



WATSONVILLE LOW BARRIER NAVIGATION CENTER

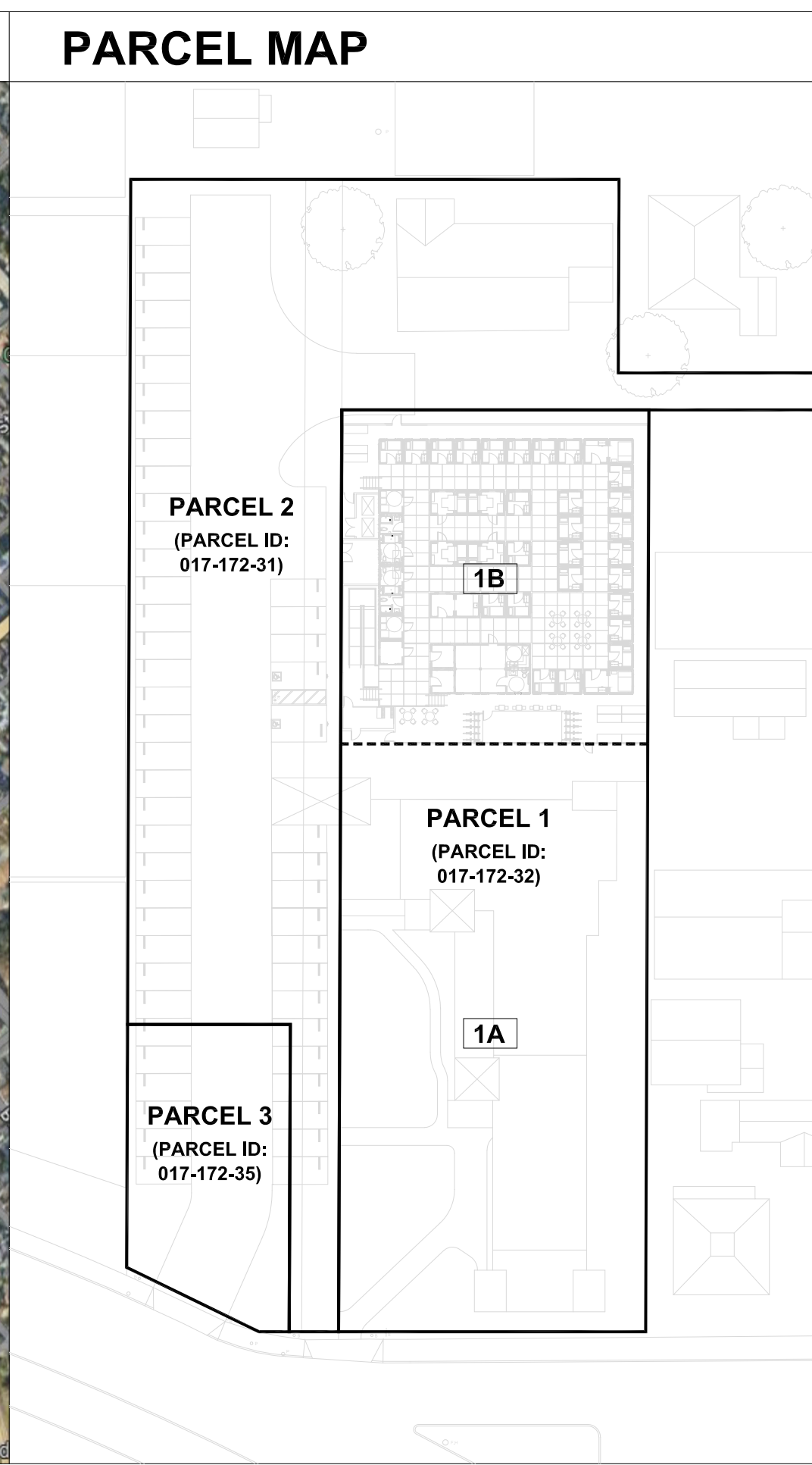
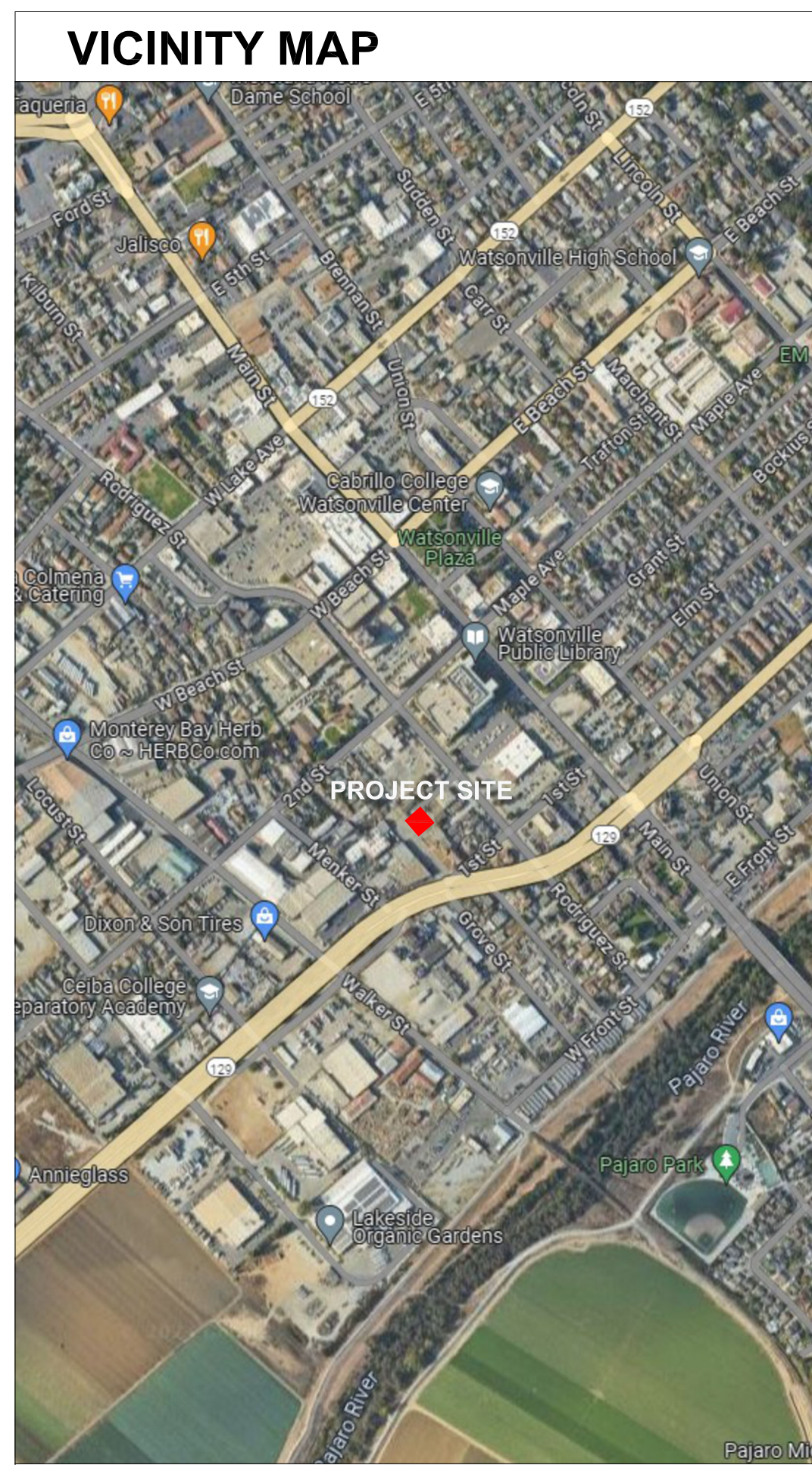
SITE SCHEMATIC DESIGN PACKAGE

PARCEL 1- 118 1 ST ST, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-32)

PARCEL 2- 5 CHERRY CT, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-31)

PARCEL 3- 120 1 ST ST, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-35)

JULY 2024 (AMENDED AUG 2024)



| PROJECT INFORMATION | |
|--|--|
| NAME: | WATSONVILLE LOW BARRIER NAVIGATION CENTER |
| PARCEL 1 | 118 1 ST ST, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-32) 1A- CHURCH PARCEL 0.44 ACRES (19,092 SF) 1B- NAVIGATION CENTER PARCEL 0.25 ACRES (10,870 SF) TOTAL PARCEL 1 AREA= 0.69 ACRES (29,962 SF) |
| PARCEL 2 | 5 CHERRY CT, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-31) 0.67 ACRES (29,376 SF) |
| PARCEL 3 | 120 1 ST ST, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-35) 0.11 ACRES (4,850 SF) |
| PROJECT DESCRIPTION: THE BUILD-OUT OF PREFABRICATED MODULAR HOUSING UNITS FOR 34 BEDS, INCLUDING AMENITY UNITS FOR OFFICES/SUPPORT SERVICES, SHOWER/RESTROOMS, AND COMMUNITY GATHERING. | |
| APPLICABLE CODES | |
| BUILDING CODE: | 2022 CALIFORNIA BUILDING CODE |
| EMERGENCY HOUSING CODE: | 2022 CALIFORNIA BUILDING CODE, APPENDIX P |
| EMERGENCY SHELTER CODE: | WATSONVILLE MUNICIPAL CODE: 14-18.311 |
| ELECTRICAL CODE: | 2022 CALIFORNIA ELECTRICAL CODE |
| MECHANICAL CODE: | 2022 CALIFORNIA MECHANICAL CODE |
| PLUMBING CODE: | 2022 CALIFORNIA PLUMBING CODE |
| ENERGY CODE: | 2022 CALIFORNIA ENERGY CODE |
| SUSTAINABILITY CODE: | 2022 CALIFORNIA GREEN BUILDING STANDARDS |
| FIRE CODE: | 2022 CALIFORNIA FIRE CODE |
| ACCESSIBILITY CODE: | 2022 CBC, APPENDIX P, SECTION P107, CHAPTER 11B |
| OCCUPANCIES: | B |
| PROPOSED HEIGHT: | 1 STORY, +/- 17 FEET |
| PROPOSED AREA: | +/- 3,551 SF |
| TYPE OF CONSTRUCTION: | V-B |
| AUTO FIRE SPRINKLER SYSTEM: | NFPA 13D |

| PROPOSED COMPLIANCE NOTES | |
|---------------------------|--|
| 1. | REFER TO SHEET A1.0 FOR PROPOSED PROJECT COMPLIANCE BASED ON HCD'S COMMERCIAL MODULAR PROGRAM. |
| 2. | REFER TO SHEET A1.0 FOR DESIGN INFORMATION, APPLICABLE CODES, DESIGN CRITERIA AND IAPMO ER-560. |
| 3. | REFER TO SHEET S2.0 FOR TEMPORARY FOUNDATION DESIGN DETAILS TO COMPLY WITH FEMA +36" REQUIREMENTS. |
| 4. | PROPOSED 400 AMP POWER SERVICE FROM THE CITY POWER POLE ON PARCEL 2 |
| 5. | PROVIDE ELEVATED MODULES AND INTEGRATED LIFEARK DECKING SYSTEM WITH APPROVED FOOTING SHIMMING SYSTEM TO ECONOMICALLY ELEVATE THE MODULES TO FINISH FLOOR ABOVE 36" ABOVE THE FEMA FLOOD PLAIN. |
| 6. | PARCEL 2 RE-STRIPING TO ACCOMMODATE A DOUBLE LOADED 90 DEGREE PARKING AND PROVIDE AN APPROVED FIRE TRUCK ACCESS AND TURN-AROUND. |
| 7. | PROVIDE REQUIRED EMERGENCY FIRE DEPARTMENT PATH AND ACCESS TO THE MOST REMOTE HABITABLE UNIT (REFER TO A1.0B) |
| 8. | PROVIDE FIRE DEPARTMENT LOCKBOX AT ALL ENTRIES AND EXITS. |

| PROGRAM SUMMARY | | |
|----------------------------|----------|--------------------|
| 1X1 SINGLE UNITS (67 SF) | 26 UNITS | 1,742 SF (26 BEDS) |
| 3X1 ADA DUPLEX (201 SF) | 2 UNITS | 402 SF (4 BEDS) |
| 2X1 DOUBLE UNITS (134 SF) | 2 UNITS | 268 SF (4 BEDS) |
| SANITATION | | 268 SF |
| LAUNDRY | | 134 SF |
| OFFICE | | 134 SF |
| MULTI PURPOSE | | 134 SF |
| DINING | | 335 SF |
| STAFF ADA TOILET | | 67 SF |
| CHECK IN / IT ROOM | | 67 SF |
| TOTAL BUILDING AREA | | 3,551 SF |
| TOTAL BEDS 34 | | |
| TOTAL MODS 53 | | |
| OUTDOOR DECK AREA | | 3,283 SF |

| DEVELOPMENT CODE | |
|---------------------------|---|
| ZONING: | INSTITUTIONAL (N) DISTRICT |
| PARCEL ID | PARCEL 1- 118 1 ST ST, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-32) PARCEL 2- 5 CHERRY CT, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-31) PARCEL 3-120 1 ST ST, WATSONVILLE, CA 95076 (PARCEL ID: 017-172-35) |
| FRONT SETBACK: | 10' |
| SIDE SETBACK : | 5' |
| REAR SETBACK: | 10' |
| BUILDING HEIGHT: | 1-STORY (APPROX 17'-2") |
| BUILDING LOT COVERAGE: | 60% |
| RESIDENTIAL DENSITY: | APPROX 130 UNITS PER ACRE |
| FLOOR AREA RATIO: | 0.32 |
| LOT SIZE: | PARCEL 1- 11,256 SF PARCEL 2- 28,962 PARCEL 3- 4,850 |
| LOT WIDTH: | 104'-3" |
| LOT DEPTH: | 100'-0" |
| FENCES: | 6' PRIVACY FENCE AROUND THE SHELTER 62' OF EXISTING FENCE ON THE NORTH SIDE OF THE CHURCH RESIDENT BUILDING ON CHERRY COURT TO BE ADDRESSED PER COMMUNITY COMMENTS (SEE SHEET A1.0 FOR FENCE LOCATION) |
| VEHICLE PARKING REQUIRED: | 11 SPACES (6 FOR STAFF AND 4.25 FOR RESIDENCE) |
| VEHICLE PARKING PROPOSED: | 11 SPACES INCLUDING 2 ACCESSIBLE SPACES (1 VAN) |
| BICYCLE PARKING REQUIRED: | 6.8 SPACES (1 PER 5 ADULT BEDS) |
| BICYCLE PARKING PROPOSED: | RACKS FOR 10 BIKES PROVIDED |
| SIGNAGE: | TO BE DETERMINED |
| AREA LIGHTING: | PHOTOMETRIC PLANS COMPLYING WITH THE EXTERIOR LIGHTING REQUIREMENTS WILL BE PROVIDED IN THE FINAL HCD AND BUILDING PERMIT SET |

| SHEET INDEX | |
|---------------|---|
| GENERAL | |
| G0.0 | PROJECT INFORMATION / SHEET INDEX |
| G0.1 | WATSONVILLE PLANNING GUIDANCE LETTER |
| G0.2A | COUNTIES RESPONSE MEMO -1 |
| G0.2B | COUNTIES RESPONSE MEMO -2 |
| G0.3 | WATSONVILLE'S RESPONSE |
| CIVIL | |
| C0.1 | TITLE SHEET & GENERAL NOTES |
| C0.2 | EXISTING CONDITIONS |
| C0.3 | SITE DEMOLITION PLAN |
| C1.1 | GRADING PLAN |
| C2.1 | UTILITY PLAN |
| C3.1 | SIGNING & STRIPING PLAN |
| C4.1 | DETAILS |
| C4.2 | DETAILS |
| ARCHITECTURAL | |
| A0.0 | SITE PLAN DIAGRAM / DESIGN DESCRIPTION |
| A1.0 | SITE PLAN / PROJECT DESCRIPTION / HCD MODEL DESCRIPTION |
| A1.0A | ACCESSIBILITY & EGRESS PLAN |
| A1.0B | FIRE & BUILDING SEPARATION PLAN |
| A2.0 | OVERALL SITE ELEVATION -EAST / SOUTH |
| A2.1 | OVERALL SITE SECTIONS -LONGITUDINAL / CROSS |
| A3.0 | 3D RENDERINGS/ DESIGN CHARACTER |
| STRUCTURAL | |
| S0.0 | GENERAL NOTES |
| S1.0 | FOUNDATION PLAN |
| S2.0 | FOOTING DETAILS |
| PLUMBING | |
| P0.01 | PLUMBING REQUIREMENTS / LEGEND |
| P0.02 | PLUMBING DETAILS |
| P1.01 | PLUMBING SITE PLAN |
| ELECTRICAL | |
| E0.00 | SYMBOLS / NOTES |
| E0.01 | SINGLE LINE DIAGRAM |
| E1.00 | ELECTRICAL AREA PLAN |

| PROJECT PROGRAM NOTES | |
|-----------------------|--|
| 1. | ENCAMPMENT RESOLUTION FUND (ERF) PROJECT |
| 2. | COMPLY WITH WATSONVILLE PLANNING GUIDANCE LETTER DATED 11-29-2023 AND SECOND SUBMISSION LETTER RESPONSE DATED 07-26-2024 |
| 3. | COMPLY WITH FEMA FLOOD HAZARD ZONE- AH |
| 3.1. | LOWEST HABITABLE HORIZONTAL PLANE TO BE MIN +36" ABOVE GRADE |
| 4. | REQUIRES AUTOMATIC FIRE SPRINKLERS |
| 5. | APPROVED FOUNDATION SYSTEM ON EXISTING ASPHALT PARKING LOT |

DignityMoves Watsonville

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45 Fremont Street, 28th Floor
San Francisco, CA 94105
415.989.1004 | kpff.com

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Engineous Group, Inc.

751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 696-8650

| REVISIONS | |
|------------|------------------|
| Date | Description |
| 07-02-2024 | SCHEMATIC DESIGN |

STAMP

PROJECT:

WATSONVILLE LOW BARRIER NAVIGATION CENTER

PARCEL 1
118 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-32

PARCEL 2
5 CHERRY CT
WATSONVILLE, CA 95076
APN 017-172-31

PARCEL 3
120 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

PROJECT INFO / SHEET INDEX

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

G0.0



PLANNING GUIDANCE LETTER

DATE: November 29, 2023

PERMIT: PP2023-6297

PROJECT DESCRIPTION: CONSTRUCTION OF A 34-UNIT HOUSING NAVIGATION CENTER

PLANNING

WMC Chapter 14-43 outlines the development standards for emergency shelter within the City of Watsonville must comply with the following development standards:

- 1. Lighting. Adequate external lighting shall be provided for security purposes directed away from adjacent properties and public rights-of-way, an neighborhood. At the time of building permit submission, a lighting plan shall be submitted as part of the construction documents for the emergency shelter project.
2. Vehicle Parking. Off-street vehicle parking shall be provided as follows:
a. Shelter facilities within one-quarter (1/4) mile of an existing bus route shall provide space per employee (based on the highest ratio of staffing on site) client.
3. Bicycle Parking. Bicycle racks that allow for the secure storage of bicycles.

Setbacks and Development Standards WMC § 14-16.801

Table with 2 columns: Standard Name, Requirement. Rows include: Minimum Development Standards, Minimum Net Lot Area, Front Setback (feet)1, Rear Setback (feet)1,3, Side Setback (feet)1,2, Side Setback, Street Side (feet)2, Maximum Structure Height (feet)

N/A = Not Applicable

T/B= To be determined

1 = Except as required by the California Building Code.

2 = Side and rear yard setbacks shall be a minimum of 10 feet adjacent to a residential lot.

3 = For parcels adjoining alleys, the rear yard setback adjoining the alley may be reduced to 5 feet.

Emergency Shelter Provider WMC § 14-43.030

The agency and/or organization operating the shelter shall comply with the following:

- 1. Temporary shelter shall be available to residents for no more than six (6) months.
2. Security. The facility shall have City-accepted on-site security during hours of operation. Security facilities shall be designed to provide security for residents, visitors, and emergency responders.
3. Full Supportive Services. Social services offered at an emergency shelter, including intake, assessment, and individualized case management services for homeless individuals.

Maximum Occupancy WMC § 14-43.040

The project is proposing to establish 34 modular units for housing the unsheltered. The project must meet the minimum requirements of the Building and Fire codes of California and a California Licensed Architect and a California Licensed Fire Protection Engineer.

Length of Stay WMC § 14-43.050

The maximum term of staying at an emergency shelter is 6 months in a consecutive 12-month period.

Management and Operation Plan WMC § 14-43.060

The applicant or operator of the shelter shall submit a management and operation plan accompanying the building permit plans. The management and operation plan shall be submitted with the building permit application. The plan shall remain active throughout the life of the project and shall be reviewed and approved by the Zoning Administrator in consultation with the Chief of Police. At a minimum, the plan shall contain provisions addressing the area:

Staff Security WMC § 14-43.070

The WMC requires staff and/or security to be on the premises at all times for emergency shelters open 24 hours a day, when shelter guests are present, as detailed and approved in the management and operation plan. A 24-hour contact number shall be provided to the Chief of Police to contact in case of emergency.

Building and Fire Code Compliance

The project proposing to establish a 34 modular unit housing navigation center is subject to meeting the California Building and Fire Codes. Examples of building and fire code requirements are accessibility, ingress and egress, fire sprinklers, and emergency access. Therefore, the project plans must be stamped by a California Licensed Architect and a California Licensed Fire Protection Engineer. For questions relating to the building code requirements, please reach out to Building Official Joseph DeSante at joseph.desante@watsonville.gov or 831-768-3065.

Before submitting a building permit application, ensure the project plans adhere to the standards provided above. Attached to this letter is a checklist and form to assist the applicant with submitting a building permit application. Staff looks forward to working with the applicant to bring the project to fruition.

Flood Plain Development

The subject property located at 5 Cherry Court is located within the FEMA Special Flood Hazard Area (SFHA) Zone AH. All development located within the FEMA SFHA Zone requires meeting the Floodplain Management standards found in Title 9 Chapter 2. All development must demonstrate that the new construction is located one foot above the base flood elevation and must be designed by a California Licensed civil engineer or architect.

(End of Planning Comments)

The City looks forward to working with you to bring the emergency shelter to fruition. If you have any questions regarding this letter or the development process, you can reach me at 831-768-3078 or ivan.carmona@watsonville.gov.

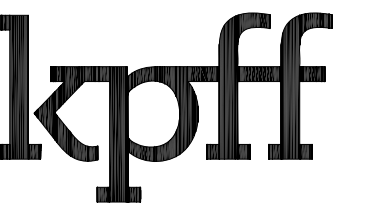
Attachments:

- 1. Commercial Project Checklist

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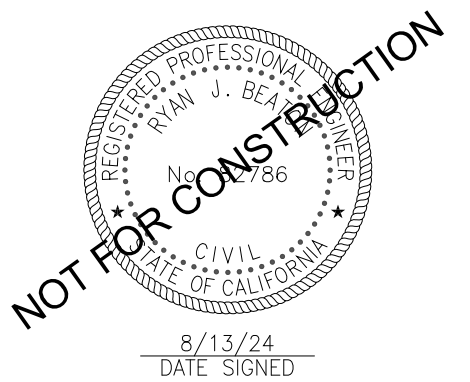
Engineous Group, Inc.

751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 696-3692

REVISIONS

Table with 2 columns: Date, Description. Row: 07-02-2024, SCHEMATIC DESIGN

STAMP



PROJECT:

WATSONVILLE LOW BARRIER NAVIGATION CENTER

PARCEL 1
118 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-32

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5 CHERRY CT
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APN 017-172-31

PARCEL 3
120 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

WATSONVILLE PLANNING GUIDANCE LETTER

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

G0.1



Date: July 10, 2024
 To: Watsonville Community Development
 From: Administrative Officers of the Counties of Monterey and
 Subject: Planning Guidance Letter for Building Permit – PP2023-

The Counties of Monterey and Santa Cruz are project partners submittin of a building permit for the proposed construction of a 34-bed, low-barri center. The project would consist of modular units, indoor and outdoor c office space, fencing, hygiene facilities within a gated facility on a portic Cherry Court (APN 017-172-31). Through this memorandum the partne site development plans with responses and information related to guidan City of Watsonville Planning Guidance Letter dated November 29, 2023 attachment hereto, in relationship to this project.

Watsonville Municipal Code, Chapter 14-43: Emergency Shelters st

(h) Refuse. Emergency shelters shall provide a refuse storage area that is per the requirements of the Public Works Department.

Detail from partnership: The proposed project site will have a refuse storage area. Further guidance is needed regarding any specific Public Works Department requirements for this storage area.

14-16.801 Public district development standards (Setbacks and Development Standards).

Detail from partnership: The proposed project site complies with the setback and development standards articulated in the memo with the understanding that the city will approve reciprocal easements along the front side of the project location where the parcels meet.

14-43.030 Emergency Shelter Provider requirements.

(a) Temporary shelter shall be available to residents for no more than six (6) months.

Detail from partnership: The Proposed project’s program will manage the site with an expectation of a maximum 6-month length of stay. Limited exceptions will be made for participants with specific rehousing plans that require slightly longer lengths of stay to ensure positive outcomes for participants.

(b) Security. The facility shall have City-accepted on-site security during hours of operation. Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.

Detail from partnership: The proposed project site will maintain and update on-site security systems and approaches as needed to meet the needs of the participants and surrounding community. The Counties of Monterey and Santa Cruz have concerns about an open-ended requirement for “city acceptance” of security plans. State law requires more specific objective and reasonable standards for security coverage.

(e) Full Supportive Services. Social services offered at an emergency shelter, with full supportive services, including intake, assessment, and individualized case management services for homeless clients, shall be located on-site. Full supportive services can be offered to people other than the residents of the shelter. Emergency shelters that provide full supportive services shall allocate sufficient areas to provide the following:

- (1) Food preparation and dining areas.
- (2) Laundry facilities, for emergency shelters providing ten (10) or more beds.
- (3) Restrooms and showers.
- (4) Indoor and outdoor recreational facilities and/or open space; and
- (5) A private area for providing referral services to assist shelter clients in entering programs aimed at obtaining permanent shelter and income. “Referral services” refers to the initial assessment of a homeless client to identify the areas in which



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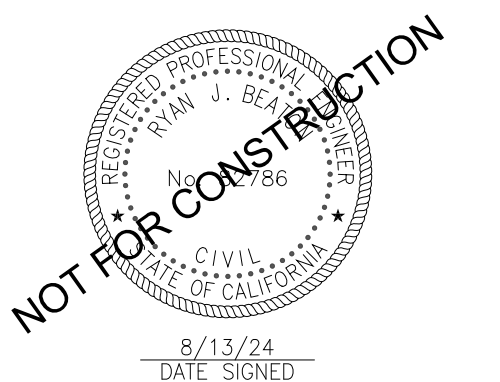


751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 696-2652

REVISIONS

| Date | Description |
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| 07-02-2024 | SCHEMATIC DESIGN |

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**WATSONVILLE
LOW BARRIER
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SHEET NAME:

**COUNTIES RESPONSE
MEMO -1**

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

G0.2A

assistance is needed and connect clients with appropriate off-site programs and services depending on their need.

Detail from partnership: The program will meet all these requirements. However, the Counties of Monterey and Santa Cruz have concerns that the specificity of these requirements likely goes beyond what state law allows for local review of proposed emergency shelter and low-barrier navigation center.

14-43.040 Maximum Occupancy.

The number of beds or persons permitted to be served by the facility will be limited by the standards set forth in this section and other applicable sections of the Building Code and Zoning Ordinance.

The project is proposing to establish 34 modular units for housing the unsheltered. The number of beds and units for the project must meet the minimum requirements of the Building and Fire codes of California. The plans must be stamped by a California Licensed Architect and a California Licensed Fire Protection Engineer. *The proposed project plans comply with this requirement.*

14-43.050 Length of Stay.

The maximum term of staying at an emergency shelter is 6 months in a consecutive 12-month period.

Detail from partnership: The Counties are utilizing State of CA Encampment Resolution Funding to support site development and operations until June 2026. This funding was pursued to support the Pajaro Levee Expansion Project with the intention of serving unsheltered individuals residing along the Pajaro River in the jurisdictions of the City of Watsonville, the County of Monterey, and the County of Santa Cruz. The Counties of Monterey and Santa Cruz have concerns that this length of stay requirement could pose an arbitrary barrier to entry, potentially delaying levee construction. The program generally restricts participants to a maximum stay of six months and participants are unlikely to have more than one stay within a 12-month period. However, the program does not preclude participants from returning within a 12-month period as State law does not impose a limit on the length of stay within such a timeframe.

14-43.060 Management and Operational Plan.

The applicant or operator of the shelter shall submit a management and operation plan for the emergency shelter accompanying the building permit plans. The management and operational plan shall be reviewed concurrently with the building permit application. The plan shall remain active throughout the life of the facility with any changes subject to review and approval by the Zoning Administrator in consultation with the Chief of Police. The plan shall be based on best practices, and, at a minimum, the plan shall contain provisions addressing the areas outlined.

Detail from partnership: The requirements outlined in this section are inconsistent with state laws regarding the level of local review and approval allowed for emergency

shelters and low-barrier navigation centers. The site will comply with County of Monterey shelter/navigation center operational standards as approved by the Monterey County Continuum of Care (CoC). Those standards are included with this memo and associated materials. The parties involved in this project are willing to share some of the information requested in this section with City staff but not as a condition of building permit issuance and ongoing operations.

Some areas of specific concern for the Counties of Monterey and Santa Cruz within this section are:

- (1) Requirement for ongoing review and approval of operational plans by the City Zoning Administrator in consultation with the Watsonville Chief of Police.*
- (2) Requirement to provide detailed operational plans to the city in areas such as intake, hours of operation, ratio of staff to clients, security plan, etc.*
- (3) Requiring a shelter operator to conduct outreach to unsheltered individuals as a condition for building permit issuance and ongoing operations.*
- (4) Allowing for City-initiated facility inspection at any time without proper noticing of the operator and funding partners.*
- (5) The potential imposition of a fee by the Watsonville City Council to cover a review of the management plan is a condition that likely conflicts with state laws related to review and approval of emergency shelter and low-barrier navigation center requirements for local jurisdictions.*
- (6) Requirement of sufficient bed availability for City of Watsonville police department referrals is not a condition that can be required for issuance of a building permit and approval of operations. The site will initially focus on serving individuals living in encampments along the Pajaro River in accordance with the application submitted for California Encampment Resolution Funding (ERF). Coordination and collaboration with local law enforcement is a critical and desired component of this project. However, this cannot be a requirement for issuance of a building permit or support of ongoing operations at the site.*

14-43.070 Staff Security.

Staff and/or security to be on the premises at all times for emergency shelters open 24 hours a day, when shelter guests are present, as detailed and approved in the management and operation plan. A 24-hour contact number shall be provided to the Chief of Police to contact in case of emergency.

Detail from partnership: There will be staff on-site 24 hours per day and contact information will be shared with the Watsonville Chief of Police and other key City of Watsonville staff members.

Building and Fire Code Compliance.

Detail from partnership: The proposed project plans will comply with building and fire codes and this memo also includes items requested in the November 29, 2023, Watsonville Community Development Planning Guidance memo.



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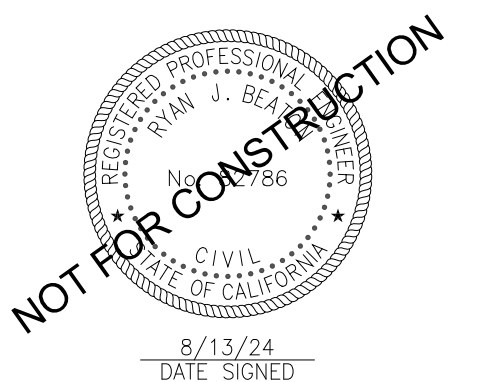


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SHEET NAME:

COUNTIES RESPONSE
MEMO -2

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

G0.2B



Community Development Department

"Working with our community to create positive impact through service with heart."

July 26, 2024

Monterey County Administrative Office
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901

Santa Cruz County Administrative Office
701 Ocean Street
Santa Cruz, CA 95060

Subject: Response to Memo Regarding Planning Guidance Letter for Building Permit – PP2023-6297

Dear Mrs. De La Rosa and Mr. Palacios:

Due to significant differences between the original project that was submitted for Zoning Clearance review (#PP2023-6297) filed on October 24, 2023, and the most recently provided resubmittal materials, received by the City via email on Thursday, July 11, 2024, you will need to submit a new Zoning Clearance Application or amend the existing Zoning Clearance Application before the City can process a Building Permit application. The new or amended Zoning Clearance application should include all parcels included in the scope of work of the proposed project. To date, the City has received conflicting information about what parcel the project will actually be located on from among the three parcels owned by the Westview Japanese Presbyterian Church, including:

- 118 1st Street (APN: 017-172-32)
- 5 Cherry Court (APN: 017-172-31)
- 120 1st Street (APN: 017-172-35)

The new or amended Zoning Clearance application must also provide a detailed description of the proposed use for each of the parcels identified that will be included in the proposed project. Again, the City has received conflicting information. The project plans and associated memorandum submitted to the City on July 11, 2024, describe the project as an emergency shelter but other places describe the project differently. Please confirm that the project proposed is indeed for an emergency shelter as defined in Watsonville Municipal Code [Section 14-18.331](#).

831-768-3050
 cdd@watsonville.gov
 www.watsonville.gov

Community Development Department
 250 Main Street
 Watsonville, CA 95076

Once City Staff receives the new or amended Zoning Clearance application with the foregoing information, the City will complete its review. We look forward to receiving the new or amended application and your subsequent building permit application. Please let me know if you have any questions.

