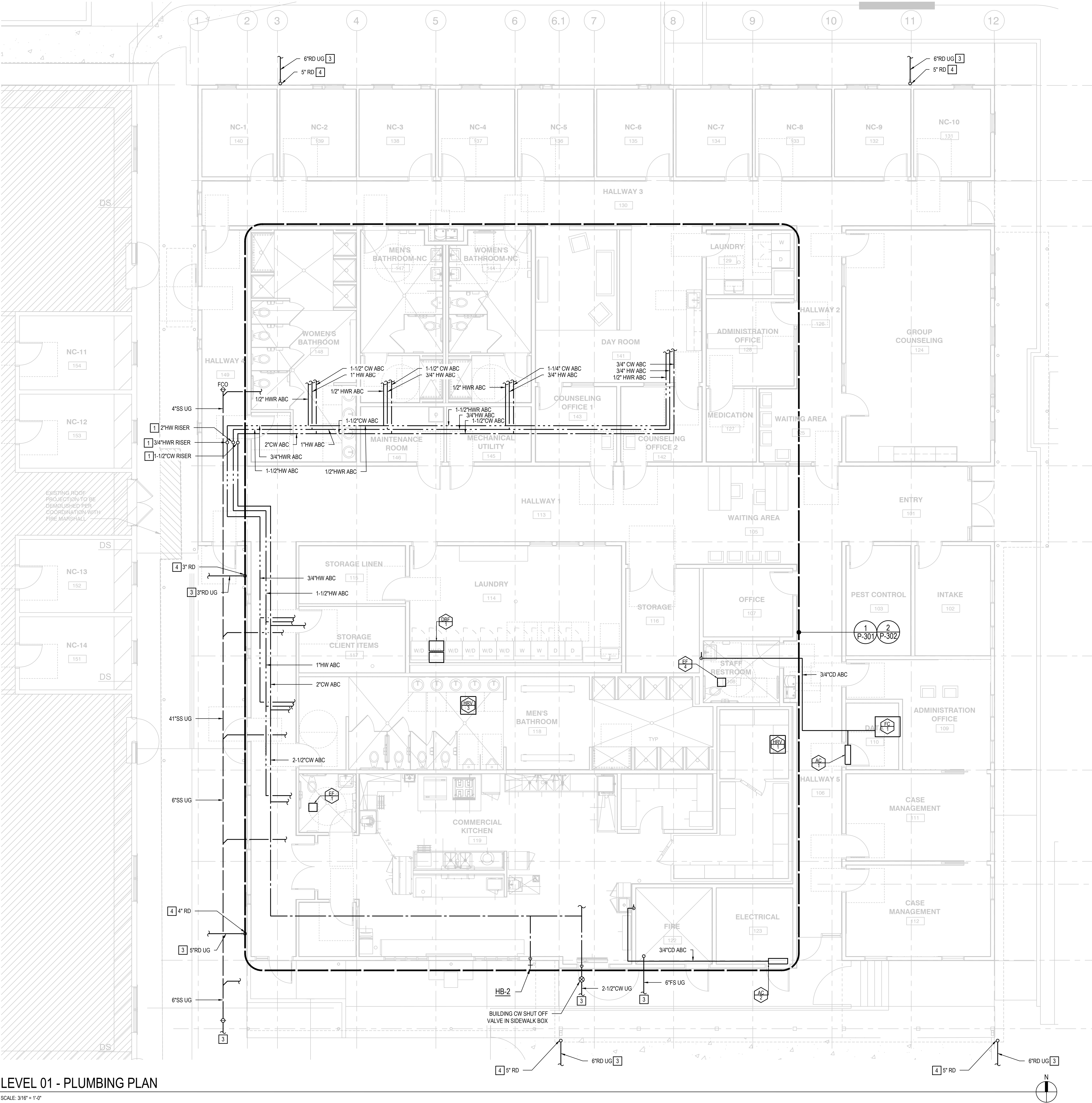
| WATER PIPE SIZING CHART | | | | | | | | | |
|---|-------------------|------------|---------------|------|-------|-----------|-----|---------------|--|
| PIPE SIZES CALCULATED BASED ON UPC/IPC APPENDIX A | | | | | | | | | |
| SIZE: TYPE L COPPER | | COLD WATER | | | | HOT WATER | | | |
| NOMINAL DIAMETER | INTERNAL DIAMETER | GPM | FIXTURE UNITS | TANK | VALVE | GPM | FPS | FIXTURE UNITS | |
| 1/2" | 0.545 | 3.7 | 5.1 | 4 | 0 | 3.6 | 5.0 | 4 | |
| 3/4" | 0.785 | 9.6 | 6.4 | 13 | 0 | 7.5 | 5.0 | 10 | |
| 1" | 1.025 | 19.3 | 7.5 | 28 | 0 | 12.9 | 5.0 | 18 | |
| 1-1/4" | 1.265 | 31.3 | 8.0 | 56 | 14 | 19.6 | 5.0 | 30 | |
| 1-1/2" | 1.505 | 44.4 | 8.0 | 103 | 35 | 27.7 | 5.0 | 49 | |
| 2" | 1.985 | 77.2 | 8.0 | 259 | 136 | 48.2 | 5.0 | 119 | |
| 2-1/2" | 2.465 | 119.0 | 8.0 | 474 | 358 | 74.4 | 5.0 | 245 | |

| WASTE AND VENT SIZING CHART | | | | | | |
|---------------------------------------|---------------------|------------|------|-------------|--------------|--------------|
| PIPE SIZES BASED ON UPC/IPC CHAPTER 7 | | | | | | |
| SIZE | WASTE FIXTURE UNITS | | | VENT PIPING | | |
| | 1/4" SLOPE | 1/8" SLOPE | VERT | FU | HORIZ LENGTH | TOTAL LENGTH |
| 1-1/4" | 1 | - | 1 | 1 | 15 | 45 |
| 1-1/2" | 1 | - | 2 | 8 | 20 | 60 |
| 2 | 8 | - | 16 | 24 | 40 | 120 |
| 3 | 35 | - | 48 | 84 | 71 | 212 |
| 4 | 216 | 173 | 256 | 100 | 300 | 300 |
| 5 | 428 | 342 | 600 | 130 | 390 | 390 |
| 6 | 720 | 576 | 1380 | 180 | 510 | 510 |

| FIRE PROTECTION DEFERRED SUBMITTAL NOTES | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|
| 1. ALL FIRE PROTECTION WORK FOR THE PROJECT WILL BE DEFERRED SUBMITTAL BY A QUALIFIED DESIGN/BUILD FIRE PROTECTION CONTRACTOR. FIRE PROTECTION SYSTEM IS TO INCLUDE A NEW CONNECTION TO PUBLIC WATER MAIN IN STREET, ONE ENTRY RISER FOR THE PROPERTY, AN ELECTRIC MOTOR FIRE PUMP WITH JOCKEY PUMP IF HYDRAULIC CALCULATIONS INDICATE NEED, INTERIOR LATERALS AND MULTIPLE RISERS WITHIN THE BUILDING AS NEEDED. | | | | | | | | | | |
| 2. REFER TO SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND ADDITIONAL INFORMATION. | | | | | | | | | | |
| 3. WORK INCLUDES DESIGN AND INSTALLATION OF A COMPLETE FIRE PROTECTION SYSTEM FOR THE FACILITY. FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR ALL WORK, INCLUDING SHOP DRAWING PREPARATION, NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM. | | | | | | | | | | |
| 4. PERFORM ALL DESIGN AND INSTALLATION WORK IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF NFPA AND ALL GOVERNING BUILDING CODES, REGULATIONS, ORDINANCES AND AGENCIES DRAWINGS AND SPECIFICATIONS. | | | | | | | | | | |
| 5. FIRE PROTECTION CONTRACTOR SHALL OBTAIN HYDRANT FLOW TEST CONDUCTED WITHIN THE LAST SIX (6) MONTHS TO DETERMINE AVAILABLE FLOW AND PRESSURE AT THE SITE. MARGIN OF SAFETY FOR WATER FLOW AND PRESSURE: 10 PERCENT, INCLUDING LOSSES THROUGH WATER-SERVICE PIPING, VALVES AND BACKFLOW PREVENTER. | | | | | | | | | | |
| 6. FIRE SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF NFPA 13. | | | | | | | | | | |
| 7. SPRINKLER OCCUPANCY HAZARD CLASSIFICATION, MINIMUM DENSITY FOR AUTOMATIC-SPRINKLER PIPING DESIGN AND MAXIMUM PROTECTION AREA PER SPRINKLER SHALL BE PROVIDED PER CURRENT ADOPTED VERSION OF NFPA 13, 45 AND THE CALIFORNIA FIRE CODE. | | | | | | | | | | |
| 8. REVIEW ALL PERMIT CONSTRUCTION DOCUMENTS TO ASSURE COORDINATION OF THE FIRE PROTECTION SCOPE OF WORK WITH ALL REQUIREMENTS AND OTHER DISCIPLINES. | | | | | | | | | | |
| 9. SUBMIT COMPLETE FIRE PROTECTION SYSTEM AND FIRE AND LIFE SAFETY PLAN CHECK DOCUMENTS FOR REVIEW AND APPROVAL BY LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION. RESPOND TO AND INCORPORATE COMMENTS BY LOCAL FIRE MARSHAL OR AUTHORITY HAVING JURISDICTION. | | | | | | | | | | |
| 10. PROVIDE CALIFORNIA LICENSED FIRE PROTECTION ENGINEER'S STAMP OR CONTRACTOR C-16 LICENSE ON FIRE PROTECTION PLANS FOR FIRE MARSHAL APPROVAL. | | | | | | | | | | |
| 11. ALL COST FOR INSPECTION, TEST SERVICES, BUILDING PERMITS, LICENSES AND CERTIFICATES SHALL BE THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS. | | | | | | | | | | |
| 12. PROVIDE HANGARS AND SWAY BRACING AS REQUIRED PER THE LATEST ADOPTED EDITION OF NFPA 13, SPECIFICATIONS AND LOCAL CODES AND ORDINANCES. | | | | | | | | | | |
| 13. ELEVATIONS OF PIPING AND POINTS OF CONNECTION ABOVE AND BELOW GROUND SHALL BE VERIFIED BY FIELD MEASUREMENT PRIOR TO THE START OF INSTALLATION. | | | | | | | | | | |
| 14. COORDINATE THE LOCATION OF RISERS, PIPING AND OTHER SPRINKLER SYSTEMS COMPONENTS WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL TRADES. | | | | | | | | | | |
| 15. COORDINATE INSTALLATION OF ALL EQUIPMENT AND PIPING WITH OTHER TRADES PRIOR TO INSTALLATION. FIRE PROTECTION CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ACCESS PANELS AND SPRINKLER HEADS PRIOR TO INSTALLATION. | | | | | | | | | | |
| 16. AVOID PENETRATION OF SOUND-RATED FLOORS AND WALLS WHENEVER POSSIBLE IF PENETRATIONS ARE REQUIRED. REFER TO ACOUSTIC CONSULTANT REQUIREMENTS FOR PROPER INSTALLATION. | | | | | | | | | | |
| 17. ALL PENETRATIONS OF WALLS, FLOORS AND CEILINGS TO BE SEALED ON BOTH SIDES WITH RATED FIRE STOPPING MATERIALS AND ACOUSTICAL SEALANT IN ORDER TO MAINTAIN THE INTEGRITY OF THE WALL AND AVOID TRANSMISSION OF SOUND. REFER TO ACOUSTIC CONSULTANT CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. | | | | | | | | | | |
| 18. FIRE SPRINKLER CONTRACTOR SHALL DETERMINE APPROPRIATE LOCATIONS TO TERMINATE FIRE SPRINKLER DRAINS. DRAIN LOCATIONS SHALL COMPLY WITH ALL CODES AND SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. FIRE SPRINKLER CONTRACTOR SHALL SHOW DRAIN TERMINATION ON SHOP DRAWINGS. COORDINATE INDIRECT WASTE RECEPTOR LOCATIONS WITH PLUMBING CONTRACTOR TO ACCEPT DRAIN DISCHARGE TERMINATION. | | | | | | | | | | |
| 19. SPRINKLER HEADS INSTALLED IN FREEZING CONDITIONS SHALL BE PROTECTED FROM FREEZING. | | | | | | | | | | |
| 20. FIRE PROTECTION SYSTEM PIPING AND EQUIPMENT SHALL BE SUPPORTED AND SEISMICALLY BRACED PER CBC, ASCE 7 AND NFPA REQUIREMENTS. | | | | | | | | | | |
| 21. COMMISSION AND SUBMIT FIELD TEST REPORTS, AS REQUIRED TO OBTAIN LOCAL FIRE MARSHAL SIGN-OFF OF THE COMPLETED, FUNCTIONAL SYSTEM. | | | | | | | | | | |
| 22. PROVIDE FIRE ALARM SYSTEM INTERFACE. | | | | | | | | | | |
| 23. SPRINKLER HEADS AT UNITS AND COMMON OR PUBLIC SPACES TO BE CONCEALED AND FLUSH TYPE HEADS, TYP. NO EXCEPTIONS. | | | | | | | | | | |

| PLUMBING FIXTURE SCHEDULE | | | | | | | | | | |
|---------------------------|---------------------------|-----------------|-------------|------|--------|--------|--|--|--|--|
| SYMBOL | TYPE | AREA SERVED | CONNECTIONS | | | | DESCRIPTION | | | |
| | | | CW | HW | SS | V | | | | |
| WC-1 | WATER CLOSET | RESTROOMS | 1-1/4" | --- | 3" | 2" | AMERICAN STANDARD MADERA FLOWISE #2234.001 FLOOR MOUNTED ELONGATED TOILET, FLUSH VALVE TYPE, 1.28 GPF, WHITE VITREOUS CHINA. PROVIDE WITH SEAT AND SLOAN ROYAL 111-1.28 MANUAL FLUSH VALVE, 1.28 GPF. | | | |
| WC-2 | WATER CLOSET (ADA) | RESTROOMS | 1-1/4" | --- | 3" | 2" | AMERICAN STANDARD MADERA FLOWISE #3043.001 FLOOR MOUNTED ELONGATED ADA TOILET, FLUSH VALVE TYPE, 1.28 GPF, WHITE VITREOUS CHINA. PROVIDE WITH SEAT AND SLOAN ROYAL 111-1.28 MANUAL FLUSH VALVE, 1.28 GPF. | | | |
| U-1 | URINAL | MEN'S RESTROOM | 3/4" | --- | 2" | 1-1/2" | AMERICAN STANDARD PINTBROOK 6002.001, WALL HUNG, 3/4" TOP SPUD AND SLOAN ROYAL 186-0.125 MANUAL FLUSH VALVE 0.125 GPF. PROVIDE WITH HANGER BRACKET. | | | |
| U-2 | URINAL (ADA) | MEN'S RESTROOM | 3/4" | --- | 2" | 1-1/2" | AMERICAN STANDARD WASHBROOK #6590.001, WALL HUNG, 3/4" TOP SPUD AND SLOAN ROYAL 186-0.125 MANUAL FLUSH VALVE 0.125 GPF. PROVIDE WITH HANGER BRACKET. | | | |
| L-1 | LAVATORY | RESTROOMS | 1/2" | 1/2" | 1-1/4" | 1-1/4" | AMERICAN STANDARD "MURRO" 0954.904EC WALL HUNG LAVATORY, VITREOUS CHINA, FRONT OVERFLOW WITH CHICAGO 2200-4E2805ABCP FAUCET WITH HOT WATER LIMIT STOP, 0.5 GPM FLOW, 4" CENTERSET. | | | |
| L-2 | LAVATORY (ADA) | RESTROOMS | 1/2" | 1/2" | 1-1/4" | 1-1/4" | AMERICAN STANDARD OVALYN II VITREOUS CHINA UNDER MOUNT LAVATORY WITH POP-UP DRAIN LEVER, SUPPLIED WITH MOUNTING KIT. SYMMETRIX SINGLE HANDLE LAVATORY FAUCET WITH 0.5 GPM FLOW RESTRICTOR. PROVIDE COVERS ON WASTE AND WATER PIPING BELOW SINK. | | | |
| SH-1 | SHOWER | RESTROOMS | 1/2" | 1/2" | 2" | 1-1/2" | FLORESTONE #86.3W FIBERGLASS SHOWER, 36"x36"x79". PROVIDE WITH CHICAGO SHOWER ONLY TRIM KIT #1907-850LCP (1.5 GPM MAX) WITH THERMOSTATIC/PRESSURE BALANCING VALVE. | | | |
| SH-2 | SHOWER (ADA) | RESTROOMS | 1/2" | 1/2" | 2" | 1-1/2" | AQUATIC ROLL-IN ACCESSIBLE SHOWER #16030TRCOL, 60"x36"x79". PROVIDE CHICAGO FAUCET #5H PB1-00-044 HANDHELD SHOWERHEAD (1.5 GPM MAX) WITH 36" STAINLESS STEEL SLIDE BAR AND PRESSURE BALANCING SHOWER VALVE, STAINLESS STEEL GRAB BARS AND FOLDING SEAT TO MEET ADA REQUIREMENTS. | | | |
| LS-1 | LAUNDRY SINK | LAUNDRY ROOM | 1/2" | 1/2" | 2" | 1-1/2" | KOHLER K-6663, 25x22"x13" SINGLE COMPARTMENT, 2-HOLE CAST IRON CABINET MOUNTED SINK WITH 3" DRAIN. CHICAGO #431-ABCP SINGLE LEVER 8" SWING SPOUT FAUCET WITH LOW FLOW AERATOR (1.5 GPM). | | | |
| S-1 | COUNTER SINK | LAUNDRY ROOM | 1/2" | 1/2" | 2" | 1-1/2" | KOHLER K-6663, 25x22"x13" SINGLE COMPARTMENT, 2-HOLE CAST IRON CABINET MOUNTED SINK WITH 3" DRAIN. CHICAGO #431-ABCP SINGLE LEVER 8" SWING SPOUT FAUCET WITH LOW FLOW AERATOR (1.5 GPM). | | | |
| MS-1 | MOP SINK | | 1/2" | 1/2" | 2" | 1-1/2" | FLORESTONE MODEL 91, 24x24"x12" TERRAZZO MOP RECEPTOR, 5FT LONG HOSE WITH CLAMP. ZURN Z1996-SF FAUCET WITH VACUUM BREAKER, DOUBLE STOPS AND BUCKET HOOK WITH BRACE. | | | |
| FD-1 | FLOOR DRAIN | VARIOUS | --- | --- | 2" | 1-1/2" | JR SMITH 2005Y WITH ADJUSTABLE STRAINER HEAD, VANDAL PROOF SCREWS, NICKEL BRONZE STRAINER. PROVIDE WITH TRAP PRIMER CONNECTION. | | | |
| FS-1 | FLOOR SINK | VARIOUS | --- | --- | 2" | 1-1/2" | JR SMITH MODEL 3100 FLOOR SINK WITH DOME BOTTOM STRAINER AND 3/4 GRATE TOP. PROVIDE WITH TRAP PRIMER CONNECTION. | | | |
| HD-1 | HUB DRAIN | FIRE RISER ROOM | --- | --- | 3" | 1-1/2" | WATTS MODEL NO. FD-100-DD, 4" Ø EPOXY COATED CAST IRON FLOOR DRAIN WITH ADJUSTABLE CAST IRON HUB FUNNEL. PROVIDE WITH P-TRAP AND TRAP PRIMER. | | | |
| DF-1 | DRINKING FOUNTAIN (ADA) | VARIOUS | 1/2" | --- | 1-1/4" | 1-1/4" | ELKAY #EMABFTLDDWSLK, HILO WALL MOUNTED G FOR ADA INSTALLATION. PUSH BUTTON VALVE WITH ADJUSTABLE FLOW, VANDAL RESISTANT BUBBLER HEAD, 18 GA. STAINLESS STEEL CONSTRUCTION WITH BOTTLE FILLER. | | | |
| WB-1 | WASHER BOX | LAUNDRY ROOM | 1/2" | 1/2" | 2" | 1-1/2" | SIOUX CHIEF MODEL #696G230 ABS WASHER BOX WITH GALVANIZED STEEL BRACKET, HOT AND COLD WATER BIBB CONNECTIONS AND 2" DRAIN. PROVIDE WATER HAMMER ARRESTER ON WASHER BOX CW SUPPLY. | | | |
| TP-1 | TRAP PRIMER | VARIOUS | 1/2" | --- | --- | --- | PRECISION PLUMBING PRODUCTS, INC. #P1-500 PRIME TRIP FOR 1 TO 4 FLOOR DRAINS AND FLOOR SINKS. PROVIDE 12"x12" ACCESS DOOR FOR CONCEALED UNITS. | | | |
| HB-1 | HOSE BIBB | RESTROOMS | 1/2" | --- | --- | --- | PRIER #C255NP SATIN NICKEL PLATED, HEAVY CAST BRASS BENT ANGLE HOSE BIBB WITH ANTI-SIPHON BACKFLOW CHECK VALVE CONNECTION. PROVIDE WITH LOOSE KEY. | | | |
| HB-2 | WALL SUPPLY BOX | EXTERIOR | 1/2" | --- | --- | --- | ACORN 8104, WALL RECESSED HOSE BOX WITH LOCKING DOOR, REMOVABLE WHEEL HANDLE, ONE PIECE CAST CONSTRUCTION, PROVIDE WITH VACUUM BREAKER AND LEAD FREE. | | | |
| GI-1 | INDOOR GREASE INTERCEPTOR | SERVERY | - | - | 3" | - | POLYETHYLENE INDOOR GREASE INTERCEPTOR, SCHIER #GB-75, FLOW RATE 75 GPM, STATIC WATER CAPACITY 125 GAL., 861 LBS GREASE CAPACITY. INSTALL FLUSH TO FLOOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS. | | | |

| HEAT PUMP WATER HEATER | | | | | | | | | | |
|------------------------|---|----------|-------------------------|---------------------|------------------------------|--------------|----------|-------|-------|-------------|
| SYMBOL | MANUFACTURER /MODEL | LOCATION | RECOVERY SETPOINT (GPH) | RATED STORAGE (GAL) | MIN COOP (ATDOE TEST STANDS) | WEIGHT (LBS) | ELECTRIC | | | NOTES |
| | | | | | | | MCA | VOLTS | PHASE | MOCP (AMPS) |
| WH-1
WH-2 | LOCHINVAR
AHP-060 | ROOF | 52 | 0 | 4.61 | 743 | 180 | 480 | 3 | 35 |
| NOTE | 1. PROVIDE UNITS WITH BACKUP GENERATOR TO COMMUNICATE WITH BUILDING BMS.
SEE CHWS/SYSTEM DIAGRAM 4/P.003. PROVIDE PIPING PER MANUFACTURER RECOMMENDATIONS.
MOUNT UNITS ON 4" HOUSE KEEPING PADS. PROVIDE VIBRATION ISOLATOR MOUNTS. | | | | | | | | | |



1 LEVEL 01 - PLUMBING PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- A. SS PIPE 3" AND UNDER SHALL BE SLOPED AT 1/4" PER FOOT SLOPE, SS PIPE 4" AND GREATER SHALL BE SLOPED AT 1/8" PER FOOT SLOPE.
B. HORIZONTAL ROOF DRAINAGE PIPE WILL BE RUN AT 1/8" PER FOOT SLOPE UNLESS NOTED OTHERWISE.
C. PROVIDE A WCO UNDER EACH SINK.
D. REFER TO ISOMETRIC SHEET P-802 FOR PIPE SIZES NOT SHOWN.
E. DO NOT INSTALL WATER PIPES ABOVE ELECTRICAL PANELS. DO NOT RUN WATER PIPES THRU ELECTRICAL ROOMS, IDF OR MDF ROOMS. COORDINATE WITH ELECTRICAL.

SHEET NOTES

1. WATER RISER TO ROOF ABOVE.
2. SS DROP FROM ABOVE.
3. REFER TO CIVIL PLANS FOR CONNECTION TO UTILITY.
4. DOWNSPOUT ON EXTERIOR WALL. REFER TO CIVIL PLANS FOR CONNECTION TO STORM DRAIN SYSTEM.

**SALAZAR
ARCHITECT**

2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232
PHONE: 503.702.2575
WWW.SALAZARCH.COM



PROJECT NUMBER: 2321

**SHELTER II AT
EAST BEAMER**

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

**THURMOND
CONSULTING**

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

PHASE:

**75%
CONSTRUCTION
DOCUMENTS**

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
**LEVEL 01 -
PLUMBING PLAN**

DRAWN BY: EDC
CHECKED BY: EDC
DATE CREATED: 10/02/24
SHEET:

P-201

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SHELTER II AT
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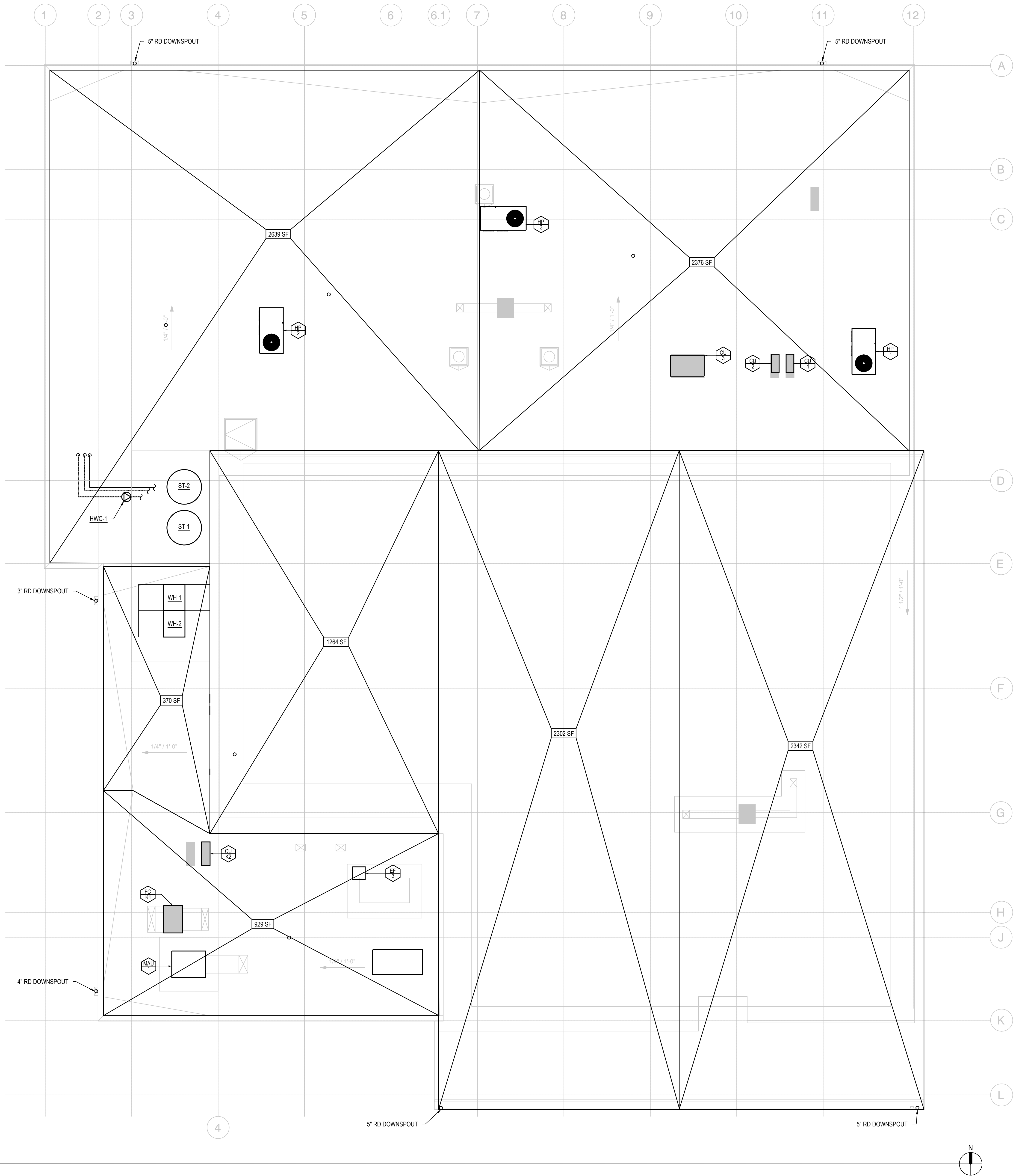
SHEET TITLE:
ROOF - PLUMBING
PLAN

DRAWN BY: EDC
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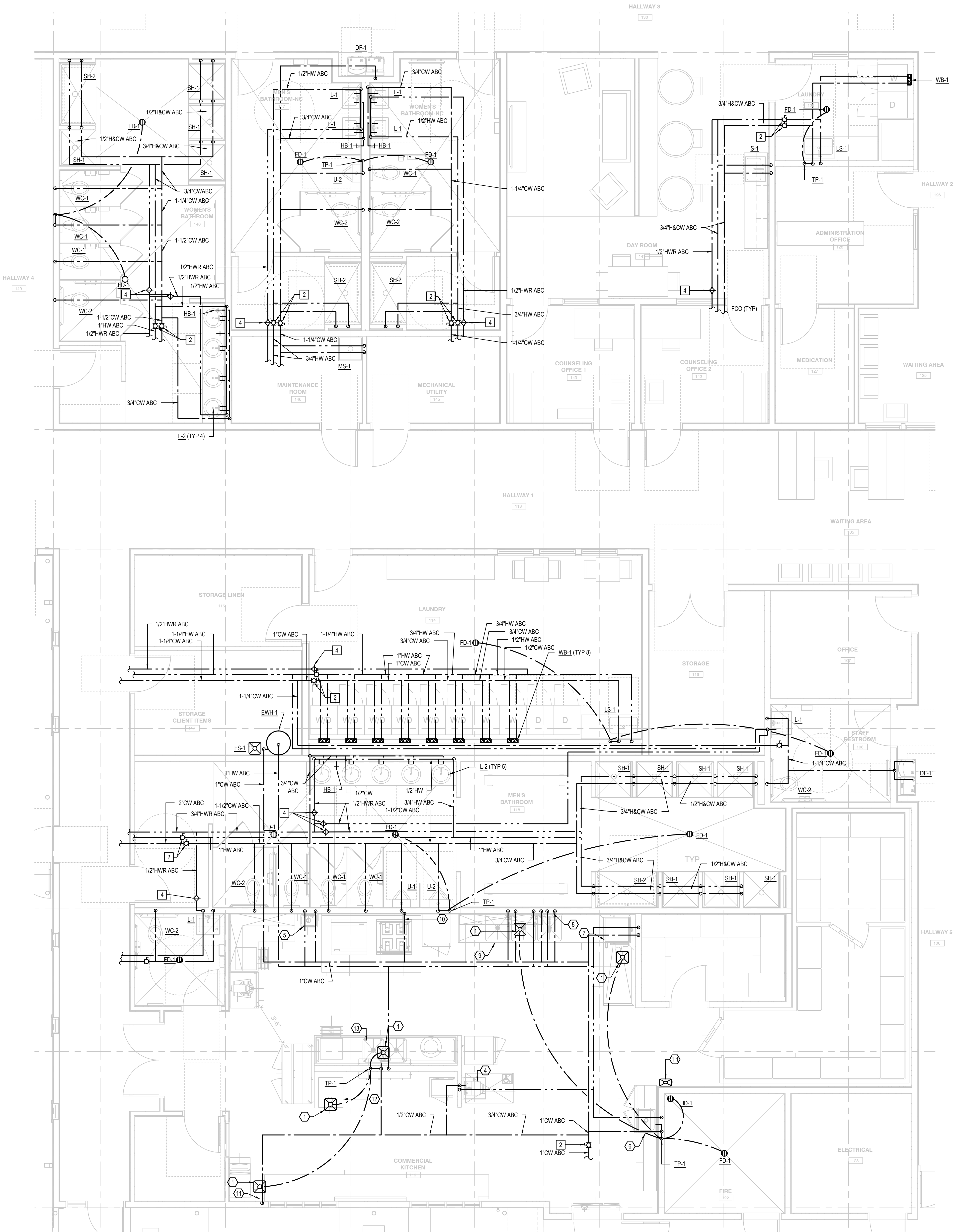


| GENERAL NOTES | |
|--|--|
| A. DO NOT INSTALL WATER PIPES ABOVE ELECTRICAL PANELS. DO NOT RUN WATER PIPES THRU ELECTRICAL ROOMS, IDF OR MDF ROOMS. COORDINATE WITH ELECTRICAL. | |
| SHEET NOTES # | |
| 1. WATER RISER TO ROOF ABOVE. | |
| 2. WATER ISOLATION VALVE ABOVE THE CEILING. PROVIDE ACCESS PANEL. COORDINATE WITH ARCHITECTURAL. | |
| 3. REFER TO CIVIL PLANS FOR CONNECTION TO UTILITY. | |
| 4. PROVIDE GRISWOLD K VALVE #3K02EL 1/2" FLOW CONTROL VALVE IN HWR PIPE SET TO 0.33 GPM. PROVIDE WITH SHUT-OFF VALVES ON EACH SIDE. | |

| PLUMBING SCHEDULE X | | | | | | | |
|----------------------------------|---|------|------------|------|------------|--------|---------|
| PLUM. NO. | DESCRIPTION | QTY. | WATER | | WASTE | | NOTE(S) |
| | | | CONN. SIZE | DIR. | CONN. SIZE | INDIR. | |
| C.W. | H.W. | | | | | | |
| 1 | FLOOR SINK | 5EA. | - | - | - | - | |
| 1.1 | FLOOR SINK 1/2 SIZE | 1EA. | - | - | - | - | |
| 4 | WALL MOUNTED HAND SINK FAUCET W/ 1/2" INLET 4" CENTER | 1EA. | 1/2" | 1/2" | 1 1/2" | - | |
| 5 | WALL MOUNTED HAND SINK FAUCET W/ 1/2" INLET 4" CENTER | 1EA. | 1/2" | 1/2" | 1 1/2" | - | |
| 6 | MOP SINK CABINET | 1EA. | 1/2" | 1/2" | 2" | - | |
| 7 | HIGH TEMP WARE WASHER WITH RAPID FILL | 1EA. | 1/2" | 1/2" | - | 1 1/2" | 1 2 |
| 8 | PRE-RINSE FAUCET, SPLASH MOUNT FAUCET W/ 1/2" INLET 8" CENTER | 1EA. | 1/2" | 1/2" | - | - | |
| 9 | POTWASH SINK FAUCET W/ 3/4" INLET 8" CENTER | 2EA. | 3/4" | 3/4" | - | 2" | |
| 10 | WALL MOUNTED POT FILLER FAUCET | 1EA. | 1/2" | - | - | - | |
| 11 | ICE MAKER WITH BIN | 1EA. | 3/8" | - | - | 3/4" | 3 |
| 12 | SODA AND BEVERAGE DISPENSER | 1EA. | - | - | - | 3/4" | |
| 13 | PREP SINK PLASH MOUNT FAUCET W/ 1/2" INLET 8" CENTER | 1EA. | 1/2" | 1/2" | - | 2" | |

PLUMBING KEY NOTE(S):

- WATER HAMMER ARRESTOR (MEETING ASSE-1010 STANDARD) BY PLUMBER IN SUPPLY LINE.
- WATER PRESSURE 15-25 PSI- IF HIGHER, FURNISH PRESSURE REGULATOR VALVE WITH INTERNAL THERMAL EXPANSION BYPASS BY PLUMBER.
- INTERCONNECT WATER FILTER TO WATER SUPPLY AND OUTLET OF WATER FILTER TO IN INLET OF WATER FILTER.



1 ENLARGED H&CW PLAN
SCALE: 1/4" = 1'-0"

SALAZAR
ARCHITECT

2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232
PHONE: 503.702.2575
WWW.SALAZARCH.COM

EDesignC
Incorporated
583 MARKET STREET, SUITE 400
SAN FRANCISCO, CA 94104
215 9TH STREET, SUITE 303
OAKLAND, CA 94607
81 GREGORY LANE, SUITE 3
PLEASANT HILL, CA 94553
(415) 963-4303

PROJECT NUMBER: 2321
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PHASE:
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REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
ENLARGED H&CW
PLUMBING PLAN

DRAWN BY: EDC
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GENERAL NOTES

A

SS PIPE 3" AND UNDER SHALL BE SLOPED AT 1/4" PER FOOT SLOPE, SS PIPE 4" AND GREATER SHALL BE SLOPED AT 1/8" PER FOOT SLOPE.

B

PROVIDE A WCO UNDER EACH SINK.

C

REFER TO ISOMETRIC SHEET P-802 FOR PIPE SIZES NOT SHOWN.

| PLUMBING SCHEDULE X | | | | | | | | |
|----------------------------------|---|------|------------|------|------------|--------|---------|---|
| PLUM. NO. | DESCRIPTION | QTY. | WATER | | WASTE | | NOTE(S) | |
| | | | CONN. SIZE | DIR. | CONN. SIZE | INDIR. | | |
| C.W. | H.W. | | | | | | | |
| 1 | FLOOR SINK | 5EA. | - | - | - | - | | |
| 1.1 | FLOOR SINK 1/2 SIZE | 1EA. | - | - | - | - | | |
| 4 | WALL MOUNTED HAND SINK FAUCET W/ 1/2" INLET 4" CENTER | 1EA. | 1/2" | 1/2" | 1 1/2" | - | | |
| 5 | WALL MOUNTED HAND SINK FAUCET W/ 1/2" INLET 4" CENTER | 1EA. | 1/2" | 1/2" | 1 1/2" | - | | |
| 6 | MOP SINK CABINET | 1EA. | 1/2" | 1/2" | 2" | - | | |
| 7 | HIGH TEMP WARE WASHER WITH RAPID FILL | 1EA. | 1/2" | 1/2" | - | 1 1/2" | 1 | 2 |
| 8 | PRE-RINSE FAUCET, SPLASH MOUNT FAUCET W/ 1/2" INLET 8" CENTER | 1EA. | 1/2" | 1/2" | - | - | | |
| 9 | POTWASH SINK FAUCET W/ 3/4" INLET 8" CENTER | 2EA. | 3/4" | 3/4" | - | 2" | | |
| 10 | WALL MOUNTED POT FILLER FAUCET | 1EA. | 1/2" | - | - | - | | |
| 11 | ICE MAKER WITH BIN | 1EA. | 3/8" | - | - | 3/4" | 3 | |
| 12 | SODA AND BEVERAGE DISPENSER | 1EA. | - | - | - | 3/4" | | |
| 13 | PREP SINK PLASH MOUNT FAUCET W/ 1/2" INLET 8" CENTER | 1EA. | 1/2" | 1/2" | - | 2" | | |

PLUMBING KEY NOTE(S):

1

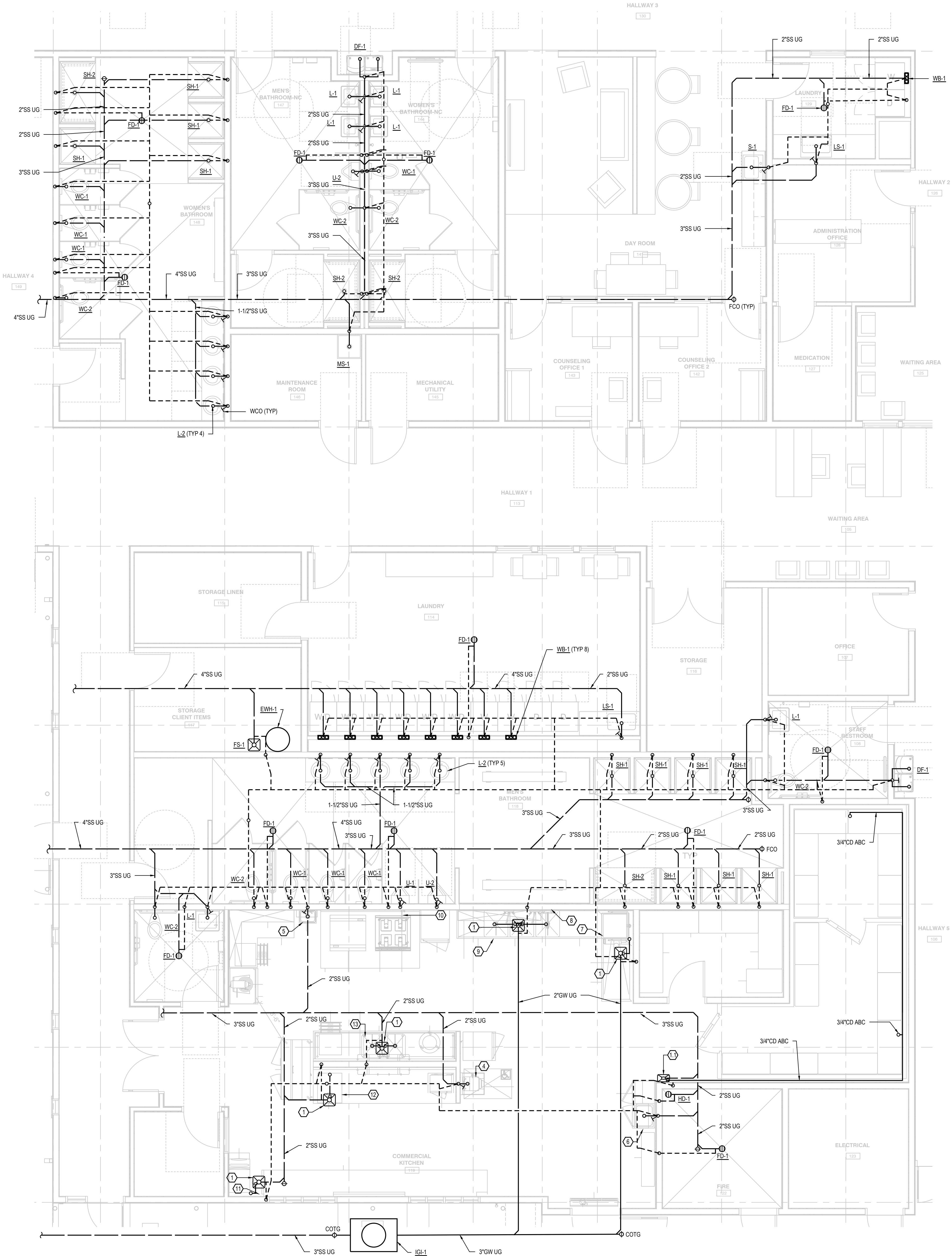
WATER HAMMER ARRESTOR (MEETING ASSE-1010 STANDARD) BY PLUMBER IN SUPPLY LINE.

2

WATER PRESSURE 15-25 PSI- IF HIGHER, FURNISH PRESSURE REGULATOR VALVE WITH INTERNAL THERMAL EXPANSION BYPASS BY PLUMBER.

3

INTERCONNECT WATER FILTER TO WATER SUPPLY AND OUTLET OF WATER FILTER TO IN INLET OF WATER FILTER.



1

ENLARGED H&CW PLAN

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

SALAZAR
ARCHITECT

2222 NE OREGON ST.
SUITE 101
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PHONE: 503.702.2575
WWW.SALAZARCH.COM



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PHASE:
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DOCUMENTS

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GENERAL NOTES

- A. SS PIPE 3" AND UNDER SHALL BE SLOPED AT 1/4" PER FOOT SLOPE. SS PIPE 4" AND GREATER SHALL BE SLOPED AT 1/8" PER FOOT SLOPE.
- B. PROVIDE A WCO UNDER EACH SINK.
- C. REFER TO PLUMBING P-201 FOR SS PIPE SIZES NOT SHOWN.

SALAZAR
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2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232

PHONE: 503.702.2575
WWW.SALAZARCH.COM



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REVISIONS:

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SS & V ISOMETRIC
PLANS

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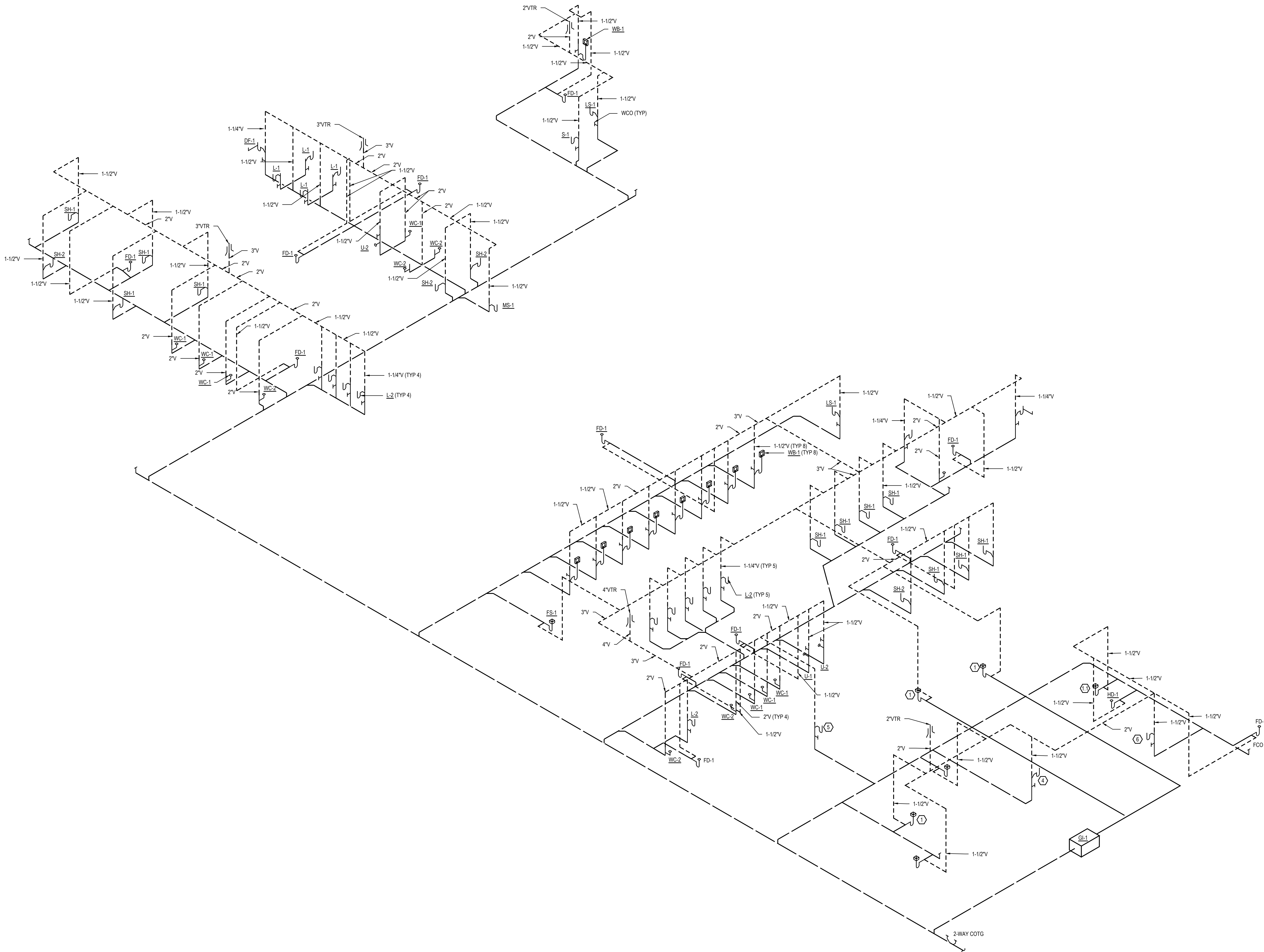
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SHELTER II AT EAST BEAMER

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**CONSTRUCTION
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STATE OF CALIFORNIA

Indoor Lighting

CERTIFICATE OF COMPLIANCE

Project Name:Shelter II at East Beamer

Report Page: (Page 1 of 11)

Project Address:1901 East Beamer Street

Date Prepared:8/27/2024

A. GENERAL INFORMATION

01Project Location (city)Woodland

04Total Conditioned Floor Area (ft²)9,515

02Climate Zone12

05Total Unconditioned Floor Area (ft²)0

03Occupancy Types Within Project (select all that apply):

06# of Stories (Habitable Above Grade)1

• Hotel/Motel • Office • Support Areas • All Other Occupancies

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

| Scope of Work | Conditioned Spaces | Unconditioned Spaces |
|--|--|---|
| 01
My Project Consists of (check all that apply):
☐ New Lighting System
☐ New Lighting System - Parking Garage
☒ Altered Lighting System | 02
Calculation Method

Area Category Method
9515 | 03
04
05
Calculation Method
Area (ft²)
Area Category Method
0 |
| Total Area of Work (ft²) | 9515 | 0 |

STATE OF CALIFORNIA

Indoor Lighting

CERTIFICATE OF COMPLIANCE

Project Name:Shelter II at East Beamer

Report Page: (Page 4 of 11)

Date Prepared:8/27/2024

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

| 01 | 02 | 03 |
|--|---|-----------------|
| Mandatory Demand Response 110.12(c) | Shut-off controls 130.1(c) / 160.5(b)4C | Field Inspector |
| Required >= 4,000W subject to multilevel | See Area/Space Level Controls | Pass Fail |

Area Level Controls

| 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
|-------------------------------------|--|--|--|---|---|---|--|-----------------|
| Area Description | Complete Building or Area Category Primary Function Area | Manual Area Controls 130.1(a) / 160.5(b)4A | Multi-Level Controls 130.1(b) / 160.5(b)4B | Shut-Off Controls 130.1(c) / 160.5(b)4C | Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D | Secondary Daylighting 130.1(e) / 160.5(b)4D | Interlocked Systems 140.6(a)2 / 170.2(e)2A | Field Inspector |
| Hallway 1 | Corridor | Readily Accessible | NA: General Ltg <= 0.5W/5F | Occupancy Sensor | Included | Included | No | Pass Fail |
| Restrooms | Restroom | Readily Accessible | Dimmer | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | Pass Fail |
| Maintenance Room/Mechanical Utility | Electrical Mechanical Telephone Room | Readily Accessible | NA: General Ltg <= 0.5W/5F | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | Pass Fail |
| Electrical/Fire | Electrical Mechanical Telephone Room | Readily Accessible | NA: General Ltg <= 0.5W/5F | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | Pass Fail |
| Counseling Office 1/2 | Office (<=250 square feet) | Readily Accessible | Dimmer | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | Pass Fail |
| Intake 102/Admin Office 109 | Office (<=250 square feet) | Readily Accessible | Dimmer | Occupancy Sensor | Included | Included | No | Pass Fail |
| Medication 127/Data 110 | Office (<=250 square feet) | Readily Accessible | NA: Enclosed area <100SF | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | Pass Fail |
| Admin Office 107/Pest Control 103 | Office (<=250 square feet) | Readily Accessible | Dimmer | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | Pass Fail |

STATE OF CALIFORNIA

Indoor Lighting

CERTIFICATE OF COMPLIANCE

Project Name:Shelter II at East Beamer

Report Page: (Page 7 of 11)

Date Prepared:8/27/2024

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

All areas indicated in Table I as using an additional allowance using the Area Category Method have been included in this table to calculate the additional allowance per Table 140.6-C /170.2-M

Conditioned Spaces

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|---|-------------------------------|--|---|--|-------------------------|----------------------------|---------------------|----------------------|--------------------|
| Area Description | Primary Function Area | Applicable Qualifying Lighting System from Table 140.6-C | Allowed Density (W/ft² or W/ft or W/unit) | Ltg Area, Length or ATM/Minotr (ft², if or ft) | Extra Allowance (Watts) | Luminaire Name or Item Tag | Watts per Luminaire | Number of Luminaires | Total Design Watts |
| Day Room 141 | Lounge | Decorative/Display A | 0.25 | 450 | 112.5 | U | 12.2 | 3 | 36.6 |
| Total Design Watts | Calculated Allowance (Watts): | Total Additional Allowance for this Area: | | | | | | | |
| 36.6 | 112.5 | 36.6 | | | | | | | |
| 11 | | | | | | | | | |
| Total Additional Allowance (Watts) CONDITIONED SPACES | | | 37 | | | | | | |

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

Project Name: Shelter II at East Beamer

Report Page: (Page 2 of 11)

Date Prepared: 8/27/2024

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

| Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b) / 170.2(e) | Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts) | | | | | ≥ | Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts) | | | = | Compliance Results | |
|--|--|-------------------------------------|---|-------------------------------------|-----------------------|-------|---|--|---|----------|-----------------------------------|--|
| | 01 | 02 | 03 | 04 | 05 | | 06 | 07 | 08 | | 09 | |
| | Complete Building 140.6(c)1 | Area Category 140.6(c)2 / 170.2(e)4 | Area Category Additional 140.6(c)5 / 170.2(e)4b (+) | Tailored 140.6(c)3 / 170.2(e)4b (+) | Total Allowed (Watts) | | Total Designed (Watts) | PAF Lighting Control Credits >140.6(a)2 / 170.2(e)1B (-) | Total Adjusted (Watts) * Includes Adjustments | | 05 must be >= 08 140.6 / 170.2(e) | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| (See Table I) | (See Table I) | (See Table J) | (See Table K) | = | 5,701 | ≥ | 5,667 | 0 | = | 5667 | COMPLIES | |
| Conditioned | 5,664.6 | 37 | = | 5,701 | ≥ | 5,667 | 0 | = | 5667 | COMPLIES | | |
| Unconditioned | | | = | | ≥ | | | | | | COMPLIES | |
| Controls Compliance (See Table H for Details) | | | | | | | | | | | COMPLIES | |
| Rated Power Reduction Compliance (See Table Q for Details) | | | | | | | | | | | | |

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Fixture R is within sleeping rooms and therefore subject only to mandatory requirements.

