



OROVILLE PLANNING COMMISSION/ HISTORICAL ADVISORY COMMITTEE

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**February 23, 2023
REGULAR MEETING
6:00 PM
AGENDA**

PUBLIC ACCESS AND PARTICIPATION

To view the meeting or provide comment, please see the options below.

To Watch or Listen to the Meeting:

1. Watch live feed <https://www.youtube.com/channel/UCAoRW34swYI85UBfYqT7IbQ/>
2. Zoom <https://zoom.us/j/99508232402?pwd=aThZc1BsUG9sWnhNYnlwZHZZdFFrQT09>
Meeting ID: 995 0823 2402 Passcode: 17351735
3. Listen via telephone: 1-669-900-9128
Meeting ID: 995 0823 2402 Passcode: 17351735

To Provide Comments:

1. Email before the meeting by 2:00 PM your comments to publiccomment@cityoforoville.org
2. Attend in person

If you would like to address the Commission at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Mayor or presiding chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, please submit the form prior to the conclusion of the staff presentation for that item. The Commission has established time limitations of three (3) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for non-agenda items, the time limitation would be reduced to one and a half minutes per speaker. **(California Government Code §54954.3(b)). Pursuant to Government Code Section 54954.2, the Commission is prohibited from taking action except for a brief response from the Council or staff to statements or questions relating to a non-agenda item.**

CALL TO ORDER / ROLL CALL

Commissioners: Glenn Arace, Marissa Hallen, Natalie Sheard, Warren Jensen, Vice Chairperson Wyatt Jenkins, Chairperson Carl Durling

OPEN SESSION

Pledge of Allegiance

PUBLIC COMMUNICATION - HEARING OF NON-AGENDA ITEMS

This is the time to address the Commission about any item not listed on the agenda. If you wish to address the Commission on an item listed on the agenda, please follow the directions listed above.

CONSENT CALENDAR

Consent calendar items are adopted in one action by the Commission. Items that are removed will be discussed and voted on immediately after adoption of consent calendar items.

2. APPROVAL OF THE MINUTES

The Planning Commission may approve the minutes of January 26, 2023.

RECOMMENDATION

Approve the minutes of January 26, 2023.

PUBLIC HEARINGS

The Public Hearing Procedure is as follows:

- Mayor or Chairperson opens the public hearing.
- Staff presents and answers questions from Council
- The hearing is opened for public comment limited to two (2) minutes per speaker. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes. Under Government Code 54954.3, the time for each presentation may be limited.
- Public comment session is closed
- Commission debate and action

3. MINOR USE PERMIT UP23-02 FOR AN ADDITION AND NEW DRIVE-THROUGH TO BE USED AS A MEMBER'S ONLY PHARMACY.

The Oroville Planning Commission will review and consider approving Use Permit No. UP23-02 for an addition to an existing building and construction of a new drive-through with associated site improvements at 2145 5th Avenue. Related Projects (B2212-072 & PL2212-010)

RECOMMENDATION

Conduct a Public Hearing on the proposed project;

Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt the recommended Findings for Use Permit No. UP23-02;

Approve Use Permit UP23-02 and recommended Conditions of Approval;

Adopt Resolution No. P2023-02

4. MINOR USE PERMIT UP23-01 FOR THE CONSTRUCTION OF A NEW 7,800 SQUARE FOOT METAL BUILDING USED FOR OFFICE SPACE AND A WAREHOUSE AT 2640 SOUTH 5TH AVENUE (APN 035-380-060)

The Oroville Planning Commission will review and consider approving Use Permit No. UP23-01 for the construction of a new 7,800 square foot metal building used for office space and warehouse storage serving and adjacent to the North Valley Food Bank at 2640 South 5th Avenue. Project# PL2301-003

RECOMMENDATION

Conduct a Public Hearing on the proposed project;

Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt the recommended Findings for Use Permit No. UP23-01;

Approve Use Permit UP23-01 and recommended Conditions of Approval;

Adopt Resolution No. P2023-01

5. MINOR USE PERMIT UP23-03 FOR A DRIVE-THROUGH CAR WASH ON FEATHER RIVER BLVD NORTH OF ORO DAM BLVD APN (035-030-109)

The Oroville Planning Commission will review and consider approving Use Permit No. UP23-05 for the construction of a new 3,365 square foot car wash building with associated car wash tunnel, equipment room, and a 660 square foot pay station building with office and restrooms. The project also includes 18 standard vacuum stalls and one van accessible vacuum stall under canopies fitted with solar panels.

RECOMMENDATION:

Conduct a Public Hearing on the proposed project;

Adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);

Adopt the recommended Findings for Use Permit No. UP23-03;

Approve Use Permit UP23-03 and recommended Conditions of Approval;

Adopt Resolution No. P2023-03

REPORTS / DISCUSSIONS / CORRESPONDENCE

- 6. Commissioner Reports
- 7. Historical Advisory Commission Reports
- 8. Staff Reports

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville Planning Commission will be held on March 23, 2023 at 6:00 PM.

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

Recordings - All meetings are recorded and broadcast live on cityoforoville.org and YouTube.

Planning Commission Decisions - Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the City Council by filing with the Zoning Administrator within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the City of Oroville must be submitted at the time of filing. The Oroville City Council may sustain, modify or overrule this decision.



January 26, 2023
MINUTES

This agenda was posted on XXXX. This meeting was recorded and may be viewed at cityoforoville.org or on YouTube.

CALL TO ORDER / ROLL CALL

PRESENT: Commissioners: Glenn Arace, Natalie Sheard, Warren Jensen, Chairperson Carl Durling

ABSENT: Commissioner Marissa Hallen, Vice Chairperson Wyatt Jenkins

STAFF: Assistant Community Development Director Dawn Nevers, Assistant Planner Danny Kopshever, Principal Planner Wes Ervin, Assistant City Clerk Jackie Glover

OPEN SESSION

Pledge of Allegiance – Led by Chairperson Durling

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

There was one public speaker on non-agenda items: Carolos Valdez

CONSENT CALENDAR

Motion by Commissioner Jensen and seconded by Commissioner Sheard to adopt the consent calendar. Motion passed.

1. APPROVAL OF THE MINUTES

The Planning Commission approved the minutes of June 23, 2022 and November 17, 2022.

PUBLIC HEARINGS

2. MINOR USE PERMIT UP22-13 FOR A NEW 4000 SQUARE FOOT BUILDING WITH A DRIVE-THROUGH AT A NEW COMMERCIAL BUILDING ON 2250 ORO DAM BLVD E. (APN 013-170-065)

The Oroville Planning Commission reviewed and considered approving Use Permit No. UP22-13 for the construction of a new 4000 square foot commercial building and associated site improvements at 2250 Oroville Dam Blvd on an existing concrete pad.

Motion by Commissioner Arace and seconded by Commissioner Jensen to adopt the Notice of Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA); and adopt the recommended Findings for Use Permit No. UP22-13; approve Use Permit UP22-13 and recommended Conditions of Approval, including a

new condition to work with the city engineer regarding signs and lighting related to entering and exiting the parking lot; and adopt Resolution No. P2022-21. Motion passed.

Item 2.

REGULAR BUSINESS

3. TENTATIVE PARCEL MAP 22-02 TO SPLIT APN 035-040-056 INTO THREE PARCELS TO FACILITATE TWO AFFORDABLE HOUSING PROJECTS ON SOUTH LINCOLN BOULEVARD

The Commission reviewed and considered approving Tentative Parcel Map 22-02 for a lot split of mixed-use property on South Lincoln Boulevard. The map will split one lot into three lots in order to facilitate development of two affordable housing projects.

Motion by Commissioner Sheard and second by Commissioner Jensen to approve the recommended findings for Tentative Parcel Map 22-02 and recommended Conditions of Approval; and adopt Resolution No. P2203-01. Motion passed.

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Commissioner Reports - None
2. Historical Advisory Commission Reports - None
3. Staff Reports
 - DRC – Commissioner Jensen will replace Commissioner Sheard.
 - Ervin – Spoke about upcoming projects that the planning department has been working on, items coming to the Feb. 7th City Council Meeting, upcoming items for the DRC, and staff are working on a General Plan report.
 - Glover – Spoke about upcoming mandatory training.
 - Kopshever – Provided a Historical Advisory Award update

ADJOURN THE MEETING

Chairperson Durling adjourned the meeting at 7:06pm

APPROVED:

ATTESTED:

Chairperson Carl Durling

Assistant City Clerk Jackie Glover



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

PLANNING COMMISSION STAFF REPORT

Thursday, February 23, 2023

RE: Minor Use Permit UP23-02 for an addition and new drive-through to be used as a member's only pharmacy.

SUMMARY: The Oroville Planning Commission will review and consider approving Use Permit No. UP23-02 for an addition to an existing building and construction of a new drive-through with associated site improvements at 2145 South 5th Avenue. Related Projects (B2212-072 & PL2212-010)

RECOMMENDATION: Staff recommends the following actions:

1. **Conduct a Public Hearing** on the proposed project;
2. **Adopt the Notice of Exemption** as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
3. **Adopt** the recommended Findings for Use Permit No. UP23-02;
4. **Approve** Use Permit UP23-02 and recommended Conditions of Approval;
5. **Adopt** Resolution No. P2023-02

APPLICANT: Mark Hadrick on behalf of Feather River Tribal Health

LOCATION: 2145 5th Ave Blvd (APN 035-250-080)

GENERAL PLAN: PUB (Public Facilities and Services)

ZONING: PQ (Public Quasi-Public)

FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15332 of Title 14, California Code of Regulations, In-Fill Development Projects.

REPORT PREPARED BY:

 Daniel Kopshever, Assistant Planner
 Community Development Department

REVIEWED BY:

 Dawn Nevers, Assistant Director
 Community Development Department

DISCUSSION

Feather River Tribal Health (FRTH) is proposing to construct a new drive-through and building addition for the relocation of their pharmacy. The pharmacy is to serve FRTH members only. The proposed hours of operation are from 7am to 6pm. Plans show the removal of four parking spaces to make way for the drive-through, and an addition of 791 square feet to the existing 2730 square foot building. The addition and renovations are to Wing A of the existing building, and will include a staff bathroom and breakroom, pharmacy open spaces, a lobby, storage, and the drive-through.

The Zoning Administrator has determined under OMC 17.08.090 that the proposed use of APN 035-380-060 is appropriate, substantially similar to, and less intensive than several uses approved in the Public Quasi-Public (PQ) Zone, such as a hospital. Thus, the proposed use as a members only drive-through pharmacy for Feather River Tribal Health is allowed, but like these other uses requires a use permit to be decided by the Planning Commission. See the attached Zoning Interpretation #23-02.

Design Guidelines

From Design Guidelines - Chapter 4 – Industrial and Office

Sheet number A3.2, titled Floor Plan, and sheet A8.1 Exterior Elevations show finish materials that match the existing building. The existing facility was reviewed for compatibility with the Oroville Design guidelines and as the additions and renovations match and/or are “like for like”, this project remains compatible with the Oroville Design Guidelines.

Parking & Site Access

Plans show the removal of four parking spaces to make way for the drive-through, and an addition of 791 square feet to the existing 2730 square foot building. The parcel directly south of the project site, APN 035-250-083, is also owned and operated by Feather River Tribal Health and has an existing Use Permit, (UP 16-03), which permitted FRTH to exceed the required parking there by 149%. Due to the existing parking in the area, the small reduction, and the general condition of parking spaces at the site; no mitigation measures regarding parking are recommended. Sheet A1.1, titled Overall Site Plan, shows accessible path of travel from the site entrance to the pharmacy and main building. The drive-through curbs have been designed according to City of Oroville Engineering standards and will be covered by a canopy with cement plaster finish.

Signage

Plans do not include signage. Sign permits will be reviewed upon submittal. On-site directional signs, with a maximum area of 5 square feet for each sign, do not require permits and are encouraged.

Landscaping

Landscaping shall be completed in accordance with the existing landscape maintenance agreement for the property.

OMC 17.08.135 Art in public places/Oroville beautification.

Public Art Contribution. All new nonresidential development projects subject to the requirements of this section shall install public art on the project site in a public place as approved by the city council. The cost of the public art must be equal to at least one percent of the estimated construction costs. The creator of public art shall be an artist, defined as a person who has a reputation among peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment as judged by the arts commission. Public art shall be displayed in a manner that will enhance its enjoyment by the general public. The developer has the option to opt out of this requirement and instead pay the equivalent in-lieu fee which shall be a one percent fee of the estimated construction costs.

Execution of Installation/Time of Payment. If the developer chooses to pay the in-lieu fee, payment in full shall be required at the time all fees are due on any project processed through the city or upon completion of the project, whichever occurs first. The payment of all outstanding fees shall be required prior to the issuance of a Certificate of Occupancy.

For developers choosing to provide art as part of their project the developer shall provide the city with designs for review by the Arts Commission, plus proof of installation of the required public art on the development site - prior to the issuance of a Certificate of Occupancy.

Required Findings for Use Permits (OMC 17.48.010)

Before approving a use permit, the Planning Commission must consider each of the following issues and make appropriate findings (Staff's comments are in *italics*, draft findings are in the Resolution):

- 1. The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole.**

The project will be located in an area surrounded by active commercial development. The project has been reviewed and conditioned to minimize or prevent any potential impacts to the general health, safety, or public welfare of the surrounding area and the city as a whole.

- 2. The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.**

The proposed use will provide a desired commercial product and is located in an area with significant employment and transportation access.

- 3. Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.**

All infrastructure is in and available. Any utilities not already provided on site will be installed by the property owner, subject to all applicable fees and permits.

- 4. The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.**

As required by OMC Chapter 17.52, the project underwent development review and the applicant made revisions based on the committee's comments. The addition and drive-through are entirely within the existing parcel and will not impact neighboring properties. The site plan, design, lighting, landscaping, and other improvements have been reviewed and the project conditioned to minimize any adverse impacts on abutting properties. Code enforcement will monitor for compliance on an ongoing basis.

- 5. The subject site is physically suitable for the type and intensity of land use being proposed.**

Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use.

- 6. The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.**

Feather River Tribal Health serves Native Americans residing in Butte, Yuba, and Sutter counties. The inclusion of a drive-through for their in-house pharmacy has been determined to be a needed safety measure to address Covid-19 concerns.

- 7. The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code.**

The use is permitted, subject to a use permit for the drive-thru, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

FISCAL IMPACT

None. The project is subject to all customary fees.

PUBLIC NOTICE

A request for comments was prepared and circulated to the local agencies and

surrounding property owners within 300 feet of the property. Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register and posted at City Hall.

ATTACHMENTS

1. Resolution P2023-02
2. Notice of Exemption (CEQA)
3. Application Package
4. Zoning Interpretation 23-02

RESOLUTION NO. P2023-02

A RESOLUTION BY THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING UP#23-02, FOR AN ADDITION INCLUDING A DRIVE-THROUGH TO AN EXISTING MEDICAL FACILITY ON 2145 SOUTH 5TH AVENUE (APN 035-250-080)

WHEREAS, the City has received a Use Permit application for a 791 square foot addition including a drive-through to an existing medical building at 2145 South 5th Avenue; and

WHEREAS, the property is zoned Public Quasi Public (PQ); and

WHEREAS, a drive-through pharmacy is not listed in OMC Table 17.40.010-1 Allowed Uses in Special Purpose Districts. However, this is an existing medical facility serving members only. The Zoning Administrator has prepared Zoning Interpretation 23-02 which has deemed that the use is permitted, subject to a Use Permit. As a condition of approval, the applicant will be required to comply with all requirements of the City’s Zoning Code as found in the OMC Chapter 17, including, but not limited to, development standards, permit requirements and development review; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the use permit described herein, and also considered the City’s staff report regarding the change.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15332 “In-Fill Development Projects.”
2. The Planning Commission approves the findings required by Section 17.16.160 of the Oroville City Code, as described in the Staff Report;
3. The Planning Commission approves the permit conditions described in this Resolution.

REQUIRED FINDINGS (OMC 17.48.010) FOR DRIVE THROUGH ESTABLISHMENTS

- a) The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole.

The project will be in a location surrounded by active commercial development;

- b) The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.

The proposed use will provide a desired commercial product, and is located in an area with significant employment and transportation access;

- c) Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.

All infrastructure is in and available, especially if applicant meets all proposed conditions, and any future conditions imposed by the City or Caltrans,

- d) The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.

All abutting properties are also commercial. The proposed use is compatible with the surrounding neighborhood;

- e) The subject site is physically suitable for the type and intensity of land use being proposed.

Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use;

- f) The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.

The commercial pad has been vacant for years, and a new commercial tenant is desirable for the neighborhood and the entire community;

- g) The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code.

The use is permitted, subject to a use permit for the drive-thru, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

CONDITIONS OF APPROVAL

Approved project: The Planning Commission hereby conditionally approves Use Permit No. 23-02, permitting a drive-through at the proposed building addition on 2145 South 5th Avenue (APN 035-250-080). The subject property has a zoning designation of Public Quasi-Public (PQ) and a General Plan land use designation of Public Facilities and Services (PUB).

General Conditions

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any

award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.

2. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
3. The applicant shall annually pay for and obtain a City of Oroville business license.
4. All private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety and general welfare.
5. All costs of operation and maintenance of private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be the responsibility of the applicant.
6. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure, lighting or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to the start of any construction activities requiring a building permit. All applicable plan review and development impact fees shall be paid at time of submittal.
8. The applicant shall ascertain and comply with the requirements of all of City, County, State, Federal, and other local agencies as applicable to the proposed project.
9. The project shall comply with the City's noise ordinance as found in the OMC Chapter 9.20.
10. Each use permit shall be issued subject to the condition that the zoning administrator may inspect the premises for which the use permit is issued at any reasonable time to ensure compliance with the conditions of the use permit. Refusal to permit the zoning administrator to inspect the premises shall be rebuttably presumed to be grounds for revocation of the use permit.
11. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
 - I. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.

- II. Any of the terms or conditions of the permit have been violated.
 - III. A law, including any requirement in the Municipal Code Chapter 17, has been violated in connection with the permit.
 - IV. The permit was obtained by fraud.
12. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.
 13. Any roof mounted or ground placed utilities (HVAC, generators, etc.) shall include an architecturally compatible method of screening. This can include screening by landscaping or a decorative fence for ground placed utilities.
 14. Building shall be addressed per City requirements. Building numbers shall comply with City Code 17.20.050(A).
 15. The applicant shall submit to the City details of exterior lighting for review and approval.
 16. The applicant or property owner shall apply for the proper permits as required by OMC Chapter 17.20 prior to any new signage being erected.
 17. No more than 25% of any window area shall be covered with signs. This includes both permanent and temporary signs used to identify the business, products sold, or services offered.
 18. The exterior of the building, including windows and doors, shall be maintained, and with such frequency, to ensure the public health, safety and general welfare of the city.
 19. Windows and doors shall not be boarded up or blocked unless the appropriate approvals are received to ensure the public health, safety and general welfare. This does not include the use of plywood or other material used to cover a window for a temporary period of time that constitutes a safety hazard and/or invites trespassers and malicious mischief.
 20. Minor changes may be approved administratively by the Community Development Director or designee upon receipt of a written request by the applicant or designee. Changes deemed to be major or significant in nature shall require a formal application for amendment.
 21. Applicant and/or property owner will take appropriate measures to provide property maintenance of the building exterior, including provisions to keep the premise free of litter and debris.
 22. Applicant and/or property owner shall ensure adequate lighting of exterior areas, including parking lots, to discourage loitering outside of the buildings.
 23. Applicant and/or property owner will ensure protection of adjacent properties from noise, odors and undue light and glare, as well as illegal activity.

24. Applicant and/or property owner will maintain adequate onsite security, both inside and outside the building, to satisfy any concerns raised by the chief of police or general public. Substantial camera surveillance and written security protocols approved by the chief of police will suffice.

Specific Project Permit Conditions

- 1. Ensure that signage clearly and immediately directs patrons to the desired drive-thru lane.
- 2. Signage is not included in this Use Permit. Any signage requiring permits will require a new building permit submittal.
- 3. The quantity, locations and striping of all primary and shared parking shall be shown in the building plans upon permit submittal.