Respectfully,

Justin Meek, AICP, Assistant Community Development Director

Cc: Tamara Vides, Interim City Manager, City of Watsonville
Roxanne Wilson, Homeless Services Director, County of Monterey
Robert Ratner, Director of Housing for Health, County of Santa Cruz
Sarah Federico, Management Analyst II, Monterey County
Melissa Bartolo, VP Project Management, Dignity Moves
Carlos Nuno Espinosa, County of Santa Cruz

DignityMoves
Watsonville



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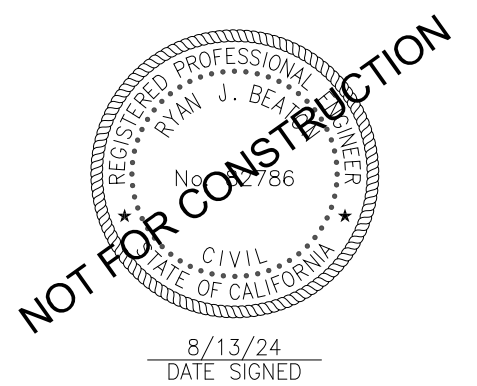
Engineous
Group, Inc.

751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 696-2652

REVISIONS

| Date | Description |
|------------|------------------|
| 07-02-2024 | SCHEMATIC DESIGN |

STAMP



PROJECT:

WATSONVILLE
LOW BARRIER
NAVIGATION CENTER

PARCEL 1
118 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-32

PARCEL 2
5 CHERRY CT
WATSONVILLE, CA 95076
APN 017-172-31

PARCEL 3
120 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

WATSONVILLE'S
RESPONSE

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

G0.3

DIGNITYMOVES WATSONVILLE


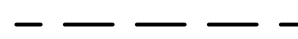

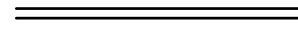
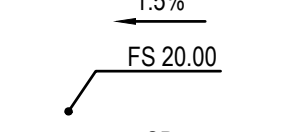

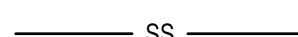
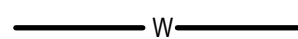
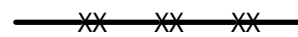







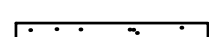
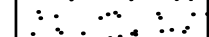

GENERAL NOTES

- WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "CALTRANS STANDARD SPECIFICATIONS," LATEST EDITION AND SUPPLEMENTS, THE CALIFORNIA BUILDING CODE (EXCAVATION AND GRADING), AND CITY OF WATSONVILLE MUNICIPAL CODE, STANDARD SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- 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.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT, AND ANY OTHER NECESSARY PERMITS, FROM THE CITY OF GROVER BEACH FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.
- BOUNDARY MARKERS SHALL NOT BE DISTURBED DURING CONSTRUCTION.

ABBREVIATIONS:

| | |
|-------------|--------------------|
| AC | ASPHALTIC CONCRETE |
| BLDG | BUILDING |
| CO | CLEANOUT |
| CONC | CONCRETE |
| EX OR EXIST | EXISTING |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FS | FINISH SURFACE |
| FT | FOOT OR FEET |
| GB | GRADE BREAK |
| INV | INVERT |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| NTS | NOT TO SCALE |
| SS | SANITARY SEWER |
| TC | TOP OF CURB |
| TYP | TYPICAL |
| VIF | VERIFY IN FIELD |
| W | WATER |
| WM | WATER METER |

LEGEND:

| | |
|---|-----------------------------------|
|  | PROPERTY LINE |
|  | SAWCUT LINE |
|  | LIMIT OF WORK |
|  | CURB |
|  | PROPOSED SLOPE |
|  | PROPOSED FINISH SURFACE ELEVATION |
|  | STORM DRAIN PIPE |
|  | PERFORATED STORM DRAIN PIPE |
|  | SANITARY SEWER PIPE |
|  | WATER PIPE |
|  | FIBER ROLL |
|  | CLEANOUT |
|  | AREA DRAIN |
|  | MANHOLE |
|  | WATER METER |
|  | BACKFLOW PREVENTER |
|  | ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | TRUNCATED DOMES |

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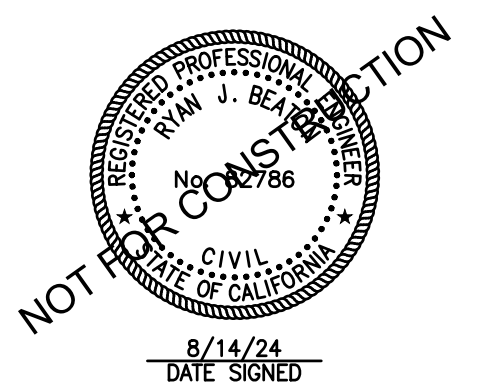
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SHEET NAME:

**TITLE SHEET &
GENERAL NOTES**

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

C0.1



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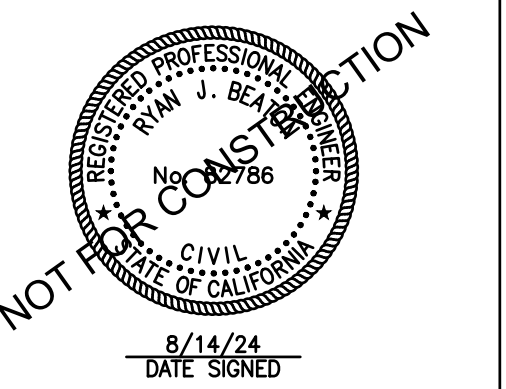
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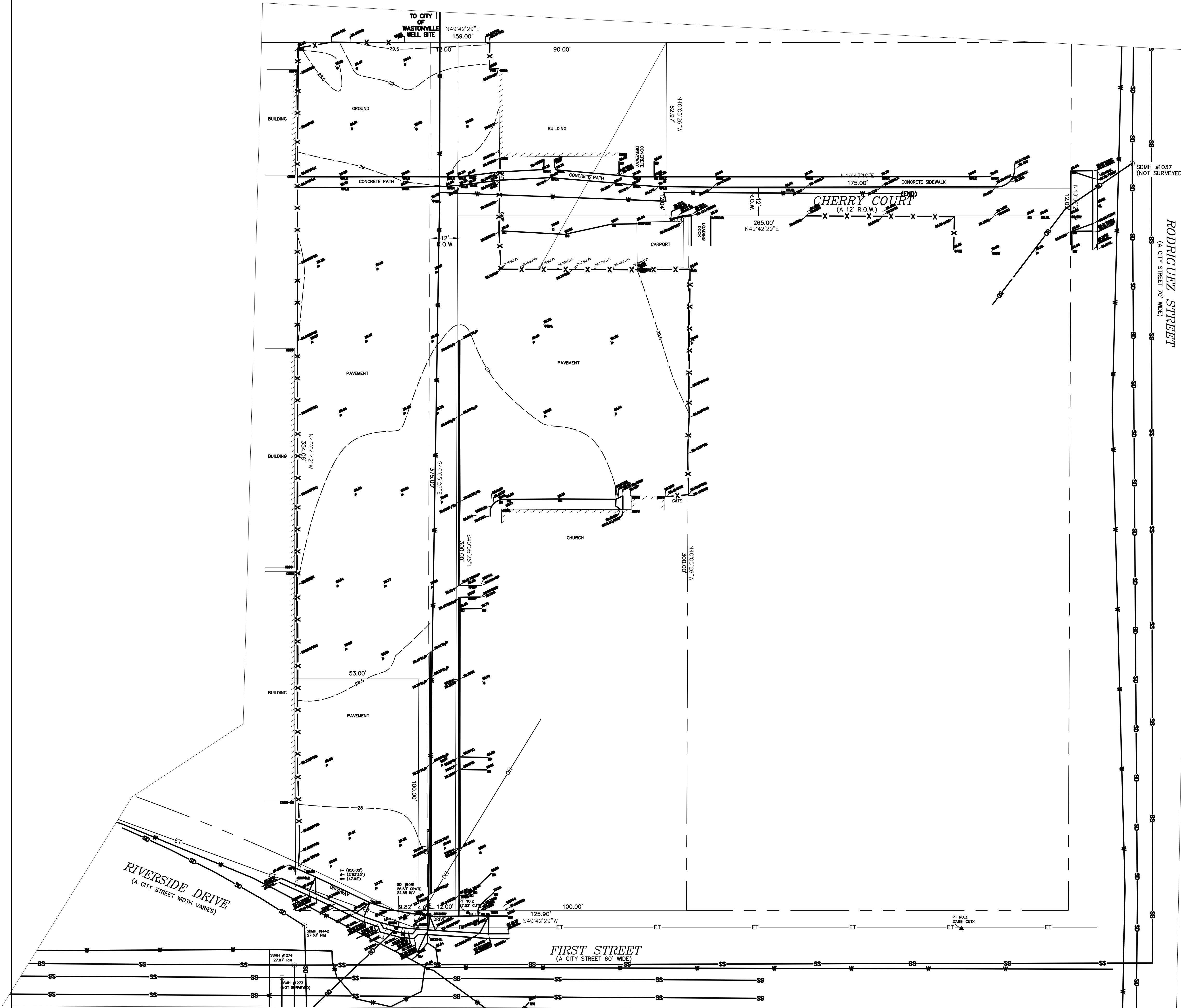
SHEET NAME:

EXISTING CONDITIONS

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

C0.2





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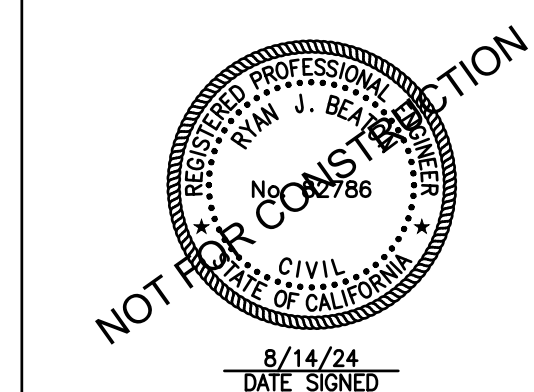


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120 1ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

SITE DEMOLITION PLAN

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX
SHEET NO.:

C0.3

LEGEND:

- PROPERTY LINE
- LIMIT OF WORK
- ASPHALT PAVEMENT REMOVAL

REMOVE/DEMOLISH

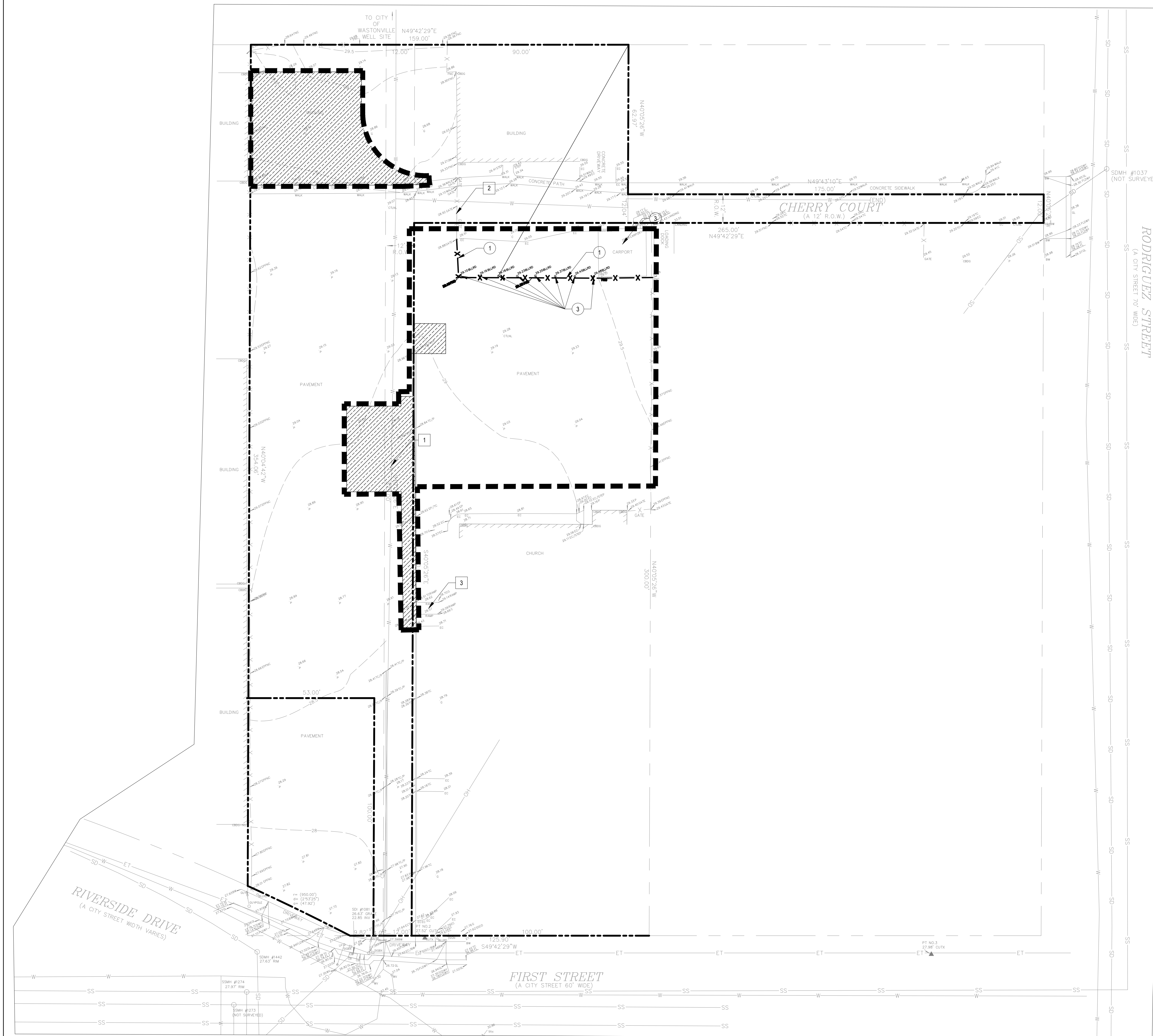
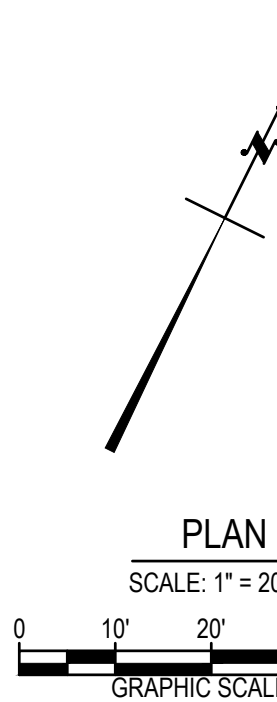
- FENCE
- CARPORT STRUCTURE
- BOLLARD

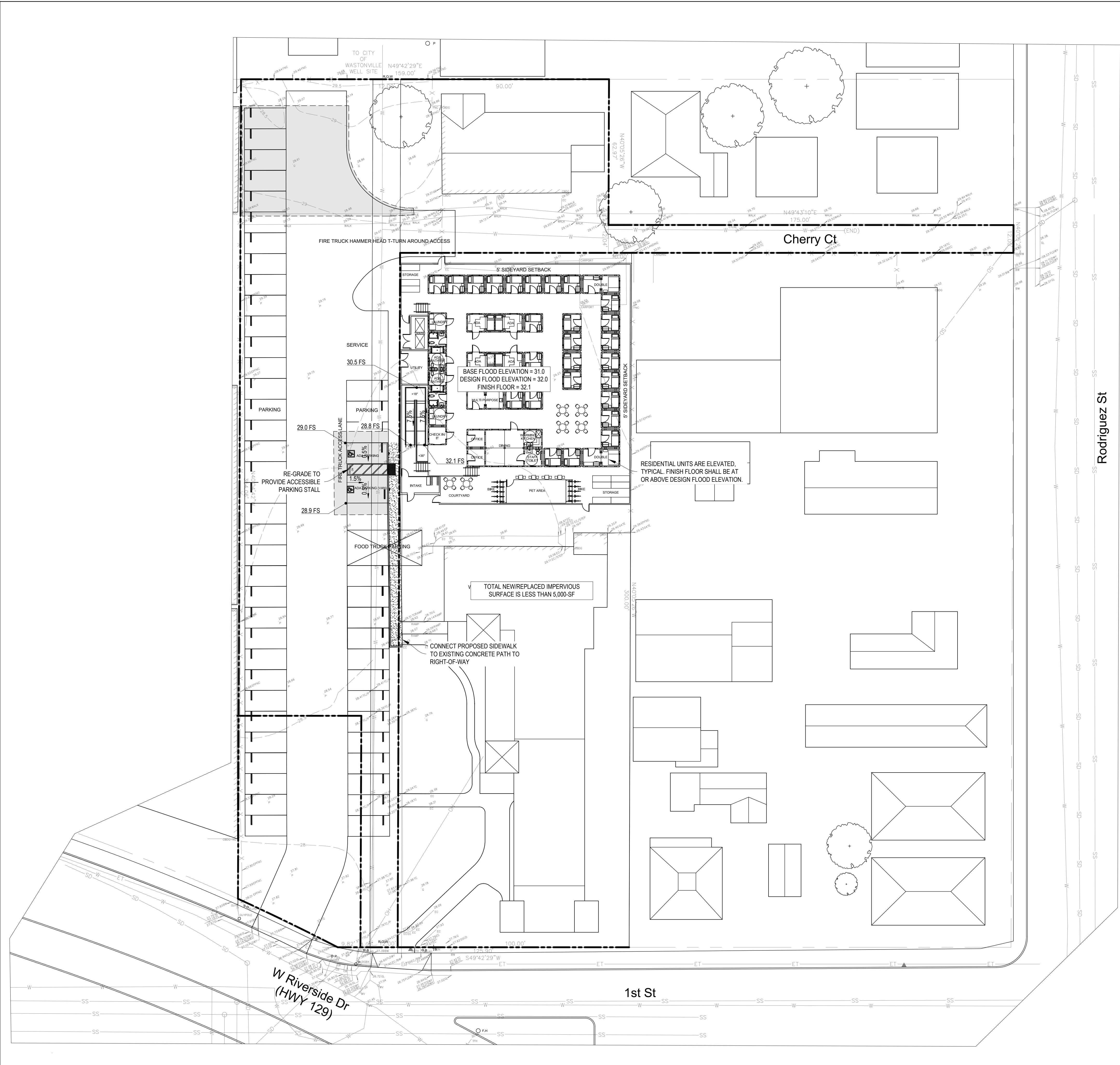
PROTECT IN PLACE

- WATER MAIN
- GATE
- PEDESTRIAN RAMP

DEMOLITION NOTES

- CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURE, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
- DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION
- DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORT.
- DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.





GRADING GENERAL NOTES

1. PROVIDE STRAIGHT LINE GRADING BETWEEN SPOT ELEVATIONS AND CONTOUR LINES.
2. SURFACE CROSS SLOPES OF SIDEWALKS SHALL NOT EXCEED 2%.
3. FOUNDATION EXCAVATION SHOULD BE OBSERVED BY A GEOTECHNICAL ENGINEER.
4. EXCAVATIONS BELOW THE EXISTING TRENCHES SHOULD BE OUTSIDE AN IMAGINARY PLANE EXTENDING OUT AND DOWN FROM THE OUTSIDE-BOTTOM EDGE OF THE EXISTING TRENCH AT A SLOPE OF 1V:1H.
5. COORDINATE WITH LANDSCAPE PLANS FOR GRADING IN THE LANDSCAPE AREAS AND PLANTERS.
6. COORDINATE WITH LANDSCAPE PLANS FOR SIDEWALK FINISH.
7. ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE.
- LIMIT OF WORK.
- GRADE BREAK.
- SWALE: SEE DETAIL X, SHEET X.
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED SLOPE
- EXISTING SLOPE



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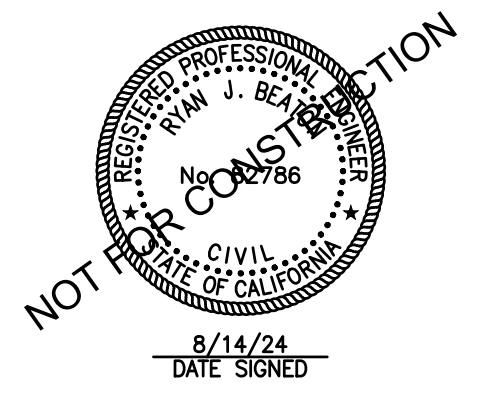


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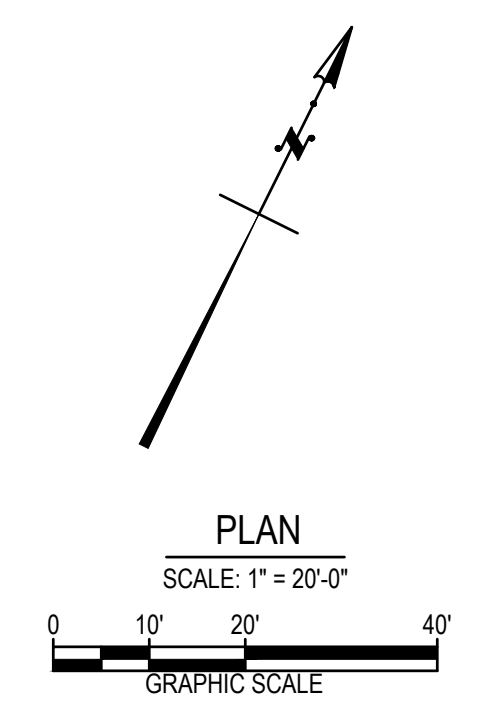
PARCEL 3
120 1ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

GRADING PLAN

Issue Date: 2024-07-02
Drawn By: XXX
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Project No.: XXXXXX
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C1.1





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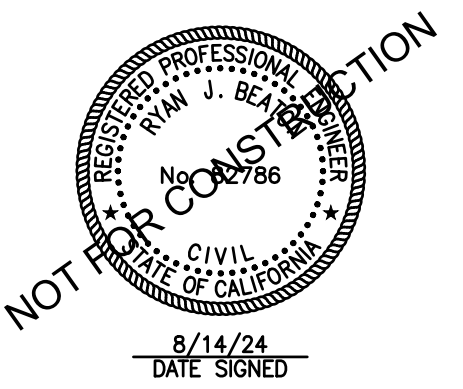
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SHEET NAME:

UTILITY PLAN

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX
SHEET NO.:

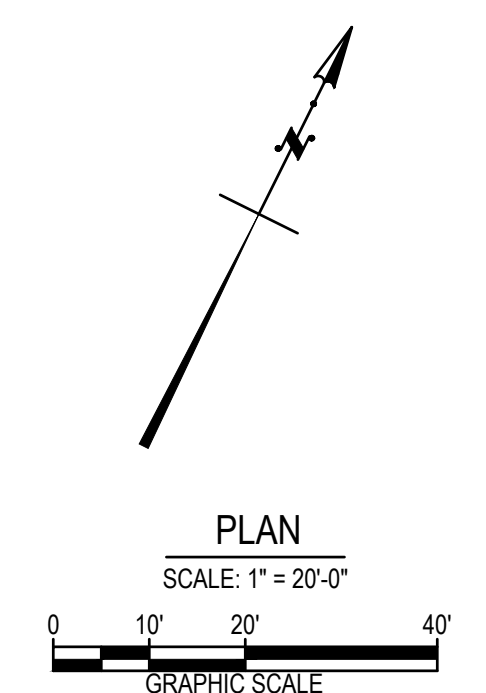
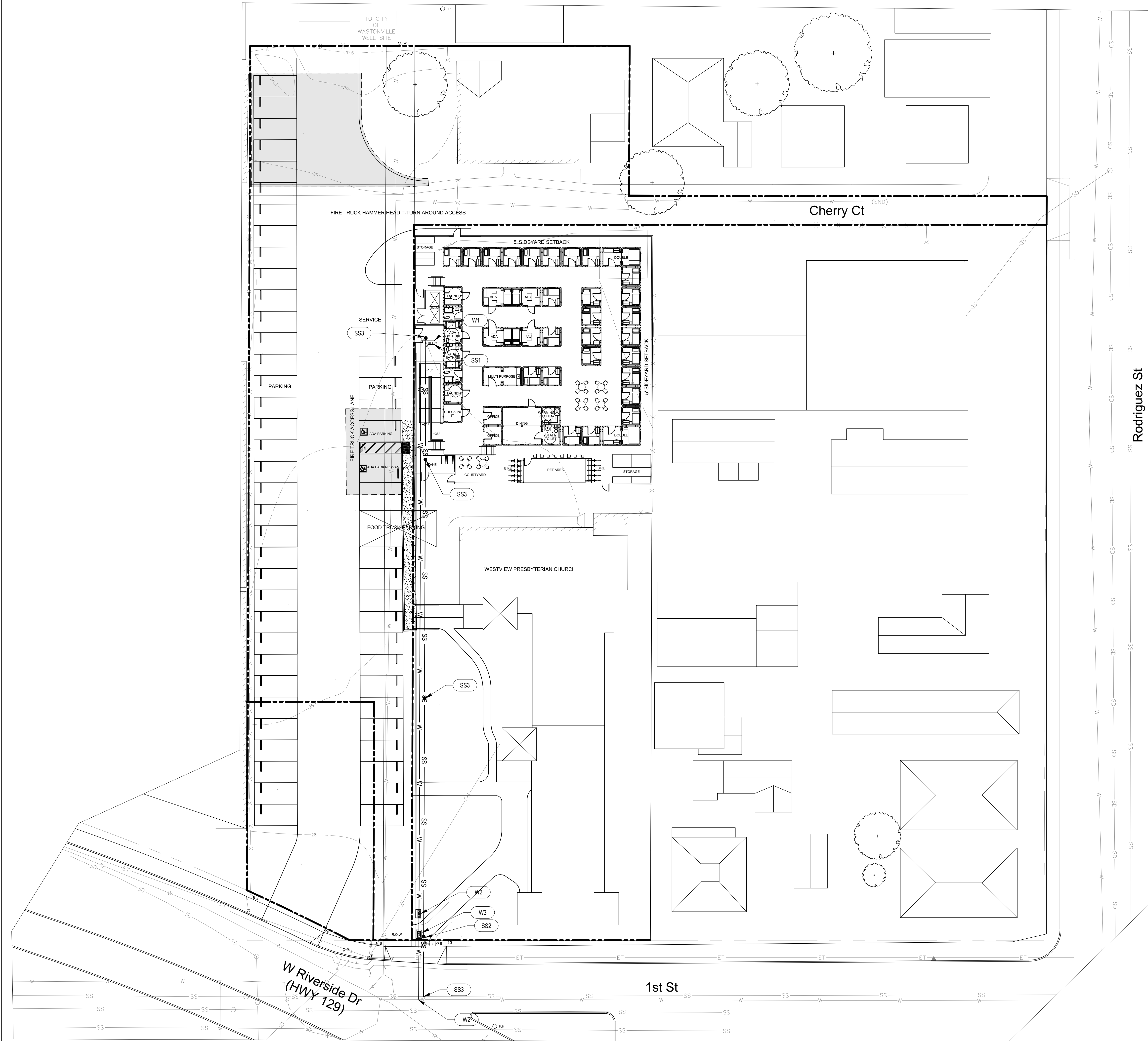
C2.1

LEGEND:

- PROPERTY LINE
- SAWCUT LINE
- 6" PVC SDR-26 SANITARY SEWER PIPE, SIZE & SLOPE PER PLAN
- 2" PVC SCH80 DOMESTIC WATER PIPE, UNLESS NOTED OTHERWISE
- WATER METER, CITY OF WATSONVILLE STANDARD
- 2" RP DEVICE BACKFLOW PREVENTER

KEY NOTES:

- CONNECT 2" WATER PIPE TO PLUMBING POINT OF CONNECTION.
- 2" REDUCED PRESSURE BACKFLOW PREVENTER.
- NEW 1" WATER SERVICE AND METER. COORDINATE INSTALLATION WITH CITY OF WATSONVILLE.
- CONNECT SEWER PIPE TO PLUMBING POINT OF CONNECTION.
- SANITARY SEWER CLEANOUT TO GRADE. SEE DETAIL 7, SHEET C5.0.
- CONNECT SEWER LATERAL TO EXISTING SEWER MAIN WITH WYE SADDLE CONNECTION.





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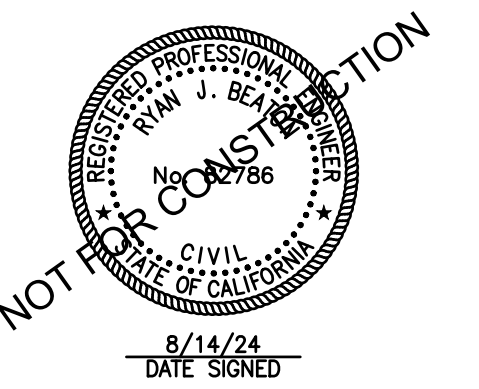


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SHEET NAME:

**SIGNING AND STRIPING
PLAN**

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

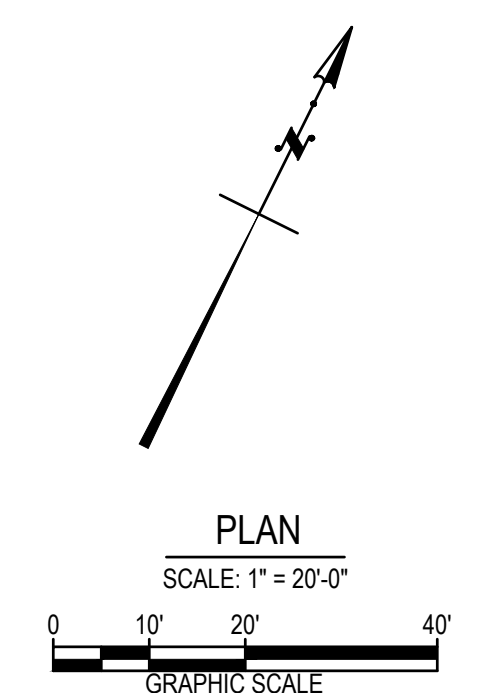
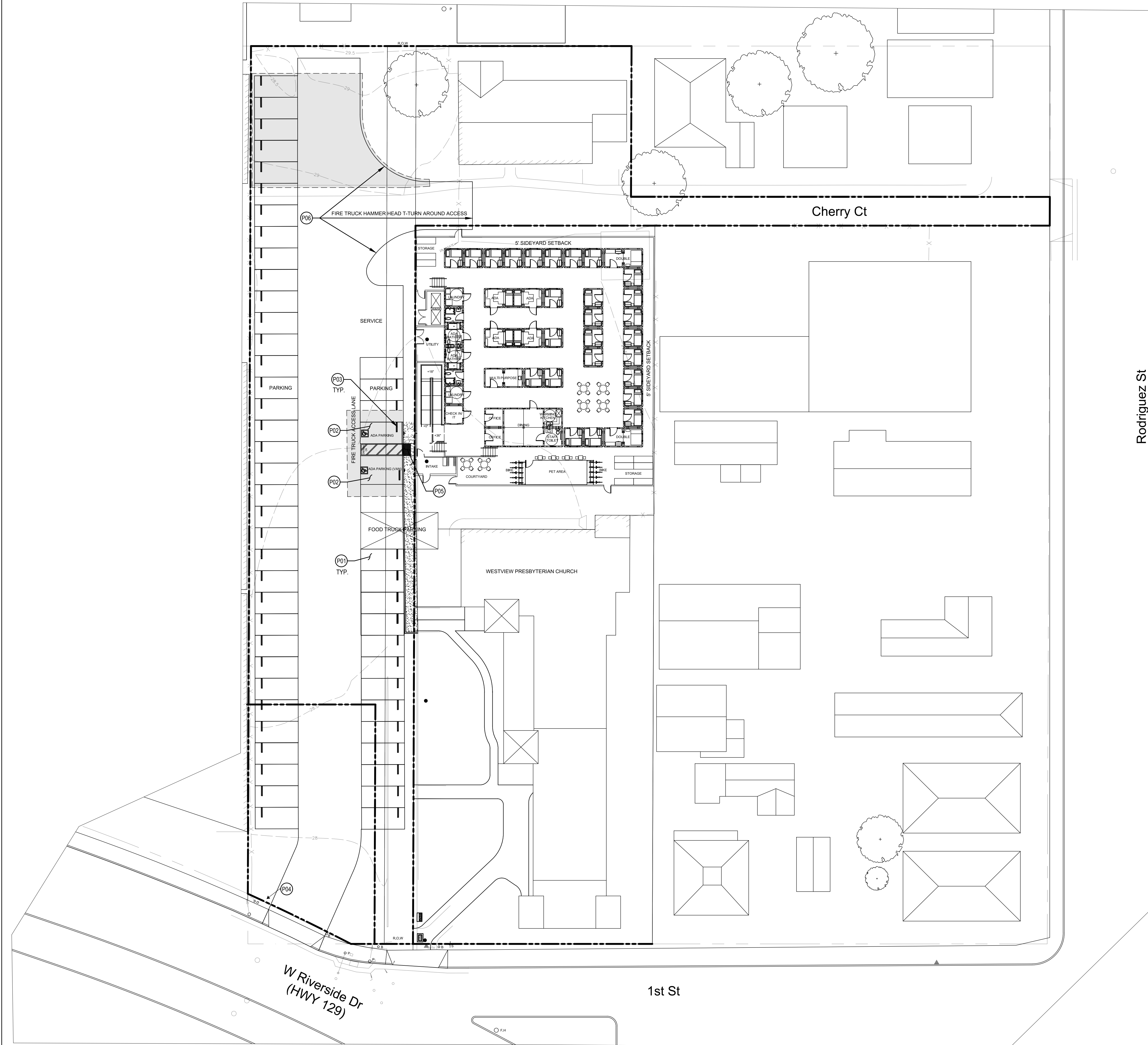
C3.1

LEGEND:

- PROPERTY LINE
- - - SAWCUT LINE

KEY NOTES:

- (P01) STANDARD 90-DEGREE PARKING STALL. SEE DETAIL 2 SHEET C4.2.
- (P02) STANDARD ACCESSIBLE PARKING STALL. SEE DETAIL 1, SHEET C4.2. FOR IDENTIFICATION OF ACCESSIBLE PARKING SPACE SIGN, SEE DETAIL 4, SHEET C4.2.
- (P03) WHEEL STOP. SEE DETAIL 3, SHEET C4.2.
- (P04) ACCESSIBLE PARKING ENTRANCE SIGN. SEE DETAIL 5 SHEET C4.2.
- (P05) TRUNCATED DOMES. SEE DETAIL 6 SHEET C4.2.
- (P06) STRIPING FOR FIRE TRUCK HAMMER HEAD TURN AROUND.