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

Project Name: Shelter II at East Beamer

Report Page: (Page 5 of 11)

Date Prepared: 8/27/2024

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

| | | | | | | | | | |
|-------------------------------------|----------------------------|--------------------|--|------------------|-------------------------------------|------------------------|----|--------------------------|--------------------------|
| Case Management 111/112 | Office (<=250 square feet) | Readily Accessible | Dimmer | Occupancy Sensor | NA: General Ltg < 120W | NA: General Ltg < 120W | No | ☐ | ☐ |
| Office 107 | Office (<=250 square feet) | Readily Accessible | Dimmer | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | ☐ | ☐ |
| Day Room 141 | Lounge | Readily Accessible | Dimmer | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | ☐ | ☐ |
| Laundry 129 | Laundry | Readily Accessible | NA: Enclosed area w/ 1 luminaire <=2 Lamps | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | ☐ | ☐ |
| Group Counselors 124 | Office (>250 square feet) | Readily Accessible | Dimmer | Occupancy Sensor | Included | Included | No | ☐ | ☐ |
| Entry/Waiting Areas | Lounge | Readily Accessible | NA: General Ltg <= 0.5W/SF | Occupancy Sensor | Included | Included | No | ☐ | ☐ |
| Storage 116 | All Other Space Types | Readily Accessible | Dimmer | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | ☐ | ☐ |
| Kitchen | Kitchen/ Food Preparation | Readily Accessible | Dimmer | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | ☐ | ☐ |
| Laundry 114 | Laundry | Readily Accessible | Dimmer | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | ☐ | ☐ |
| Storage Linen/ Storage Client Items | All Other Space Types | Readily Accessible | NA: Enclosed area w/ 1 luminaire <=2 Lamps | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | ☐ | ☐ |
| Hallways 2-5 | Corridor | Readily Accessible | NA: General Ltg <= 0.5W/SF | Occupancy Sensor | NA: Rm < 24sf Glazing | NA: Rm < 24sf Glazing | No | ☐ | ☐ |
| | | | | | Plan Sheet Showing Daylit Zones: 13 | | | | |
| | | | | | E Sheets | | | | |

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: EnergyPro-8554-0824-3528
Report Generated: 2024-08-27 12:59:30

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

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Report Page: (Page 8 of 11)

Date Prepared: 8/27/2024

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

Generated Date/Time:

Documentation Software: EnergyPro

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: EnergyPro-8554-0824-3528
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STATE OF CALIFORNIA

Indoor Lighting

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Report Page: (Page 3 of 11)

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CALIFORNIA ENERGY COMMISSION

NRCC-LTI-E

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table F. If using Table F to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|--|--------------------------------|-------------------------|--------------------------------|----------------------|---------------------------|----------------------------|-------------------------------------|--------------|---|
| Name or Item Tag | Complete Luminaire Description | Modular (Track) Fixture | Small Aperture & Color Change¹ | Watts per luminaire² | How is Wattage determined | Total Number of Luminaires | Excluded per 140.6(a)3 / 170.2(e)2C | Design Watts | Field Inspector Pass Fail |
| A | A: Recessed Downlight | No | NA | 14.6 | Mfr. Spec | 36 | No | 525.6 | ☐ ☐ |
| B | B: 4ft Linear | No | NA | 34.5 | Mfr. Spec | 28 | No | 966 | ☐ ☐ |
| C | C: 48in Linear | No | NA | 31.8 | Mfr. Spec | 4 | No | 127.2 | ☐ ☐ |
| D2 | D2: 2x2 Flat Panel | No | NA | 39 | Mfr. Spec | 14 | No | 546 | ☐ ☐ |
| D4 | D4: 2x4 Flat Panel | No | NA | 55.8 | Mfr. Spec | 36 | No | 2,008.8 | ☐ ☐ |
| H | H: Surface Mounted | No | NA | 26 | Mfr. Spec | 27 | No | 702 | ☐ ☐ |
| I | I: Acrylic Sphere | No | NA | 42 | Mfr. Spec | 11 | No | 462 | ☐ ☐ |
| K11 | K11: LED Tape | No | NA | 18.7 | Mfr. Spec | 2 | No | 37.4 | ☐ ☐ |
| K22 | K22: LED Tape | No | NA | 37.4 | Mfr. Spec | 2 | No | 74.8 | ☐ ☐ |
| P | P: Surface Mounted | No | NA | 28.3 | Mfr. Spec | 3 | No | 84.9 | ☐ ☐ |
| U | U: Undercabinet LED | No | NA | 12.2 | Mfr. Spec | 3 | No | 36.6 | ☐ ☐ |
| V | V: 2ft Vanity Square | No | NA | 16 | Mfr. Spec | 6 | No | 96 | ☐ ☐ |
| Total Designed Watts: CONDITIONED SPACES | | | | | | | | 5,667 | |

¹FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

²Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

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STATE OF CALIFORNIA

Indoor Lighting

CERTIFICATE OF COMPLIANCE

Project Name: Shelter II at East Beamer

Report Page: (Page 6 of 11)

Date Prepared: 8/27/2024

CALIFORNIA ENERGY COMMISSION

NRCC-LTI-E

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

| 01 | 02 | 03 | 04 | 05 | 06 |
|-----------------------------|--|-------------------------|------------|-------------------------|---|
| Area Description | Complete Building or Area Category Primary Function Area | Allowed Density (W/ft²) | Area (ft²) | Allowed Wattage (Watts) | Additional Allowance / Adjustment Area Category PAF |
| Hallway 1-5 | Corridor | 0.4 | 2,026 | 810.4 | No No |
| Restrooms | Restroom | 0.65 | 1,693 | 1,100.4 | No No |
| Mechanical/Electrical Rooms | Electrical Mechanical Telephone Room | 0.4 | 365 | 146 | No No |
| Small Offices | Office (<=250 square feet) | 0.65 | 1,498 | 973.7 | No No |
| Day Room 141 | Lounge | 0.55 | 450 | 247.5 | Yes No |
| Laundry 120/114 | Laundry | 0.45 | 532 | 239.4 | No No |
| Group Counselors 124 | Office (>250 square feet) | 0.6 | 583 | 349.8 | No No |
| Entry/Waiting Areas | Lounge | 0.55 | 630 | 346.5 | No No |
| Storage | All Other Space Types | 0.4 | 364 | 145.6 | No No |
| Kitchen | Kitchen/ Food Preparation | 0.95 | 1,374 | 1,305.3 | No No |
| TOTALS: | | | 9,515 | 5,664.6 | See Tables J, or P for detail |

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STATE OF CALIFORNIA

Indoor Lighting

CERTIFICATE OF COMPLIANCE

Project Name: Shelter II at East Beamer

Report Page: (Page 9 of 11)

Date Prepared: 8/27/2024

CALIFORNIA ENERGY COMMISSION

NRCC-LTI-E

J. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCC-LTI-E - Must be submitted for all buildings



PROJECT NUMBER: 2321

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

THURMOND CONSULTING

2122 NATOMAS CROSSING
SUITE 200-288
SACRAMENTO, CA 95834

PHASE:

75% CONSTRUCTION DOCUMENTS

REVISONS:

DATE DESCRIPTION

SHEET TITLE:
TITLE 24 FORMS

DRAWN BY: EDC
CHECKED BY: EDC
DATE CREATED: 10/02/24

SHEET:

T24-002

All drawings and written materials are the property of the designer and shall remain the property of the designer. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the designer.

Salazar Architect Inc.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 11 of 11)
Date Prepared: 8/27/2024

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

| Form/Title | Systems/Spaces To Be Field Verified |
|---|---|
| NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls. | Hallway 1; Restrooms ; Maintenance Room/Mechanical Utility; Electrical/Fire ; Counseling Office 172; Intake 102/Admin Office 109; Medication 127/Data 110; Admin Office 107/Pest Control 103; Case Management 111/112; Office 107; Day Room 141; Laundry 129; Group Counselors 124; Entry/Waiting Areas; Storage 116; Kitchen; Laundry 114; Storage Linen/ Storage Client Items ; Hallways 2-5; |
| NRCA-LTI-03-A - Must be submitted for automatic daylight controls. | Hallway 1; Intake 102/Admin Office 109; Group Counselors 124; Entry/Waiting Areas; |
| NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls. | Whole Building Demand Response; |

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Schema Version: rev 20220101 Report Generated: 2024-08-27 12:59:30

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 2 of 7)
Date Prepared: 8/27/2024

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|---|---|--|--|---|--|-----------------------|----------------------|------------------|
| General Hardscape Allowance 140.7(d)(1) / 170.2(e)(6) (See Table I) | Per Application 140.7(d)(2) / 170.2(e)(6) (See Table J) | Sales Frontage 140.7(d)(2) / 170.2(e)(6) (See Table K) | Ornamental 140.7(d)(2) / 170.2(e)(6) (See Table L) | Per Specific Area 140.7(d)(2) / 170.2(e)(6) (See Table M) | Existing Power Allowance 141.0(b)(2) / 180.2(b)(4) (See Table N) | Total Allowed (Watts) | Total Actual (Watts) | 07 must be >= 08 |
| 320 | + | --- | + | --- | + | 320 | 150 | COMPLIES |

Shielding Compliance (See Table G for Details) N/A
Controls Compliance (See Table H for Details) COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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Schema Version: rev 20220101 Report Generated: 2024-08-27 12:59:30

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 5 of 7)
Date Prepared: 8/27/2024

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))
This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

| 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|----------------------|------------------------------|--|------------------------|-----------------------|------------------------|--------------------------|---------------------------------|
| Area Description | Area Wattage Allowance (AWA) | Area Allowed Density (W/R ²) | Area Allowance (Watts) | Perimeter Length (lf) | Allowed Density (W/lf) | Linear Allowance (Watts) | Total General AWA + LWA (Watts) |
| Pedestrian Hardscape | 2533 | 0.019 | 48.1 | 477 | 0.2 | 71.6 | 120 |

Initial Wattage Allowance for Entire Site (Watts): 200
Instances of Initial Wattage Allowance (L2 0 only)
Total General Hardscape Allowance (Watts): 320

J. LIGHTING ALLOWANCE: PER APPLICATION
This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE
This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL
This section does not apply to this project.

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-8554-0824-3527
Schema Version: rev 20220101 Report Generated: 2024-08-27 12:59:30

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 11 of 11)
Date Prepared: 8/27/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Samantha Cobb
Company: Wade Energy
Address: 1942 Linda Dr.
City/State/Zip: Pleasant Hill CA 94523
Signature Date: 2024-08-27
CEA/HERS Certification Identification (if applicable): R19-22-30100
Phone: 925-203-5686

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.

Responsible Designer Name: Stephen Howarter
Company: EDesignC, Inc
Address: 582 Market Street, Suite 400
City/State/Zip: San Francisco CA 94104
Date Signed: 2024-08-27
License: E18568
Phone: 415-963-4303

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 3 of 7)
Date Prepared: 8/27/2024

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)(6) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)(2) only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|------------------|---|------------------------------------|---------------------------|--------------------------------------|-------------------------------|--------------------------------------|--------------|---|---|
| Name or Item Tag | Complete Luminaire Description | Watts per luminaire ^{1,2} | How is Wattage determined | Total Number Luminaires ³ | Luminaire Status ³ | Excluded per 140.7(a) / 170.2(e)(6)A | Design Watts | Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c) ^{1,4} | Field Inspector |
| W1 | W1: WDGE1 LED ☐ Linear | 15 | Mfr. Spec | 10 | New | ☐ | 150 | NA: < 6200 lumens | ☐ Pass ☐ Fail |

Total Design Watts: 150

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)
¹ FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
² For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
³ Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
⁴ Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b) / 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)
This section does not apply to this project.

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Schema Version: rev 20220101 Report Generated: 2024-08-27 12:59:30

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 6 of 7)
Date Prepared: 8/27/2024

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

| Form/Title |
|--|
| NRCL-LTO-E - Must be submitted for all buildings |

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

| Form/Title | Systems/Spaces To Be Field Verified |
|--|-------------------------------------|
| NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires. | New Exterior Lighting ; |

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-8554-0824-3527
Schema Version: rev 20220101 Report Generated: 2024-08-27 12:59:30

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 1 of 7)
Date Prepared: 8/27/2024

A. GENERAL INFORMATION

| | | | |
|--|---|--|------|
| 01 Project Location (city) | Woodland | 04 Total Illuminated Hardscape Area (ft ²) | 2533 |
| 03 Climate Zone | 12 | 05 Outdoor Lighting Zone per Title 24 Part 1.10.114 or as designated by Authority Having Jurisdiction (AHJ): | |
| ☐ 12-0: Very Low - Undeveloped Parkland | ☒ 12-2: Moderate - Urban Clusters | ☐ 12-4: High - Must be reviewed by CA Energy Commission for Approval | |
| ☐ 12-1: Low - Rural Areas | ☐ 12-3: Moderately High - Urban Areas | | |
| 06 Occupancy Types within Project | | | |
| • Hotel/Motel • Office • Support Areas • All Other Occupancies | | | |

B. PROJECT SCOPE
This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)(6) or 141.0(b)(2) / 180.2(b)(4) for alterations.

My Project Consists of:

| 01 | 02 | 03 | 04 | 05 |
|--|--|---|----|--------------------|
| ☐ New Lighting System | Must Comply with Allowances from 140.7 / 170.2(e)(6) | | | |
| ☒ Altered Lighting System | Is your alteration increasing the connected lighting load (Watts)? | ☒ Yes ☐ No | | |
| | % of Existing Luminaires Being Altered ¹ | Sum Total of Luminaires Being Added or Altered | | Calculation Method |
| ☐ < 10% ☐ >= 10% and < 50% ☐ >= 50% | | 0 | | |

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.
¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 4 of 7)
Date Prepared: 8/27/2024

H. OUTDOOR LIGHTING CONTROLS
This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.

Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

| 01 | 02 | 03 | 04 | 05 |
|-----------------------|---------------------------------|--------------------------------------|--------------------------------------|---|
| Area Description | Shut-Off 130.2(c)(1) / 160.5(c) | Auto-Schedule 130.2(c)(2) / 160.5(c) | Motion Sensor 130.2(c)(3) / 160.5(c) | Field Inspector |
| New Exterior Lighting | Photocontrol | Provided | NA: Each Luminaire <= 40 Watts | ☐ Pass ☐ Fail |

¹ FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
² Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
³ Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are exempted from ii and iii.

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Schema Version: rev 20220101 Report Generated: 2024-08-27 12:59:30

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE **NRCC-LTO-E**

Project Name: Shelter II at East Beamer Report Page: (Page 7 of 7)
Date Prepared: 8/27/2024

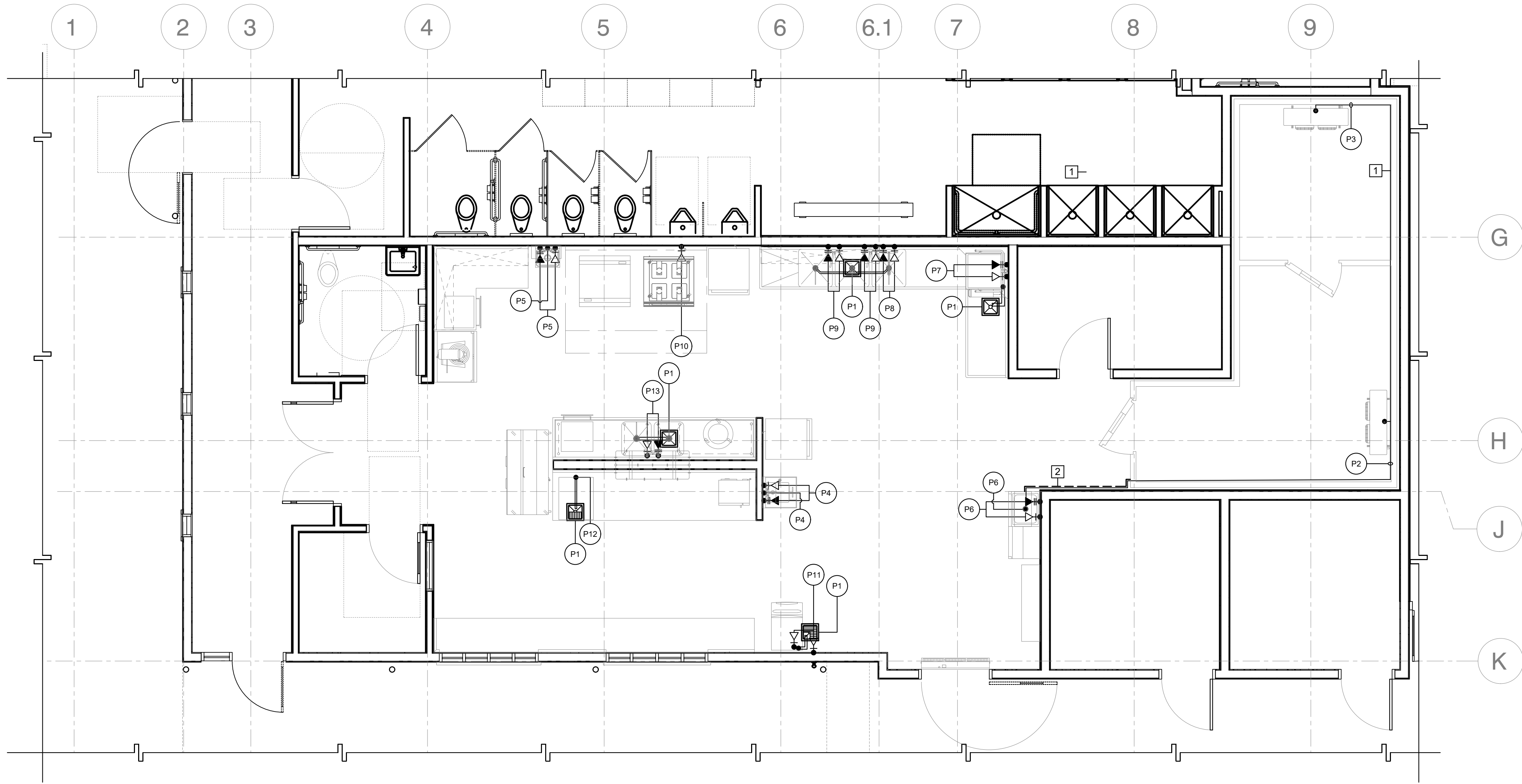
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Samantha Cobb
Company: Wade Energy
Address: 1942 Linda Dr.
City/State/Zip: Pleasant Hill CA 94523
Signature Date: 2024-08-27
CEA/HERS Certification Identification (if applicable): R19-22-30100
Phone: 925-203-5686

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.

Responsible Designer Name: Stephen Howarter
Company: EDesignC, Inc
Address: 582 Market Street, Suite 400
City/State/Zip: San Francisco CA 94104
Date Signed: 2024-08-27
License: E18568
Phone: 415-963-4303

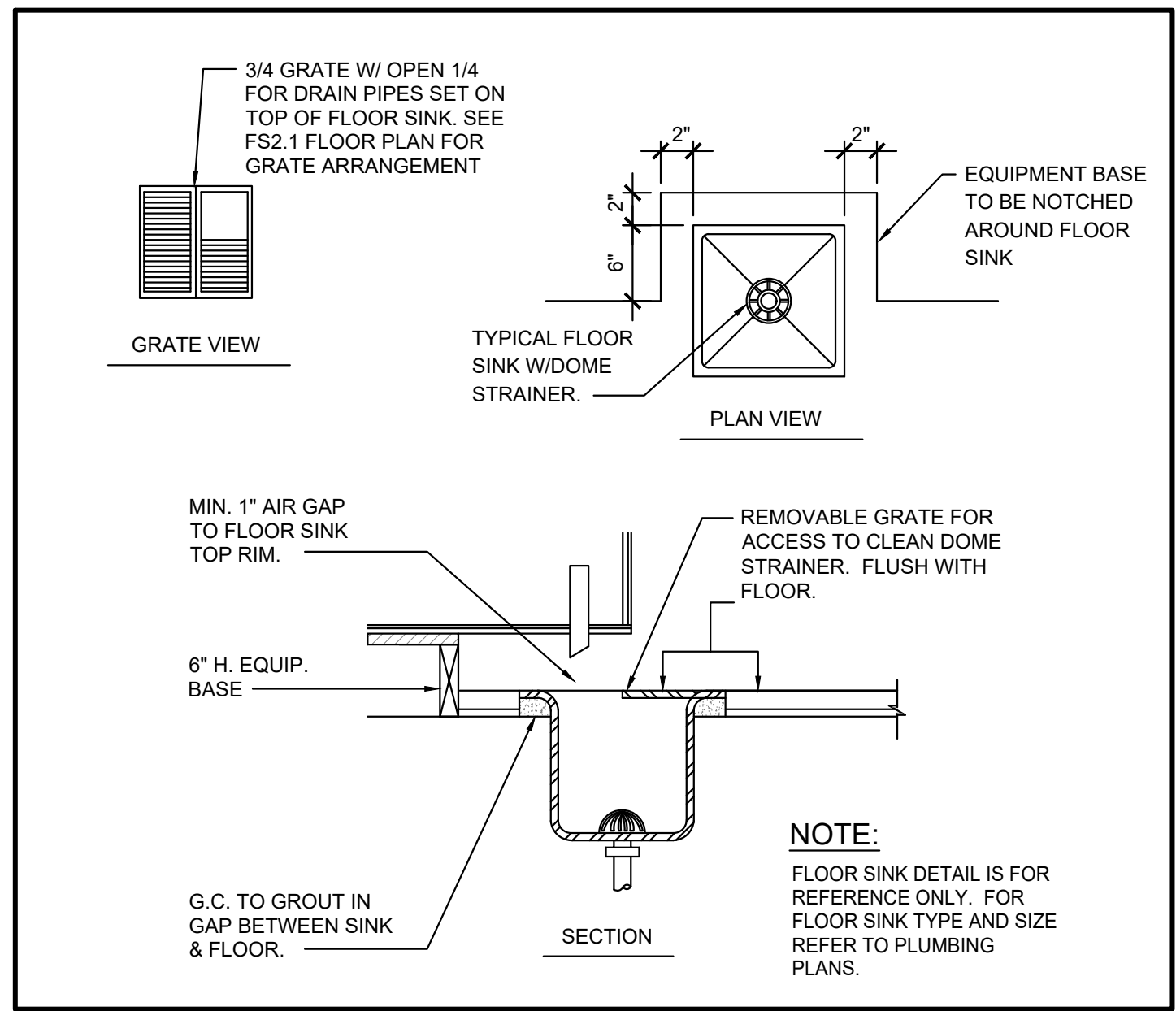
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FOODSERVICE EQUIPMENT PLUMBING PLAN

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

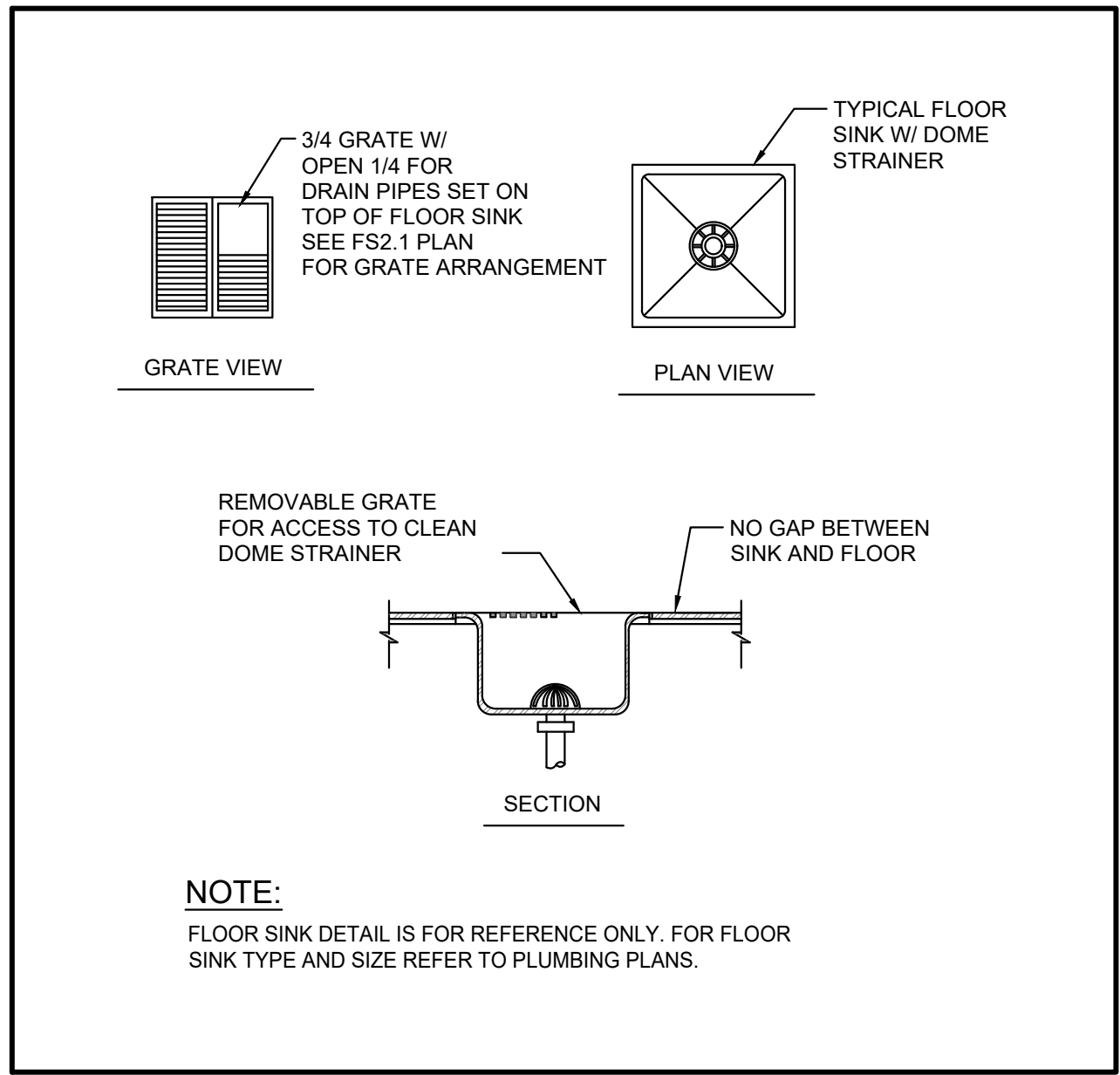
1
FS2.1



FLUSH FLOOR SINK DETAIL

SCALE : NONE LOCATED UNDER WORK COUNTERS

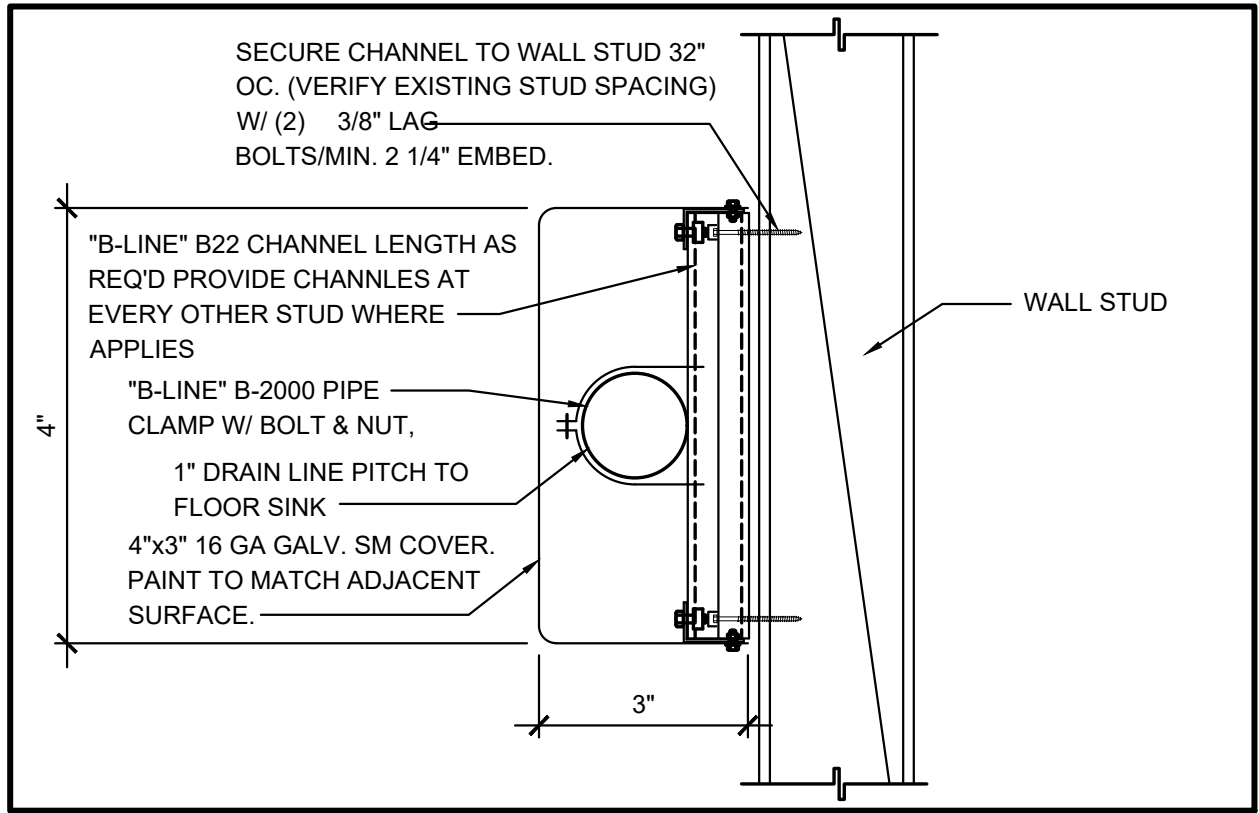
2
FS2.1



FLUSH FLOOR SINK DETAIL

SCALE : NONE

3
FS2.1



CONDENSATE DRAIN LINE COVER

SCALE : NONE

4
FS2.1

| PLUMBING SCHEDULE | | | | | | | | | | | | | | |
|---|----------|---|------|------------|-------------|-------------|------------|--------|--------|------------|-------------|---|---|---------|
| PLUM. NO. | ITEM NO. | DESCRIPTION | QTY. | WATER | | | WASTE | | | GAS | | | REMARKS | NOTE(S) |
| | | | | CONN. SIZE | HGT. @ WALL | HGT. @ WALL | CONN. SIZE | DIR. | INDIR. | CONN. SIZE | HGT. @ WALL | HGT. @ WALL | | |
| P1 | - | FLOOR SINK | 5EA. | - | - | - | - | - | 0" | - | - | - | INSTALL FLUSH WITH FINISH FLOOR, PROVIDE GRATE COVER W/ DOME STRAINER. REFER TO PLUMBING PLANS FOR TYPE AND SIZE. | |
| P2 | 2 | WALK-IN REFRIGERATOR CONN. DRAIN FROM COIL CONN. + 70" | 1EA. | - | - | - | - | 1" | - | - | - | - | 1" INDIRECT DRAIN TO F.S. P1. SLOPE 1/2" PER FOOT. PROVIDE 1" MIN AIR GAP AT F.S. WITH 1" TRAP. | 4 |
| P3 | 3 | WALK-IN FREEZER CONN. DRAIN FROM COIL CONN. + 70" | 1EA. | - | - | - | - | 1" | - | - | - | - | 1" INDIRECT DRAIN TO F.S. P1. SLOPE 1/2" PER FOOT. PROVIDE 1" MIN AIR GAP AT F.S. WITH 1" TRAP. | 4 |
| P4 | 5 | WALL MOUNTED HAND SINK FAUCET W/ 1/2" INLET 4" CENTER | 1EA. | 1/2" | 1/2" | 18" | 1 1/2" | - | 24" | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. RUN DIRECT WASTE WITH P-TRAP. | |
| P5 | 5.1 | WALL MOUNTED HAND SINK FAUCET W/ 1/2" INLET 4" CENTER | 1EA. | 1/2" | 1/2" | 18" | 1 1/2" | - | 24" | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. RUN DIRECT WASTE WITH P-TRAP. | |
| P6 | 7 | MOP SINK CABINET | 1EA. | 1/2" | 1/2" | 42" | 2" | - | 0" | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. RUN DIRECT WASTE WITH P-TRAP. | |
| P7 | 9 | HIGH TEMP WARE WASHER WITH RAPID FILL | 1EA. | 1/2" | 1/2" | 42" | - | 1 1/2" | - | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. PROVIDE 1 1/2" INDIRECT DRAIN TO F.S. P1. | 1 2 |
| P8 | 11 | PRE-RINSE FAUCET, SPLASH MOUNT FAUCET W/ 1/2" INLET 8" CENTER | 1EA. | 1/2" | 1/2" | 16" | - | - | - | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. | |
| P9 | 12 | POTWASH SINK FAUCET W/ 3/4" INLET 8" CENTER | 2EA. | 3/4" | 3/4" | 16" | - | 2" | - | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. PROVIDE 2" INDIRECT DRAIN TO F.S. P1. (CHROME OR PAINT SILVER) | |
| P10 | 16.1 | WALL MOUNTED POT FILLER FAUCET | 1EA. | 1/2" | - | 52" | - | - | - | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. | |
| P11 | 25 | ICE MAKER WITH BIN | 1EA. | 3/8" | - | 48" | - | 3/4" | - | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. PROVIDE 3/4" INDIRECT DRAIN TO F.S. P1. (CHROME OR PAINT SILVER) | 3 |
| P12 | 26 | SODA AND BEVERAGE DISPENSER | 1EA. | - | - | - | - | 3/4" | - | - | - | - | PROVIDE 3/4" INDIRECT DRAIN TO F.S. P1. (CHROME OR PAINT SILVER) | |
| P13 | 33 | PREP SINK PLASH MOUNT FAUCET W/ 1/2" INLET 8" CENTER | 1EA. | 1/2" | 1/2" | 16" | - | 2" | - | - | - | - | PROVIDE S.O.V., RUN PIPING TO UNIT CONNECTION. PROVIDE 2" INDIRECT DRAIN TO F.S. P1. (CHROME OR PAINT SILVER) | |
| PLUMBING KEY NOTE(S): | | | | | | | | | | | | FIRE SYSTEM NOTE: | | |
| 1 WATER HAMMER ARRESTOR (MEETING ASSE-1010 STANDARD) BY PLUMBER IN SUPPLY LINE. | | | | | | | | | | | | 1. FURNISH AUTOMATIC GAS SHUT-OFF VALVE INCLUDING ANY NECESSARY ACCESS PANEL. CONTRACTOR SHALL INSTALL THE AUTOMATIC SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION. REFER TO PLUMBING DRAWINGS FOR GAS VALVE LOCATION. | | |
| 2 WATER PRESSURE 15-25 PSI- IF HIGHER, FURNISH PRESSURE REGULATOR VALVE WITH INTERNAL THERMAL EXPANSION BYPASS BY PLUMBER. | | | | | | | | | | | | | | |
| 3 INTERCONNECT WATER FILTER TO WATER SUPPLY AND OUTLET OF WATER FILTER TO IN INLET OF WATER OF WATER FITER | | | | | | | | | | | | | | |
| 4 CONDENSATE DRAIN LINE TO DRAIN INTO MOP SINK CABINET P6, CONTRACTOR TO PROVIDE CONDENSATE DRAIN LINE COVER REFER TO 4/FS2.1 | | | | | | | | | | | | | | |

| PLUMBING NOTES | |
|----------------|---|
| 1. | PLUMBING CONTRACTOR TO VERIFY ALL INCOMING SERVICE AND MAKE FINAL HOOK-UPS TO ALL APPLICABLE EQUIPMENT AND TO PROVIDE ALL PIPING, TEES, ELLS, TRAPS, FILTERS, REGULATORS, FAUCETS, ETC., UNLESS SPECIFICALLY STATED OTHERWISE. |
| 2. | ALL HORIZONTAL DIMENSIONS SHOWN ON PLAN ARE FROM FINISHED FACE OF WALL TO CENTERLINE OF STUB-OUT OR FROM CENTERLINE OF STUB-OUT TO CENTERLINE OF STUB-OUT, UNLESS NOTED OTHERWISE ON PLAN OR DETAILS. (VERIFY ALL DIMENSIONS) |
| 3. | VERIFY ALL DIMENSIONS |
| 4. | SYMBOLS NOTED +24", +48", ETC., INDICATES TO STUB-OUT OF WALL AT HEIGHT INDICATED. HEIGHT IS GIVEN FROM FINISHED FLOOR (NOT FINISHED CURB) TO CENTERLINE OF STUB-OUT. SYMBOLS INDICATED "STUB-UP" AND "STUB-DOWN" ARE TO EXTEND ABOVE FINISHED FLOOR AND/OR BELOW FINISHED CEILING AT LOCATION SHOWN. |
| 5. | PLUMBING STUBS AND CONNECTIONS SHOWN ON PLANS ARE FOR EQUIPMENT FURNISHED BY THE FOOD SERVICE EQUIPMENT CONTRACTOR. |
| 6. | FLOOR SINKS SHOWN ARE TO BE SET FLUSHED WITH TOP OF FINISHED FLOOR. FLOOR SINKS INDICATED HALF-IN AND HALF-OUT OF EQUIPMENT TO BE SET FLUSHED WITH TOP OF FINISHED FLOOR. FLOOR SINKS LOCATED COMPLETELY WITHIN EQUIPMENT AREA TO BE SET FLUSHED WITH TOP OF FINISHED FLOOR. |
| 7. | PLUMBING CONTRACTOR TO PROVIDE AND INSTALL REMOVABLE COVERS OR GRATES FOR ALL FULLY OR PARTIALLY EXPOSED FLOOR SINKS. GRATES TO HAVE 1/2" MAX OPENINGS WHERE DRAIN IS EXPOSED TO P.O.T OR TO PEDESTRIAN WAYS TYP. |
| 8. | PLUMBING CONTRACTOR SHALL SEAL ALL PLUMBING PENETRATIONS THROUGH WALLS, FLOORS, AND CEILINGS. WATERTIGHT AND VERMIN-PROOF. |
| 9. | PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SHUT-OFF VALVES ON ALL WATER AND GAS LINES, INCLUDING VALVES IN FIXTURES. LOCATED IN SUCH A WAY AS TO BE ACCESSIBLE WITHOUT USE OF TOOLS. |
| 10. | PLUMBING CONTRACTOR TO PROVIDE AND INSTALL FOR ALL APPLICABLE EQUIPMENT, A TRAPPED FLOOR SINK WITH A LEGAL AIR GAP DRAIN LINE (INDIRECT WASTE) TO FLOOR SINK. INSULATE ALL DRAIN LINES FROM ICE BINS, ICE MACHINES, REFRIG. EQUIP., ETC. |

| FOODSERVICE PLUMBING LEGEND | | | |
|-----------------------------|---|--------|-------------------------------|
| ABREV./SYMB. | DESCRIPTION | SYMBOL | DESCRIPTION |
| C.W. | COLD WATER | P1 | PLUMBING SCHEDULE REFERENCE, |
| H.W. | HOT WATER | 1 1 | SHEET AND/OR KEY NOTE |
| DIR. | WASTE (DIRECT CONNECTION) | 1 | COLD WATER INLET |
| INDIR. | INDIRECT WASTE (AIR GAP) | 1 | HOT WATER INLET |
| LAV. | LAVATORY | 1 | WATER CONNECTION TO EQUIPMENT |
| W.C. | WATER CLOSET | 1 | SHUT OFF VALVE (S.O.V.) |
| F.S. | FLOOR SINK | 1 | COLD WATER SHUT OFF VALVE |
| P.C. | PLUMBING CONTRACTOR | 1 | GAS SHUT-OFF VALVE |
| G.C. | GENERAL CONTRACTOR | 1 | FLOOR SINK |
| K.E.C. | KITCHEN EQUIPMENT CONTRACTOR | 1 | FLOOR DRAIN |
| S.O.V. | SHUT OFF VALVE | 1 | WASTE DOWN |
| GPH | GALLONS PER HOUR | 1 | GAS INLET |
| PSI | POUNDS PER SQUARE INCH | 1 | WALK-IN DRAIN LINE |
| (F) | DEGREES FAHRENHEIT | 1 | I.D. DRAIN LINE |
| CONN. | CONNECT | 1 | |
| LOC. | LOCATE | 1 | |
| PLUMBING PLAN SHEET NOTES | | | |
| 1 | CONDENSATE DRAINS FROM COILS TO BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR PROVIDE HEAT TRACE W/ INSULATION FROM COIL TO DRAIN (FREEZER) | | |
| 2 | CONDENSATE DRAIN LINE COVER, REFER TO 4/FS2.1 | | |

SALAZAR
ARCHITECT

2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232
PHONE: 503.702.2575
WWW.SALAZARCH.COM

PROJECT NUMBER: 2321

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

FOODSERVICE
PLUMBING
PLAN

DRAWN BY: Author
CHECKED BY: Checker
DATE CREATED: 10/15/24

SHEET:

FS2.1

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PROJECT NUMBER: 2321

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1901 EAST BEAMER STREET
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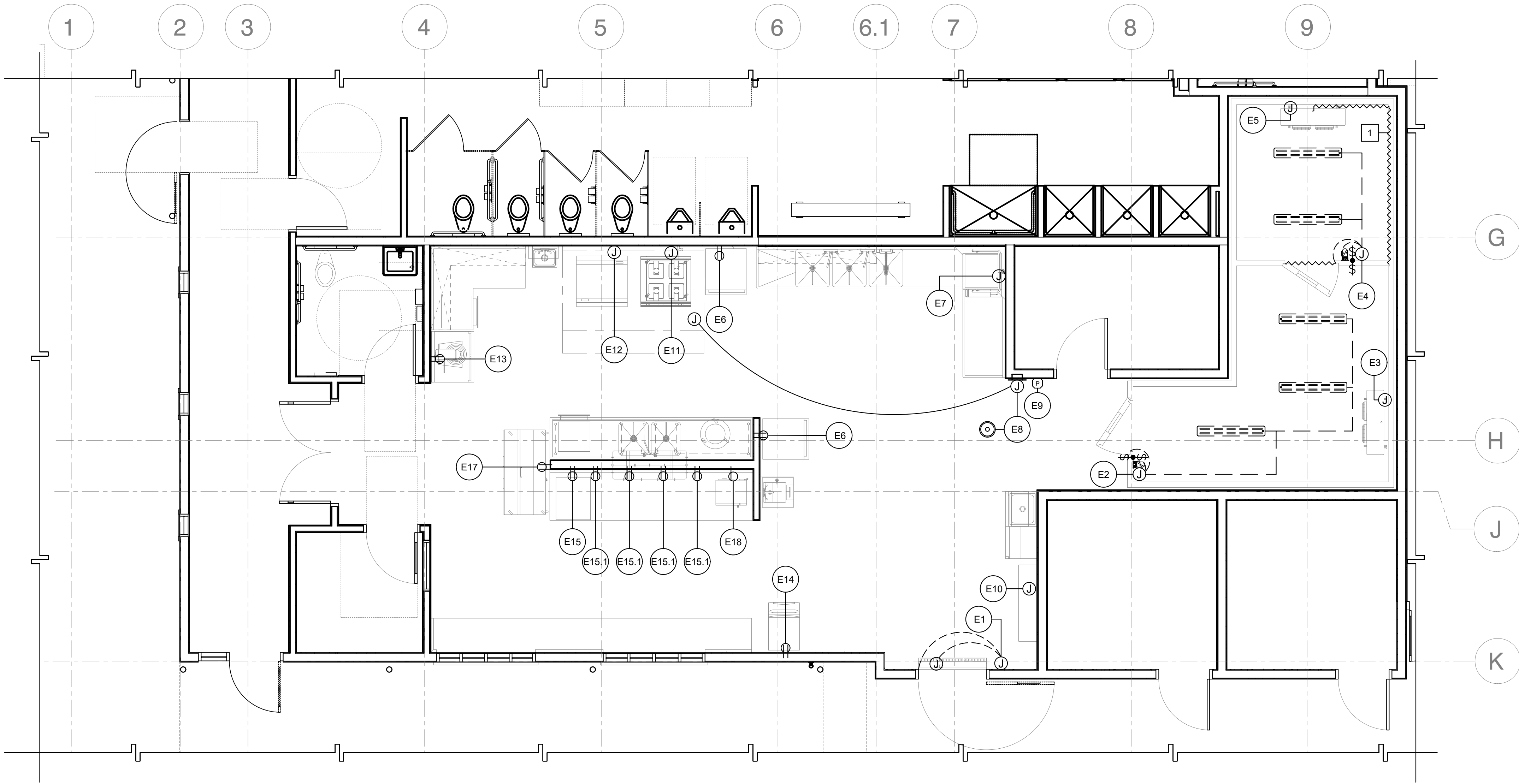
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FRIENDS OF THE
MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

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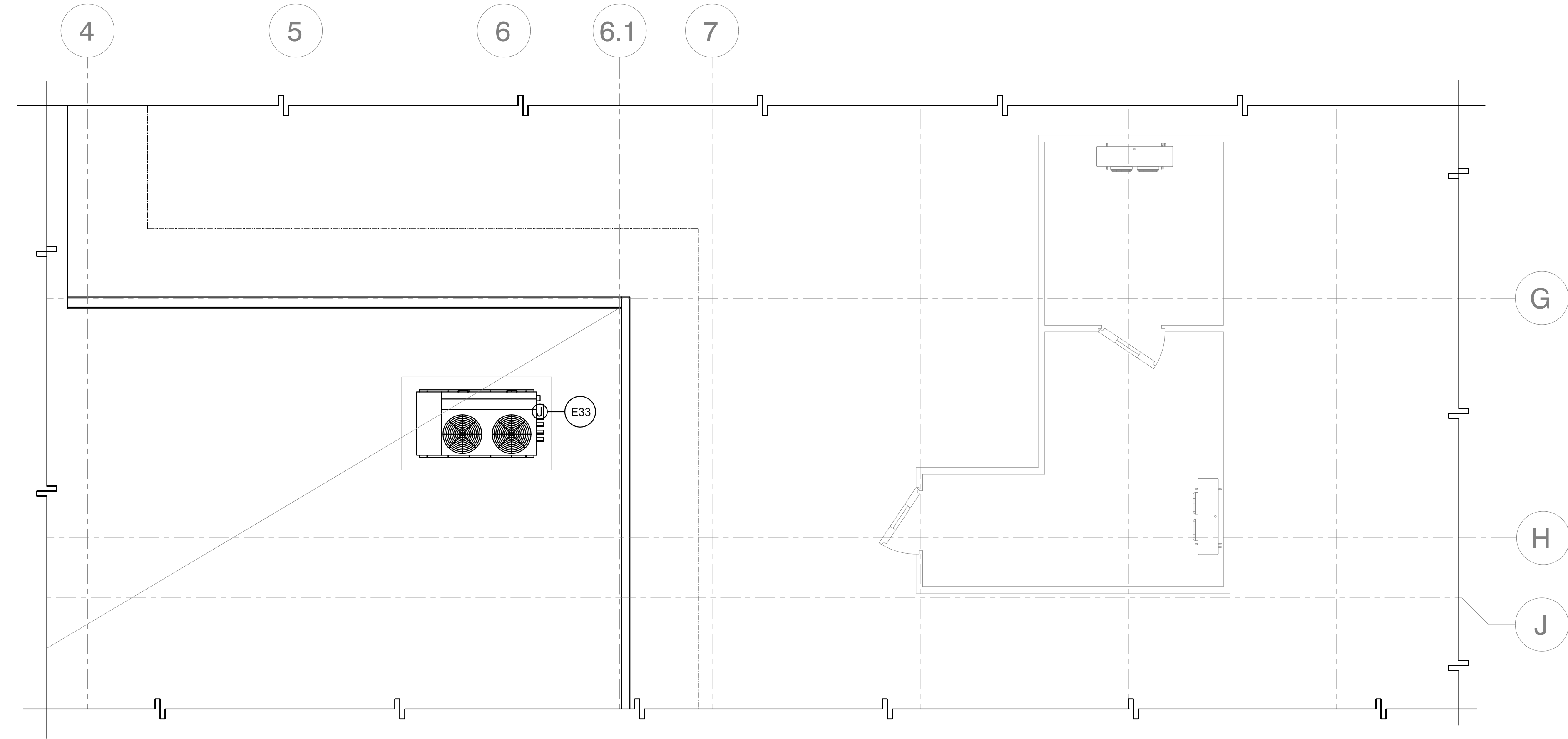
BUILDING PERMIT
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FOODSERVICE EQUIPMENT ELECTRICAL PLAN

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

1
FS3.1



FOODSERVICE EQUIPMENT ELECTRICAL ROOF PLAN

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

2
FS3.1

NOTE
FOR FOODSERVICE EQUIPMENT ELECTRICAL
SCHEDULE AND NOTES SEE SHEET FS3.2

| ELECTRICAL PLAN LEGEND | | | |
|------------------------|---|--------|--|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| AFF | ABOVE FINISHED FLOOR | ⊙ | ROOM TEMPERATURE SENSOR |
| CLG. | CEILING | Ⓜ | JUNCTION BOX |
| CONN. | CONNECT | ▲ | DATA OUTLET |
| E.C. | ELECTRICAL CONTRACTOR | Ⓟ | EMPTY OCTAGONAL BOX W/ CONDUIT TO +2" ABOVE CEILING BY E.C. |
| FSEC | FOOD SERVICE EQUIPMENT CONTRACTOR | ⊕ | VAPOR-PROOF LIGHT FIXTURE AT EXHAUST HOOD (PROVIDED BY F.S.E.C. INSTALLED BY E.C.) |
| G.C. | GENERAL CONTRACTOR | Ⓜ | STUBBED-UP JUNCTION BOX |
| P.R.P. | PRESSURE RELIEF PORT | Ⓜ | STUBBED-UP CONVENIENCE OUTLET |
| S.F. | STAINLESS STEEL FABRICATOR | Ⓜ | STUBBED-UP SIMPLEX OUTLET |
| M.C. | MECHANICAL CONTRACTOR | ▲ | STUBBED-UP DATA OUTLET |
| LOC. | LOCATE | \$ | WALL MOUNTED SWITCH BY E.C. |
| E1 | ELECTRICAL SCHEDULE REFERENCE, REFER TO FS3.2 FOR SCHEDULE | Ⓜ | VAPOR-PROOF LED FIXTURE PROVIDED BY F.S.E.C. INSTALLED BY E.C.) |
| 1 | SHEET AND/OR KEY NOTE | Ⓜ | VAPOR-PROOF LIGHT FIXTURE AT WALK-IN PROVIDED BY F.S.E.C. INSTALLED BY E.C.) |
| Ⓜ | DUPLEX CONVENIENCE OUTLET 115V/1Ø UNLESS OTHERWISE NOTED | | |
| Ⓜ | SIMPLEX OUTLET SEE SCHEDULE FOR VOLTAGE | | |
| Ⓜ | CEILING MOUNTED, VAPOR-PROOF LIGHT FIXTURE W/ JUNCTION BOX, 115V/1Ø UNLESS OTHERWISE NOTED (WALK-IN REFRIGERATOR) | | |
| ELECTRICAL SHEET NOTES | | | |
| 1 | ELECTRIC HEAT TRACE SPIRALED TAPED AND INSULATED CONNECTED AT COIL BY F.S.E.C REFER E/F87.1 | | |

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

FOODSERVICE
ELECTRICAL
PLAN

DRAWN BY: Author
CHECKED BY: Checker
DATE CREATED: 10/15/24

SHEET:

FS3.1

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| ELECTRICAL SCHEDULE | | | | | | | | | | | | | | |
|--|----------|--|------|---------|----|-------------|------|-------|-----------|------|--|--|---|--|
| ELEC. NO. | ITEM NO. | DESCRIPTION | QTY. | VOLT. | PH | DIRECT PLUG | NEMA | LOAD | | | OUTLET HEIGHT | REMARKS | NOTE(S) | |
| | | | | | | | | WATT | AMPS DRAW | HP | | | | |
| E1 | 1 | UNHEATED AIR CURTAIN | 1EA. | 120 | 1 | X | - | - | 3.4 | 1/6 | +86" | PROVIDE J-BOX IN WALL.
INSTALL DOOR LIMIT SWITCH FOR INSTANT ON/OFF SWITCH. SEE K/F58.0 | | |
| E2 | 2 | WALK-IN REFRIGERATOR (BOX) | 1EA. | 120 | 1 | X | - | - | 5 | - | +88" | (3) 39W LED CLG. MTD. LIGHT FIXTURES (1) 11.5W LED LIGHT FIXTURE AT DOOR.
CONTRACTOR TO PROVIDE ALL INTERCONNECTIONS. | | |
| E3 | 2 | WALK-IN REFRIGERATOR (COIL) | 1EA. | 120 | 1 | X | - | - | 5 | - | +74" | CONNECT TO UNIT ELECTRICAL CONNECTION AT COIL INSIDE WALK-IN REFRIGERATOR.
SEE FS7.1 | ① | |
| E4 | 2 | WALK-IN FREEZER (BOX) | 1EA. | 120 | 1 | X | - | - | 5 | - | +88" | (3) 39W LED CLG. MTD. LIGHT FIXTURES (1) 11.5W LED LIGHT FIXTURE AT DOOR.
CONTRACTOR TO PROVIDE ALL INTERCONNECTIONS. | | |
| E5 | 2 | WALK-IN FREEZER (COIL) | 1EA. | 208 | 1 | X | - | - | 10.8 | - | +74" | CONNECT TO UNIT ELECTRICAL CONNECTION AT COIL INSIDE WALK-IN FREEZER.
SEE FS7.1 | ① ② | |
| E6 | 6 | MOBILE HEATED CABINET | 2EA. | 120 | 1 | - | X | 5-15P | - | 12 | - | +36" | PROVIDE DUPLEX RECEPTACLE
UNIT PROVIDED WITH CORD AND PLUG SET | |
| E7 | 9 | HIGH TEMP WAREWASHER (VENTLESS) | 1EA. | 208 | 3 | X | - | - | 53.5 | - | +18" | PROVIDE J-BOX IN WALL
CONNECT TO UNIT POWER CONNECTION | | |
| E8 | 15 | TOUCH SCREEN USER INTERFACE/
ARTD (ROOM SENSOR) | 1EA. | 120 | 1 | X | - | - | 20 | - | +48" | CONNECT TO DEMANDAIRE CONTROL PANEL RECESS IN WALL
REFER TO FS5.2 | ③ ④ | |
| E9 | 15.1 | FIRE SYSTEM REMOTE PULL LOCATION | 1EA. | - | - | X | - | - | - | - | +48" | EMPTY FLUSH MTD. OCTAGONAL BOX
(REMOTE PULL) SEE FS5.2 | ⑤ | |
| E10 | 15.1 | FIRE SYSTEM CONTROL POWER | 1EA. | 120 | 1 | X | - | - | 20 | - | +108" | PROVIDE J-BOX INTERCONNECT TO UNIT ELECTRICAL CONNECTION
REFER TO FS5.3 | | |
| E11 | 16 | INDUCTION RANGE W/ OVEN BASE | 1EA. | 120/208 | 3 | X | - | - | 82.2 | - | +18" | PROVIDE J-BOX INTERCONNECT TO UNIT ELECTRICAL CONNECTION | ⑥ | |
| E12 | 17 | HEAVY DUTY ELECTRIC GRIDDLE | 1EA. | 208 | 3 | X | - | - | 69 | - | +18" | PROVIDE J-BOX INTERCONNECT TO UNIT ELECTRICAL CONNECTION | ⑥ | |
| E13 | 21 | COUNTER TOP MIXER | 1EA. | 120 | 1 | - | X | 5-15P | - | 6 | - | +48" | PROVIDE DUPLEX RECEPTACLE
UNIT PROVIDED WITH CORD AND PLUG SET | |
| E14 | 25 | ICE MAKER HEAD | 1EA. | 120 | 1 | - | X | 5-15P | - | 11.3 | - | +40" | PROVIDE DUPLEX RECEPTACLE
INTERCONNECT TO CONNECTION TO POINT ON UNIT | |
| E15 | 26 | SODA AND DRINK DISPENSER | 1EA. | 120 | 1 | - | X | 5-15P | - | 3 | - | +38" | PROVIDE DUPLEX RECEPTACLE FLUSH MOUNT IN SPLASH
INTERCONNECT TO CONNECTION TO POINT ON UNIT | |
| E15.1 | 26 | DCO FOR SODA BAG IN BOX PUMP | 4EA. | 120 | 1 | - | X | 5-15P | - | 15 | - | +15" | PROVIDE DUPLEX RECEPTACLE IN WALL
VERIFY ELECTRICAL REQUIREMENTS WITH SODA PROVIDER | |
| E16 | | SPARE | - | - | - | - | - | - | - | - | - | | | |
| E17 | 29 | SANDWICH PREP TABLE | 1EA. | 120 | 1 | - | X | 5-15P | - | 5.4 | - | +18" | PROVIDE DUPLEX RECEPTACLE
UNIT PROVIDED WITH CORD AND PLUG SET | |
| E18 | 30 | MICROWAVE | 1EA. | 120 | 1 | - | X | 5-20P | - | 20 | - | +38" | PROVIDE SIMPLEX RECEPTACLE FLUSH MOUNT IN SPLASH
INTERCONNECT TO CONNECTION TO POINT ON UNIT | |
| E19 | 33 | REMOTE REFRIGERATION | 1EA. | 208 | 3 | - | X | 5-20P | - | 28 | - | +30" | CONNECT TO DISCONNECT LOCATED ON REFRIGERATION RACK REFER TO FS7.1 | |
| WALK-IN REFRIGERATION ELECTRICAL (MINIMUM REQUIREMENTS UNLESS NOTED OTHERWISE) | | | | | | | | | | | ELECTRICAL KEYNOTES: | | | |
| 1. - INSTALL AND INTERWIRE LIGHT SWITCHES AND FIXTURES REQUIRED FOR THE FOODSERVICE EQUIPMENT AND MAKE FINAL CONNECTIONS. | | | | | | | | | | | ① INTERCONNECT REMOTE REFRIGERATION SYSTEM ITEM NO. 33 TO BLOWER COIL | | | |
| 2. - INSTALL THE PRESSURE RELIEF PORT, DOOR HEATERS, DRAIN LINE HEATERS AND TEMPERATURE ALARM SYSTEM. INTERWIRING AND FINAL CONNECTIONS. | | | | | | | | | | | ② DRAIN LINE HEATER CONNECTED TO COIL | | | |
| 3. - INTERWIRE THE TIME CLOCK ON THE CONDENSING UNIT TO THE DEFROST RELAY ON THE UNIT EVAPORATOR LOCATED IN THE FREEZER COMPARTMENT. | | | | | | | | | | | ③ INTERCONNECT TO HMI TOUCH SCREEN SEE FS5.2 | | | |
| 4. - PROVIDE ALL CONDUIT AND WIRING NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM WITH ALL CONDUIT IN SO FAR AS POSSIBLE MOUNTED ON THE EXTERIOR CEILING OF THE WALK-IN ASSEMBLY. PENETRATIONS AND ESCUTCHEON PLATES SHALL BE FURNISHED AND INSTALLED. SEAL THE INSIDE OF CONDUITS WHICH PENETRATE THE CEILING OR WALL OF THE WALK-IN REFRIG. AND FREEZER | | | | | | | | | | | ④ ELECTRICAL CONTRACTOR TO PROVIDE J-BOX W/ EMPTY CONDUIT FROM +2" ABOVE CEILING IN WALL TO AMBIENT TEMPERATURE MONITOR AND TOUCH SCREEN | | | |
| | | | | | | | | | | | ⑤ PROVIDE EMPTY FLUSH MTD. OCTAGONAL BOX @ +48" AFF. W/ EMPTY CONDUIT TO +2" ABOVE CEILING. | | | |
| | | | | | | | | | | | ⑥ PROVIDE INTERLOCK WIRING FROM FIRE PROTECTION SYSTEMS TO ELEC. SHUNT TRIP BREAKERS | | | |

| ELECTRICAL NOTES | |
|------------------|---|
| 1. | THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ROUGH-INS, FINAL CONNECTIONS AND INTER-CONNECTIONS TO THE FOOD SERVICE EQUIPMENT |
| 2. | CONNECTIONS SHOWN ARE FOR THE FOOD SERVICE EQUIPMENT ONLY. REFER TO ELECTRICAL DRAWINGS FOR CONVENIENCE OUTLETS AND ADDITIONAL REQUIREMENTS. |
| 3. | RECEPTACLES, JUNCTION/HANDY BOXES INDICATED AT WALLS SHALL BE CONCEALED IN THE WALL AND STUBBED OUT OF THE WALL AT THE HEIGHT INDICATED. |
| 4. | RECEPTACLES, JUNCTION/HANDY BOXES INDICATED AT WALLS SHALL BE CONCEALED IN THE WALL AT THE HEIGHT INDICATED. |
| 5. | VERTICAL DIMENSIONS ARE GIVEN FROM FINISHED FLOOR TO CENTER LINE OF ROUGH-IN LOCATION. |
| 6. | UTILITIES WHEREVER POSSIBLE SHALL BE BROUGHT IN FROM ABOVE. |
| 7. | VERIFY THE UTILITY REQUIREMENTS OF OWNER FURNISHED AND/OR EXISTING EQUIPMENT. |
| 8. | THE ELECTRICAL CONTRACTOR SHALL FURNISH AND/OR INSTALL ALL JUNCTION/HANDY BOXES, EXTENSION RINGS, DISCONNECT SWITCHES AS SHOWN, CONVENIENCE OUTLETS WITH STAINLESS STEEL COVERS, SWITCHES, CONNECTORS, CONTROLS AND OTHER ACCESSORIES THAT ARE NOT AN INTEGRAL PART OF THE FOOD SERVICE EQUIPMENT AS REQUIRED TO MAKE FINAL CONNECTIONS TO THE EQUIPMENT FOR A COMPLETE AND OPERABLE OPERATION MEETING ALL APPLICABLE CODES AND ORDINANCES. |
| 9. | JUNCTION/HANDY BOXES, CONVENIENCE OUTLETS AND SPECIAL PURPOSE OUTLETS SHOWN IN FABRICATED WORK TABLES AND COUNTERS SHALL BE FURNISHED BY FABRICATOR. ELECTRICAL CONTRACTOR TO PROVIDE ALL WIRING & RECEPTACLES. |
| 10. | ELECTRICAL DIVISION TO CONFIGURE PLUG AND OUTLET REQUIREMENTS IN ACCORDANCE WITH LOCAL REQUIREMENTS. THESE DRAWINGS ARE ELECTRICAL POINT OF CONTACT REQUIREMENTS ONLY. |

| EXHAUST HOOD ELECTRICAL NOTES | |
|-------------------------------|--|
| 1. | - ELECTRICAL CONTRACTOR TO PROVIDE ALL HIGH/LOW VOLTAGE CONNECTIONS REQUIRED BY EXHAUST HOOD MANUFACTURER. SEE FOODSERVICE EXHAUST HOOD MANUFACTURER SHEETS FOR DETAILS. |
| 2. | - ALL ELECTRICAL CONDUIT THAT IS PROVIDED BY E.C. TO BE RECESSED IN WALL (NO SURFACE MOUNT CONDUIT) |
| 3. | - VERIFY ALL EXHAUST HOOD AND EXHAUST HOOD COMPONENTS ELECTRICAL REQUIREMENTS WITH MANUFACTURER DRAWINGS. |

| ELECTRICAL CONNECTION ACCESS | |
|------------------------------|--|
| 1. | - WHERE ITEMS CONNECT TO UTILITY UNDER COUNTER, CONTRACTOR TO VERIFY THAT A GROMMET HOLE IS PROVIDED FOR NECESSARY ACCESS TO CONNECT EQUIPMENT TO UTILITY. |

| | |
|--|--|
| NOTE
FOR FOODSERVICE EQUIPMENT ELECTRICAL PLAN
SEE SHEET FS3.1 | |
|--|--|

| | |
|--|--|
| PROJECT NUMBER: 2321 | |
| SHELTER II AT
EAST BEAMER | |
| 1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042 | |
| CLIENT: | |
| FRIENDS OF THE
MISSION | |
| PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901 | |

| | |
|------------------------------|--|
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| BUILDING PERMIT
SUBMITTAL | |