*****End of Conditions*****

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 26th of February 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON

FEATHER RIVER TRIBAL HEALTH CENTER

PHARMACY ADDITION AND REMODEL

CLIENT:
FEATHER RIVER TRIBAL HEALTH

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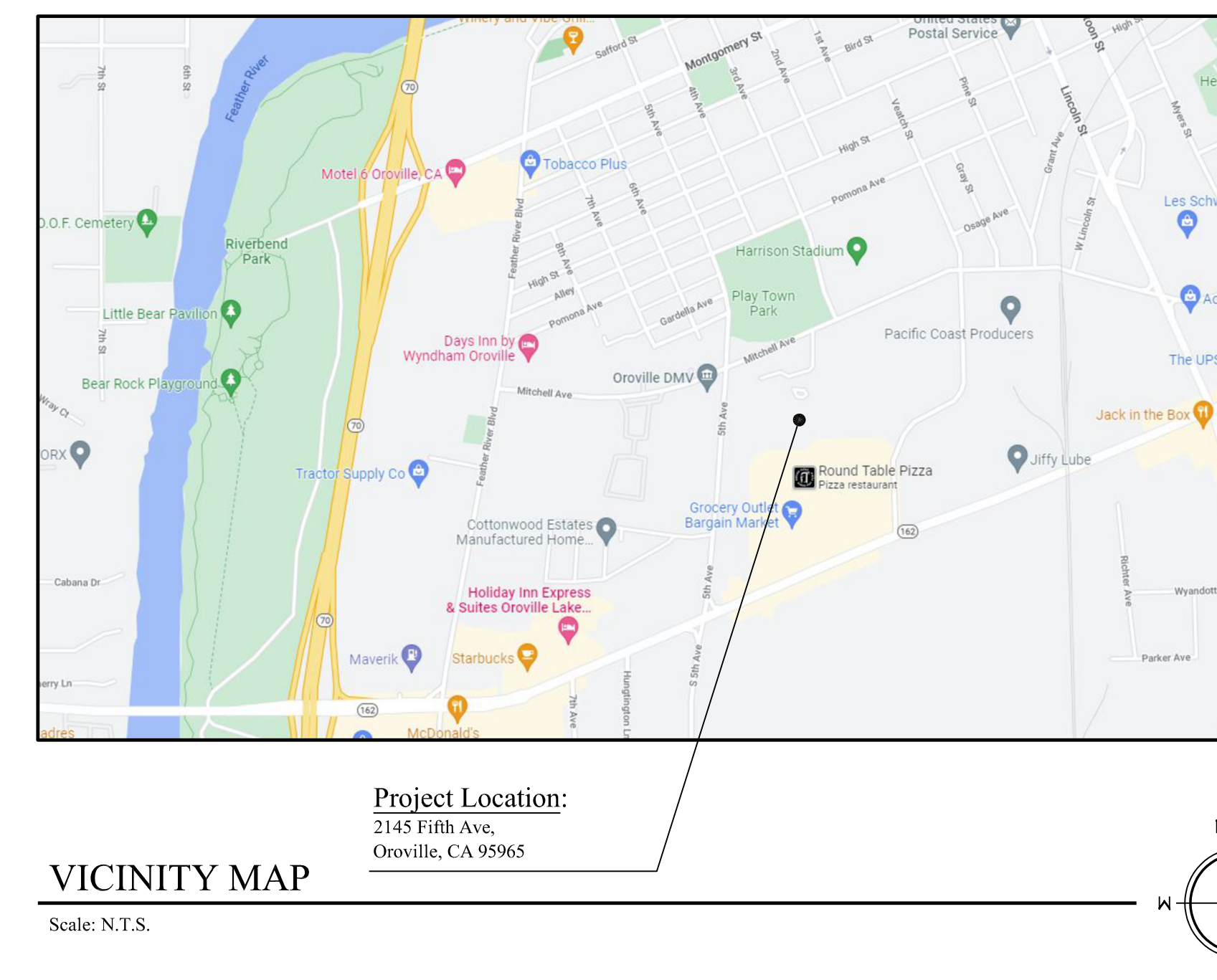
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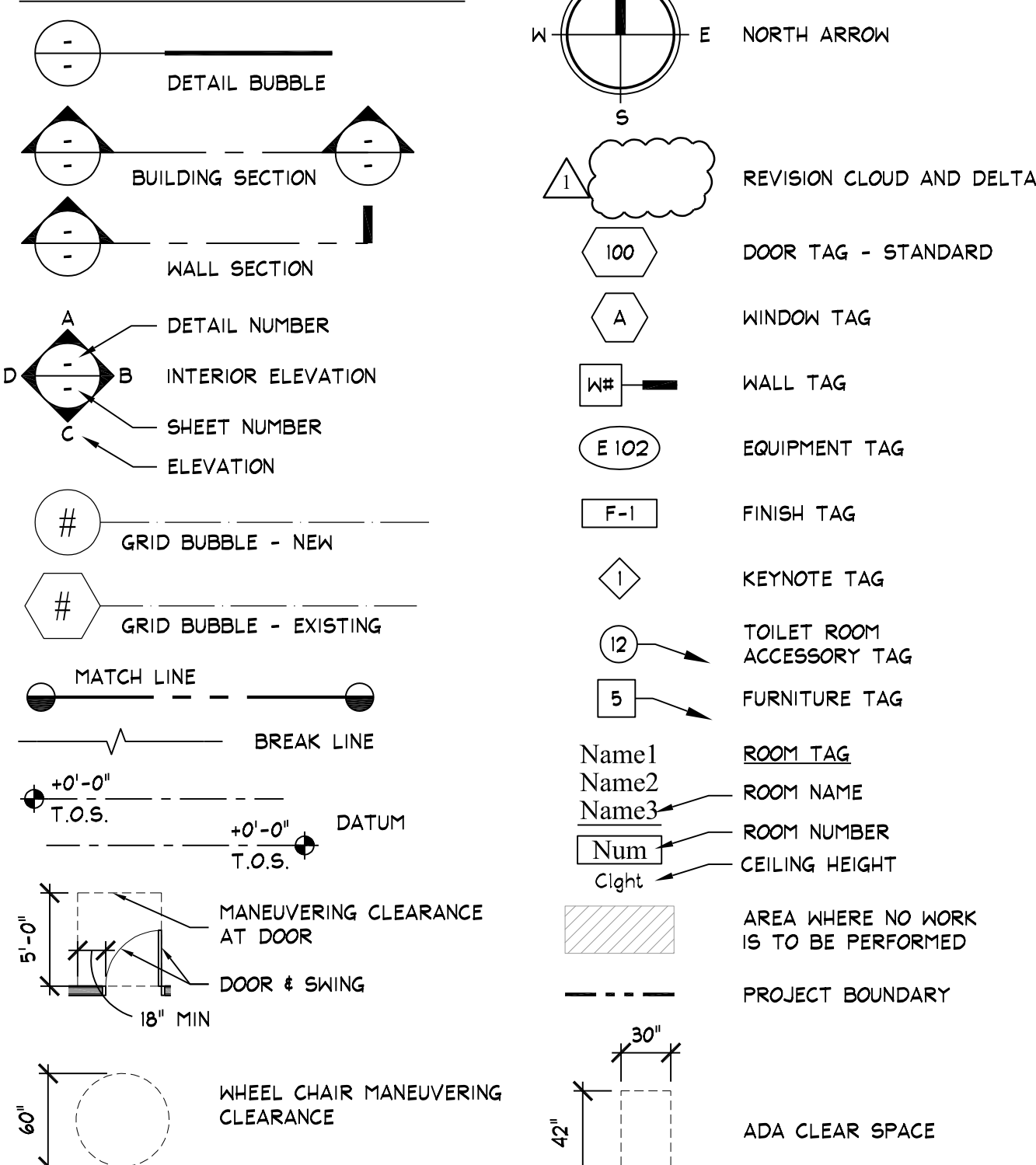
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ABBREVIATIONS:

4	AND	E.W.C.	ELEC. WATER COOLER
7	ANGLE	EXP	EXISTING
8	AT	EXP	EXPOSED
9	CENTERLINE	EXP	EXPANSION
10	DIAMETER OR ROUND	EXT.	EXTERIOR
11	POUND OR NUMBER	F.A.	FIRE ALARM
(E)	EXISTING	F.B.	FLOOR DRAIN
(N)	NEW	F.D.	FOUNDATION
(N)	NEW	F.F.	FIRE EXTINGUISHER
(R)	RELOCATED	F.F.C.	FIRE EXTINGUISHER
(R)	ACQUISITION	F.H.	FIRE HYDRANT
A.C.	ASPHALTIC CONCRETE	F.H.C.	FIRE HOSE CABINET
A.C.C.	AREA DRAIN	F.H.	FIRE HOSE
A.A.	ADJUSTABLE	F.I.	FINISH GRADE
AFF.	ABOVE FINISH FLOOR	F.L.	FLOOR LINE
AGGR.	AGGREGATE	F.L.	FLASHING
ALUM.	ALUMINUM	F.L.	FLASHING
APPROX.	APPROXIMATE	F.L.	FLASHING
ARCH.	ARCHITECTURAL	F.O.C.	FACE OF CONCRETE
ASPH.	ASPHALT	F.O.F.	FACE OF FINISH
BD.	BOARD	F.M.	FACE OF MASONRY
BTUM.	BUTYMBUS	F.O.S.	FACE OF STUD
BLDG.	BUILDING	F.R.	FIRE RETARDANT
BLK.	BLOCK	F.F.P.	FIREPROOF
BLK.G.	BLOCKING	F.A.	FINISH SURFACE
B.M.	BEAM	F.A.	FINISH SURFACE
B.O.C.	BACK OF CURB	F.F.	FOOT OR FEET
B.O.W.	BOTTOM	F.T.	FOOTING
	BOTTOM OF WALL/	F.U.	FUTURE
	BACK OF WALL	F.U.	FUTURE
B.S.	BACKSPLASH	G.A.	GAUGE
CAB.	CABINET	G.A.L.V.	GALVANIZED
C.B.	CATCH BASIN	G.B.	GRAB BAR
CEH.	CEMENT	G.C.	GENERAL CONTRACTOR
CER.	CERAMIC	G.I.	GLAZING
C.F.C.I.	CONTRACTOR FURNISHED	G.L.Z.	GLAZING
	CONTRACTOR	GND.	GROUND
	CONTRACTOR	G.P.	GYPSUM
C.F.O.I.	CONTRACTOR FURNISHED, OWNER INSTALLED	H.B.	HOSE BIB
	CONTRACTOR	H.C.	HARDWOOD
C.I.	CAST IRON	H.D.M.	HARDWARE
C.I.P.	CAST IN PLACE	H.M.	HOLLOW METAL
C.V.	CIVIL ENGINEER	H.R.	HORIZONTAL
C.G.	CORNER GUARD	H.R.	HORIZONTAL
C.J.	CONTROL JOINT	H.G./H.T.	HEIGHT
CLG.	CEILING	I.D.	INSIDE DIAMETER
CLG.	CLOSET	I.D.	INSIDE DIAMETER
C.L.E.A.R.	CLEARANCE	INT.	INTERIOR
C.M.U.	CONCRETE MASONRY UNIT	J.	JOINT
CNTR.	COUNTER	KIT.	KITCHEN
C.O.	CASED OPENING	LAB.	LABORATORY
C.O.	COLUMN	LAM.	LAMINATE
CONC.	CONCRETE	LAV.	LAVATORY
CONN.	CONNECTION	LLH	LONG LEG HORIZONTAL
CONSTR.	CONSTRUCTION	LLV	LONG LEG VERTICAL
CONT.	CONTINGUOUS	LT.	LIGHT
CORR.	CORROSION	LT.	LIGHT
C.T.	CERAMIC TILE	M.C.	MEDICINE CABINET
C.T.S.K.	COUNTERSUNK	M.C.	MECHANICAL
DBL.	DOUBLE	MEMB.	MEMBRANE
DEPT.	DEPARTMENT	M.T.	METAL
DESC.	DESCRIPTION	M.F.	MANUFACTURER
D.F.	DRINKING FOUNTAIN	M.H.	MANHOLE
DIA.	DIAMETER	M.I.N.	MINIMUM
DIM.	DIMENSION	MIR.	MIRROR
DISP.	DISPENSER	MISC.	MISCELLANEOUS
DN.	DOWN	MTD.	MOUNTED
D.O.	DOOR OPENING	MUL.	MULLION
DR.	DRY	N.	NORTH
DNR.	DRAINER	N.I.C.	NOT IN CONTRACT
D.S.P.	DRY STANDPIPE	NOI.	NOMINAL
DWG.	DRAWING	NOT.	NOT TO SCALE
E.	EAST	O.A.	OVERALL
E.A.	EACH	O.D.	OUTSIDE AIR
E.L.	EXPANSION JOINT	O.C.	ON CENTER
EL.	ELEVATION	O.C.	ON CENTER
ELEC.	ELECTRICAL	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
ELEV.	ELEVATOR	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
EMER.	EMERGENCY	O.P.N.G.	OPENING
ENCL.	ENCLOSURE	OPNG.	OPENING
E.P.	ELECT. PANELBOARD	OPP.	OPPOSITE
EQU.	EQUAL	O.V.	OVER
EQUIP.	EQUIPMENT	O.V.	OVER

SYMBOLS LEGEND:



GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING FIELD CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN WHAT IS SHOWN IN THE CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND TRANSPORTATION SERVICES NECESSARY FOR COMPLETION OF THE WORK. ALL MATERIAL AND WORK PROVIDED SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF STATE AND CITY AGENCIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL PROVIDE FOR ALL NECESSARY PERMITS AND INSPECTION FEES WHERE REQUIRED, OTHER THAN PLAN CHECKING AND BUILDING PERMIT FEES WHICH ARE PROVIDED BY THE OWNER.
4. PROVIDE TEMPORARY LIGHTING AT LOCATIONS AT LEVELS OF ADEQUACY AS REQUIRED TO COMPLETE THE WORK IN A SAFE AND PROPER MANNER.
5. CONTRACTOR TO PROVIDE FIRST AID, FIRE PROTECTION AND OTHER TEMPORARY SERVICES AS REQUIRED IN ACCORDANCE WITH LEGAL REQUIREMENTS.
6. PENETRATIONS OF PIPES, CONDUITS, ETC., IN RATED ASSEMBLIES SHALL BE FIRE-STOPPED. FIRE-STOPPING SHALL BE AN APPROVED MATERIAL AS PRESCRIBED IN THE CBC-2019, SEC 714.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE COORDINATION BETWEEN ALL TRADES, SO THAT THE JOB IS COMPLETE AND IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL INSURE THAT ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN BE REASONABLY INFERRED AS REQUIRED AND NECESSARY TO PROVIDE A COMPLETE JOB, SHALL BE FURNISHED AND INSTALLED.
8. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED AND MAINTAINED DURING CONSTRUCTION. CFC-2019, SEC 503.
9. ALL WORK SHALL BE PLANNED AND CARRIED OUT SO THERE WILL BE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. PLACING OF LIGHTS, BARRICADES, WARNING SIGNS AND OTHER SAFETY DEVICES REQUIRED FOR PUBLIC SAFETY SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL SAFETY MEASURES REQUIRED BY LAW SHALL BE TAKEN.
10. ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO ANY CONSTRUCTION, INCLUDING ARCHITECTURAL, INTERIORS, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. THE CONTRACTOR SHALL VERIFY IN THE FIELD, ALL ELEVATIONS, DIMENSIONS, EXISTING CONDITIONS AND POINTS OF CONNECTIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO OWNER.
11. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER. DO NOT DISRUPT ANY EXISTING BUILDING SERVICES AND UTILITIES. NO WORK TO PROCEED WITHOUT PRIOR APPROVAL OF THE OWNER.
12. ALL DRAWINGS, THOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.
13. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION. (CFC-2019, SEC 3311.2)
14. FIRE ALARM SYSTEM: (ANY WORK PERFORMED SHALL MEET THE FOLLOWING REQUIREMENTS):
A. PLANS FOR THE FIRE ALARM SYSTEM SHALL BE SUBMITTED TO, AND APPROVED BY, THE LOCAL FIRE MARSHAL PRIOR TO INSTALLATION. THE ENTIRE SYSTEM SHALL BE TESTED IN THE PRESENCE OF THE LOCAL FIRE MARSHAL.
B. INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL NOT BE STARTED UNTIL COMPLETE PLANS AND SPECIFICATIONS (INCLUDING WATER SUPPLY INFORMATION) HAVE BEEN APPROVED BY THE LOCAL FIRE MARSHAL.
C. AT VARIOUS STAGES AND UPON COMPLETION, THE FIRE SPRINKLER SYSTEM MUST BE TESTED IN THE PRESENCE OF THE ENFORCING AGENCY.
15. FIRE SPRINKLER NOTES: (ANY WORK PERFORMED SHALL MEET THE FOLLOWING REQUIREMENTS):
A. THE AUTOMATIC SPRINKLER SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF CFC-2019, SECTION 903.
B. INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL NOT BE STARTED UNTIL COMPLETE PLANS AND SPECIFICATIONS (INCLUDING WATER SUPPLY INFORMATION) HAVE BEEN APPROVED BY THE LOCAL FIRE MARSHAL.
C. AT VARIOUS STAGES AND UPON COMPLETION, THE FIRE SPRINKLER SYSTEM MUST BE TESTED IN THE PRESENCE OF THE ENFORCING AGENCY.
16. ALL EMERGENCY LIGHTING SHALL BE TESTED IN THE PRESENCE OF THE LOCAL FIRE OFFICIAL.

DEMOLITION GENERAL NOTES:

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH GOVERNING LAWS, CODES AND CONSTRUCTION SAFETY ORDERS.
2. TAKE SPECIAL CARE TO PROTECT ADJACENT CONSTRUCTION FROM UNNECESSARY DAMAGE.
3. DO NOT CUT ANY EXISTING MECHANICAL, PLUMBING, OR ELECTRICAL SERVICES WITHOUT THE PRIOR APPROVAL OF THE OWNER. COORDINATE ALL REQUIRED TEMPORARY SERVICE SHUTDOWNS IN ADVANCE.
4. PROMPTLY REMOVE ALL DEMOLISHED MATERIALS FROM THE PROJECT SITE, AND LEGALLY DISPOSE OF OFF-SITE.
5. OWNER HAS FIRST RIGHT OF SALVAGE. ARRANGEMENTS TO THE CONTRARY MUST BE BY SEPARATE WRITTEN AGREEMENT.
6. PERFORM ADDITIONAL PLUMBING, MECHANICAL AND ELECTRICAL DEMOLITION, CUTTING AND CAPPING AS REQUIRED TO ACCOMMODATE NEW WORK.

APPLICABLE LAWS & CODES:

THE APPLICABLE CODE FOR THIS PROJECT IS BASED ON THE 2019 CALIFORNIA BUILDING CODE STANDARDS.
THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND BUILDING CODES GOVERNING THIS PROJECT. SUCH COMPLIANCE WILL INCLUDE, BUT NOT BE LIMITED TO, THE LATEST ADOPTED EDITIONS OF:
CODES, STANDARDS, AND REFERENCES:
2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2019 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
(2019 IBC AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
PART 3, TITLE 24, CCR
(2017 NEC AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA MECHANICAL CODE (CMC)
PART 4, TITLE 24, CCR
(2018 UPC AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
(2018 UPC AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ENERGY CODE (CEC)
PART 6, TITLE 24, CCR
2019 CALIFORNIA FIRE CODE (CFC)
PART 7, TITLE 24, CCR
(2019 IFC AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA REFERENCE STANDARDS CODE (CRSC)
PART 12, TITLE 24, CCR
REFERENCED STANDARDS:
NFPA 13 - 2016 EDITION - "SPRINKLER SYSTEMS"
NFPA 72 - 2016 EDITION - "NATIONAL FIRE ALARM AND SIGNALING CODE"
NFPA 80 - 2016 EDITION - "STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES"
NFPA 88 - 2016 EDITION - "HEALTH CARE FACILITIES CODE"
NFPA 95 - 2016 EDITION - "STANDARD FOR THE INSTALLATION OF SMOKE DOOR ASSEMBLIES AND OTHER OPENING PROTECTIVES"
OTHER REGULATORY NOTICES AND REQUIREMENTS
OFFICE OF STATE FIRE MARSHAL - BUILDING MATERIALS LISTING PROGRAM
DIVISION OF STATE ARCHITECT - CALIFORNIA STATE ACCESSIBILITY STANDARDS
NOTE: WHERE LAWS AND CODES ARE FOUND TO BE IN CONFLICT WITH EACH OTHER, THE MORE-STRINGENT REQUIREMENTS SHALL PREVAIL UNLESS NOTED OTHERWISE.