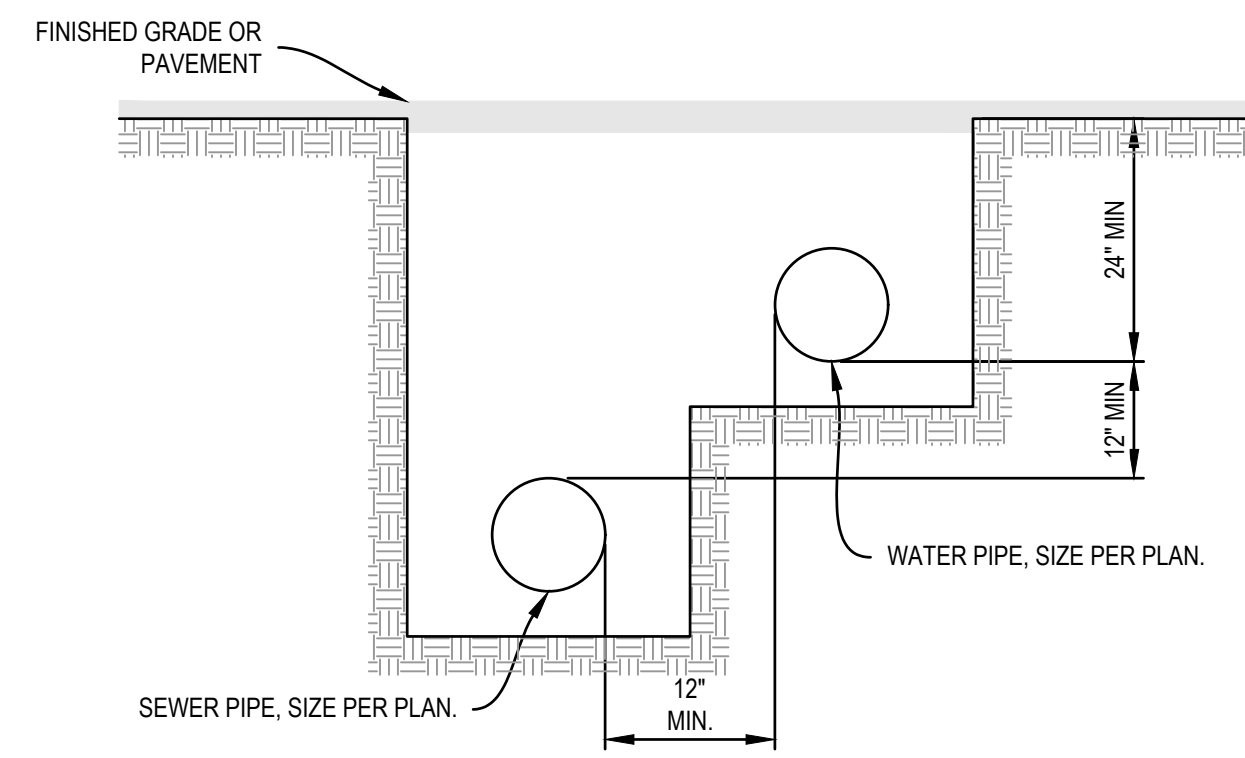
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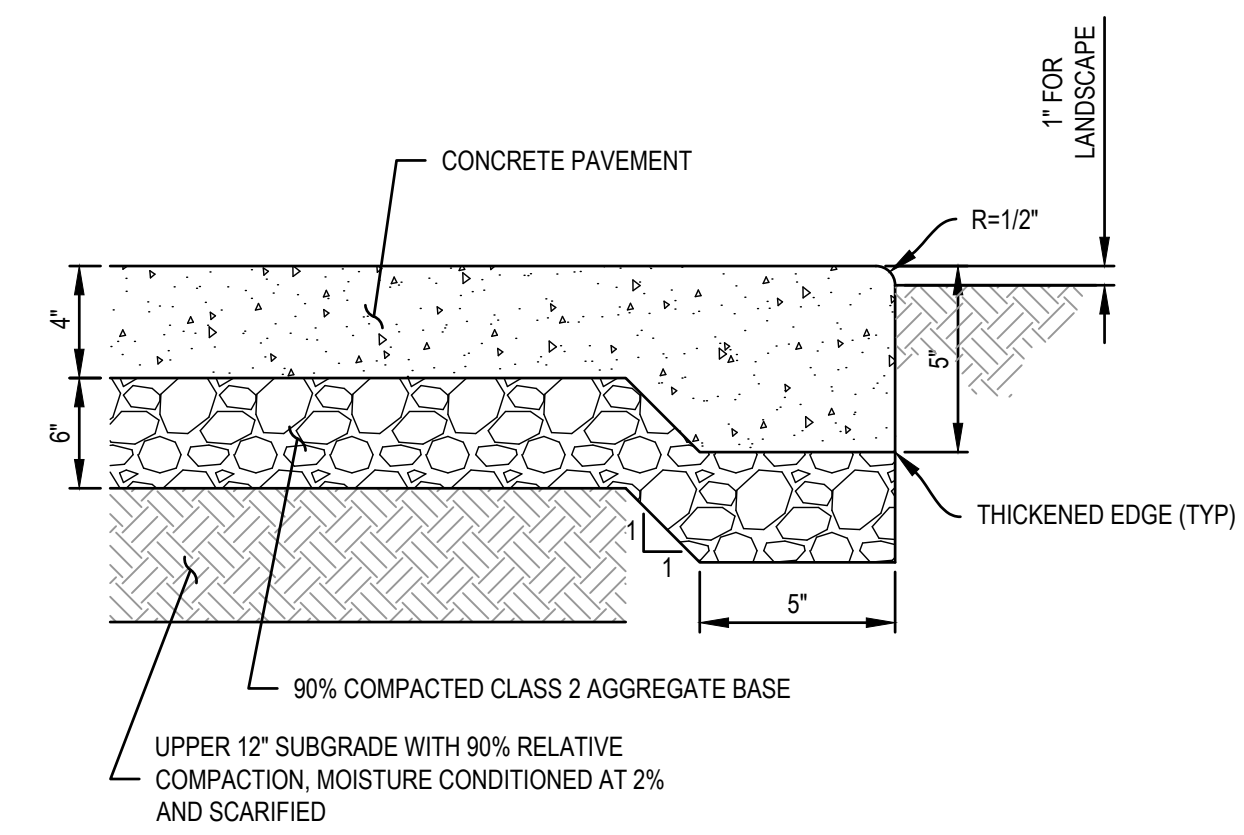


NOTES:

- BACKFILL AND ALL OTHER REQUIREMENTS NOT LISTED ON THIS DETAIL SHALL BE PER CITY STANDARD.
- PROVIDE CORROSION RESISTANT BLUE INSULATED COPPER TRACER WIRE ALONG PVC WATER PIPE. WIRE SHALL TERMINATE ABOVE GROUND AT EACH END. WIRE SIZE SHALL NOT BE LESS THAN 14 AWG.

4 UTILITY TRENCHING

N.T.S.

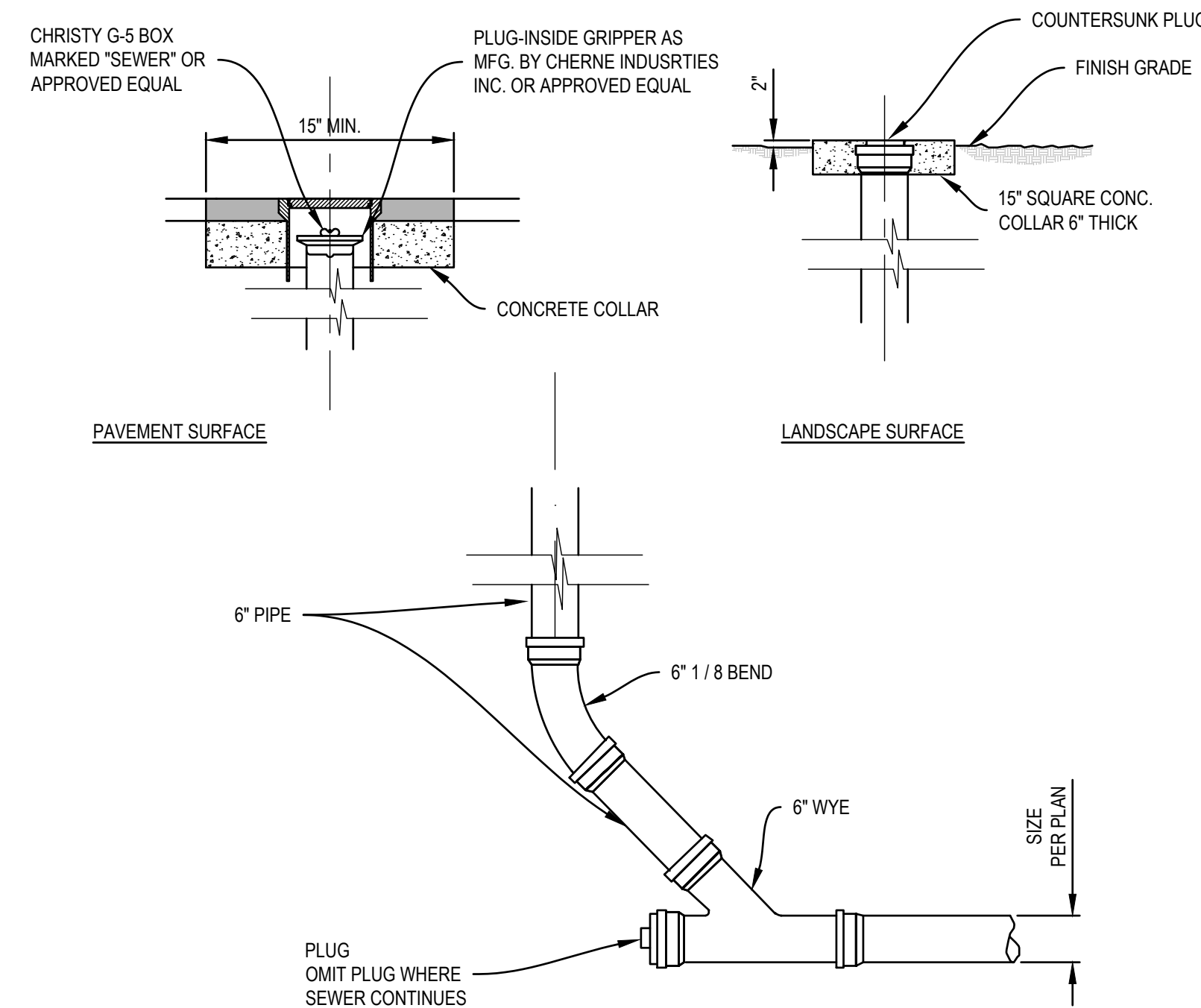


NOTES:

- ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
- REFER TO LANDSCAPE DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
- SEE LANDSCAPE DRAWINGS FOR LOCATION OF CONTROL JOINTS.
- PAVEMENT SECTIONS ARE BASED ON PROJECT GEOTECHNICAL REPORT.

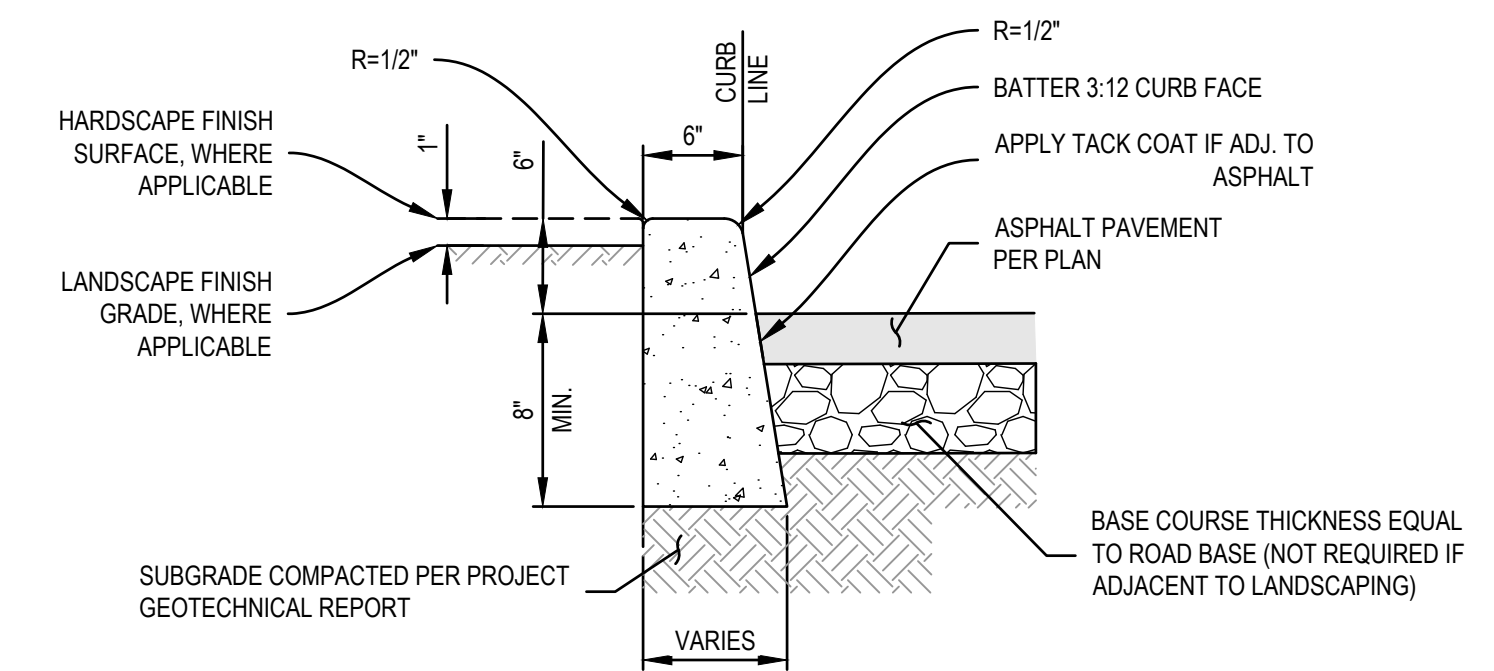
2 PEDESTRIAN-RATED
CONCRETE PAVEMENT

N.T.S.



3 CLEANOUT TO GRADE

N.T.S.



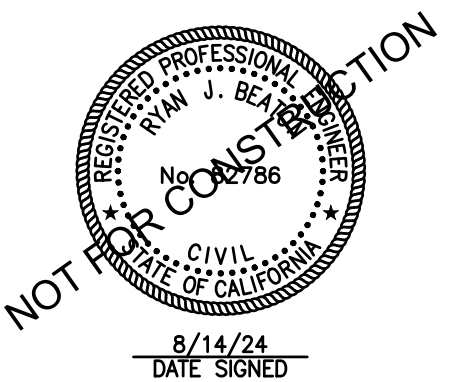
NOTES:

- ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
- CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
- WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

1 CONCRETE CURB

N.T.S.

STAMP



PROJECT:

WATSONVILLE
LOW BARRIER
NAVIGATION CENTER

PARCEL 1
118 1ST ST
WATSONVILLE, CA 95076
APN 017-172-32

PARCEL 2
4 CHERRY CT
WATSONVILLE, CA 95076
APN 017-172-321

PARCEL 3
120 1ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

DETAILS

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX
SHEET NO.:

C4.1



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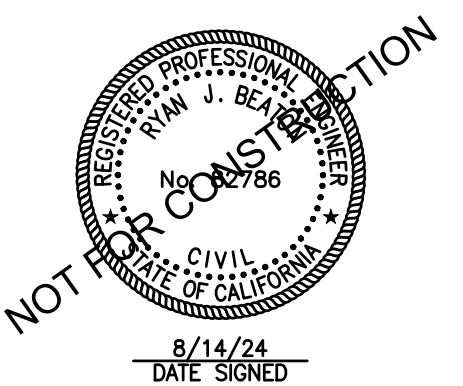
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| Date | Description |
|------------|------------------|
| 07-02-2024 | SCHEMATIC DESIGN |

STAMP



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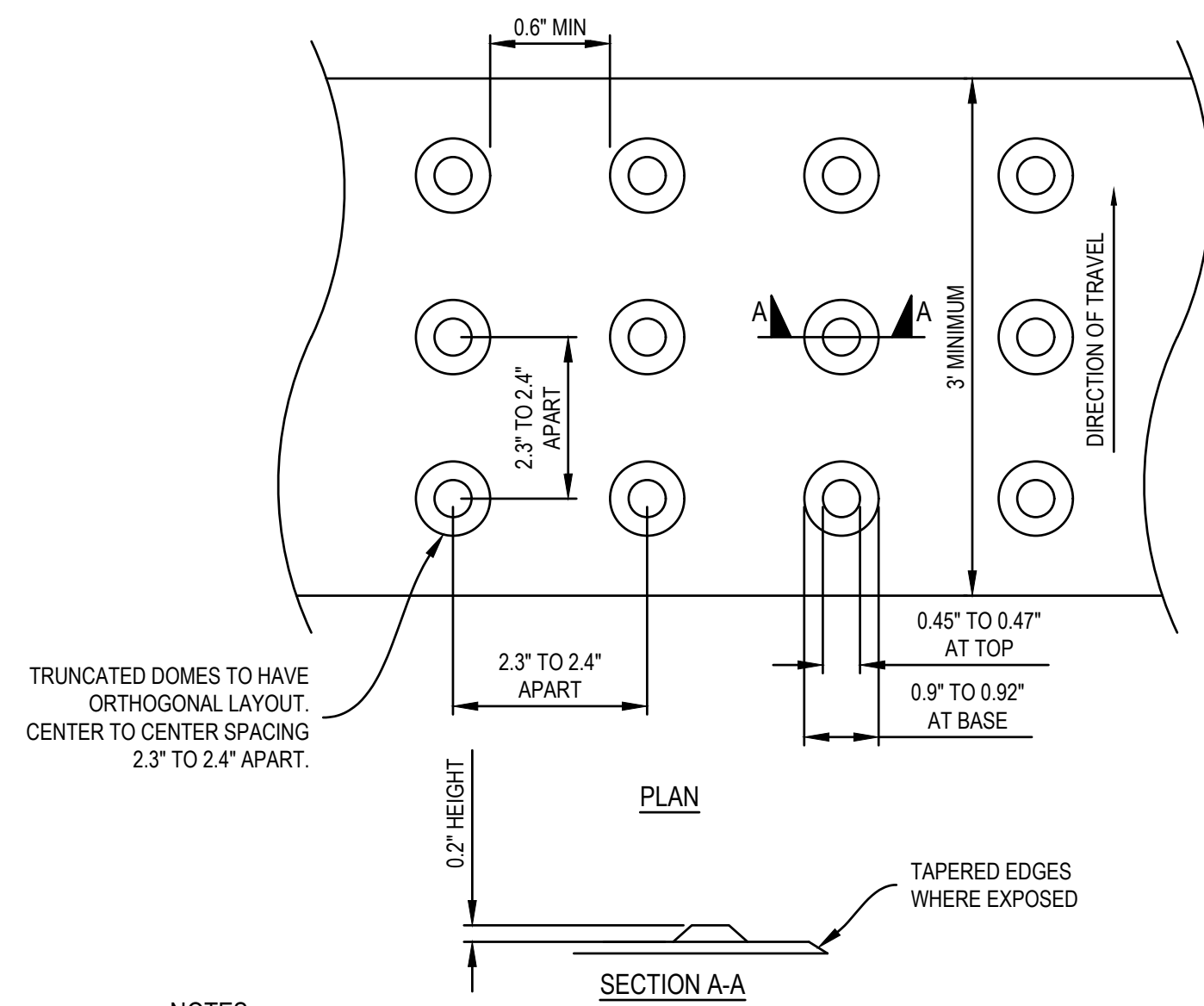
PARCEL 3
120 1ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

DETAILS

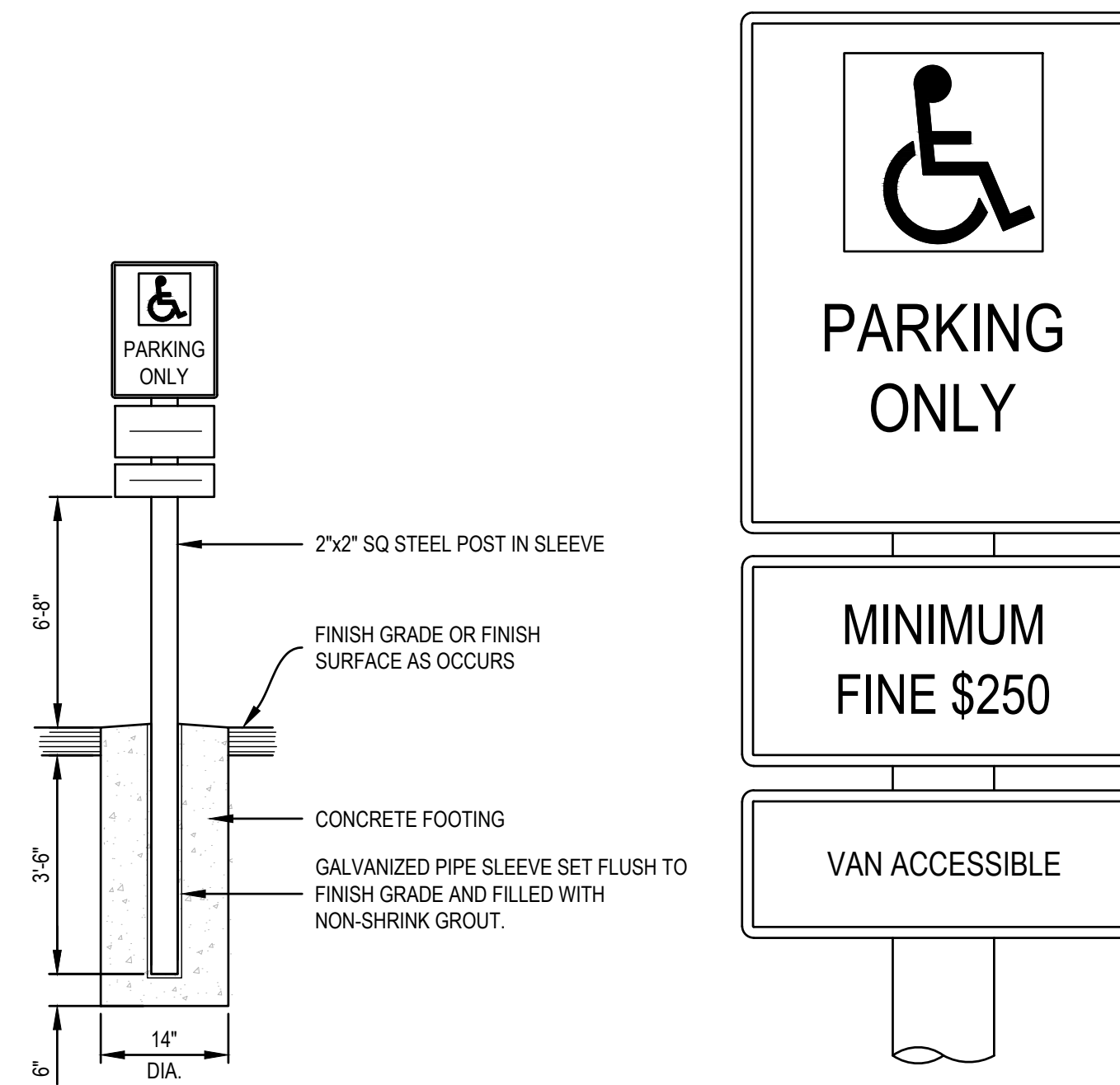
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Drawn By: XXX
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Project No.: XXXXXX
SHEET NO.:

C4.2

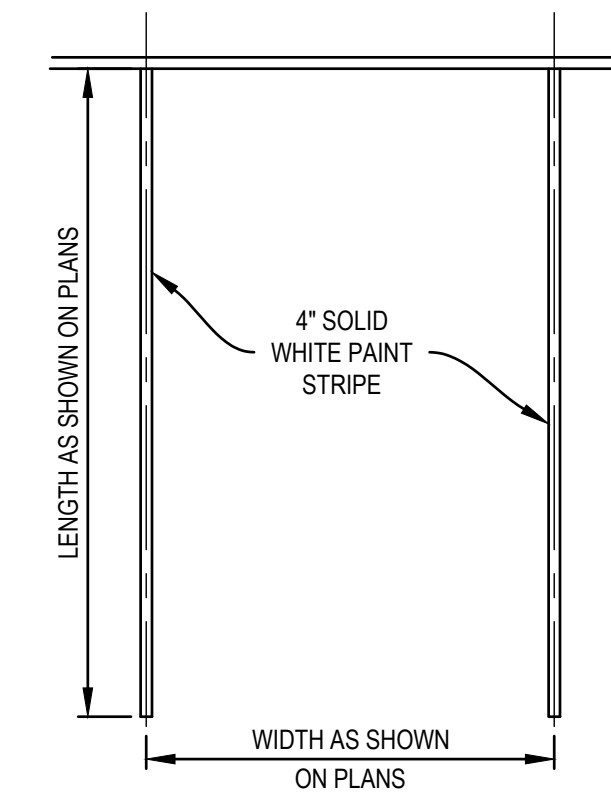


NOTES:
1. TRUNCATED DOMES SHALL BE OF A DURABLE, SLIP-RESISTANT MATERIAL AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, COLOR FEDERAL YELLOW UNLESS OTHERWISE NOTED.

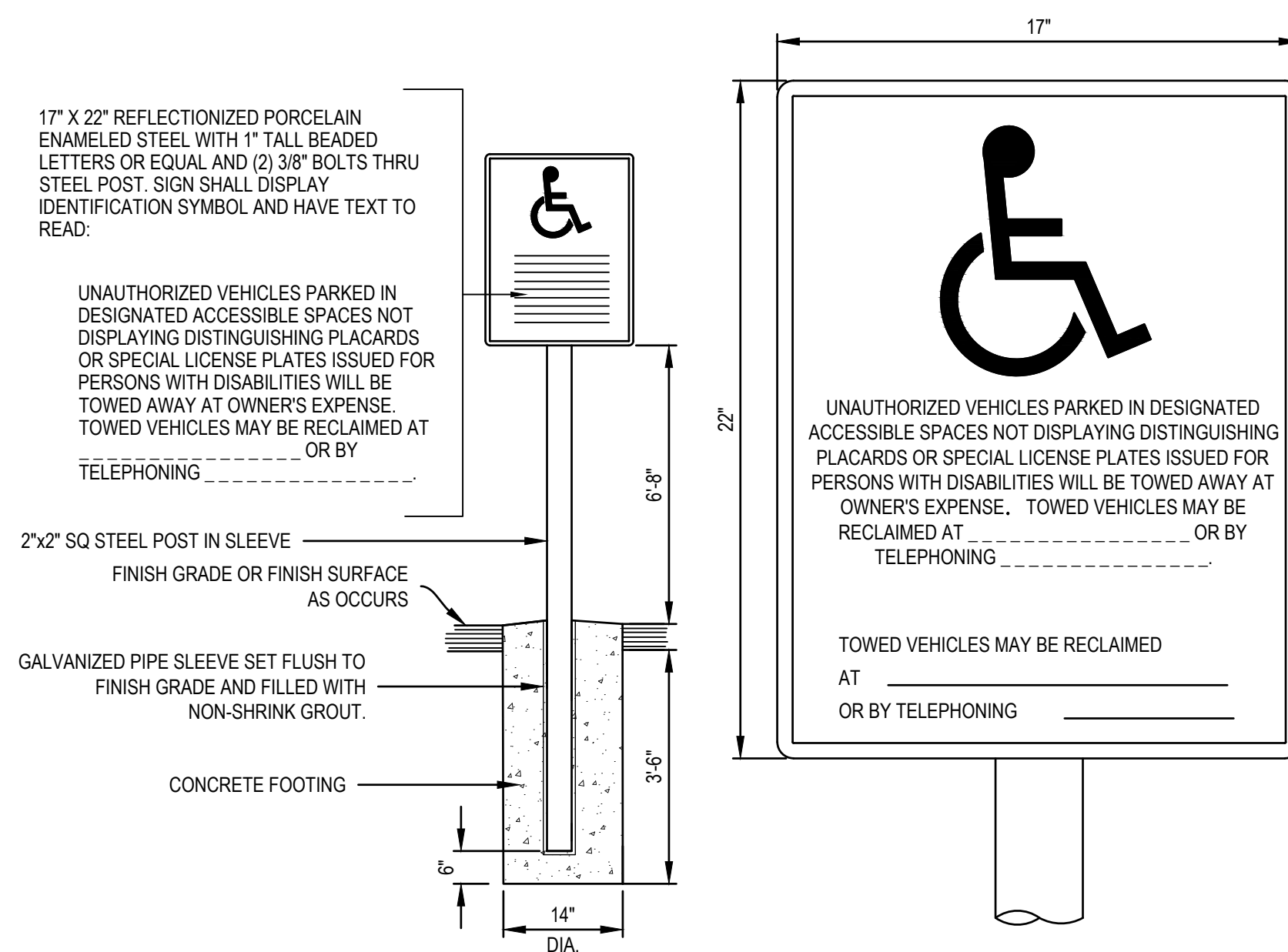
6 TRUNCATED DOMES
N.T.S.



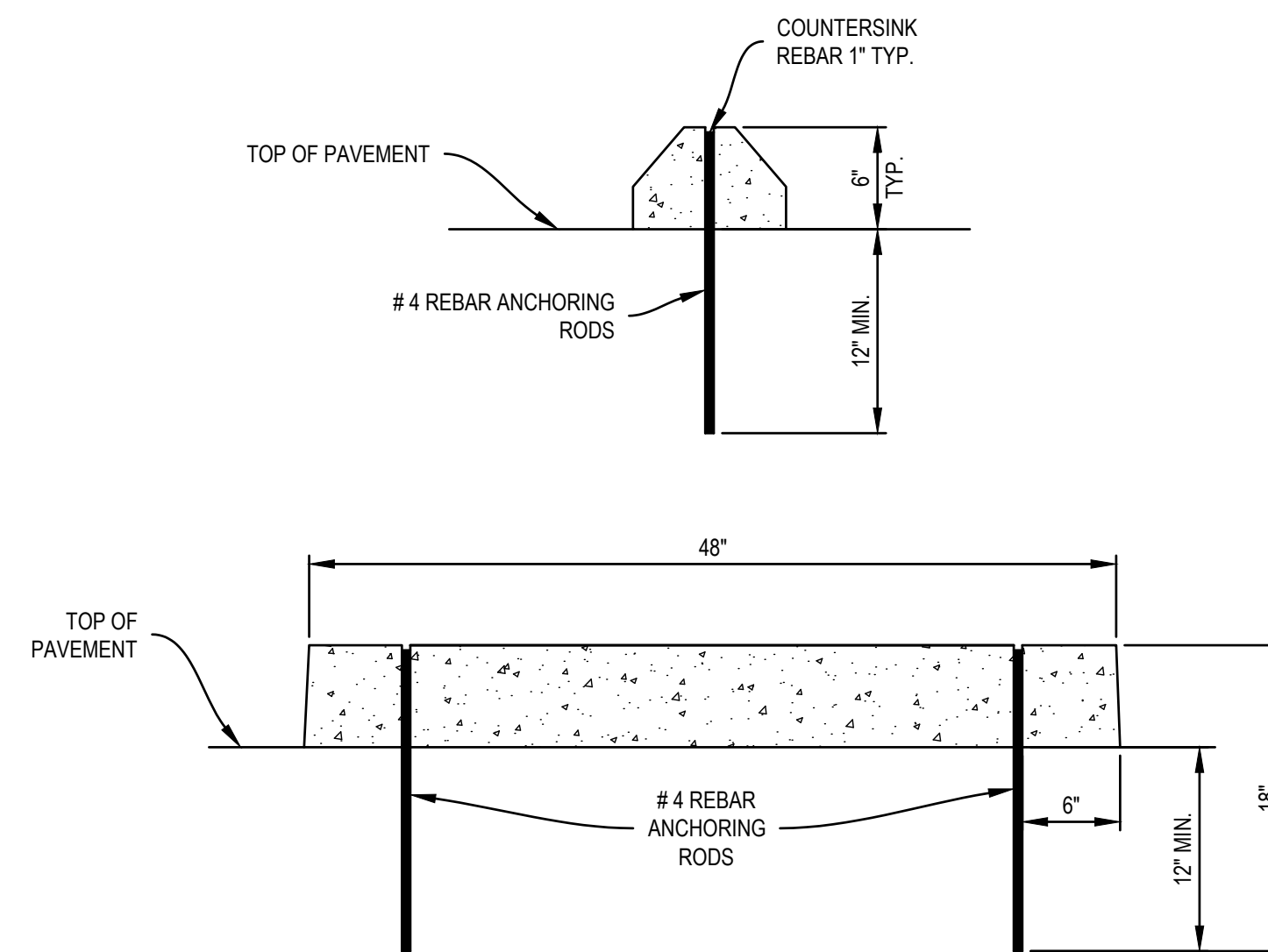
4 IDENTIFICATION OF ACCESSIBLE PARKING SPACE
N.T.S.