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|--|----------|
| REVISIONS: | |
| DATE DESCRIPTION | |
| SHEET TITLE: | |
| FOODSERVICE
ELECTRICAL
SCHEDULE | |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| DATE CREATED: | 10/15/24 |
| SHEET: | |
| FS3.2 | |
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SHELTER II AT
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1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

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BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

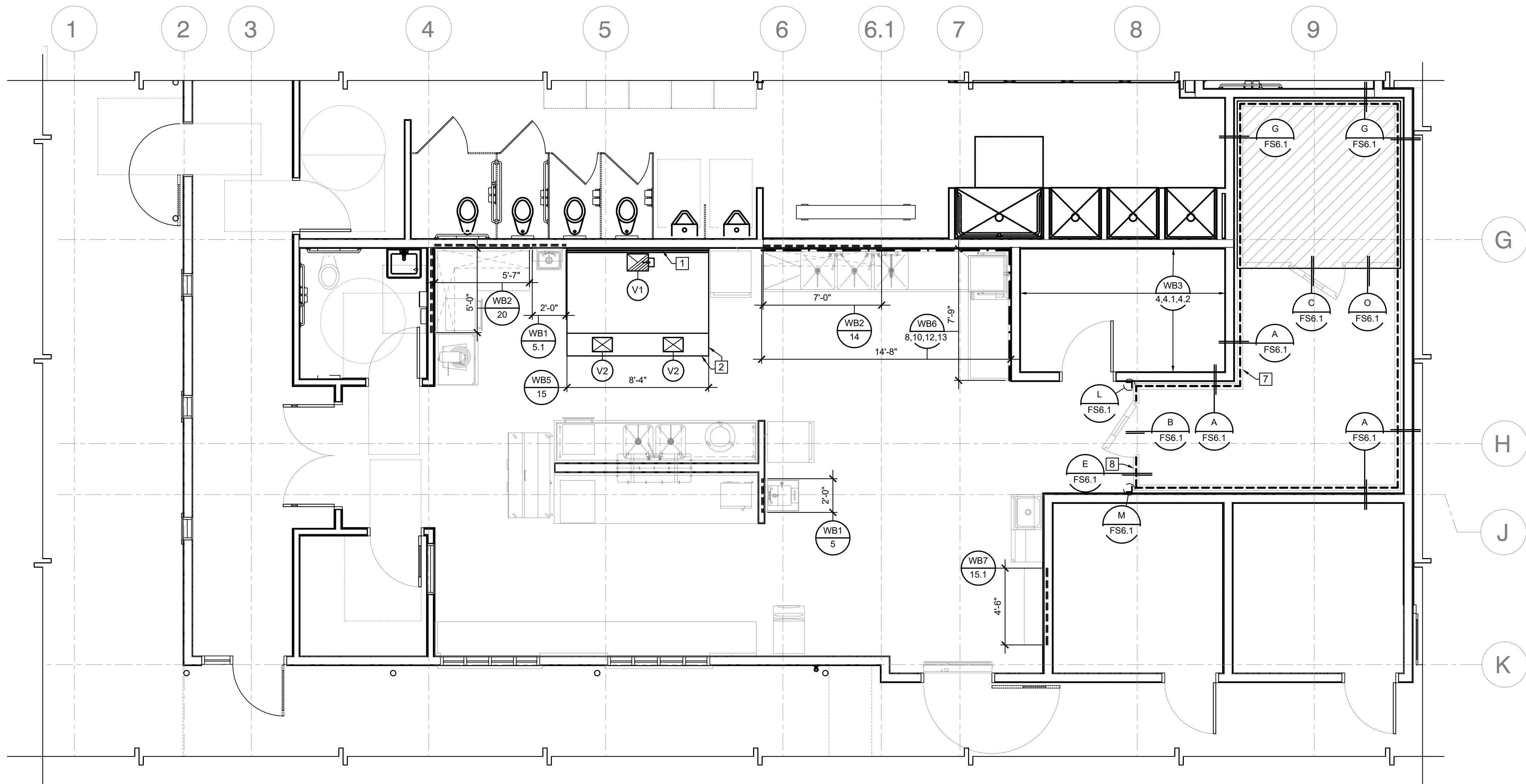
FOODSERVICE
MECHANICAL
PLAN

DRAWN BY: Author
CHECKED BY: Checker
DATE CREATED: 10/15/24

SHEET:

FS4.1

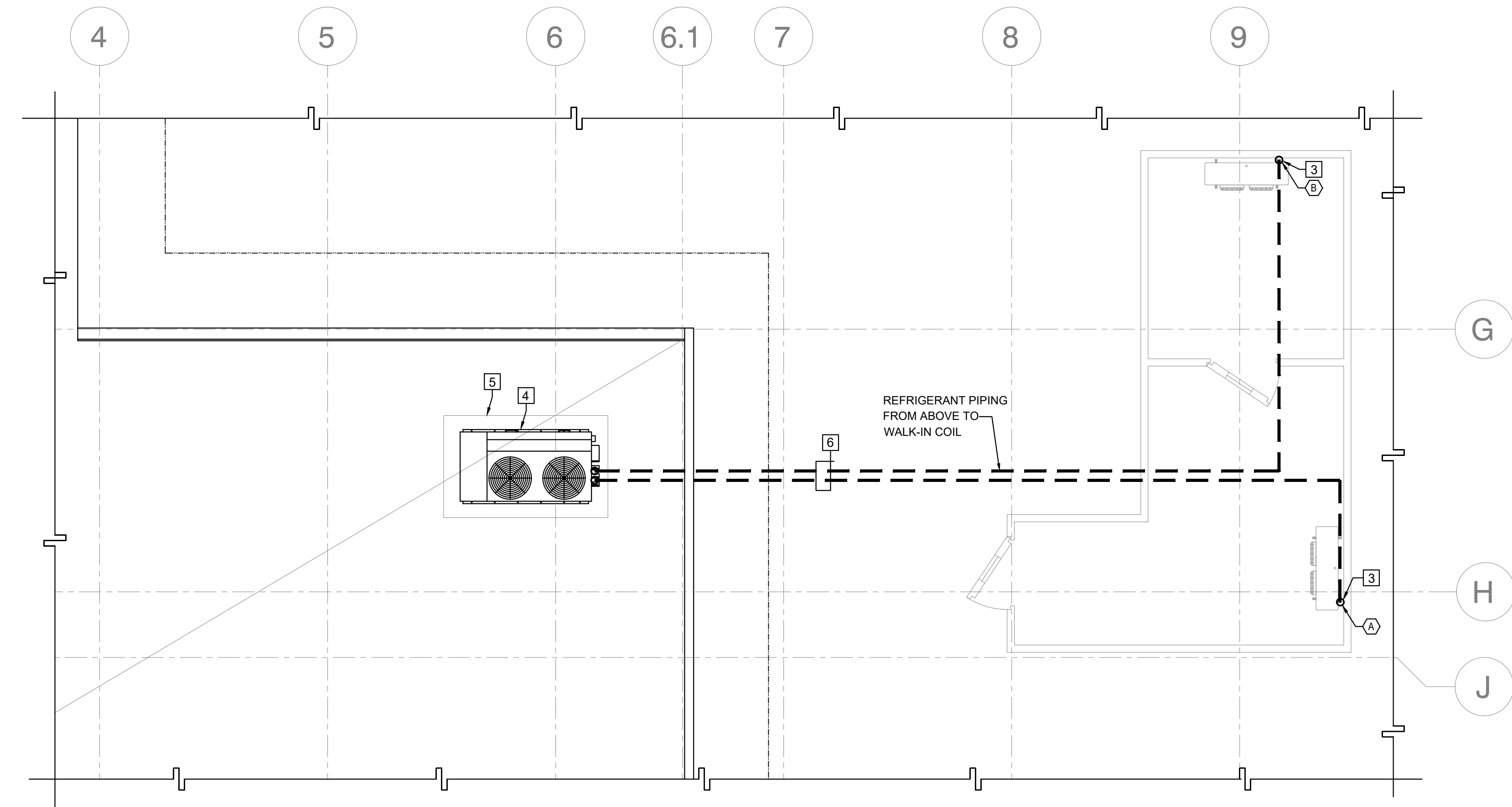
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FOODSERVICE EQUIPMENT MECHANICAL PLAN

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

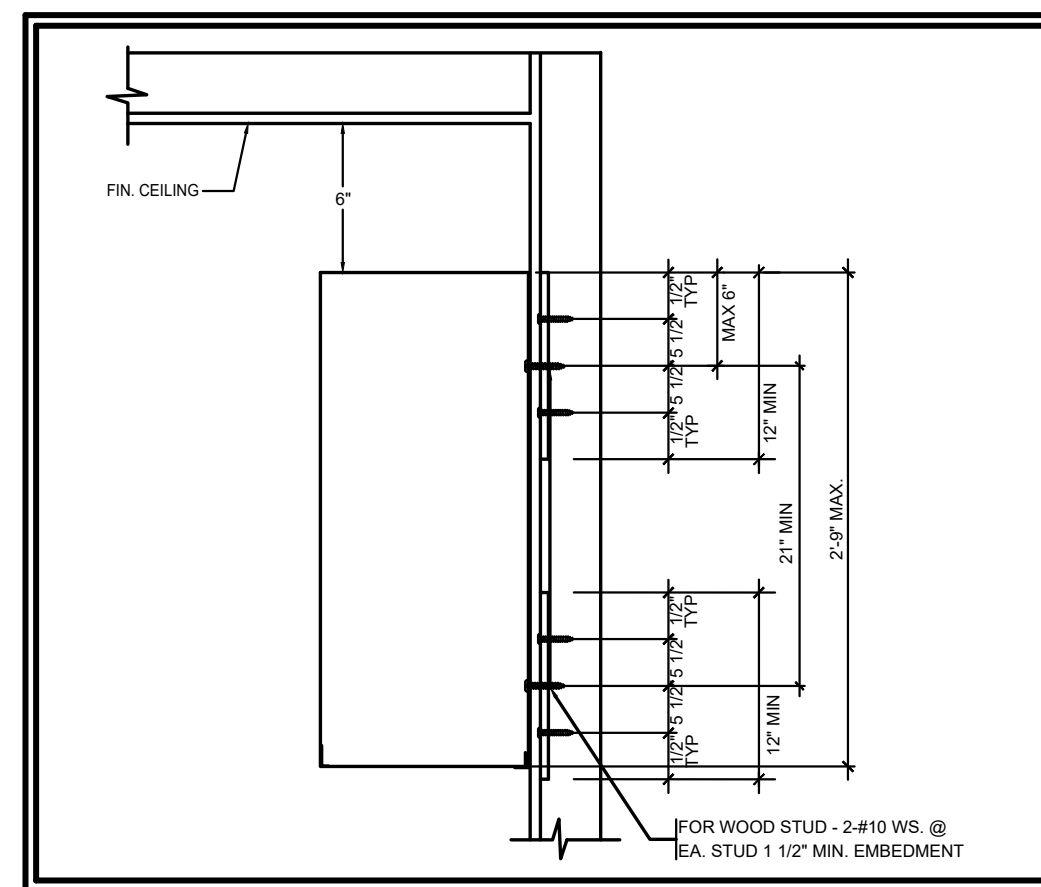
1
FS4.1



FOODSERVICE EQUIPMENT MECHANICAL ROOF PLAN

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

2
FS4.1



WALL MOUNTED FIRE CABINET

SCALE : NONE

4
FS4.1

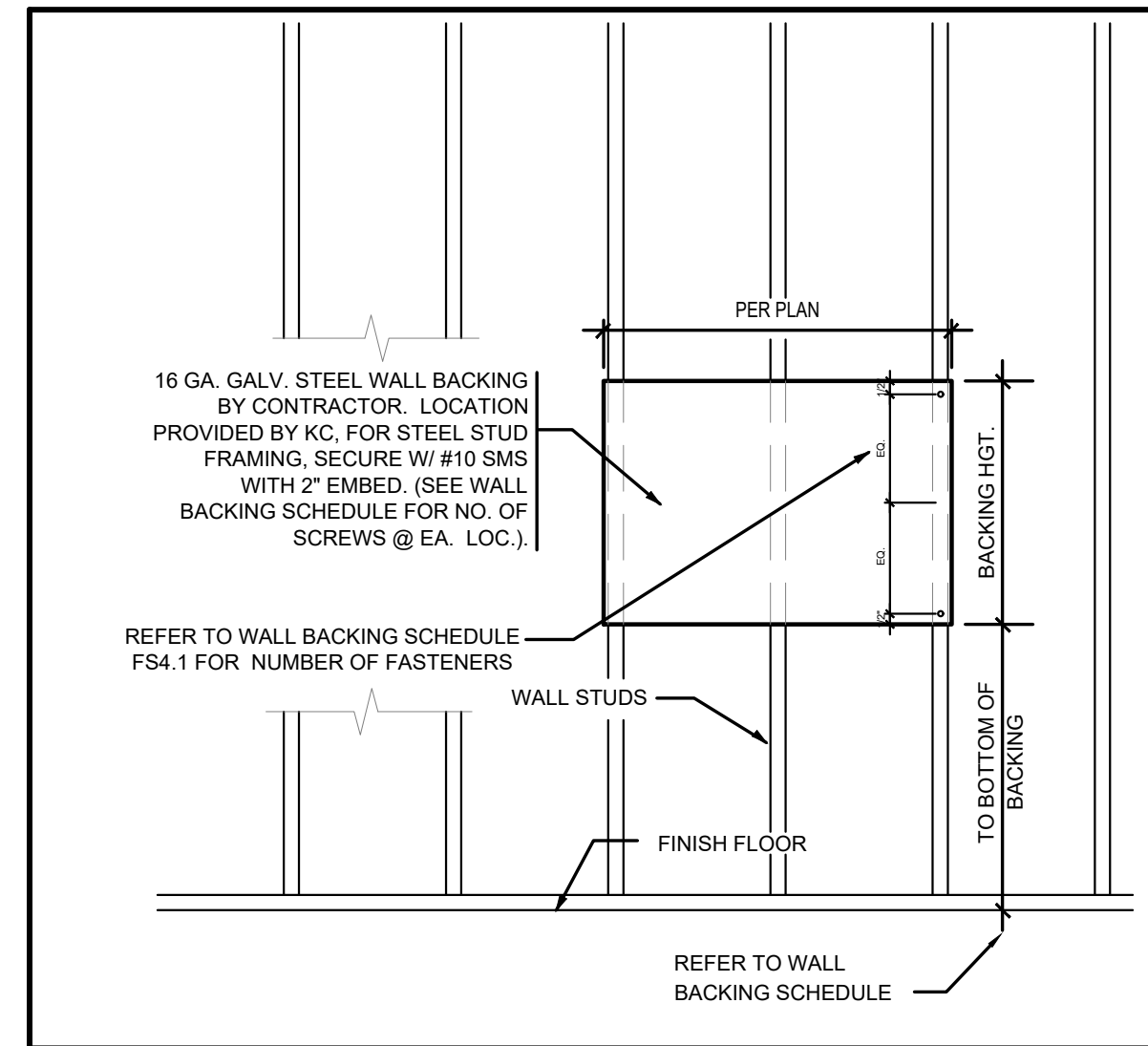
| VENTILATING REQUIREMENTS | | | | | | | | | |
|--------------------------|----------|---------------------------|-----------|------------|-------|-------|------|---------------|---------|
| DUCT NO. | ITEM NO. | DESCRIPTION | ITEM QTY. | RISER SIZE | | | | OUTLET HEIGHT | REMARKS |
| | | | | HEIGHT | WIDTH | LENG. | CFM | S.P.-WC" | |
| (V1) | 15 | EXHAUST DUCT EXHAUST HOOD | 1EA. | 8" | 15" | 12" | 1750 | .63" | 108" |
| (V2) | 15 | SUPPLY DUCT EXHAUST HOOD | 1EA. | 3" | 14" | 10" | 700 | .40" | 108" |

| COOKING EXHAUST HOOD NOTES | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| 1. - EACH AREA CONTAINING COOKING EXHAUST HOOD(S) WILL HAVE 80% MECHANICAL MAKE-UP AIR PROVIDED IN THE VOLUME OF THE AIR BEING EXHAUSTED. | | | | | | | | | |
| 2. - MAKE-UP AIR SHALL BE DELIVERED IN THE PROXIMITY OF THE EXHAUST HOOD(S) IN A MANNER NOT TO CREATE UNDUE AIR TURBULENCE IN THE WORKING AREAS. | | | | | | | | | |
| 3. - COOKING HOOD(S) EXHAUST AND MAKE-UP AIR SYSTEM(S) WILL BE CONNECTED BY AN ELECTRICAL INTER-LOCKING SWITCH. | | | | | | | | | |
| 4. - MAKE-UP AIR INTAKE MUST CLEAR AIR EXHAUST DISCHARGE BY A MINIMUM OF TEN (10) FEET, OR AS REQUIRED BY CODE(S). | | | | | | | | | |
| 5. - LOCATION OF COOKING HOOD EXHAUST DUCT(S) AND MAKE-UP AIR SYSTEM DUCT(S) ARE TO BE VERIFIED AT THE JOB SITE. | | | | | | | | | |
| 6. - IF REQUIRED BY LOCAL CODE(S), MAKE-UP AIR SYSTEM(S) SHALL BE CAPABLE OF DELIVERING TEMPERED AIR AT 70 DEGREES F. | | | | | | | | | |
| 7. -CONNECTING DUCTS FROM THE EXHAUST VENTILATORS TO THE EXHAUST AND/OR MAKE-UP AIR FANS SHALL BE SUPPLIED AND INSTALLED WITH ALL FINAL CONNECTIONS. | | | | | | | | | |
| 8. -PERFORMANCE TESTING FOR THE OPERATION OF THE TYPE 1 EXHAUST HOOD PER C.M.C. IS REQUIRED. | | | | | | | | | |
| 9. -EXTRACTOR HOODS SHALL COMPLY TO THE C.M.C. 2022, NFPA-2020, U.L. N.S.F. AND ALL LOCAL CODES AN ORDINANCES. | | | | | | | | | |

| WALL BACKING NOTES | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| 1. - WALL BACKING TO BE 16 GAUGE GALV. STEEL IN LENGTH AND HEIGHT AS SHOWN ON DRAWINGS. | | | | | | | | | |
| 2. - ALL WALL BACKING TO BE IN FURNISHED AND INSTALLED BY CONTRACTOR | | | | | | | | | |
| 3. - FOOD SERVICE EQUIPMENT CONTRACTOR IS TO FURNISH CONTRACTOR WITH DETAILED DRAWINGS SHOWING ALL WALL BACKING LOCATION AND SIZE. | | | | | | | | | |
| 4. - WALL BACKING AS SHOWN IS MINIMUM. EXTEND BACKING TO NEXT STUD EACH DIRECTION AS NECESSARY | | | | | | | | | |

| REFRIGERATION LINE NOTES | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| CONTRACTOR TO VERIFY REMOTE REFRIGERATION LINE RUN LENGTH IF LINES EXCEED 150FT THEN OIL SEPARATORS TO BE ADDED PER MANUFACTURER RECOMMENDATIONS | | | | | | | | | |

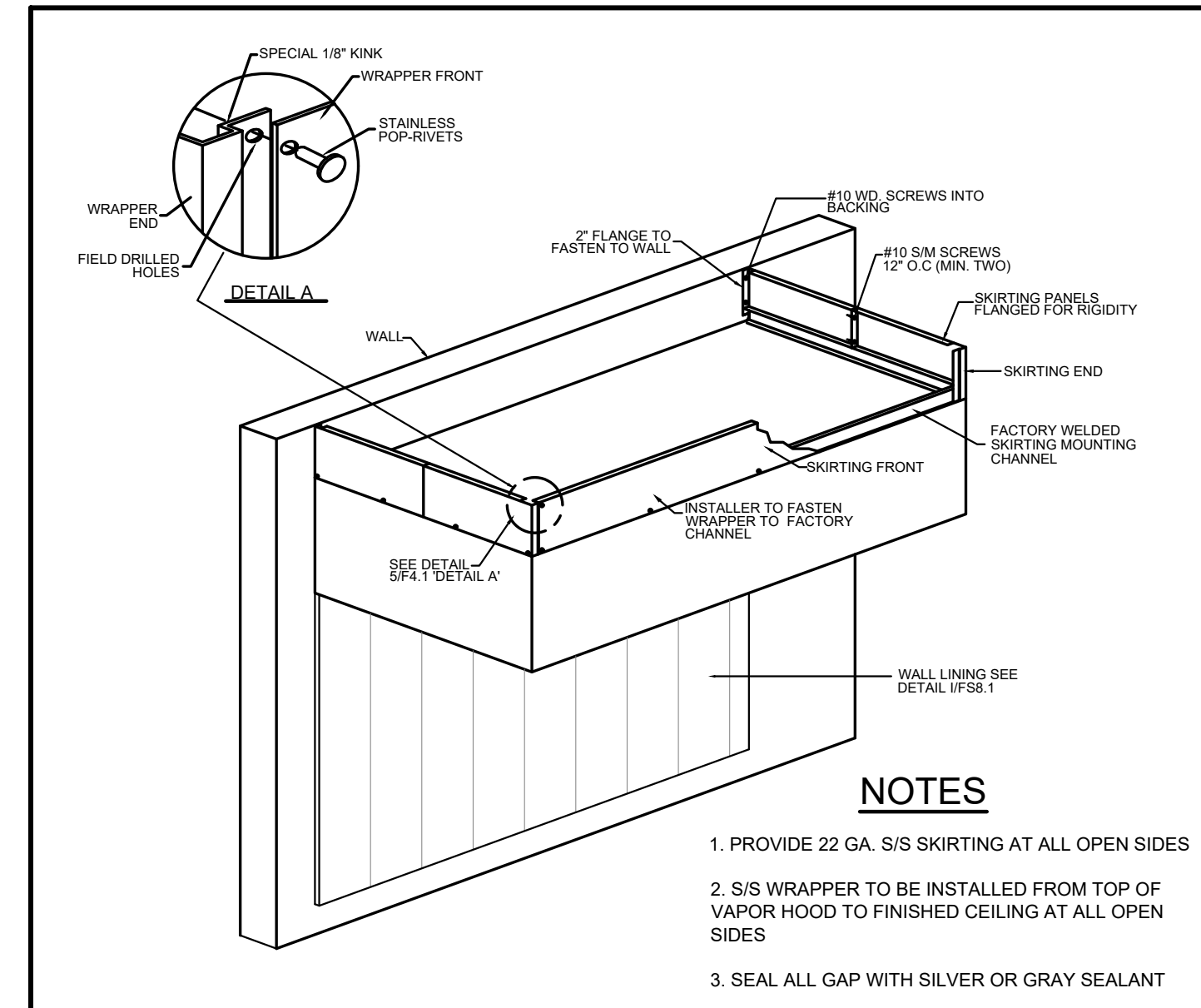
| WALL BACKING SCHEDULE | | | | | |
|--|-----------------------|---|--------------|--------------------|------------------|
| | APPLICATION | BOTTOM OF BACKING | BACKING HGT. | FASTENERS PER STUD | ANCHORAGE DETAIL |
| (WB1) 5.1 | HAND SINK | +16" AFF | 26" HIGH | 4 | B/FS8.2 |
| (WB2) 14.2 | WALL SHELF | +50" AFF | 12" HIGH | 3 | G/FS8.1 |
| (WB3) 4.4, 1.4, 2 | DRY STO. SHELVING | +69" AFF | 12" HIGH | 2 | D/FS8.2 |
| (WB4) 2.3 | COLD STO. SHELVING | +69" AFF | 12" HIGH | 2 PER POST BRACKET | E/FS8.2 |
| (WB5) 15 | WALL LINING | +76" AFF
+53" AFF
+29" AFF
+6" AFF | 4" HIGH | 2 | I/FS8.1 |
| (WB6) 4.10, 12, 13 | WALL SPLASH | +80" AFF | 4" HIGH | 2 | J/FS8.1 |
| (WB7) 15.1 | WALL MTD. FIRE SYSTEM | +80" AFF | 20" HIGH | 3 | 4/FS4.1 |
| NOTES:
1. BACKING TO BE 16 GA. G.I. or C.R.S.
2. REFER TO 1/FS4.1 FOR WALL BACKING LOCATIONS
3. DRY STO. SHELVING, FASTEN SHELVING TO BACKING WITH #14 SMS.
4. COLD STO. SHELVING, 16 GA G.I. STRAP FOAMED IN WALL BY MANUFACTURER. FASTEN SHELVING TO STRAP WITH #14 SMS. | | | | | |



WALL BACKING DETAIL

SCALE : NONE

3
FS4.1



CLOSURE SKIRTING AT HOOD

SCALE : NONE

5
FS4.1

| MECHANICAL SHEET NOTES | |
|------------------------|---|
| 1 | 18 GA. STAINLESS STEEL WALL LINING PANELS (MINIMUM WIDTH TO BE 36") WITH 1" MINERAL WOOL BLANKET AND WIRE MESH BACKING OR CERAMIC FIBER BLANKET AND WIRE MESH BACKING SPACES OUT 1" ON NON-COMBUSTIBLE SPACERS WALL LINING TO MEET THE REQUIREMENTS OF NFPA-96 AND LOCAL CODES. WALL LINING SHALL BE FABRICATED WITH VERTICAL FLUTES EVERY 6" AS SHOWN, AND THE WIDTH OF THE EXHAUST HOOD INCLUDING FIRE SYSTEM CABINET |
| 2 | PROVIDE STAINLESS STEEL CLOSURE SKIRTING, REFER TO S/FS4.1 |
| 3 | REFRIGERATION LINES STUB-DOWN FROM ABOVE, PENETRATE CEILING OF WALK-IN TO EVAP COIL SEE DETAIL J/FS8.3 |
| 4 | REMOTE REFRIGERATION SYSTEM REFER TO A/FS7.1 |
| 5 | REMOTE REFRIGERATION SYSTEM PLATFORM REFER C/FS7.1 |
| 6 | REFRIGERATION LINES RUN ABOVE CEILING LINE (UNISTRUT TRAPEZE, REFER TO I/FS8.3 EXTEND FROM REFRIGERATION RACK TO DROP-DOWN POINT ABOVE WALK-IN REFRIGERATOR / FREEZER COIL (REFRIG. LINE RUN ROUTES SHOWN ARE SCHEMATIC ONLY) REFRIGERATION LINE ROUTES WILL BE FIELD VERIFIED |
| 7 | WALK-IN WALL PANEL TO CONCRETE FLOOR REFER TO A/FS6.1 |
| 8 | PROVIDE STAINLESS STEEL CLOSURE SKIRTING REFER TO DETAIL E/FS6.1 |

| FOODSERVICE MECHANICAL LEGEND | | | |
|-------------------------------|--|--------------|--|
| ABREV./SYMB. | DESCRIPTION | ABREV./SYMB. | DESCRIPTION |
| F.S.E.C | FOODSERVICE EQUIPMENT CONTRACTOR | (VB) | VENTILATING SCHEDULE REFERENCE REFER TO FS4.1 FOR SCHEDULE |
| M.C. | MECHANICAL CONTRACTOR | (1) | KEYNOTE SYMBOL (SEE SHEET NOTES FS4.1) |
| S.F. | STAINLESS STEEL FABRICATOR | (#) TYPE | BLOCKING TYPE REFER TO FS4.1 |
| G.C. | GENERAL CONTRACTOR | (#) ITEM | |
| E.C. | ELECTRICAL CONTRACTOR | (A) | REFRIGERATION SYSTEM (SEE SCHEDULE ON SHEETS FS7.1) |
| CFM | CUBIC FEET PER MINUTE | (S) | REMOTE COMPRESSOR (ON REFRIGERATION RACK) |
| SP | STATIC PRESSURE | (X) | EXHAUST DUCT CONNECTION |
| --- | S/S WALL SPLASH REFER TO J/FS8.1 | (X) | SUPPLY DUCT CONNECTION |
| ---- | FOAMED-IN WALL BACKING BY WALK-IN MANUFACTURER | (X) | CONCRETE DEPRESSION |
| ---- | INSULATED S/S WALL LINING 1/FS4.1 FOR LOC. | | |
| ---- | WALL BACKING | | |
| ---- | REFRIGERATION LINE (RUN FROM REFRIGERATION RACK) | | |

SHELTER II AT
EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

FOODSERVICE
EXHAUST
HOOD DETAILS

DRAWN BY: Author
CHECKED BY: Checker
DATE CREATED: 10/15/24

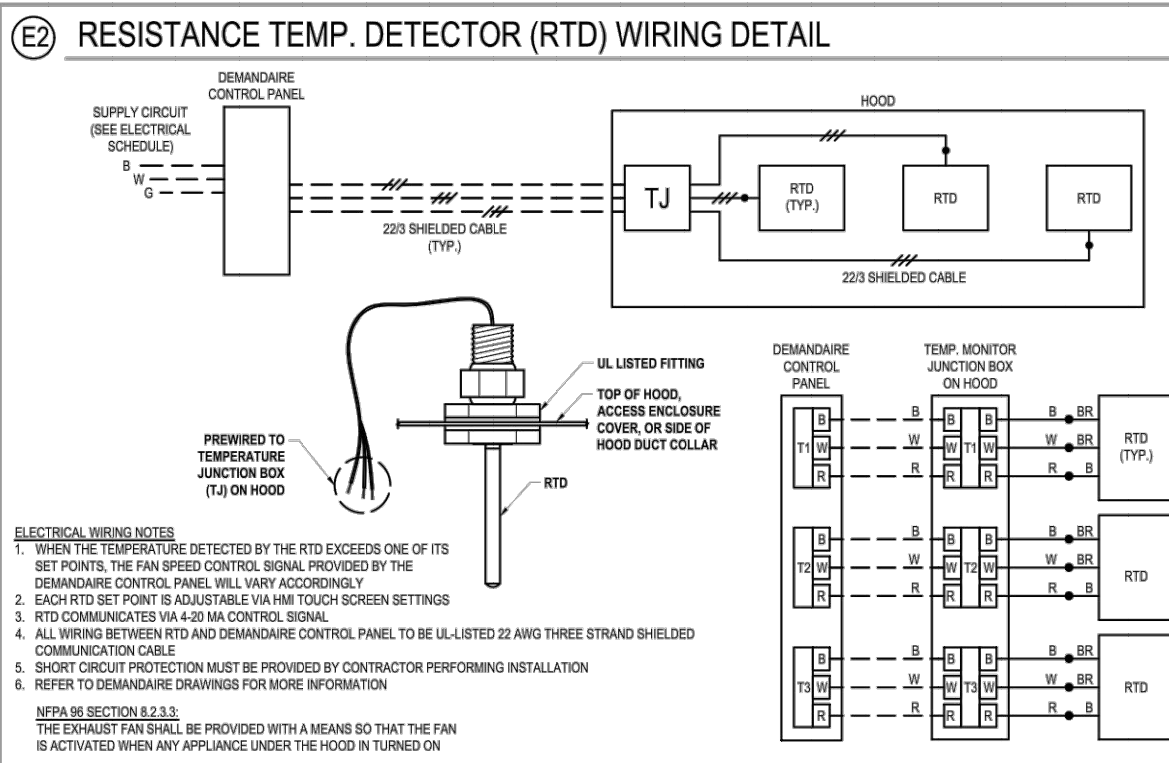
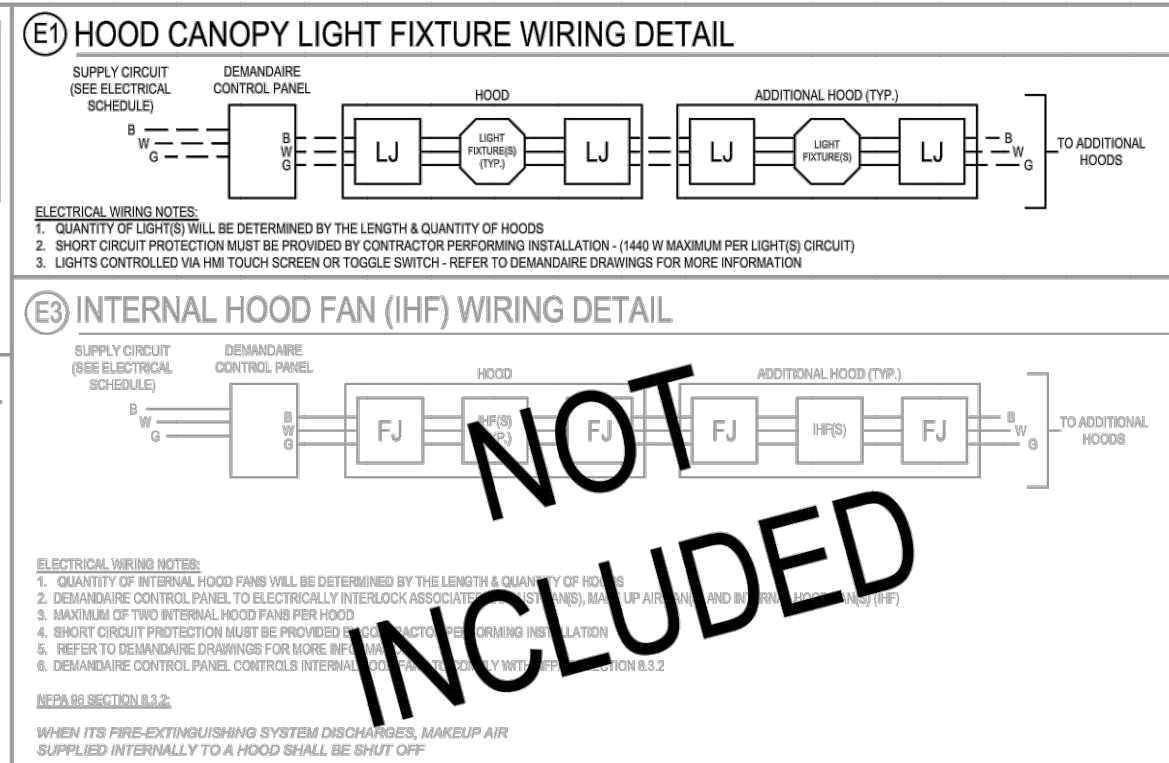
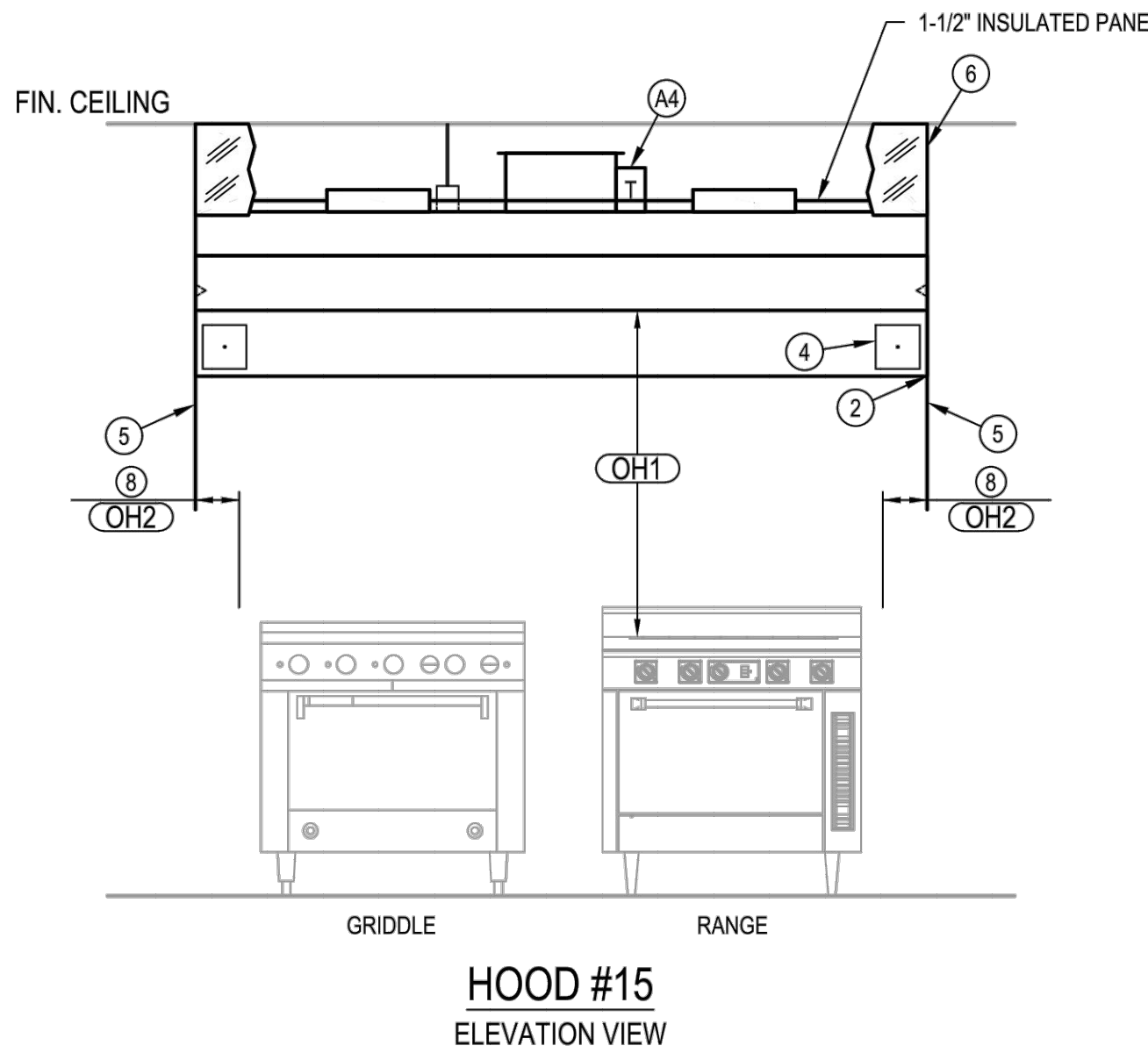
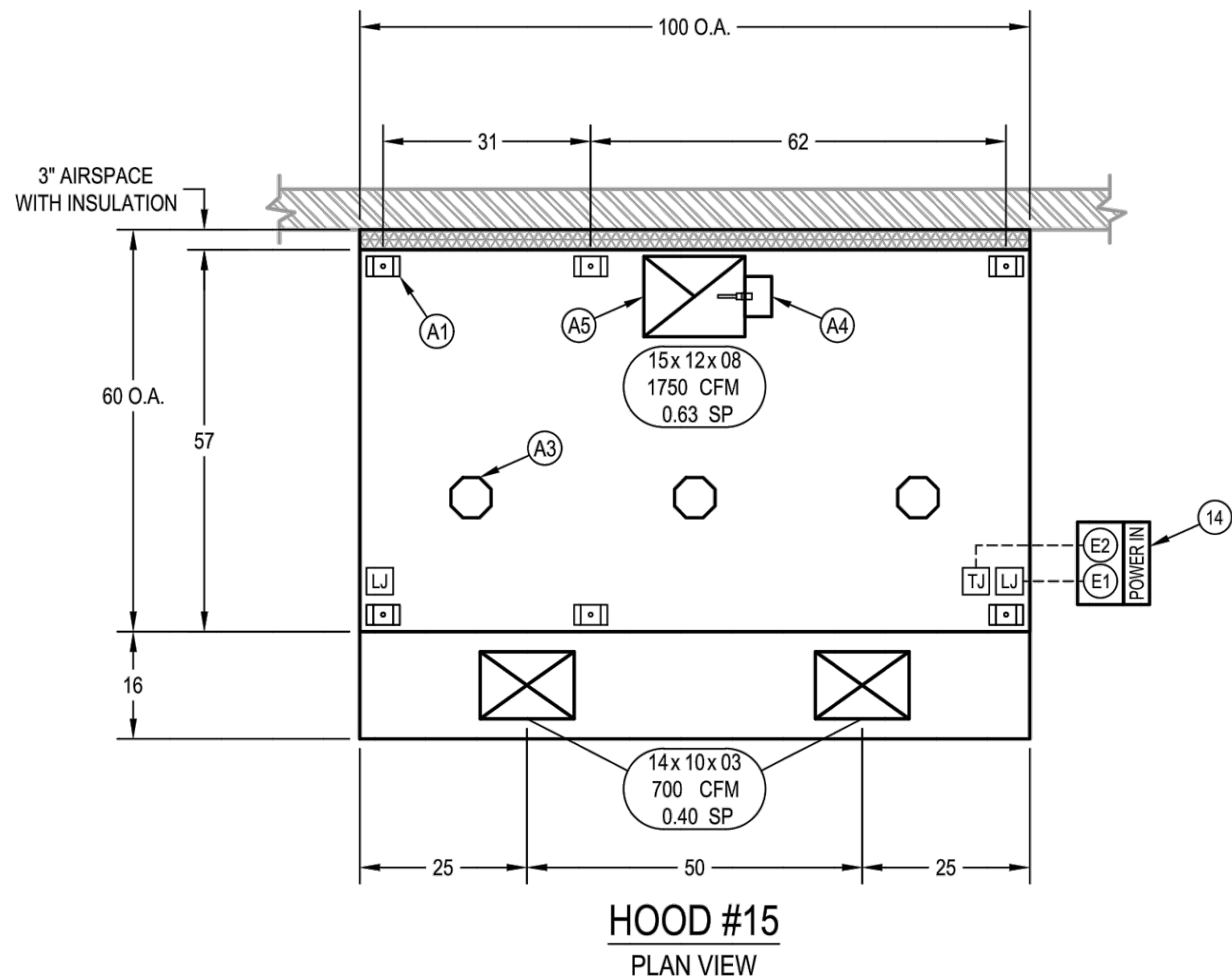
SHEET:

FS5.1

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Salazar Architects, Inc.

| | | | | | | | | | | | | | | | |
|--|----------------|-----|----|------|--------|--------------------|------|--------|------|--|------|--|------|-----------------------------------|--|
| <div><div> UL
LISTED</div><div> NFPA</div><div> NSF</div></div> <div>HOOD SCHEDULE</div> | | | | | | <div>EXHAUST</div> | | | | <div>DIST. FROM COOKING SURFACE TO LOWER EDGE OF HOOD:
(OHT)</div> | | <div>MINIMUM OVERHANG OPEN SIDES</div> | | <div>EQUIP. CA. TEMPERATURE</div> | |
| NO. | MODEL | L | W | H | WEIGHT | SPEC. CFM | SP | CFM/FT | MIN. | MAX. | SIDE | FRONT | MAX. | | |
| 15 | WCLC 1005722.5 | 100 | 57 | 22.5 | 596 | 1750 | 0.63 | 210 | 36 | 48 | 6 | 6 | 450 | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| HOOD CANOPY MATERIAL: ALL 304 SERIES STAINLESS STEEL | | | | | | | | | | | | | | | |
| <div>HOOD LEGEND</div> <div><div><div>1</div><div>ALL WELDED ENCLOSURE</div></div><div><div>2</div><div>16 GA. SIDES, REMAINDER OF HOOD TO BE NO LESS THAN 18 GA.</div></div><div><div>3</div><div>PITCHED GREASE DRIP TRAY</div></div><div><div>4</div><div>ENCLOSED METAL CONTAINER</div></div><div><div>5</div><div>CONTAINMENT PANEL</div></div><div><div>6</div><div>ENCLOSURE PANEL</div></div><div><div>8</div><div>12" HOOD OVERHANG IS RECOMMENDED FOR ALL HEAVY DUTY COOKING APPLIANCES</div></div></div> <div><div>14</div><div>SEE ELECTRICAL SCHEDULE - CONSULT FACTORY FOR ALTERNATE INPUT POWER LOCATION(S)</div></div> | | | | | | | | | | | | | | | |
| <div>1. GREATER EXHAUST AND/OR LESSER SUPPLY AIR FLOW RATES MAY BE REQUIRED FOR COMPLETE VAPOR AND SMOKE REMOVAL IN SPECIFIC INSTALLATIONS.
2. THE EXHAUST FAN MUST BE OPERATED WHENEVER THE COOKING EQUIPMENT IS TURNED ON. (NPA SECTION 11.1.5)</div> | | | | | | | | | | | | | | | |



GENERAL NOTES:
NOTES TO ARCHITECT AND/OR CONTRACTOR: STREIVOR, INC. (STREIVOR AIR SYSTEMS, STREIVOR STAINLESS) IS A SPECIALIST IN THE LAYOUT AND DESIGN OF KITCHEN VENTILATION SYSTEMS, AND IN NO WAY PURPORTS TO BE ARCHITECTS OR ENGINEERS.
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PRE - INSTALLATION
OBTAIN, READ AND UNDERSTAND STREIVOR'S HOOD INSTALLATION, OPERATION AND MAINTENANCE MANUAL PRIOR TO INSTALLATION, STARTUP OR BALANCING.

INSTALLATION
ALL INSTALLATION, STARTUP AND BALANCING MUST BE PERFORMED BY QUALIFIED PERSONS AND IN ACCORDANCE WITH ALL APPLICABLE PREVAILING CODES AND STANDARDS.

STANDARD NFPA 96 HOOD CLEARANCES
0" TO NON-COMBUSTIBLE MATERIALS
3" TO LIMITED-COMBUSTIBLE MATERIALS
18" TO COMBUSTIBLE MATERIAL
OVERHEAD CLEARANCES
10" CLEARANCE IS REQUIRED ABOVE THE HOOD
REDUCED CLEARANCES
REDUCED CLEARANCES MAY BE AVAILABLE. CONSULT FACTORY FOR REDUCED CLEARANCE OPTIONS.
TEST AND BALANCE
THE SPECIFIED EXHAUST CFMS LISTED ON THIS DRAWING MUST BE MET DURING TEST AND BALANCE OF THE HOOD SYSTEM(S).
VARIANCE EXHAUST = -0% +10%
VARIANCE SUPPLY = -10% +10%

STREIVOR™ AIR SYSTEMS
"STRIVING FOR EXCELLENCE"
2150 KITTY HAWK ROAD, LIVERMORE, CA 94551
PHONE: (925) 960-9090 FAX: (925) 960-9055
WWW.STREIVOR.COM

PROJECT:
EAST BEAMER SHELTER

1901 EAST BEAMER STREET
WOODLAND, CA 95776

AMD FOODSERVICE DESIGN

| | | | |
|---|----------------------|------------------------|-----|
| HOOD #: | | 15 | |
| DATE: | | 07/15/2024 | |
| DRAWN BY: | | SWB | |
| CHECKED BY: | | HFL | |
| CONSULTANT: | | AMD FOODSERVICE DESIGN | |
| SCALE: (unless otherwise noted) | | 1/2" = 1'-0" | |
| IF BAW DOES NOT MEASURE IT, THE DRAWING IS NOT PLOTTED TO SCALE | | | |
|  | DESCRIPTION | DATE | INT |
|  | UPDATED HOOD TO WCLC | 08/28/24 | AVB |
|  | --- | --- | --- |
|  | --- | --- | --- |
|  | --- | --- | --- |
|  | --- | --- | --- |

DRAWING:
H-01
SHEET 01 OF 01

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EAST BEAMER1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
MISSIONPO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:

FOODSERVICE
EXHAUST
HOOD DETAILSDRAWN BY: Author
CHECKED BY: Checker
DATE CREATED: 10/15/24

SHEET:

FS5.2

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Scales Architect, Inc.

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PRE-INSTALLATION

OBTAIN, READ AND UNDERSTAND STREIVOR'S DEMANDAIRE INSTALLATION, OPERATION AND MAINTENANCE MANUAL PRIOR TO INSTALLATION, OR STARTUP OR BALANCING.