FIRE SAFETY NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED AND MAINTAINED AT ALL TIMES.
2. COMBUSTIBLE DEBRIS SHALL NOT ACCUMULATE WITHIN BUILDINGS. CFC-2019, SECTION 3304.2
3. CUTTING AND WELDING OPERATIONS SHALL BE IN ACCORDANCE WITH CFC-2019, CHAPTER 35, AND SECTION 3304.6.
4. SMOKING IS PROHIBITED. "NO SMOKING" SIGNS SHALL BE POSTED. CFC-2019, SECTION 3304.1.
5. THE STORAGE, USE, HANDLING OF FLAMMABLE AND/OR OTHER HAZARDOUS MATERIALS AT CONSTRUCTION SITES SHALL BE IN ACCORDANCE WITH CFC-2019, CHAPTER 57 AND, SECTION 3305.1.
6. FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND SHALL BE IN ACCORDANCE WITH CFC-2019, SECTION 907 AND SECTION 3312.
7. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION, DEMOLITION, REMODELING, ALTERATIONS, AND/OR ADDITIONS TO ANY BUILDING. CFC-2019, SECTION 3311.2.
8. ALL TEMPORARY EXITING SHALL BE APPROVED BY THE LOCAL FIRE OFFICIAL.
9. PLASTIC FILM (VISQUEEN), WHEN USED FOR DUST PROTECTION, SHALL BE FLAME-RETARDANT.
10. THE OWNER SHALL DESIGNATE A PERSON TO BE THE FIRE-PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR THE FIRE-PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT. CFC-2019, SECTION 3308.
11. WHERE A REQUIRED FIRE PROTECTION SYSTEM IS OUT OF SERVICE, THE FIRE DEPARTMENT AND THE FIRE CODE OFFICIAL SHALL BE NOTIFIED IMMEDIATELY AND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL, THE BUILDING SHALL EITHER BE EVACUATED OR AN APPROVED FIRE WATCH SHALL BE PROVIDED FOR ALL OCCUPANTS LEFT UNPROTECTED BY THE SHUTDOWN UNTIL THE FIRE PROTECTION SYSTEM HAS BEEN RETURNED TO SERVICE. CFC-2019, SECTION 901.7.
12. COVERINGS PLACED ON OR OVER FIRE PROTECTION DEVICES TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION PROCESSES SHALL BE IMMEDIATELY REMOVED UPON THE COMPLETION OF THE CONSTRUCTION PROCESSES IN THE ROOM OR AREA IN WHICH THE DEVICES ARE INSTALLED. CFC-2019, SECTION 3308.7.
13. READILY ACCESSIBLE EMERGENCY TELEPHONE FACILITIES SHALL BE PROVIDED IN AN APPROVED LOCATION AT THE CONSTRUCTION SITE. CFC-2019, SECTION 3309.1.
14. IN BUILDINGS REQUIRED TO HAVE STANDPIPES BY CFC-2019, SECTION 905.3, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. CFC-2019, SECTION 3313.1.
15. FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. CFC-2019, SECTION 3314.
16. WHEN REQUIRED BY THE FIRE CODE OFFICIAL FOR BUILDING DEMOLITION THAT IS HAZARDOUS IN NATURE, QUALIFIED PERSONNEL SHALL BE PROVIDED TO SERVE AS AN ON-SITE FIRE WATCH. CFC-2019, SECTION 3304.5.
17. IN BUILDINGS WHERE AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED BY THIS CODE, IT SHALL BE UNLAWFUL TO OCCUPY ANY PORTION OF A BUILDING OR STRUCTURE UNTIL THE AUTOMATIC SPRINKLER SYSTEM INSTALLATION HAS BEEN TESTED AND APPROVED. CFC-2019, SECTION 3314.1.
18. FIRE EXTINGUISHERS SHALL BE PROVIDED FOR BUILDINGS UNDER CONSTRUCTION. THE NUMBER AND TYPE OF EXTINGUISHERS SHALL BE AS REQUIRED BY THE OSHPD FIRE MARSHAL OR LOCAL FIRE DEPARTMENT. CFC-2019, SECTION 3315.1 AND CBC-2019, SECTION 906 AND 3309.1.
19. SMOKE DETECTORS SHALL BE COVERED DURING ALTERATIONS. NFPA 72-2016, SECTION 17.7.1.1.
20. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY CBC-2019, CHAPTER 33, SEC 3306 TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.
21. CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT BE PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES. CBC-2019, SECTION 3308.

PROJECT SUMMARY:

RENOVATE EXISTING OFFICE AND LIBRARY IN WING A INTO ENCLOSED OFFICES WITH STAFF BATHROOM AND BREAK ROOM, PHARMACY OPEN SPACES, LOBBY, AND STORAGE.

SHEET INDEX:

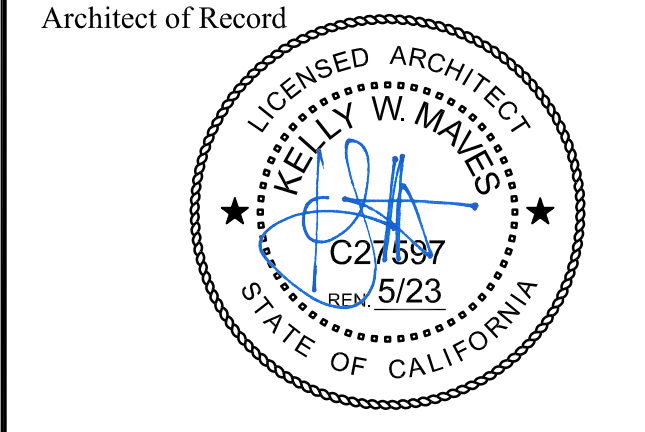
GENERAL	
A/0	COVER SHEET
CIVIL	
C/1	COVER SHEET
C/2	ABBREVIATIONS & SYMBOLS
C/3	DEMO & TOPO
C/4	SITE PLAN
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A/01	ACCESSIBILITY DETAILS
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A/61	DOOR AND WINDOW SCHEDULE
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A/81	EXTERIOR ELEVATIONS
A/101	ROOF DETAILS
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M/30	MECHANICAL TITLE 24
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P/0	PLUMBING SCHEDULE AND NOTES
P/1	WASTE AND VENT PIPING PLAN
P/21	WATER PIPING PLAN
P/31	ROOF DRAIN PLAN
ELECTRICAL	
E/1	DEMOLITION PLAN
E/2	POWER PLAN
E/3	LIGHTING PLAN



Client:

Owner:
FEATHER RIVER TRIBAL HEALTH
2145 Fifth Avenue
Oroville, CA 95965

Project Name:
Feather River Tribal Health Center - Pharmacy Addition and Remodel
Submitted:
Construction Document

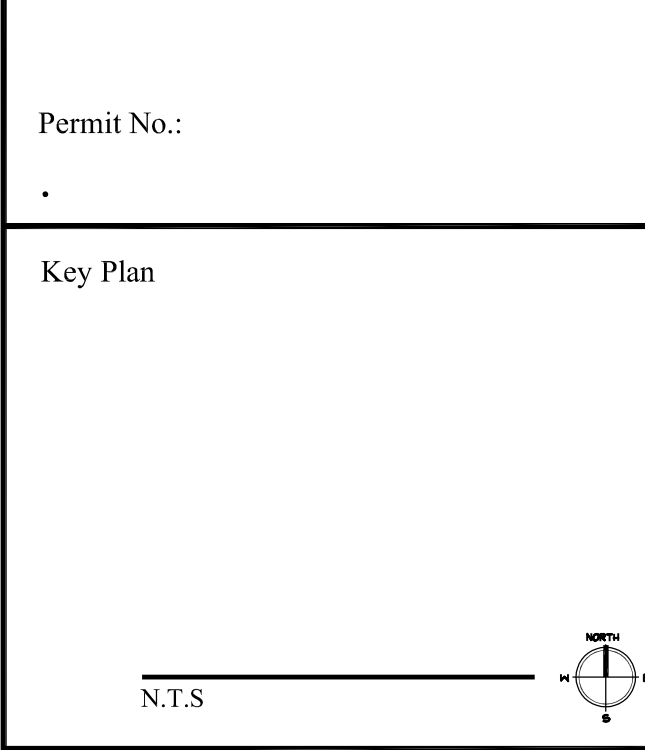


Consultant:
Revisions:
Description
Date
DATE

Description	Date
REVISION NAME	DATE

Approvals:
E1 DEMOLITION PLAN
E2 POWER PLAN
E3 LIGHTING PLAN

Permit No.:
Key Plan



KAP Job No. 463.01
Scale: As Noted
Date: December 2022
Drawn By: YW
Checked By: ML

Sheet Name:
COVER SHEET

Sheet Number:
A0.0

SHEET INDEX

- C-1 TITLE SHEET
- C-2 ABBREVIATIONS AND SYMBOLS
- C-3 TOPOGRAPHY AND DEMO PLAN
- C-4 SITE PLAN
- C-5 GRADING PLAN & DETAILS
- C-6 UTILITIES PLAN
- C-7 EROSION CONTROL PLAN

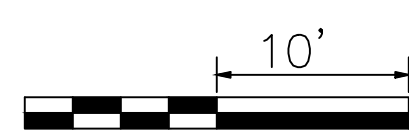
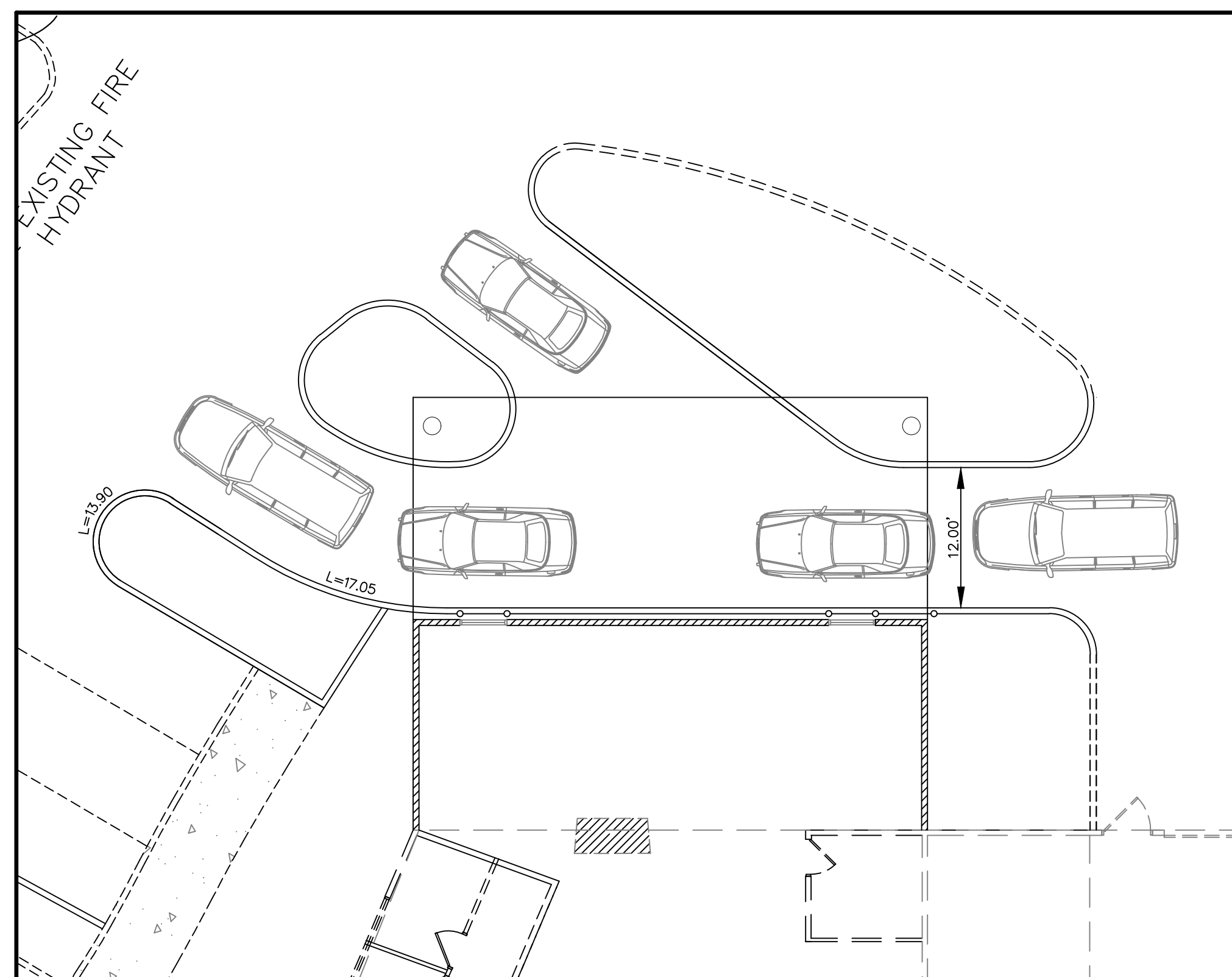
FEATHER RIVER TRIBAL HEALTH PHARMACY ADDITION

2145 FIFTH AVENUE, OROVILLE CA

APPROVED BY:
CITY OF OROVILLE

MATT THOMPSON
CITY OF OROVILLE, CITY ENGINEER.

DATE _____



SITE PLAN

1"=10'

GRADING NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF OROVILLE STANDARD SPECIFICATIONS.
2. ALL EXISTING ASPHALT AND DEBRIS SHALL BE STRIPPED PRIOR TO GRADING OPERATIONS AND TRANSPORTED AWAY FROM SITE.
3. RIP PLANNED BUILDING AREA TO A DEPTH OF 8" TO 12" AND REMOVE ALL ROOTS, VEGETATION AND OTHER DELETERIOUS MATTER. MOISTURE CONDITION THE SOIL TO WITHIN 3% OF OPTIMUM MOISTURE CONTENT, AND RECOMPACT TO 90% RELATIVE COMPACTION PRIOR TO BEGINNING FILL PLACEMENT AND ADD FILL MATERIAL TO FINISHED PAD GRADE AS NECESSARY.
4. FILL MATERIAL TO BE PLACED IN HORIZONTAL LIFTS OF NOT MORE THAN 6 TO 8 INCHES AND COMPACTED TO 90% IF IMPORTED FILL IS REQUIRED, THE MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
5. A MINIMUM OF THREE COMPACTION TESTS TO BE TAKEN IN THE BUILDING PAD AREA AND THREE IN PARKING LOT AREA AT LOCATIONS DIRECTED BY THE DESIGN ENGINEER. RESULTS OF COMPACTION TESTS TO BE MADE AVAILABLE TO THE PROJECT ENGINEER.
6. CALL (USA) TWO WORKING DAYS BEFORE YOU DIG 1-800-227-2600.
7. ONSITE SOILS ARE CONSIDERED SUITABLE AS FILL. IMPORTED FILL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.
8. FILL SHOULD BE MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM WATER CONTENT. COMPACT FILLS FOR STRUCTURAL AREAS SUCH AS PAVEMENTS AND BUILDING PADS TO 90% RELATIVE COMPACTION PER ASTM D1557.
9. COMPACT THE UPPER 12" OF PAVEMENT SUBGRADE AND AGGREGATE BASEROCK TO AT LEAST 95% RELATIVE COMPACTION PER ASTM D1557.
10. A) TRENCH BACKFILL SHALL HAVE A MAX PARTICLE SIZE OF 4 INCHES.
B) MOISTURE CONDITION TRENCH BACKFILL OUTSIDE THE TRENCH TO WITHIN 3% OF OPTIMUM WATER CONTENT.
C) PLACE IN LOOSE LIFTS NOT EXCEEDING 12 INCHES FOR BACKHOES, 18" FOR LARGE EXCAVATORS.
D) COMPACT FILL TO AT LEAST 90% RELATIVE COMPACTION PER ASTM D1557.
E) JETTING OF TRENCH BACKFILL IS NOT ACCEPTABLE EXCEPT IN JOINT TRENCHES WHERE DAMAGE TO CONDUITS MAKES MECHANICAL COMPACTION METHODS IMPRACTICAL.

GENERAL NOTES

1. OWNER/DEVELOPER:
FEATHER RIVER TRIBAL HEALTH
2145 FIFTH AVENUE
OROVILLE, CA 95965
2. CIVIL ENGINEER:
NORTH VALLEY ENGINEERING AND SURVEYING
1247 STARR DRIVE SUITE J
YUBA CITY, CA 95993
(530)713-0417
3. ARCHITECT:
KELLY ARCHITECTURE & PLANNING
6528 LONETREE BOULIVARD
ROCKLIN, CA 95765
(916) 797-1199
4. BUILDER:
HILBERS INC.
770 N. WALTON AVENUE SUITE 100
YUBA CITY, CA 95993
(530)673-2947
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION AND ANY OTHER AGENCIES' STANDARDS AS APPLICABLE.
6. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL HAVE APPROVED PLANS IN HIS POSSESSION AND SHALL GIVE THE CITY OF OROVILLE BUILDING DEPARTMENT 48 HOURS NOTICE.
7. CONTRACTOR SHALL PROVIDE FOR PUBLIC SAFETY AND TRAFFIC CONTROL IN ACCORDANCE WITH THE STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL PROVIDE FOR SAFE VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 TWO (2) WORKING DAYS BEFORE ANY EXCAVATION IS STARTED. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT 8 WORKING DAYS PRIOR TO ANY WORK NEAR CITY OPERATED TRAFFIC SIGNALS FOR MARKING OUT FACILITIES. IF THE CONTRACTOR FAILS TO NOTIFY THE CITY AND DAMAGES TO TRAFFIC SIGNALS OCCUR, THE CONTRACTOR WILL BE RESPONSIBLE TO PAY ALL COSTS TO REPAIR THE DAMAGED FACILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. MONUMENTS AND SURVEY MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL PROVIDE CITY SURVEYOR WITH TWO (2) WORKING DAYS NOTICE PRIOR TO MONUMENT REPLACEMENT.
10. THE PRIME CONTRACTOR SHALL DESIGNATE A PERSON(S) WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORKING AND NON-WORKING HOURS AND PROVIDE BUILDING WITH CONTACT AND EMERGENCY CONTACT PHONE INFORMATION.
11. CONTRACTOR SHALL HAVE APPROVED PLANS AVAILABLE ON SITE DURING CONSTRUCTION AND CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENT TO THE LINE AND GRADE SHOWN ON THE PLANS. ANY DEVIATION FROM THE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE BUILDING DEPARTMENT.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL PER SECTION 10, STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
13. WHERE WORK IS TO BE DONE IN AN OFF-SITE EASEMENT, THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER IN WRITING AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK.
14. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF TRAFFIC STRIPES TO REMAIN WITHIN THE LIMITS OF THE PROJECT, INCLUDING THE OPPOSITE SIDE OF THE ROADWAY FROM THE MAJORITY OF ROAD IMPROVEMENTS. TRAFFIC STRIPES DAMAGED OR COVERED DURING ROAD CONSTRUCTION SHALL BE REPLACED WITH THERMOPLASTIC MATERIAL UNLESS APPROVED BY THE CITY.
15. PRIOR TO PLACING CURB, GUTTER, SIDEWALK, ASPHALT CONCRETE, OR BASE MATERIAL, ALL UNDERGROUND FACILITIES WITHIN SHALL BE INSTALLED, BACKFILL COMPLETED, AND THE CONTRACTOR SHALL SUBMIT DOCUMENTATION TO THE CITY OF OROVILLE CITY BUILDING DEPARTMENT THAT EACH OF THE UTILITY COMPANIES HAVING FACILITIES WITHIN THE WORK AREA HAVE SATISFACTORILY PASSED ACCEPTANCE TESTS.
16. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3600 PSI.
17. CONTRACTOR SHALL PROVIDE A COPY OF THE APPROVED AND SIGNED UTILITY PLAN AND COMPOSITE PLAN PRIOR TO COMMENCING ANY DRY UTILITY INSTALLATION.

EARTHWORK

1. ALL EXCAVATION, EMBANKMENT, AND BACKFILL SHALL CONFORM TO THE PROVISIONS IN SECTION 19, "EARTHWORK" OF THE STATE STANDARD SPECIFICATIONS.
2. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS IN SECTION 16 OF THE STATE STANDARD SPECIFICATIONS.
3. CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 1 AND APRIL 30 SHALL TREAT THE SUBGRADE FOR STABILIZATION AS PROPOSED BY A GEOTECHNICAL ENGINEER AND AS APPROVED BY BUILDING.
4. FROM OCTOBER 1 TO APRIL 30 NO MORE THAN 300' OF OPEN TRENCHES ARE ALLOWED THROUGHOUT THE PROJECT SITE AT ONE TIME AND ALL TRENCHES SHALL BE BACKFILLED PRIOR TO RAIN EVENTS.
CONTRACTOR IS NOTIFIED THAT JETTING IS NOT ALLOWED IN ANY TRENCHES.
5. ALL COMPACTION TESTS SHALL BE CERTIFIED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO SUBMITTING TEST RESULTS TO THE BUILDING DEPARTMENT.
7. IF COMPACTION REQUIREMENTS CAN NOT BE MET THEN A RECOMMENDATION FROM A GEOTECHNICAL ENGINEER SHALL BE SUBMITTED FOR APPROVAL BY THE BUILDING DEPARTMENT.