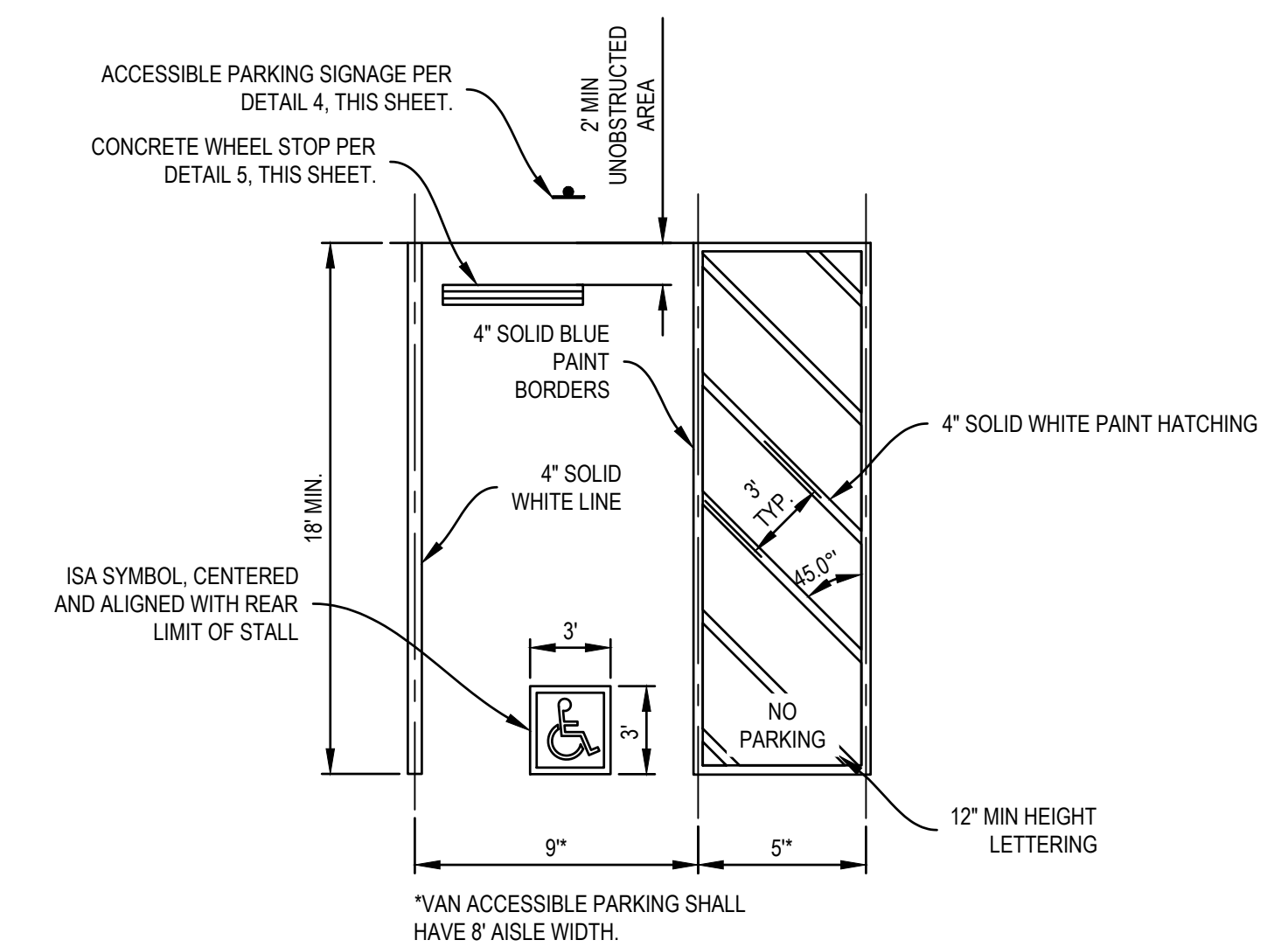
2 STANDARD 90° PARKING STALL
N.T.S.



5 ACCESSIBLE PARKING IDENTIFICATION AT ENTRANCE DRIVEWAY
N.T.S.



3 WHEEL STOP
N.T.S.



NOTES:
1. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. VAN ACCESSIBLE STALLS SHALL HAVE ACCESSIBLE AISLE ON THE PASSENGER SIDE OF THE VEHICLE.
3. WIDTHS PROVIDED ARE TO CENTERLINE OF STRIPING.

1 ACCESSIBLE PARKING STALL
N.T.S.



FOR ILLUSTRATION PURPOSES ONLY

SITE PLAN DIAGRAM

1. PROGRAM- TOTAL 34 BEDS

- 1.1. 26 SINGLE UNITS
- 1.2. 4 ACCESSIBLE UNITS (11.8%) REQ 5%
 - 1.2.1. 1 UNIT WITH HEARING AND SIGHT IMPAIRED
- 1.3. 2 DOUBLE UNITS
- 1.4. 4 BATHROOMS (11.8%) REQ 5%
 - 1.3.1. 2 FULL NON-ADA BATHROOMS
 - 1.3.2. 2 FULL ACCESSIBLE BATHROOMS WITH ROLL-IN SHOWERS
- 1.5. 2 LAUNDRY MODULES (4 W/D SET CAPACITY)
- 1.6. CENTRALIZED FLEX/ADMIN/COMMUNITY UNIT WITH DINING, OFFICES, MULTI PURPOSE AND STAFF TOILET
- 1.7. COVERED DINING DECK (RETRACTABLE AWNING)
- 1.8. CLIENT INTAKE WITH AMNESTY LOCKERS
- 1.9. CHECK-IN AND SECURITY GUARD MODULE WITH IT
- 1.10. 8' PERIMETER FENCE WITH FIRE DEPT ACCESS
- 1.11. TRASH AND STORAGE AREAS
- 1.12. GARDEN/ COURTYARD ACTIVITY AREA WITH DOG-RUN AND BIKE RACKS

2. TAKE ADVANTAGE OF EXISTING LIFEARK MODULAR SYSTEM WITH 28.75" ELEVATED MODULES FOR ECONOMICAL COMPLIANCE TO THE FEMA FLOOD HAZARD REQUIREMENT

3. INSTALLATION OF HCD APPROVED AND ENGINEERED SHIM PAD SYSTEM FOR ADDITIONAL 8" ELEVATION ANCHORED TO THE EXISTING ASPHALT SURFACE TO MINIMIZE A MAJOR SITEWORK COST

* NOTES

SITE PLAN SHOWN FOR REFERENCE ONLY.
REFERENCE CIVIL SHEETS FOR MORE INFORMATION ON SITE SURVEY AND EXISTING CONDITIONS.

DignityMoves Watsonville



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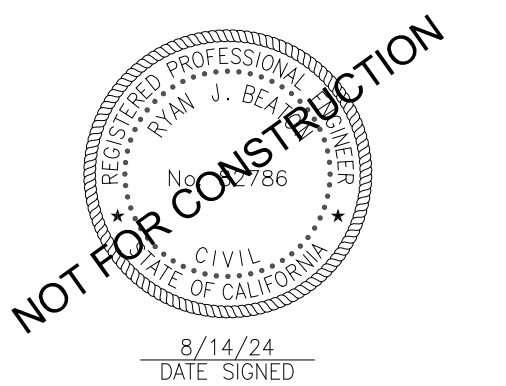
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REVISIONS

| Date | Description |
|------------|------------------|
| 07-02-2024 | SCHEMATIC DESIGN |

STAMP



PROJECT:

**WATSONVILLE
LOW BARRIER
NAVIGATION CENTER**

PARCEL 1
118 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-32

PARCEL 2
5 CHERRY CT
WATSONVILLE, CA 95076
APN 017-172-31

PARCEL 3
120 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

**SITE PLAN DIAGRAM /
DESIGN DESCRIPTION**

Issue Date: 2024-07-02

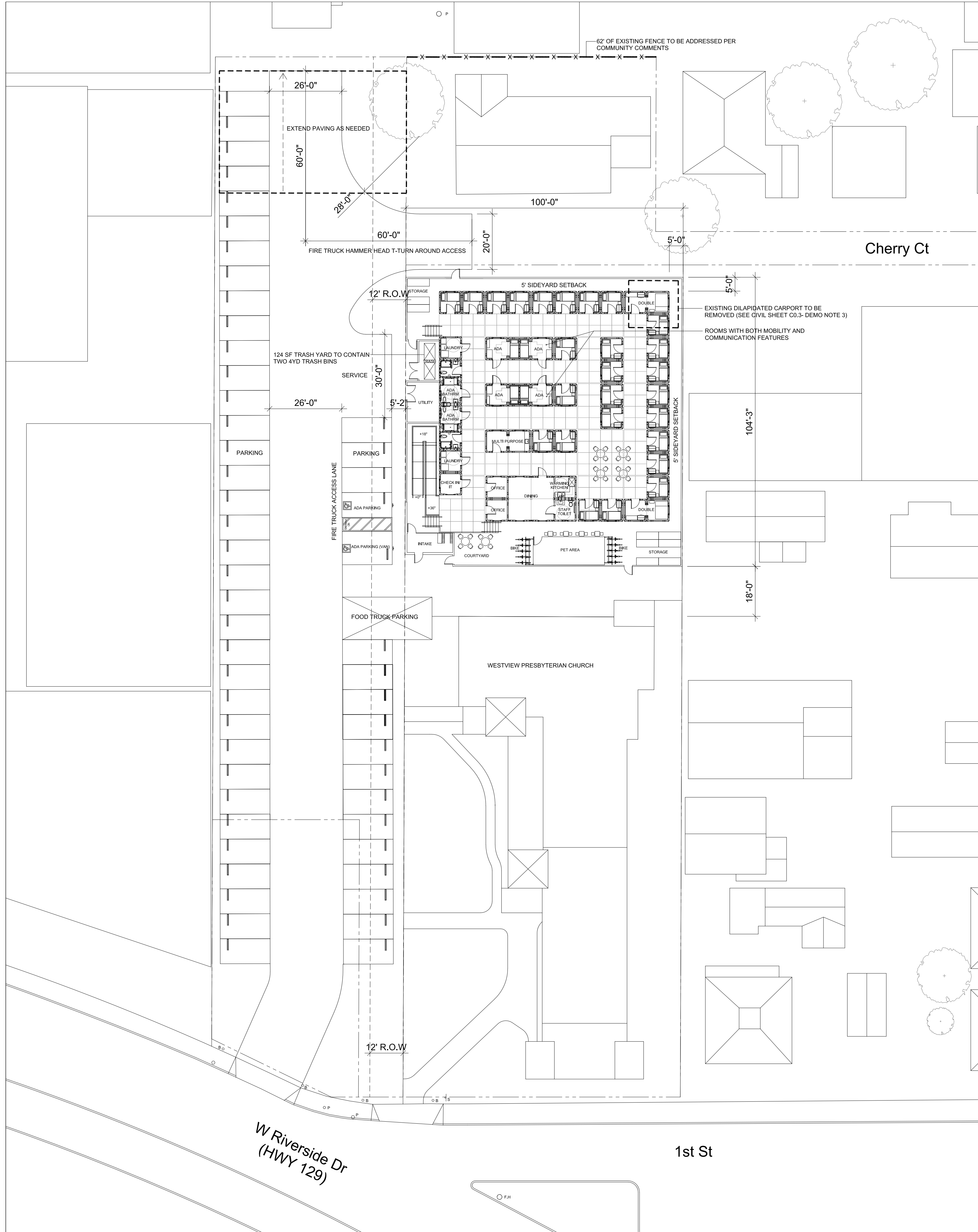
Drawn By: XXX

Checked By: XX

Project No.: XXXXXX

SHEET NO.:

A0.0



SITE PLAN SCALE: 1" = 20'-0"

PROJECT DESCRIPTION

WATSONVILLE LOW BARRIER NAVIGATION CENTER

PARCEL 1- 118 1 ST ST, WATSONVILLE, CA 95076
 PARCEL 2- 5 CHERRY CT, WATSONVILLE, CA 95076
 PARCEL 3- 120 1 ST ST, WATSONVILLE, CA 95076

ARCHITECTURAL SUMMARY:

- BUILDING AREA: 3,551 SF**
 - 1X1 SINGLE UNITS (67 SF) 26 UNITS 1,742 SF (26 BEDS)
 - 3X1 ADA DUPLEX (201 SF) 2 UNITS 402 SF (4 BEDS) (34 x 5% = 1.7 REQ, 4 BEDS PROVIDED)
(ALL ADA ROOMS ARE EQUIPPED WITH MOBILITY FEATURES, AND TWO OF THE FOUR ROOMS ARE EQUIPPED WITH COMMUNICATION FEATURES.)
 - 2X1 DOUBLE UNITS (134 SF) 2 UNITS 268 SF (4 BEDS)
 - SANITATION 268 SF
 - LAUNDRY 134 SF
 - OFFICE 134 SF
 - MULTI PURPOSE 134 SF
 - DINING 335 SF
 - STAFF TOILET 67 SF
 - CHECK IN / IT 67 SF
 - NUMBER OF BEDS: 34**
 - OCCUPANCY: B**
- TOTAL BUILDING AREA: 3,551 SF**

HCD DESCRIPTION

DESIGN INFORMATION

| Occupancy | B | Type of Construction | VB |
|---------------------|---|-----------------------------|------------------------------------|
| Use | Office Spaces with Sanitation, Laundry and Flex | Building Height | 17'-2" |
| Main Floor Sq Ft | 3,551 sf | Number of Stories | 1 |
| Basement Sq Ft | N/A | Auto. Fire Sprinkler System | NOT REQUIRED, VOLUNTARILY PROVIDED |
| Patio & Decks Sq Ft | 3,283 sf | | |
| Garage Sq Ft | N/A | | |

MODEL DESCRIPTION

- THE HCD APPROVED MODEL REPRESENTS A CLUSTER OF OFFICE SPACES OF USE AND OCCUPANCY GROUP "B" AND CONSTRUCTION TYPE "V-B".
- THE MODEL PROVIDES (28) OFFICE SPACES AND (4) ADA OFFICE SPACES.
- THE MODEL ALSO INCLUDES A 536 SF FLEX UNIT.
- THE MODEL IS DESIGNED ACCORDING TO PROVISIONS AND REQUIREMENTS OF 2022 CALIFORNIA BUILDING CODE WITH THE FOLLOWING FEATURES THAT EXCEEDS THE REQUIREMENTS OF THE CODE FOR AN OCCUPANCY "B" BUILDING:
 - THE MODEL WILL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13D.
 - THE MODEL WILL BE EQUIPPED WITH FIRE ALARM SYSTEM.
 - ALL OFFICE SPACES WILL BE EQUIPPED WITH SMOKE AND CO ALARM.
 - THE MODEL WILL BE EQUIPPED WITH COMMUNICATION ACCESSIBLE FEATURES FOR THE SIGHT AND HEARING IMPAIRED.
 - EACH OFFICE SPACE SHALL BE EQUIPPED WITH AN EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH CBC SECTION 103.1.
 - EACH OFFICE SPACE SHALL BE EQUIPPED WITH A PORTABLE FIRE EXTINGUISHER.
 - EACH OFFICE SPACE SHALL BE EQUIPPED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70°F AT A POINT 8 FEET ABOVE THE FLOOR.

APPLICABLE CODES

| | |
|------------|--|
| National | 2022 California Building Code |
| Electrical | 2022 California Electrical Code |
| Plumbing | 2022 California Plumbing Code |
| Energy | 2022 California Energy Code (Title 24) |
| Other | 2022 California Green Bldg Std. Code |
| Other | 2022 California Mechanical Code |

DESIGN CRITERIA

| | | | |
|---------------------|---|--------------|-------|
| Roof Live/Snow Load | 20 PSF | Ss | 2.0g |
| Roof Dead Load | 5 PSF | S1 | 1.0g |
| Floor Live Load | 50 PSF | Sds | 1.0g |
| Wind Speed | 92 MPH I'EXP C | Sd1 | 1.13g |
| Seismic Design | D | Frost Depth | N/A |
| Site Class | D | Climate Zone | 4 |
| Thermal Resistance | 35.3 ft ² .hr ² .°F/Btu (IAPMO-ER560-3.3.5 02/2020) | | |

Building is not designed for wild-land urban interface fire area.

IAPMO ER-560 NOTES

* NOTE: REFER TO PRODUCT CERTIFICATION AS RECOGNIZED BY IAPMO UNIFORM EVALUATION REPORT (UES ER 560) PUBLISHED 02/27/2020 (AND RENEWED PERIODICALLY) FOR ALL DESIGN AND CODE COMPLIANCE.

PRE-CONSTRUCTION DISCLOSURE

| PLAN REVIEW AND PERMITTING | HCD | | LEA | |
|--|-----|-------|-----|-------|
| | P.R | INSP. | P.R | INSP. |
| Commercial Modular compliance with Title 24, CCR Parts 2, 2.5, 3, 4, 5, 6, 11X | X | X | | |
| Local Zone Use Requirements | | | X | X |
| Local Snow Load Requirements | | | X | X |
| Local Wind Pressure Requirements | | | X | X |
| Local Fire Zone Requirements | | | X | X |
| Building Setback Requirements | | | X | X |
| Side and Rear Yard Requirements | | | X | X |
| Site Development Requirements | | | X | X |
| Property Line Requirements | | | X | X |
| Aesthetic Requirements | | | X | X |
| Commercial Modular Manufacturing | X | X | | |
| Foundation and Crawl Space Design and Construction | X | | X | |
| Intermodular Connections | X | | X | |
| Onsite Installation | X | | X | |
| Commercial Modular Assembly Onsite | X | | X | |
| Grading and Land Clearing | | | X | X |
| Landscape Construction | | | X | X |
| Demolition | | | X | X |
| Underground Utilities | | | X | X |
| Connection to Public Utilities | | | X | X |
| Decks, Ramps, Stairs | X | | X | X |
| Guardrail, Stair Rail (Pre-Fab) | X | | X | X |
| Fabrication of Shipped Loose Items | X | | | |
| Onsite Installation of Shipped Loose Items | | | | X |
| Accessibility (Review by CASp) | X | | X | X |
| Fire Separation Distances | X | | X | X |
| Site-Installed Fire Protection Components | | | X | X |
| Solar System Design and Installation (if Required) | N/A | N/A | N/A | N/A |
| Fire Sprinklers (Factory Installation) | X | X | | |
| Fire Sprinklers (Whole System and Final Site Testing) | | | X | X |

CA COMMERCIAL MODULAR PROGRAM NOTES

- THESE PLANS ARE SUBMITTED TO CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) UNDER THE CALIFORNIA COMMERCIAL MODULAR PROGRAM, IN ACCORDANCE WITH CALIFORNIA HEALTH AND SAFETY CODE - HSC, DIVISION 13 - HOUSING, PART 2 - MANUFACTURED HOUSING AND CALIFORNIA CODE OF REGULATIONS, TITLE 25, CHAPTER 3, SUBCHAPTER 2.
- PURSUANT TO SECTION 18030.5 OF CALIFORNIA HEALTH AND SAFETY CODE, A MANUFACTURED HOME, MOBILEHOME, RECREATIONAL VEHICLE, COMMERCIAL COACH, OR SPECIAL PURPOSE COMMERCIAL COACH WHICH MEETS THE STANDARDS PRESCRIBED BY THIS CHAPTER, AND THE REGULATIONS ADOPTED PURSUANT THERETO, SHALL NOT BE REQUIRED TO COMPLY WITH ANY LOCAL ORDINANCES OR REGULATIONS PRESCRIBING REQUIREMENTS IN CONFLICT WITH THE STANDARDS PRESCRIBED IN THIS CHAPTER.
- PURSUANT TO SECTION 18028(D) OF CALIFORNIA HEALTH AND SAFETY CODE, A MUNICIPALITY SHALL NOT PROHIBIT THE USE OF COMMERCIAL MODULARS THAT BEAR A VALID INSIGNIA, BASED ON THE DATE THE INSIGNIA WAS ISSUED.
- PURSUANT TO SECTION 18026(C) OF THE HEALTH AND SAFETY CODE, IT IS UNLAWFUL FOR ANY PERSON TO REMOVE, OR CAUSE TO BE REMOVED, AN INSIGNIA OF APPROVAL WITHOUT PRIOR AUTHORIZATION BY THE DEPARTMENT.
- PURSUANT TO SECTION 4040 OF CA CODE OF REGULATIONS, TITLE 25, NO PERSON SHALL MAKE ANY ALTERATION OR CONVERSION OF THE CONSTRUCTION OR FIRE SAFETY EQUIPMENT OR INSTALLATIONS OF ANY COMMERCIAL COACH, BEARING OR REQUIRED TO BEAR AN INSIGNIA OF APPROVAL, OR TITLE VI (24 C.F.R.) LABEL, MANUFACTURED AFTER SEPTEMBER 1, 1958, UNLESS AN APPLICATION FOR SUCH ALTERATION OR CONVERSION HAS BEEN FILED WITH, AND APPROVED BY, THE DEPARTMENT.
- PURSUANT TO SECTION 4032 (D) OF CA CODE OF REGULATIONS, TITLE 25, THE INSIGNIA SHALL BE SECURELY AFFIXED TO THE REAR OF THE VEHICLE ON THE LOWER LEFT CORNER OF THE EXTERIOR WALL NOT LESS THAN SIX INCHES ABOVE THE FLOOR LINE, OR ON THE EXTERIOR WALL IMMEDIATELY ADJACENT TO THE MAIN DOOR, NOT LESS THAN SIX INCHES ABOVE THE FLOOR LINE.

FIRE, LIFE SAFETY & ACESIBILITY NOTES

- ALL UNITS TO BE EQUIPPED WITH SMOKE ALARMS
- UNITS WITH MOBILITY FEATURES TO MEET 11B-809.2 THROUGH 11B-809.4 AND BE ON AN ACCESSIBLE ROUTE
- UNITS WITH COMMUNICATION FEATURES FOR PERSONS WHO ARE DEAF OR WITH HEARING IMPAIRMENTS TO MEET 11B-809.5 REQUIREMENTS
 - VISIBLE ALARMS
 - DOOR SIGNALING DEVICES
- ALL ENTRY/EXIT DOORS AND GATES TO REMAIN UNLOCKED AND ALLOW FOR FREE PASSAGE IN THE DIRECTION OF EGRESS
- DECKING TO BE FLUSH WITH UNIT ENTRANCES; THRESHOLDS TO BE PROVIDED COMPLYING WITH 11B-404.2.5.
- ALL COMMON AREAS WILL MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CBC CHAPTER 11B.
- GATES TO RECEIVED PANIC HARDWARE AS REQUIRED.
- EVERY OFFICE SPACE TO CONTAIN ONE FIRE EXTINGUISHER WITHIN UNIT.

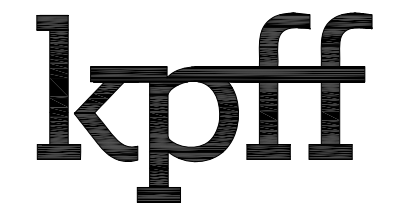
AUTOMATIC FIRE SPRINKLER SCOPE

- INSTALL FIRE SPRINKLER SYSTEM (NFPA-13D) TO COMPLY WITH 2022 EDITION AND ALL LOCAL FIRE AND BUILDING DEPARTMENT APPLICABLE CODES.
- ALL ABOVE GROUND PIPING SHALL BE APPROVED PEX-A WITH APPROVED SLIP X SLIP JOINTS, MAIN SYSTEM SUPPLY SHALL BE PVC SCHEDULE 40 INSTALLED BELOW FLOOR IN ACCESSIBLE CRAWL SPACE AND STRAPPED TO STRUCTURAL MEMBERS.
- ALL SYSTEMS WILL BE HYDROSTATICALLY TESTED AT 200 PSI FOR A DURATION OF 2 HOURS.
- TYCO HEADS, MODEL TYLF-III, 4.2 K FACTOR, 175 DEG F, 1/2" NPT WILL BE UTILIZED THROUGHOUT ALL COMPARTMENTS.
- A COMMON WATER SUPPLY WILL BE UTILIZED TO PROVIDE WATER TO THE DOMESTIC SYSTEM AS WELL AS THE FIRE SPRINKLER SYSTEM. 5 GPM WILL BE ADDED TO THE FIRE SPRINKLER SYSTEM AT THE POINT OF CONNECTION TO THE DOMESTIC SUPPLY AT THE MAIN SYSTEM RISER IN COMPLIANCE WITH NFPA-13D.

DignityMoves
Watsonville

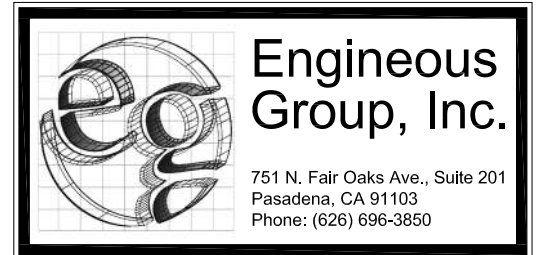


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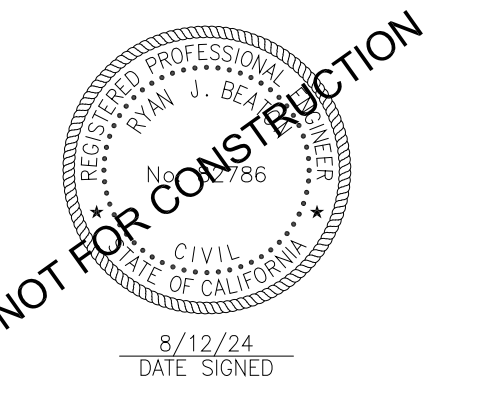
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| Date | Description |
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| 07-02-2024 | SCHEMATIC DESIGN |

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PROJECT:

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 APN 017-172-35

SHEET NAME:

**SITE PLAN /
 PROJECT & HCD
 MODEL DESCRIPTION**

Issue Date: 2024-07-02

Drawn By: XXX

Checked By: XX

Project No.: XXXXXX

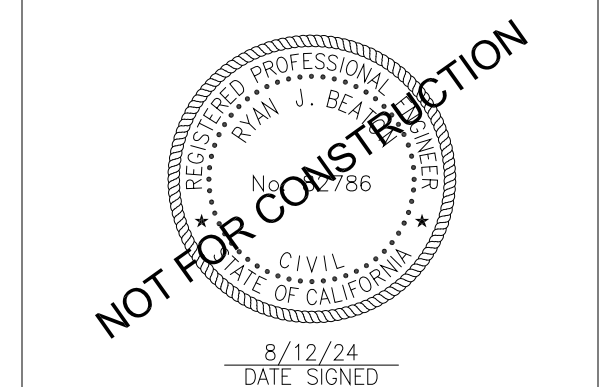
SHEET NO.:

A1.0

REVISIONS

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SHEET NAME:

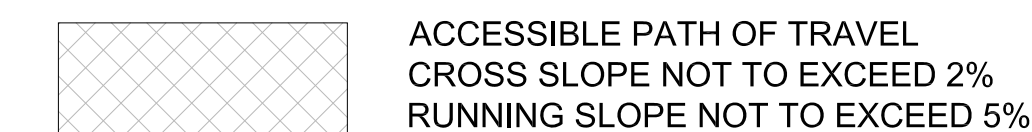
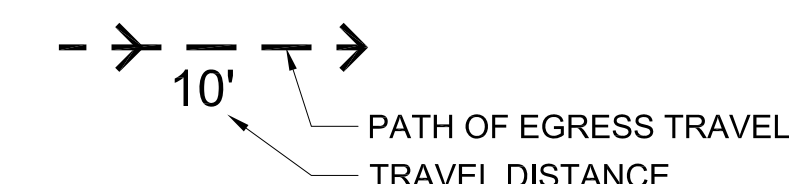
ACCESSIBILITY &
EGRESS PLAN

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

A1.0A

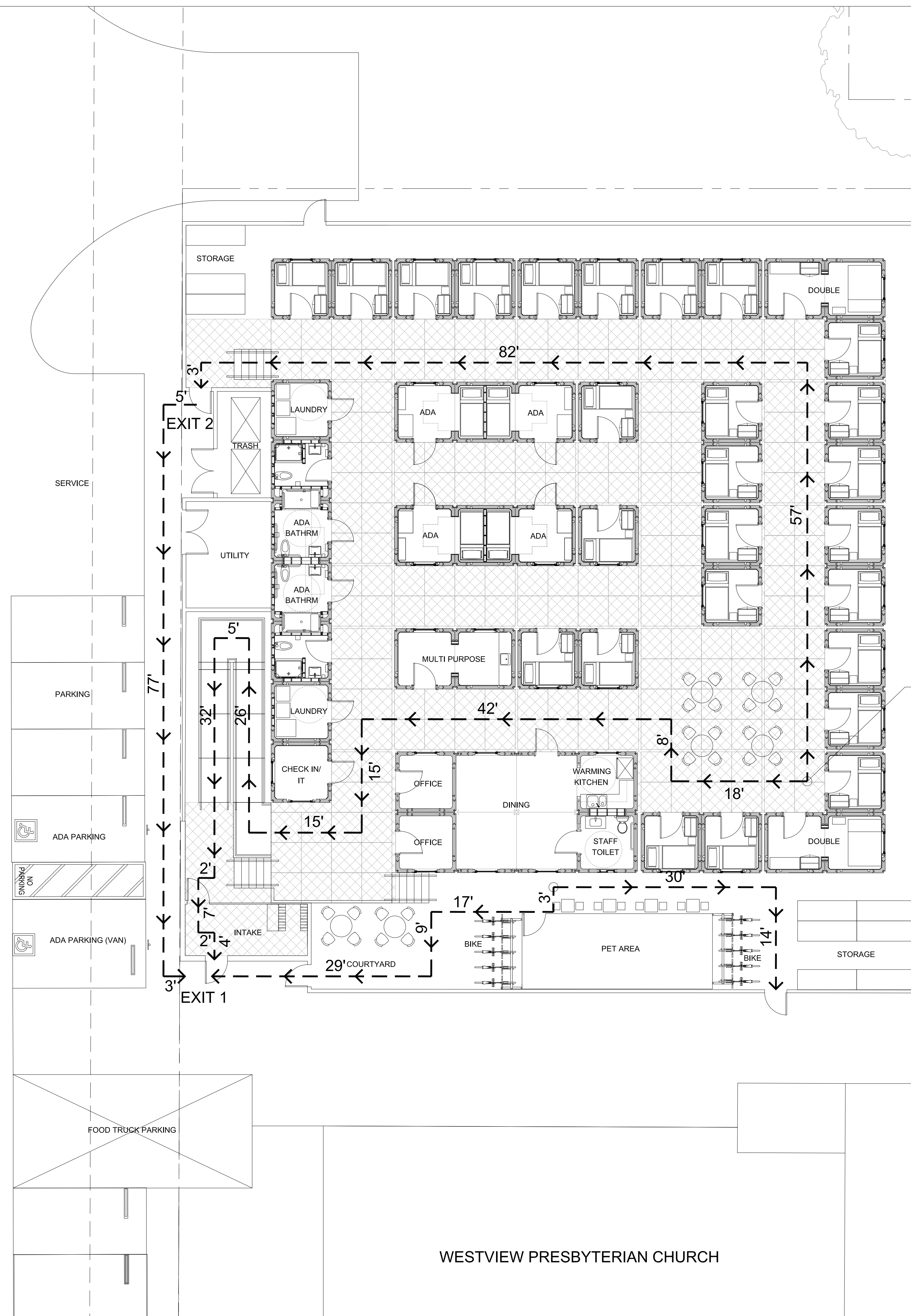
SYMBOL LEGEND

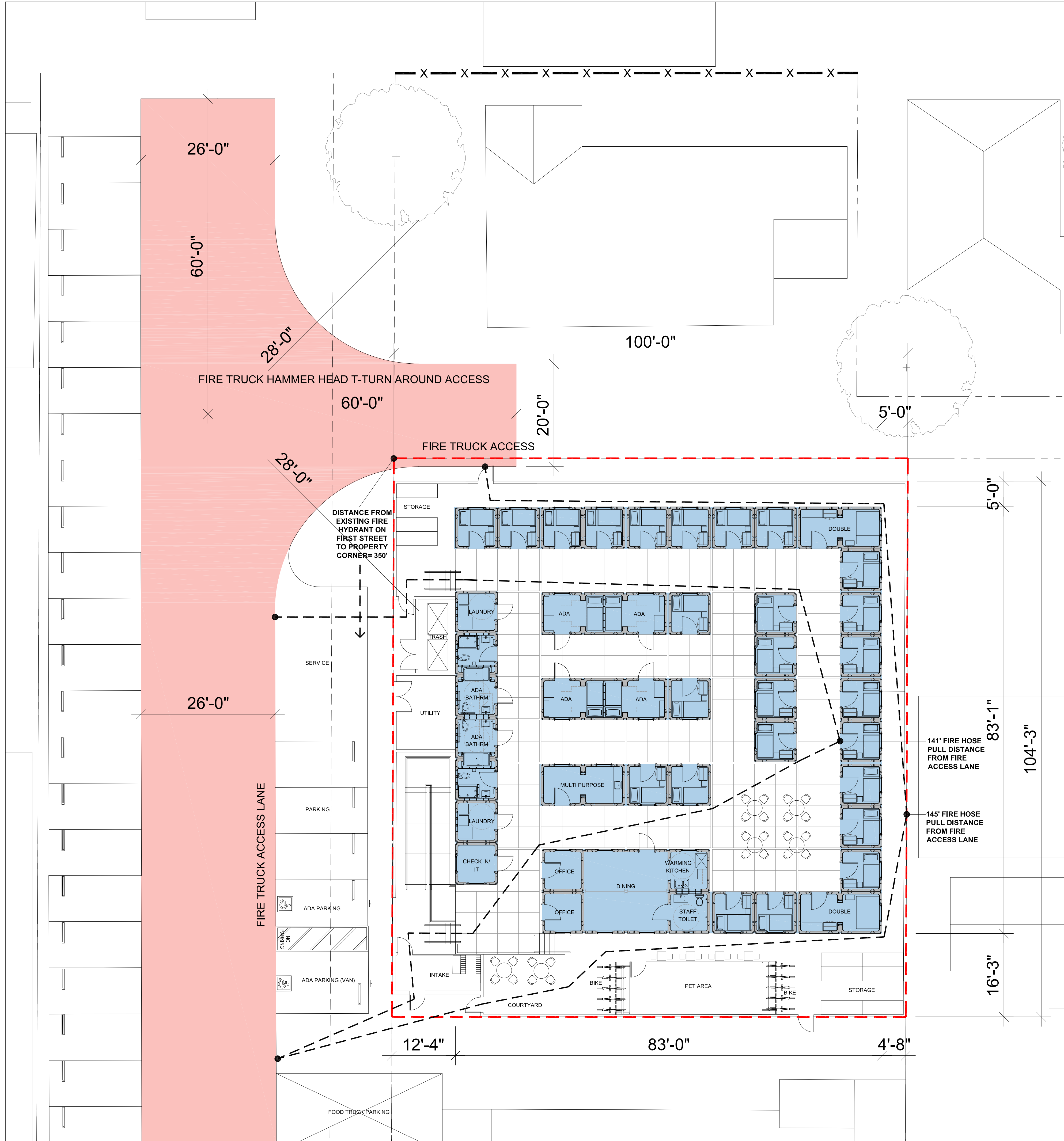


FIRE, LIFE SAFETY & ACCESSIBILITY NOTES

- ALL UNITS TO BE EQUIPPED WITH SMOKE ALARMS MEETING SECTION R314 OF CALIFORNIA RESIDENTIAL CODE
- UNITS WITH COMMUNICATION FEATURES FOR PERSONS WHO ARE DEAF OR WITH HEARING IMPAIRMENTS TO MEET 11B-809.5 REQUIREMENTS
 - VISIBLE ALARMS
 - DOOR SIGNALING DEVICES
- ALL ENTRY/EXIT DOORS AND GATES TO REMAIN UNLOCKED AND ALLOW FOR FREE PASSAGE IN THE DIRECTION OF EGRESS
- DECKING TO BE FLUSH WITH UNIT ENTRANCES; THRESHOLDS TO BE PROVIDED COMPLYING WITH 11B-404.2.5.
- ALL COMMON AREAS WILL MEET 11B ACCESSIBILITY REQUIREMENTS.
- GATES TO RECEIVED PANIC HARDWARE AS REQUIRED.
- EVERY RESIDENTIAL SLEEPING ROOM TO CONTAIN ONE FIRE EXTINGUISHER WITHIN UNIT.