INSTALLATION

ALL INSTALLATION AND STARTUP MUST BE PERFORMED BY QUALIFIED PERSONS AND IN ACCORDANCE WITH ALL APPLICABLE PREVAILING CODES AND STANDARDS

WIRING NOTES

1. FIELD WIRING TERMINALS USE COPPER WIRE ONLY
2. WIRE MUST BE RATED UP TO 600V
3. WIRE TEMPERATURE RATING 60° C MIN
4. LARGE TERMINAL BLOCK TIGHTENING TORQUE 1.5 - 1.8 (NM)
5. SMALL TERMINAL BLOCK TIGHTENING TORQUE 0.6 - 0.8 (NM)
6. SHIELDS OF SHIELDED CABLES MUST BE GROUNDED ON ONE SIDE

COMMISSIONING NOTES

IF COMMISSIONING IS INCLUDED, STREIVOR'S DEMANDAIRE PRE-COMMISSIONING CHECKLIST MUST BE SIGNED AND RETURNED BY THE CUSTOMER A MINIMUM OF 15 CALENDAR DAYS PRIOR TO THE REQUESTED COMMISSIONING DATE TO AVOID INCURRING ADDITIONAL TRAVEL AND/OR EXPEDITING COSTS

LEGEND

- STREIVOR FACTORY WIRING
HIGH VOLTAGE FIELD WIRING BY OTHERS
120/1 VAC FIELD WIRING BY OTHERS
LOW VOLTAGE FIELD WIRING BY OTHERS
120/1 VAC ELECTRICAL CONDUIT (ELECTRICAL CONTRACTOR TO VERIFY QUANTITY AND SIZE)
LOW VOLTAGE ELECTRICAL CONDUIT (ELECTRICAL CONTRACTOR TO VERIFY QUANTITY AND SIZE)
- LJ HOOD CANOPY LIGHT(S) JUNCTION BOX
TJ TEMP. MONITOR(S) JUNCTION BOX
FJ INTERNAL HOOD FAN(S) JUNCTION BOX
TM TEMPERATURE MONITOR
VFD VARIABLE FREQUENCY DRIVE
BMS BUILDING MANAGEMENT SYSTEM

HOOD SCHEDULE

| HOOD | GROUP | SUPPLY FAN | EXHAUST FAN | FSS# | CIRCUIT DESCRIPTION | HP | VFD | AMPS | FEED |
|------|-------|------------|-------------|------|---------------------|-----|-------|------|------|
| 15 | --- | SF-X | EF-X | 1 | CONTROL PANEL | --- | 120/1 | 20 | CB |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
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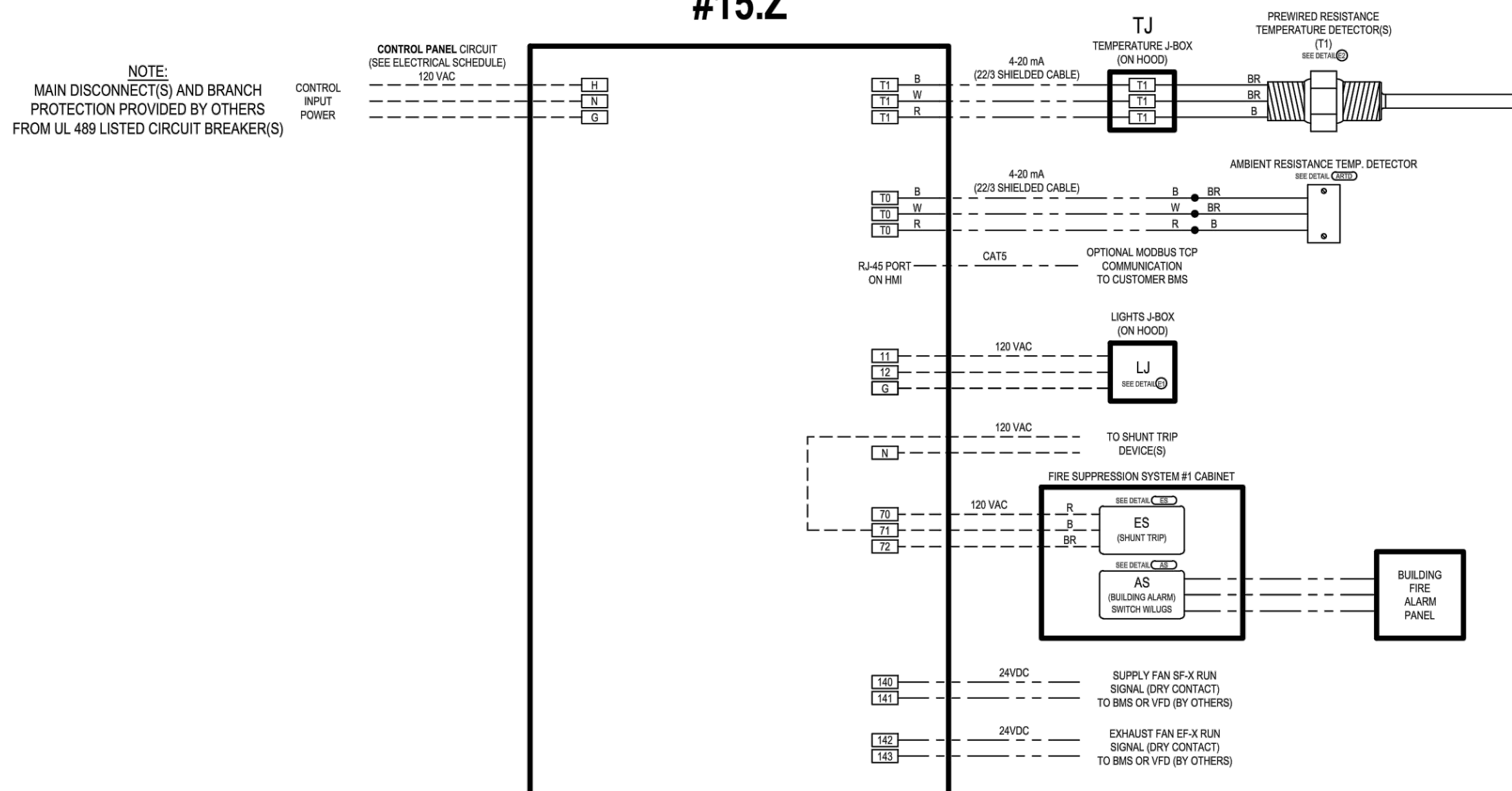
REFER TO HOOD DRAWINGS FOR HOOD DETAILS

CB: CIRCUIT BREAKER BY ELECTRICAL CONTRACTOR

ELECTRICAL ROUGH-IN SCHEDULE

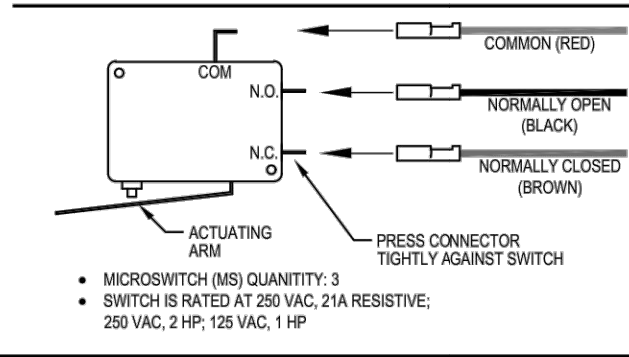
| ITEM | DETAIL | ROUGH-IN REQUIREMENTS | ELECTRICAL CONDUIT |
|-----------------------------|--------|---------------------------------------|--------------------------|
| DEMANDAIRE CONTROL PANEL | DCP | 14 1/4" X 16 1/4" I.D. FRAMED OPENING | 120 VAC, 24 VDC, 4-20 mA |
| AMBIENT TEMPERATURE MONITOR | ARTD | 2X4 J-BOX | 4-20 mA |
| --- | --- | --- | --- |
| --- | --- | --- | --- |
| --- | --- | --- | --- |

ELECTRICAL CONTRACTOR TO VERIFY ROUGH-IN LOCATION AND ELECTRICAL REQUIREMENTS

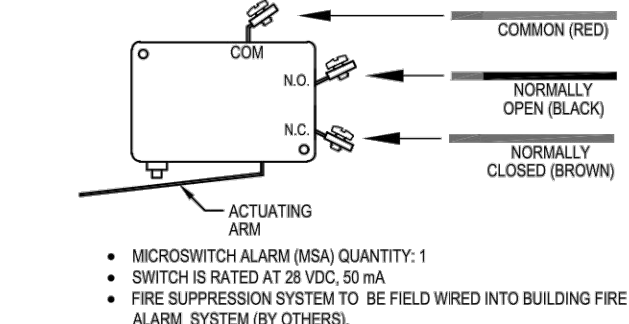
DEMANDAIRE BRONZE CONTROL PANEL
WIRING DIAGRAM
#15.Z

NOTE:
DEMANDAIRE CONTROL PANEL ENCLOSURES REQUIRE
36 INCHES MINIMUM OF CLEAR SPACE IN FRONT OF THE DOOR

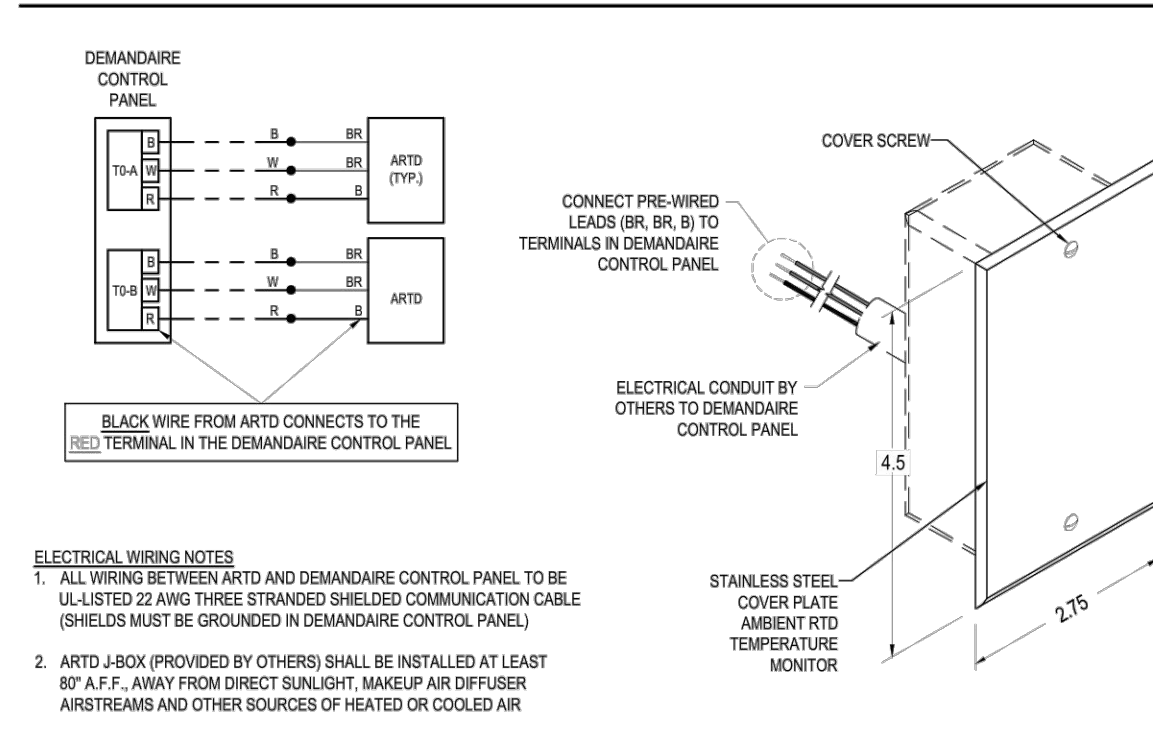
ES ELECTRICAL SWITCH



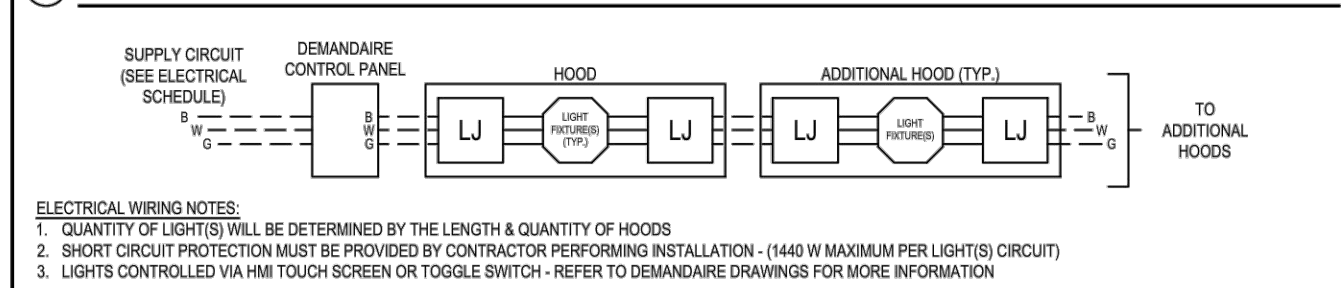
AS ALARM SWITCH



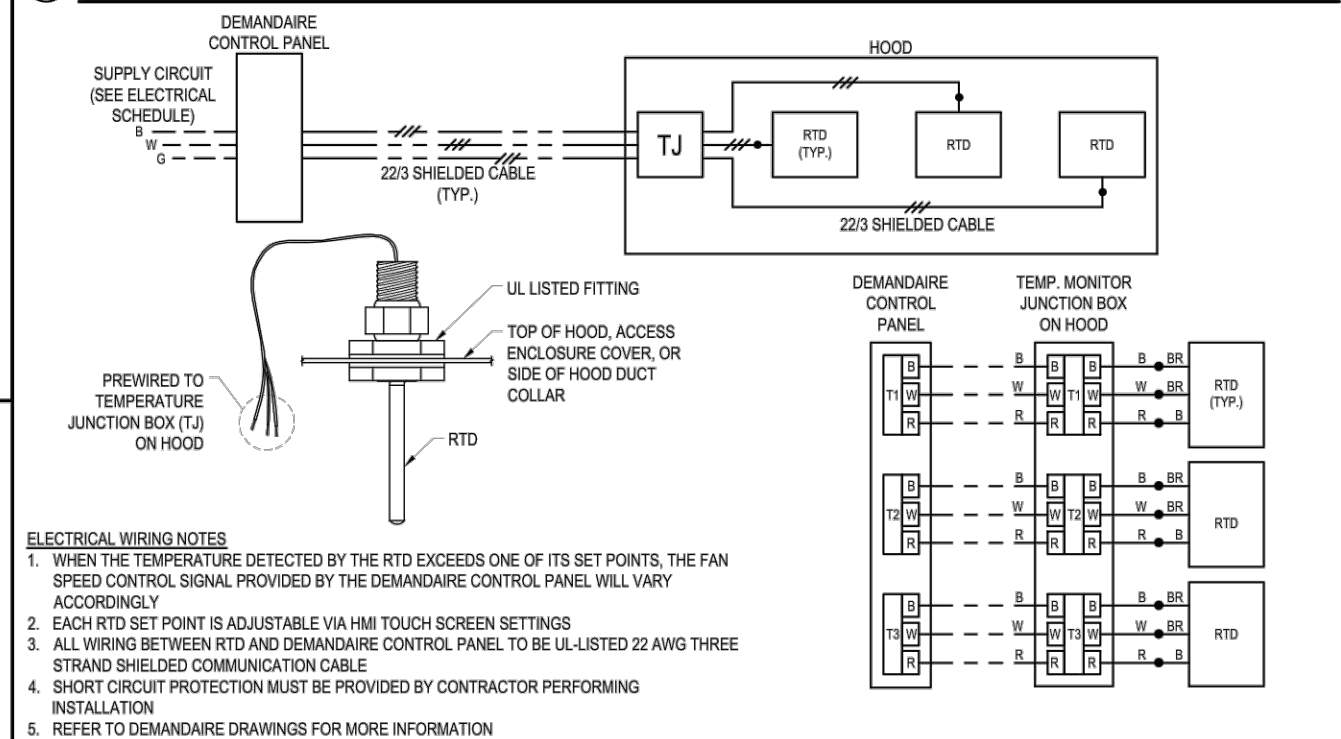
ARTD AMBIENT RESISTANCE TEMPERATURE DETECTOR (ARTD)



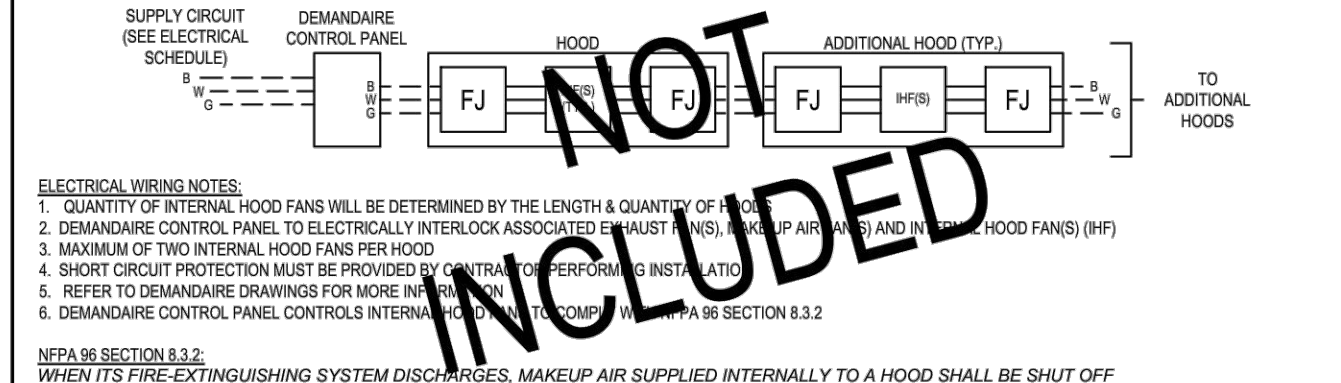
EH HOOD CANOPY LIGHT FIXTURE WIRING DETAIL



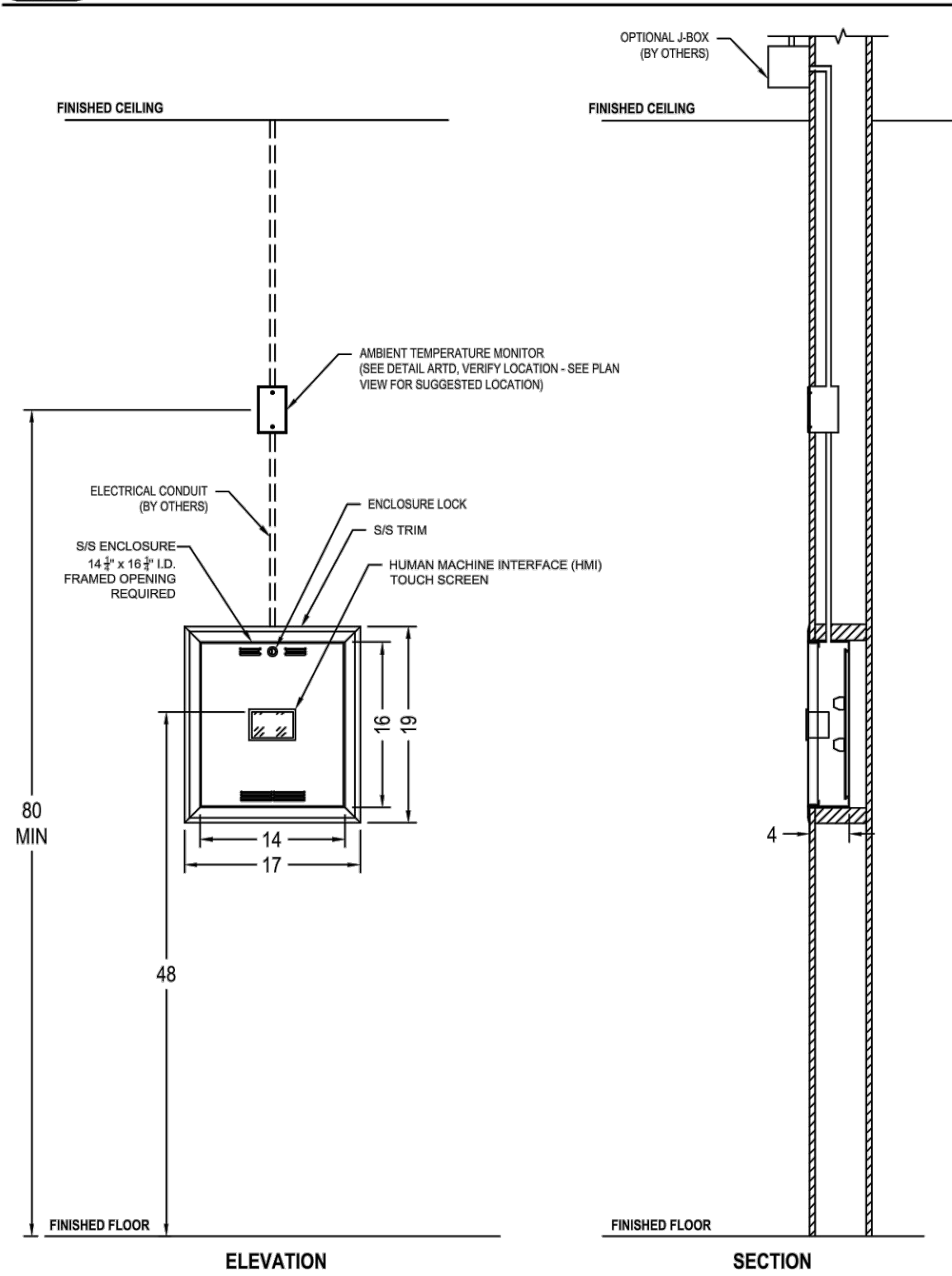
RTD RESISTANCE TEMPERATURE DETECTOR (RTD) WIRING DETAIL



EH INTERNAL HOOD FAN (HF) WIRING DETAIL



DCP DEMANDAIRE CONTROL PANEL



BUILDING FIRE ALARM

NFPA 96 - 10.6.2 WHERE A FIRE ALARM SIGNALING SYSTEM IS SERVING THE OCCUPANCY WHERE THE EXTINGUISHING SYSTEM IS LOCATED, THE ACTIVATION OF THE AUTOMATIC FIRE-EXTINGUISHING SYSTEM SHALL ACTIVATE THE FIRE ALARM SIGNALING SYSTEM.

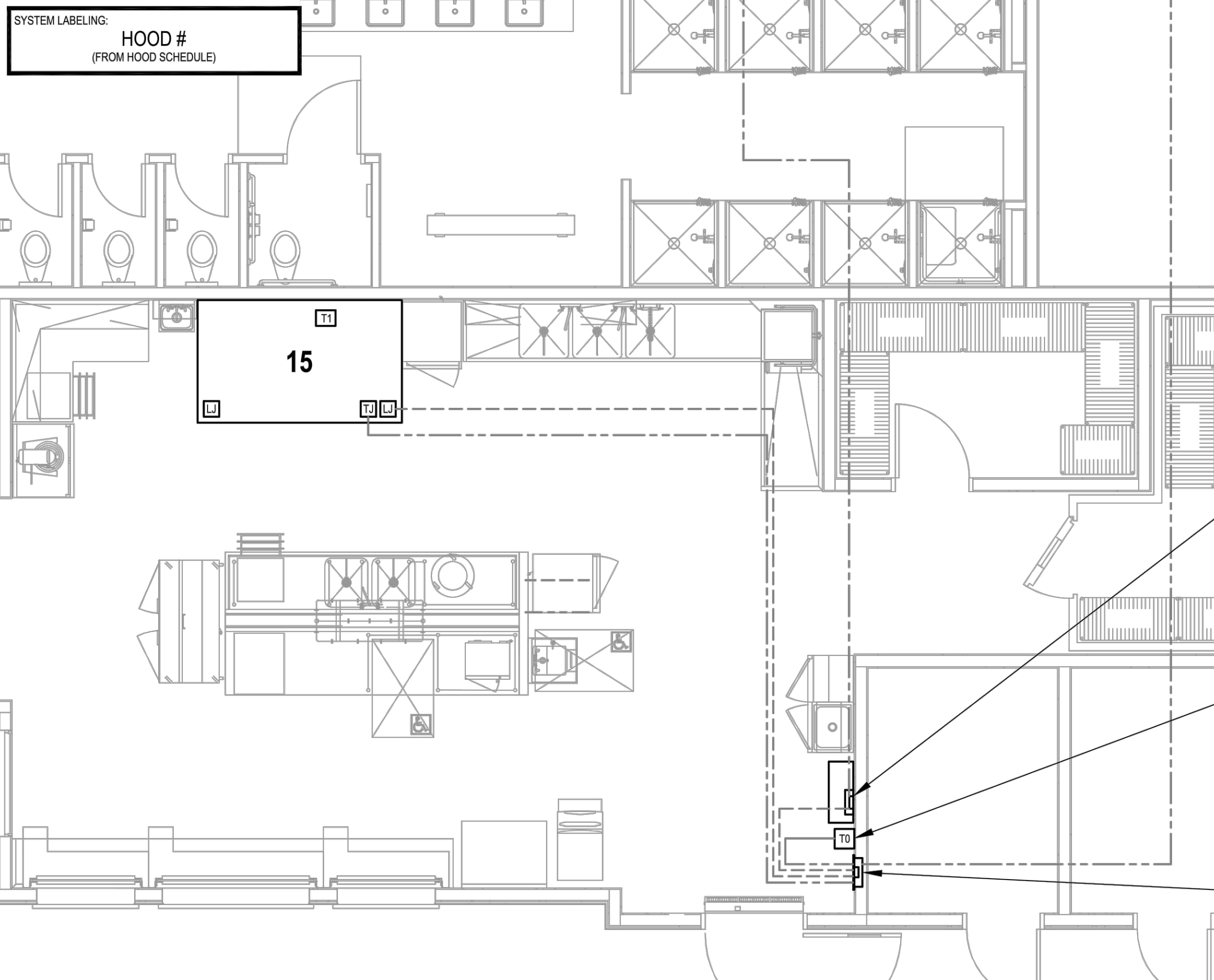
BUILDING ALARM

FAN MOTOR DRIVE(S)

FAN MOTOR DRIVE(S) TO BE SIZED/LOCATED PER MEP DRAWINGS
FAN MOTOR DRIVE(S) NOT PROVIDED BY STREIVOR
SEE DEMANDAIRE WIRING DIAGRAM FOR TERMINAL LABELS AND QUANTITY OF CONTROL SIGNALS/CONTACTS

FAN/BMS

DEMANDAIRE DESIGN PLAN

FIRE SUPPRESSION
SYSTEM (FSS) #1
MICROSWITCHES

LOCATED IN FSS #1
UTILITY CABINET
SEE DETAILS
ES & AS

AMBIENT RESISTANCE
TEMPERATURE
DETECTOR (ARTD) #10

SEE DETAILS
DCP & ARTD

DEMANDAIRE
CONTROL PANEL
#15.Z & HMI TOUCH
SCREEN

SEE ELECTRICAL
SCHEDULE & DETAIL
DCP

DRAWING APPROVAL

THIS DRAWING MUST BE REVIEWED, SIGNED & RETURNED TO STREIVOR AIR SYSTEMS PRIOR TO THE START OF FABRICATION.

VERIFY THE FOLLOWING:

1. ALL DIMENSIONAL INFORMATION, MOUNTING LOCATIONS & CLEARANCES.
2. FAN HORSEPOWER, VOLTAGE & PHASE (IF VFDs OR MOTOR STARTERS ARE PROVIDED BY STREIVOR)

APPROVED FOR FABRICATION

- ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT

APPROVED BY

DATE

NOTE TO REVIEWER:

ANY CHANGES IN COOKING EQUIPMENT SUCH AS EQUIPMENT POSITION, TYPE AND/OR INCREASE IN ENERGY OUTPUT MAY AFFECT EXHAUST AIRFLOW. STREIVOR AIR SYSTEMS MUST BE NOTIFIED OF ANY CHANGES THAT OCCUR PRIOR TO FABRICATION, AS RE-ENGINEERING OF THE EXHAUST AIRFLOW MAY BE REQUIRED.

STREIVOR™ AIR SYSTEMS

"STRIVING FOR EXCELLENCE"

2150 KITTY HAWK ROAD, LIVERMORE, CA 94551
PHONE: (925) 960-9090 FAX: (925) 960-9055
WWW.STREIVOR.COM

PROJECT:

EAST BEAMER
SHELTER1901 EAST BEAMER STREET
WOODLAND, CA 95776

AMD FOODSERVICE DESIGN

SHORT CIRCUIT CURRENT RATING: 50A RMS, 120V MAX
"VERIFY JOB SITE REQUIREMENTS"

| | | | |
|--------------------|------------------------|------|-----|
| SERIAL NO. | DA | | |
| CONTROL PANEL NO. | --- | | |
| C.P. ENCLOSURE NO. | --- | | |
| HMI ENCLOSURE NO. | --- | | |
| ITEM #: | 15.Z | | |
| MODEL: | BRONZE | | |
| DATE: | 2024-07-15 | | |
| DRAWN BY: | HLF | | |
| CHECKED BY: | JWS | | |
| CONSULTANT: | AMD FOODSERVICE DESIGN | | |
| SCALE: | N.T.S. | | |
| ▲ | DESCRIPTION | DATE | INT |
| ▲ | --- | --- | --- |
| ▲ | --- | --- | --- |
| ▲ | --- | --- | --- |
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| ▲ | --- | --- | --- |
| ▲ | --- | --- | --- |

DRAWING:

DA-01

SHEET 01 OF 01

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SHELTER II AT
EAST BEAMER1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

FRIENDS OF THE
MISSIONPO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
FOODSERVICE
EXHAUST
HOOD DETAILSDRAWN BY: Author
CHECKED BY: Checker
DATE CREATED: 10/15/24

SHEET:

FS5.3

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Sobow Architects, Inc.

LISTINGS & STANDARDS

THIS WET CHEMICAL EXTINGUISHING SYSTEM IS ENGINEERED TO PROVIDE FIRE PROTECTION FOR RESTAURANT HOODS, DUCTS AND COOKING APPLIANCES. IS UL 300 LISTED AND IS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- NFPA 17A 2021 EDITION
- NFPA 16 2016 EDITION
- NFPA 96 2021 EDITION



SECTIONS & CODES

NFPA 10 2015 EDITION
(8.2.2) MAXIMUM TRAVEL DISTANCE SHALL NOT EXCEED 30 FT (9.1 M) FROM THE HAZARD TO THE EXTINGUISHER(S).

NFPA 10 2015 EDITION
(8.2.2.1) EACH MANUAL ACTUATION DEVICE SHALL BE INSTALLED NO MORE THAN 48 IN. (1200 MM) AND NO LESS THAN 42 IN. (1067 MM) ABOVE THE FLOOR.

NFPA 96 2021 EDITION
(8.2.3.1) A HOOD EXHAUST FAN(S) SHALL CONTINUE TO OPERATE AFTER THE EXTINGUISHING SYSTEM HAS BEEN ACTIVATED UNLESS FAN SHUTDOWN IS REQUIRED BY A LISTED COMPONENT OF THE VENTILATION SYSTEM OR BY THE DESIGN OF THE EXTINGUISHING SYSTEM.

(8.2.3.2) THE HOOD EXHAUST FAN SHALL START UPON ACTIVATION OF THE EXTINGUISHING SYSTEM IF THE EXHAUST FAN AND ALL COOKING EQUIPMENT SERVED BY THE FAN HAVE BEEN SHUT DOWN UNLESS FAN SHUTDOWN IS REQUIRED BY A LISTED COMPONENT OF THE VENTILATION SYSTEM OR BY THE LISTING OF THE EXTINGUISHING SYSTEM.

(8.2.3.3) WHEN THE FIRE EXTINGUISHING SYSTEM ACTIVATES, MAKEUP AIR SUPPLIED INTERNALLY TO A HOOD SHALL BE SHUT OFF.

(15.4.1) UPON ACTIVATION OF ANY FIRE EXTINGUISHING SYSTEM FOR A COOKING OPERATION, ALL SOURCES OF FUEL AND ELECTRICAL POWER THAT PRODUCE HEAT TO ALL EQUIPMENT REQUIRING PROTECTION BY THAT SYSTEM SHALL AUTOMATICALLY SHUT OFF.

(15.4.3) GAS APPLIANCE NOT REQUIRING PROTECTION BUT LOCATED UNDER VENTILATING EQUIPMENT WHERE PROTECTED APPLIANCES ARE LOCATED SHALL BE AUTOMATICALLY SHUT OFF UPON ACTIVATION OF THE EXTINGUISHING SYSTEM.

(15.4.4) SHUTOFF DEVICE SHALL REQUIRE MANUAL RESETTING PRIOR TO FUEL / POWER BEING RESTORED.

(15.5.1.1) AT LEAST ONE MANUAL ACTUATION DEVICE SHALL BE LOCATED IN A MEANS OF EGRESS OR AT A LOCATION ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

(15.5.1.2) THE MANUAL ACTUATION DEVICE SHALL CLEARLY IDENTIFY THE HAZARD PROTECTED.

CMC 2002 EDITION
(913.5) ALL SYSTEMS SHALL HAVE BOTH AUTOMATIC AND MANUAL METHODS OF ACTIVATION. AT LEAST ONE MANUAL ACTUATION DEVICE SHALL BE LOCATED IN A MEANS OF EGRESS OR AT A LOCATION ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

INSTALLATION REQUIREMENTS

- ALL PIPE SHALL BE SCHEDULE 40 BLACK IRON, CHROME PLATED SLEEVES WHERE EXPOSED.
- ALL CYLINDER SYSTEMS SHALL HAVE 3/8" SUPPLY LINES AND 3/8" BRANCH LINES.
- ALL WIRE ROPE SHALL BE 1/8" STAINLESS STEEL AND RUN THROUGH 1/2" EMT CONDUIT.
- ALL LISTED CORNER PULLEYS REQUIRED WHENEVER THE STAINLESS STEEL CABLE DIRECTION CHANGES.
- ALL EQUIPMENT WITH FIRE PROTECTION MUST BE SECURED TO FLOOR, (NOT BY STREIVOR).
- SWIVEL ADAPTERS MAY BE ADDED TO NOZZLES FOR UP TO 30° ROTATION.

SYSTEM #1

PAGE NUMBERS REFERENCED FROM THE PYROCHEM FIRE SUPPRESSION SYSTEM TECHNICAL MANUAL

| CABLE/LINE LIMITATIONS - CONTROL HEAD | | | | | |
|---------------------------------------|----------|-----------|-----------|---------|-----|
| | | LENGTH | | PULLEYS | |
| | | MAXIMUM | 150.00 FT | 40 | 20 |
| FUSIBLE LINK (pg. 4-5) | | ALLOTTED | 37.00 FT | 4 | 3* |
| PULL STATION A (pg. 4-9) | MAXIMUM | 150.00 FT | 40 | N/A | |
| | ALLOTTED | 15.00 FT | 2 | N/A | |
| GAS VALVE(S) (pg. 4-10) | MAXIMUM | 100.00 FT | 30 | N/A | |
| | ALLOTTED | ~ | FT | ~ | N/A |

*A-P-C STYLE FUSIBLE LINK INCLUDED WITH SYSTEM (NOT SUPPLIED BY STREIVOR). FUSIBLE LINK TEMPERATURE RATING TO BE VERIFIED AND DETERMINED IN FIELD.

| CYLINDER #1 | | | | | CYLINDER #- | | | | |
|----------------------------|---------|----------|-------------|---------|----------------------------|--------|----------|-------------|------|
| COVERAGE DESCRIPTION | NOZZLE | QTY | FLOW POINTS | PAGE | COVERAGE DESCRIPTION | NOZZLE | QTY | FLOW POINTS | PAGE |
| DUCT | 2D | 1 | 2 | 3-1 | | | | | |
| PLENUM | 1H | 1 | 1 | 3-3 | | | | | |
| RANGE | 2L | 2 | 4 | 3-7 | | | | | |
| RANGE | 1H | 2 | 2 | 3-6 | | | | | |
| GRIDDLE | 2H | 1 | 2 | 3-10 | | | | | |
| MODEL FLOW POINTS | | | | | MODEL FLOW POINTS | | | | |
| PCL-460 | 11 | ALLOTTED | 14 | MAXIMUM | | | ALLOTTED | MAXIMUM | |
| TOTAL FIRST TO LAST NOZZLE | | | | | TOTAL FIRST TO LAST NOZZLE | | | | |
| LENGTH** | VOLUME | LENGTH** | VOLUME | | LENGTH** | VOLUME | LENGTH** | VOLUME | |
| 54.00 FT | 2025 ML | 26.00 FT | 975 ML | | FT | ML | FT | ML | |

| CYLINDER #1 | | | | | CYLINDER #- | | | | |
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| LENGTH** | VOLUME | LENGTH** | VOLUME | | LENGTH** | VOLUME | LENGTH** | VOLUME | |
| 54.00 FT | 2025 ML | 26.00 FT | 975 ML | | FT | ML | FT | ML | |