811
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2 WORKING DAYS CALL
"USA" TOLL FREE
1-800-227-2600



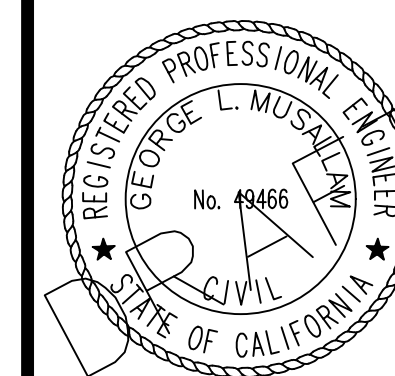
**UNDERGROUND SERVICE
ALERT**
THE CONTRACTOR SHALL NOTIFY ALL UTILITY
COMPANIES TWO (2) WORKING DAYS PRIOR
TO GRADING OR DIGGING

PAVING

1. AGGREGATE BASE SHALL CONFORM TO THE PROVISIONS OF SECTION 26 OF THE STATE STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASE.
2. HOT MIX ASPHALT SHALL CONFORM TO THE STATE'S STANDARD SPECIFICATIONS SECTION 39-2, HOT MIX ASPHALT SHALL BE 1/2" TYPE A. PRIME COAT SHALL BE SC-70 AND SHALL BE APPLIED IF AGGREGATE BASE IS SUBJECTED TO TRAFFIC OR INCLEMENT WEATHER PRIOR TO PAVING.

NORTH VALLEY
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1547 STARR DRIVE, SUITE "J"
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(530) 713-0417

TITLE SHEET



JOB TITLE:

PHARMACY DRIVE THROUGH
FEATHER RIVER TRIBAL HEALTH CENTER
2145 FIFTH AVENUE
OROVILLE CA 95965

REVISIONS:

#	DATE	DESCRIPTION

DATE **DEC 2022**
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JOB NO. **22-1620**

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SITE PLAN



JOB TITLE:

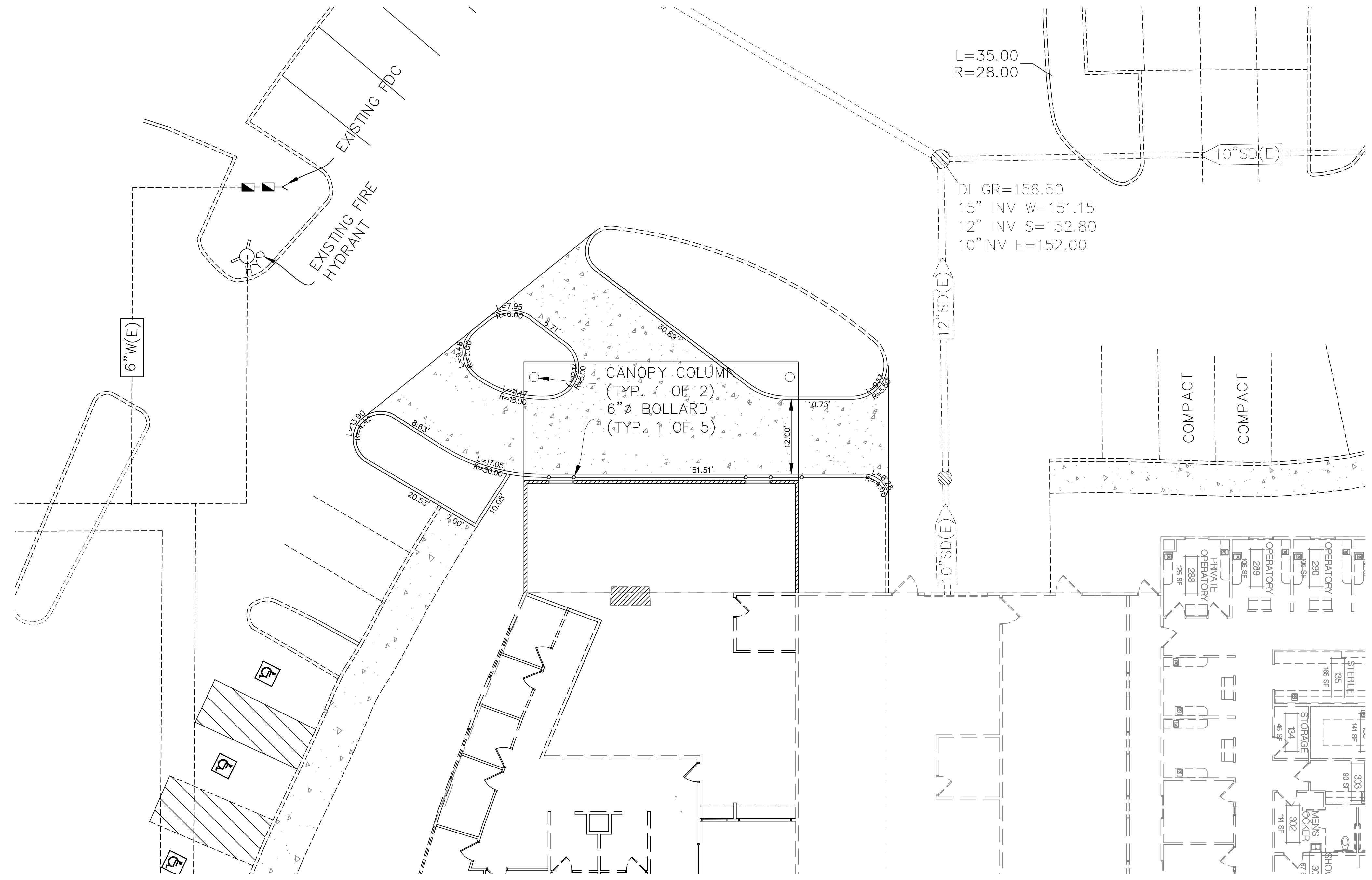
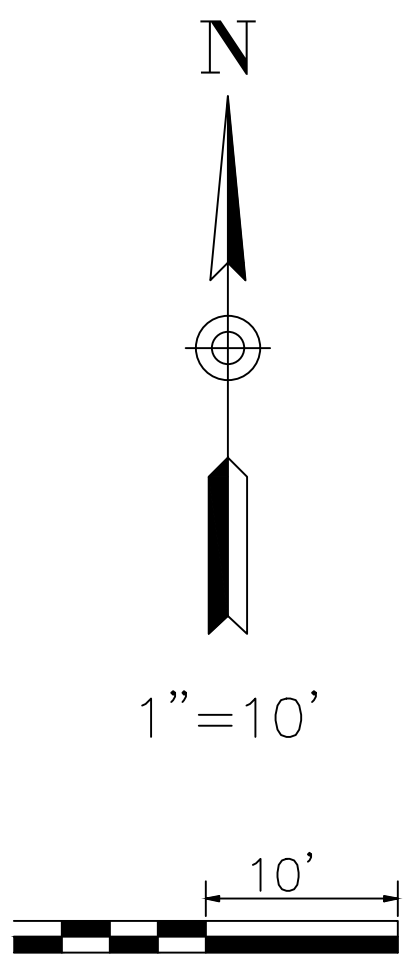
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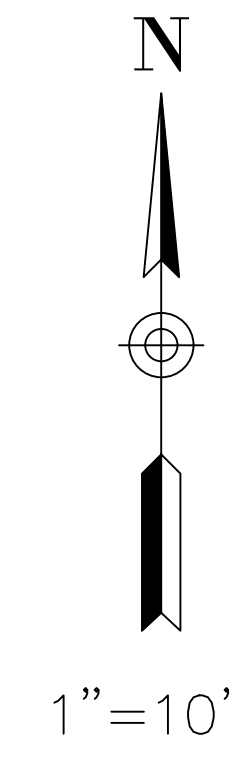
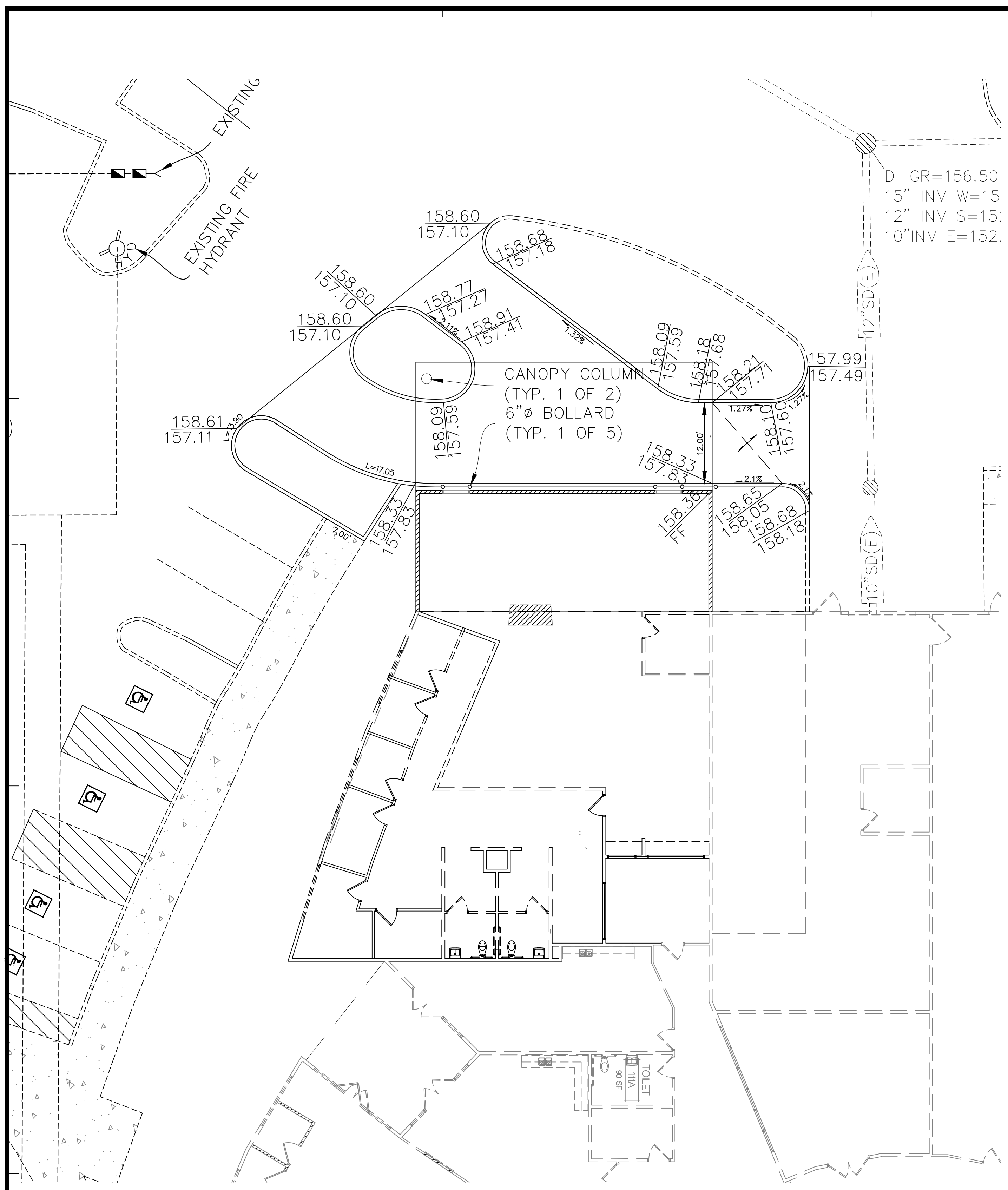
C4



NOTES:

- CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
- A. WHERE NEW SITE WORK JOINS EXISTING CONDITIONS, EXISTING CONDITIONS SHALL CONTROL. IF MAJOR DISCREPANCIES ARE APPARENT, NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- B. ALL EXISTING VEGETATION, SHRUBS, AND TREES TO REMAIN SHALL BE PROTECTED AS REQUIRED TO PREVENT DAMAGE FROM CONSTRUCTION ACTIVITIES. ANY DAMAGED LANDSCAPING SHALL BE REPLACED WITH LIKE PRODUCT AND LIKE SIZE AT THE DIRECTION OF THE ENGINEER.
- C. EXISTING FACILITIES AND ITS AUXILIARY CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE DURING THE COURSE OF NEW CONSTRUCTION ACTIVITIES. ANY DAMAGED MATERIAL SHALL BE REPLACED TO MATCH ORIGINAL CONDITIONS AT THE DIRECTION OF THE ENGINEER.
- D. RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES (IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.

- E. EXISTING UTILITY LINES SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT NEW TIE-INS CAN BE MADE OPERATIONAL. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES IMMEDIATELY TO INSURE NO INTERRUPTION IN UTILITY SERVICE.
- F. REFER TO ELECTRICAL DOCUMENTS FOR SITE ELECTRICAL SERVICE REQUIREMENTS AND/OR SERVICE CONNECTION LOCATION.
- G. REFER TO LANDSCAPE DOCUMENTS FOR HARDSCAPE, LANDSCAPE AND SITE IRRIGATION REQUIREMENTS.
- H. REFER TO PLUMBING DOCUMENTS FOR PLUMBING UTILITY CONNECTION LOCATIONS.
- I. REFER TO THE EXISTING SURVEY FOR TOPOGRAPHIC AND UTILITY INFORMATION.
- J. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF CONSTRUCTION FENCING ENCLOSURES AROUND THE CONSTRUCTION SITE.



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**GRADING
PLAN &
DETAILS**



JOB TITLE:

PHARMACY DRIVE THROUGH
FEATHER RIVER TRIBAL HEALTH CENTER
2145 FIFTH AVENUE
OROVILLE CA 95966

REVISIONS:

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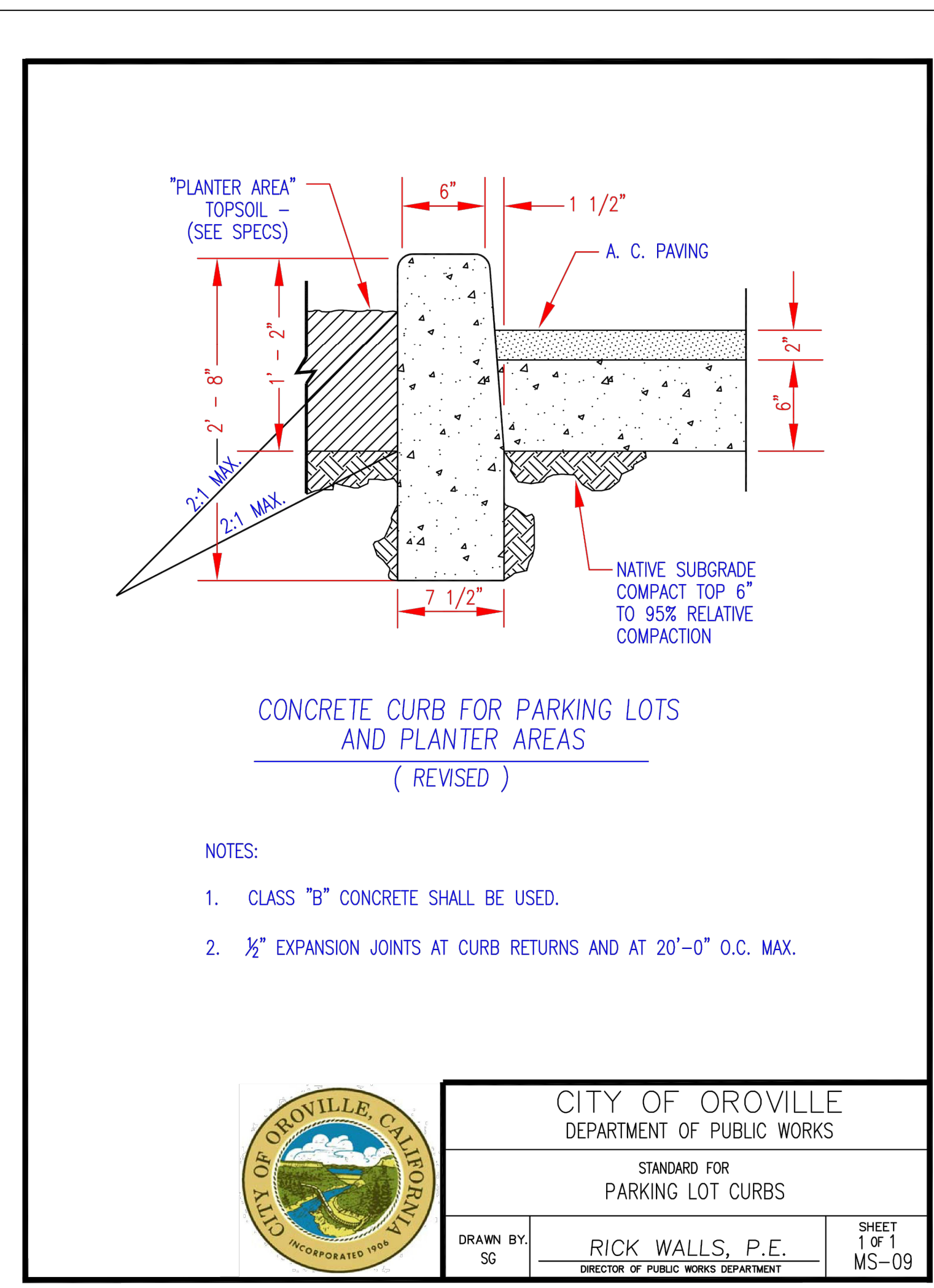
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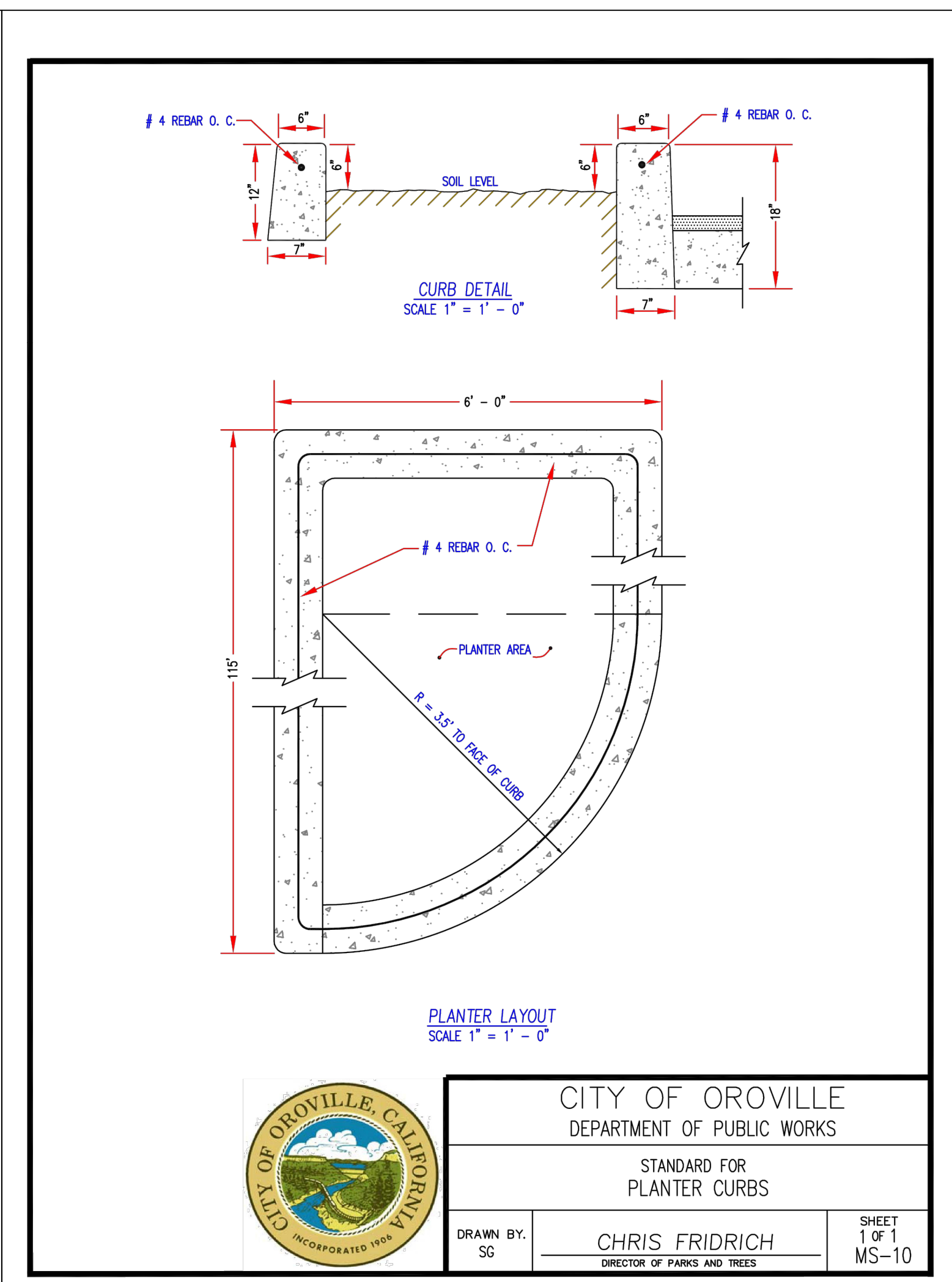
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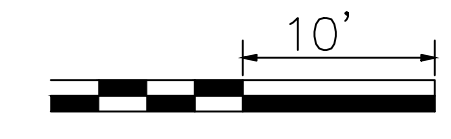
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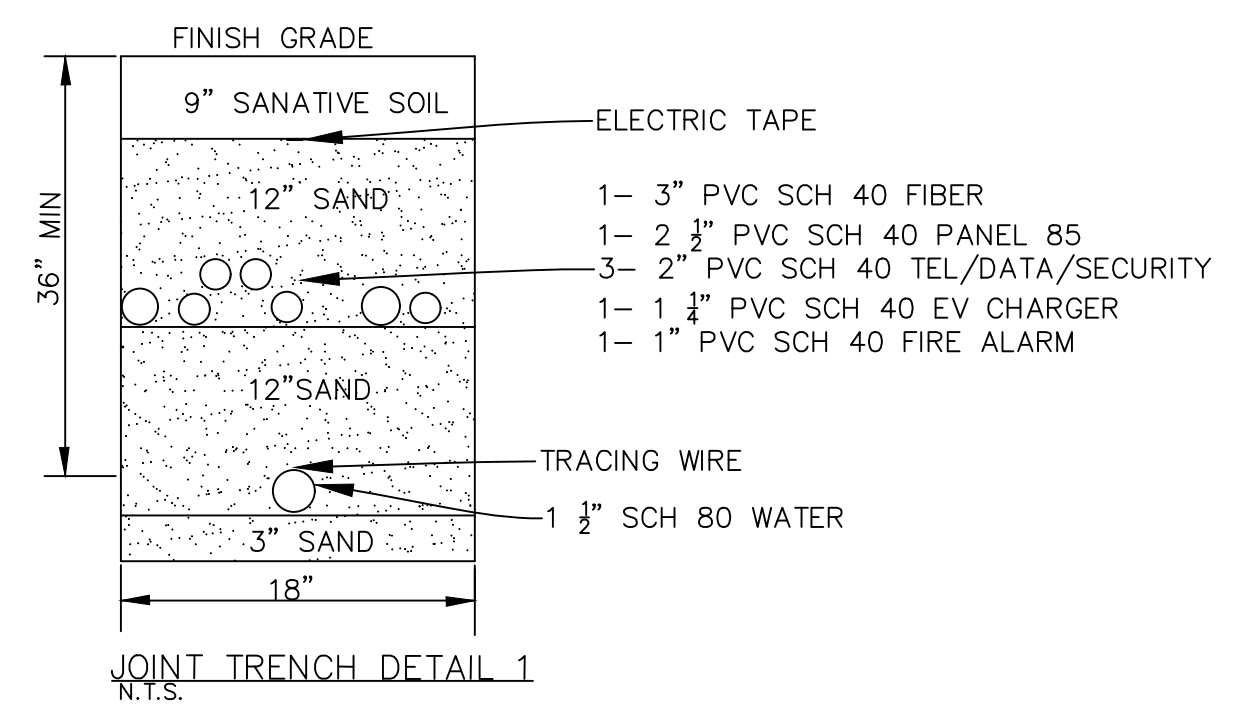
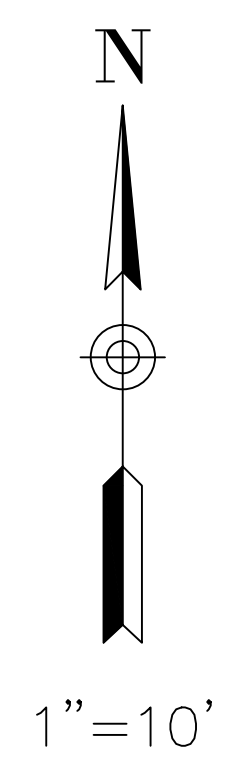
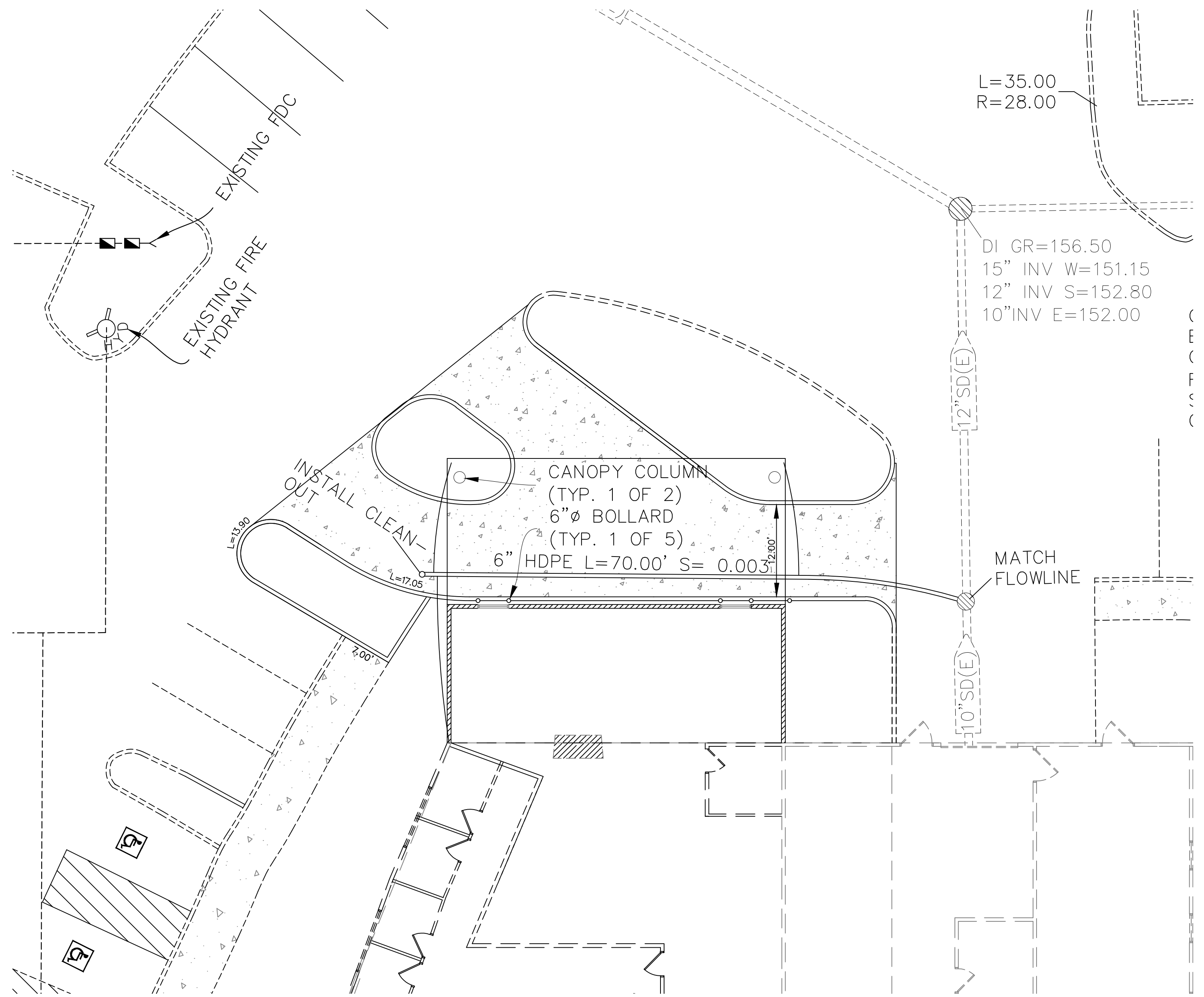