EXIT DISCHARGE
TRAVEL DISTANCE:
EXIT 1 - 176'
EXIT 2 - 142'





SYMBOL LEGEND

- FIRE LANE
- FIRE HOSE PULL DISTANCE
- BUILDING AREA
- PROPERTY LINE



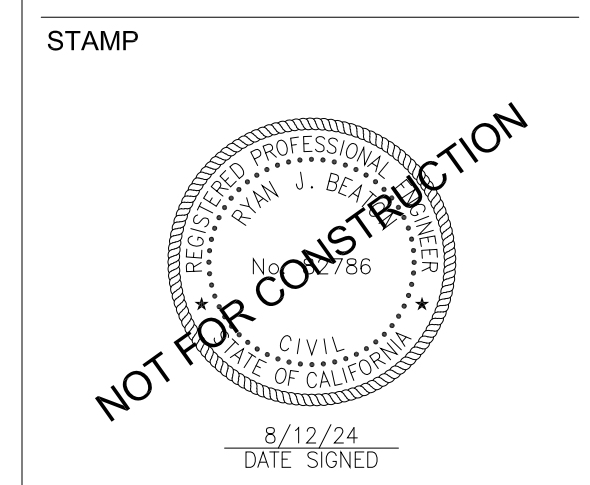
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CONSULTANT

 Engineous Group, Inc.
 751 N. Fair Oaks Ave., Suite 201
 Pasadena, CA 91103
 Phone: (626) 496-3650

REVISIONS

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SHEET NAME:
**FIRE & BUILDING
 SEPARATION PLAN**

Issue Date: 2024-07-02
 Drawn By: XXX
 Checked By: XX
 Project No.: XXXXXX

SHEET NO.:
A1.0B

FIRE & BUILDING SEPARATION PLAN SCALE: 1" = 10'-0"

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San Francisco, CA 94105
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CONSULTANT

751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 496-3650

REVISIONS

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STAMP

NOT FOR CONSTRUCTION

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WATSONVILLE, CA 95076
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PARCEL 3
120 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-35

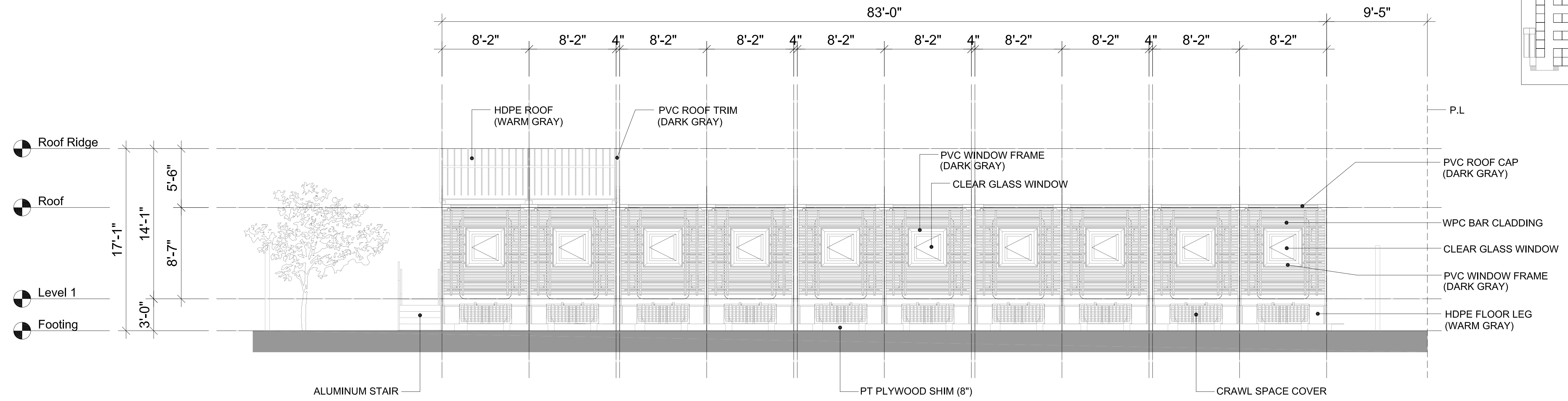
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**OVERALL SITE
ELEVATIONS**

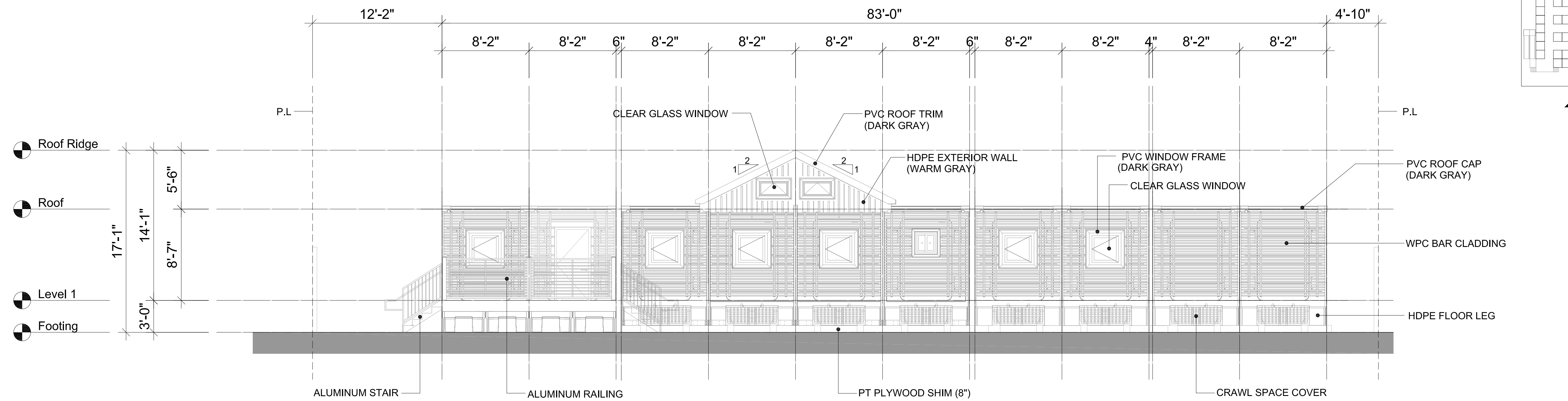
Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

A2.0



OVERALL SITE ELEVATION -EAST SCALE: 3/16" = 1'-0"



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

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CONSULTANT

751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 696-8650

REVISIONS

| Date | Description |
|------------|------------------|
| 07-02-2024 | SCHEMATIC DESIGN |

STAMP



PROJECT:

WATSONVILLE
LOW BARRIER
NAVIGATION CENTER

PARCEL 1
118 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-32

PARCEL 2
5 CHERRY CT
WATSONVILLE, CA 95076
APN 017-172-31

PARCEL 3
120 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-35

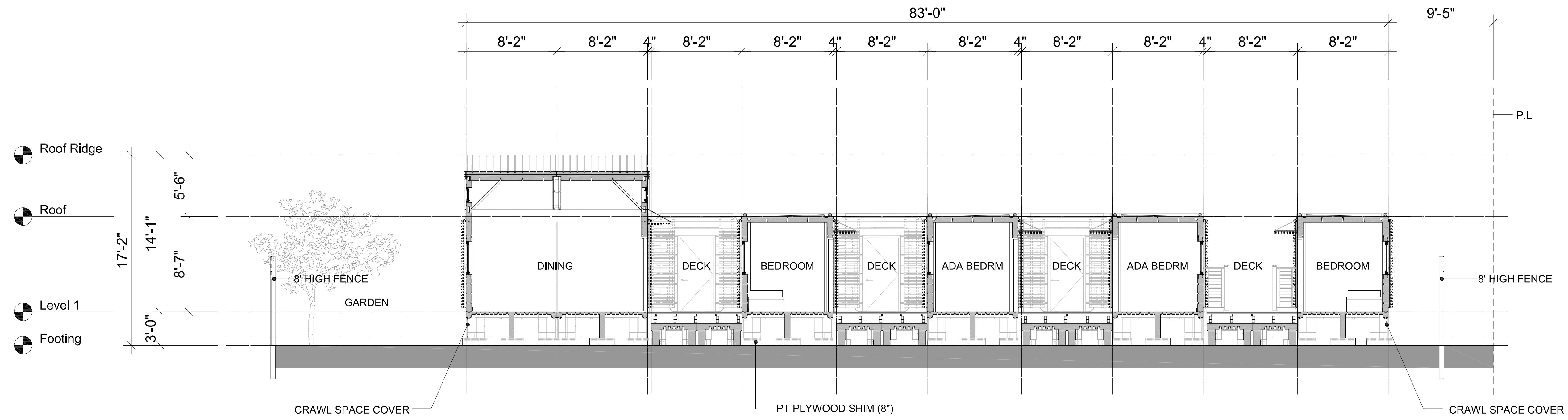
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OVERALL SITE
SECTIONS

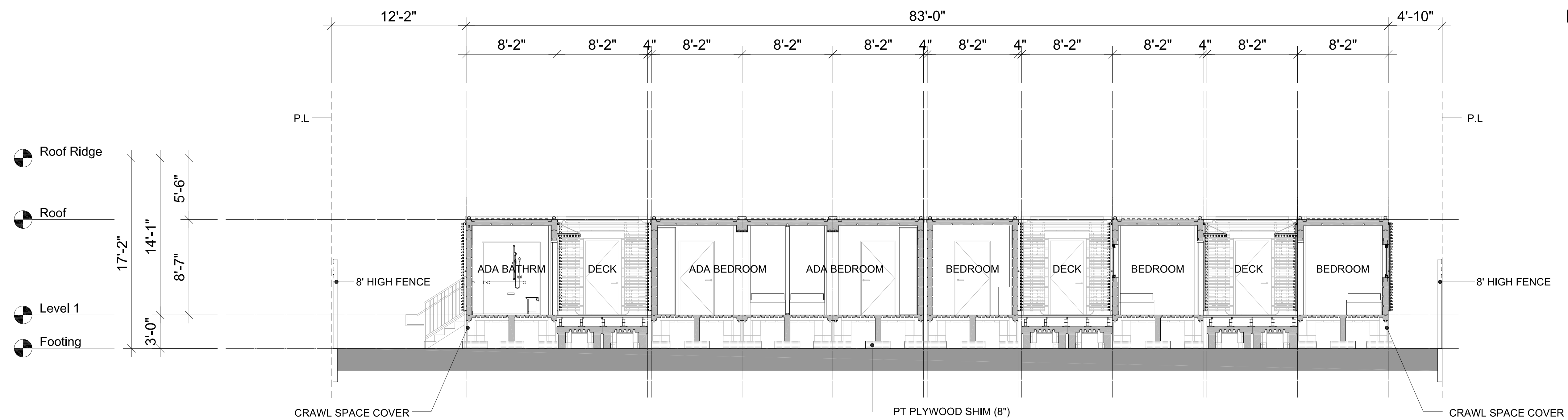
Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

A2.1



OVERALL SITE SECTION -LONGITUDINAL SCALE: 3/16" = 1'-0"



OVERALL SITE SECTION -CROSS SCALE: 3/16" = 1'-0"



**DignityMoves
Watsonville**

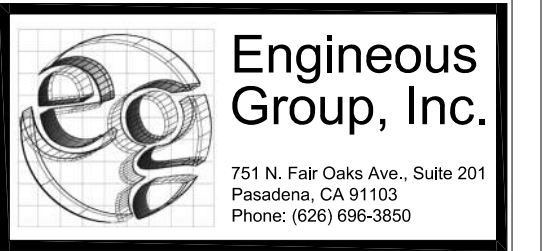


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REVISIONS

| Date | Description |
|------------|------------------|
| 07-02-2024 | SCHEMATIC DESIGN |

STAMP



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APN 017-172-35

SHEET NAME:

**3D RENDERINGS /
DESIGN CHARACTER**

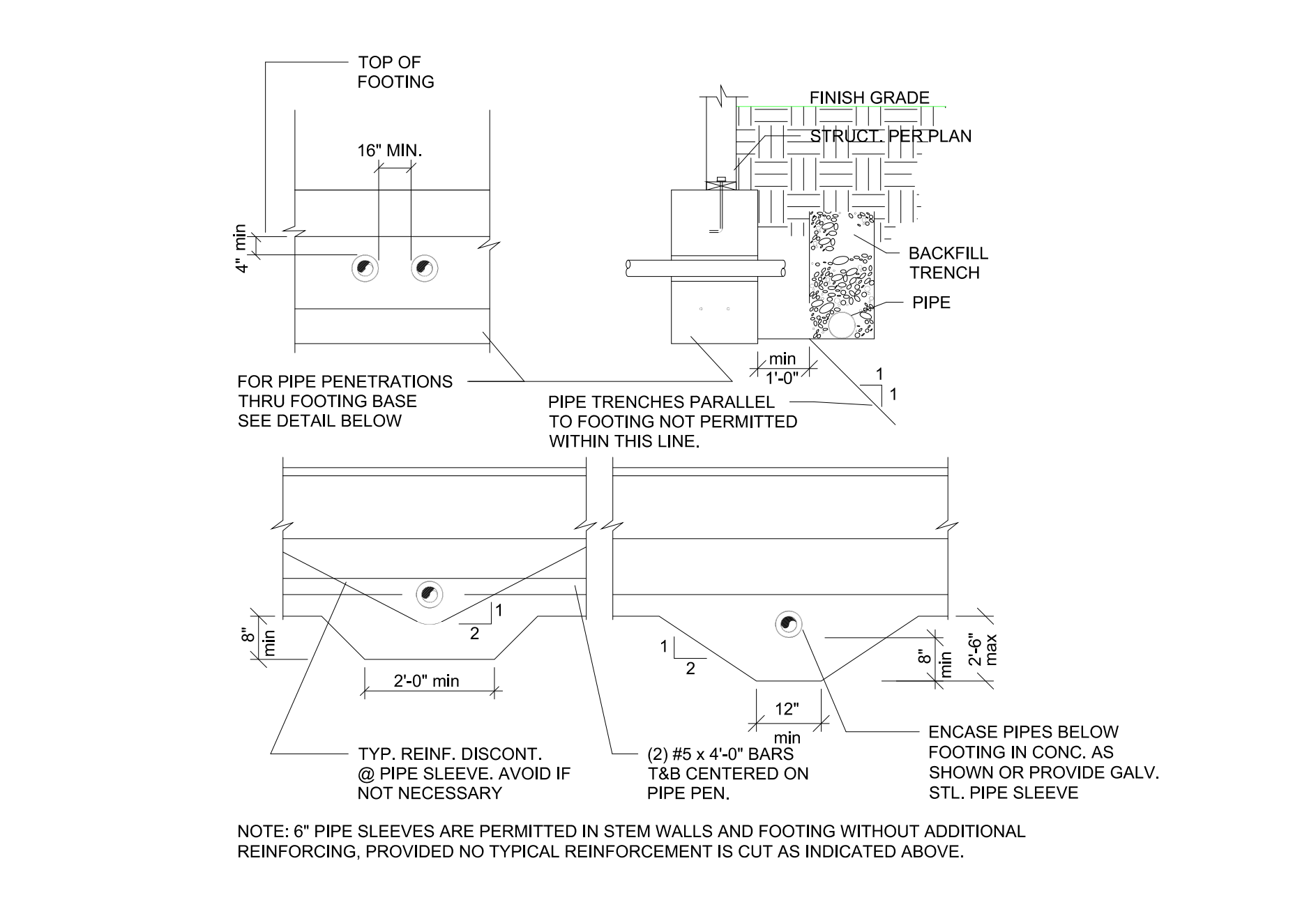
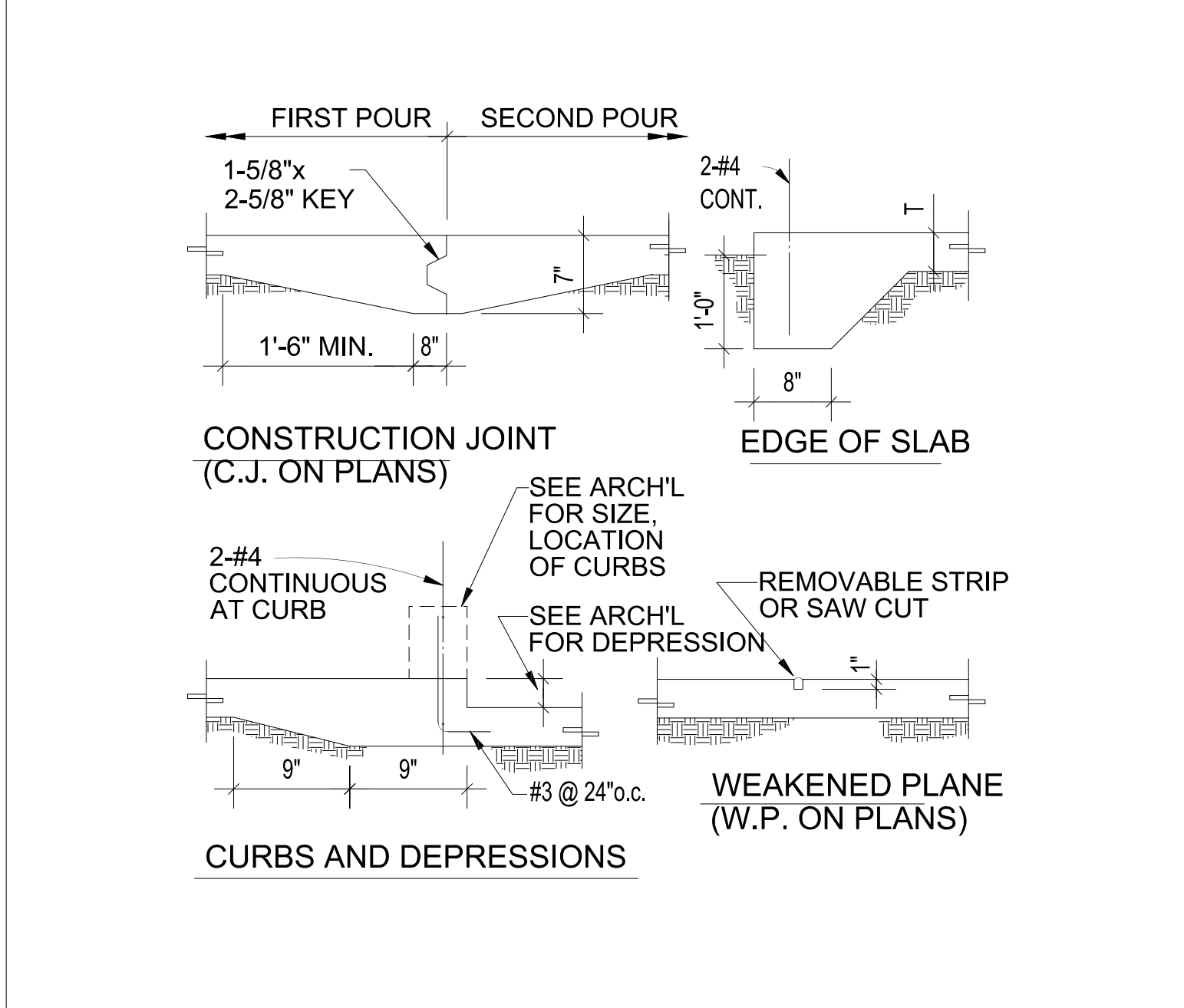
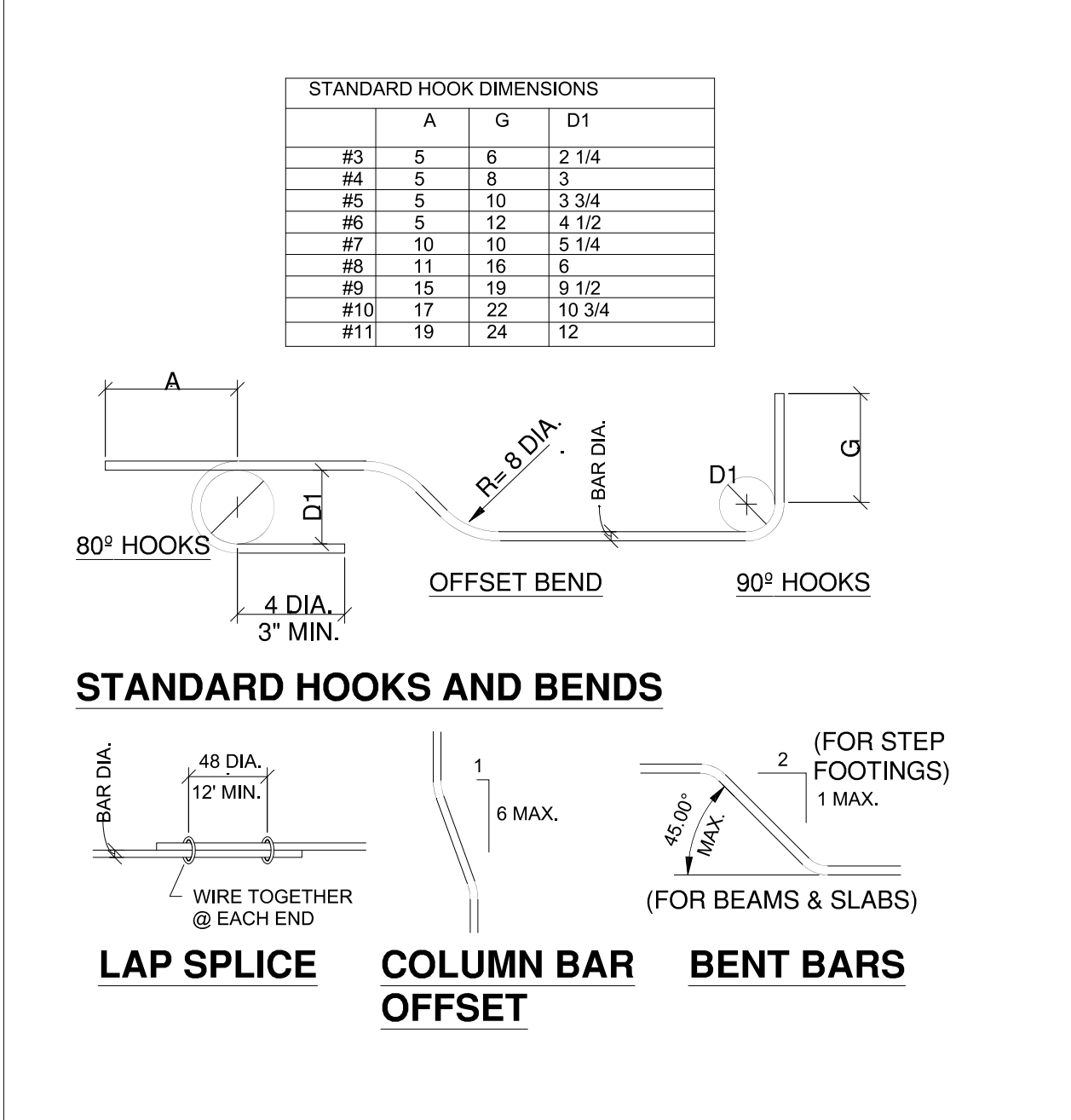
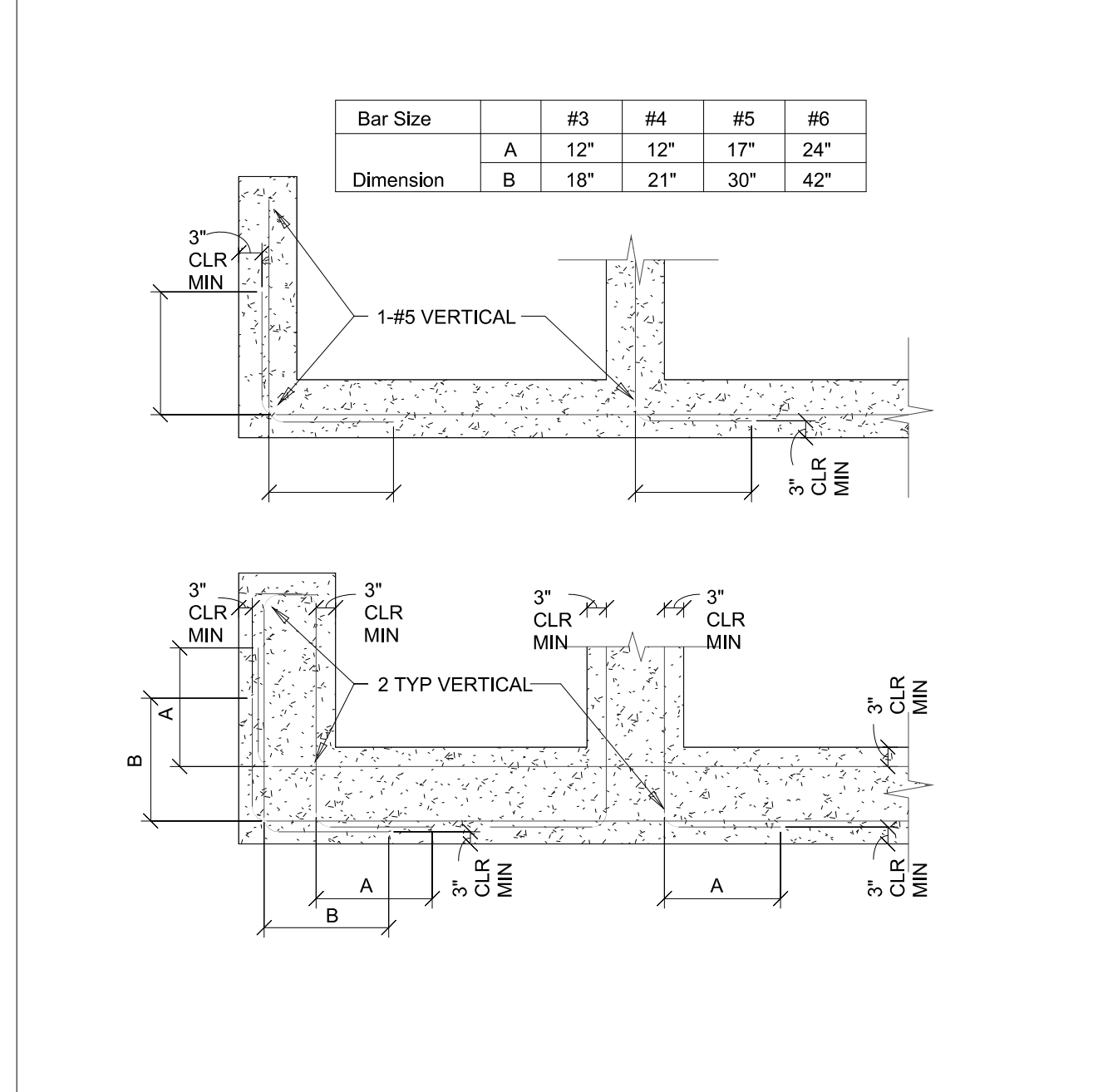
Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

A3.0

NOTE :

ALL NOTES AND DETAILS ARE GENERAL STANDARDS AND MAY NOT APPLY TO THIS SPECIFIC PROJECT.



1 Typ. Reinforcement @ Footing or Wall Intersection

- SITE GRADING, PLACEMENT OF FILL FOOTING EXCAVATIONS & MOISTURE CONDITIONING OPERATIONS SHALL BE OBSERVED BY SOILS ENGINEER.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- FOUNDATION ELEVATION & DRAINAGE TO COMPLY WITH SECTION 1806.4
- VERIFY ALL DIMENSIONS & POINT LOAD CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- FLATWORK SLAB SHALL BE: 4" MIN. CONC. SLAB @ 2" CLEAN SAND.
- ALL HOLDDOWNS & OTHER FOUNDATION HARDWARE SHALL BE INSTALLED AT FOUNDATION INSPECTION.
- ALL WOOD IN CONTACT WITH CONCRETE OR GROUND SHALL BE PRESSURE TREATED LUMBER OR REDWOOD.
- PROVIDE SPLASH BLOCKS @ ALL DS LOCATIONS OR PERIMETER DRAINAGE SYSTEM WHEN NOTED PER SOILS REPORT.
- ANCHOR BOLTS (RODS): ANCHOR RODS EMBEDDED IN CONCRETE SHALL BE ASTM F1554, GRADE 36 (OR S5), INCLUDING WELDABILITY SUPPLEMENT S1.
- ALL FOOTINGS SHALL BE AT A MIN OF 12" BELOW EXTERIOR FINISH GRADE
- ALL REINFORCING TO BE WELDED SHALL BE ASTM A706 GRD 60
- ALL HARDWARE SHALL BE "SIMPSON" OR EQUAL CONNECTIONS & INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ALL ANGLES OTHER THAN 90 DEGREES SHALL BE 45 DEGREES U.N.O.
- PROVIDE SPLASH BLOCKS @ ALL DS LOCATIONS OR PERIMETER DRAINAGE SYSTEM WHEN NOTED PER SOILS REPORT.
- ALLOWABLE SOIL BEARING PRESSURE
- DEAD PLUS LIVE LOADS -----1000 PSF
- THIS FOUNDATION DESIGN WAS PREPARED PER PRESUMPTIVE LOAD-BEARING VALUE PER CBC 2022.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ADVERSE CONDITIONS ENCOUNTERED AT THE SITE, SUCH AS EXPANSIVE SOIL, SUBSIDENCE, HIGH GROUND WATER OR SEASONAL SURFACE WATER, PERMAFROST, LAND SLIDE, ROCKS, ETC.
- ALL THE SCREWS, BOLTS, NAILS, NUTS, WASHERS, ETC. FOR USE WITH TREATED WOOD AND/OR EXPOSED TO WEATHER SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR EQUIVALENT.

2 Typ. Rebar Detailing

WORK PERFORMED UNDER THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH CBC CHAPTER 17, SPECIAL INSPECTION (BY A CERTIFIED INSPECTOR) IS REQUIRED FOR FIELD WELDING, HIGH STRENGTH BOLTING, SPRAYED ON FIRE PROOFING, CONCRETE WITH STRENGTH > 2500 PSI, HIGH-LIFT GROUTING, SPECIAL MOMENT RESISTING FRAMES, PILES, DRILLED PIERS AND CAISSONS.

A. CONCRETE: THE STRUCTURAL DESIGN OF THIS PROJECT IS BASED ON CONCRETE HAVING A COMPRESSIVE STRENGTH (F_c) OF 3000 PSI. (NO CONCRETE SPECIAL INSPECTIONS REQUIRED)

B. STRUCTURAL WELDING: SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH CBC CHAPTER 17 WELDING IN ANY APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH CBC CHAPTER 17. ALL FIELD WELDING REQUIRES CONTINUOUS INSPECTION

C. HIGH STRENGTH BOLTING: ALL HIGH-STRENGTH (STEEL-TO-STEEL) BOLTED CONNECTIONS DESIGNATED AS HSB SHALL BE PRETENSIONED BY ONE OF FOUR METHODS:
1. TURN-OF-THE-NUT
2. CALIBRATED WRENCH TIGHTENING
3. TWIST-OF-BOLT OR
4. DIRECT TENSION INDICATOR. CONTINUOUS SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH CBC CHAPTER 17.