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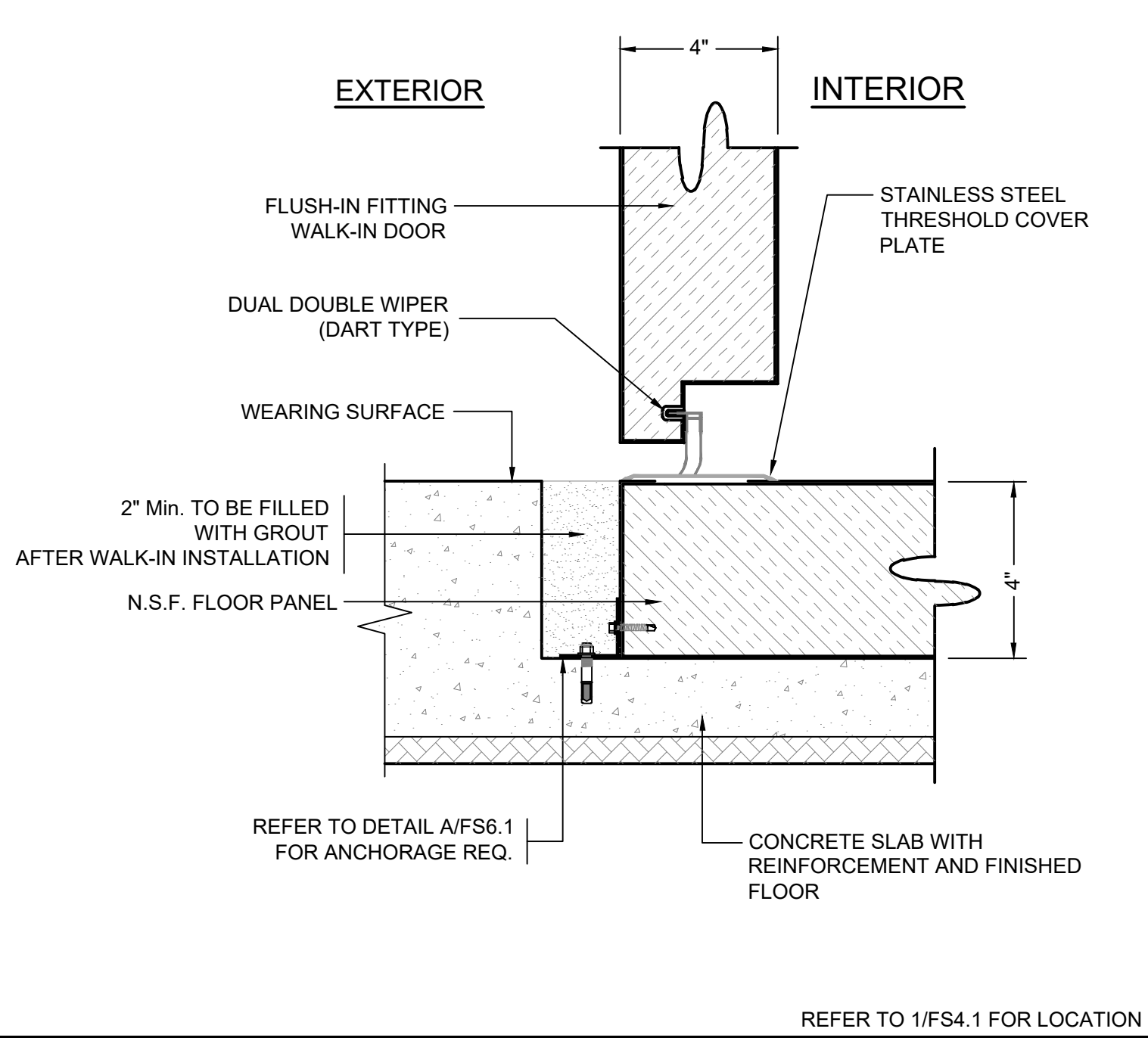
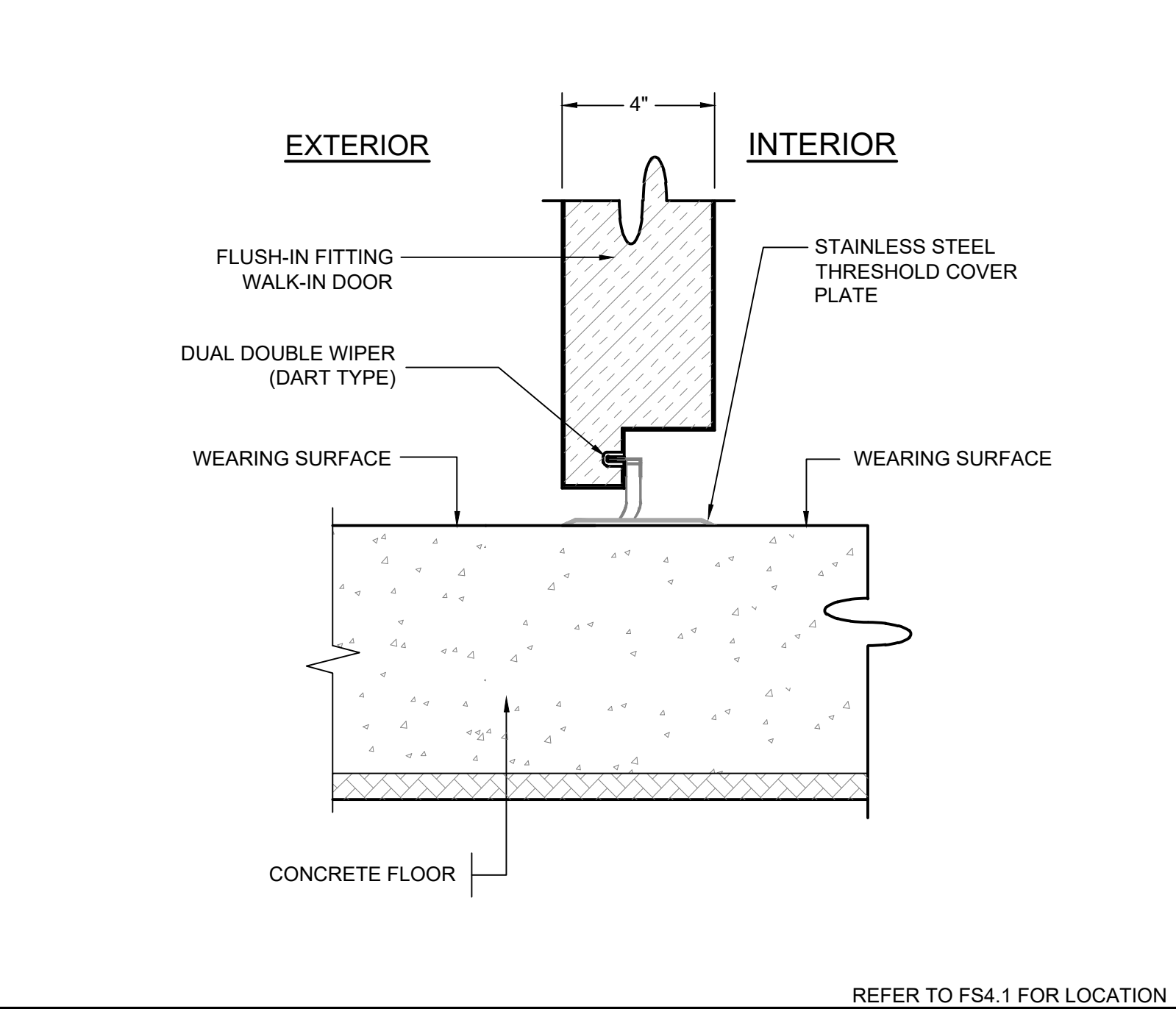
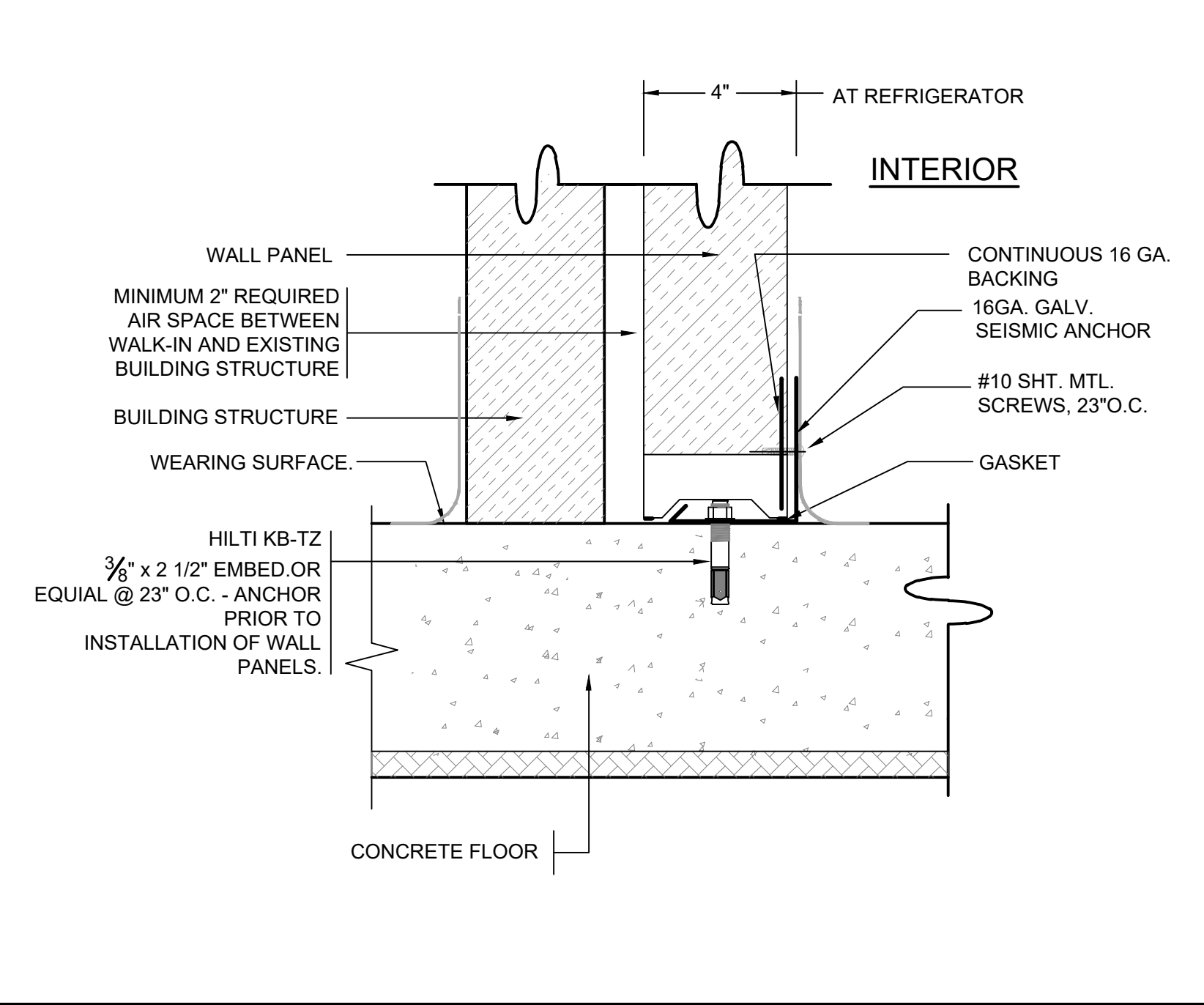
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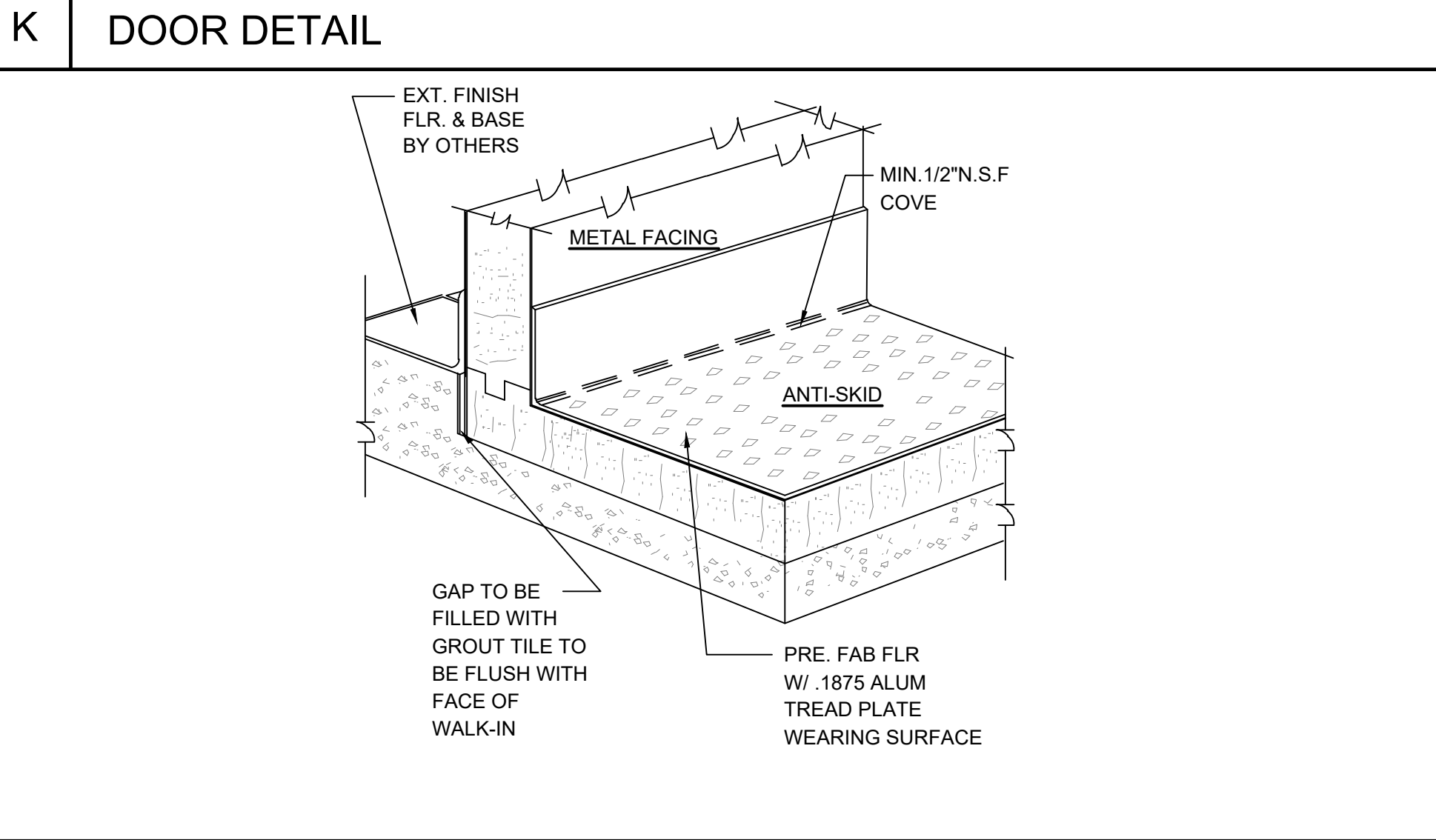
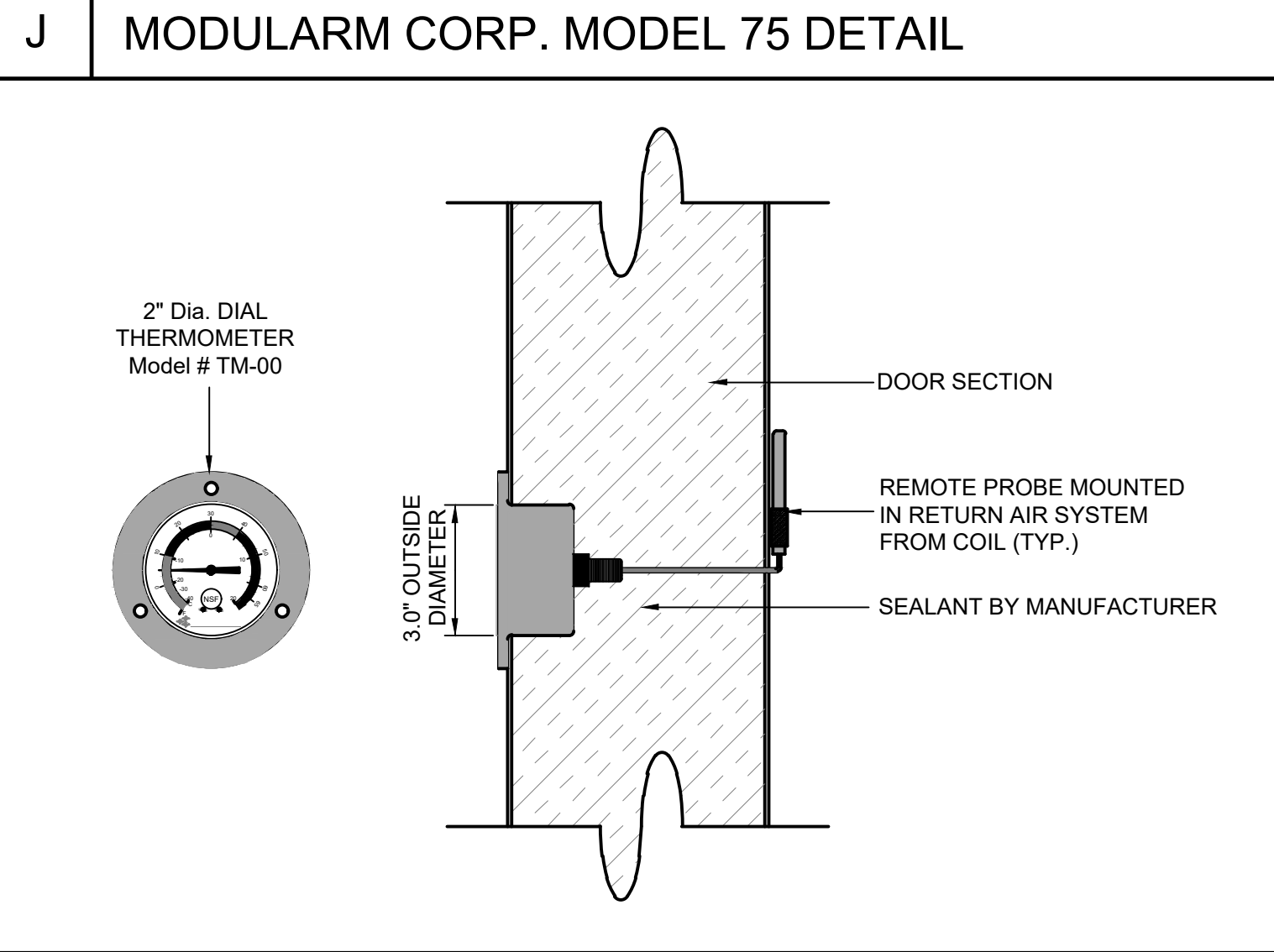
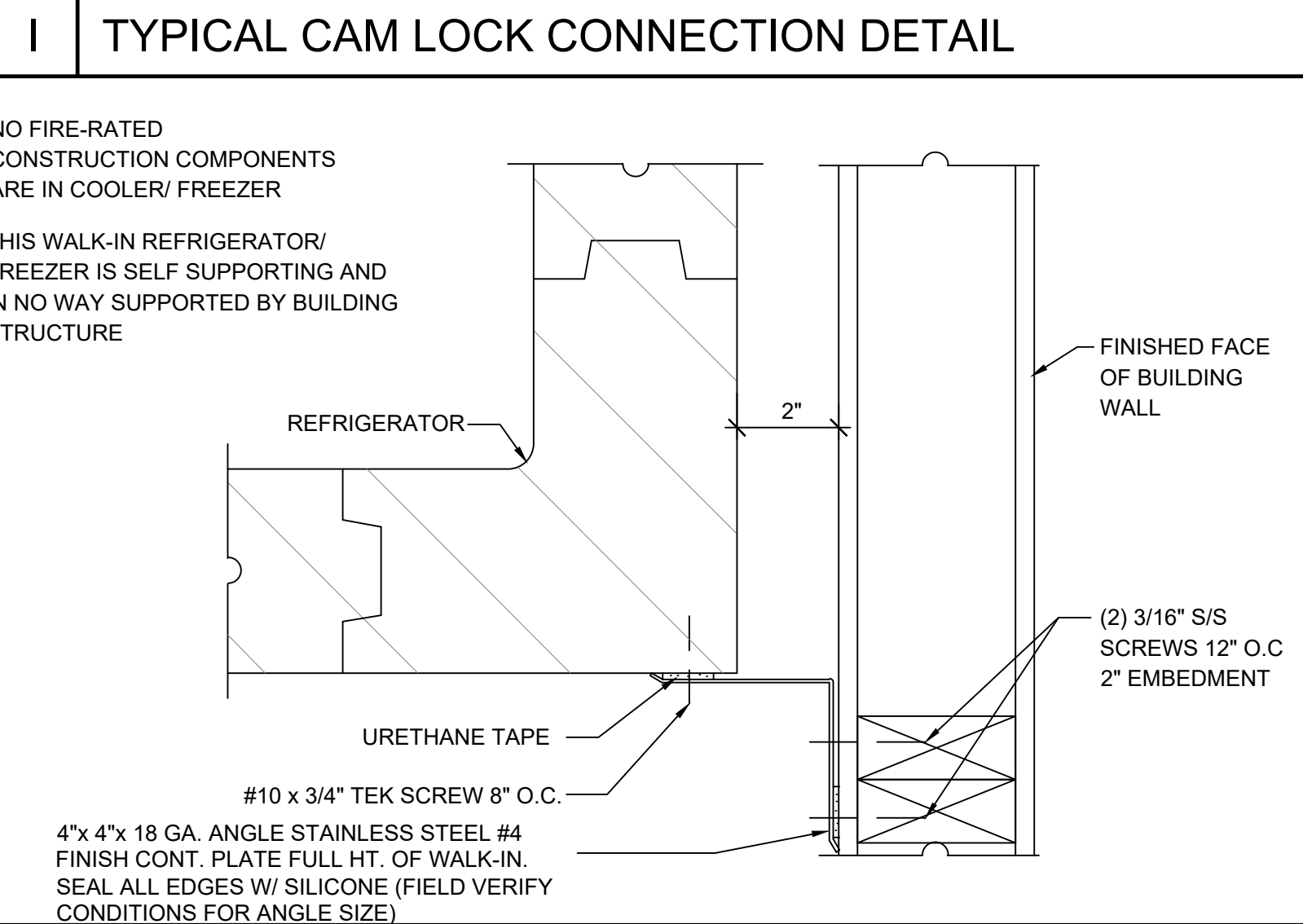
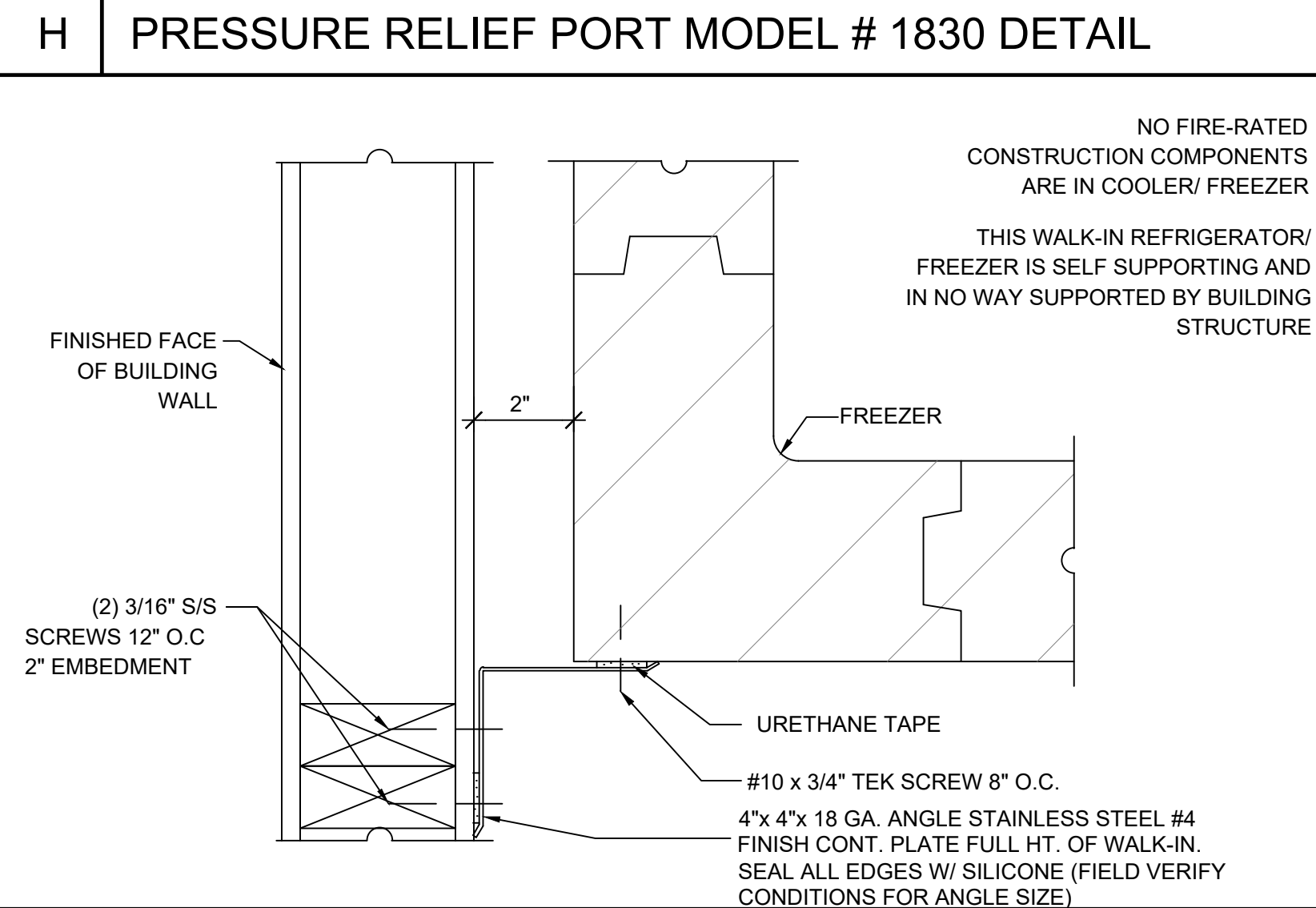
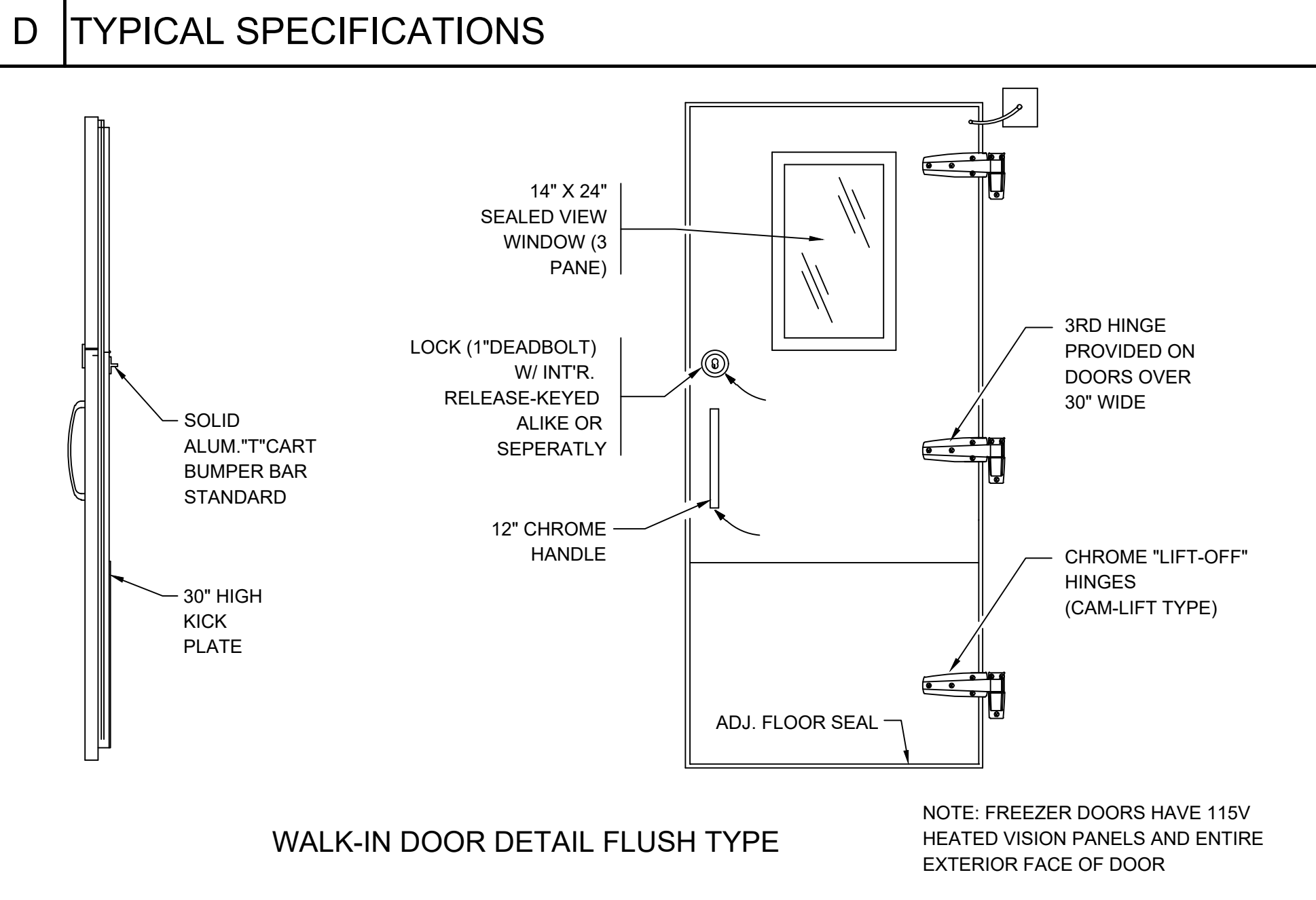
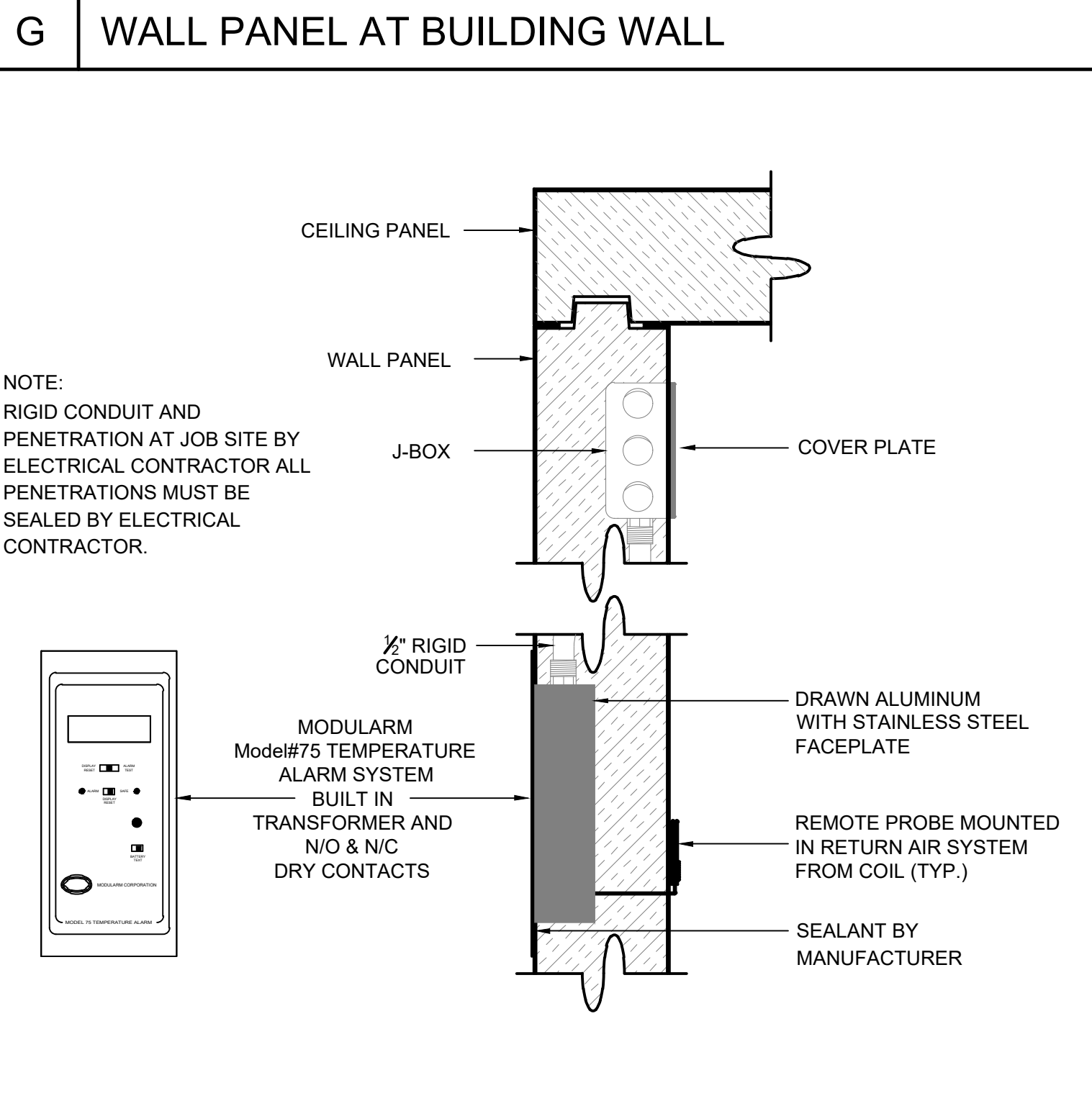
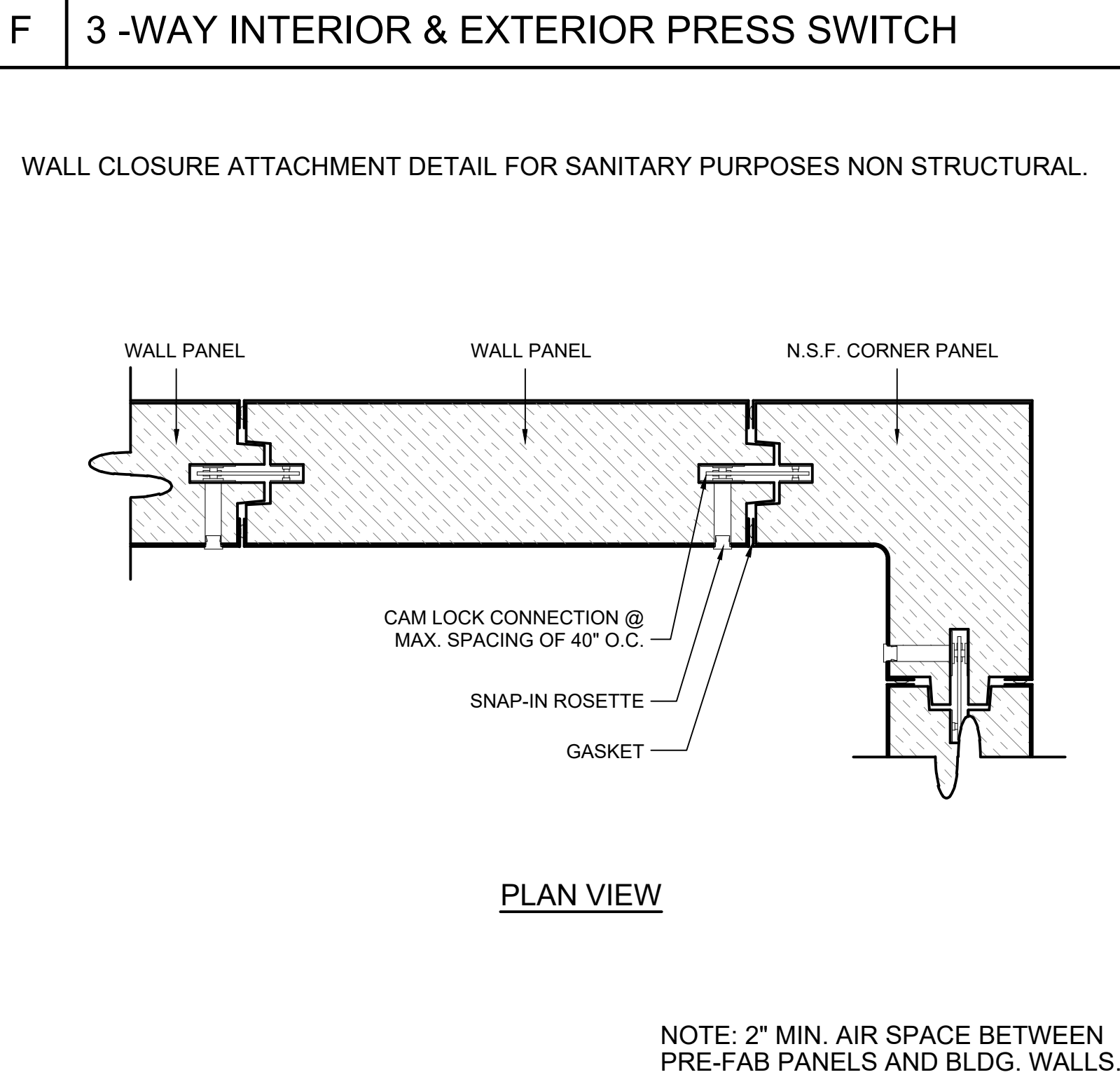
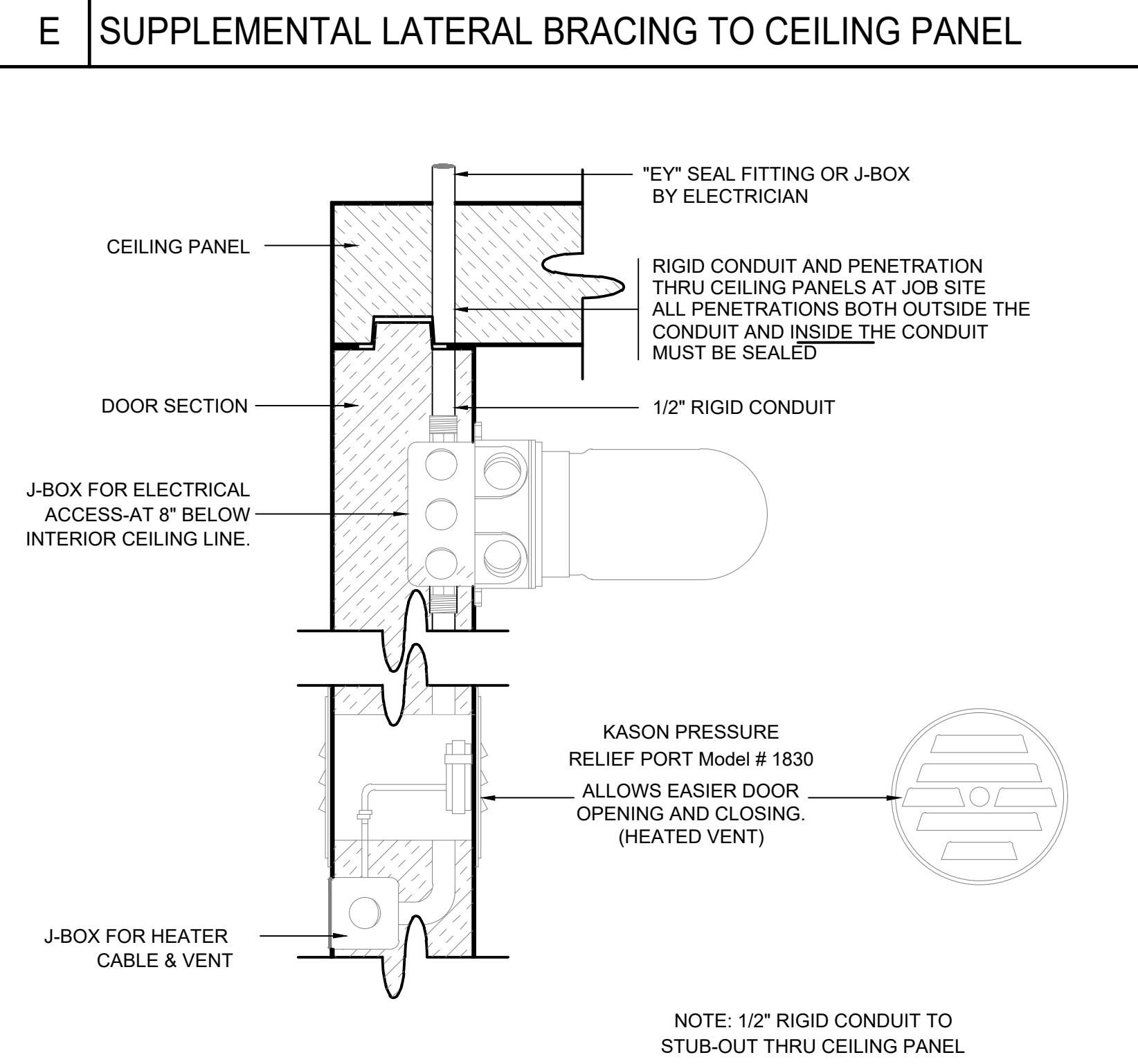
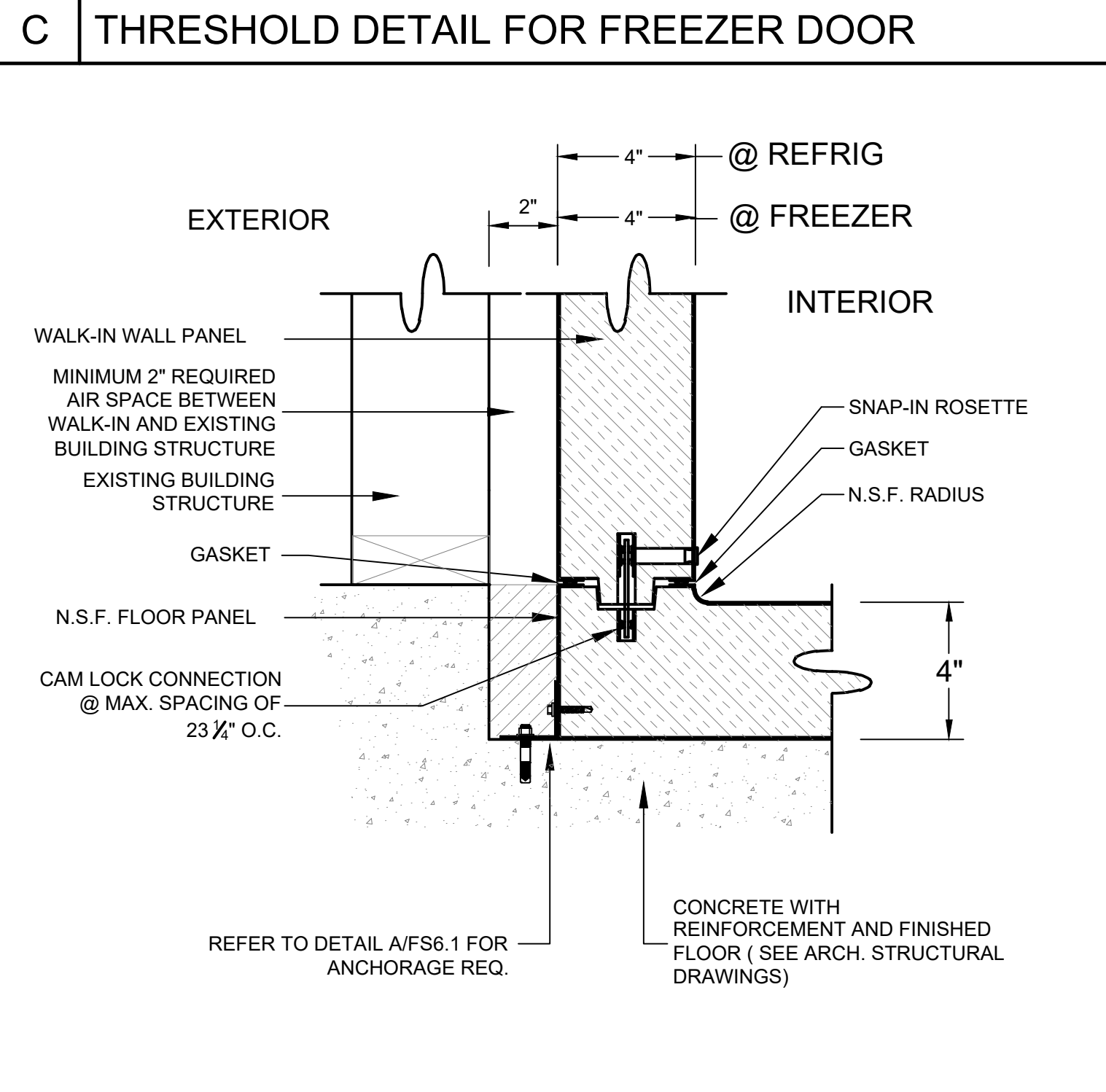
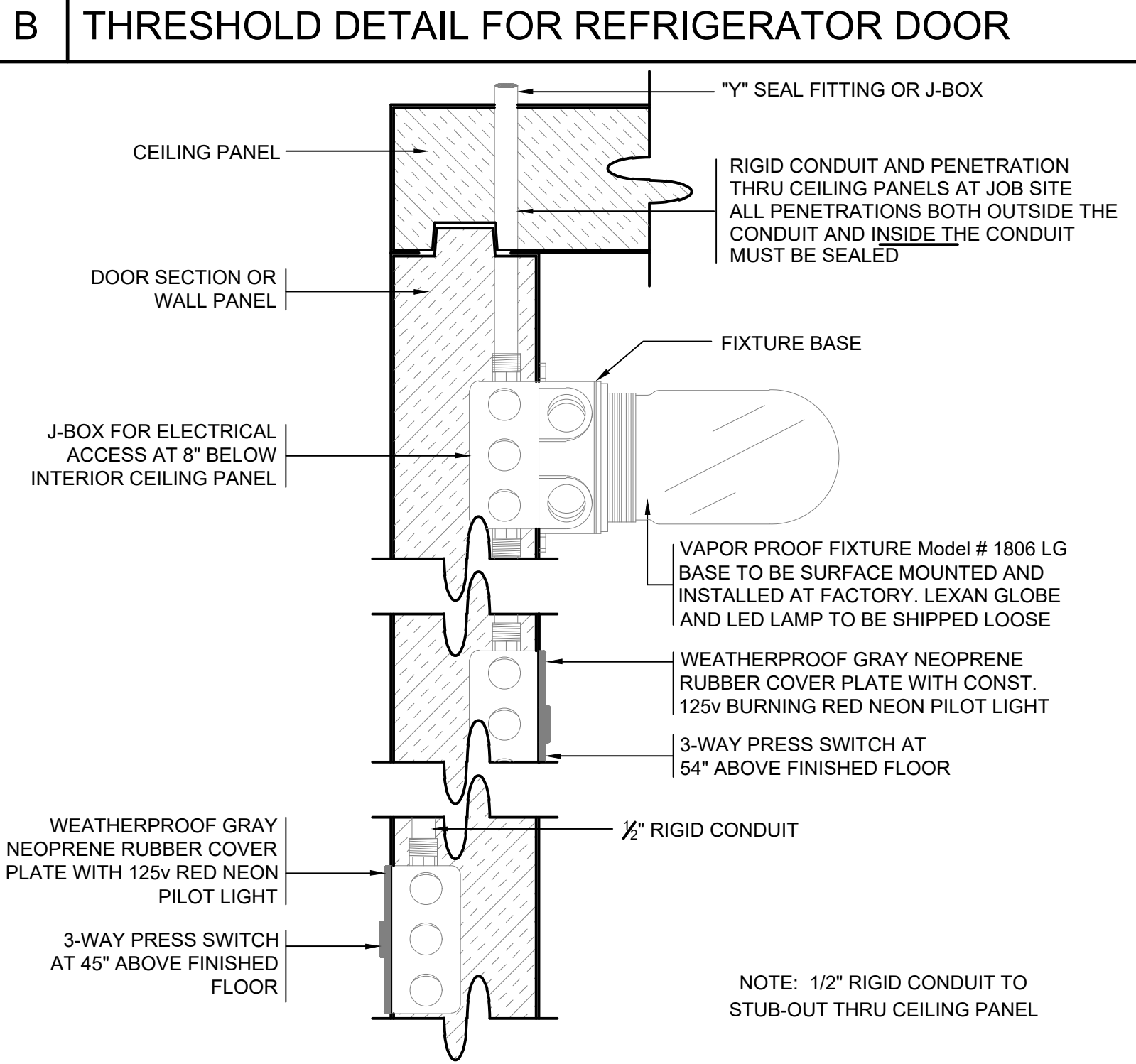
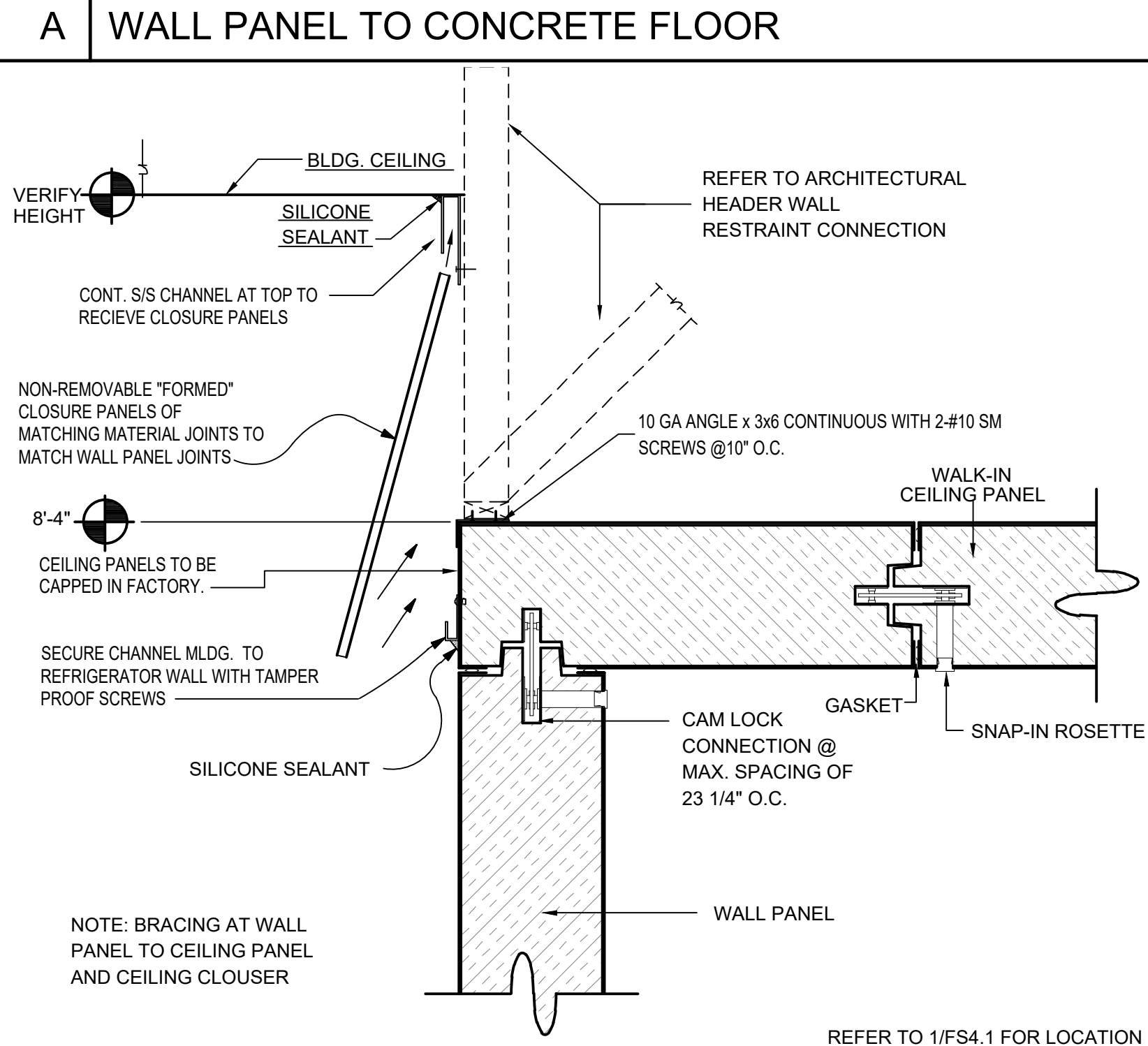
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| 54.00 FT | 2025 ML | 26.00 FT | 975 ML | | | | | | |



| | | |
|---|---|--|
| WALK-IN COOLER/FREEZER ANCHORAGE NOTE: | | |
| WALK-IN FREEZER SHALL HAVE SUPPLEMENTAL LATERAL BRACING ON THE DOOR SIDE, SEE E/FS6.1 | | |
| WALK-IN COOLER/FREEZER TYPICAL NOTES: | | |
| APPLICATION - | WALK-IN COOLER/FREEZER COMBO | |
| | 4" HARD NOSE TONGUE & GROOVE HIGH DENSITY URETHANE PERIMETER (CFC FREE) W/ SHT. MTL. FACING FLANGED 1/2" RADIUS AT ALL INSIDE VERTICAL CORNERS, JOINTS SEALED W/ PVC GASKET AT INT. & EXT. PERIMETER OF PANELS. PANELS RIGID CONNECTION W/ CAM-LOCK FASTENERS (WALL TO WALL: 48" O.C. MAX; WALL TO CEILING: 24" O.C. MAX; WALL TO FLOOR: 24" O.C. MAX., IF APPLY) | |
| INSULATION - | 4" THICK FOAMED IN PLACE HIGH DENSITY URETHANE (CFC FREE) FILLED, OVER 90 PERCENT CLOSED CELL CONTENT. LESS THAN 25 FLAME SPREAD IN ACCORD W/ UBC STD. 42-1 (BASED ON UL 723 WHICH IS SIMILAR TO ASTM E84 THE STEINER TUNNEL TEST) AND CLASS 'A' INTERIOR FINISH IN ACCORDANCE W/ NFPA 101, SECTION 6-2, AND NFPA 255. K-FACTOR NOT TO EXCEED 0.14 BTU/HOUR/SQ. FT./F PER INCH THICKNESS IN ACCORDANCE W/ ASTM C177 AT 75 F MEAN TEMPERATURE. UL REPORT (BLBT.R13780) FOR SURFACE BURNING CHARACTERISTICS | |
| FREEZER FLOOR - | 4" THICK FOAMED IN PLACE HIGH DENSITY URETHANE (CFC FREE) FILLED, OVER 90 PERCENT CLOSED CELL CONTENT. LESS THAN 25 FLAME SPREAD IN ACCORD W/ UBC STD. 42-1 (BASED ON UL 723 WHICH IS INTERIOR FINISH IN ACCORDANCE W/ NFPA 101, 0.14 BTU/HOUR/SQ. FT./F PER INCH THICKNESS IN ACCORDANCE W/ ASTM C177 AT 75 F MEAN TEMPERATURE. RESULTS: FLAME SPREAD INDEX 25, SMOKE DEVELOPED INDEX: 400. FLOOR TO BE HEAVY DUTY WITH 500LBS POINT LOAD FOR CARTS AND PALLET JACKS. | |
| FINISH - | WALL INTERIOR -
WALL EXTERIOR (EXPOSED TO KITCHEN)
WALL EXTERIOR (UNEXPOSED) -
CEILING INTERIOR -
FREEZER FLOOR INTERIOR -
REFRIGERATOR FLOOR INTERIOR - | .040 STUCCO EMBOSSED ALUMINUM WHITE FINISH
22GA. STAINLESS STEEL - TYPE 304, #4 FINISH
26GA. STUCCO EMBOSSED GALVANIZED STEEL
.040 STUCCO EMBOSSED ALUMINUM WHITE FINISH
WEARING SURFACE TO BE .1875 ALUM. TREAD PLATE W/ MIN. 1/2" RADIUS COVERED UP ALL INTERIOR WALLS TO A HT. OF 6"
WEAVING SURFACE TO BE SAME AS KITCHEN SEAMLESS THROUGHOUT COVERED UP ALL INTERIOR WALLS TO A HT. OF 6" |
| DOOR(S) - | 1EA. 42" X 80" INTERIOR -
EXTERIOR -
DEAD BOLT -
HANDLE -
HINGES -
CLOSER -
HEATER CABLE -
VISION PANEL -
INT KICKPLATES -
EXT KICKPLATES -
JAMB GUARDS - | COOLER, FLUSH-IN-FITTING DOOR W/ MAGNETIC GASKET
22GA. STAINLESS STEEL - TYPE 304, #4 FINISH
22GA. STAINLESS STEEL - TYPE 304, #4 FINISH
NONE
K27 W/ INSIDE SAFETY RELEASE & DEAD BOLT LATCH
(2) K1245 (1) K1248 -SPRING LOADED RACK & PINION
NONE
14" X 24" (NON-HEATED)
42" HIGH, DIAMOND TREAD PLATE ALUMINUM
42" HIGH, DIAMOND TREAD PLATE ALUMINUM
INT., 48" HIGH, DIAMOND TREAD PLATE ALUMINUM |
| | 1EA. 42" X 80" INTERIOR -
EXTERIOR -
DEAD BOLT -
HANDLE -
HINGES -
CLOSER -
HEATER CABLE -
VISION PANEL -
INT KICKPLATES -
EXT KICKPLATES -
JAMB GUARDS -
THRESHOLD - | FREEZER, FLUSH-IN-FITTING DOOR W/ MAGNETIC GASKET
22GA. STAINLESS STEEL - TYPE 304, #4 FINISH
22GA. STAINLESS STEEL - TYPE 304, #4 FINISH
NONE
K27 W/ INSIDE SAFETY RELEASE & DEAD BOLT LATCH
(2) K1245 (1) K1248 -SPRING LOADED RACK & PINION
(4) SIDES OF DOOR OPENING
14" X 24" (HEATED)
42" HIGH, DIAMOND TREAD PLATE ALUMINUM
42" HIGH, DIAMOND TREAD PLATE ALUMINUM
INT., 48" HIGH, DIAMOND TREAD PLATE ALUMINUM
THRESHOLD COVER OVER HEATER WIRE |
| ACCESSORIES - | 4 EA. INT. EXT 3-WAY PRESS SWITCH MOTION SENSOR LIGHT SWITCH, WITH EXT. INDICATING RED LIGHT-FLUSH MTD | |
| | 2 EA. MULTI-MONITOR & AUTOMATIC MODULARM #75LC HI/LO DIGITAL TEMP ALARM W/BATTERY LIGHT CONTROL BACK-UP, REMOTE NOTIFICATION DRY CONTACTS, AUTO LIGHT CONTROL INCLUDING INSIDE ILLUMINATED SWITCH W/PANIC ALARM FEATURE & SENOR LINE (120V, 30MA) ON WALL FACING KITCHEN, PROVIDE SIGN AT EACH FOR COOLER AND FREEZER | |
| | 4 EA. VAPOR PROOF LIGHT FIXTURE KASON #1806 - SHIPPED LOOSE | |
| | 4 EA. LED LIGHT FIXTURE KASON #1810L 48" LONG VAPORPROOF LED FIXTURE WITH TWO 5000K COLOR TEMP. 18W LED LAMPS (120V, 36W) | |
| | 1 EA. HEATED AIR VENT (FREEZER ONLY) - KASON #1832 HI-FLOW 2-WAY HEATED VALVE (120VAC) | |
| | 2 EA. VINYL STRIP CURTAINS SHALL BE OF THE NSF APPROVED KASON EASY-MOUNT SYSTEM SERIES #401SA606 #401SA606 WITH SINGLE PIECE EXTRUSION CHANNEL. | |
| | 1 EA. ROW OF ALUMINUM HAT STYLE BUMPER RAILS ON EXPOSED EXTERIOR (SHIPPED LOOSE) | |
| CLOSURES - | 1 LOT INT. COVED BASE - (TO MATCH INT. WALL PANEL FINISH) | |
| | 1 LOT EXPOSED EXT. COVED BASE - (TO MATCH EXT. WALL PANEL FINISH) | |
| | 1 LOT WALL CLOSURES - (TO MATCH EXT. WALL PANEL FINISH) | |
| | 1 LOT CEILING ENCLOSURES - (TO MATCH EXT. WALL PANEL FINISH) | |
| WALK-IN REFRIG/FREEZER WT=8.5LBS PER SQ.FT. FOR 4" PANELS OVERALL DIMENSIONS | | |



PROJECT NUMBER: 2321

SHELTER II AT
EAST BEAMER1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN 027-360-042

CLIENT:

FRIENDS OF THE
MISSIONPO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

PHASE:

BUILDING PERMIT
SUBMITTAL

REVISIONS:

DATE DESCRIPTION

SHEET TITLE:
FOODSERVICE
REMOTE REFRIG.
DETAILSDRAWN BY: Author
CHECKED BY: Checker
DATE CREATED: 10/15/24

SHEET:

FS7.1

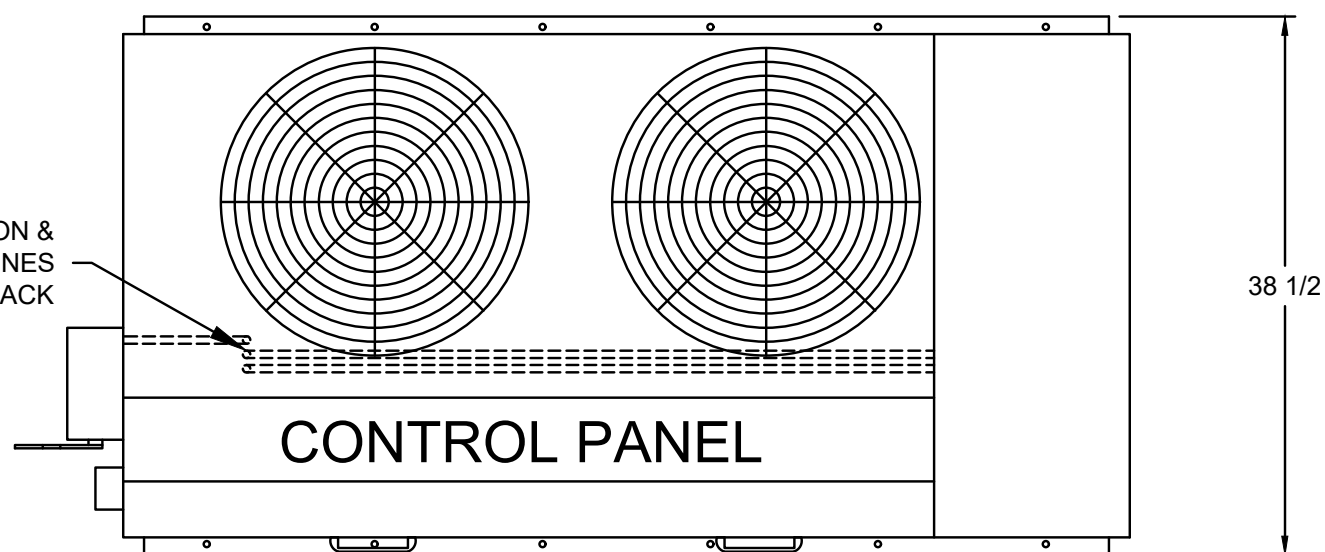
All drawings and other material appearing herein constitute the original work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.

SALAZAR ARCHITECT, INC.

A REFRIGERATION RACK OUTLINE DRAWING
FS7.1 MINI-PAK

MODEL: MPL-2

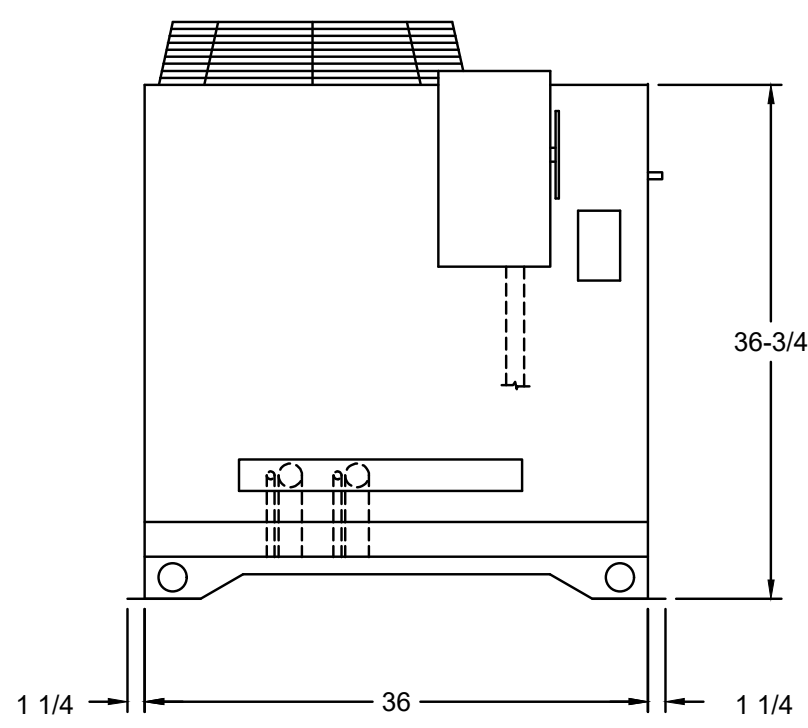
ME A

REFRIGERATION &
ELECTRICAL LINES
INSIDE OF RACK

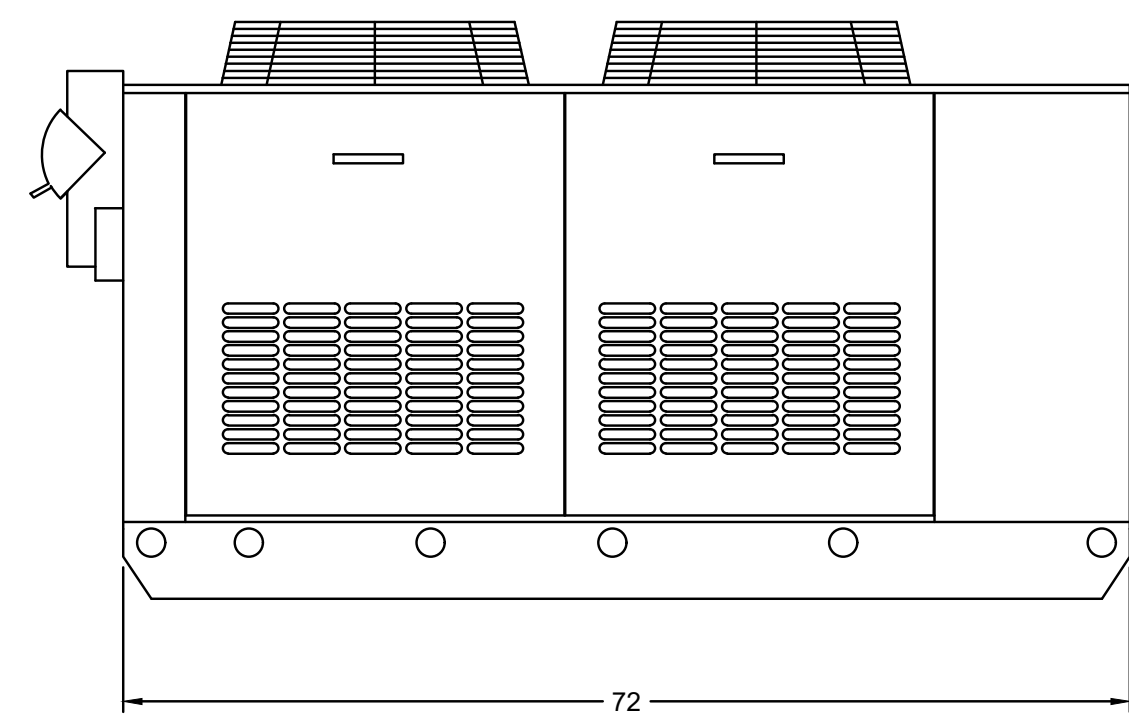
TOP VIEW

NOTES:

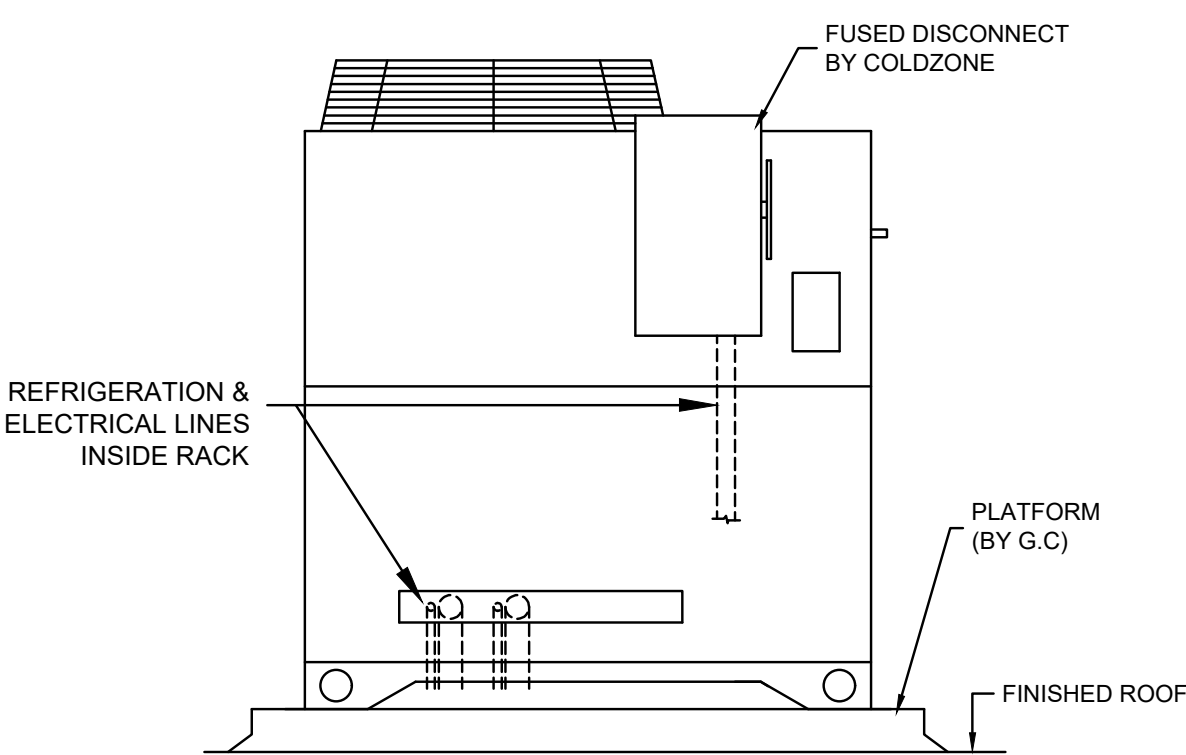
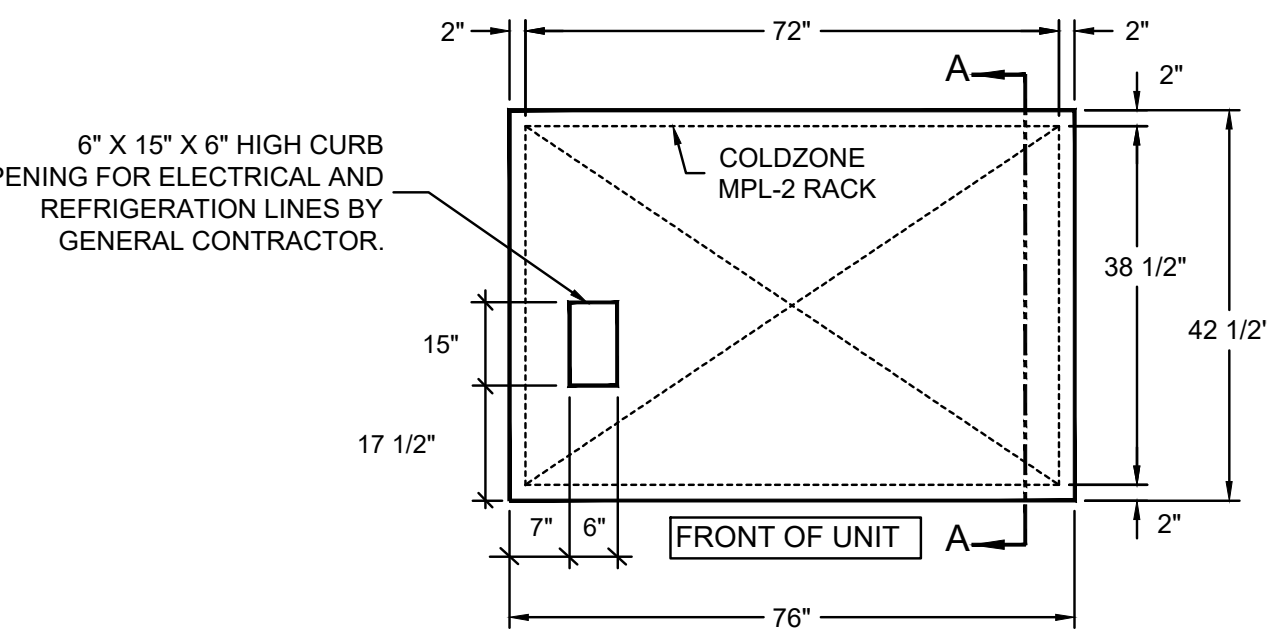
1. UNIT WEIGHT 581 LBS.
2. INSTALLATION CLEARANCE REQUIRES 3 FT. ON ALL SIDES.



LEFT SIDE VIEW

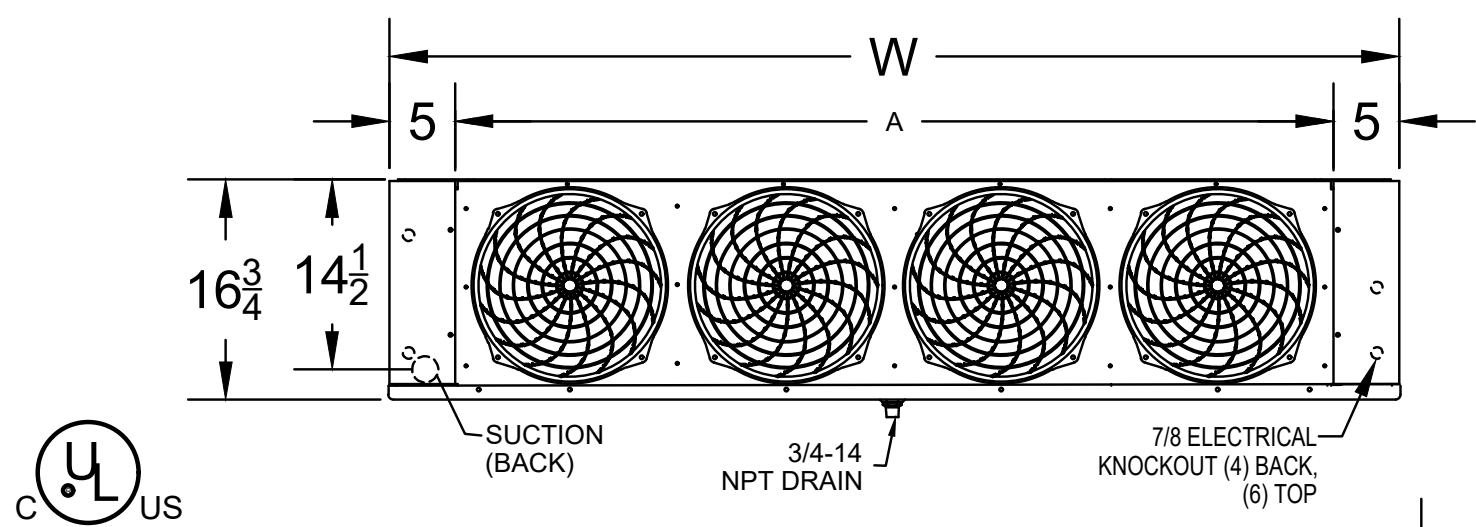


FRONT VIEW

B ELECTRICAL/REFRIGERANT
FS7.1 LINE INSTALLATIONC SUGGESTED ROOF PAD DETAIL
FS7.1

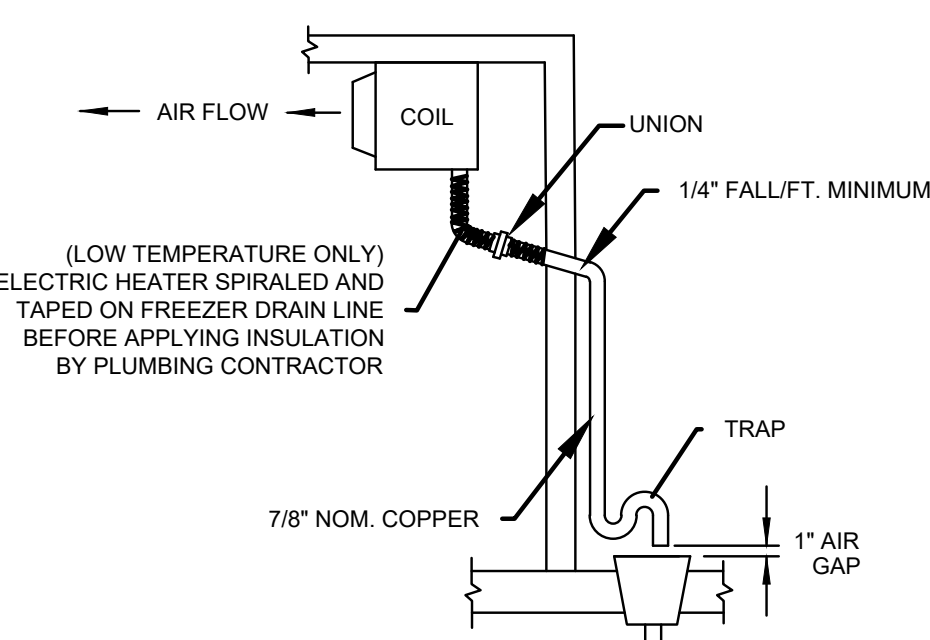
G.C. NOTES

1. PLATFORM TO BE INSTALLED LEVEL.
2. PROVIDE SHEETMETAL HAT SECTION WITH WATER TIGHT SOLDERED JOINTS.
3. BACK FILL OPENING WITH HOT PITCH AFTER INSTALLATION.

D COLDZONE EVAPORATOR COILS
FS7.1 LOW PROFILE

C US

| EVAPORATOR COIL(S) INCHES | | | | | | |
|---------------------------|-----|--------|-------------|--------|--------|--------------------|
| MODEL NUMBER | QTY | FIGURE | NO. OF FANS | W | A | WEIGHT (LBS. EACH) |
| CL6A117ADA | 1 | 1 | 2 | 43-5/8 | 43-5/8 | 58 |
| CL6E090DDA | 1 | 1 | 2 | 43-5/8 | 43-5/8 | 58 |

E DRAIN LINE DETAIL
FS7.1ENGINEERING GUIDE TO SPECIFICATION
FOR REMOTE REFRIGERATION PACKAGE
MINI-PAK REFRIGERATION SYSTEM

THE REFRIGERATION PACKAGE SHALL BE A PRE-ENGINEERED AND FACTORY ASSEMBLED UNIT, TRADE NAME "MINI-PAK", AS MANUFACTURED BY COLDZONE, A DIVISION OF HEAT TRANSFER PRODUCTS GROUP, 1810 VINEYARD AVE. ONTARIO, CA 91761. PHONE: (800) 772-2653, FAX: (714) 529-8503.

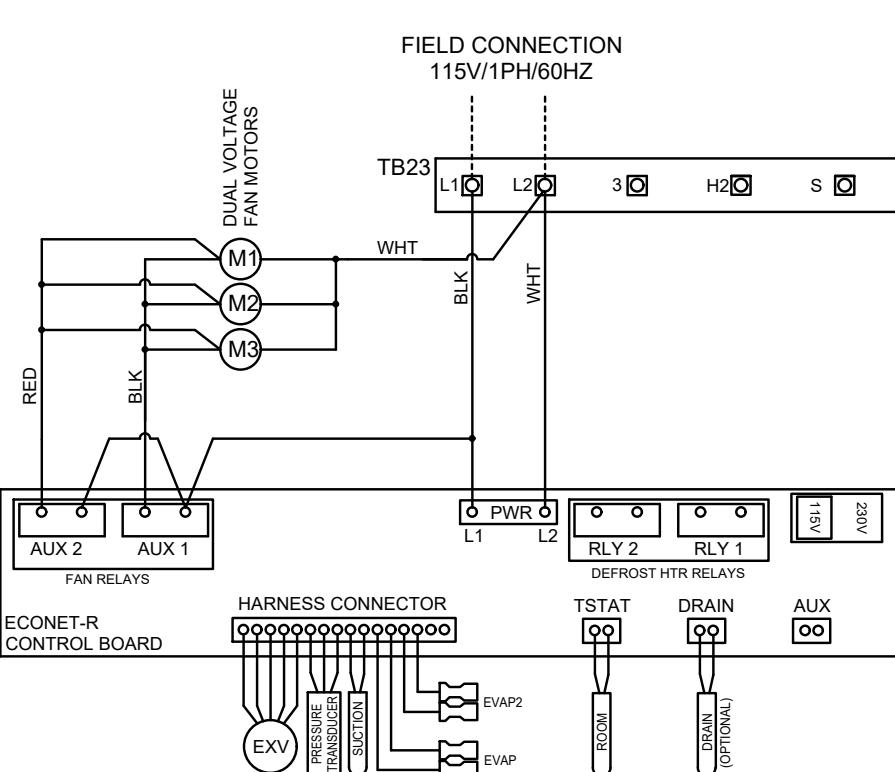
CONTRACTOR SHALL FURNISH AND INSTALL, WHERE SHOWN ON PLANS, (1) COLDZONE U.L. APPROVED "MINI-PAK".