CITY OF OROVILLE
DEPARTMENT OF PUBLIC WORKS
STANDARD FOR
PARKING LOT CURBS
DRAWN BY: RICK WALLS, P.E.
DIRECTOR OF PUBLIC WORKS DEPARTMENT
SHEET 1 OF 1 MS-09



CITY OF OROVILLE
DEPARTMENT OF PUBLIC WORKS
STANDARD FOR
PLANTER CURBS
DRAWN BY: CHRIS FRIDRICH
DIRECTOR OF PARKS AND TREES
SHEET 1 OF 1 MS-10

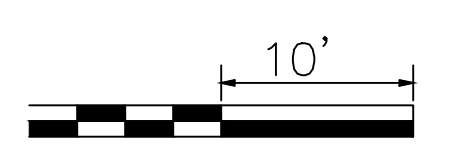




LANDSCAPING OR STRUCTURAL SECTION (STRUCTURAL SECTION INCLUDES AB AND AC SECTIONS)
CLASS 2 AGGREGATE ROCK BASE FROM TOP OF PIPE ZONE TO 12" BELOW SUBBASE.
NOTE: SOIL MAY BE SUBSTITUTED WITH PERMISSION FROM THE PUBLIC WORKS DIRECTOR. COMPACT TO 95% RELATIVE DENSITY.
CLASS 2 AGGREGATE ROCK BASE COMPACTED TO 95% DENSITY.
TOP OF SUBBASE
TOP OF PIPE ZONE
TOP OF PIPE ZONE
DRY OR WET UTILITY (ELECTRIC, GAS, WATER, ETC.)
BACKFILL FOR PIPE ZONE SHALL BE PER SPECIFIC UTILITY COMPANY SPECIFICATIONS
TYPICAL UTILITY TRENCH DETAIL

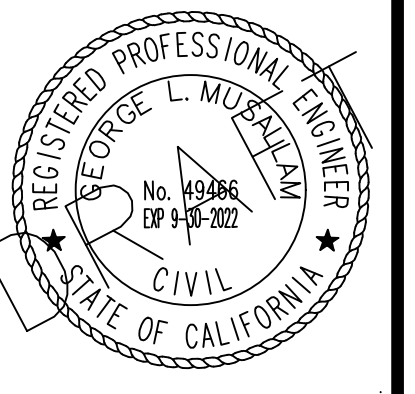
NOTES:
1. THE CITY MAY REQUIRE FIELD GEOTECHNICAL OVERSIGHT AND FIELD DENSITY TESTING TO CONFIRM COMPLIANCE WITH THIS STANDARD. THE COST FOR FIELD OVERSIGHT SHALL BE PAID BY THE OWNER. COMPACTED BACKFILL MATERIAL NOT MEETING THE DENSITY REQUIREMENTS OF THIS STANDARD SHALL BE REMOVED, REPLACED, AND RECOMPACTED TO THE CITY'S SATISFACTION.
2. UTILITY TRENCHES THAT ARE OUTSIDE OF VEHICULAR TRAFFIC AREAS (i.e. PUE, LANDSCAPED AREAS, ETC.) MAY BE COMPACTED TO 90% RD.

CITY OF OROVILLE
DEPARTMENT OF PUBLIC WORKS
STANDARD FOR
JOINT UTILITY TRENCH DETAIL
DRAWN BY: SS
RICK WALLS, P.E.
DIRECTOR OF PUBLIC WORKS DEPARTMENT
SHEET 1 OF 1
MS-01