D. ANCHOR BOLTS IN CONCRETE: SPECIAL INSPECTION IS REQUIRED.

E. POINTING: PREPARATION AND MORTAR POINTING SHALL BE PERFORMED WITH SPECIAL INSPECTION PER CBC CHAPTER 17.

F. MASONRY SHEAR TEST: IN-PLACE SHEAR TESTS FOR COMPLIANCE WITH CBC CHAPTER 17.

G. NEW EMBEDDED BOLTS: ALL BOLTS RESISTING TENSION FORCES OR A COMBINATION OF TENSION AND SHEAR FORCES SHALL BE SUBJECT TO PERIODIC INSPECTION IN ACCORDANCE WITH SECTION 1701 OF THE BUILDING CODE PRIOR TO PLACEMENT OF THE BOLT. 5% OF ALL BOLTS RESISTING TENSION FORCES SHALL BE SUBJECT TO A DIRECT TENSION TEST AND ADDITIONAL 20% SHALL BE TESTED USING A CALIBRATED TORQUE WRENCH. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH UBC STD. 21-7

H. ALL EXPANSION/POXY ANCHORS REQUIRES CONTINUOUS SPECIAL INSPECTION.

I. ALL EPOXY REINFORCING REQUIRES CONTINUOUS SPECIAL INSPECTION.

J. ALL COMPLETE PENETRATION WELDS REQUIRE NON-DESTRUCTIVE TESTING PER AISC 341, APPENDIX Q & W

3 Typ. Slab on Grade

A. GENERAL: ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI MANUAL OF CONCRETE PRACTICE AND THE CBC.

B. REINFORCING MATERIALS:
1. DEFORMED ASTM A615, GRADE 60.
2. WELDED WIRE FABRIC, ASTM A185.
3. WELDED REINF.: ASTM A706

C. SILL PLATE ANCHOR BOLTS: TYPICAL ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL BE ASTM F1554 (GRADE 36), ASTM A36, ASTM A307 OR EQUIVALENT. EMBEDDED END SHALL BE HEADED.

D. CONCRETE STRENGTH: FOOTINGS AND SLABS ON GRADE: (DESIGN BASED ON F_c = 3000 PSI) MINIMUM REQUIREMENTS: PSI @ 28 DAYS = 3000, MIN. CEMENT TYPE I/IV WITH WATER/CEMENT RATIO OF 0.5. AND MAX SLUMP 4".

E. MIX TO BE APPROVED BY THE ENGINEER. ADMIXTURES ONLY AS APPROVED BY THE ENGINEER.

F. WELDING: ALL WELDING OF REINFORCING STEEL SHOULD BE AVOIDED BUT WHERE ABSOLUTELY NECESSARY, WELDING SHALL BE WITH LOW-HYDROGEN ELECTRODES IN STRICT ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE AMERICAN WELDING SOCIETY (AWS D1.4).

G. LAP SPLICES: MINIMUM 48 BAR DIAMETERS OR 1'-6" (WHICHEVER IS GREATER) AND AS DETAILED ON THE DRAWINGS.

H. COVER TO BARS: UNLESS OTHERWISE SHOWN OR NOTED, COVER TO REINFORCING BARS SHALL BE AS STATED IN ACI 318 Section 7.7.1.

I. CONCRETE CURING: KEEP CONCRETE SLABS CONTINUOUSLY WET FOR 7 DAYS OR USE MEMBRANE CURING AS APPROVED BY THE ENGINEER.

J. FORM REMOVAL: SIDE FORMS OF FOOTINGS AND SLABS ON GRADE, MINIMUM 2 DAYS.

K. VIBRATION: VIBRATE ALL CONCRETE IN PLACE WITH A MECHANICAL VIBRATOR USED BY EXPERIENCED PERSONNEL.

L. TESTING: WHEN REQUESTED BY THE OWNER, AND WHERE CONC F_c = 3000 PSI & GREATER TESTING OF CONCRETE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 301, CHAPTER 16.

M. FOR PRE-CAST CONCRETE WALL PANELS: LIFTING SUB-CONTRACTOR SHALL PROVIDE DESIGN OF LIFTING INSERTS & ADDITIONAL REINF. DUE TO CONSTRUCTION LOADS. SPECIAL INSPECTION IS REQUIRED. SHOP DRAWINGS SHALL BE PROVIDED INDICATING PLACEMENT OF EMBEDS.

4 Typ. Pipe and Trench Detail -1

BOLTHOLD™ SP10-38 Asphalt Anchors Datasheet v1.0

Overview
Asphalt Anchors Corp. has developed the BoltHold™ family of anchors suitable for mounting objects to asphalt surfaces. The SP10-38 anchors body is 6" long and 1/2" in diameter with a 1/2" x 16 female thread. The anchor is bonded to the asphalt using special grout such as our EPK2 or EPK3.

Description
The SP10-38 is constructed from a thick-walled tube. The bottom is flared and sealed to act as a wedge when pushing the anchor into the ground. A welded spiral along the length of the anchor provides a strong bond with the grout.

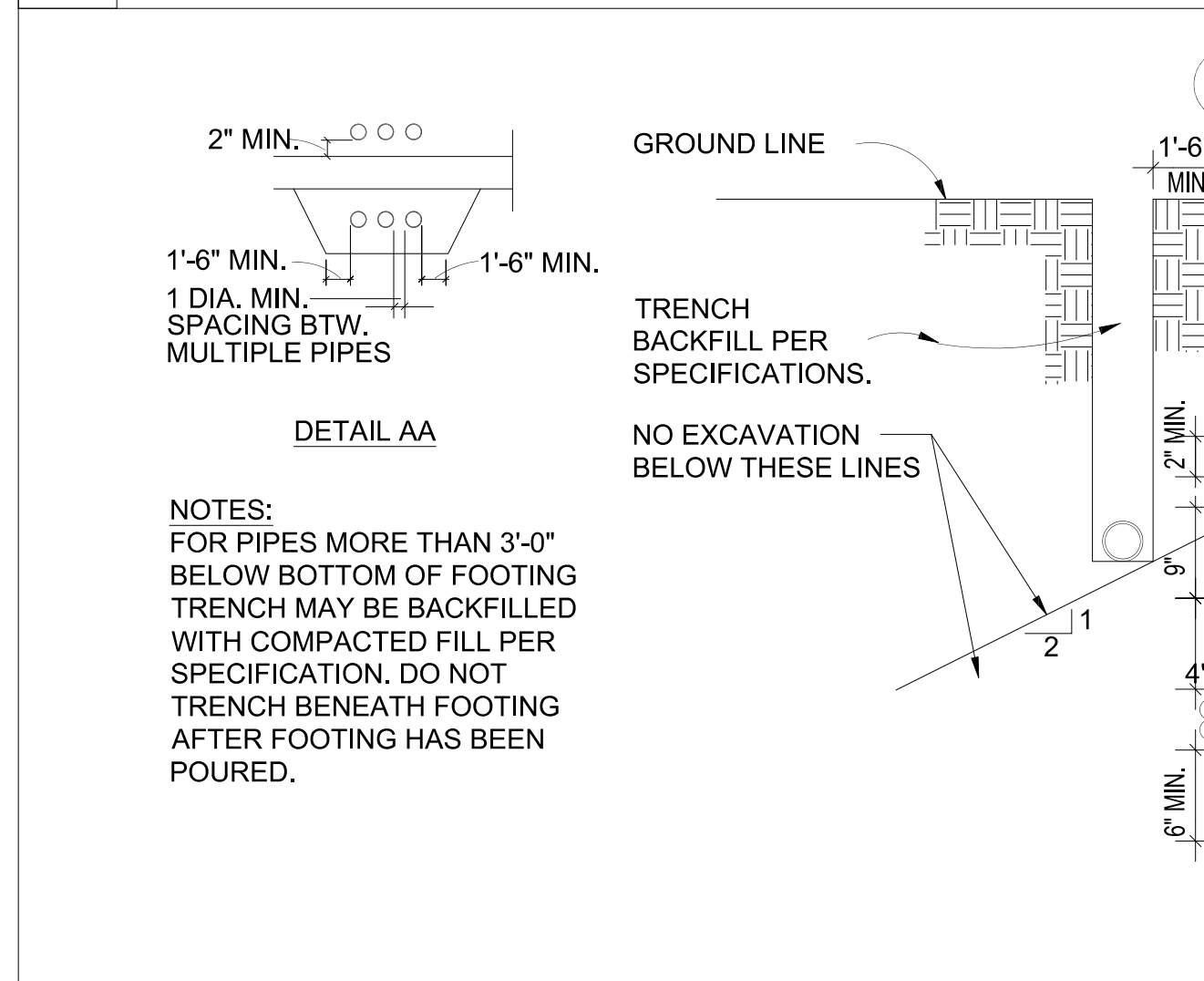
Force Rating
The resistance of the installed anchors to extraction depends on the nature of the asphalt and the gravel below it. The SP10-38 is pull-rated for 1,500 to 16,700 lbs when installed with the EPK2 or EPK3 grouts (see below). At ground level, the anchor can resist 1,000-lb of shear force. The anchor is rated for 200 in-lb of rotary torque; this torque is exerted when tightening the attaching bolt.

BOLTHOLD™ SP10-38 Asphalt Anchors Datasheet v1.0

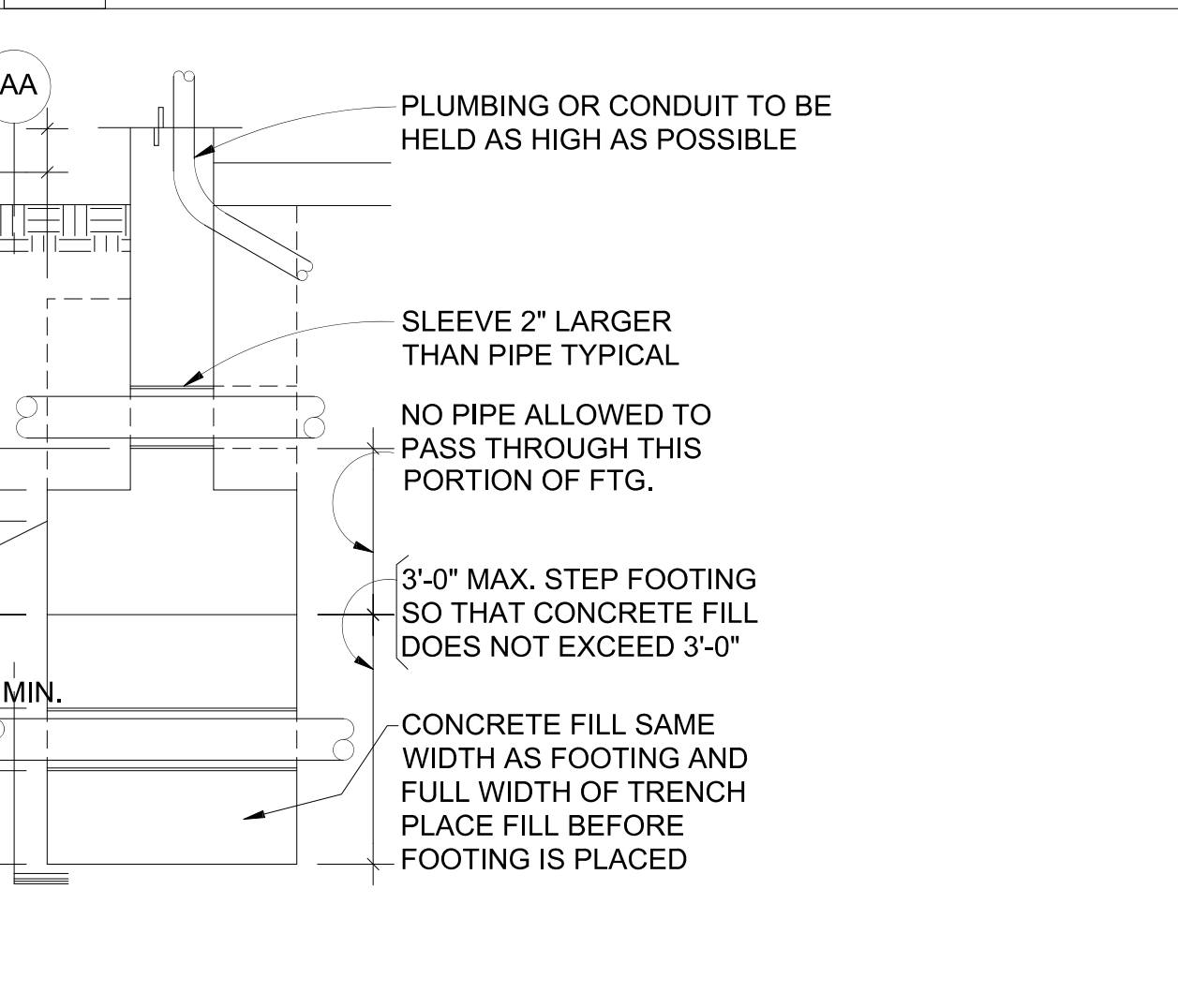
Anchor Metrics

| | |
|-----------------------|-------------------|
| Anchor Length | 6" (150 mm) |
| Anchor body diameter | 1/2" (13 mm) |
| Anchor head diameter | 1.37" (35 mm) |
| Anchor thickness | 0.20" (5 mm) |
| Anchor weight | 0.276 (8.1 g) |
| Internal Thread | 1/2" x 16 UNC |
| Bolt allowed depth | 4" (100 mm) |
| Finish SP10-38 | zinc plating |
| Finish SP10-38S | 55 504 |
| Finish SP10-38 D | 55 504 |
| Full resistance | 1,500 lb |
| Shear Resistance | 1,000 lb |
| Torque Rating | 200 in-lb |
| Grout volume required | 60cc (2.1 fl. oz) |
| SP10-38 EPK2 bag/tub | 4 x 5 |
| SP10-38-6 pack 9K2 | 61-6103-396 |
| SP10-38-6 pack 9K3 | 61-6103-394 |
| SP10-38-6 pack 9K1 | 61-6103-388-0 |

5 Foundation General Notes



6 Inspection General Notes



7 General Concrete Notes

A. STRUCTURAL DESIGN IS BASED ON THE FOLLOWING GOVERNING CODES:
1. 2022 CALIFORNIA BUILDING CODE
2. ASCE 7-16 STANDARD
3. IAPMO ER-560

B. DESIGN LOADS:
1. LIVE LOADS:
ROOF = 20 PSF
FLOOR = 50 PSF (100 PSF DECK)

2. WIND:
BASIC WIND SPEED - 95 MPH, 3 SEC GUST EXPOSURE CATEGORY - C

3. Seismic: According to ER-560 RISK CATEGORY II LATERAL FORCE RESISTING FOR FRAME SYSTEM (R=6.5) SEISMIC IMPORTANCE FACTOR - I = 1.00 SITE CLASS - D (DEFAULT) SEISMIC DESIGN CATEGORY - D S_s = 1.701g, S_{d₁} = 1.0g S₁ = 0.645g, S_{d1} = 0.73g

8 Asphalt Anchor Specs/Notes

AAC 10 Ridge Rd, West Orange, NJ 07052 USA Tel: 1-973-669-8214 Fax: 1-973-669-5161 email: custserv@asphaltanchors.com www: www.asphaltanchors.com Page 1 of 7

AAC 30 Ridge Rd, West Orange, NJ 07052 USA Tel: 1-973-669-8214 Fax: 1-973-669-5161 email: custserv@asphaltanchors.com www: www.asphaltanchors.com Page 2 of 7

9 Typ. Pipe and Trench Detail -2

2" MIN. 1'-6" MIN. 1 DIA. MIN. SPACING BTW. MULTIPLE PIPES. TRENCH BACKFILL PER SPECIFICATIONS. NO EXCAVATION BELOW THESE LINES. PLUMBING OR CONDUIT TO BE HELD AS HIGH AS POSSIBLE. SLEEVE 2" LARGER THAN PIPE TYPICAL. NO PIPE ALLOWED TO PASS THROUGH THIS PORTION OF FTG. 3'-0" MAX. STEP FOOTING SO THAT CONCRETE FILL DOES NOT EXCEED 3'-0" CONCRETE FILL SAME WIDTH AS FOOTING AND FULL WIDTH OF TRENCH PLACE FILL BEFORE FOOTING IS PLACED.

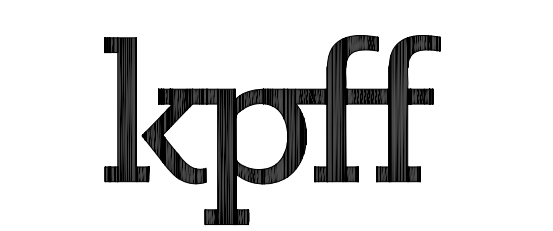
10 Design Summary

2" MIN. 1'-6" MIN. 1 DIA. MIN. SPACING BTW. MULTIPLE PIPES. TRENCH BACKFILL PER SPECIFICATIONS. NO EXCAVATION BELOW THESE LINES. PLUMBING OR CONDUIT TO BE HELD AS HIGH AS POSSIBLE. SLEEVE 2" LARGER THAN PIPE TYPICAL. NO PIPE ALLOWED TO PASS THROUGH THIS PORTION OF FTG. 3'-0" MAX. STEP FOOTING SO THAT CONCRETE FILL DOES NOT EXCEED 3'-0" CONCRETE FILL SAME WIDTH AS FOOTING AND FULL WIDTH OF TRENCH PLACE FILL BEFORE FOOTING IS PLACED.

DignityMoves Watsonville



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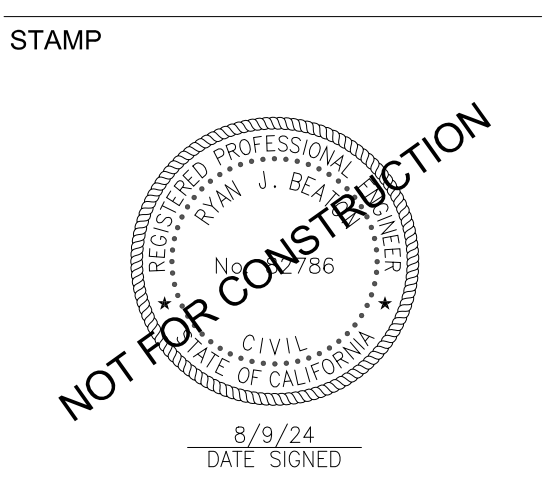
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San Francisco, CA 94105
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REVISIONS

| Date | Description |
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| 07-02-2024 | SCHEMATIC DESIGN |



PROJECT:
WATSONVILLE LOW BARRIER NAVIGATION CENTER

PARCEL 1
118 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-32

PARCEL 2
5 CHERRY CT
WATSONVILLE, CA 95076
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120 1 ST ST
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SHEET NAME:

GENERAL NOTES

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.: **S0.0**

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San Francisco, CA 94105
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SHEET NAME:

FOUNDATION PLAN

Issue Date: 2024-07-02

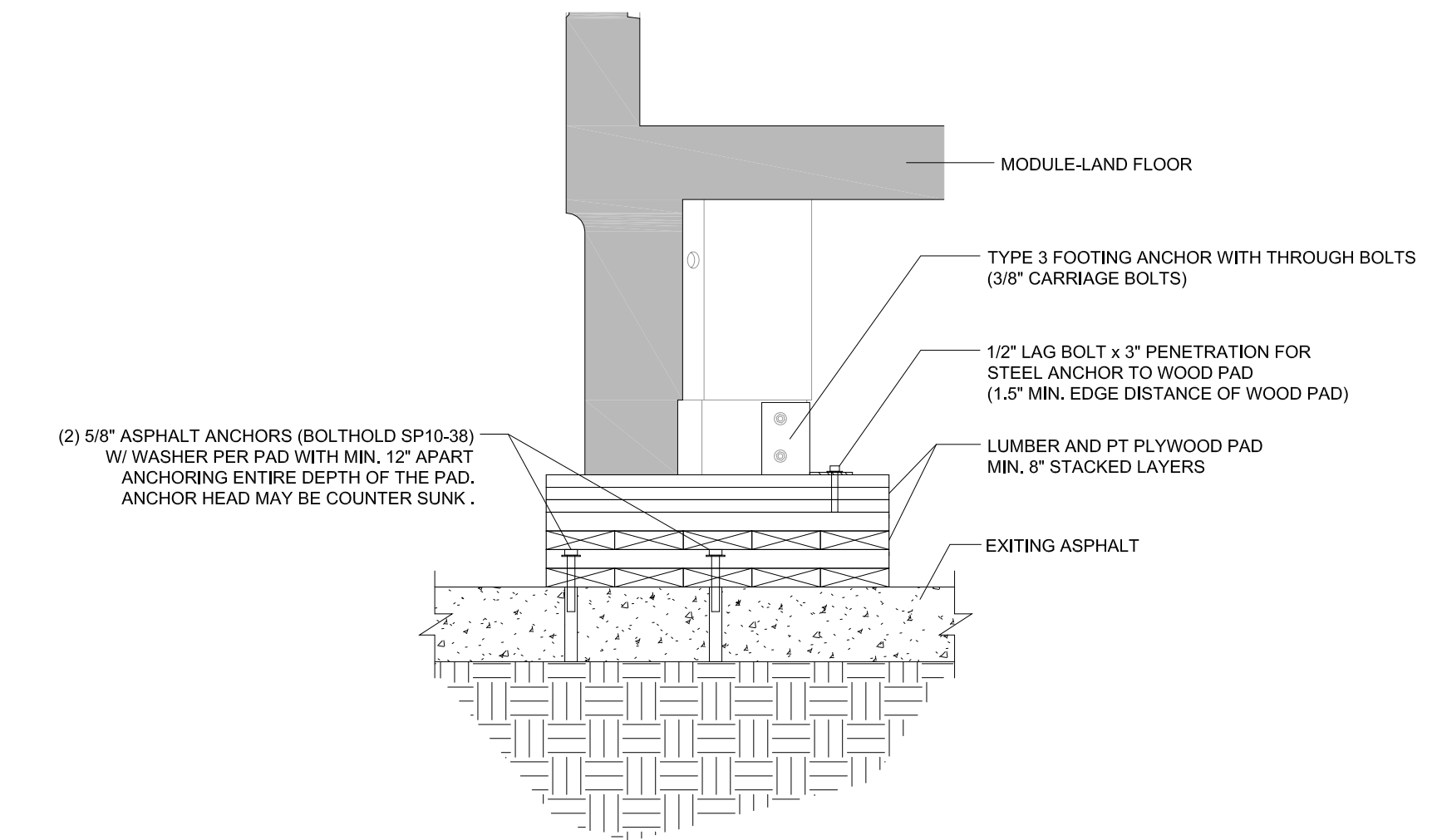
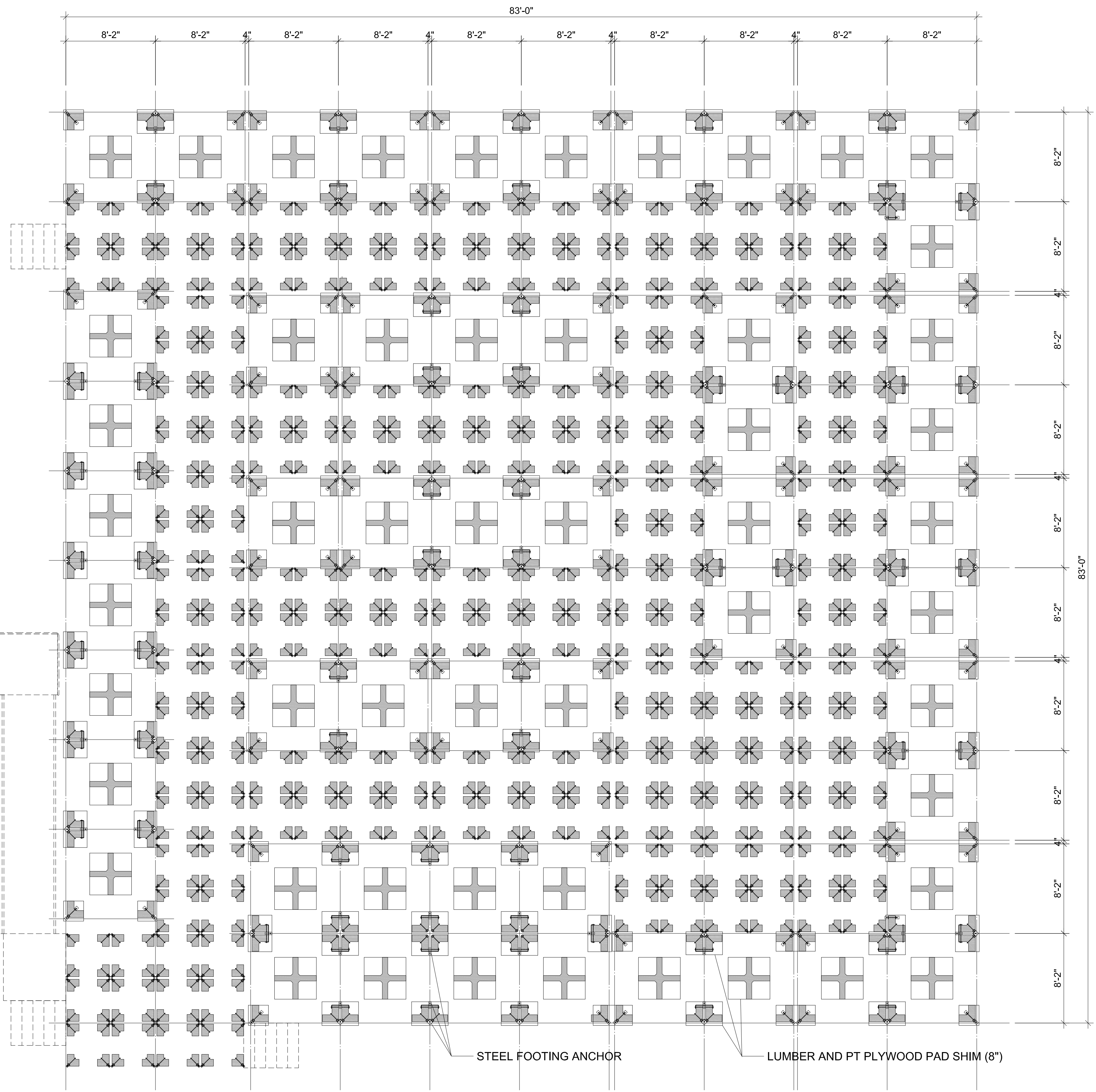
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Checked By: XX

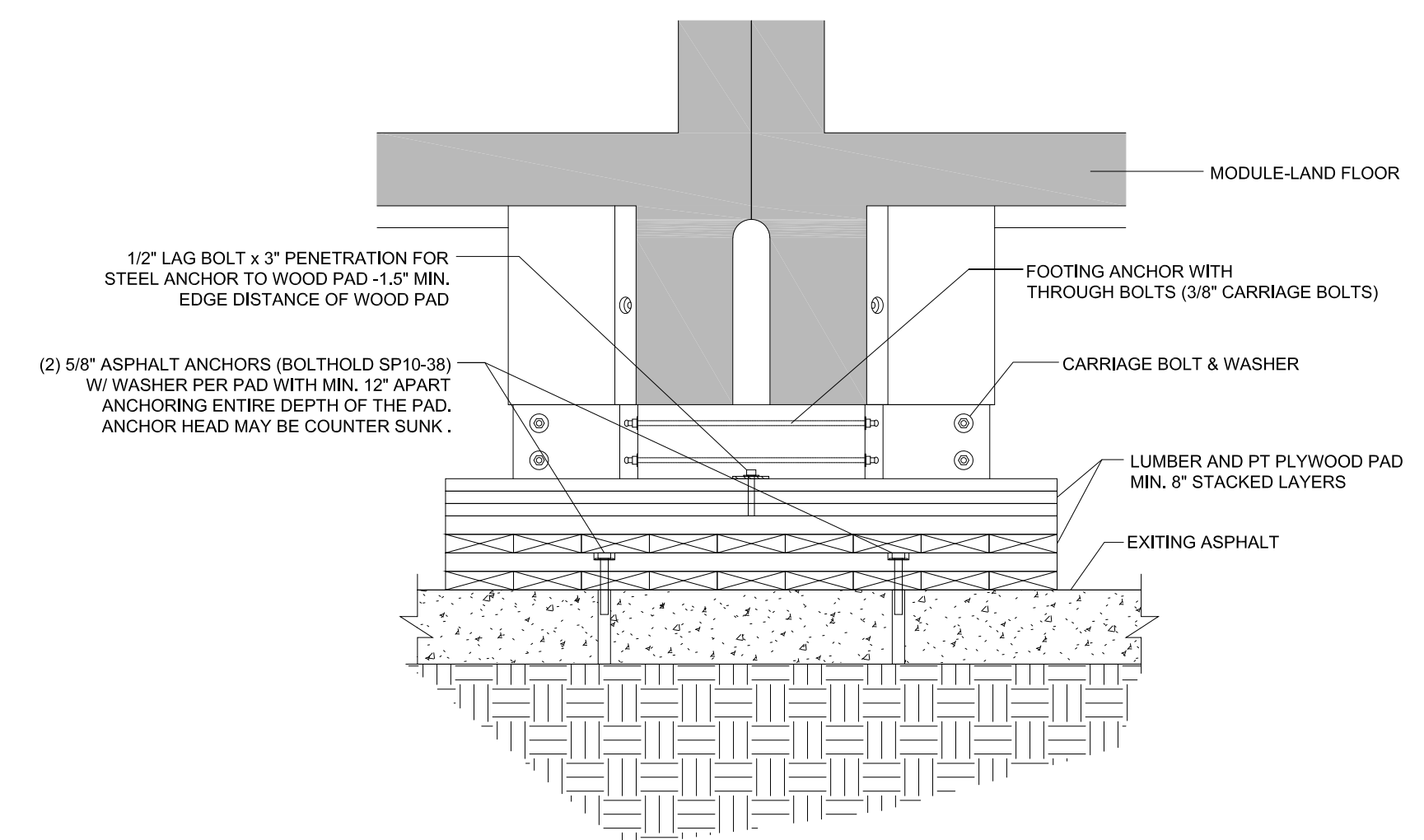
Project No.: XXXXXX

SHEET NO.:

S1.0



EXTERIOR FOOTING SECTION



INTERIOR FOOTING SECTION

CONSULTANT

kpff

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San Francisco, CA 94105
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CONSULTANT

Engineous
Group, Inc.
751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 496-8650

REVISIONS

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| 07-02-2024 | SCHEMATIC DESIGN |

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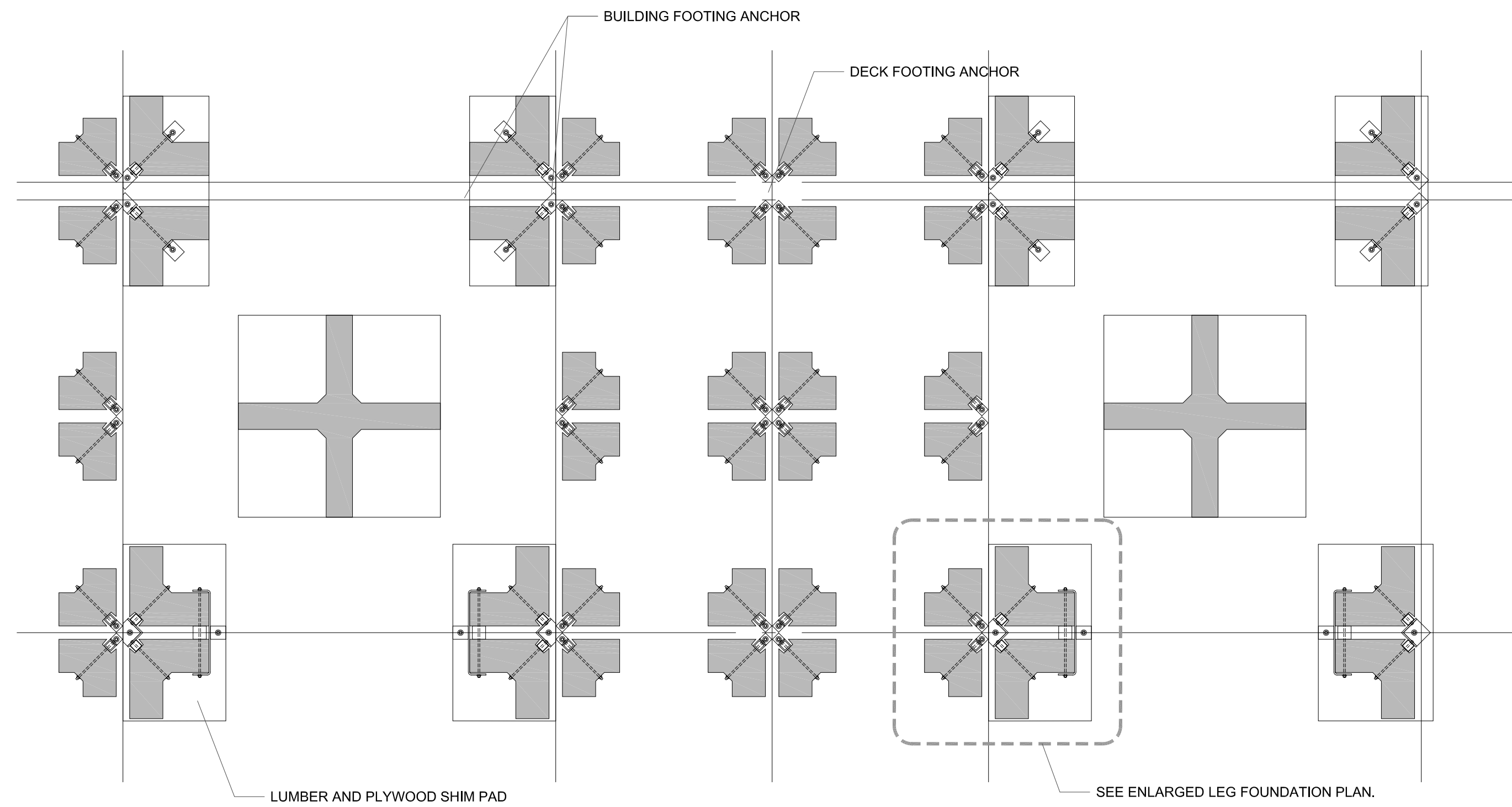
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FOOTING DETAILS