1. MINI-PAK REFRIGERATION SYSTEM
THE ENTIRE UNIT IS TO BE WEATHER-PROOFED AND MINIMUM OF TWO COATS OF PAINT SHALL BE APPLIED TO MAKE THE UNIT RUST-PROOF. THE UNIT SHALL BE PROVIDED WITH MULTI-CIRCUITED AIR-COOLED CONDENSER FOR COOLER, FREEZER AND ICE MACHINES. SUCTION LINE FOR LOW TEMPERATURE UNIT MUST BE INSULATED WITH ARMAFLEX.
2. REFRIGERATION UNITS
A. CRANKCASE HEATER SHALL BE PROVIDED WITH EVERY COMPRESSOR.
B. AIR-COOLED CONDENSING UNITS SHALL BE SEMI-HERMETIC, HERMETIC OR GLACIER SCROLL TYPE (COPELAND); EACH UNIT SHALL BE EQUIPPED WITH HIGH-LOW PRESSURE CONTROL, LIQUID LINE DRIER, SIGHT GLASS, SUCTION AND DISCHARGE VIBRATION ELIMINATOR, AND HEAD PRESSURE CONTROL.
C. ALL COMPRESSOR UNITS SHALL BE NEW AND FACTORY ASSEMBLED TO OPERATE WITH THE REFRIGERANT SPECIFIED IN THE ENGINEERING SUMMARY SHEET.
3. PRE-PIPING
A. ALL COPPER TUBING TO BE REFRIGERANT GRADE A.C.R. OR TYPE "L".
B. ALL TUBING SHALL BE SECURELY SUPPORTED AND ANCHORED WITH CLAMPS.
C. ALL REFRIGERANT LINES SHALL BE EXTENDED TO ONE SIDE OF THE PACKAGE IN A NEAT AND ORDERLY MANNER.
D. SILVER SOLDER AND/OR SIL-FOS SHALL BE USED FOR ALL REFRIGERANT PIPING. SOFT SOLDER IS NOT ACCEPTABLE.
E. ALL PIPING TO BE PRESSURE TESTED WITH NITROGEN AT 300 PSI. AFTER THE CONDENSING UNIT AND COIL HAVE BEEN CONNECTED, THE BALANCE OF THE SYSTEM SHALL BE LEAK TESTED WITH ALL VALVES OPEN.
4. CONTROL PANEL
A. THE PACKAGE SHALL HAVE FACTORY MOUNTED AND PRE-WIRED CONTROL PANEL COMPLETE WITH INTERLOCKED MAIN FUSED DISCONNECT, COMPRESSOR CIRCUIT BREAKERS, CONTACTORS AND TIME CLOCKS WIRED FOR SINGLE POINT POWER CONNECTION.
B. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL MAIN POWER LINES TO PANEL, AND USE WIRE HARNESS WIRING FOR CONTROL AND DEFROST HEATER BETWEEN THE DEFROST CLOCK AND THE REFRIGERATION FIXTURES, ALL IN ACCORDANCE WITH THE WIRING DIAGRAM AND LOCAL CODES.

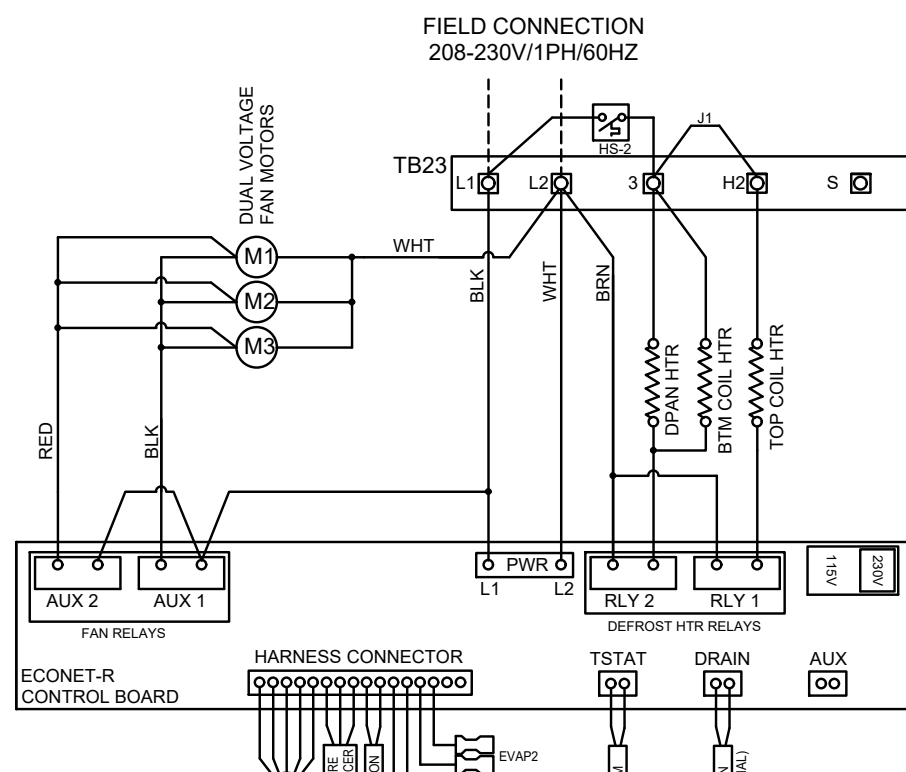
GENERAL NOTES

1. GENERAL CONTRACTOR
A. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND COORDINATE WITH OTHER TRADES.
B. GENERAL CONTRACTOR SHALL PREPARE AND WEATHERPROOFING THE PLATFORM AND CURBED OPENINGS.
2. REFRIGERATION CONTRACTOR
A. THE COMPLETE SYSTEM SHALL BE EVACUATED WITH VACUUM PUMP.
B. ALL COPPER TUBING TO BE REFRIGERANT GRADE A.C.R. OR TYPE "L".
C. CHARGE, TEST, AND ADJUST EACH UNIT TO BE IN AN OPERATIONAL SYSTEM.
D. SILVER SOLDER AND/OR SIL-FOS SHALL BE USED FOR ALL REFRIGERANT PIPING. SOFT SOLDER IS NOT ACCEPTABLE.
E. ALL PIPING TO BE PRESSURE TESTED WITH NITROGEN AT 300 PSI. AFTER THE CONDENSING UNIT AND COIL HAVE BEEN CONNECTED, THE BALANCE OF THE SYSTEM SHALL BE LEAK TESTED WITH ALL VALVES OPEN.
F. REFRIGERATION CONTRACTOR TO PROVIDE AND INSTALL DRAIN LINE HEATER IN FREEZER TO BE CONNECTED BY ELECTRICAL CONTRACTOR
3. ELECTRICAL CONTRACTOR
A. ELECTRICAL CONTRACTOR TO PROVIDE POWER FROM REFRIGERATION PACKAGE AND CONNECT CONTROL AND DEFROST SYSTEM AS CALLED FOR IN THE WIRING DIAGRAM.
B. ALL ELECTRICAL WIRING AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE WIRING DIAGRAM AND LOCAL CODES.
4. PLUMBING CONTRACTOR
A. PLUMBING CONTRACTOR TO PROVIDE HARD A.C.R. OR TYPE "L" COPPER DRAIN LINES FOR WALK-IN REFRIGERATOR AND FREEZER, PITCHED 1/4" PER FOOT OF RUN. IN FREEZER, UNHEATED DRAIN LINE MUST BE OUTSIDE OF FREEZER WALL TO PREVENT FREEZING. TRAP DRAIN LINE OUTSIDE OF REFRIGERATED SPACE TO AVOID ENTRANCE OF WARM AND MOIST AIR.
B. PLUMBING CONTRACTOR TO PROVIDE INDIVIDUAL DRAIN LINE FOR EACH EVAPORATOR UNLESS OTHERWISE CALLED FOR.
C. ALL PLUMBING INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES.

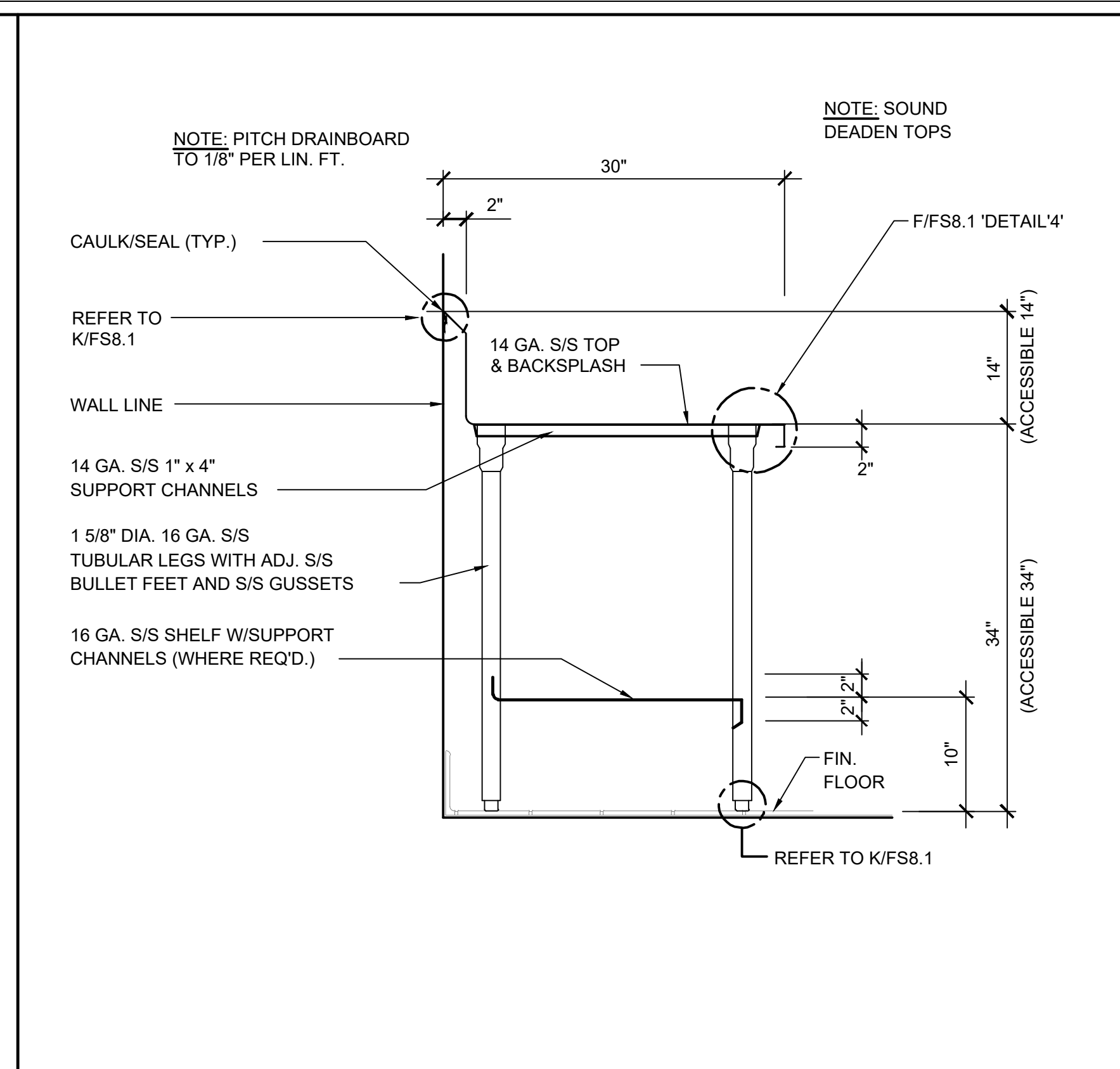
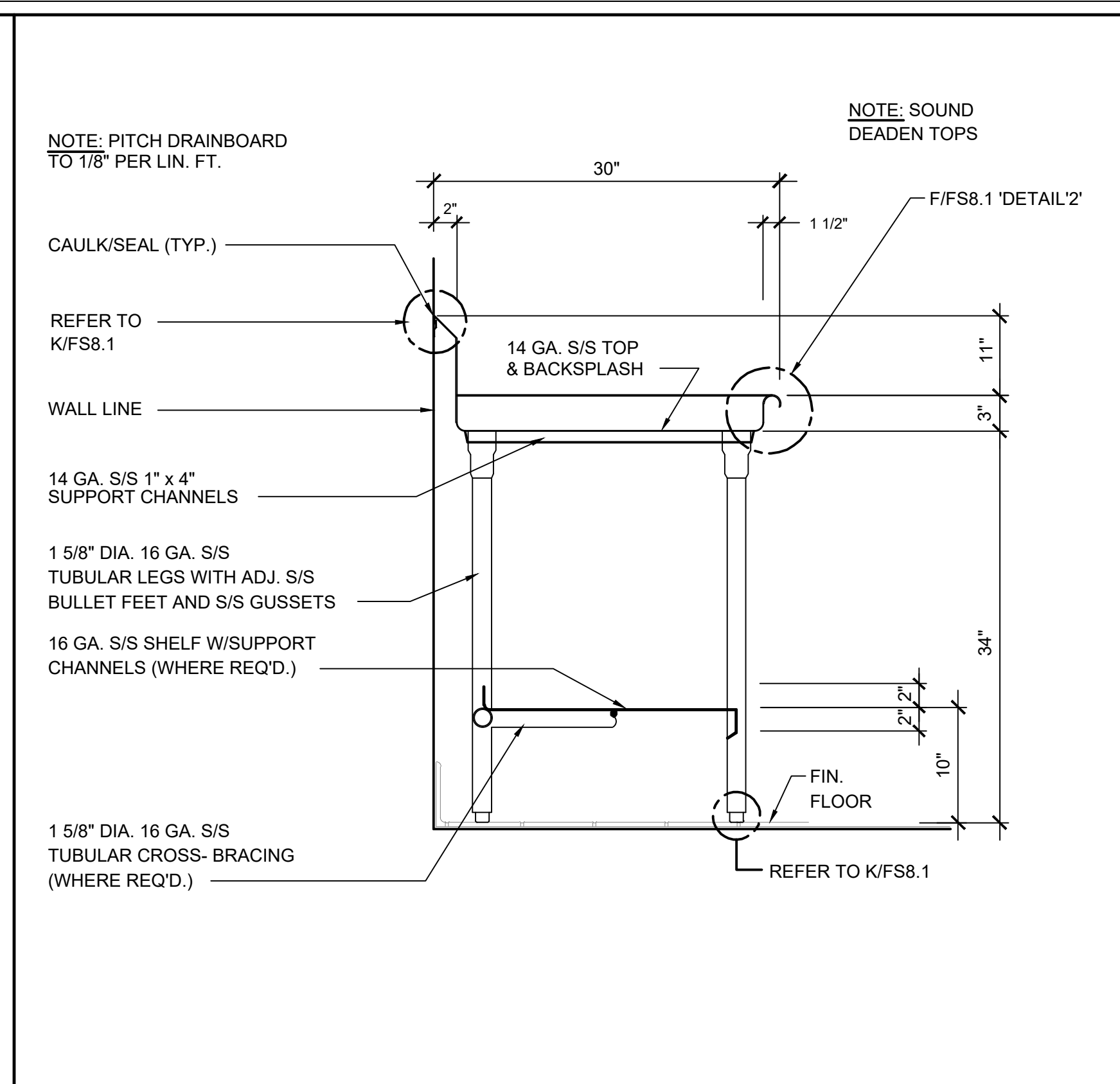
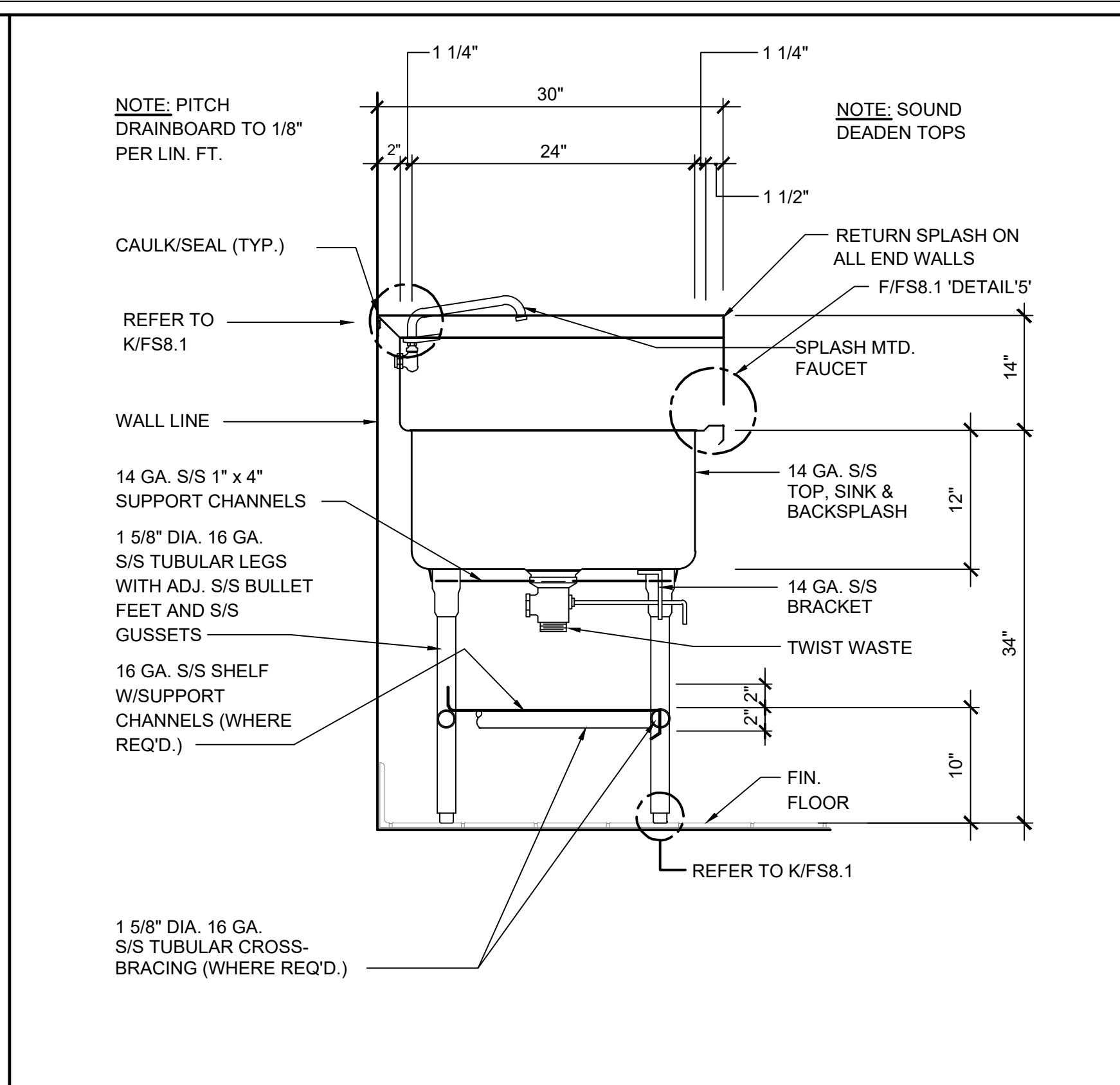
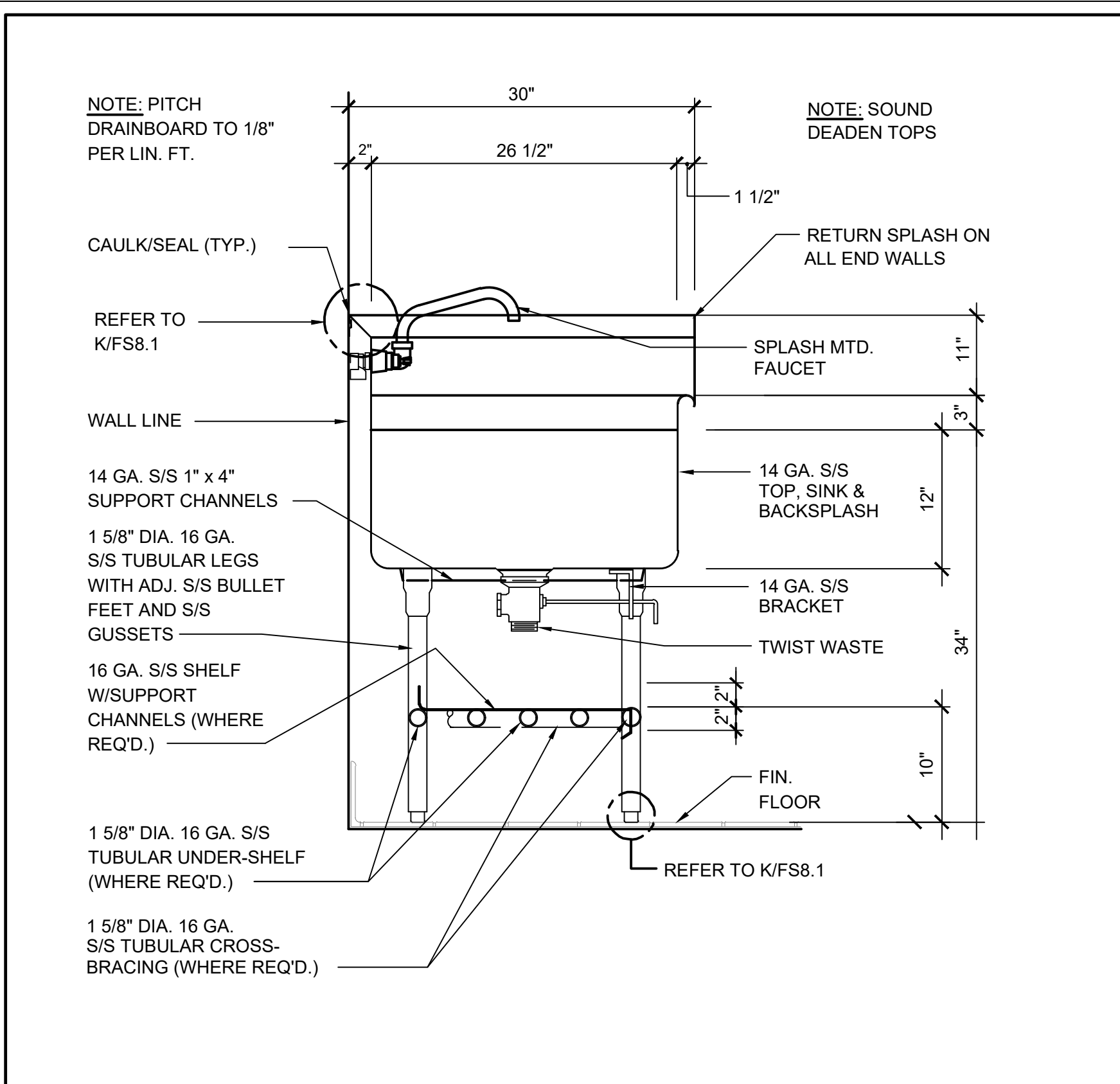
EAST BEAMER 24-0714.XLS

F ECONET WIRING DIAGRAM FOR
FS7.1 W/ COOLER EVAPORATOR COIL

- NOTES:
1. USE COPPER CONDUCTORS ONLY
 2. UNIT MUST BE GROUNDED
 3. EVAP(S) POWERED AT WALK-IN LOCATION BY EC. FOR MOTOR AND HEATER AMPS REFER TO REFRIGERATION SCHEDULE ABOVE.
 4. JUMPERS ARE 16 GA. UNLESS OTHERWISE SPECIFIED.
- LEGEND:
- TB - TERMINAL BOARD
 - WH - HEATER
 - HS - HEATER SAFETY
 - M - MOTOR #1, ETC.
 - EXV - ELECTRONIC EXPANSION VALVE
 - R1 - RELAY
- FACTORY WIRING FIELD WIRING

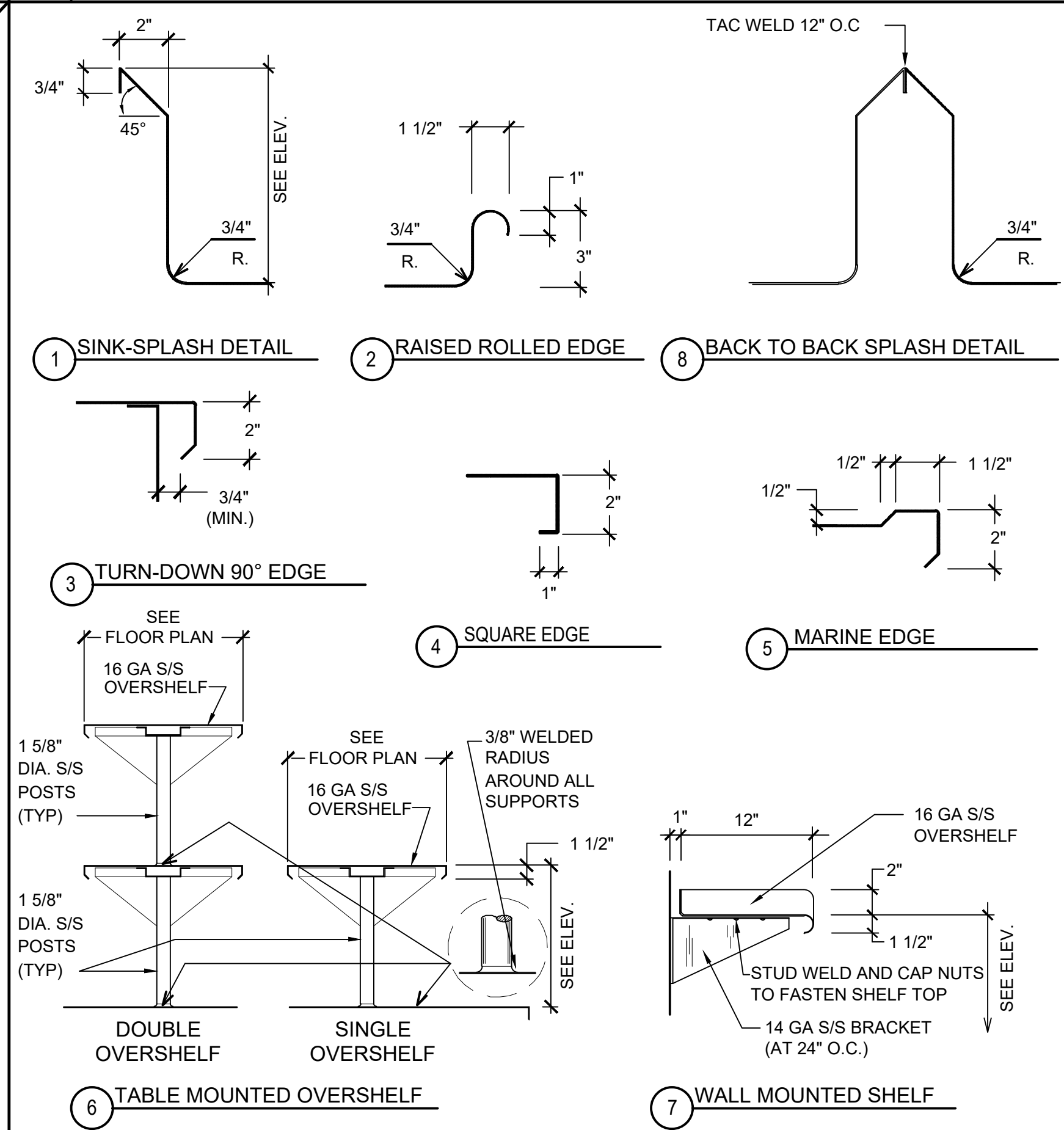
G ECONET WIRING DIAGRAM FOR
FS7.1 W/ FREEZER EVAPORATOR COIL

- NOTES:
1. USE COPPER CONDUCTORS ONLY
 2. UNIT MUST BE GROUNDED
 3. EVAP(S) POWERED AT WALK-IN LOCATION BY EC. FOR MOTOR AND HEATER AMPS REFER TO REFRIGERATION SCHEDULE ABOVE.
 4. JUMPERS ARE 16 GA. UNLESS OTHERWISE SPECIFIED.
- LEGEND:
- TB - TERMINAL BOARD
 - WH - HEATER
 - HS - HEATER SAFETY
 - M - MOTOR #1, ETC.
 - EXV - ELECTRONIC EXPANSION VALVE
 - R1 - RELAY
- FACTORY WIRING FIELD WIRING

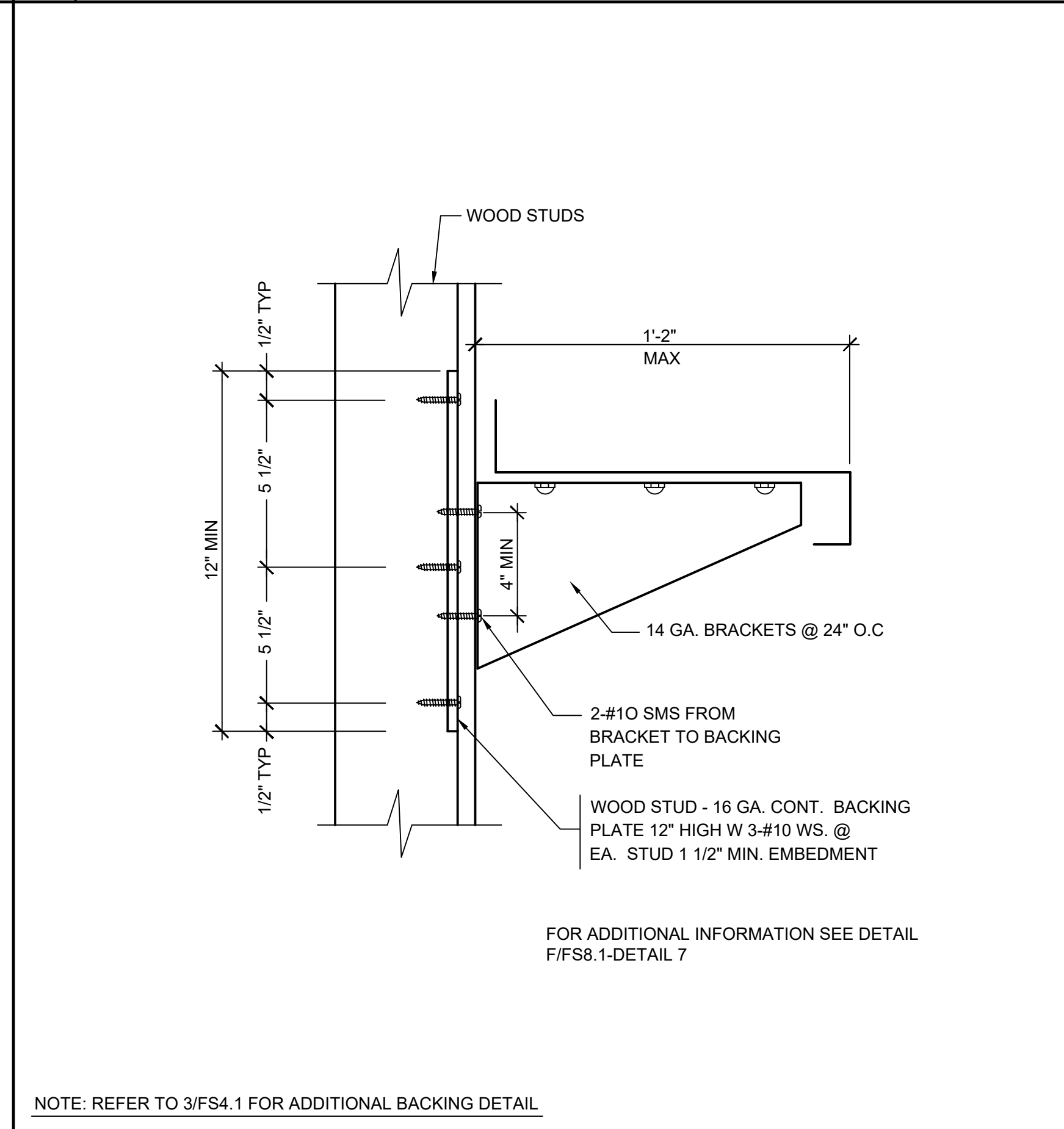


| | | |
|---|--------------------------------|-----|
| A | SECTION AT POT SINK (INTEGRAL) | NTS |
|---|--------------------------------|-----|

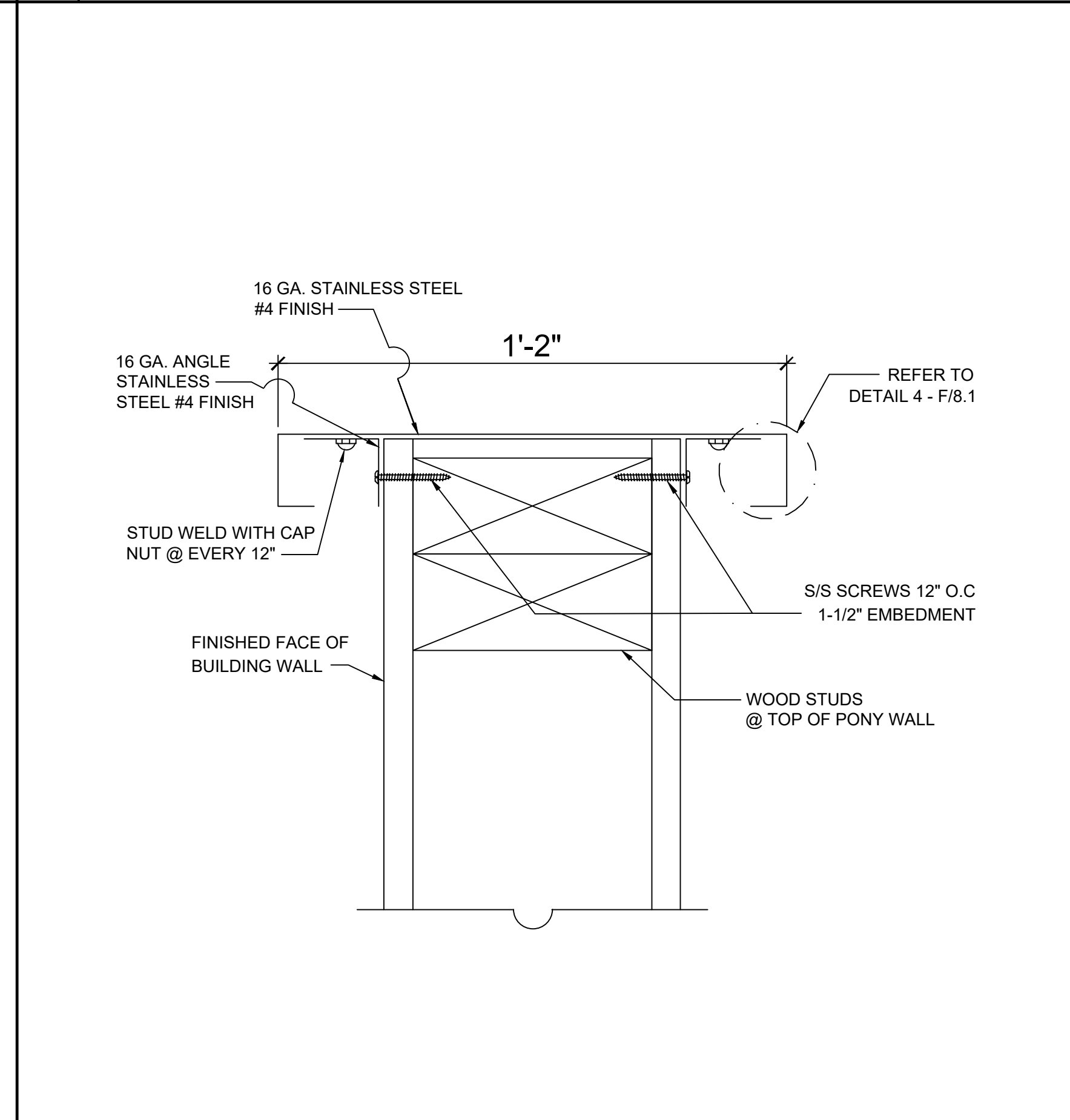
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| B | SECTION AT PREP SINK | NTS |
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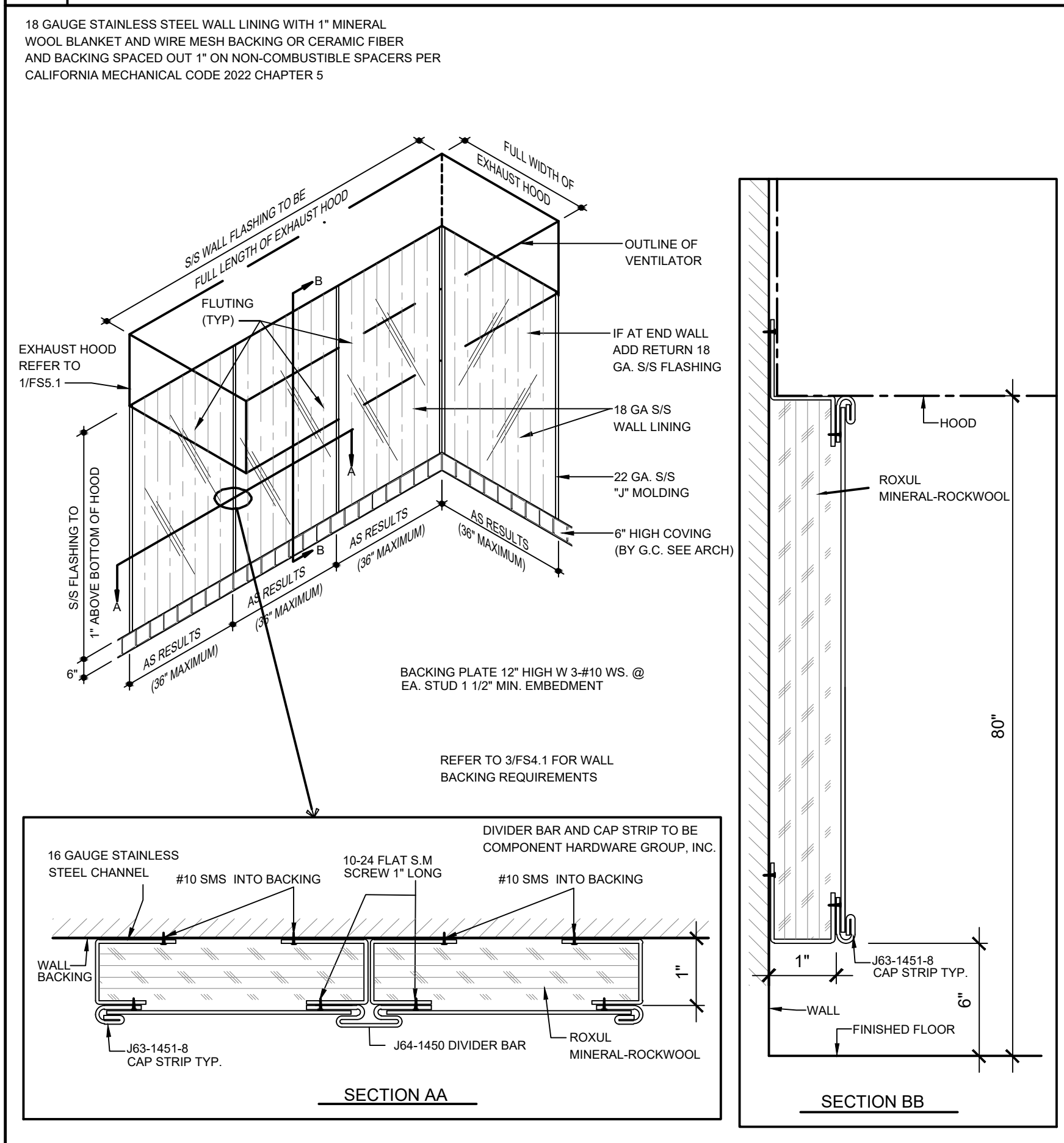
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| C | SECTION AT DISHTABLE | NTS |
|---|----------------------|-----|



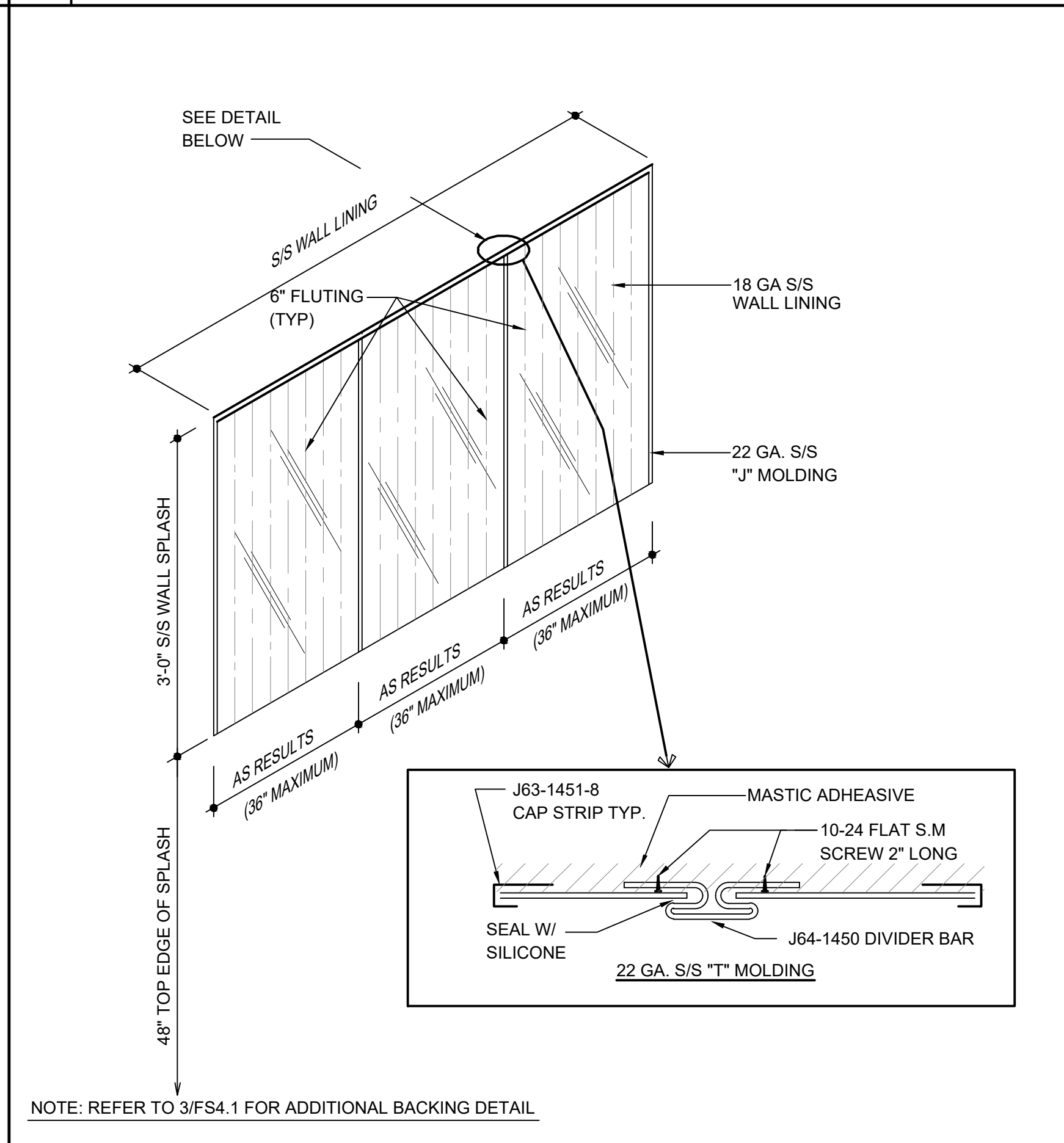
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| D | SECTION AT WORKCOUNTER | NTS |
|---|------------------------|-----|



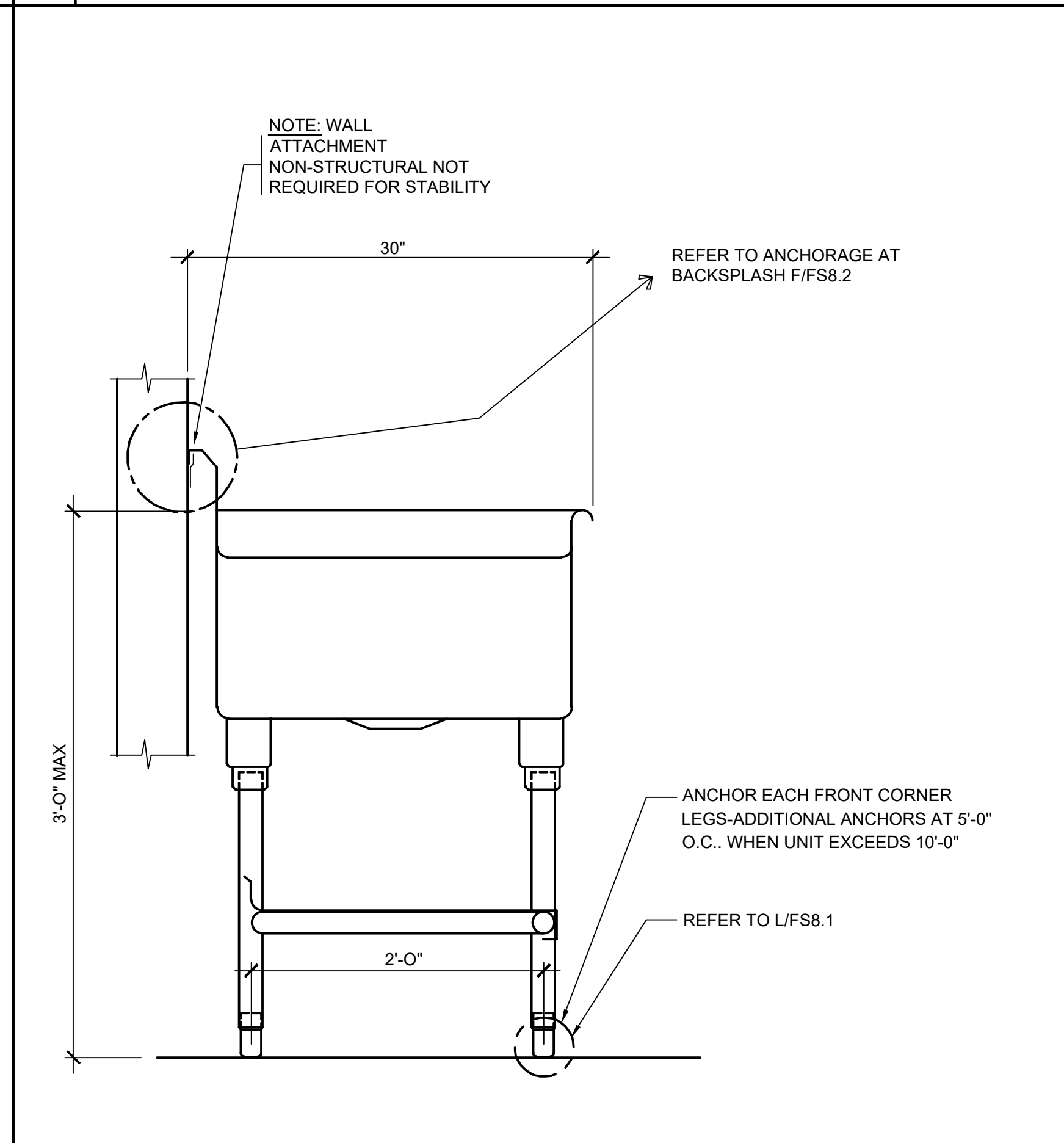
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|---|-----|
| E | NTS |
|---|-----|



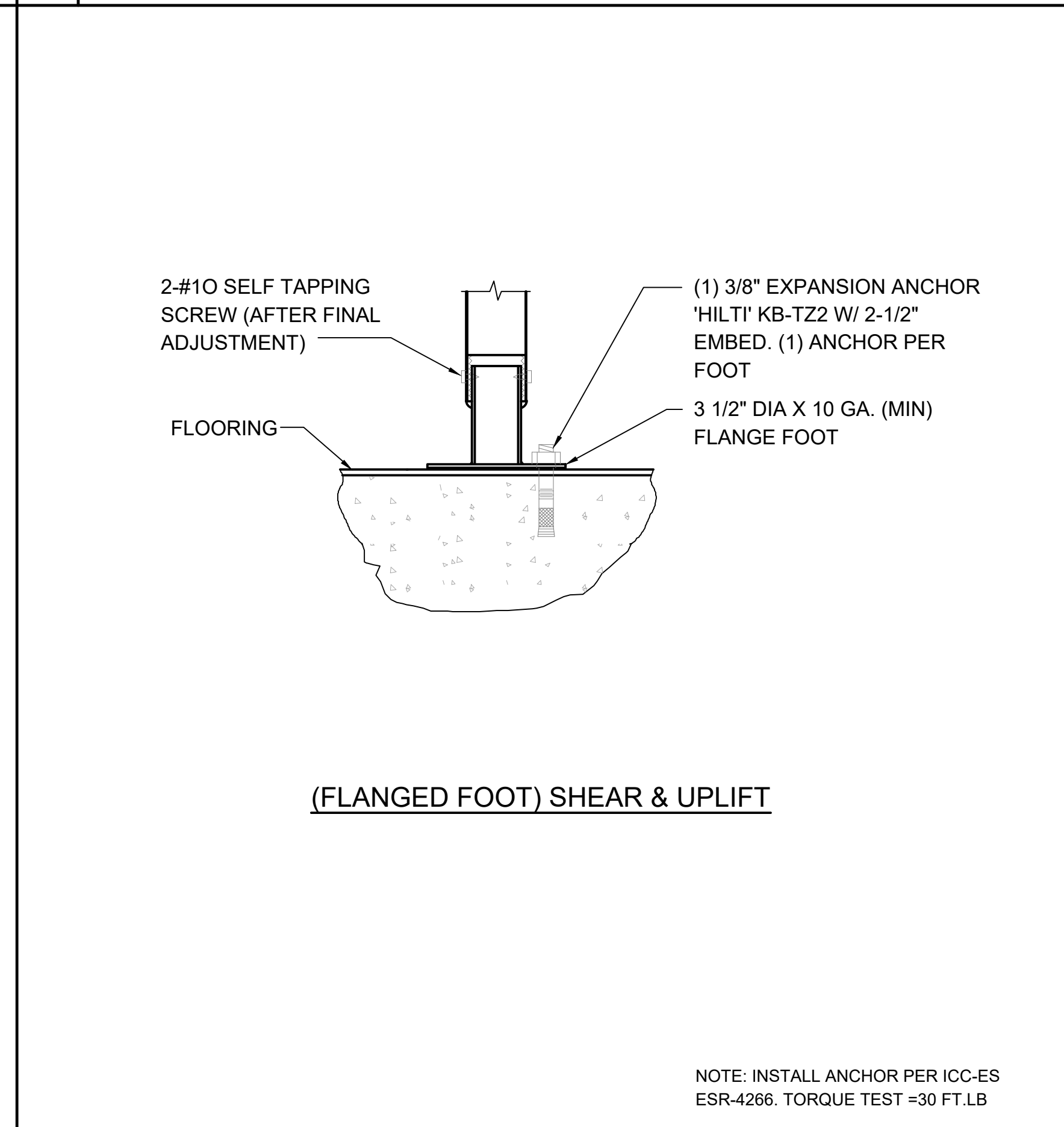
| | | |
|---|---------------------------|-----|
| F | EDGE/SPLASH/SHELF DETAILS | NTS |
|---|---------------------------|-----|