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UTILITIES PLAN



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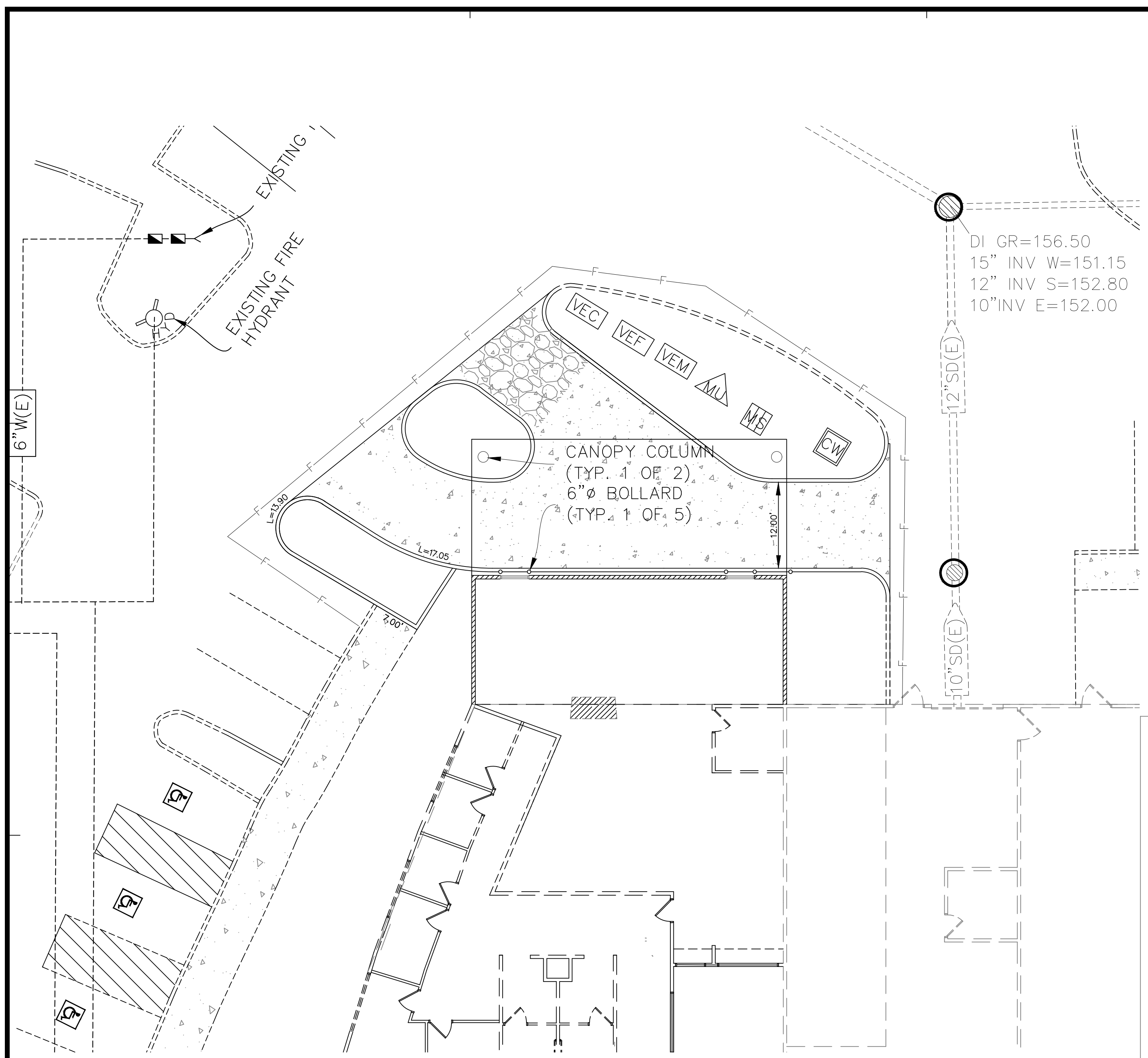
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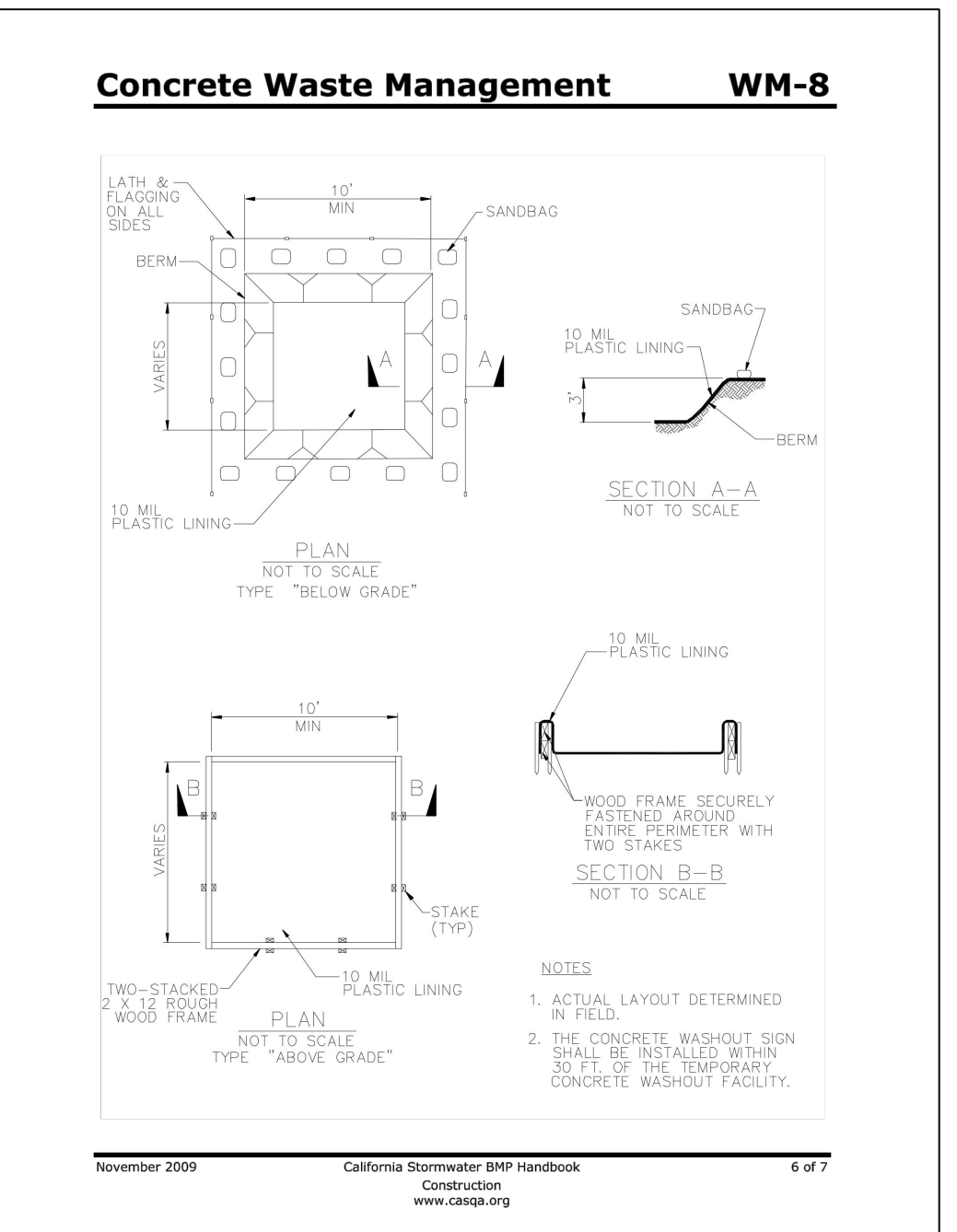
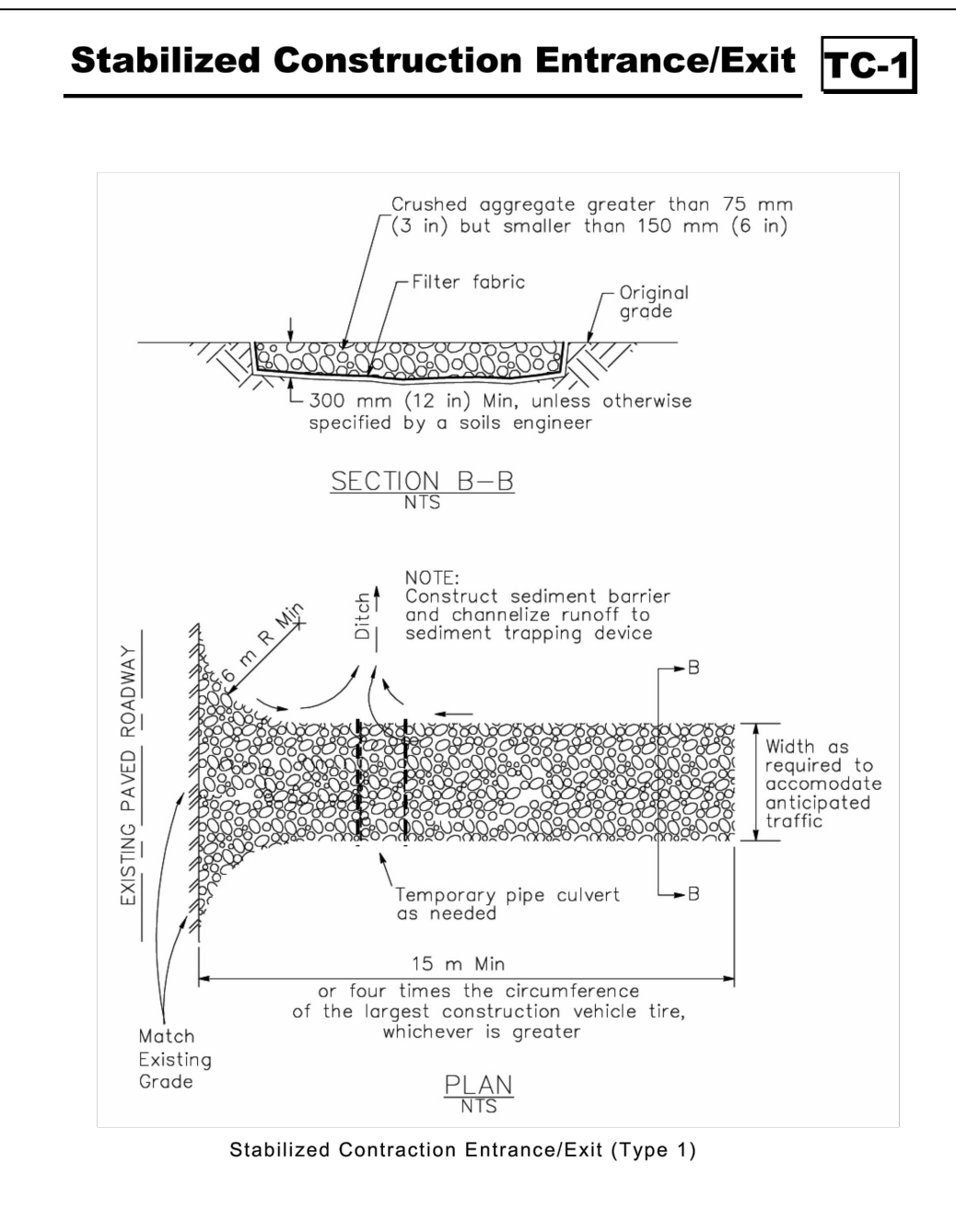
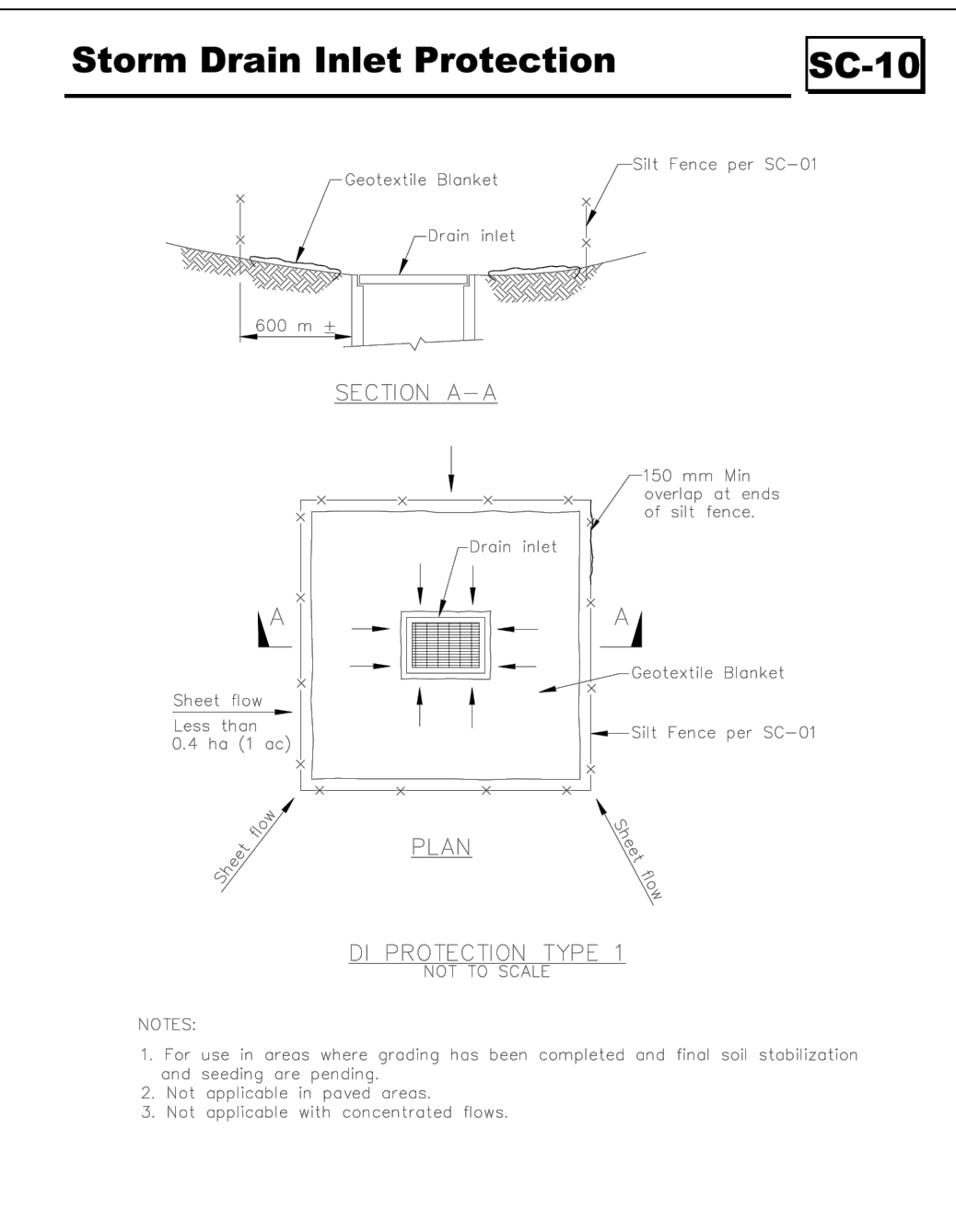
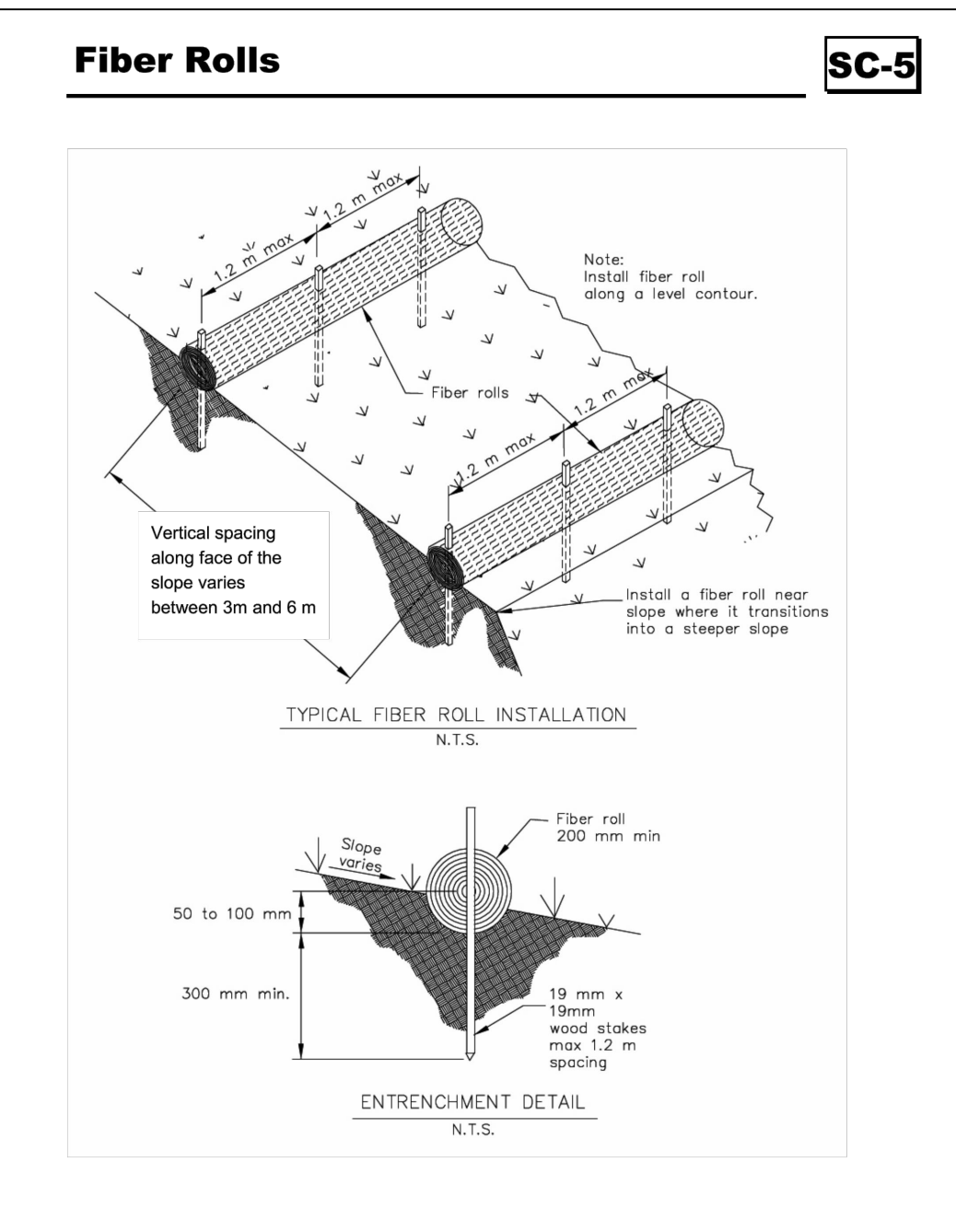
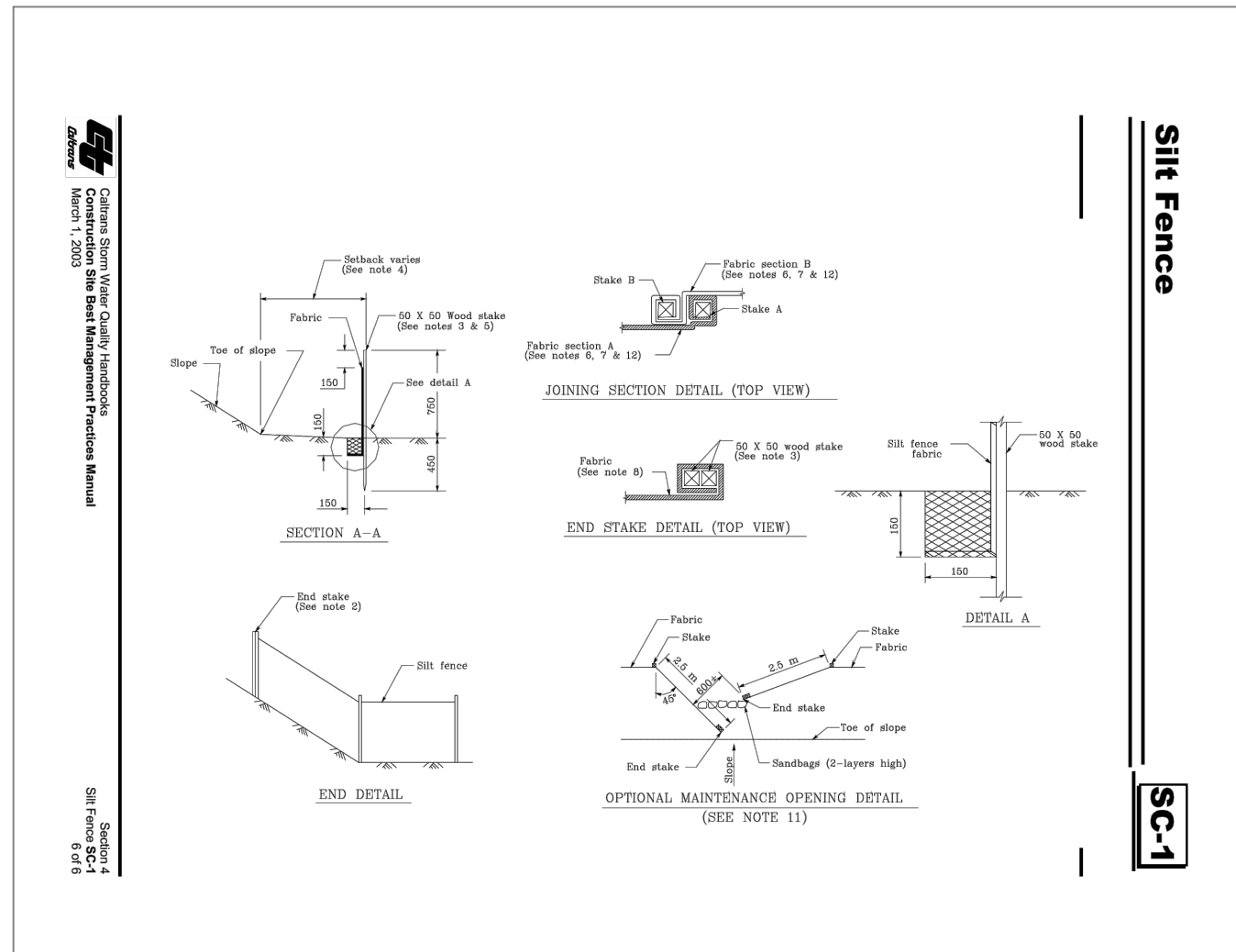


- KEY**
- VEC** VEHICLE & EQUIPMENT CLEANING
REFER TO CAL TRANS CONSTRUCTION SITE BMP FACT SHEET NS-08
 - VEF** VEHICLE & EQUIPMENT FUELING
REFER TO CAL TRANS CONSTRUCTION SITE BMP FACT SHEET NS-09
 - VEM** VEHICLE & EQUIPMENT MAINTENANCE
REFER TO CAL TRANS CONSTRUCTION SITE BMP FACT SHEET NS-10
 - MU** MATERIAL USAGE
REFER TO CAL TRANS CONSTRUCTION SITE BMP FACT SHEET WM-02
 - MS** MATERIAL STORAGE
REFER TO CAL TRANS CONSTRUCTION SITE BMP FACT SHEET WM-01
 - CW** CONCRETE WASHOUT
REFER TO CAL TRANS CONSTRUCTION SITE BMP FACT SHEET WM-08
 - SC-10** STORM DRAIN INLET PROTECTION,
PAVED CONDITIONS (SEE DETAIL SC-10 THIS SHEET) - BLOCK & GRAVEL FILTER
UNPAVED CONDITIONS (SEE DETAIL SC-5 THIS SHEET) - FIBER ROLLS

- F-F-F-F-F- FIBER ROLLS
SEE DETAIL SC-5 THIS SHEET
- SF-SF-SF-SF-SF- SILT FENCE
SEE DETAIL SC-1 THIS SHEET

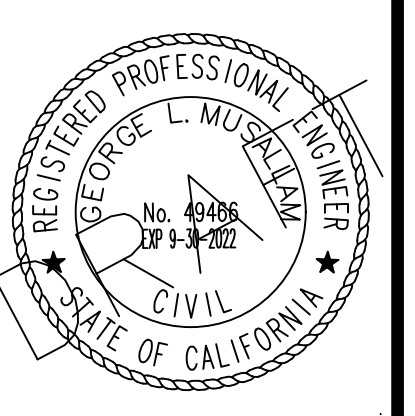
BEST MANAGEMENT PRACTICES (BMP'S)

1. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE CITY OF GRIDLEY STANDARDS AND THE EROSION CONTROL PLANS A SHOWN IN THE CONSTRUCTION DRAWINGS.
2. INTERM EROSION CONTROL MEASURES MAY BE NEEDED AND SHALL BE INSTALLED DURING CONSTRUCTION TO ASSURE ADEQUATE EROSION CONTROL FACILITIES ARE IN PLACE AT ALL TIMES.
3. ALL MULCH SHALL BE STRAW OR RICE
4. ALL SANDBAGS SHALL BE GRAVEL OR SAND FILLED BAGS UNLESS SPECIFIED DIFFERENTLY.
5. ALL SLOPES GREATER THAN 10% AND LESS THAN 50% THAT ARE FREE OF VEGETATION SHALL HAVE MULCH SPREAD PRIOR TO 30% CHANCE OF RAIN.
6. THE CURRENT BEST AVAILABLE BMP'S FOR SEDIMENT CONTROL SHALL BE APPLIED BY THE INSTALLATION OF A SEDIMENT CONTROL PRODUCT BEHIND THE BACK OF CURB AND/OR SIDEWALK.
7. DURING ALL CONSTRUCTION ACTIVITIES, DUST CONTROL MEASURES IN THE FORM OF WATER APPLICATION TO ALL EXPOSED SOIL SURFACES WHERE STORM RUNOFF IS EXPOSED TO THE VEGETATION. THIS IS FOR THE PREVENTION OF AIRBORNE PARTICULANTS FOR THE SITE. WATERING OF EXPOSED SOIL SURFACES SHALL OCCUR AT LEAST TWICE DAILY, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS DONE FOR THE DAY. ALL CLEARING, GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL CEASE WHEN WINDS EXCEED 15 MPH AVERAGED OVER 1 HR.
8. THE CONTRACTOR MAY PROVIDE CATCH BASIN FILTERS TO HELP REMOVE SEDIMENTS, OIL/GREASE AND HEAVY METALS FROM STORM WATER RUNOFF.
9. ALL ON SITE PARKING SHALL BE PAVED AS SOON AS FEASIBLE OR WATERED PERIODICALLY OR CHEMICALLY STABILIZED.
10. HAUL TRUCKS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS AT ALL TIMES.
11. BMP'S ARE TO BE IMPLEMENTED AND BE OPERATIONAL ON A DAILY BASIS DURING ALL PHASES OF THE CONSTRUCTION. ADDITIONAL BMP'S MAY NEED TO BE IMPLEMENTED DURING THE WET SEASON.
12. TO HELP INCREASE STORM WATER INFILTRATION AND INCREASE THE RETENTION OF SEDIMENT, HEAVY METALS, TOXIC MATERIALS, OIL/GREASE, BACTERIA & TRENCHES LOCATED IN THE MEDIAN STRIPS AND PLANTER STRIPS ADJACENT TO THE SIDEWALKS. ALSO, A STORM WATER DETENTION POND CAN BE CONSTRUCTED FOR THE SAME REASONS. BIOFILTER LINED AND/OR VEGETATED SWALES MAY BE CONSTRUCTED FOR REASONS STATED ABOVE.
13. WATTLES ARE TO BE PLACED IN A KEY TRENCH PREPARED 2"-4" DEEP. THE EXCESS SOIL CREATED FROM TRENCHING SHALL BE PLACED ON THE UPPER SIDE OF THE WATTLE TO PREVENT EROSION AND UNDERCUTTING FROM SHEET FLOWS.
14. WATTLES SHALL BE STAKED IN PLACE, OR RETAINED WITH STAKED AND ROPE RESTRAINTS. STAKES CAN ALSO BE PLACED ON ALTERNATING SIDES OF THE WATTLE TO ANCHOR IT. THE 3/4"x3/4"x24" STAKE SHOULD BE PLACED WITHIN 4 FEET OF THE ENDS. IF MORE THAN ONE ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
15. WATTLES SHOULD BE INSPECTED FOR SLUMPING, TEARS IN THE FIBER MESH COVER, AND OTHER SIGNS OF INEFFECTIVE PLACEMENT AND REPLACED WHEN NECESSARY. THE WATTLES SHOULD ESPECIALLY BE INSPECTED BEFORE RAIN OCCURS AND CHECKED DAILY DURING RAINFALL. AFTER PROJECT COMPLETION, WATTLES MAY BE REUSED IF THEY ARE NOT EXCESSIVELY SOILED OR DAMAGED.