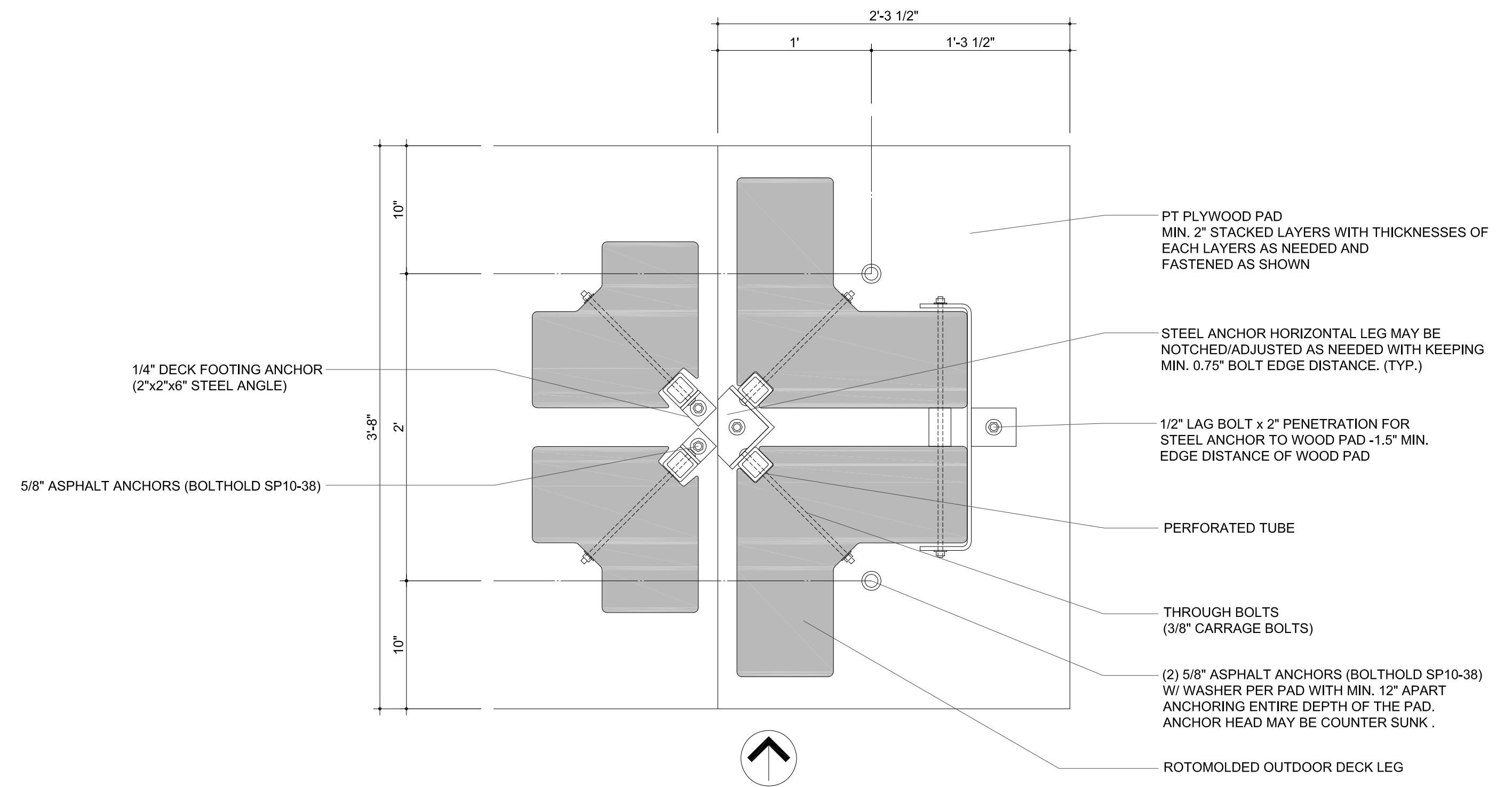
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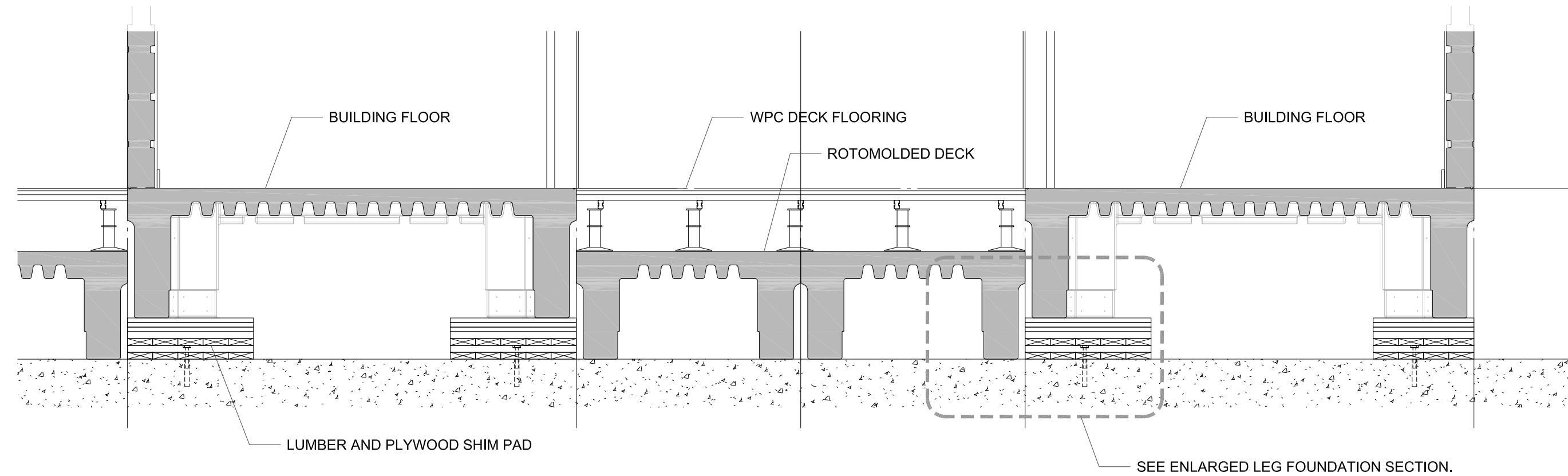
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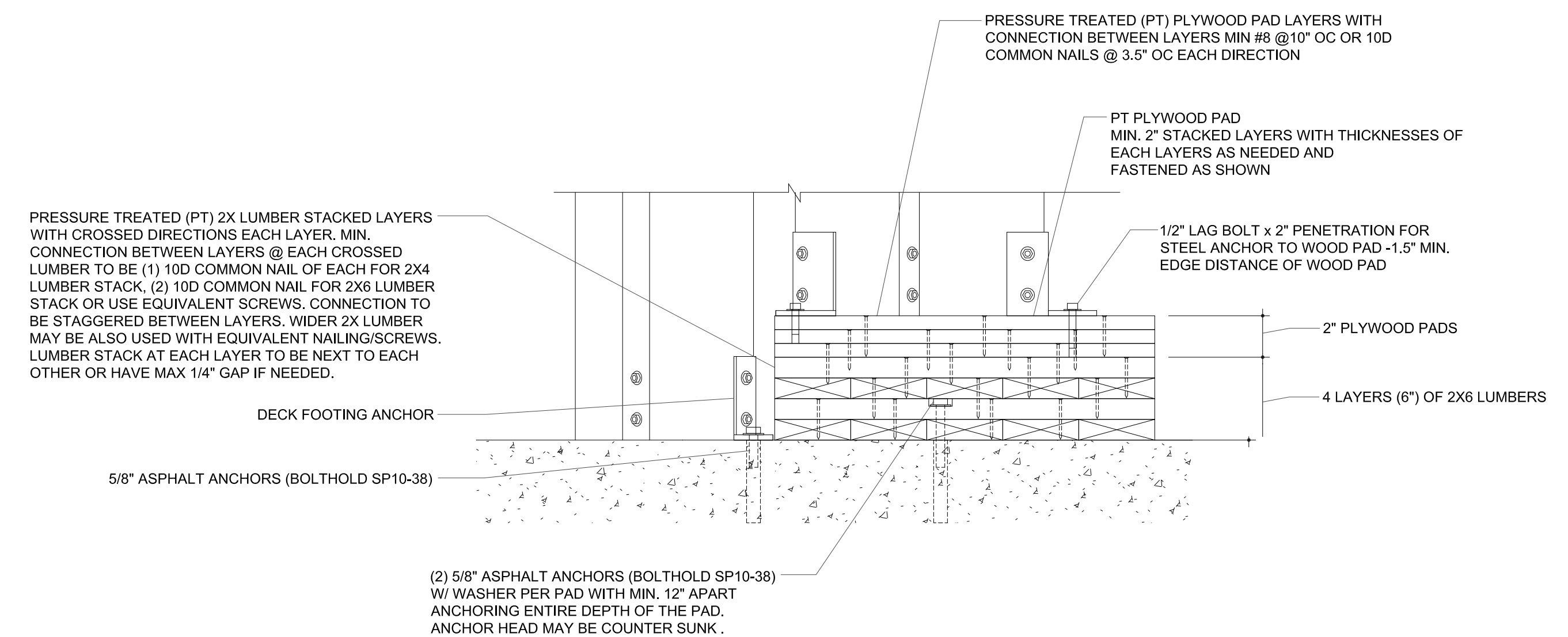
TYPICAL FOUNDATION PLAN



ENLARGED LEG FOUNDATION PLAN



TYPICAL FOUNDATION SECTION



ENLARGED LEG FOUNDATION SECTION

PLUMBING REQUIREMENTS

1. SCOPE OF WORK:
 - A. FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT & FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
 - B. THE CONTRACTOR SHALL FURNISH & INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATION.
2. WORKMANSHIP: THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH & WORKMANLIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE ARCHITECT.
3. MATERIALS: ALL MATERIALS, APPLIANCES & EQUIPMENT, SHALL BE NEW & THE BEST OF THEIR RESPECTIVE KIND, FREE FROM ALL DEFECTS AND OF THE MAKE, BRAND AND QUALITY SPECIFIED.
4. SITE INSPECTION: CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE & FUNCTIONAL SYSTEM. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDING FOR ANY OMISSIONS WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
5. CODES AND PERMITS: ALL MECHANICAL EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING CALIFORNIA PLUMBING CODE WITH LA CITY AMENDMENTS, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS & INSPECTIONS.
6. AS-BUILTS: CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DOCUMENTS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT.
7. GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR & MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP & MATERIALS FOR A PERIOD OF ONE YEAR.
8. SUBMITTALS: CATALOG INFORMATION & CUTS OF ALL EQUIPMENT & DEVICES SHALL BE SUBMITTED FOR REVIEW (SIX COPIES OF EACH).
9. COORDINATION: THE DRAWINGS ARE DIAGRAMMATIC & INTENDED TO SHOW SCOPE. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCT, PIPES, CONDUIT, ETC. LOCATION OR EXISTING PIPING SHOWN IS APPROXIMATE; CONTRACTOR SHALL VERIFY THEIR LOCATION PRIOR TO BEGINNING WORK OF THIS SECTION AND SHALL MAKE MODIFICATIONS AND ADJUSTMENTS REQUIRED TO INSTALL THE WORK OF THIS SECTION.
10. CUTTING AND PATCHING: ALL CUTTING & PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK. PROVIDE ALL NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.
11. CLEANUP: UPON COMPLETION OF THE WORK UNDER THIS SECTION THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT & DEBRIS INCIDENTAL TO THIS WORK & LEAVE THE PREMISES CLEAN AND ORDERLY.
12. ALL HOT WATER SUPPLY AND RECIRCULATION PIPING (EXCEPT RUNOUTS 12' OR SHORTER TO INDIVIDUAL FIXTURES) TO BE INSULATED AS FOLLOWS:

| | |
|---------------------------|-----------------------------------|
| INSULATION THICKNESS, IN. | (K=0.27 BTUH-IN/SQ.FT. F OR LESS) |
| PIPE SIZE, IN. | 1" |
| 1 1/2" OR LESS | 1" |
| 2" OR LARGER | 2" |
13. ALL FLOOR SINKS SHALL BE FLUSHED TO THE FLOOR. ALL LINES DRAINING TO THE FLOOR SINKS SHALL SLOPE A MINIMUM OF 1/4" PER FOOT AND SHALL TERMINATE AT LEAST ONE INCH ABOVE THE RIM OF THE FLOOR SINK. FLOOR SINKS SHALL BE LOCATED CLEAR OF WORK/TRAVEL PATHS. POTABLE WATER DISCHARGED TO THE DRAINAGE SYSTEM SHALL BE BY AN APPROVED AIR GAP OF TWO PIPE DIAMETERS OF SUPPLY INLET CONNECTION MAY BE MADE TO THE INLET SIDE OF A TRAP PROVIDED THAT AN APPROVED VACUUM BREAKER IS INSTALLED NOT LESS THAN 6" OR THE DISTANCE ACCORDING TO DEVICE LISTING (CPC 603.3.5)
14. CONDENSATE PIPING SHALL BE INSULATED WITH 3/8" FOAM PLASTIC.
15. PIPING:
 - A. WASTE, VENT AND STORM DRAIN PIPING SHALL BE ABS SCHEDULE 40 HUBLESS TYPE. COPPER DWV PIPING ACCEPTABLE FOR VENT.
 - B. WATER PIPING SHALL BE PVC SCHEDULE 40.
 - C. NATURAL GAS PIPING TO BE SCHEDULE 40 BLACK STEEL.
 - D. FIRE PIPING:
 - UNDER BUILDINGS: THICKNESS CLASS 52 DUCTILE IRON WATER PIPE MECHANICAL JOINT DUCTILE IRON FITTINGS MEETING A.W.W.A. C-153 STANDARD.
 - IN BUILDINGS: SCHEDULE 40 BLACK STEEL PIPE WITH 125# BLABANDEDCAST IRON SCREWED FITTINGS AND COUPLINGS FOR 1" PIPE, AND SCHEDULE 10 BLACK STEEL PIPE WITH ROLLED GROOVED ENDS AND GROOVED OR MECHANICAL FITTINGS. AT CONTRACTOR'S OPTION, PIPING MAY BE SCHEDULE 40 BLACK STEEL GROOVED PIPE WITH VICTAULIC U.L. LISTED BLACK GROOVED FITTINGS AND VICTAULIC NO. 77 U.L. LISTED MALLEABLE IRON COUPLINGS. THIN WALL STEEL PIPING, COPPER PIPING AND PLASTIC PIPING SHALL NOT BE USED.
16. CLEAN-OUTS SHALL BE INSTALLED AS PER SEC. 707 AND 719 OF THE CALIFORNIA PLUMBING CODE.
17. PROVIDE WATERTIGHT FLASHING WHEREVER PIPES PASS THRU EXTERIOR WALLS AND FLOORS.
18. PENETRATIONS: PENETRATION IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED. FIRE-STOPPING SHALL BE AN APPROVED MATERIAL SECURELY INSTALLED AND CAPABLE OF MAINTAINING ITS INTEGRITY WHEN SUBJECTED TO TEST TEMPERATURE FOR SPECIFIC WALL OR PARTITION.
19. PROVIDE FELT WITH METAL BACKING VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL WATER AND WASTE PIPING.
20. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO STARTING WORK OF THIS SECTION. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO EXISTING UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO EXISTING UTILITIES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.
21. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.
22. VALVES SHALL BE NIBCO, JENKINS, WALWORTH, STOCKHAM OR EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED.
23. PROVIDE HANGERS AND SUPPORTS AS REQUIRED. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE. PIPING SHALL BE SUPPORTED PER CPC SECTION 314.0 & PER TABLE 3-1 & TABLE 3-2.
24. CONTRACTOR SHALL AFFIX A MAINTENANCE LABEL TO ALL EQUIPMENT REQUIRING ROUTINE MAINTENANCE AND SHALL PROVIDE THREE COPIES OF MAINTENANCE AND OPERATING MANUALS TO THE OWNER.
25. CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL UTILITY METERS AND UTILITY CONNECTIONS.
26. ALL PLUMBING AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO A GREAT EXTENT AS POSSIBLE. ALL LINES NOT CONCEALED TO BE SECURED 6" OFF FLOOR AND 3/4" FROM WALL AND CEILINGS USING OFFSET BRACKETS.
27. ALL SINKS AND LAVATORIES IN THE FOOD FACILITY WILL BE SUPPLIED WITH HOT AND COLD RUNNING WATER UNDER PRESSURE, AND SHALL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MINIMUM OF 10 SECONDS.
28. THE JANITORIAL SINK SHALL BE PROVIDED WITH AN APPROVED BACK FLOW PREVENTION DEVICE.
29. AN APPROVED BACKFLOW PREVENTOR SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION. BACKFLOW DEVICES SERVING CARBONATED SODA DISPENSER SHALL BE STAINLESS STEEL AND SHALL MEET AND BE LISTED TO ASSE 1022 STANDARD.
30. PROVIDE WATER HAMMER ARRESTORS AT ALL QUICK AND SELF CLOSING FIXTURES AND ELSEWHERE AS REQUIRED TO ELIMINATE WATER HAMMER.
31. LAVATORIES IS RESTROOMS OF PUBLIC FACILITIES SHALL BE SELF-CLOSING OR SELF-CLOSING METERING, AND SHALL BE EQUIPED WITH OUTLET DEVICES THAT LIMIT THE FLOW TO A MAXIMUM OF 0.25 GAL. PER CYCLE AND WITH CONTROLS TO LIMIT THE OUTLET TEMPERATURE TO 110°F.
32. PROVIDE NIBCO SPRING LOADED CHECK VALVES ON ALL COLDWATER & HOT WATER BRANCHES TO INDIVIDUAL PLUMBING FIXTURES & EQUIPMENT.
33. CONDENSATE DRAINS MATERIALS, SIZES AND ROUTING SHALL BE IN ACCORDANCE WITH CMC 307.2.2 CALIFORNIA AMENDMENTS; UPC 801.4 AND 807.0.
34. GOVERNING CODE SHALL BE THE 2016 CAL. PLUMBING CODE (CPC).
35. HORIZONTAL DRAINAGE PIPING SHALL BE RUN AT A UNIFORM SLOPE OF NOT LESS THAN 1/4" PER FOOT TOWARD THE POINT OF DISPOSAL. WHERE STRUCTURE PROHIBITS INSTALLATION AND AS APPROVED BY THE LOCAL AUTHORITY, DRAINAGE PIPING 4" OR LARGER MAY BE RUN AT A UNIFORM SLOPE OF 1/8" PER FOOT.
36. WASTE AND VENT PIPE SIZING SHALL BE FOR CPC REQUIREMENTS.

PLUMBING LEGEND

| | | | |
|--|---|--|------------------------------|
| | PIPE-TURN DOWN | | PRESSURE RELIEF VALVE |
| | PIPE-TURN UP | | FLEXIBLE CONNECTION |
| | SOV SHUT-OFF VALVE | | POINT OF CONNECTION |
| | BV BALANCING VALVE | | EXISTING COLD WATER |
| | SV SOLENOID VALVE | | EXISTING SANITARY SEWER |
| | MV MIXING VALVE | | EXISTING WASTE |
| | GC GAS COCK | | EXISTING GAS |
| | CV CHECK VALVE, DIRECTION OF FLOW DESIGNATED. | | DOWN |
| | C & V CAP AND VALVE FOR FUTURE CONNECTION. | | FROM |
| | DIRECTION OF DOWNWARD SLOPE OF PIPE. | | BELOW |
| | UNION (FOR TYPE SEE SPEC.). | | ABOVE |
| | CW DOMESTIC COLD WATER | | CLEANOUT |
| | HW DOMESTIC HOT WATER | | FLOOR CLEANOUT |
| | HWR DOMESTIC HOT WATER RETURN | | FLOOR |
| | SCW SOFTENED COLD WATER | | CEILING |
| | W WASTE BELOW GRADE | | VENT THRU ROOF |
| | V VENT ABOVE GRADE | | GRADE |
| | G GAS | | UP THRU ROOF |
| | F FIRE LINE | | ACCESS PANEL |
| | CD A.C. CONDENSATE DRAIN | | HEADER |
| | PRV PRESSURE REDUCING VALVE STATION | | TYPICAL |
| | PRESSURE GAGE W/ GAGE COCK | | AT |
| | THERMOMETER W/ GAGE COCK | | EXISTING |
| | GREASE WASTE PIPING | | NEW |
| | FILTERED COLD WATER | | REMOVE |
| | | | CONNECT OR CONNECTION |
| | | | FINISH FLOOR |
| | | | INDUSTRIAL WATER |
| | | | RECIRCULATING PUMP |
| | | | BALANCING VALVE |
| | | | INDICATES TOTAL FIXTURE LOAD |
| | | | |
| | | | THERMOSTATIC MIXING VALVE |

PIPE MATERIAL SPECIFICATIONS

| PIPING SERVICE | SIZE | PIPING MATERIAL | |
|-------------------|-----------|------------------|------------------------------|
| | | ABOVE GROUND | BELOW GROUND |
| COLD WATER | ALL SIZES | TYPE "L" COPPER | PVC |
| HOT WATER | ALL SIZES | WROUGHT FITTINGS | PIPE (SCHEDULE 40) |
| SANITARY DRAINAGE | ALL SIZES | CAST IRON | ABS DRAIN PIPE (SCHEDULE 40) |

NOTE:
 ALL PIPE, FITTINGS, FIXTURES, ETC. THAT CONTACT POTABLE WATER FOR HUMAN CONSUMPTION SHOW APPROVAL TO NSF 61, ANNEX G, CPC SECTION 604.10, AND HEALTH AND SAFETY CODE SECTION 116875. ABS PIPING INSTALLED WITHIN PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF A MAXIMUM OF 25 AND A SMOKE-DEV. INDEX OF NOT MORE THAN 50, PER CPC.

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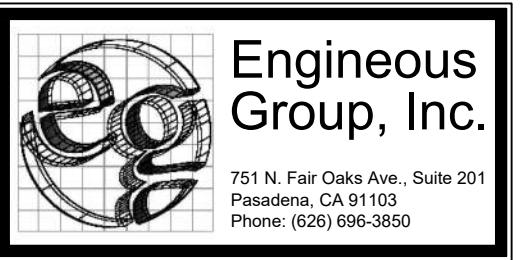


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REVISIONS

| Date | Description |
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| 07-02-2024 | SCHEMATIC DESIGN |

STAMP



PROJECT:

**WATSONVILLE
LOW BARRIER
NAVIGATION CENTER**

PARCEL 1
 118 1 ST ST
 WATSONVILLE, CA 95076
 APN 017-172-32

PARCEL 2
 5 CHERRY CT
 WATSONVILLE, CA 95076
 APN 017-172-31

PARCEL 3
 120 1 ST ST
 WATSONVILLE, CA 95076
 APN 017-172-35

SHEET NAME:

**PLUMBING
COVER SHEET**

Issue Date: 2024-07-02
 Drawn By: XXX
 Checked By: XX
 Project No.: XXXXXX

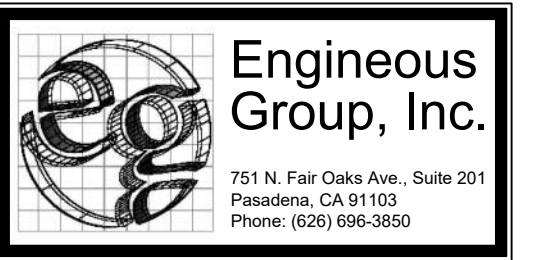
SHEET NO.:

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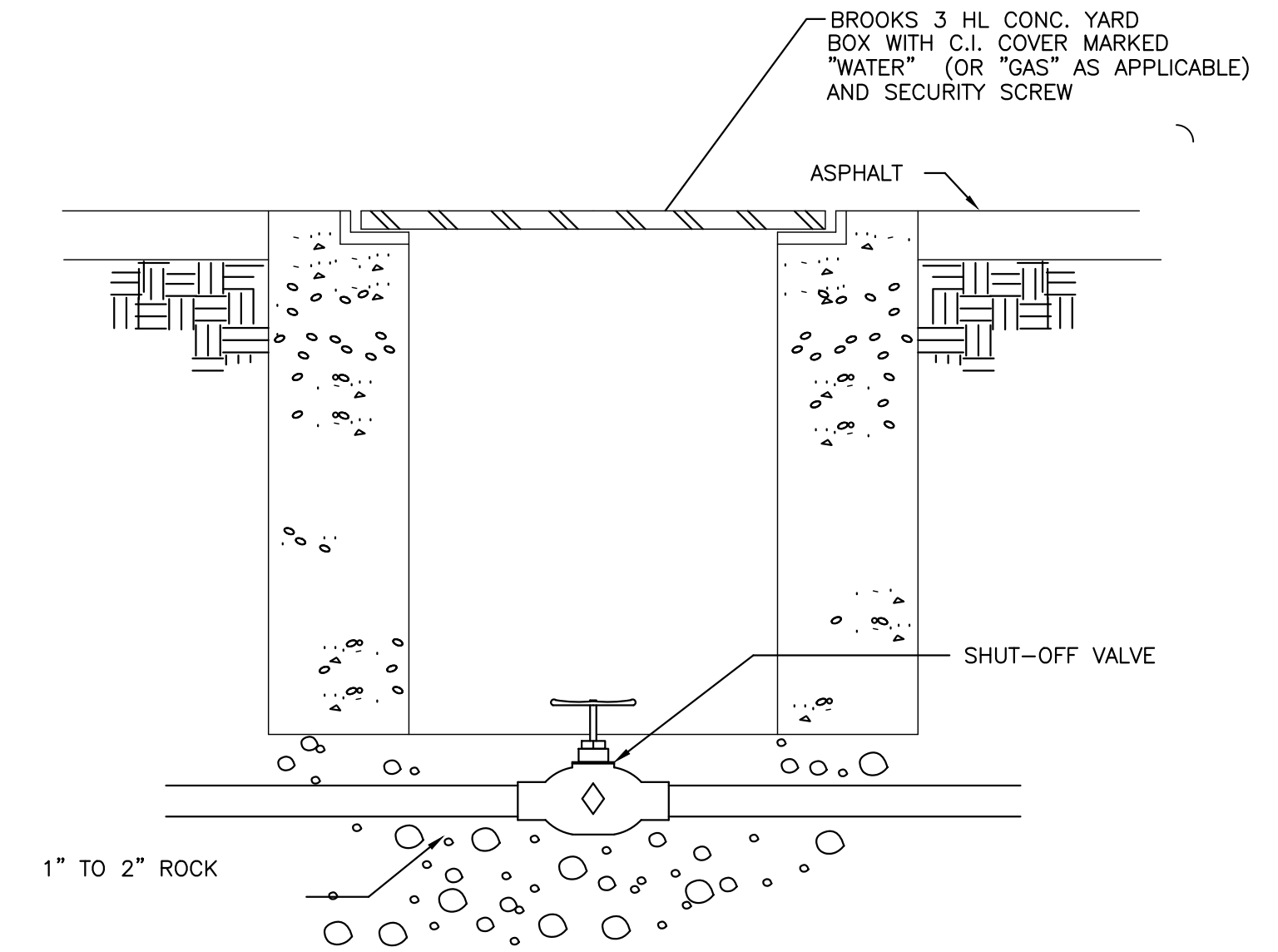
SHEET NAME:

PLUMBING
DETAILS

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

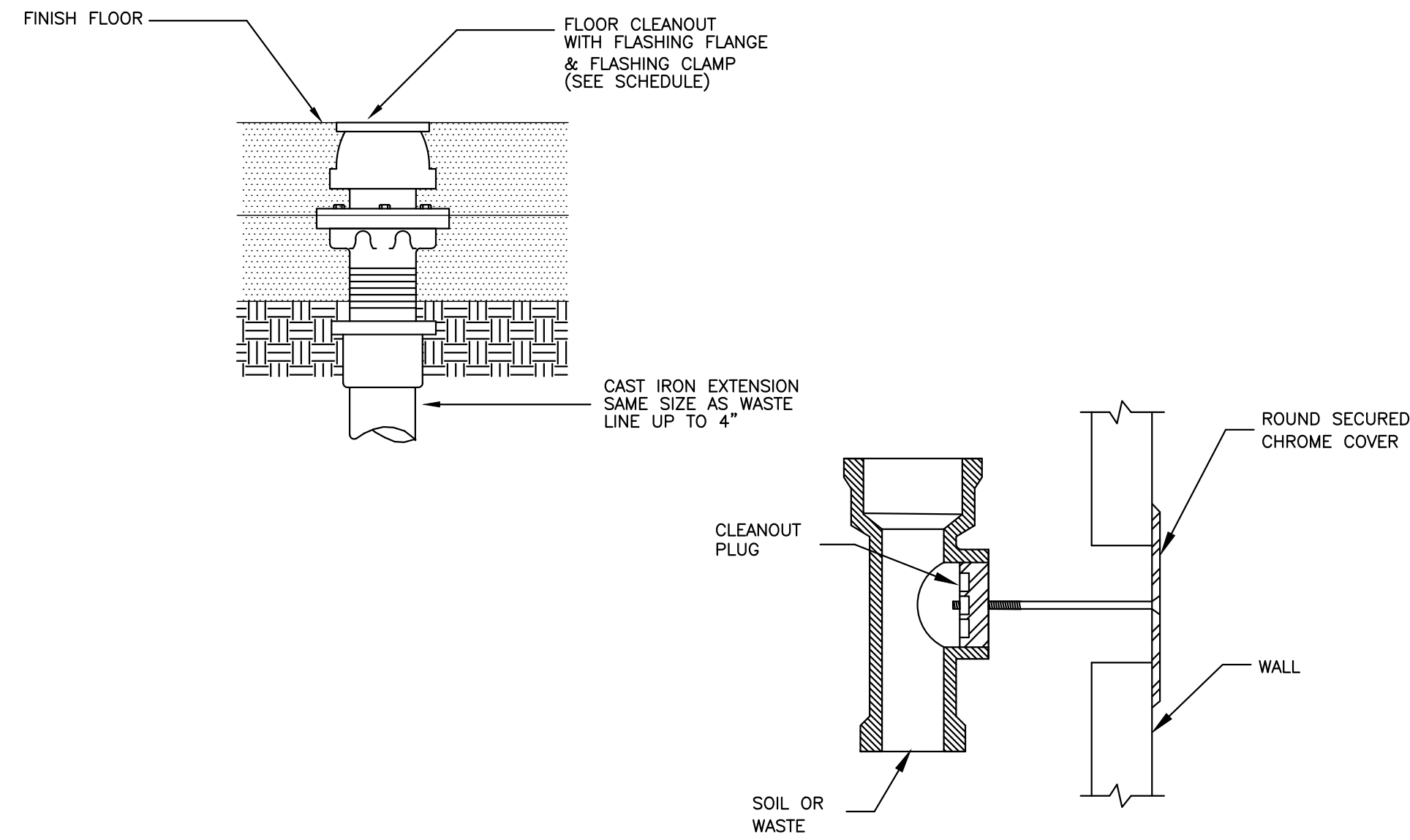
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P0.02