| | | |
|---|--------------------|-----|
| G | WALL MOUNTED SHELF | NTS |
|---|--------------------|-----|



| | | |
|---|---------------------|-----|
| H | PONY WALL CAP SHELF | NTS |
|---|---------------------|-----|



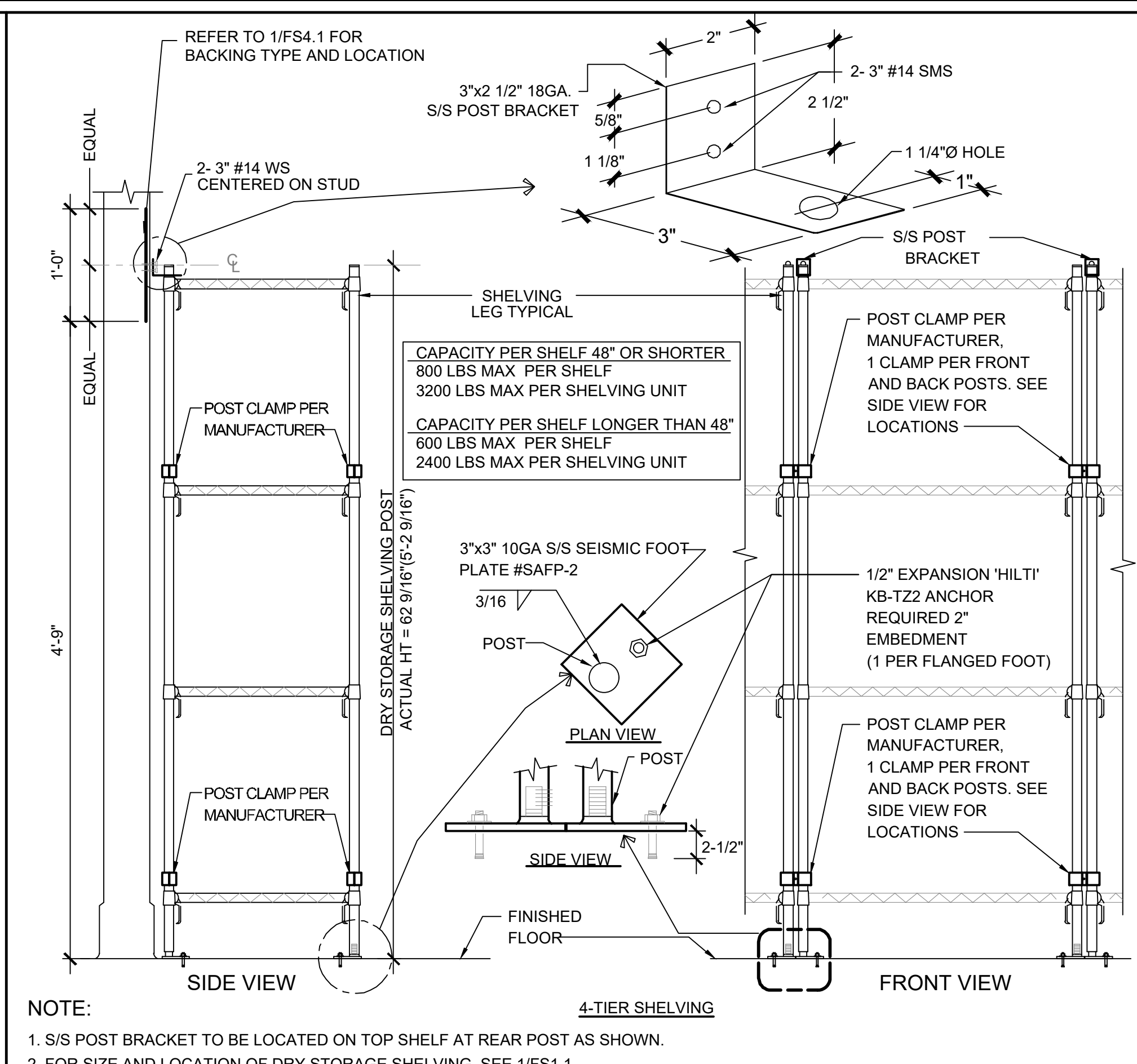
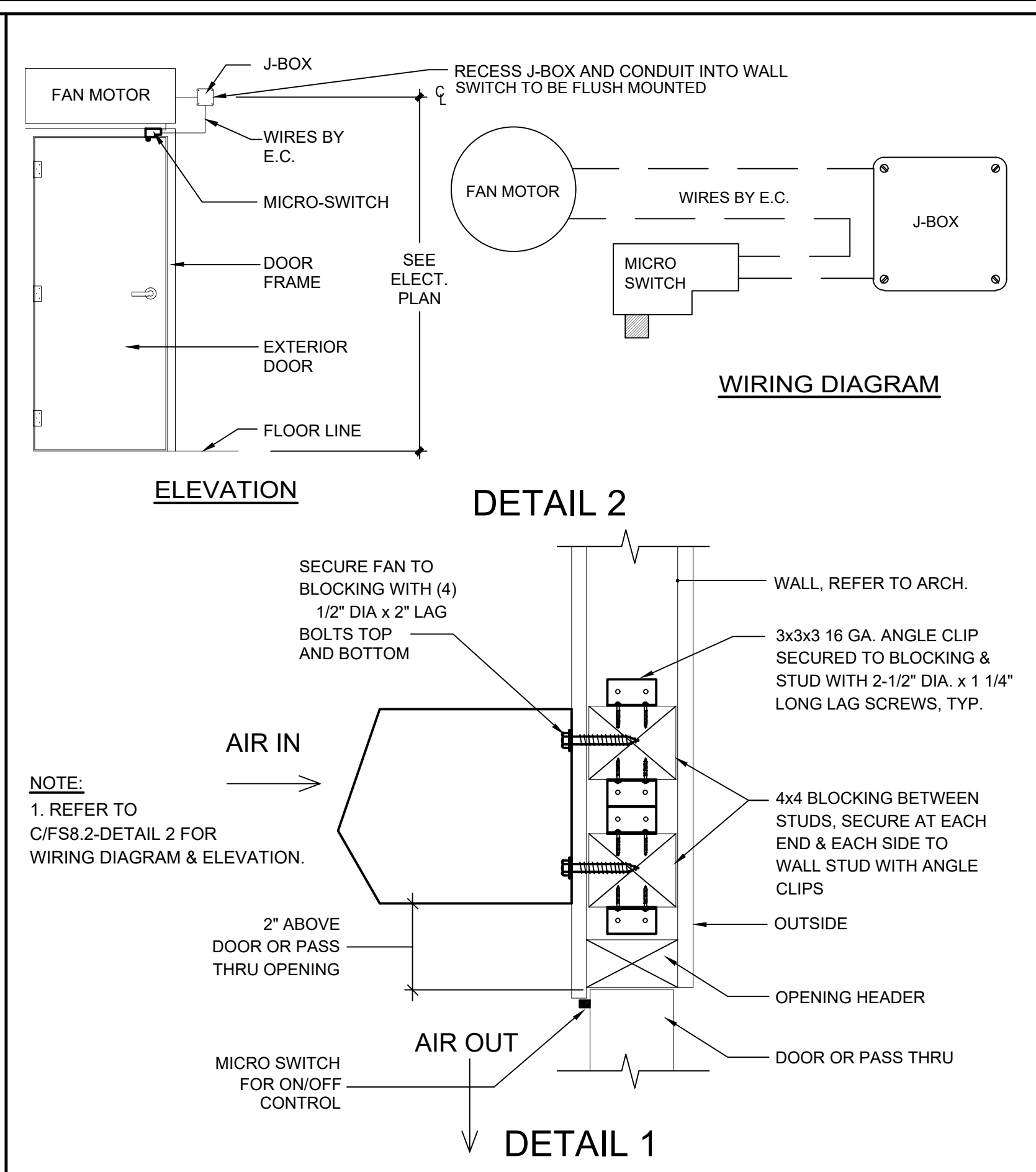
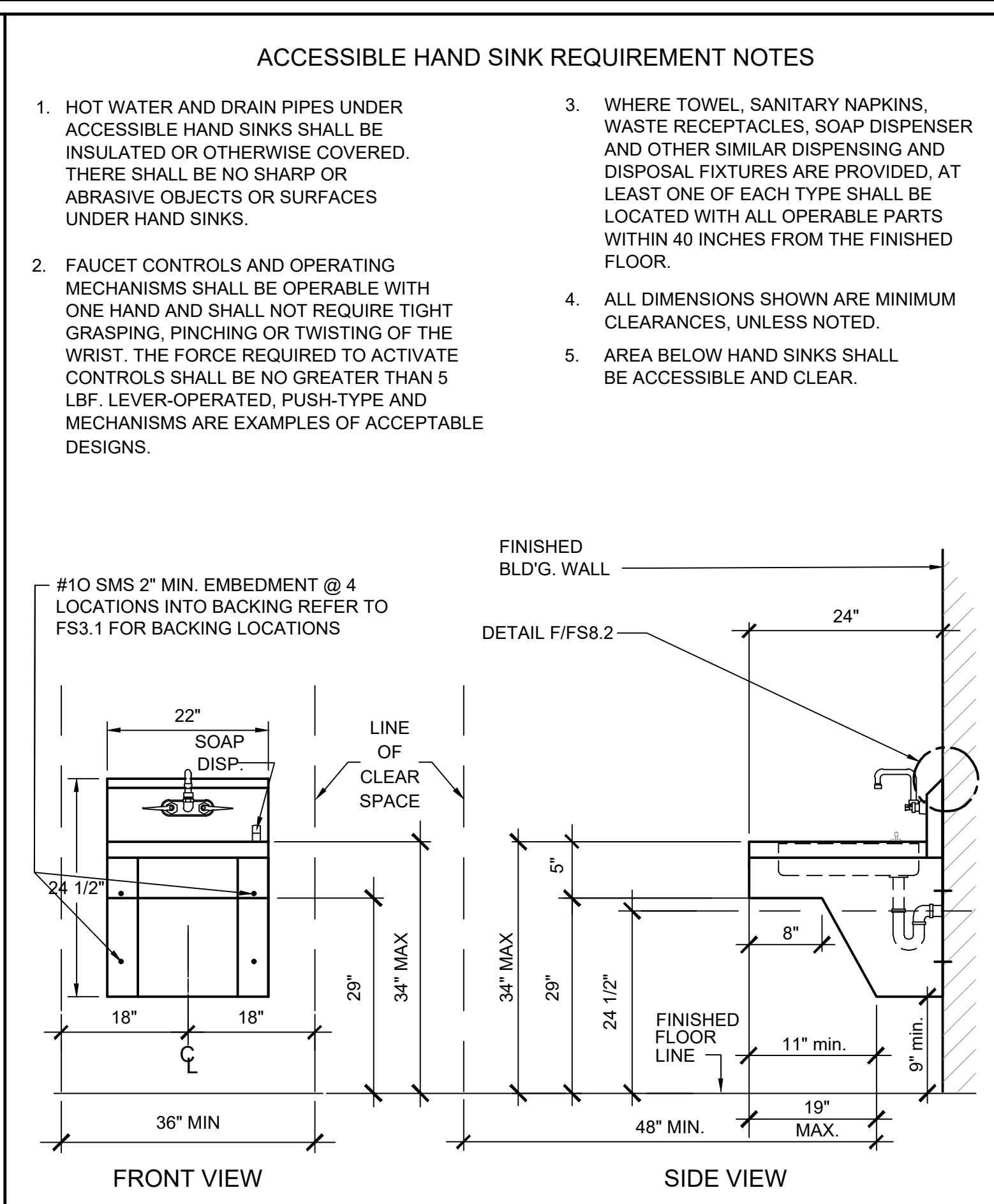
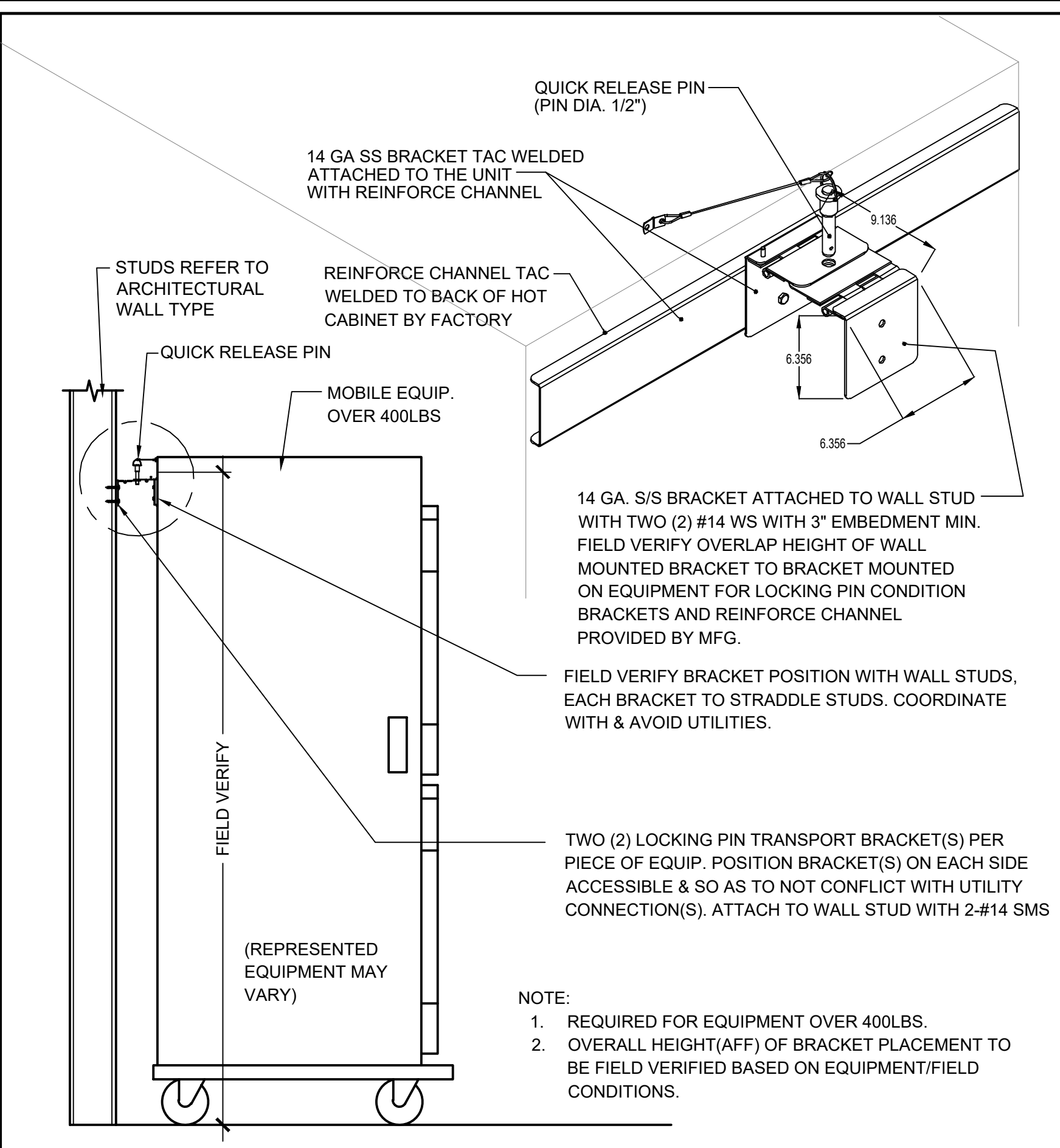
SHELTER II AT EAST BEAMER

FRIENDS OF THE MISSION

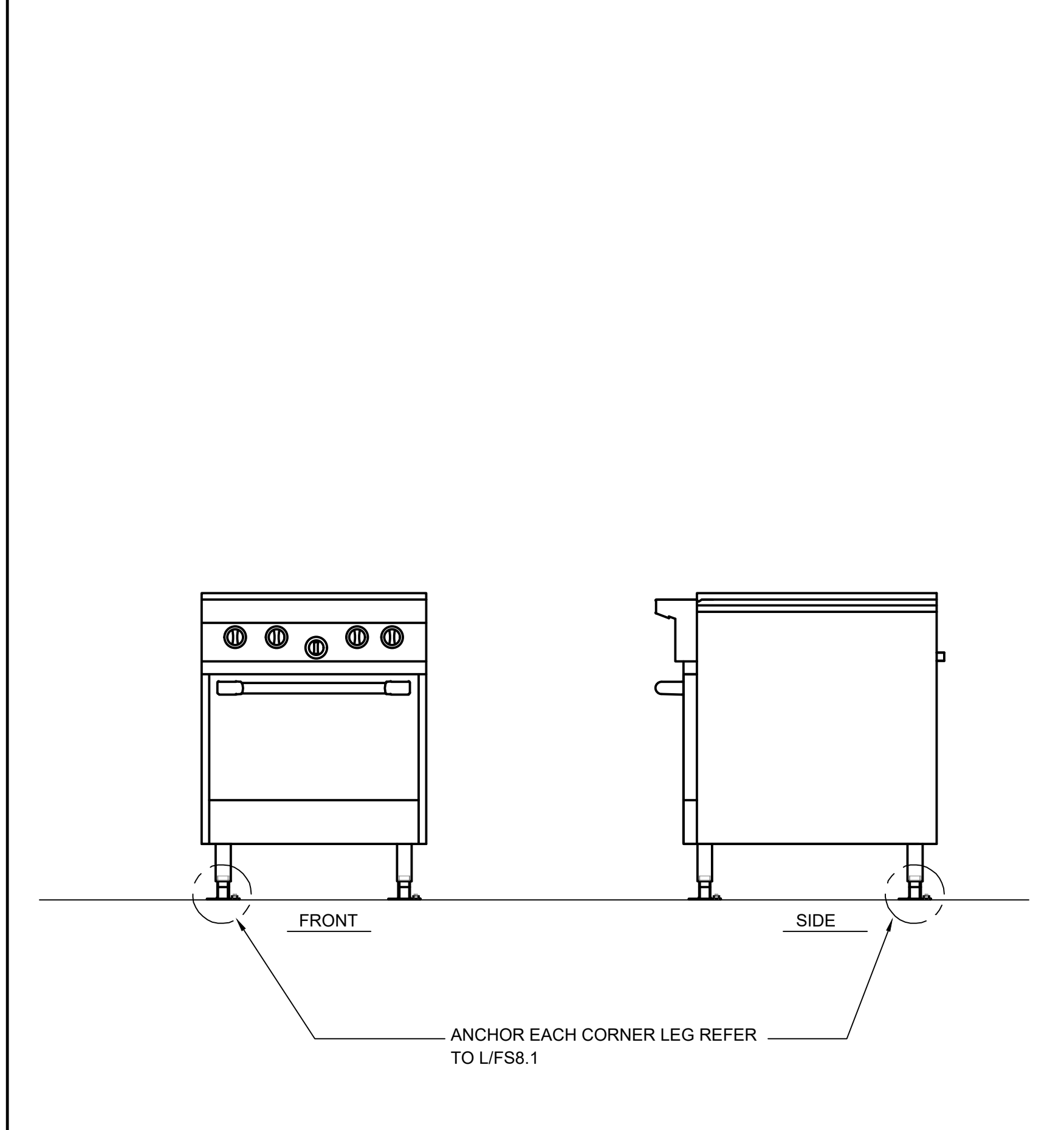
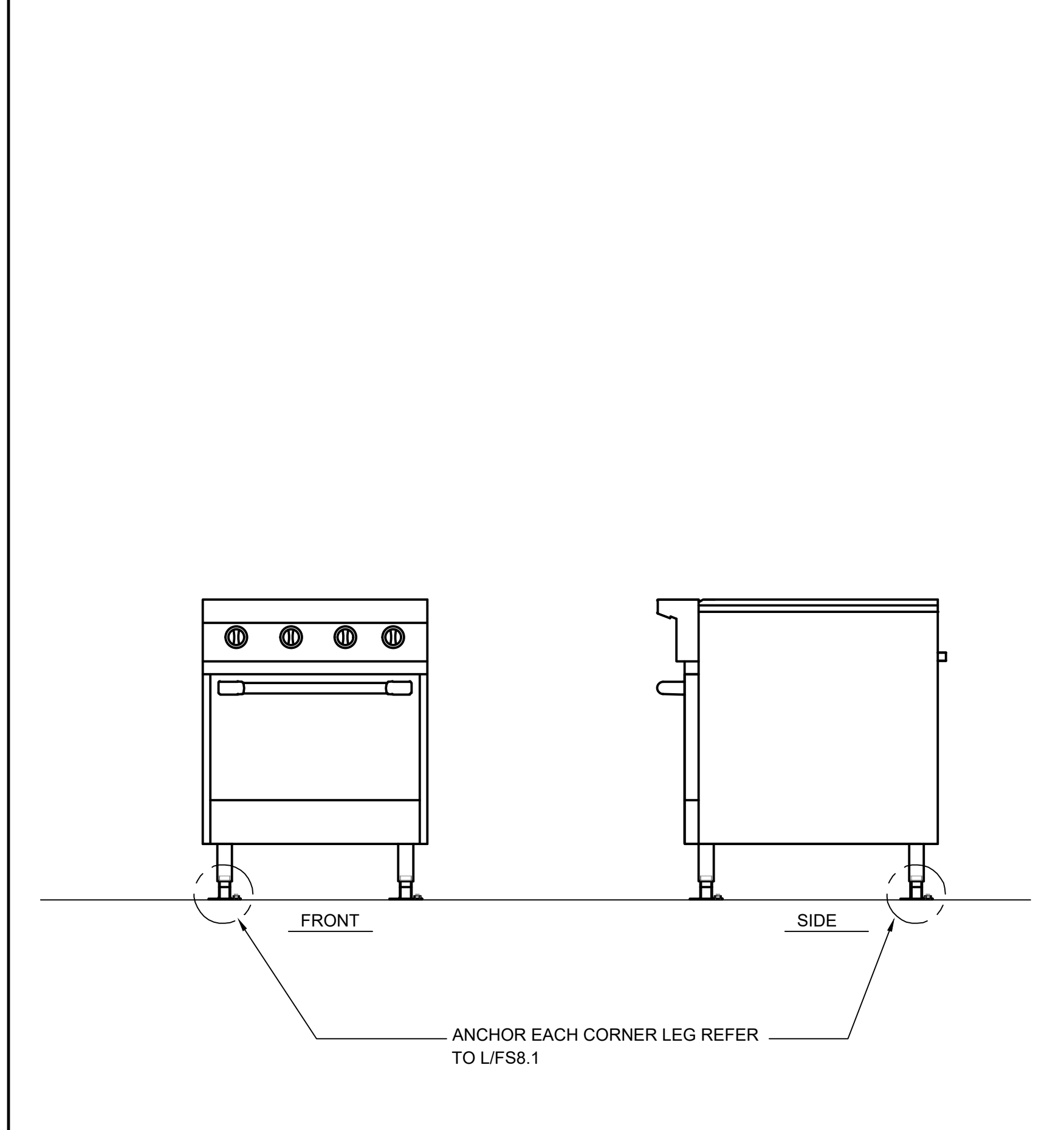
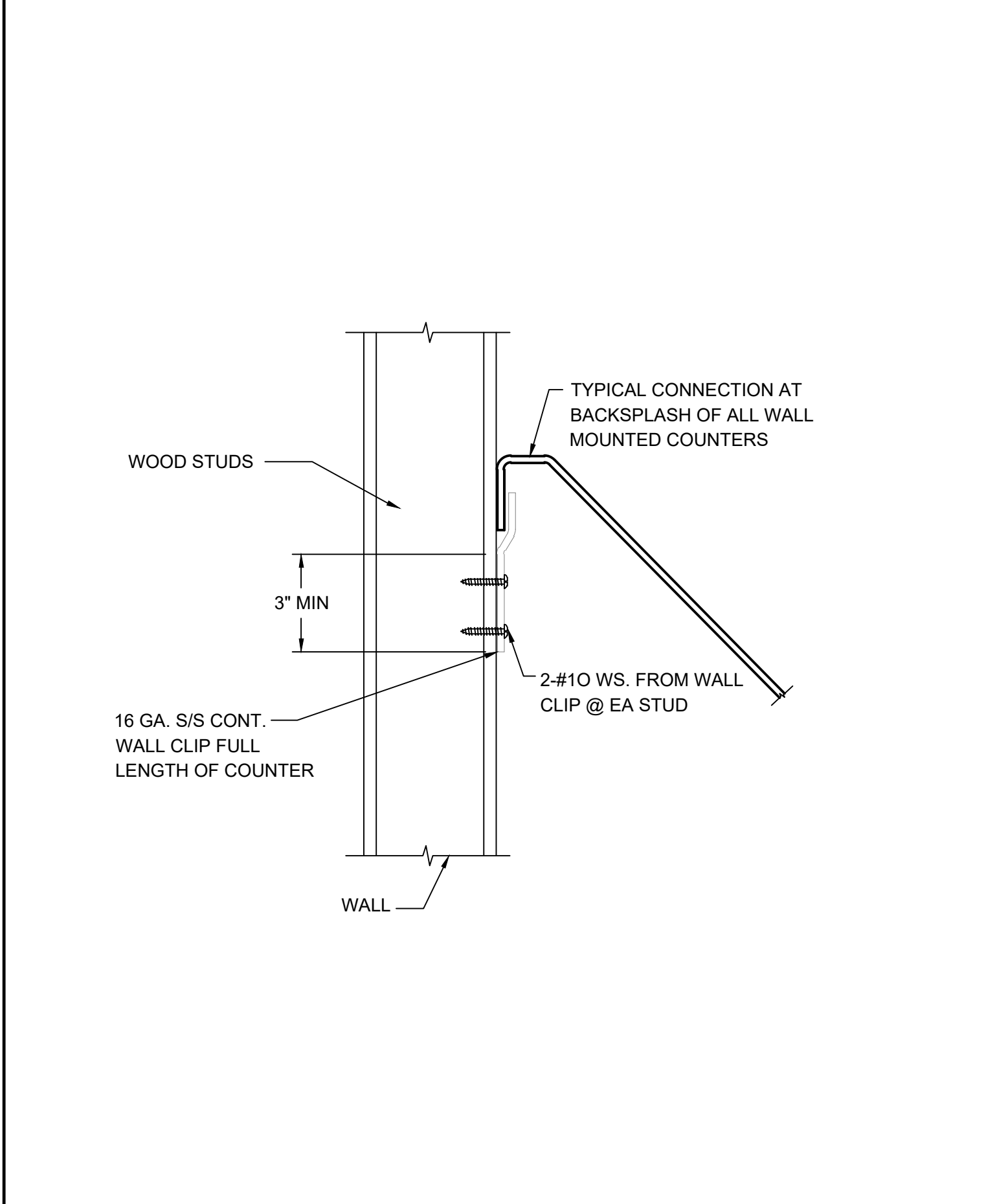
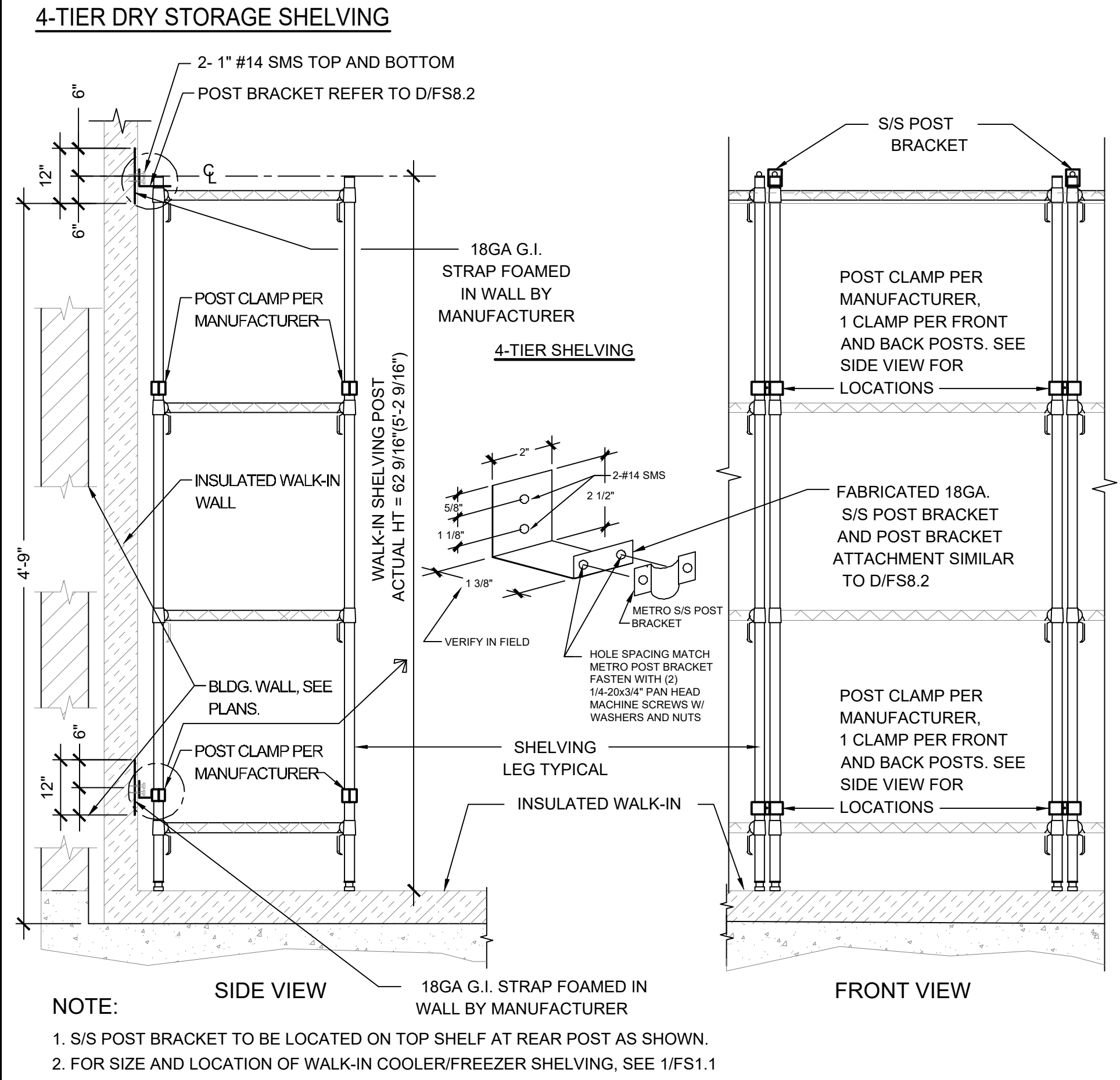
BUILDING PERMIT SUBMITTAL

SHEET TITLE:
**FOODSERVICE
ANCHORAGE
DETAILS**

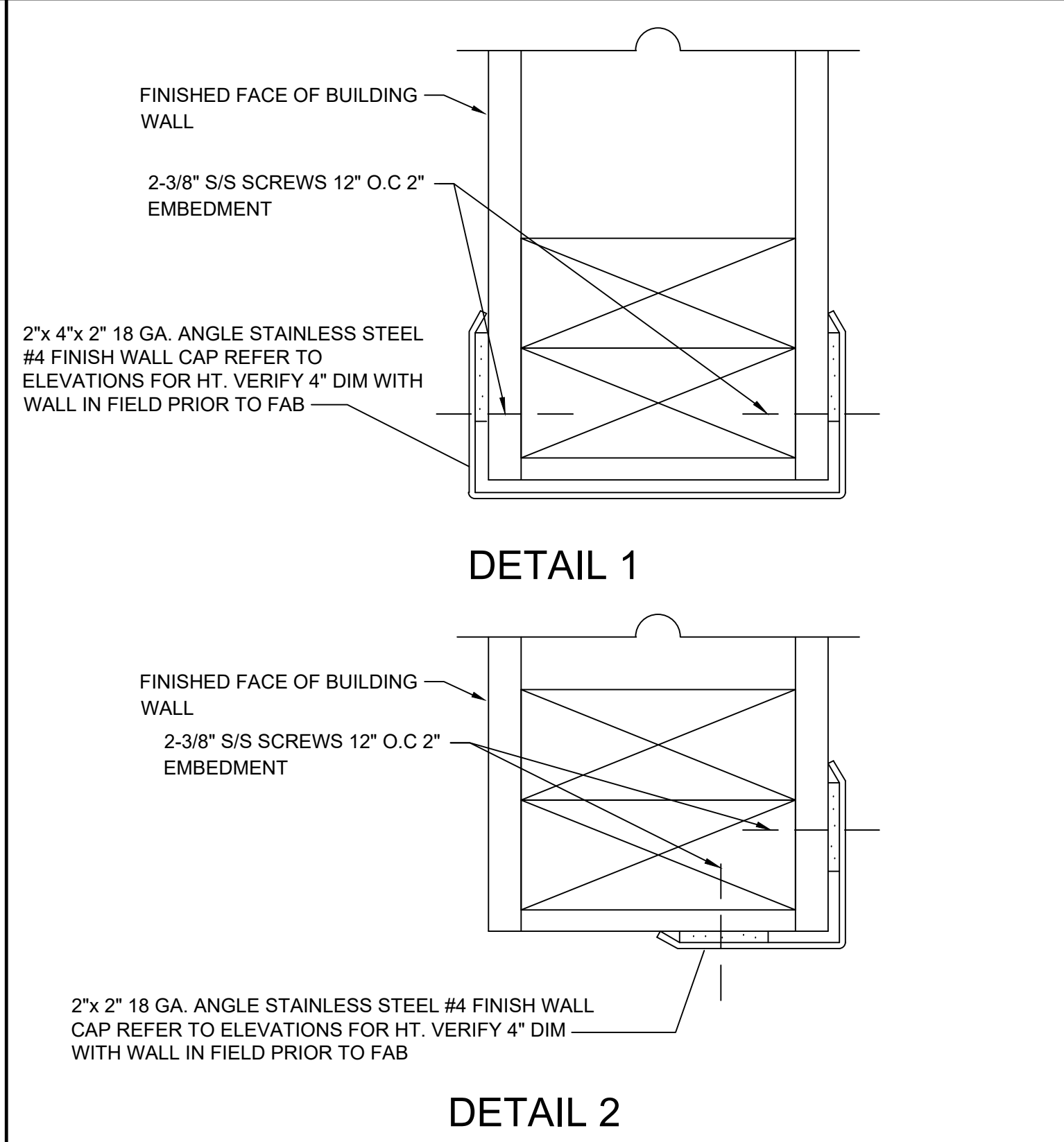
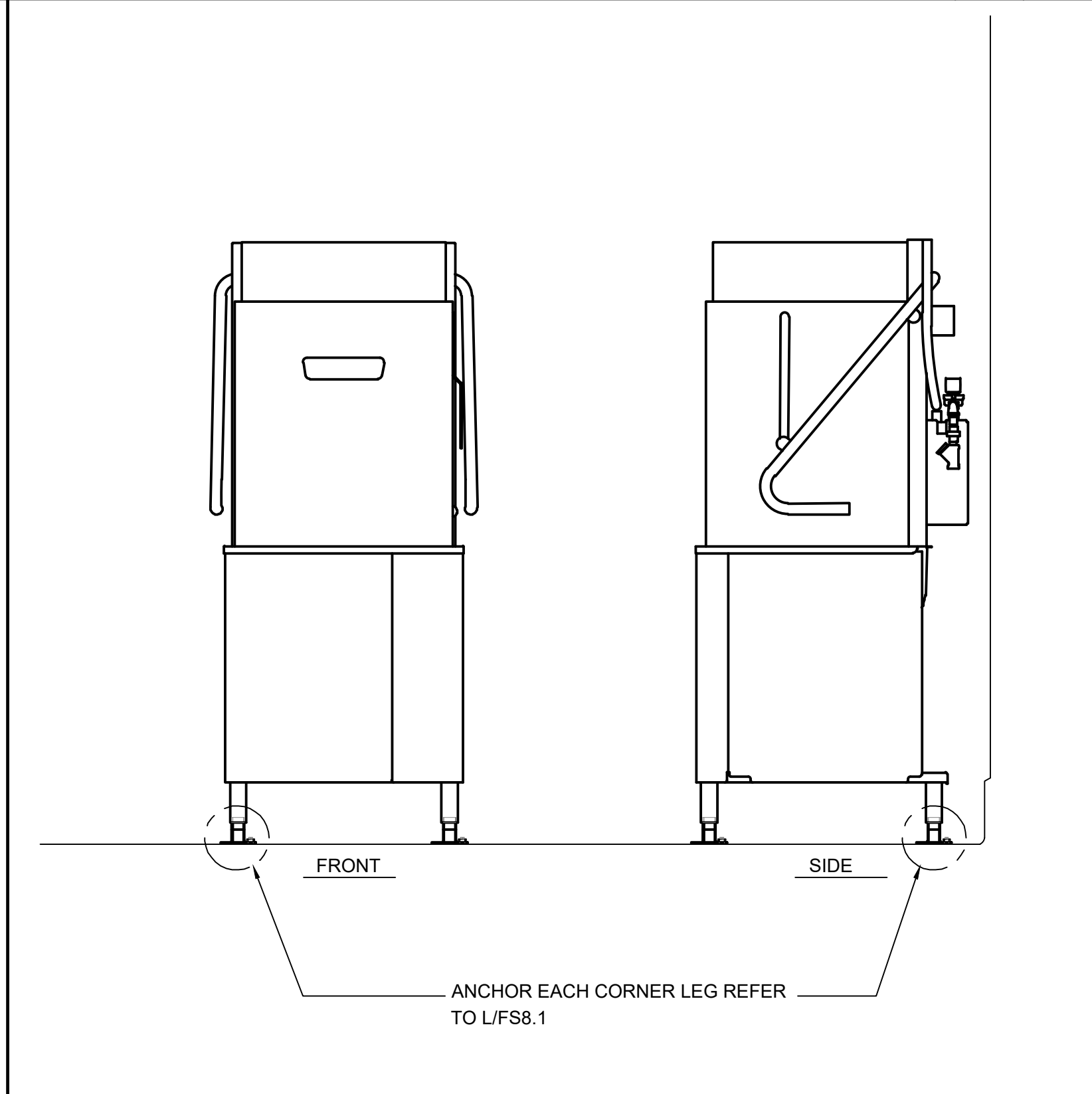
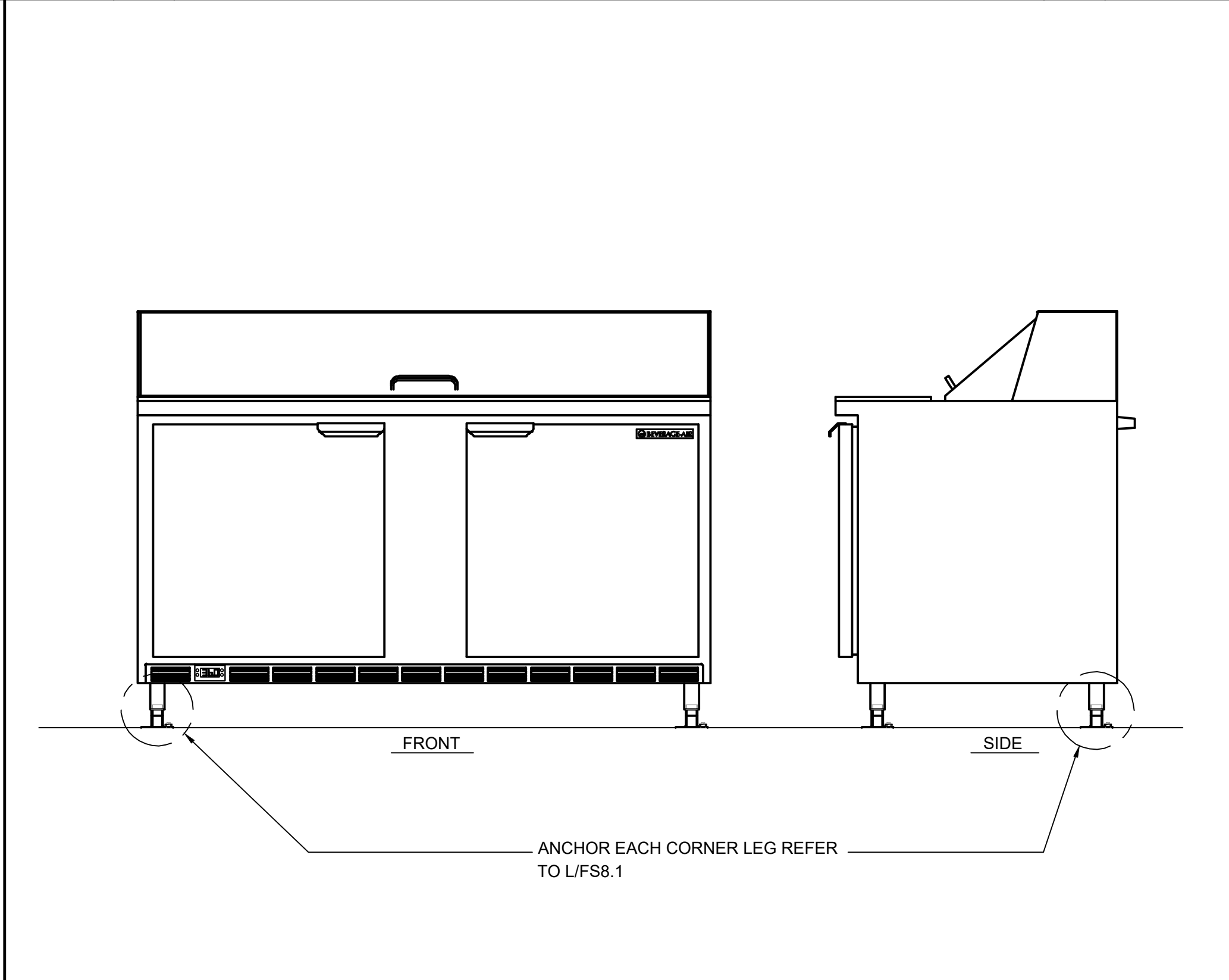
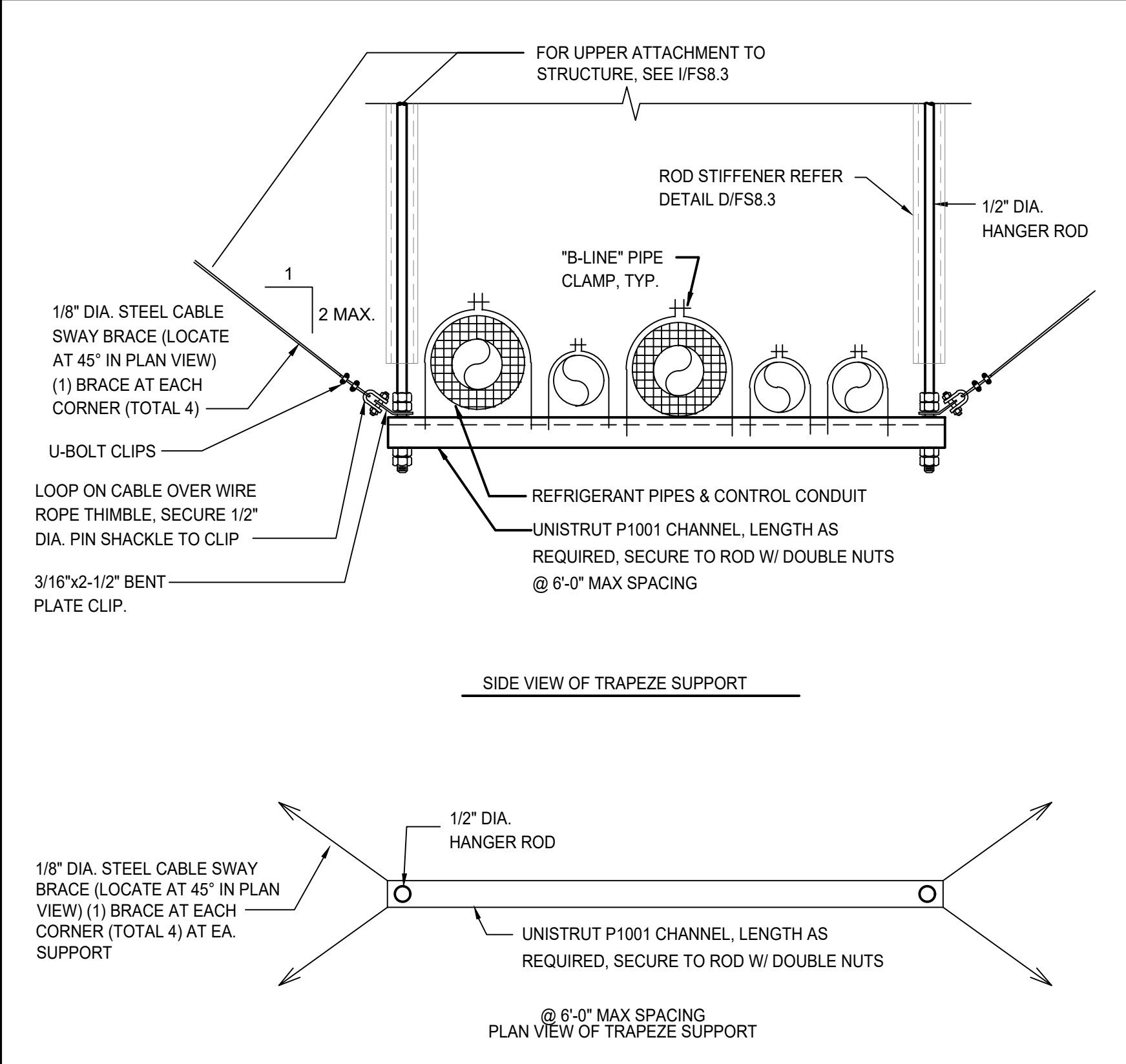
FS8.1



A | MOBILE EQUIP. ANCHORAGE BRACKET NTS **B | ACCESSIBLE HAND SINK DETAILS** NTS **C | AIR CURTAIN MTG & MICRO SWITCH DTL** NTS **D | DRY STORAGE SHELIVING ATTACHMENT** NTS



E | COLD STORAGE SHELIVING ATTACHMENT NTS **F | ANCHORAGE AT BACKSPLASH** NTS **G | RANGE** NTS **H | GRIDDLE** NTS



I | TYPICAL TRAPEZE SUPPORT NTS **J | REFRIGERATED COUNTERTOP** NTS **K | DISHWASHER** NTS **L | WALL CAP** NTS

SALAZAR ARCHITECT

2222 NE OREGON ST.
SUITE 101
PORTLAND, OR 97232
PHONE: 503.702.2575
WWW.SALAZARCH.COM

PROJECT NUMBER: 2321

SHELTER II AT EAST BEAMER

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:
FRIENDS OF THE MISSION

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

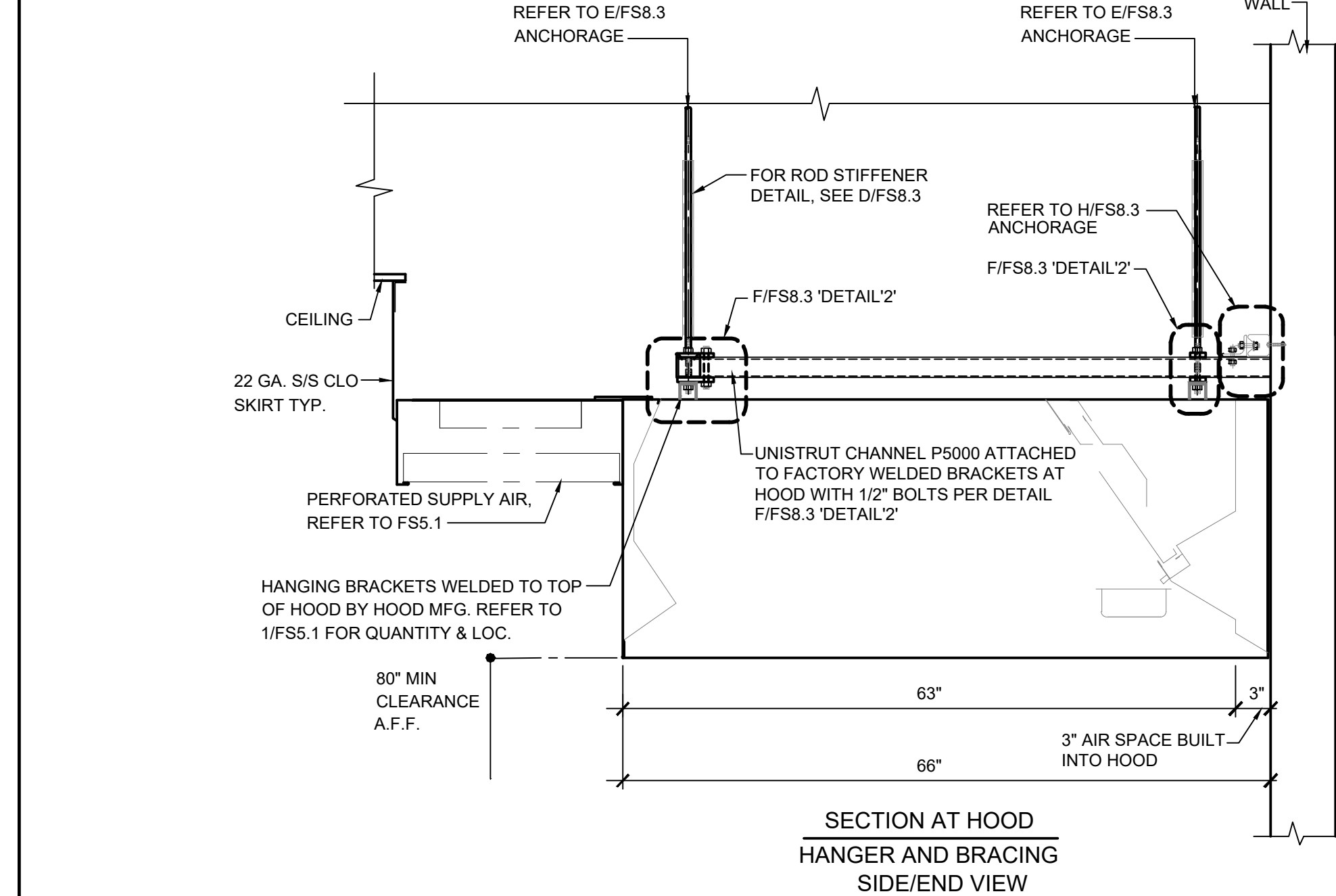
PHASE:
BUILDING PERMIT SUBMITTAL

REVISIONS:

DATE DESCRIPTION
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DRAWN BY: Author
CHECKED BY: Checker
DATE CREATED: 10/15/24
SHEET:

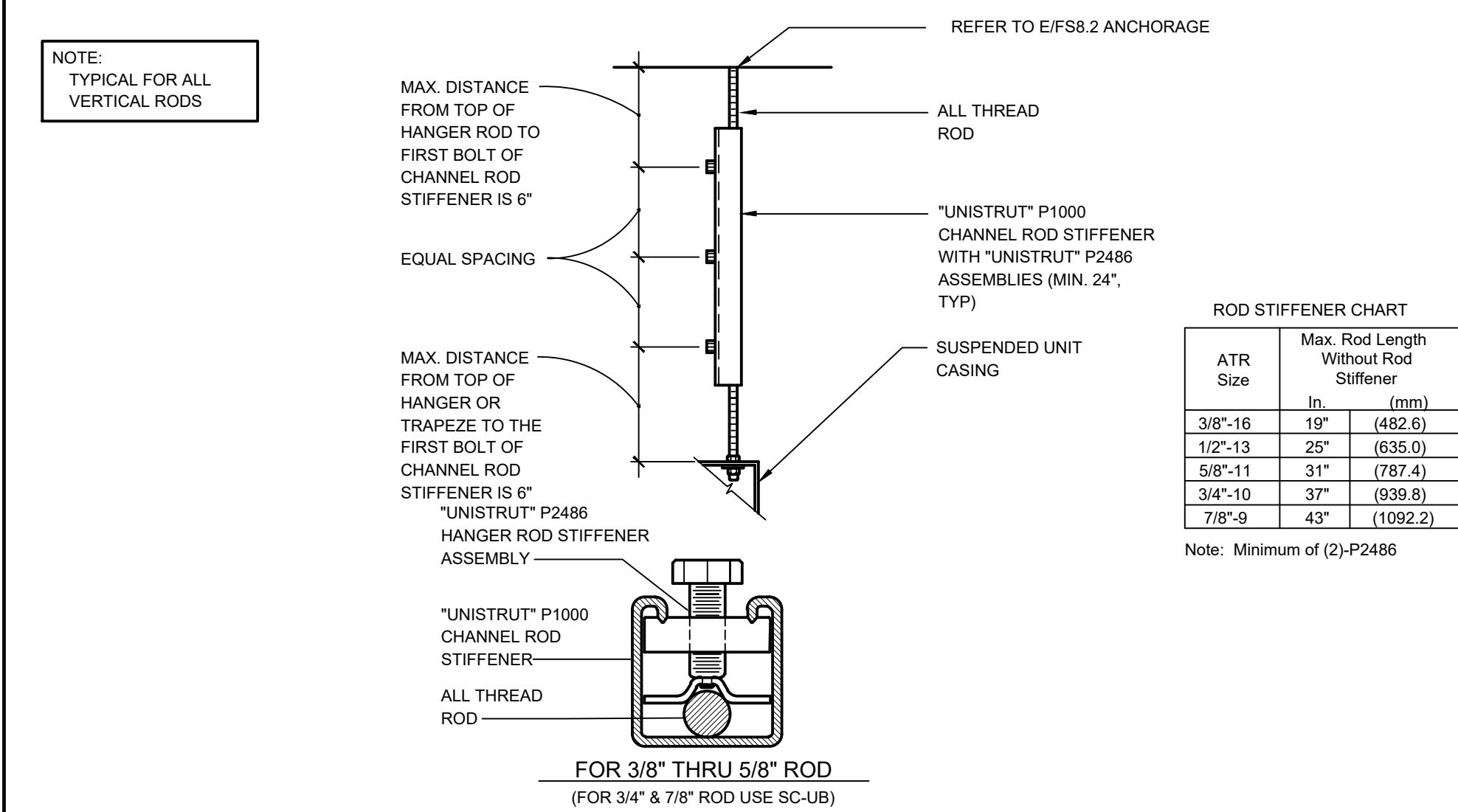
FS8.2

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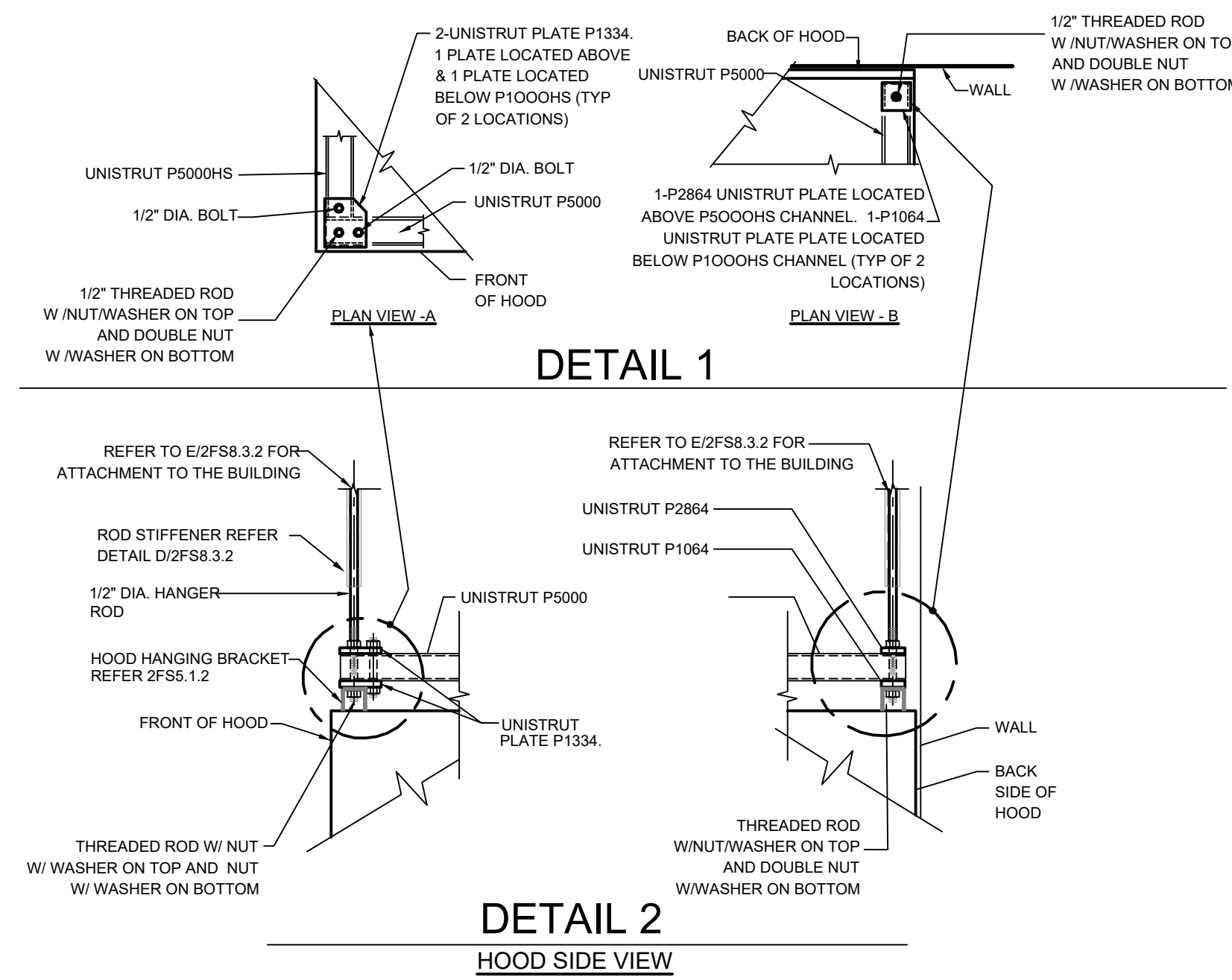
REFER TO FS5.1 FOR EXHAUST HOOD PLAN
REFER TO A/FS8.3 FOR UNISTRUT PLAN AND CONFIGURATION

NTS



REFER TO FS5.1 FOR EXHAUST HOOD DETAIL

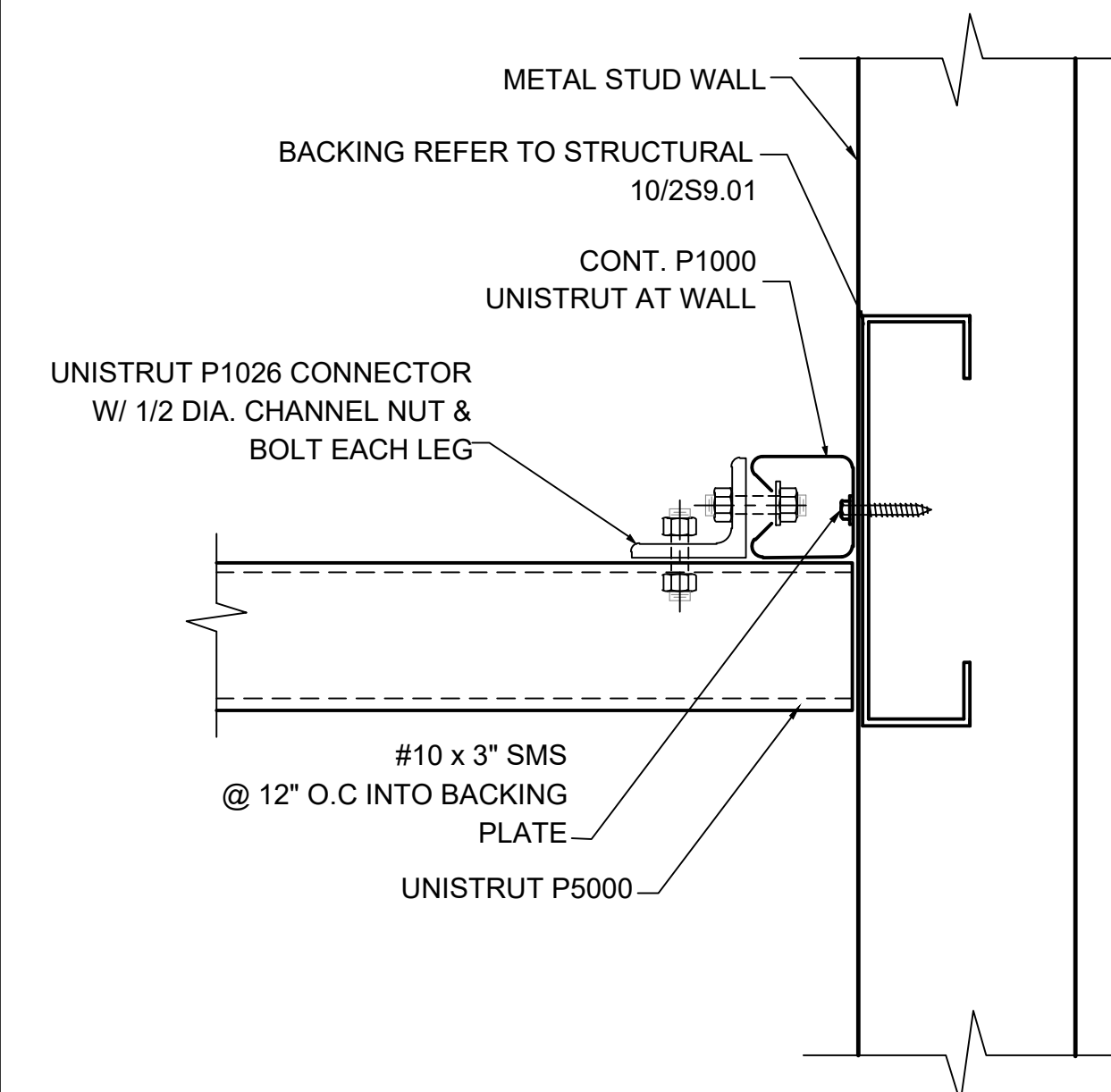
| | |
|---|----------------------|
| D | ROD STIFFENER DETAIL |
|---|----------------------|



Technical drawing of a bracing connection detail at a P1001 joint. The drawing shows a vertical UNISTRUT P5000 column and a diagonal UNISTRUT P1354A member. A P1012 channel nut is attached to the column with a 1/2 inch bolt. A nut with a channel is attached to the diagonal member with a 2-1/2 inch bolt. The connection is labeled 'BRACING CONNECTION @ P1001'.