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EROSION CONTROL PLAN



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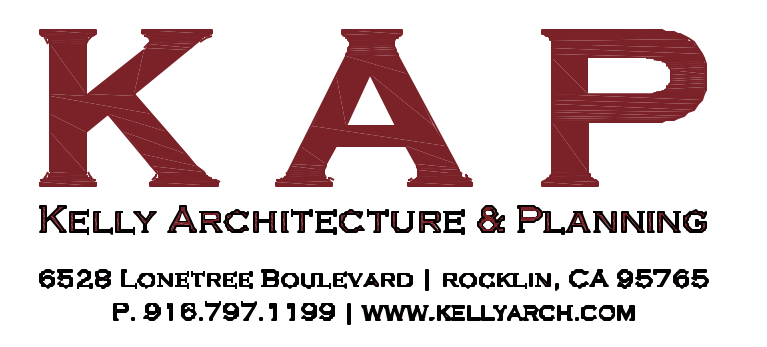
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SHEET

SITE ANALYSIS

CITY OF OROVILLE MUNICIPAL CODE
 ASSESSOR'S PARCEL NUMBER: 095-250-060-000
 LOT SIZE: 1.09 ACRES (47,490 S.F.)
 ZONING: PG - PUBLIC OR QUASI-PUBLIC FACILITIES
 NO CHANGES TO BUILDING FOOTPRINT OR DEVELOPMENT STANDARDS.
 USE: MEDICAL SERVICES



GENERAL NOTES

- LIMIT OF WORK / CONTRACT BOUNDARY IS SHOWN FOR INTENT ONLY. ADDITIONAL WORK MAY BE REQUIRED OUTSIDE THIS PROJECT BOUNDARY AS NECESSARY TO PROVIDE A COMPLETE PROJECT. CONTRACTOR TO COORDINATE CONSTRUCTION STAGING AREA WITH PROPERTY OWNER.
- ACCESS TO SITE, ADJACENT TENANTS AND/OR BUILDING, AND FIRE ACCESS ROUTES ARE TO BE MAINTAINED AND CLEAR AT ALL TIMES DURING ALL PHASES OF CONSTRUCTION. COORDINATE CONSTRUCTION STAGING AREA WITH PROPERTY OWNER PRIOR TO COMMENCEMENT OF WORK.
- THE ACCESSIBLE PATH OF TRAVEL, AS INDICATED ON THIS SHEET, IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES THAT DO NOT EXCEED 1/4" MAX OR 1/2" AT 1/2 SLOPE MAX. ANY ELEVATION CHANGES ARE RAMPED AT 1/2 SLOPE MAX PER THE GOVERNING LAWS OR BY APPROVED ELEVATORS. THE CROSS SLOPE AT ANY POINT ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 2% SLOPE MAX. A CLEAR WIDTH NO LESS THAN 48". THE CONTRACTOR SHALL VERIFY THAT THE COMPLETE ACCESSIBLE PATH INDICATED IS FREE OF BARRIERS AND COMPLIES WITH VERTICAL CHANGE AND CROSS SLOPE MAXIMUMS.
- ALL PARKING FACILITIES REMAIN UNCHANGED.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING ACCESSIBLE PATH OF TRAVEL FROM BUILDING MAIN ENTRANCE TO PARKING AND PUBLIC WAY. SEE SHEET GENERAL NOTES AND DETAILS CALLED OUT ON THE PLAN FOR ADDITIONAL INFORMATION.
- [Hatched Box] (E) BUILDING / STRUCTURE TO REMAIN
- [Diagonal Hatched Box] PROPOSED AREA OF RENOVATION
- [Cross-hatched Box] PROPOSED ADDITION
- ▲ LEGAL EXIT TO EXTERIOR
- ↑ MAIN ENTRANCE / SUITE ENTRANCE INTO BUILDING

Client:



Owner:
FEATHER RIVER TRIBAL HEALTH
 2145 Fifth Avenue
 Oroville, CA 95965

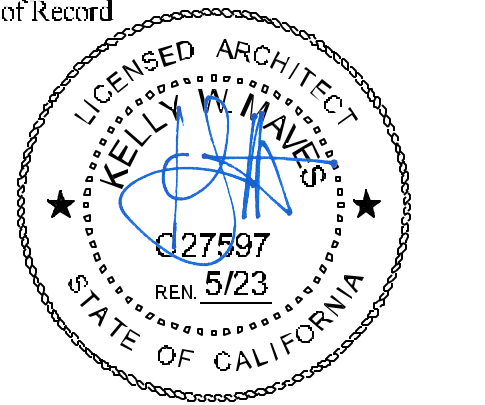
Project Name:

Feather River Tribal Health Center - Pharmacy Addition and Remodel

Submital:

Construction Document

Architect of Record:



Consultant:

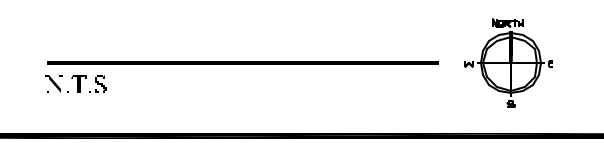
Revisions

Description	Date
△ REVISION NAME	DATE
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Approvals

Permit No.:

Key Plan



KAP Job No. 463.01

Scale: As Noted

Date: December 2022

Drawn By: YW

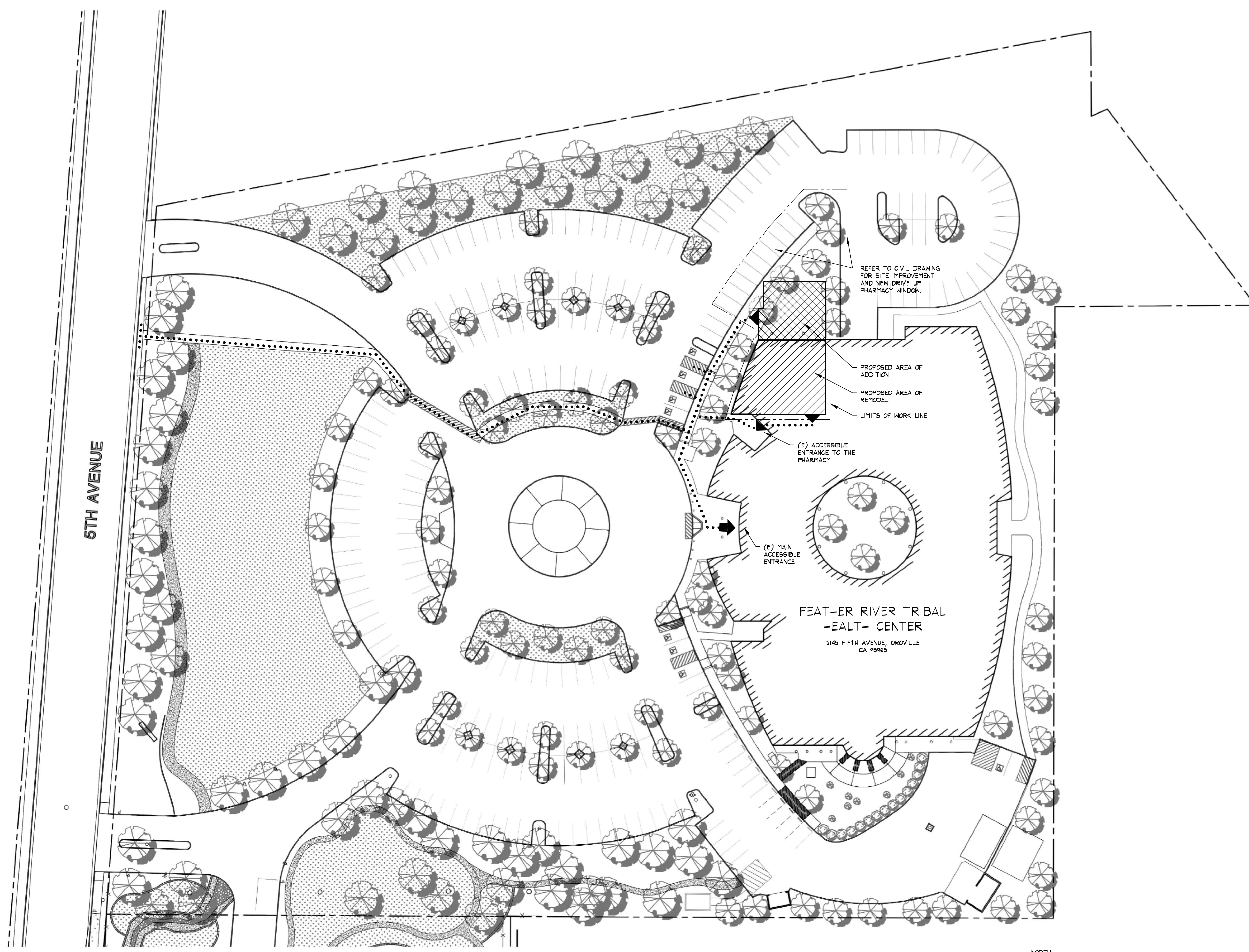
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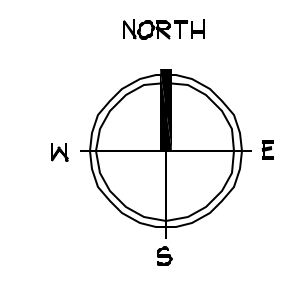
Overall Site Plan

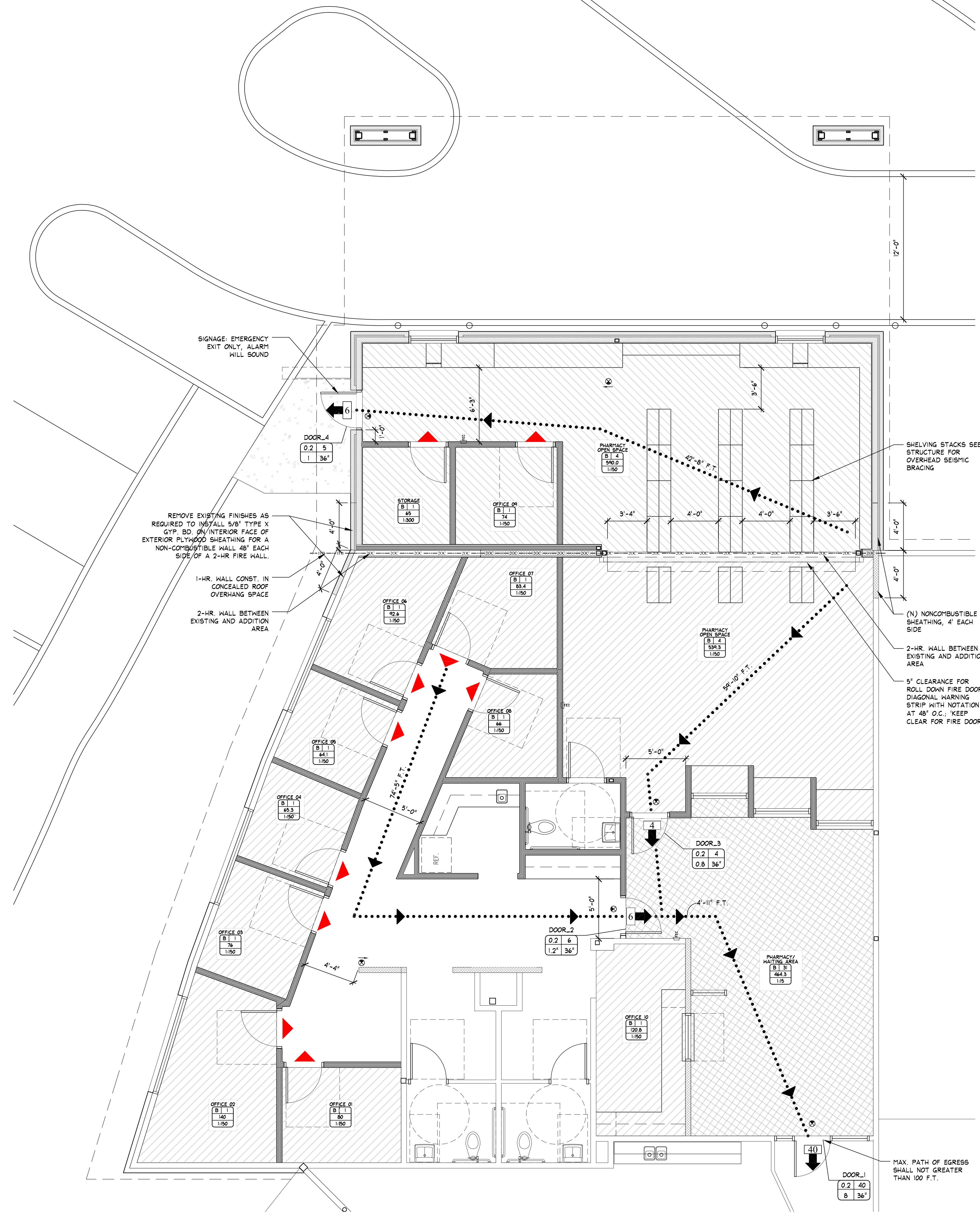
Sheet Number

A1.1



EXISTING SITE PLAN
 Scale: NTS





GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
- SEE MECHANICAL, PLUMBING, ELECTRICAL AND FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
- ANY CASEWORK, FURNISHING, DOORS, EQUIPMENT, FIXTURES, DEVICES, FLOOR AND ACCESSORIES REMOVED AND NOT USED IN THE PROJECT SHALL BE CLEANED, STORED SAFELY FOR FUTURE INSTALLATION, ACCOUNTED FOR, OR RETURNED TO THE OWNER AT THE TIME OF THE REMOVAL OR AT THE END OF THE PROJECT. VERIFY WITH THE OWNER ITEMS TO BE STORED AND DISCARDED.
- CLEAN, REPAIR AND MATCH FINISH AT (E) HALLS, FLOORS AND CEILINGS WHERE FURNISHINGS, EQUIPMENT, FIXTURES TEMPORARY WALLS AND DEVICES HAVE BEEN REMOVED. REPAINT ALL CEILING AND WALLS TO MATCH EXISTING.
- ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE

CODE ANALYSIS

CHAPTER 3. OCCUPANCY CLASSIFICATION AND USE
EXISTING OFFICE OCC. ARE B, RE-PURPOSING TO OFFICE AND PHARMACY WHICH ARE OCC. B

CHAPTER 4. SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE.
420.12 MINIMUM 65% OF CONSTRUCTION WASTE TO BE RECYCLED.

CHAPTER 5. GENERAL BUILDING HEIGHTS AND AREAS.
PREVIOUS BUILDING AREA IN YEAR 2000, IS 36,746 SQFT.
PREVIOUS BUILDING AREA IN YEAR 2007, IS 47,490 SQFT.
CURRENT PROPOSAL WITH ADDITION IS 48,281 SQFT.
ALLOWED BUILDING AREA IS 43,750 SQFT, PER CBC 506.2

NEW ADDITION SHALL PROVIDE 3-HR FIRE WALL BETWEEN EXISTING BUILDING AND ADDITION PER CBC 706.4. WITH EXCEPTION FOR BUILDING TYPE V-B, IT PERMITTED TO HAVE 2-HR. FIRE WALL.

CHAPTER 6. TYPES OF CONSTRUCTION.
NO CHANGE TO REMODEL SPACE IN EXISTING BUILDING SPACE, TYPE V, N.R.
NEW ADDITION TO BE CONSTRUCTION TYPE V-B, WITH 2-HR. FIRE-RATED WALL TO EXISTING BUILDING PER CBC 706.4.

CHAPTER 7. FIRE AND SMOKE PROTECTION FEATURES
706.4 FIRE-RESISTANCE RATING.
TABLE FOOTNOTE A: TYPE V CONSTRUCTION SHALL HAVE A 2-HOUR WALL RATING.
706.5 HORIZONTAL CONTINUITY
EXCEPTION 2: FIRE WALL SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE WITH EXCEPTIONS OF PROVIDE NONCOMBUSTIBLE SHEATHING NO LESS THAN 4 FEET OF HORIZONTAL DISTANCE ON BOTH SIDES OF THE FIRE WALL.
706.5.1 EXTERIOR WALLS
EXCEPTION 2: EXTERIOR WALL TERMINATING AT FIRE WALL, NOT REQUIRE HAVING PROTECTION WHEN FORM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES.
706.5.2 HORIZONTAL PROJECTING ELEMENTS
EXCEPTION 3: PROVIDE 1-HOUR FIRE-RESISTANCE-RATED WALL IN THE CONCEALED ROOF OVERHANG SPACE BETWEEN NEW ADDITION AND EXISTING.
706.6 VERTICAL CONTINUITY
EXCEPTION 4: WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING. NO OPENING WITHIN 4 FEET OF THE FIRE WALL, MINIMUM CLASS B ROOF COVERING, AND FIRE-RETARDANT-TREATED ROOF SHEATHING FOR A DISTANCE OF 4 FEET WITH TYPE X GYP BOARD BENEATH THE ROOF SHEATHING ON BOTH SIDES.

CHAPTER 7A. MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE.
THE BUILDING IS NOT LOCATED IN AN AREA CONSIDERED TO BE A FIRE HAZARD SEVERITY ZONE. THEREFORE, THE PROVISIONS OF THIS SECTION ARE NOT APPLICABLE TO THIS PROJECT.

CHAPTER 8. INTERIOR FINISHES.
ALL NEW MATERIAL USED ARE TO MATCH EXISTING FINISHES OF THE PHARMACY AND TO MEET REQUIRED SMOKE AND FIRE SPREAD REQUIREMENT.

CHAPTER 9. FIRE PROTECTION AND LIFE SAFETY SYSTEM.
PORTABLE FIRE EXTINGUISHERS TO BE PLACED IN THE RENOVATION AREA AND MEET MINIMUM RATING OF 1-A/10-B-C, PER CBC 906.1. LOCATION OF THE FIRE EXTINGUISHERS PER FIRE DRAWING.

CHAPTER 10. MEANS OF EGRESS
SITE CODE PLAN ON THIS SHEET DEMONSTRATED COMPLIANCE WITH CHAPTER 10 REGULATIONS.
1006.2 SPACE WITH ONE EXIT OR EXIT ACCESS DOORWAY WITH SPRINKLER SYSTEM, MAX. COMMON PATH OF EGRESS SHALL NOT BE GREATER THAN 100'.
109.1. EXIT SIGNS PLACED AT LOCATION WHERE EXIT OR PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO OCCUPANTS.
1020.3. MIN. WIDTH OF THE CORRIDOR IS 44".

CHAPTER 11B. ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING.
PLEASE REFER TO FLOOR PLAN PER SHEET AS.2 AND TYPICAL DETAIL.
11B.305.5 PARALLEL CLEARANCE IS PROVIDED TO THE COUNTER SPACE.
11B.708 TWO-WAY AUDIO COMMUNICATION SYSTEM ARE PROVIDED IN THE DRIVE-THRU WINDOW

CHAPTER 29. PLUMBING SYSTEM.
THIS PLAN ADDS ONE SINGLE OCCUPANCY TOILET FOR THE CONVENIENCE OF PHARMACY STAFF. THE NEW TOILETS STILL HAVE ACCESS TO EXISTING TOILET AT THE SOUTH OF THE PLAN NEXT TO THE RECEPTION.

FLOOR PLAN LEGEND

- ACCESSIBLE EGRESS PATH OF TRAVEL
COMMON PATH DISTANCE AS INDICATED (MAX 100'-0" / CBC TABLE 1006.2.1)
 - OFFICE / PHARMACY OPEN SPACE
 - WAITING AREA
 - LEGAL EXIT TO EXTERIOR W/ OCCUPANT LOAD AT EXIT
 - CORRIDOR DIRECTION TO EXIT
 - ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROW AS APPLICABLE. SEE 8/A0.2
 - SEMI-RECESSED FIRE EXTINGUISHER CABINET, LARSEN'S MFR. CO, ARCH'L SERIES; W/ MODEL B500/B500T 2A10B/C 5 LB. SEE SPEC SECTION 10520.
 - MANEUVERING CLEARANCE AT DOOR
 - DOOR & SWING
 - ROOM NAME
 - OCCUPANCY GROUP
 - OCCUPANT LOAD
 - FLOOR AREA SQUARE FEET
 - OCCUPANT LOAD FACTOR PER (CBC TABLE 1004.5)
 - DOOR NAME
 - OCCUPANT LOAD FACTOR PER (CBC 1004.5)
 - OCCUPANT LOAD
 - WIDTH PROVIDED
 - WIDTH REQUIRED
- * OCCUPANT LOAD SIGN REQUIRED WHEN NOTED - SEC 1004.9 - REF SIGNAGE SCHEDULE. LOCATE A SIGN NEAR THE MAIN EXIT FROM THE ROOM.

EXITING CALCULATIONS

* SQUARE FOOT AREA CALCULATIONS BASED ON B-OCCUPANCY PER TABLE 1004.5, BUSINESS AREA 100 GROSS OCCUPANT LOAD FACTOR AND INCLUDES ALL OCCUPIABLE AND NON-OCCUPIABLE FLOOR SPACES

BUILDING OCCUPANT LOAD B:	50 FT	LOAD FACTOR	OCCUP. LOAD
OFFICES:	862.2	150	6
PHARMACY OPEN SPACE:	539.3	150	4
PHARMACY MEDICINE AREA:	990.0	150	4
WAITING AREA:	464.3	15	31
STORAGE:	65	300	1
NON-OCCUPIED:	1000.6	-	-
TOTAL:	3521.4		46

EXIT DOOR WIDTH:

DOOR NO.1	OCC. LOAD	DOOR NO.3	OCC. LOAD
WAITING AREA	31.0	PHARMACY	3.60
DOOR NO.2	5.27	TOTAL OCC.	3.60
DOOR NO.3	3.60	ROUNDED	4
		FACTOR	0.20
		REQUIRED	0.80
		PROVIDED	36"

DOOR NO.2	OCC. LOAD	DOOR NO.4	OCC. LOAD
OFFICE 01	0.53	PHARMACY	3.93
OFFICE 02	0.93	OFFICE NO.9	0.49
OFFICE 03	0.51	STORAGE	0.22
OFFICE 04	0.44	TOTAL OCC.	4.64
OFFICE 05	0.43	ROUNDED	5
OFFICE 06	0.62	FACTOR	0.20
OFFICE 07	0.56	REQUIRED	0.80
OFFICE 08	0.44	PROVIDED	36"
OFFICE 10	0.81		
TOTAL OCC.	5.27		
ROUNDED	6		
FACTOR	0.20		
REQUIRED	1.20		
PROVIDED	36"		

EXIT CONFIGURATION:
SPACES WITH ONE EXIT SHALL NOT MORE THAN 49 OCCUPANTS PER CBC 1006.2.1. MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE IN SPRINKLER SPACE SHALL NOT MORE THAN 100 F.T.