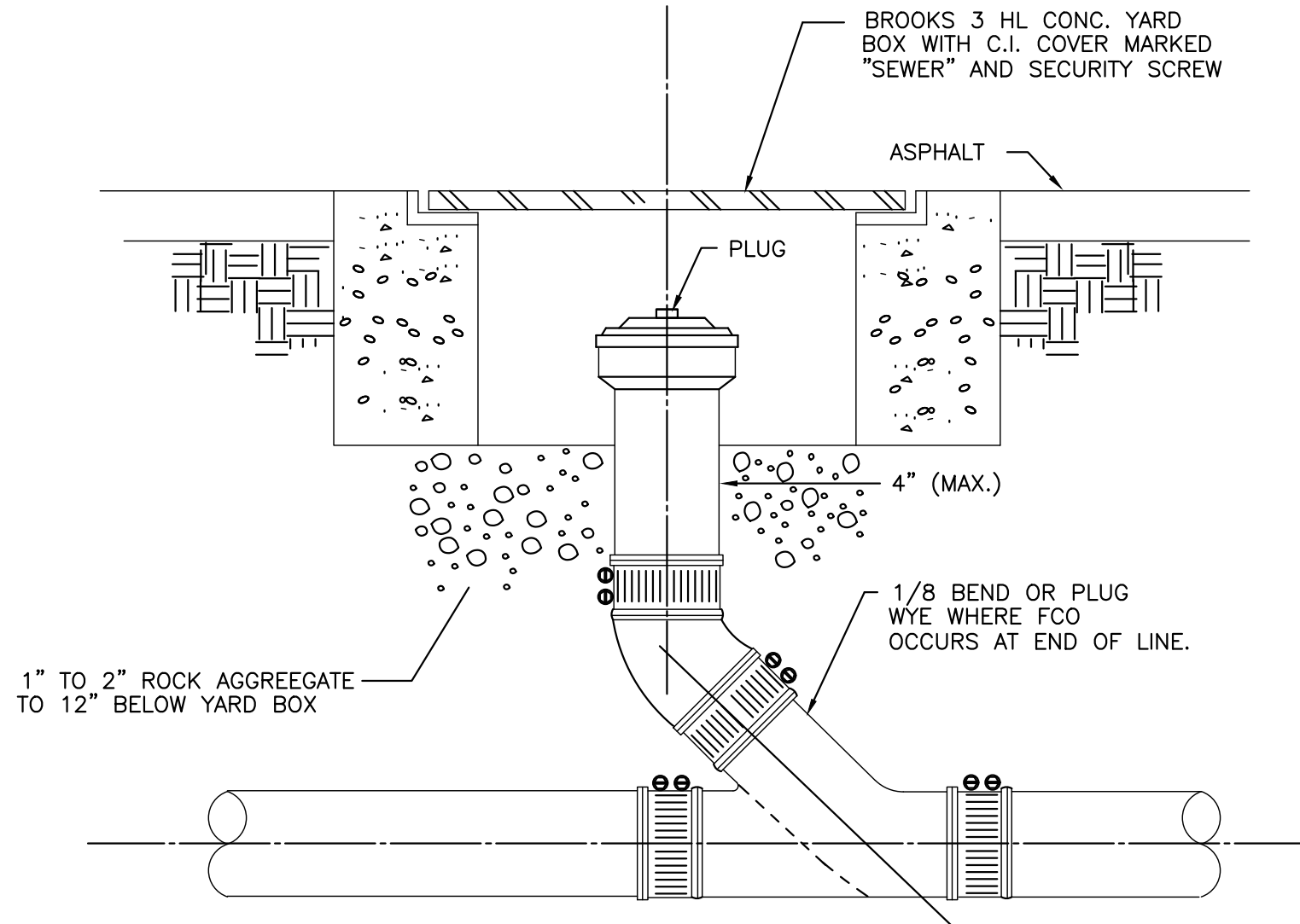
SHUT-OFF VALVE IN BOX DETAIL

| | |
|-------|---|
| SCALE | 3 |
| NONE | |



TYPICAL WALL & FLOOR CLEANOUT

| | |
|-------|---|
| SCALE | 2 |
| NONE | |



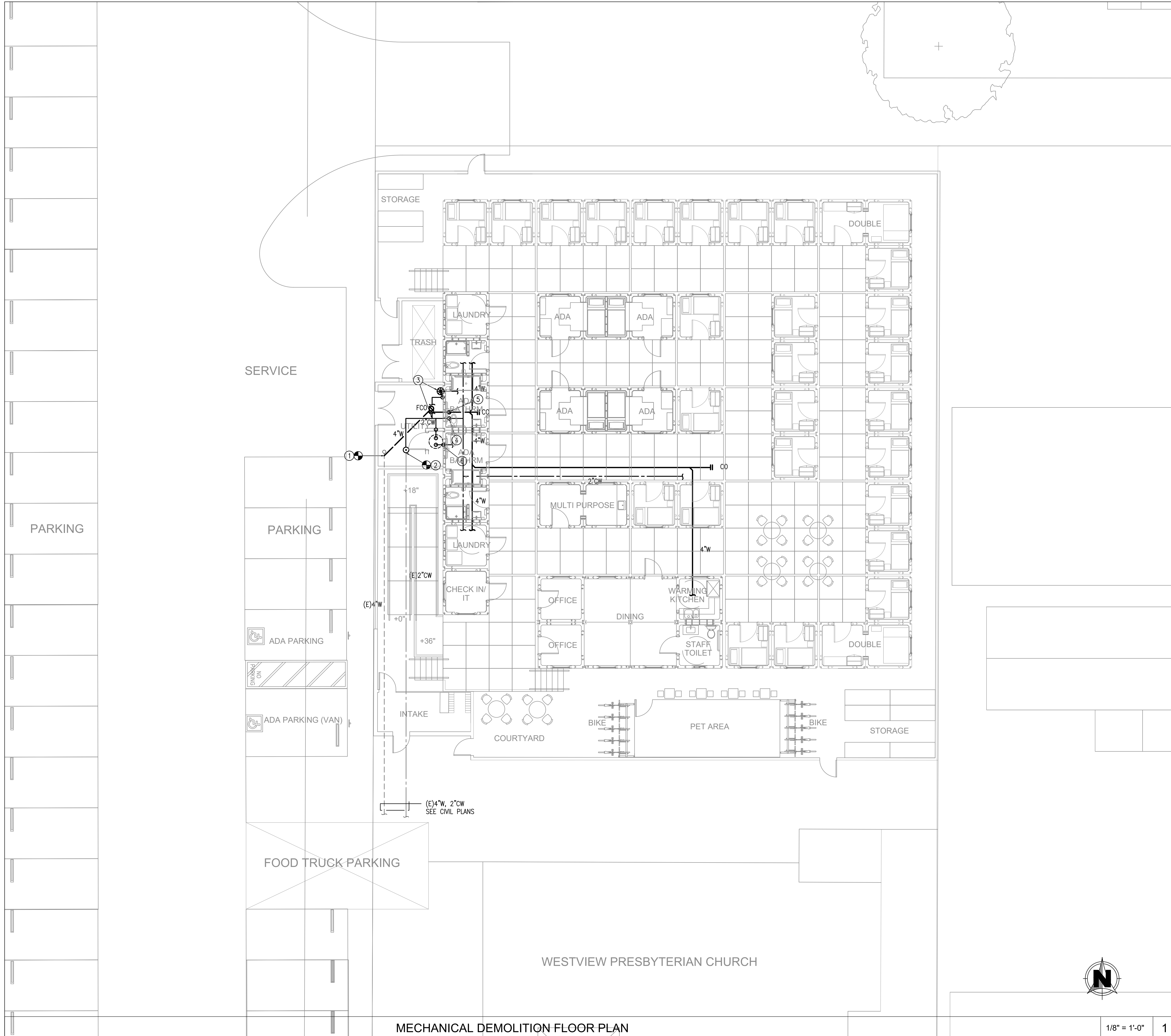
CLEANOUT TO GRADE DETAIL

| | |
|-------|---|
| SCALE | 1 |
| NONE | |

| | |
|-------|---|
| SCALE | 4 |
| NONE | |

| | |
|-------|---|
| SCALE | 5 |
| NONE | |

| | |
|-------|---|
| SCALE | 6 |
| NONE | |



KEYNOTES

- ① CONNECT 4" WASTE TO STUB IN PROVIDED BY CIVIL. PROVIDE WITH COTG.
- ② CONNECT 2" WATER TO STUB IN PROVIDED BY CIVIL. PROVIDE SOV.
- ③ 1 1/2" CW TO 1 1/2" MAIN FIRE SPRINKLER RISER ASSY. SEE FP PLANS FOR CONTINUATION.
- ④ 2" CW RISE TO TO CRAWL SPACE. SEE PORTABLE PLUMBING PLANS FOR CONTINUATION.
- ⑤ 4" W RISE TO TO CRAWL SPACE. SEE PORTABLE PLUMBING PLANS FOR CONTINUATION.
- ⑥ 1 1/4" CW TO WATER HEATER. SEE PORTABLE PLUMBING PLANS FOR CONTINUATION.

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PROJECT:
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APN 017-172-35

SHEET NAME:
**PLUMBING
SITE PLAN**

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:
P1.01

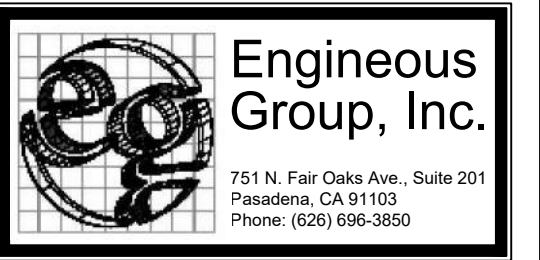
MECHANICAL DEMOLITION FLOOR PLAN

1/8" = 1'-0" 1

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SHEET NAME:

**SYMBOLS AND
NOTES**

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

E0.00

| SYMBOLS | | SYMBOLS | |
|---|--|---|--|
| SWITCHES & CONTROLS | POWER | LIGHTING/CEILING | |
| SWITCH, SINGLE POLE +48" # | SERVICE DISCONNECT, FUSED OR NON FUSED PER DRAWING | LIGHT, WALL MOUNTED, HEIGHT PER DRAWING, DETAILS PER FIXTURE SCHEDULE, | |
| SWITCH, DIMMER, SIZE PER LOAD OR SPECIFICATION +48" # | SERVICE DISCONNECT, MAGNETIC STARTER | LIGHT, WALL MOUNTED, HEIGHT PER DRAWING, DETAILS PER FIXTURE SCHEDULE, EMERGENCY LIGHT IF FILLED CENTER | |
| SWITCH, DIMMER 0-10V +48" # | SERVICE DISCONNECT, VFD | LIGHT, CEILING MOUNTED, DETAILS PER FIXTURE SCHEDULE | |
| SWITCH, 3 WAY, SINGLE POLE +48" # | OUTLET, SINGLE, 120V +18" # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, CEILING MOUNTED, DETAILS PER FIXTURE SCHEDULE EMERGENCY LIGHT IF FILLED CENTER | |
| SWITCH, 4 WAY +48" # | OUTLET, DUPLEX, 120V +18" # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, CEILING MOUNTED, PENDANT, DETAILS PER FIXTURE SCHEDULE | |
| SWITCH, KEY +48" # | OUTLET, HALF HOT, HALF SWITCHED, 120V +18" # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, CEILING MOUNTED, PENDANT, DETAILS PER FIXTURE SCHEDULE EMERGENCY LIGHT IF FILLED CENTER | |
| SWITCH, PILOT LIGHT, SINGLE POLE +48" # | OUTLET, DOUBLE DUPLEX, 120V +18" # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | FLUSH MOUNTED DOWN LIGHT, DETAILS PER FIXTURE SCHEDULE | |
| SWITCH, TIMER, 2 HR. NO HOLD MANUAL TYPE UNLESS NOTED OTHERWISE +48" # | OUTLET, DOUBLE DUPLEX, HALF HOT, HALF SWITCHED, 120V +18" # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | FLUSH MOUNTED WALL WASH/ADJUSTABLE, DETAILS PER FIXTURE SCHEDULE | |
| SWITCH, VACANCY DETECTOR +48" # | OUTLET, SINGLE, 240V SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | IN-GRADE RECESSED UP-LIGHT, DETAILS PER FIXTURE SCHEDULE | |
| OCCUPANCY SENSOR SINGLE CIRCUIT WALL SWITCH +48" # | OUTLET, SINGLE, 120/240V SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | FLUSH MOUNTED DOWN LIGHT, SQUARE CAN, DETAILS PER FIXTURE SCHEDULE | |
| OCCUPANCY SENSOR DUAL CIRCUIT WALL SWITCH +48" # | OUTLET, SINGLE, 3 PHASE SIZE AND TYPE PER CIRCUIT REQUIREMENTS OR SPECIFICATION | FLUSH MOUNTED WALL WASH/ADJUSTABLE, SQUARE CAN, DETAILS PER FIXTURE SCHEDULE | |
| OCCUPANCY SENSOR SINGLE CIRCUIT DIMMER 120V WALL SWITCH - LIKE LUTRON +48" # | OUTLET, DUPLEX, 120V, GFCI +18" # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, xxxxxxx, DETAILS PER FIXTURE SCHEDULE | |
| OCCUPANCY SENSOR SINGLE CIRCUIT DIMMER 0-10V WALL SWITCH - LIKE LUTRON +48" # | OUTLET, DOUBLE DUPLEX, 120V, GFCI +18" # SIZE AND TYPE PER CIRCUIT REQUIREMENTS OR SPECIFICATION | LIGHT, xxxxxxx, DETAILS PER FIXTURE SCHEDULE | |
| CEILING MOUNTED MOTION SENSOR, ULTRA SOUND | OUTLET, DUPLEX, 120V, FLOOR MOUNT SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, xxxxxxx, DETAILS PER FIXTURE SCHEDULE | |
| CEILING MOUNTED MOTION SENSOR, INFRARED | OUTLET, DOUBLE DUPLEX, 120V, FLOOR MOUNT SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LINEAR, DIRECT/INDIRECT, DETAILS PER FIXTURE SCHEDULE | |
| CEILING MOUNTED MOTION SENSOR, COMBINATION ULTRA SOUND / INFRARED | OUTLET, PERIODIC, DUPLEX, 120V, GFCI # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | VANITY WALL LIGHT, DETAILS PER FIXTURE SCHEDULE | |
| CEILING MOUNTED RELAY / POWER PACK FOR LOW VOLTAGE MOTION SENSORS, SIZE PER CIRCUIT AND SENSOR REQUIREMENTS | OUTLET, PERIODIC, DOUBLE DUPLEX, 120V, GFCI # SIZE AND TYPE PER CIRCUIT REQUIREMENTS OR SPECIFICATION | TRACK LIGHT, DETAILS PER FIXTURE SCHEDULE | |
| CEILING MOUNTED RELAY SLAVE PACK FOR LOW VOLTAGE MOTION SENSOR, SIZE PER CIRCUIT AND SENSOR REQUIREMENTS | OUTLET, PERIODIC, SINGLE, 120/240V, GFCI # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | EDGE LIGHT, DETAILS PER FIXTURE SCHEDULE | |
| THERMOSTAT, +48" # | OUTLET, SINGLE/2-PORT USB COMBO, 120V # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, POLE-ARM, DETAILS PER FIXTURE SCHEDULE | |
| TIME CLOCK, POLES AND VOLTAGE AS NEEDED OR SPECIFIED | OUTLET, 4-PORT USB # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, POLE-CENTER, DETAILS PER FIXTURE SCHEDULE | |
| EXTERIOR-PHOTO CELL, SIZE AND VOLTAGE PER CIRCUIT OR AS SPECIFIED INTERIOR=0-10V PHOTO SENSOR RE. DAYLIGHT CONTROLLER | OUTLET, DUPLEX EM CIRCUIT, 120V +18" # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, BOLLARD SQUARE, DETAILS PER FIXTURE SCHEDULE | |
| EM LIGHTING INVERTER RELAY SWITCH | OUTLET, SINGLE, 120V, GFCI +18" # SIZE PER CIRCUIT AND LOCATION REQUIREMENTS | LIGHT, BOLLARD ROUND, DETAILS PER FIXTURE SCHEDULE | |
| JUNCTION BOX | ACCESSIBLE WET GROUND WELL | LANDSCAPE UP OR DOWN LIGHT, DETAILS PER FIXTURE SCHEDULE | |
| DATA FEED (WHIP) TO FURNITURE OR WORKSTATION | POWER FEED (WHIP) TO FURNITURE OR WORKSTATION | EXIT SIGN, DARK SPOT INDICATES DIRECTION THE LIGHTED FACE IS TO BE VISIBLE FROM, ARROWS INDICATE DIRECTION OF ARROWS ON THE SIGN FACE | |
| NOTES & MISC. | COMMUNICATIONS/CONTROLS | EXIT SIGN, DARK SPOTS INDICATE DIRECTION THE LIGHTED FACES ARE TO BE VISIBLE FROM, ARROWS INDICATE DIRECTION OF ARROWS ON THE SIGN FACE | |
| INDICATES PLAN KEYED NOTE | THERMOSTAT, +48" # | COMBINATION EXIT SIGN, EMERGENCY LIGHT WITH BATTERY BACK UP | |
| INDICATES PLAN KEYED NOTE | HUMIDITY SENSOR | EMERGENCY LIGHT, BATTERY POWERED | |
| INDICATES PLAN KEYED NOTE | SPEAKER AND BOX PROVIDED BY OTHERS, BOX PIPED AND INSTALLED BY E. C. | STEP/NICHE LIGHT, DETAILS PER FIXTURE SCHEDULE | |
| INDICATES REVISION | TELEPHONE OUTLET, +18" # | LIGHT, WALL SMALL UP/DN-LIGHT, HEIGHT PER DRAWING, DETAILS PER FIXTURE SCHEDULE | |
| INDICATES FIXTURE TYPE | COMPUTER OUTLET, +18" # | ALL LIGHT FIXTURES ABOVE ARE EMERGENCY LIGHT IF FILLED CENTER | |
| INDICATES MECHANICAL FIXTURE TYPE | CABLE OUTLET, +18" # | FIRE | |
| INDICATES DETAIL | TELEPHONE OUTLET, FLOOR | FIRE DUCT SMOKE DETECTOR | |
| PANEL, MOUNTING ACCORDING TO PLACEMENT ON PLANS | COMPUTER OUTLET, FLOOR | FIRE DUCT DAMPENER | |
| PANEL, CONTROL-LRG, MOUNTING ACCORDING TO PLACEMENT ON PLANS | CABLE OUTLET, FLOOR | FIRE MINI STROBE | |
| PANEL, CONTROL-SML, MOUNTING ACCORDING TO PLACEMENT ON PLANS | COMBINATION TELEPHONE & COMPUTER OUTLET, +18" # | FIRE ALARM CHIME | |
| VALVE, ALARM CONTACT OR SOLENOID OPERATOR DEPENDING ON APPLICATION | TELEVISION OUTLET, +18" # | FIRE STROBE & HORN | |
| EYS FITTING, SIZE PER CONDUIT, LOCATE PER NEC. | DOOR BELL PUSH BUTTON | FIRE ALARM PULL BOX | |
| SMOKE DETECTOR, CEILING OR WALL MOUNTED PER PLANS | DOOR BELL CHIME | WIRE TYPES | |
| COMBINATION SMOKE DETECTOR AND CO SENSOR | DOOR BELL TRANSFORMER | HIDE RUN IN CABLE OR CONDUIT (PER SPECS AND CODE), CIRCUIT AND CIRCUIT & CONDUCTOR SIZE AS NOTED, CONDUIT PER NEC OR AS NOTED | |
| EXHAUST FAN | NURSES CALL LIGHT | EXISTING WIRING TO REMAIN | |
| CEILING FAN | NURSES CALL SWITCH WITH PULL CORD | EXISTING WIRING TO BE REMOVED | |
| MOTOR | ELECTRIC DOOR STRIKE RELEASE | NEW ABOVE FLOOR WIRING | |
| POWER SUPPLY | WIRELESS ACCESS POINT | NEW UNDER FLOOR WIRING | |
| POWER CENTER | INTERCOM | STUB UP TO OR DOWN FROM NEXT FLOOR LEVEL | |
| CURRENT LIMITER | KEY PAD | STUB DOWN TO OR UP FROM THE NEXT FLOOR LEVEL | |
| # STANDARD HEIGHT TO MEET STATE HANDICAP REQUIREMENTS AND PROVISIONS OF THE ADA IS 36" - 48" AFT. FOR SWITCHES AND THERMOSTATS, 15" - 48" FOR OUTLETS. HEIGHT SHOWN IN SYMBOL LIST IS PREFERRED HEIGHT TO BE CHANGED ONLY IF PHYSICAL REQUIREMENTS OF THE STRUCTURE OR CASEWORK REQUIRE. CHANGES MUST MEET STANDARDS IF OUTLET OR SWITCH IS FOR GENERAL USAGE. OUTLET TO BE MOUNTED AT HEIGHT SHOWN ON PLAN WHEN SPECIAL PURPOSE. | | | |

- GENERAL**
- All work is to be performed per the 2022 issue of the California Electrical Code and the 2022 California Energy Code as accepted by the City of Watsonville and all other applicable national, state and local codes and laws pertaining to electrical work.
 - All work in hazardous locations shall comply with CEC Art. 500 through 516 as applicable.
 - Nothing in these notes shall be construed as circumventing any more stringent specification or requirement of the contract documents.
 - Electrical Contractor shall visit the job site prior to bidding work and include in his bid the necessary costs required to complete this project according to the intent of the drawings.
 - Any discrepancies between site conditions and drawings shall be brought to the attention of the project coordinator or Architect prior to bid if possible.
 - Electrical work under this contract shall include all labor, materials and equipment necessary to complete the installation covered under the contract including control conduit and wiring as documented or inferred in the mechanical drawings.
 - All material and equipment furnished and or installed under this contract shall be new, free from defects, and shall be guaranteed for a period of one year from the date of final acceptance by owner or his representative. Should any problems develop during this warranty period due to faulty workmanship, material defects or equipment defects or failure, the Electrical Contractor shall correct the problem and repair or replace equipment or material without cost to the owners.
 - All work shall be executed in a workmanlike manner and shall be neat in appearance as well as functional when completed.
 - Unless noted otherwise or coordinated with the General Contractor, the Electrical Contractor shall be responsible for all demolition, cutting, and patching relating to electrical work.
 - State handicap requirements are to be met per standards listed in "SYMBOL LIST".
 - Cut sheets shall be provided by Electrical Contractor for all equipment provided within contract scope of work.

- MATERIAL and INSTALLATION**
- All electrical materials and equipment are to be Underwriter's laboratory listed or listed by an equivalent nationally recognized testing laboratory accepted by the City of Watsonville. All materials shall be approved for the intended purpose and used for such purpose.
 - All 600-volt insulated wire in conduits shall be copper type THHN/THWN-2 unless noted otherwise.
 - All conductors size AWG #12 and smaller shall be solid, all conductors size #10 and larger shall be stranded.
 - All junction boxes shall be marked (in ink) with the panel number, circuit numbers, and system voltage contain within, ("Magic Markers" are acceptable). i.e. 'LA'-1,3,5 277/480V or 'RA'-2,4,6 120/208V etc.
 - All raceways shall contain secondary grounding conductors per the CEC and NEC. Circuits feeding patient care and treatment areas shall be grounded in accordance with CEC 517.
 - All raceways above grade level shall be EMT or Rigid Steel conduit. All raceways below grade level shall be PVC (sch 40 or sch 80) or Rigid Steel conduit.
 - Type AC and MC cables may be used for general wiring where enclosed by walls or ceiling systems. Where wiring is required to be installed per CEC 517 cables shall be type ACH and MCH when used.
 - Where applicable for accommodating seismic joints in building, conduits passing through these areas will contain at least 24" of liquid tight spiral steel core flexible conduit with ground wire as required by code or additional notes and specifications. Flexible conduit shall contain a drop loop to allow joint to stretch or shift without breaking the conduit. Seismic areas should be avoided as much as is possible by routing underground or around the structure.
 - Flexible conduits and or cable systems (type AC-90 or MC) may be used for the interconnection of lighting fixtures installed in all areas where a finished type ceiling is installed. Where ceiling is open to structure, flexible conduits and or cables are allowed only where needed to connect hanging fixtures which may be allowed to move in a seismic event.
 - All site PVC conduit shall be a minimum of 24" below grade level. High Voltage conduits shall maintain 30" minimum coverage or distance needed to properly install sweep stub ups, whichever is greater.
 - When conduit must cross traffic areas, the conduit shall cross perpendicular to the normal traffic pattern.
 - All ballasts are to be CEC listed.
 - All outdoor lighting fixtures are to be listed for wet or damp location depending on type of exposure.
 - Lighting fixtures must not be recessed in fire rated assemblies unless boxed with equivalent construction.
 - All light fixtures are mounted in contact with insulation shall be U.L. Listed for thermal barrier or be provided with minimum of 3" clearance from insulation.
 - All 2x4 and 2x2 drop in fixtures shall be supported by means of 2 #12 AWG steel wires connected between the permanent structure and 2 opposite corners of the fixture. In addition to these wires the fixture shall be securely attached to the T-bar main runners by screws or other approved means at corners adjacent to the wires. T-bar main runners shall be supported within 3" of each corner of the fixture.
 - Single flush fixtures shall be supported by means of 1 #12 AWG steel wire connected between the permanent structure and the frame of the fixture. In addition to this wire the fixture shall be securely attached to the T-bar runners by screws or other factory approved means.
 - When light fixtures require mounting supports in addition to normal mounting box, light fixtures shall be mounted with 1/4" toggle bolts or 1/4" metal expansion type bolts, no vinyl anchors will be accepted.
 - All equipment locations are to be verified and coordinated with the suite occupants.
 - All devices installed shall be specification grade ivory color.
 - All devices shall be grounded by means of a separate grounding conductor and either a wire bond from the device strap to the box or a self-grounding screw.
 - All penetrations through fire rated assemblies shall be restored to their original rating by methods approved for the purpose. Refer to Architectural drawings for location of fire rated assemblies and details of approved penetration methods. Complete NRTL Classification Sheets shall be provided to the inspector at time of inspection.
 - All circuit breakers used as switches in 120 and 277 Volt fluorescent lighting circuits shall be listed and marked "SWD" or "HID". (CEC 240.83(D))
 - Each multiwire branch circuit shall be provided with a means that will simultaneously disconnect all ungrounded conductors at the point where the branch circuit originates. (CEC 210.4(B))
 - The ungrounded and grounded conductors of each multiwire branch circuit shall be grouped by wire ties or similar means in at least one location within the panelboard or other point of origination. (CEC 210.4(D))
 - All new overcurrent devices installed in existing panels / switchboards shall match or exceed the make, model and interrupting capacity of the existing overcurrent devices.
 - New boxes used at Luminaire or Lamp holder outlets in a ceiling shall be required to support a luminaire weighting a minimum of 50lbs. Bows used at luminaire outlet in walls shall be designed for the purpose and shall be marked on the interior indicating the maximum weight of the luminaire permitted, if other than 50lbs. Outlet boxes or systems used as the sole support ceiling fans shall be listed and marked by manufacturer as suitable for this purpose. (CEC 314.27)
 - All receptacles accessible to children shall be tamper resistant per CEC 406.12.

- COMPLETION**
- Upon completion of work, Electrical Contractor shall insure the installation to be free from short circuits, phase grounds and neutral grounds.
 - All feeders shall have insulation tested prior to energization.
 - All panels, transformers, distribution boards, switches, etc. shall be labeled per Single Line Diagram using plastic plates with 3/8" high white letters on black backgrounds. Label shall include item name and voltage present. Transformer label shall include both primary and secondary voltages. Label shall be permanently attached using at least (2) round head stainless steel machine screws with minimum thread size 8-32.
 - Electrical Contractor shall furnish as-built drawings to Architect upon completion of work.
 - Electrical Contractor shall be available for night inspection and approval of completed work.
 - Prior to final energization, neutral feed shall be disconnected from the panel and bus with all load neutrals connected shall be tested in the presence of the electrical engineer for faults to ground.
 - All circuit breaker, neutral and ground lug connections shall be torqued per manufacturer's specifications in the presence of the electrical inspector.
 - All mandatory and optional lighting control shall be tested for proper installation and function per latest T24 standards and requirements in the presence of the electrical inspector. Contractor shall pay any additional fees imposed by the inspecting authority for such certification.
 - The issuance of a permit shall not prevent the Building Official from requiring the correction of errors on these plans or from preventing any violation of the codes adopted by the city, relevant laws, ordinances, rules and/or regulations.
 - All emergency lighting shall be tested and shall be measured to show a level of 1 ft-cd at floor level along the paths of egress. Tests for illumination and exit signs, including directional exit signs powered by either the normal premises wiring or any additionally required emergency systems shall be conducted in the presence of the building inspection staff to ensure compliance. The test times for emergency systems shall be arranged in advance and all staffing cost associated with either pre-hours or after-hours shall be paid at this time. The testing and approval of such systems shall occur prior to the issuance of a Temporary Certificate of Approval or final approval of the project.
- Approved Date: _____ Approved By: _____

APPLICABLE CODE CYCLES:
(Effective January 1st, 2023)

2023 Los Angeles County Codes
2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Electrical Code (CEC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Fire Code (CFC)
2022 California Energy Code (CEC)
2022 California Historical Code (CHC)
2022 California Green Building Standard Code (CGBSC)
13-2020 Installation Sprinkler Systems
72-2020 National Fire Alarm Code - NFPA 72 - 2020 Edition
99-2021 Standard for Healthcare Facilities

| | |
|--|-------------|
| APPLICABLE CODE CYCLE | SCALE: NONE |
| FIRE ALARM SYSTEM IF REQUIRED SHALL BE UNDER SEPARATE PERMIT. SEPARATE PLANS SHALL BE SUBMITTED FOR APPROVAL AND ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS SHALL BE OBTAINED FROM THE CITY OF LOS ANGELES. | |
| VIA SEPARATE SUBMITTAL, OBTAIN APPROVALS AND PERMITS FOR ALL ELECTRICAL SUBSYSTEMS WITH POWER SUPPLY(S) OF MORE THAN 50VA AND/OR 25V. (EG. SECURITY, TELCO/DATA, PA, AUDIO VISUAL, HVAC CONTROLS, ETC.) | |
| VIA SEPARATE SUBMITTAL, OBTAIN APPROVALS AND PERMITS FOR ALL SIGNS. | |
| DEFERRED APPROVALS | SCALE: NONE |

NOTES SCALE: NONE

SYMBOLS SCALE: NONE

CONSULTANT

45 Fremont Street, 28th Floor
San Francisco, CA 94105
415.989.1004 | kpff.com

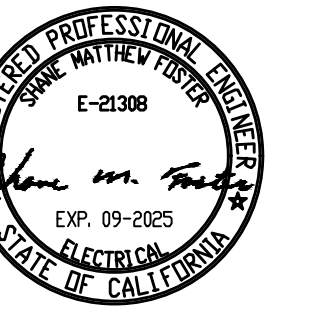
CONSULTANT

751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 496-3692

REVISIONS

| Date | Description |
|------------|------------------|
| 07-02-2024 | SCHEMATIC DESIGN |

STAMP



PROJECT:

**WATSONVILLE
LOW BARRIER
NAVIGATION CENTER**

PARCEL 1
118 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-32

PARCEL 2
5 CHERRY CT
WATSONVILLE, CA 95076
APN 017-172-31

PARCEL 3
120 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-35

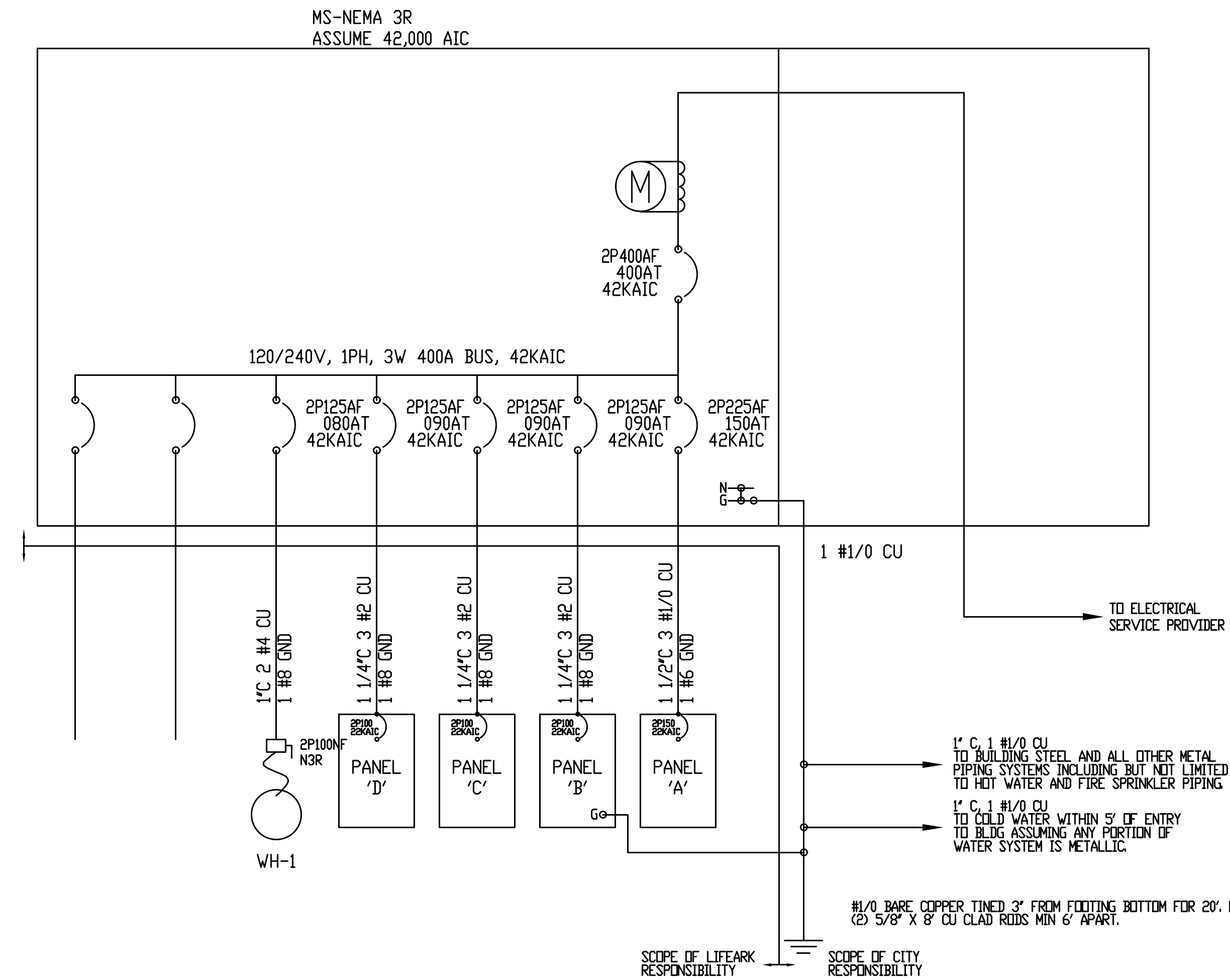
SHEET NAME:

**SINGLE LINE
DIAGRAM**

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

E0.01



ALL NEW 120/240V EQUIPMENT SHALL BE SERIES RATED FOR 42,000 AIC MINIMUM BASED UPON 150 KVA TX AT 2X

ALL BRANCH CIRCUIT BREAKERS SHALL BE TYPE BQ, BQH, BL, BLH, GP, GPH DEPENDING ON MAIN DEVICE

NEW EQUIPMENT SHALL BE FIELD MARKED 'CAUTION-SERIES COMBINATION SYSTEM RATED 42,000 AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.'

ELECTRICAL CONTRACTOR SHALL PLACE ALL ARC-FLASH LABELING REQUIRED BY CEC SECTION 110.16.

CONSULTANT

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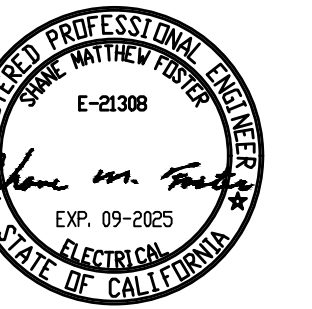
CONSULTANT

751 N. Fair Oaks Ave., Suite 201
Pasadena, CA 91103
Phone: (626) 696-2692

REVISIONS

| Date | Description |
|------------|------------------|
| 07-02-2024 | SCHEMATIC DESIGN |

STAMP



PROJECT:

**WATSONVILLE
LOW BARRIER
NAVIGATION CENTER**

PARCEL 1
118 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-32

PARCEL 2
5 CHERRY CT
WATSONVILLE, CA 95076
APN 017-172-31

PARCEL 3
120 1 ST ST
WATSONVILLE, CA 95076
APN 017-172-35

SHEET NAME:

**ELECTRICAL
AREA PLAN**

Issue Date: 2024-07-02
Drawn By: XXX
Checked By: XX
Project No.: XXXXXX

SHEET NO.:

E1.00