Labels in the drawing include:

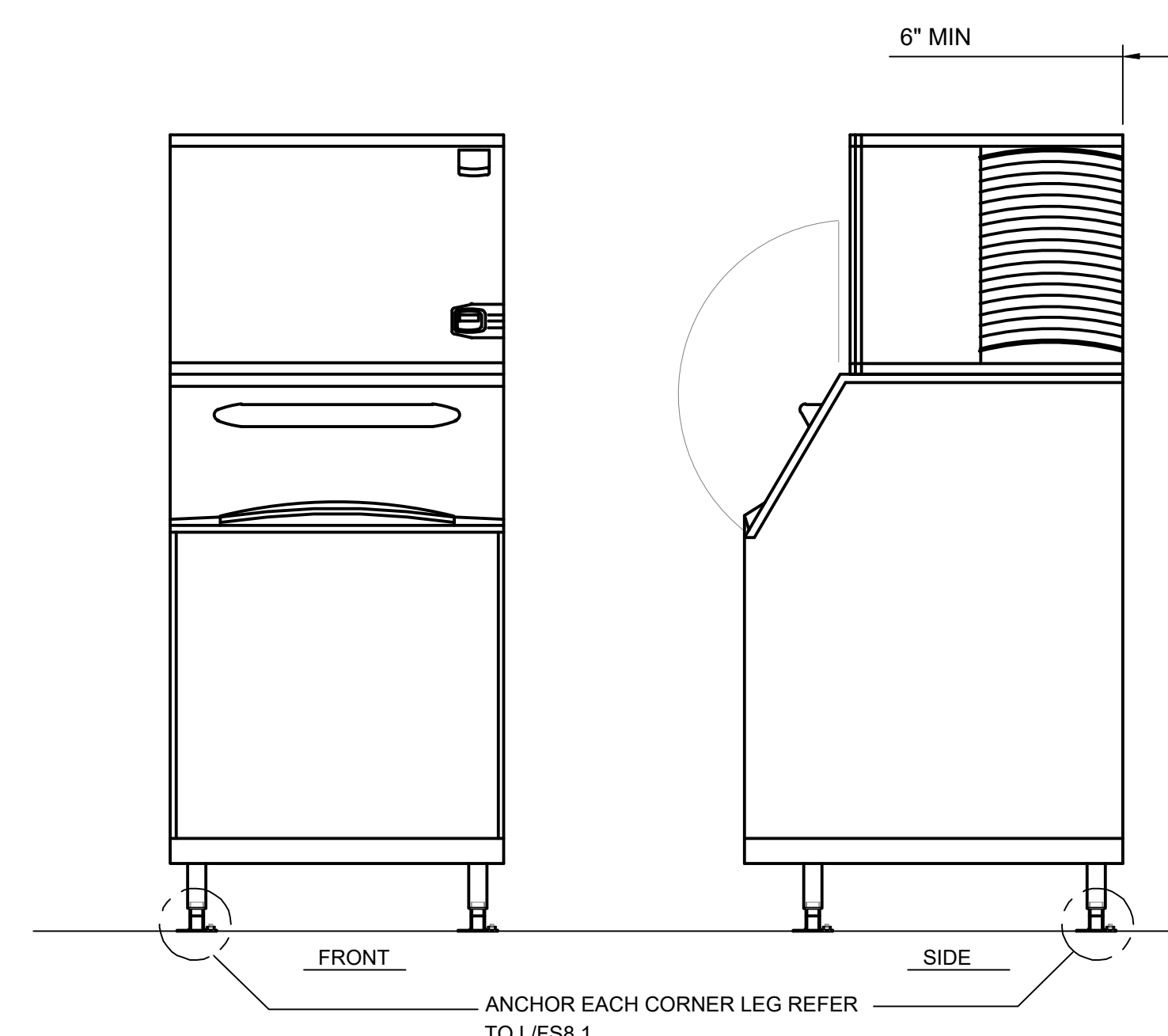
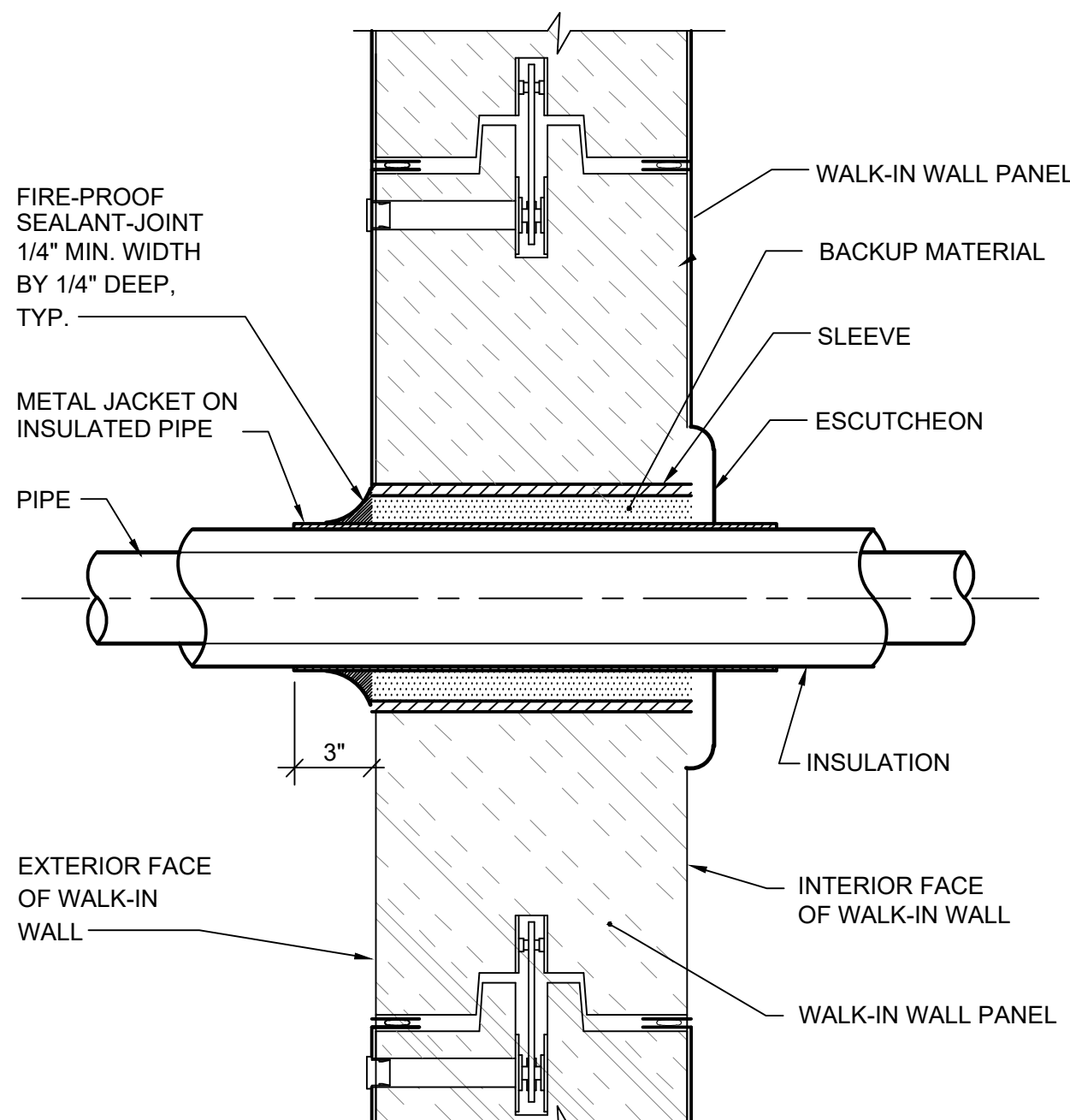
- P1354A UNISTRUT
- BRACING CONNECTION @ P1001
- P1012 CHANNEL NUT ATTACHED TO UNISTRUT CHANNEL P51001 WITH 1/2" BOLT
- UNISTRUT P5000
- NUT W/ CHANNEL 2-1/2" BOLT



NTS

NTS

— NTS



NTS

Page 220

| | |
|---|-----------|
| L | ICE MAKER |
|---|-----------|

PROJECT NUMBER: 2321

**SHELTER II AT
EAST BEAMER**

1901 EAST BEAMER STREET
WOODLAND, CA 95776
APN:027-360-042

CLIENT:

**FRIENDS OF THE
MISSION**

PO BOX 8485
WOODLAND, CA 95776
(916) 416-0901

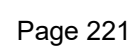
REVISIONS:

| DATE | DESCRIPTION |
|---|-------------------------------|
| SHEET TITLE:
FOODSERVICE
EQUIPMENT
ELEVATIONS | |
| DRAWN BY:
CHECKED BY:
DATE CREATED: | Author
Checker
10/15/24 |
| SHEET: | |

FS9.1

All drawings and written materials appearing herein constitute the original and unpublished work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.

Salsoner Architect, Inc.



**MEMORANDUM OF UNDERSTANDING
CONCERNING EMERGENCY HOMELESS SHELTER**

This Memorandum of Understanding Concerning Emergency Homeless Shelter (“Agreement”) is entered into this _____ day of _____, 2024, by and among the City of Woodland, a municipal corporation of the State of California (“City”), Friends of the Mission, a not for profit California corporation (“FOM”), and Yolo Wayfarer Center, dba Fourth and Hope, a not for profit California corporation (“F&H”), each of whom shall be referred to as a “party” and collectively as the “parties.” This Memorandum of Understanding amends and restates the Memorandum of Understanding executed in 2020.

RECITALS

WHEREAS, there is a growing number of individuals and families in the City of Woodland and Yolo County who lack adequate food and shelter; and

WHEREAS, the City of Woodland owns that certain real property (as described in **Exhibit A**, attached hereto and incorporated herein), located in unincorporated Yolo County right outside of City limits, at the corner of East Beamer Street and County Road 102, with an address of 1901 E. Beamer Street, described as Yolo County Assessor’s Parcel Number 027-360-010 (the “**Property**”), and the City desires to use 1.25 acres of the Property (the “**Project Site**”) to construct an emergency homeless shelter project (the “**Shelter Campus**”); and

WHEREAS, the City Council of the City of Woodland on April 21, 2020 declared conditions of emergency and authorized the performance of an emergency shelter project as a means of quickly providing shelter to the homeless population, a need that has become even more urgent with the emergence of COVID-19, a contagious virus that has been classified as a global pandemic and has no known cure at this time; and

WHEREAS, FOM is a non-profit corporation that provides affordable housing for people in need, particularly to the homeless population in Yolo County; and

WHEREAS, F&H’s mission is to provide services, including shelter and recovery services, to individuals in need, and F&H currently provides homeless shelter and meal services to the homeless; and

WHEREAS, both FOM and F&H desire to partner with the City to provide services to the homeless population at the Shelter and desire to document the terms and conditions of such agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

AGREEMENT

1. Incorporation of Recitals. The recitals set forth above are expressly incorporated herein by reference.

2. Purpose of Agreement. The purpose of this Agreement is to set forth the expectations and obligations of the parties (and any contractually obligated entity) concerning operation of an emergency homeless shelter located at 1901 East Beamer Street. The parties acknowledge and agree that subsequent transactions and agreements will subsequently follow after execution of this Agreement that amends and supersedes the agreement approved on June 16, 2020 by the Woodland City Council between the City of Woodland and FOM and F&H.

3. Shelter Campus Project Description. The City in a joint public private partnership assisted with the construction and funding (approved in 2020) an emergency shelter facility, consisting of a 6,500 square foot, single story shelter with associated improvements (the “**Shelter**”). Additional temporary trailers house the commercial kitchen, bathrooms, showers, and laundry facilities that will be subsequently replaced with permanent facilities as funding allows but no later than November 1, 2030. Upon completion of the Shelter, the Shelter will be able to house up to 100 homeless individuals in separate adult men’s and women’s sleeping areas. A depiction of the Shelter Campus layout is included in **Exhibit B**, attached hereto and incorporated herein. The Shelter shall consist of the following components:

A. Sleeping Areas Each sleeping area will have up to 48 operational bunk beds and at least two single beds in total divided between the two sleeping areas, in compliance with the Americans with Disabilities Act. For a two-year period beginning on _____, 2024 and end on _____, 2026, a minimum of 70 beds shall be provided between the two sleeping areas.

B. Food and Dining. Kitchen facilities will be provided through a refurbished mobile commercial kitchen, housed in a temporary mobile trailer. The Shelter building will contain a common cafeteria/multi-purpose dining and assembly area.

C. Office Space. The Shelter building will contain three secure offices for, respectively, intake assessment, individual counseling, case management, and administration space for staff. A fourth office will be used for overnight monitoring space for Support Staff, camera monitoring, mail sorting, and some supply and meds storage.

D. Outdoor Courtyard. The Shelter Campus will have an outdoor covered courtyard that can accommodate up to 50 people at one time.

E. Restroom Facilities. Restroom facilities will be provided in temporary modular commercial restroom trailers on the Shelter Campus. One restroom trailer will be for men, and another restroom trailer will be for women, with one compartment in each designated as gender neutral. Each of these restroom trailers will have four operational compartments, each containing a sink, toilet, and shower that is not compliant with the ADA and one compartment with an ADA-compliant sink, toilet, and shower.

F. Laundry. Laundry services will be provided on a self-service basis, established in a separate temporary commercial modular trailer on the Shelter campus and will have eight operational washing machines and eight dryers. Supervision and education of laundry services to be offered daily.

G. Utilities. The Shelter building shall have electricity provided by Pacific Gas & Electric, with conduit to accommodate Wave and AT&T telecommunications services, and the Shelter shall be connected to the City water and sewer systems which the City is installing or has installed.

4. Ownership of Shelter and Property.

A. Parcelization and Intent to Transfer. The City transferred ownership to FOM the parcel containing the Shelter Campus and any and all permanent improvements, including the Shelter building, in 2020 with the recording of a quitclaim deed for the Shelter Campus parcel. FOM has entered into a lease agreement with F&H for operation and maintenance of the Shelter Campus. Any subsequent change to the lease agreement or sublease agreement between FOM and any other entity is at the discretion of the City Council approval.

B. City’s Retention of Trailers. Prior to and following transfer of the Project Site to FOM specified above in 4.A., the City shall retain ownership of the trailers for restroom, kitchen, and laundry services.

FOM intends to replace the trailers with a permanent addition to the Shelter Campus which shall occur no later than November 1, 2030 and will include offices, restroom facilities, laundry facilities, storage space, a kitchen, and a dining room. When FOM completes some or all of this construction and no longer has a use for the trailer(s), the City shall have the right of first refusal to assume ownership of the trailer(s). Should the City not exercise this right, FOM shall sell the trailer(s) to the highest bidder. The proceeds from the sale(s) shall be provided to the City as CDBG Program Income. The City will consider a FOM proposal to fund a capital improvement at the East Beamer Way Campus with CDBG Program Income derived from the sale of the trailer(s).

5. Operation of Shelter. Upon completion of the Shelter Campus construction, the parties intend for FOM to own and manage the facility. Assuming the transfer specified above in Section 4 occurs, FOM will execute a lease agreement with F&H for the occupancy and operation of the Shelter in accordance with the following terms:

A. Relocation of Existing Operations. F&H has relocated its former homeless shelter operations at Fourth and North Streets in the City of Woodland to the Property and the Shelter Campus with the former location repurposed as a clean and sober residential facility for adult women. F&H shall consult with the City on any proposed change of use for the former location to ensure compliance with the City's Zoning Ordinance.

B. Intake. F&H will be responsible for all intake services. The parties understand and agree that the intent of the Shelter is to primarily serve qualified homeless persons within Yolo County currently experiencing, or who are at risk of, homelessness. A qualified homeless person is a person identifying as unhoused or homeless. This will be completed upon entering or within 72 hours of admission. During intake, clients will be asked to identify as male or female before placement in the sleeping area with which they identify. Also during intake, a person identified as a resident of another county will not necessarily be denied service at the Shelter but will be referred to resources within the person's home county within 5 days; and staff will help facilitate transportation to the last place of residence unless the return could cause harm to the person. F&H will endeavor to relocate people from counties other than Yolo back to their home counties and into a safe shelter environment, family member, or caregiver when such relocation is permissible. F&H will continue to work in collaboration with the Continuum of Care throughout Yolo County to provide mental health-related services. F&H shall maintain client records that include intake interviews.

C. Evaluation of Services Needed. F&H will evaluate the individual service needs of the individuals or household and learn about past or current services provided and any other information necessary for F&H to provide services to the individual or household.

D. Overnight Service. F&H shall provide overnight services, from 6:00 pm to 7:00 am, for qualifying individuals to check in during the 6:00 pm intake. In accordance with federal guidelines, the residents may continue to reside in the Shelter until stable housing is obtained provided they continue to participate in a case management plan that is established by F&H within seven days of entry. An individual who fails to participate or fails to appear at the Shelter for each of three consecutive days without a Shelter staff approved pass or communication will have their bed made available for another qualifying individual.

E. Day Services. During the day, Shelter residents may check in for day services, meet with case managers, work on their case plan, seek housing, and travel to their place of employment. Day services shall be made available for Shelter clients and for those living unhoused (e.g. persons sleeping in cars or in any other place not meant for human habitation). F&H shall provide day services, from 7:00 am to 6:00 pm to those that identify as homeless and request use of the restrooms, showers, or laundry services, or of food or donated items (e.g., clothing, care packages and hygiene kits), or for case management or navigation and other services through community partners (e.g., mental health, physical health). Those requesting day services shall be asked to sign in through the intake process and shall be assessed for need, provided with an orientation on services offered, and given instructions on the Shelter's code of conduct. Day services shall not be suspended or altered without advanced planning and consultation with the City. The City's Homeless Coordinator shall be notified when

changes are proposed for day services.

F. F&H shall provide assistance with transportation and assist residents with accessing public transportation and/or ensure residents can access healthcare appointments and urgent care without reliance on the 911 system. At a minimum, F&H shall transport shelter residents three times daily, five days per week to a bus stop where connections can be made to other parts of the city.

G. Code of Conduct. F&H will use an established behavioral code of conduct and will inform Shelter residents of such code of conduct. F&H will not permit individuals who have violated the code of conduct to remain in the Shelter or to receive services at the Shelter. Federal guidelines do not limit the length of stay at the Shelter providing the residents abide by the code of conduct and participate in case management. Violations of the code of conduct shall be subject to three written warnings, a referral to the Multi-disciplinary Team after the second warning, and following the third violation, dismissal for a minimum of three days and up to 12 months for aggressive behavior or acts of violence. This list shall be provided to the City's Homeless Coordinator and updated monthly.

H. Recordkeeping. F&H will maintain records of services provided to Shelter residents utilizing the HMIS system.

I. Utilities. F&H will be responsible for the payment of all public and private utilities, including water, sewer, garbage, gas and electric, phone, and internet service.

J. Management of Adjacent Area. F&H and FOM agree to use their best efforts to discourage illegal camping, trespassing, and loitering in the area surrounding the Property and will encourage Shelter residents to act in a manner that will not negatively affect adjacent properties or businesses. F&H and the City will communicate with the adjacent landowners and businesses to attempt to resolve any issues that may arise, or have arisen, regarding the Shelter Campus.

6. Additional Operational Practices. Subject to sufficient funding, F&H will also provide the following services:

A. Participate in the Homeless Management Information System or a comparable system for domestic violence treatment.

B. F&H will use HMIS or comparable data quality reports to ensure the accuracy of submitted information and will participate in the Yolo County CoC HIMS system and data that is available to those agencies in the collaborative. HMIS data shall be submitted to federal, state and local contractors for outcomes measurement requests. The outcome data shall be available to other partnering agencies as needed.

C. Provide an information hub, and potentially access, to Shelter residents about drug and alcohol recovery services, mental health treatment services, employment services, money management/credit counseling services, parenting support, and other services as needed and relevant to the individual or household.

D. Provide services that support individuals being able to exit the Shelter and enter into stable housing, including providing information and referrals, information and potential access to other services as may be needed, assistance with accessing available services, assistance with benefits and advocacy on behalf of Shelter residents, the provision of or referral to employment services, and providing regular check-ins with F&H staff or volunteers about individuals' progress towards a plan to exit the Shelter.

E. Whenever possible, F&H shall coordinate services for clients with the Yolo County Health and Human Services Agency, local healthcare providers, and nonprofit providers. To the greatest extent

possible, services shall be provided onsite at the shelter or in adjacent facilities at the East Beamer Way Campus.

F. Develop a permanent housing plan for Shelter residents in an effort to provide residents with stable long-term housing.

G. When Shelter residents are denied permanent housing based on cause, F&H will track the reasons for an individual being denied housing.

H. Track each reason for why a Shelter resident was involuntarily discharged from the Shelter in a format that is easily reportable.

I. Provide on-site storage for client belongings and retain such belongings upon exit of services for up to seven days. F&H will relocate its leased storage container to the Shelter Campus and may acquire additional storage. Overnight client belongings must fit in the space of their bed or approximately one week of clothing and other necessary items. For those that leave the Shelter without returning, F&H will store their belongings for up to seven days.

7. Funding for Operations. Funding for the Shelter Campus, derived from a variety of public and private sources, includes the City of Woodland and the County of Yolo. F&H will require additional funding beyond the amount previously needed to operate its existing homeless shelter due to the increased population the Shelter Campus will serve and the additional day services that are anticipated to be provided. The City agrees to prioritize financial assistance, using non-General Fund dollars, to help support the Shelter overnight and day services programs that could assist F&H's operational budget and finds that the provision of such funding serves a public purpose of providing shelter services to the unhoused population and serves to protect the health, welfare, and safety of the public. The City also agrees, whenever it is feasible and necessary, to partner with F&H in its pursuit of available funding related to continued operations of the Shelter Campus.

8. Annual Report. F&H shall provide the City will an annual report by February 1 of each year. The contents of the report shall be determined by the City and the report is intended to summarize the outcomes of the shelter operations during the pervious calendar year. Examples of annual report data include the number of clients served, clients exited to permanent housing, clients reunited with their community of origin, and other information focused on measurable outcomes of the shelter operations.

9. Additional Obligations. FOM and F&H's lease agreement will also specify each party's roles and responsibilities concerning ongoing maintenance, repairs, and security. The parties agree that the following terms will be included in such lease agreement:

A. Ongoing Maintenance. F&H and FOM shall be responsible, at their sole cost and expense, for the daily maintenance of the Shelter Campus (including providing regular janitorial services), including the sleeping area, offices, the trailers, and grounds of the Property.

B. Repairs. F&H and FOM shall be responsible, at its sole cost and expense, for making improvements and repairs to all portions of the Shelter Campus including the trailers. F&M and FOM shall determine between them which party is responsible for which type of repair

C. Security and Shelter Monitoring. F&H shall pay for the installation and maintenance of a security system and will maintain security cameras that will provide a video feed of the exterior of the Shelter Campus and the Property to the Woodland Police Department. FOM shall provide staff that monitors the interior of the Shelter Campus and shall provide such security in a manner that is consistent with best practices for

emergency shelters.

D. Accounting and Fiscal Controls. F&H will use an accounting system that is maintained in accordance with Generally Accepted Accounting Principles (GAAP). F&H will incorporate internal fiscal control procedures that are periodically reviewed and approved by the F&H Board of Trustees.

E. Insurance. FOM and F&H agree to procure and maintain in full force and effect for the duration of this Agreement the following policies of insurance set forth in this Section 15, to name the City as additional insureds and agrees that its insurance shall be primary. The required insurance policies are as follows:

i. Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office “occurrence” form CG 0001, with minimum limits of at least \$1,000,000 per occurrence. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for (1) products and completed operations; (2) contractual liability; (3) third party action over claims; or (4) cross liability exclusion for claims or suits by one insured against another.

ii. Automobile Liability: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering “Any Auto” (Symbol 1) with minimum limits of \$1,000,000 each accident.

iii. Workers’ Compensation: Workers’ Compensation Insurance, as required by the State of California and Employer’s Liability Insurance with a limit of not less than \$1,000,000 per accident for bodily injury and disease. If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of this Agreement, and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

10. Compensation/Rent. The parties understand and agree that no compensation in the form of rent shall be charged by any party to any other party. Neither shall F&H receive a fee from any other party for operating the Shelter.

11. Term. This Agreement shall become effective upon the execution of it by the last party to execute it. The term of the Agreement shall commence upon the City’s completion of Shelter construction, which is currently estimated to occur on or around November 1, 2020. This Agreement shall continue in full force and effect until the City transfers the Project Site to FOM unless earlier terminated by the parties.

12. Termination: This Agreement shall be terminated automatically upon the City’s transfer of the Project Site to FOM. The Agreement shall also terminate if the City does not complete construction of the Shelter Project by January 1, 2025 or may be terminated by any party with respect to any other party(ies) for default.

13. General Provisions.

A. Notice. Any communication, notice, or demand of any kind whatsoever that any party may be required or may desire to give to, or serve upon, another party shall be in writing and delivered by personal delivery (including express or courier service), by facsimile transmission (if confirmed in writing sent by registered or certified mail, postage prepaid, return receipt requested), or by registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

City: City of Woodland
Woodland City Hall

300 First Street
Woodland, CA 95695
Attn: City Manager
Facsimile: (530) 661-5813

F&H:

FOM:

Any party may change its address for notice by written notice given to the other parties in the manner provided in this Section. Any such communication, notice, or demand shall be deemed to have been duly given or served on the date personally served, if by personal service, one (1) day after the date of confirmed dispatch, if by electronic communication, or three (3) days after being placed in the U.S. Mail, if mailed.

B. Entire Agreement. This Agreement contains all agreements, promises, and understandings among the parties, and no other oral agreements, promises, or undertakings will be binding upon any of the parties, and any addition, variation, or modification to this Agreement shall be void and ineffective unless made in writing and signed by all of the parties.

C. Principles of Interpretation. No inference in favor of or against any party shall be drawn from the fact that such party has drafted any part of this Lease. The parties have both participated substantially in its negotiation, drafting, and revision, with advice from legal counsel and other advisers of their own selection.

D. Assignment. No party may assign this Agreement without the prior express written consent of the other parties, which consent may be withheld in a party's sole discretion.

E. Successors. This Agreement shall be binding on, and shall inure to the benefit of, the successors and assigns.

F. Waiver. The waiver by any party of any breach of any term, covenant, condition, or provision contained herein shall not be deemed to be a waiver of such term, covenant, condition, or provision for any subsequent breach of the same or any other term, covenant, condition, or provision contained herein.

G. Attorneys' Fees. The prevailing party in any action brought by any party hereto, based on any claim arising under this Agreement, and shall be entitled to reasonable attorneys' fees and court costs.

H. Invalidity. If any provision of this Lease is invalid or unenforceable with respect to either party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

I. Governing Law and Choice of Forum. This Agreement, and performance hereof, shall be governed, interpreted, construed, and regulated by the laws of the State of California. Venue shall be in Yolo County.

J. Authority to Enter Agreement. Each party represents to the other parties that it have the requisite power and authority to conduct their business and to execute, deliver, and perform the requirements of,

this Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to enter into this Agreement and bind each respective party.

K. Counterparts. This Agreement may be executed in counterparts and when so executed by the parties, each such counterpart will constitute an original document.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year written next to their names.

CITY OF WOODLAND

Ken Hiatt, City Manager

Date _____

FRIENDS OF THE MISSION

Date _____

FOURTH AND HOPE

Date _____

EXHIBIT A

[Description/Depiction of Property]

EXHIBIT B

[Layout of Shelter Campus]

Daily Democrat

DailyDemocrat.com · Woodland, CA

c/o Legals 57 Commerce Place, Suite A

Vacaville, CA 95687

530-406-6223

legals@dailydemocrat.com



WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE
300 FIRST ST
WOODLAND, CA 95695

Account Number:



Ad Order Number: 0006858768

Customer's Reference CDBG 23/24 Action Plan Amendment

/ PO Number: / 24-31

Publication: Woodland Daily Democrat

Publication Dates: 10/22/2024

Amount: \$259.43

Payment Amount: \$0.00

**Invoice Text: NOTICE OF PUBLIC HEARING AND
PROPOSED
AMENDMENT
CITY OF WOODLAND
COMMUNITY
DEVELOPMENT BLOCK GRANT
2023/24 ACTION PLAN SUBSTANTIAL AMENDMENT**

Notice is hereby given that the City of Woodland intends to amend its 2023/24 Action Plan to allow for the reallocation of Community Development Block Grant funds for the rehabilitation of restroom and shower trailers at the Fourth & Hope emergency shelter (Yolo Wayfarer Center) located at 1901 East Beamer Street, Woodland, CA 95776. The Substantial Amendment describes a new activity (rehabilitation of restroom and shower trailers) that will be funded through the 2023/24 Action Plan. The public is invited to review the draft Substantial Amendment to the 2023/24 Action Plan. The City anticipates that an estimated \$131,000 in CDBG funds will be reallocated through the Substantial Amendment. A public hearing will be held to receive citizen's views on the draft Substantial Amendment to the 2023/24 Action Plan. This Public Hearing will be held on November 19, 2024 at 6:00 p.m. in the Council Chambers, City Hall, 300 First Street, Woodland, CA 95695. All interested citizens and public or private agencies serving the Woodland community are invited to attend the Public Hearing and/or submit comments. Public comments received by the City on the Substantial Amendment will be incorporated into the final Plan as approved by the City Council. Notice is hereby given that the 30-day review period for the Substantial Amendment begins October 22, 2024 and ends on November 21, 2024. Copies of the draft 2023/24 Action Plan Substantial Amendment will be available at the City of Woodland's Community Services Department (Woodland Community and Senior Center, 2001 East St., Woodland, CA 95776) and the Community Development Department (City Hall, 300 First St., Woodland, CA 95695) during regular business hours. For further information, contact Dan Sokolow, Senior Planner at (530) 661- 2019 or dan.sokolow@cityofwoodland.gov.

AVISO PÚBLICO

CIUDAD DE

WOODLAND

ENMIENDA SUBSTANCIAL DEL PLAN DE ACCION DEL PROGRAMA PARA EL

DESSAROLLO DE LA COMUNIDAD DE LA CIUDAD DE

WOODLAND 2023/24

(COMMUNITY BLOCK GRANT)

El aviso se da por este medio que la Ciudad de Woodland tiene la intención de modificar su Plan de Acción 2023/24 para permitir la reasignación de fondos de la Subvención en Bloque para el Desarrollo Comunitario para la rehabilitación de baños y duchas en el refugio de emergencia Fourth & Hope (Yolo Wayfarer Center) ubicado en 1901 East Beamer Street, Woodland, CA 95776. La Enmienda Sustancial describe una nueva actividad (rehabilitación de remolques de baños y duchas) que se financiará a través del Plan de Acción 2023/24. Se invita al público a revisar el borrador de la Enmienda Sustancial al Plan de Acción 2023/24. La Ciudad anticipa que se reasignarán aproximadamente \$131,000 en fondos CDBG a través de la Enmienda Sustancial. Se llevará a cabo una audiencia pública para recibir las opiniones de los ciudadanos sobre el borrador de la Enmienda Sustancial al Plan de Acción 2023/24. Esta Audiencia Pública se llevará a cabo el 19 de noviembre de 2024 a las 6:00 p.m. en la Sala del Consejo, Ayuntamiento, 300 First Street, Woodland, CA 95695. Todos los ciudadanos interesados y las agencias públicas o privadas que prestan servicios a la comunidad de Woodland están invitados a asistir a la Audiencia Pública y/o enviar comentarios. Los comentarios públicos recibidos por la Ciudad sobre la Enmienda Sustancial se incorporarán al Plan final aprobado por el Consejo Municipal. Por la presente se notifica que el período de revisión de 30 días para la Enmienda Sustancial comienza el 22 de octubre de 2024 y finaliza el 21 de noviembre de 2024. Las copias del borrador de la Enmienda Sustancial del Plan de Acción 2023/24 estarán disponibles en el Departamento de Servicios Comunitarios de la Ciudad de Woodland (Woodland Community and Senior Center, 2001 East St., Woodland, CA 95776) y en el Departamento de Desarrollo Comunitario (City Hall, 300 First St., Woodland, CA 95695) durante el horario comercial habitual. Para obtener más información, comuníquese con Dan Sokolow, Planificador Senior, al (530) 661-2019 o a dan.sokolow@cityofwoodland.gov.

Date: October 22, 2024

Sarah Lansburgh, CMC, City Clerk

Woodland Daily Democrat
c/o Legals 57 Commerce Place, Suite A
Vacaville, CA 95687
530-406-6223
legals@dailydemocrat.com

WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE
300 FIRST ST
WOODLAND, CA 95695

PROOF OF PUBLICATION
(2015.5 C.C.P.)
STATE OF CALIFORNIA
COUNTY OF YOLO

FILE NO. 24-31

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Democrat, a newspaper published in the English language in the City of Woodland, County of Yolo, State of California.

I declare that the Daily Democrat is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 30, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Democrat as a Newspaper of General Circulation, Case Number 12659. Said order states "The Daily Democrat" has been established, printed and published in the City of Woodland, County of Yolo, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED...That "The Daily Democrat" is a newspaper of general circulation for the City of Woodland, County of Yolo, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/22/2024

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Woodland, California, this
22th day of October 2024

(Signature) Melanie Irmer

Legal No. 0006858768

NOTICE OF PUBLIC
HEARING AND
PROPOSED
AMENDMENT
CITY OF WOODLAND
COMMUNITY
DEVELOPMENT
BLOCK GRANT
2023/24 ACTION
PLAN SUBSTANTIAL
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the Substantial Amendment will be incorporated into the final Plan as approved by the City Council. Notice is hereby given that the 30-day review period for the Substantial Amendment begins October 22, 2024 and ends on November 21, 2024. Copies of the draft 2023/24 Action Plan Substantial Amendment will be available at the City of Woodland's Community Services Department (Woodland Community and Senior Center, 2001 East St., Woodland, CA 95776) and the Community Development Department (City Hall, 300 First St., Woodland, CA 95695) during regular business hours. For further information, contact Dan Sokolow, Senior Planner at (530) 661-2019 or dan.sokolow@cityofwoodland.gov.

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CUIDAD DE
WOODLAND
ENMIENDA
SUBSTANCIAL DEL
PLAN DE ACCION
DEL PROGRAMA
PARA EL
DESSAROLLO DE LA
COMMUNIDAD DE
LA CUIDAD DE
WOODLAND 2023/24
(COMMUNITY
BLOCK GRANT)**

El aviso se da por este medio que la Ciudad de Woodland tiene la intención de modificar su Plan de Acción 2023/24 para permitir la reasignación de fondos de la Subvención en Bloque para el Desarrollo Comunitario para la rehabilitación de baños y duchas en el refugio de emergencia Fourth & Hope (Yolo Wayfarer Center) ubicado en 1901 East Beamer Street, Woodland, CA 95776. La Enmienda Sustancial describe una nueva actividad (rehabilitación de remolques de baños y duchas) que se financiará a través del Plan de Acción 2023/24. Se invita al público a revisar el borrador de la Enmienda Sustancial al Plan de Acción

2023/24. La Ciudad anticipa que se reasignarán aproximadamente \$131,000 en fondos CDBG a través de la Enmienda Sustancial. Se llevará a cabo una audiencia pública para recibir las opiniones de los ciudadanos sobre el borrador de la Enmienda Sustancial al Plan de Acción 2023/24. Esta Audiencia Pública se llevará a cabo el 19 de noviembre de 2024 a las 6:00 p.m. en la Sala del Consejo, Ayuntamiento, 300 First Street, Woodland, CA 95695. Todos los ciudadanos interesados y las agencias públicas o privadas que prestan servicios a la comunidad de Woodland están invitados a asistir a la Audiencia Pública y/o enviar comentarios. Los comentarios públicos recibidos por la Ciudad sobre la Enmienda Sustancial se incorporarán al Plan final aprobado por el Consejo Municipal. Por la presente se notifica que el período de revisión de 30 días para la Enmienda Sustancial comienza el 22 de octubre de 2024 y finaliza el 21 de noviembre de 2024. Las copias del borrador de la Enmienda Sustancial del Plan de Acción 2023/24 estarán disponibles en el Departamento de Servicios Comunitarios de la Ciudad de Woodland (Woodland Community and Senior Center, 2001 East St., Woodland, CA 95776) y en el Departamento de Desarrollo Comunitario (City Hall, 300 First St., Woodland, CA 95695) durante el horario comercial habitual. Para obtener más información, comuníquese con Dan Sokolow, Planificador Senior, al (530) 661-2019 o a dan.sokolow@cityofwoodland.gov.

Date: October 22, 2024

Daily Democrat

DailyDemocrat.com · Woodland, CA

c/o Legals 57 Commerce Place, Suite A

Vacaville, CA 95687

530-406-6223

legals@dailydemocrat.com

WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE
300 FIRST ST
WOODLAND, CA 95695

.....

Account Number:

Ad Order Number: 0006863850

Customer's Reference Notice of Public Hearing, Planning Application Friends of the Mission
/ PO Number: / 24-38

Publication: Woodland Daily Democrat

Publication Dates: 11/15/2024

Amount: \$261.00

Payment Amount: \$0.00

NOTICE IS GIVEN HERewith that the City Council of the City of Woodland, at its regularly scheduled meeting to be held on Tuesday, November 19, 2024, at 6:00 PM or as soon thereafter as the matter may be heard, in the City Council Chambers, 300 First Street, City Hall, Woodland, CA, will hold the following public hearing:

Planning Application, Friends of the Mission, Inc. (PLNG 24-00050):

Approve a Zoning Administrator Permit, subject to recommended conditions of approval, for the emergency shelter's fourth-phase facility expansion, transferring temporary kitchen, laundry, and shower facilities into a new 12,000-sf building. Allocate \$131,000 of CDBG funds for rehabilitating the temporary restroom and shower trailers (until the transition to the permanent facility).

Allocate \$500,000 from State Permanent Local Housing Allocation grant funds for the existing emergency shelter operations.

Approve updated Operating Agreement specifying terms of emergency shelter operations and services.

The new 12,000-sf building will be located east of the existing emergency shelter at 1901 E. Beamer Street, in the city's Industrial zone.

Staff Contact: Megan Meier, Senior Planner, megan.meier@cityofwoodland.gov Dan Sokolow, Senior Planner

Environmental Determination: Staff has determined that a Class 1 Categorical Exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines and a Class 32 Categorical Exemption (Infill Development) pursuant to Section 15332 of the CEQA Guidelines is the appropriate level of CEQA review for this document. Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agencies' determination. Class 32 exemption consists of projects characterized as in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects located on sites that are less than 5 acres and consistent with local general plan and zoning requirements. The project will not have any biological, air, water, traffic, or noise impacts.

Availability of Documents: Copies of materials, including the agenda, will be available on November 15, 2024, at the Community Development Department, City Hall, 300 First Street, Woodland, CA 95695, and on the City's web page: <http://cityofwoodland.org/654/Meetings-Agendas>.

Public Comments: All interested persons are invited to attend the hearing and express opinions. Forms to express opposition or support of the project are available from the Community Development Department. All comments received will be given to the City Council for their consideration. Please note, City does not transcribe its hearings, however, summary minutes are prepared and are publicly available once approved by the hearing body. Please contact the Community Development Department at (530) 661-5820, if you have questions about these items or the public hearing.

In addition to live in person public comment, members of the public may submit their comments prior to 4:00 PM via Written Public Comments.

Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter.

Pursuant to section 65009 (b) (2), the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice or in written correspondence delivered to the City Council at, or prior to, this public hearing."

Dated: November 15, 2024
Sarah Lansburgh, CMC, City Clerk

WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE
300 FIRST ST
WOODLAND, CA 95695

PROOF OF PUBLICATION
(2015.5 C.C.P.)
STATE OF CALIFORNIA
COUNTY OF YOLO

FILE NO. 24-38

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Democrat, a newspaper published in the English language in the City of Woodland, County of Yolo, State of California.

I declare that the Daily Democrat is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order dated June 30, 1952 in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Democrat as a Newspaper of General Circulation, Case Number 12659. Said order states "The Daily Democrat" has been established, printed and published in the City of Woodland, County of Yolo, State of California; That it is a newspaper published daily for the dissemination of local and telegraphic news and intelligence of general character and has a bona fide subscription list of paying subscribers; and...THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED...That "The Daily Democrat" is a newspaper of general circulation for the City of Woodland, County of Yolo, California. Said order has not been revoked.

I declare that this notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/15/2024

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Woodland, California, this
15th day of November 2024

(Signature) Melanie Irmer

Legal No. 0006863850

CITY OF WOODLAND
NOTICE OF PUBLIC HEARING

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- Approve updated Operating Agreement specifying terms of emergency shelter operations and services.

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Staff Contact: Megan Meier, Senior Planner, megan.meier@cityofwoodland.gov
Dan Sokolow, Senior Planner

Environmental Determination: Staff has determined that a Class 1 Categorical Exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines and a Class 32 Categorical Exemption (Infill Development) pursuant to Section 15332 of the CEQA Guidelines is the appropriate level of CEQA review for this document. Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agencies' determination. Class 32 exemption consists of projects characterized as in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects located on sites that are less than 5 acres and consistent with local general plan and zoning requirements. The project will not have any biological, air, water, traffic, or noise impacts.

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Pursuant to section 65009 (b) (2), the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice or in written correspondence delivered to the City Council at, or prior to, this public hearing."

Dated: November 15, 2024
Sarah Lansburgh, CMC, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: H.13
SUBJECT: Introduction and Waiver of First Reading of an Ordinance Amending Section 15.16.200 of the Woodland Municipal Code

Recommendation for Action: Staff recommends that City Council introduce and waive first reading of an Ordinance amending Section 15.16.200 of Chapter 15.16 of the Woodland Municipal Code to provide additional alternative means of compliance with the City's affordable housing requirements.

Staff Contact:

Ken Hiatt, City Manager (530) 661-5802, ken.hiatt@cityofwoodland.gov

Fiscal Impact:

None.

Background:

The City has enacted Chapter 15.16 of the Woodland Municipal Code (the "Affordable Housing Ordinance"), which requires that a portion of dwelling units contained in new residential developments in the City be sold or rented at an affordable housing cost to very low, low and moderate income families. The Affordable Housing Ordinance is one of several means that the City uses to ensure that affordable housing is developed in the City, in an effort to ensure that a broad a range of income levels have the opportunity to live in safe and secure housing in the City.

In certain circumstances and under certain economic conditions, however, compliance with the baseline requirements of the Affordable Housing Ordinance, which requires the construction and sale or rent of affordable units at specified income levels as part of each market rate development, unless otherwise exempted from the Affordable Housing Ordinance, can prove challenging, and may delay or otherwise hinder the development of market rate housing, which is also needed in the City. As a result, the Affordable Housing Ordinance includes certain alternative means of compliance with the Affordable Housing Ordinance, including the dedication of land that can be used for the future development of affordable housing, and/or the payment of affordable housing in-lieu fees, which the City can then use to help facilitate the future development of affordable housing. This provides the City and developers with additional flexibility which can help to streamline and maximize the development of both market rate and affordable housing in the City.

The Affordable Housing Ordinance does not currently allow developers to satisfy the requirements of the Affordable Housing Ordinance through the actual development of off-site affordable housing units that are not within the boundaries of a market rate development, even though both land dedication and payment of in-lieu fees are alternatives that result in the development of off-site affordable units. City staff believes that offering developers the ability to receive credit toward their affordable housing requirements through the development of off-site units by the developer or through an agreement between the developer and a third party affordable housing developer (subject to the discretion of the City Council) would provide the City with further flexibility that may allow the City to facilitate the production of affordable housing at lower income levels than would otherwise be provided under the Affordable Housing Ordinance, or to produce the units earlier in the development process, making the required affordable units available sooner than would otherwise be the case.

Discussion:

The proposed ordinance would add a new subparagraph D. to Section 15.16.200 of the Woodland Municipal Code, which describes the alternatives to on-site construction of affordable units under the requirements of the City's Affordable Housing Ordinance. The new subsection D. allows that a developer may receive credit on a unit-for-unit basis toward the requirements of the Affordable Housing Ordinance for the development of off-site affordable units either by the developer, or pursuant to an agreement between the developer and a third party affordable housing developer that contemplates that the off-site units will be credited toward developer's affordable housing obligations.

As with all the alternative means of compliance, the City Council has the discretion to decide whether or not to allow developers to use this alternative. Additionally, the City Council must find that (1) the units will be sold or rented at or below the affordability levels that would be required for on-site units; (2) the off-site units will comply with all requirements of the Affordable Housing Ordinance applicable to affordable units; and (3) providing credit for the off-site units will be in furtherance of the City's affordable housing goals because the units will be at lower affordability levels than would otherwise be required for on-site units, or the off-site units will be produced and available for rental or sale sooner than would be required for the development of on-site affordable units.

Conclusion:

Staff recommends that City Council introduce and waive first reading of an Ordinance amending Section 15.16.200 of Chapter 15.16 of the Woodland Municipal Code to provide additional alternative means of compliance with the City's affordable housing requirements.



Ken Hiatt
City Manager

Attachments:

1. Ordinance ____

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING
SECTION 15.16.200 OF CHAPTER 15.16 OF THE WOODLAND MUNICIPAL CODE TO PROVIDE
ADDITIONAL ALTERNATIVE MEANS OF COMPLIANCE WITH THE CITY'S AFFORDABLE
HOUSING REQUIREMENTS**

WHEREAS, the City of Woodland, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the City has enacted Chapter 15.16 of the Woodland Municipal Code (the "Affordable Housing Ordinance"), which imposes certain requirements upon private residential development in the City to require that a portion of dwelling units contained in new residential developments in the City be sold or rented at an affordable housing cost to very low, low and moderate income families; and

WHEREAS, the Affordable Housing Ordinance provides the City with the discretion to permit residential developers to satisfy the requirements of the Affordable Housing Ordinance through certain alternative means of compliance, which include the dedication of land, or the payment of affordable housing in-lieu fees under terms and conditions as more specifically set forth in the Affordable Housing Ordinance, or a combination of land dedication and payment of affordable housing in-lieu fees; and

WHEREAS, in order to increase the City's ability to provide flexible means of compliance with the City's affordable housing requirements in order to better facilitate the production of housing in the City in general and the production of affordable housing in particular, the City desires to amend the Affordable Housing Ordinance to provide additional means of compliance with the Affordable Housing Ordinance allowing developers to received credit toward their affordable housing requirements through the development of off-site units by the developer or through an agreement between the developer and a third party affordable housing developer;

NOW, THEREFORE, the City Council of the City of Woodland does ordain as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

Section 2. Amendments to Section 15.16.200. Section 15.16.200 of Chapter 15,16 of the Woodland Municipal Code is hereby is hereby amended as provided in Exhibit "A", attached hereto and incorporated herein by reference.

Section 3. California Environmental Quality Act (CEQA). The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, if the activity is deemed a project this City Council finds that this Ordinance is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

Section 4. Severability. If any provision, clause, sentence or paragraph of this chapter or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are declared to be severable.

Section 5. Effective Date. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published in a newspaper of general circulation at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Woodland, California on the ____ day of _____, 20____, and **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the ____ day of _____, 20____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

EXHIBIT A

§15.16.200 Alternatives to on-site construction of affordable units.

- A. Alternative Means of Compliance. As an alternative to on-site construction of the affordable units as set forth in this chapter, the City may, at its discretion, permit the developer to satisfy the requirements of this chapter through one or more of the alternative means of compliance as described in this section.
- B. Land Dedication.
 - 1. A developer may be allowed to make an irrevocable offer of dedication to the City or its designee of sufficient land to satisfy the affordability requirement under this section, if either:
 - a. The developer demonstrates to the City Council that it is not feasible to develop the affordable dwelling units on-site as part of the residential project; or
 - b. In the judgment of the Community Development Director, the developer's proposed land dedication would accomplish the objectives of this chapter.
 - 2. Dedicated sites for residential projects shall meet the following criteria:
 - a. The dedicated site shall be a minimum of two acres unless the City agrees to a smaller site based on a special housing need.
 - b. The dedicated site shall be economically feasible to develop, of sufficient size to build the required number of affordable units and physically suitable for development of the required affordable units prior to the dedication of the land. The City may, at its discretion, accept a dedicated site that will provide a different housing type than would be required if the affordable units were constructed on-site, if in the judgment of the Community Development Director such dedication would accomplish the objectives of this chapter.
 - c. The dedicated site shall also have appropriate General Plan designation and zoning to accommodate not less than the required number of units, be fully improved with infrastructure, frontage improvements (i.e., curb, gutter, walk), paved street access, utility (i.e., water, gas, sewer and electric) service connections stubbed to the property lines, and other such off-site improvements as may be necessary for development of the required affordable units or as required by the City.
 - d. The value of the dedicated site shall be equal to or greater than the in-lieu fee in effect at the date of dedication for the applicable residential development multiplied by the number of otherwise required inclusionary units within the residential development.
 - 3. The City may approve, conditionally approve, or reject such offer of land dedication of any specific property. If the City rejects such an offer of land dedication, the developer shall be required to meet the affordable housing obligations by other means set forth in this chapter.
 - 4. Density Credit. In determining the amount of land to dedicate to satisfy a developer's affordable housing obligation, the developer shall receive credit for the base density of the dedicated site (e.g., 20 units per acre if the dedicated parcel is zoned to require residential density of 20 units per acre or greater).
 - 5. Development of Dedicated Land. Within one year from the date of conveyance of the dedicated land to the City, the City shall determine, at its discretion, whether the dedicated land will be:

- a. Developed by the City to produce the required affordable dwelling units; or
- b. Conveyed to an affordable housing developer approved by the City to produce the required affordable dwelling units. The City Council shall determine which affordable housing developer shall be conveyed the land required to produce the affordable dwelling units.

C. In-Lieu Fees.

1. The developer may be permitted to pay in-lieu fees to satisfy all or a part of the developer's affordable housing obligation if either:
 - a. The developer demonstrates to the City Council that it is not feasible to develop the affordable dwelling units on-site as part of the residential project; or
 - b. In the judgment of the Community Development Director, the payment of in-lieu fees would accomplish the objectives of this chapter.
2. The payment amount of in-lieu fees shall be determined pursuant to an adopted fee schedule designating in-lieu fees for either or both for-sale affordable units and for rental affordable units, to be reviewed and revised as necessary on an annual basis. In the event a fee schedule has not been adopted, the City Council may allow payment of in-lieu fees upon review of the project's affordable housing plan and as memorialized in a documented agreement.
3. If the City determines that the developer may contribute in-lieu fees, the developer must pay such fees as calculated on a per unit basis prior to the issuance of building permits for the residential project. No building permit or certificate of occupancy shall be issued by the City until proof of in-lieu fees is provided.

D. Credits for Development of Off-Site Units. The developer may receive credit on a unit-for-unit basis toward satisfaction of the requirements of this Chapter for the development of off-site affordable units by the developer or pursuant to an agreement between the developer and a third party affordable housing developer if the City Council finds that:

1. The off-site units will be sold or rented at or below the affordability levels that would be required by this Chapter for the development of on-site affordable units as part of the market rate development receiving credit for its affordable housing requirements;
2. The off-site units will be subject to and will comply with all requirements of this Chapter applicable to affordable units; and
3. Providing credit for such off-site units will be in furtherance of the City's affordable housing goals because the affordable units will be provided at lower affordability levels than would otherwise be required for the production of on-site affordable units, or the off-site affordable units will be produced and available for rental or sale sooner than would be required for the development of on-site affordable units.

E. Combination of Methods to Provide Inclusionary Housing. The developer of a project may propose any combination of the requirements for the construction of on-site affordable units pursuant to this chapter and/or alternative options pursuant to this section in order to comply with the provisions of this chapter. Such proposals shall be made in and considered by the City as part of the developer's application for development entitlements, and approved by the City if the City Council finds that the combined construction of affordable units and/or alternative methods of compliance provide substantially the same

or greater level of affordability and the amount of affordable housing is as required pursuant to this chapter



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: December 3, 2024
ITEM #: H.14
SUBJECT: Rotation of Mayor and Mayor Pro Tempore

Recommendation for Action: Staff recommends that the City Council designate the Council members to serve as Mayor and Mayor Pro Tempore for the following year, effective at the first regular meeting in December 2024.

Staff Contact: Sarah Lansburgh, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Background:

In the fall of 2016 the City Council amended Title II of the Municipal Code establishing annual rotating terms for the office of Mayor and Mayor Pro Tempore. Specifically, the Municipal Code provides that:

At the first City Council meeting in December of every odd year (and the first meeting following the certification of election results of any municipal general election), the city council shall designate its presiding officer who shall have the title of Mayor. The council member who served as Mayor Pro Tempore immediately prior to this meeting shall be designated as Mayor. (Section 2.08.010).

Additionally, at the same meeting at which the Mayor is selected, the City Council shall also designate one of its members as Mayor Pro Tempore, who shall perform the duties of the mayor during the mayor's absence or disability. The Mayor Pro Tempore shall be selected from among the council members on a rotating basis in accordance with their district numbers. (Section 2.08.030).

The Municipal Code further states that both the Mayor and Mayor Pro Tempore serve in their respective capacities at the pleasure of the City Council.

Discussion:

Currently, Council Member Tania Garcia-Cadena (District 3) serves as Mayor and Council Member Rich Lansburgh (District 1) serves as Mayor Pro Tempore. Pursuant to the process in the Municipal Code, Council Member Rich Lansburgh shall be designated as Mayor and Council Member Tom Stallard (District 2) shall be designated as Mayor Pro Tempore.

Position changes will be effective immediately prior to the December 10th scheduled special City Council meeting. Both positions will be held for a period of one year, with the next rotation occurring at the first regular meeting in December of the odd year, 2025.

Conclusion:

Staff recommends that the City Council designate the Council members to serve as Mayor and Mayor Pro Tempore for the following year, effective at the first regular meeting in December 2024.



Ken Hiatt
City Manager

Attachments:

1. Chapter 2.08 - Duties of Mayor and Mayor Pro Tempore

§ 2.08.010. Appointment and removal.

- A. During the first City Council meeting following the certification of election results after any general municipal City election at which Council members are elected and during the first City Council meeting in December of every odd year beginning in 2017, the City Council shall meet and designate its presiding officer who shall have the title of Mayor. The Council member who served as Mayor Pro Tempore in accordance with Section 2.08.030 immediately prior to this meeting shall be designated as Mayor. The Mayor shall serve a term of one year. The Mayor shall serve in this capacity at the pleasure of the City Council.
- B. Should the person who was selected as Mayor Pro Tempore in accordance with Section 2.08.030 no longer be a Council member at the time of the above-referenced meeting, the remaining Council members shall select one of their members to serve as Mayor by a majority vote, in a manner intended to allow each Council member the opportunity to serve as Mayor for one year during their term to the extent possible.

(Prior code § 2-2-1; Ord. 1696 § 1, 2022)

§ 2.08.020. Duties of Mayor.

The Mayor shall perform those duties required by law or which, consistent with the office, the Mayor voluntarily assumes within the limitations of the law and the limitations imposed by the Council.

(Prior code § 2-2-2)

§ 2.08.030. Mayor Pro Tempore.

At the same meeting at which the Mayor is selected in accordance with Section 2.08.010(A), the City Council shall also designate one of its members as Mayor Pro Tempore, who shall perform the duties of the Mayor during the Mayor's absence or temporary disability. The Mayor Pro Tempore shall be selected from among the Council members on a rotating basis in accordance with their district numbers, in a manner intended to allow each Council member the opportunity to serve as Mayor for one year during their term, to the maximum extent possible. The Mayor Pro Tempore shall serve in this capacity for one year and shall serve at the pleasure of the City Council.

(Prior code § 2-2-3; Ord. 1696 § 2, 2022)