OCCUPANCY: 46
 PATH OF EGRESS FROM OFFICES: 74'-5" F.T.
 PATH OF EGRESS FROM PHARMACY: 59'-10" F.T.
 PATH OF EGRESS TO EMERGENCE EXIT: 42'-8" F.T.

EGRESS COMPONENTS:
 MIN NUMBER OF EXITS: 1
 NUMBER OF EXIT PROVIDED: 2

WIDTH OF EXITS REQUIRED: 36"
 WIDTH OF EXITS PROVIDED: 36"

MIN. CORRIDOR WIDTH:
 BUSINESS AREAS: 36"
 WIDTH OF NARROWEST CORRIDOR PROVIDED: 48"

ACCESSIBLE FIXTURES

- ACCESSIBLE STAFF UNISEX TOILET

BUILDING INFORMATION

PROJECT AREA: (LOCATED ON FIRST FLOOR)	3,476.6 S.F. TOTAL
BLDG. OCCUPANCY GROUP:	47,490 S.F. GROUP B
TYPE OF CONSTRUCTION:	TYPE V-B CONSTRUCTION
BASIC ALLOWABLE AREA:	43,750 SQFT
ALLOWABLE INCREASES:	N/A
BUILDING STORIES:	1
SPRINKLERED:	YES
BUILDING IS EQUIPPED WITH AUTOMATIC SMOKE DETECTION SYSTEM THROUGHOUT FACILITY.	
FIRE-RESISTIVE REQUIREMENTS (PER CBC TABLE 601.602):	
1. STRUCTURAL FRAME	NON-RATED (PER CBC TABLE 601)
2. BEARING WALLS	NON-RATED
INTERIOR	NON-RATED
3. NON-BEARING WALLS AND PARTITIONS	NON-RATED (PER CBC TABLE 602)
EXTERIOR	NON-RATED
4. NON-BEARING WALLS AND PARTITIONS	NON-RATED
INTERIOR	NON-RATED
5. FLOOR CONSTRUCTION	NON-RATED (PER CBC TABLE 601)
INCLUDING SUPPORTING BEAMS AND JOISTS	
6. ROOF CONSTRUCTION	NON-RATED (PER CBC TABLE 601)
INCLUDING SUPPORTING BEAMS AND JOISTS	



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Architect of Record:

Consultant:

Revisions

Description	DATE
REVISION NAME	DATE

Approvals

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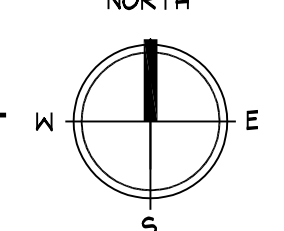
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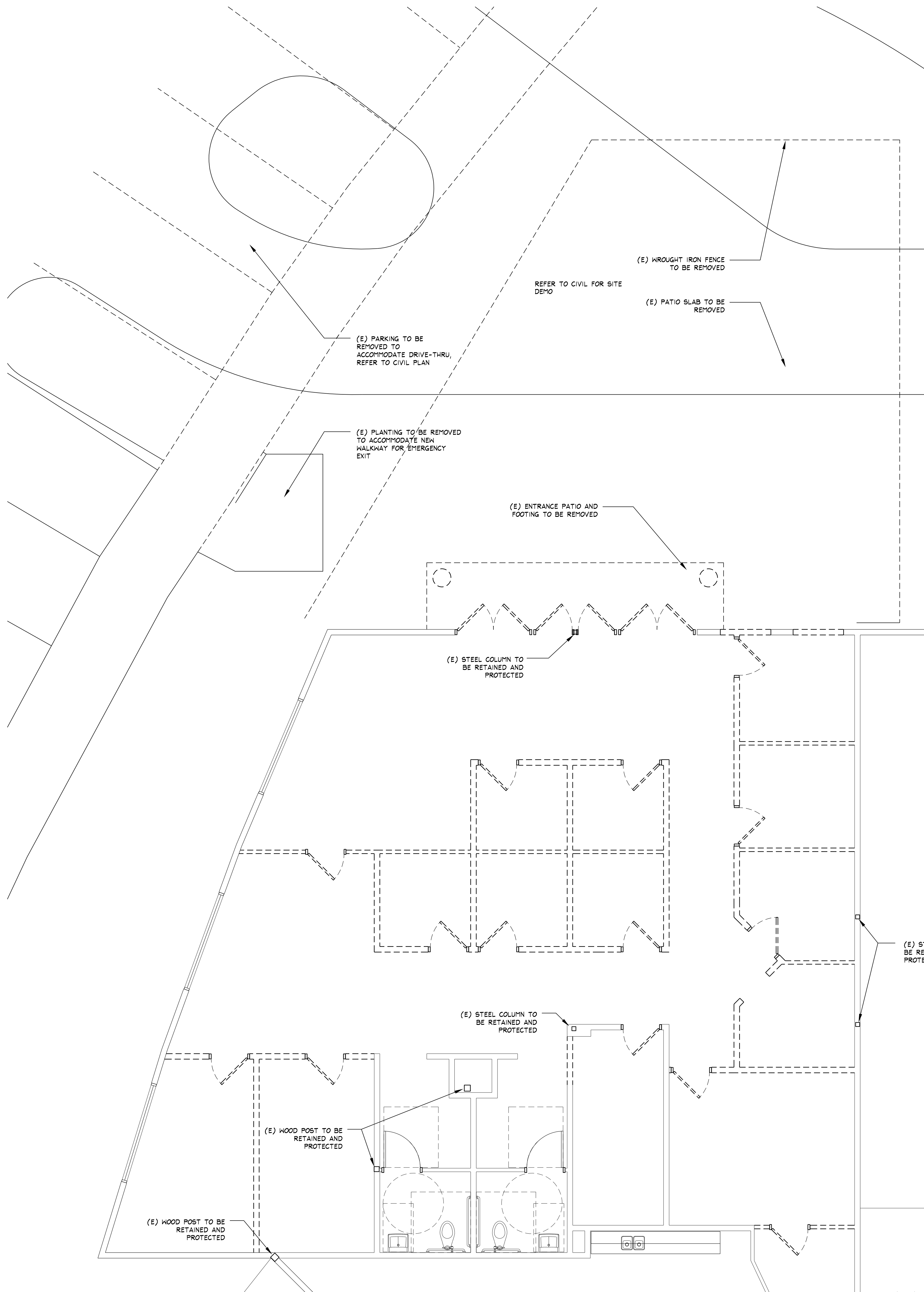
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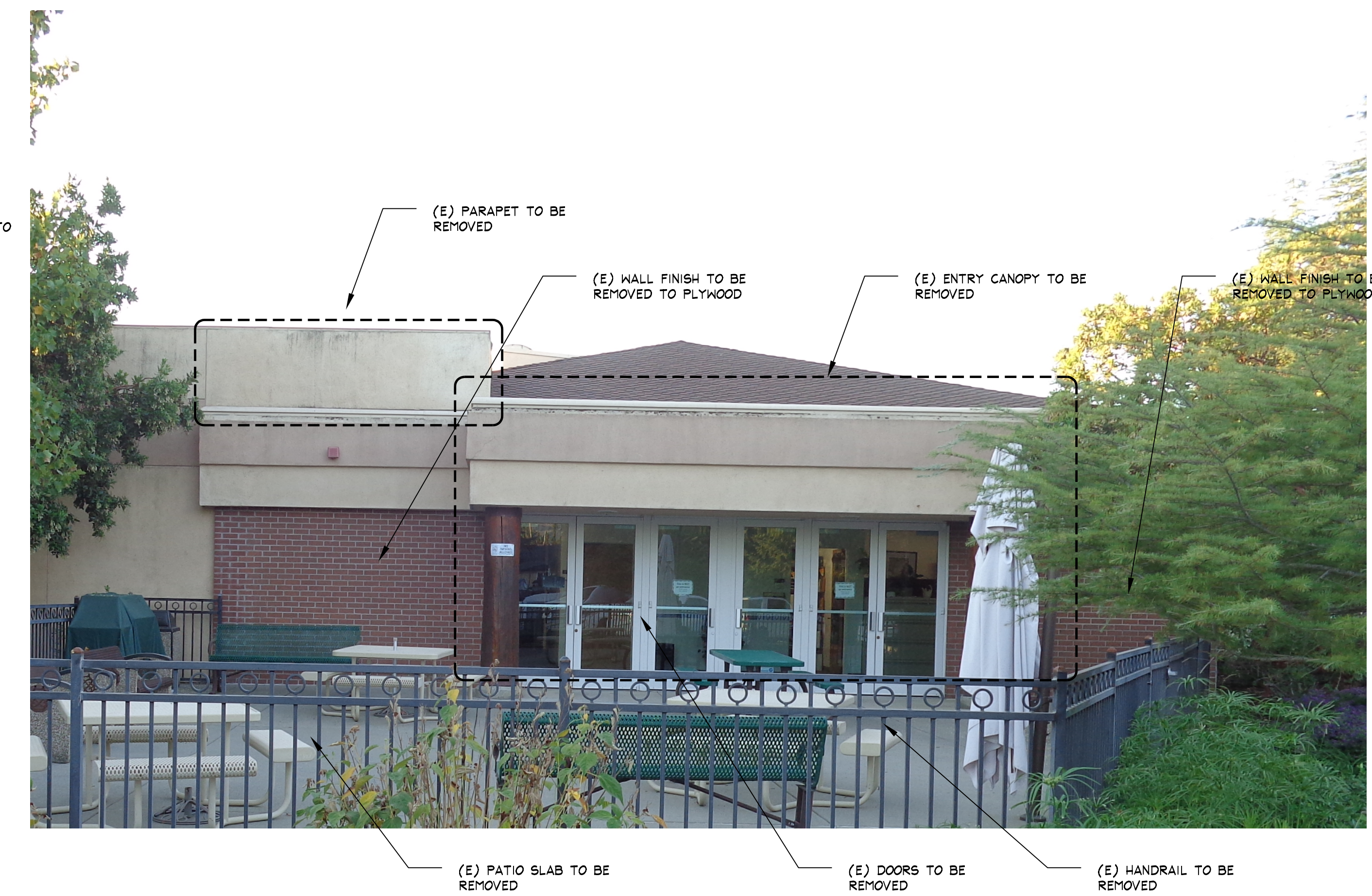
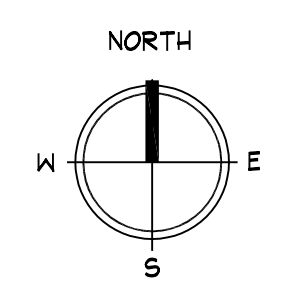
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A2.1





1 DEMO FLOOR PLAN
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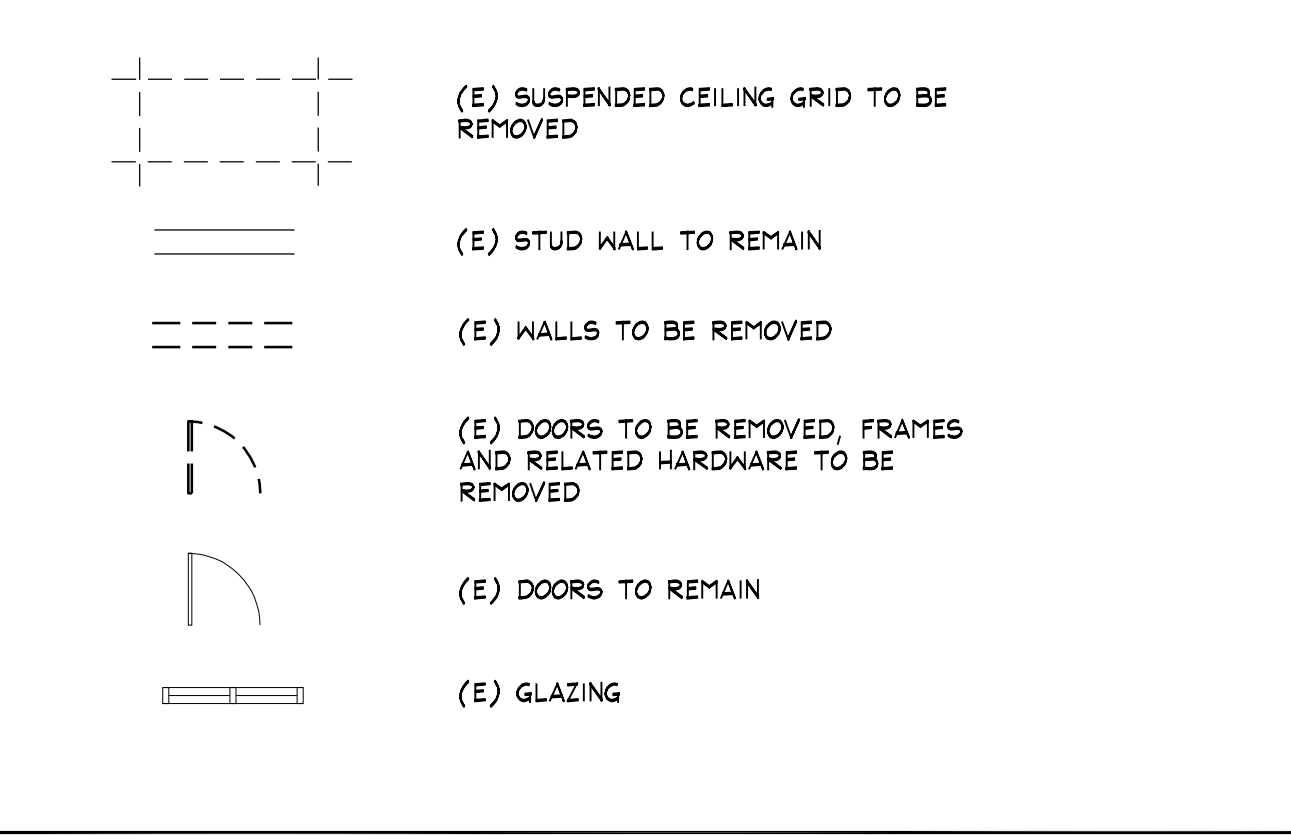


2 NORTH ELEVATION
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DEMOLITION GENERAL NOTES

1. EXISTING ENTRANCE PATIO TO BE REMOVED.
2. EXISTING STAFF BATHROOM AND STORAGE REMAIN UNCHANGED.
3. FIRE SPRINKLER NOTES:
A. BEFORE SHUTTING OFF A SECTION OF THE FIRE SERVICE SYSTEM TO MAKE SPRINKLER CONNECTIONS, PLAN THE WORK CAREFULLY, AND ASSEMBLE ALL MATERIALS TO ENABLE COMPLETION IN THE SHORTEST POSSIBLE TIME. THE REMAINDER SHALL BE KEPT IN SERVICE.
B. WORK STARTED ON CONNECTIONS SHOULD BE COMPLETED WITHOUT INTERRUPTION, AND PROTECTION SHOULD BE RESTORED AS PROMPTLY AS POSSIBLE. DURING THE IMPAIRMENT, PROVIDE EMERGENCY HOSE LINES AND EXTINGUISHERS AND MAINTAIN EXTRA WATCH SERVICE IN THE AREAS AFFECTED.
C. WHEN CHANGES INVOLVE SHUTTING OFF WATER FROM ANY CONSIDERABLE NUMBER OF SPRINKLERS FOR MORE THAN A FEW HOURS, TEMPORARY WATER SUPPLY CONNECTIONS SHOULD BE MADE TO SPRINKLER SYSTEM SO THAT REASONABLE PROTECTION CAN BE MAINTAINED.
D. WHEN IT IS NECESSARY TO SHUT DOWN THE ENTIRE SYSTEM, A FIRE WATCH SHALL BE KEPT IN SITE UNTIL THE SYSTEM IS RESTORED TO SERVICE. THE SOLE DUTY OF FIRE WATCH PERSONNEL SHALL BE TO WATCH FOR THE OCCURRENCE OF FIRE, COMPLETE PIN 14, AND TO OBTAIN OSHPD FIELD FIRE MARSHALL'S APPROVAL PRIOR TO TAKING ANY SYSTEMS OFFLINE.
E. IN ADDING TO OLD SYSTEMS OR RENOVATING THEM, PROTECTION SHOULD BE RESTORED EACH NIGHT SO FAR AS POSSIBLE. NOTIFY THE LOCAL FIRE DEPARTMENT WHEN ANY OF THE CONDITIONS ABOVE ARE ANTICIPATED.
4. THESE PLANS MAY NOT SHOW ALL ITEMS TO BE DEMOLISHED OR REMOVED. SEE MECHANICAL, PLUMBING AND ELECTRICAL DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION.
5. ALL EQUIPMENT, CABENWORK, FIXTURES, FURNITURE, AND DEVICES REMOVED, THAT ARE NOT USED IN THE PROJECT, SHALL BE CLEANED AND STORED OR RETURNED TO THE OWNER AT THE TIME OF REMOVAL AND/OR AT THE END OF THE PROJECT. VERIFY WITH OWNER ITEMS TO BE STORED, RETURNED, OR DISCARDED (AT THE OWNER'S SOLE DISCRETION). COORDINATE AND SCHEDULE WITH OWNER FOR REMOVAL AND STORAGE REQUIREMENTS.
6. CONTRACTOR TO COORDINATE REMOVAL OF ALL ITEMS SHOWN AS REMOVED OR DEMOLISHED IN CONSTRUCTION DOCUMENTS WITH OWNER PRIOR TO COMMENCEMENT OF WORK. EXISTING ITEMS THAT ARE TO BE REMOVED AND REINSTALLED ARE TO BE STORED AND PROTECTED FROM DAMAGE DURING TRANSITION FROM REMOVAL TO INSTALLATION.
7. CONTRACTOR TO COORDINATE REMOVAL OF ALL VENDOR EQUIPMENT WITH VENDOR AND OWNER. CONTRACTOR TO REMOVE ALL ANCHORAGE, ELECTRICAL, MECHANICAL AND PLUMBING ITEMS ASSOCIATED WITH VENDOR REMOVED EQUIPMENT REMAINING AFTER VENDORS REMOVAL OF EQUIPMENT.
8. ABANDON OR CAP ALL UTILITIES NOT SCHEDULED FOR REUSE. SEE MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS.
9. THE MEANS OF EGRESS SHALL NOT BE ALTERED OR COMPROMISED UNTIL APPROVAL FROM LOCAL FIRE MARSHALL HAS BEEN OBTAINED IN WRITING. THIS INCLUDES THE CONSTRUCTION AND LOCATION OF ALL TEMPORARY CONSTRUCTION BARRIERS. NO FIRE PROTECTION SYSTEMS SHALL BE TAKEN OUT OF SERVICE WITHOUT PRIOR APPROVAL AND KNOWLEDGE FROM LOCAL FIRE MARSHALL.
10. EXISTING MEANS OF EGRESS NEED NOT BE MAINTAINED WHERE APPROVED TEMPORARY MEANS OF EGRESS SYSTEMS AND FACILITIES ARE PROVIDED. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING THE DEMOLITION AND CONSTRUCTION OF THE REMODEL, ALTERATION, OR ADDITION TO ANY BUILDING.
11. WHEN CONSTRUCTION BARRIERS AFFECT ANY EXIT COMPONENT, PRE-APPROVAL SHALL BE OBTAINED FROM THE LOCAL FIRE JURISDICTION AND OSHPD PRIOR TO ANY DEMOLITION OR RECONSTRUCTION.

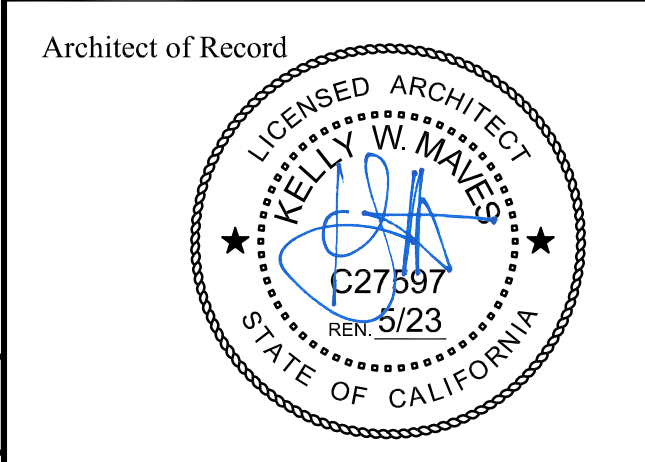
DEMOLITION FLOOR PLAN LEGEND



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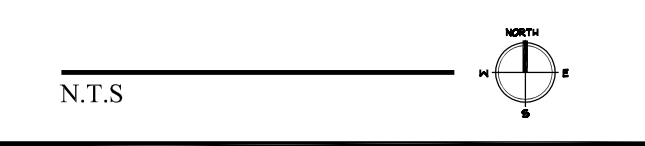
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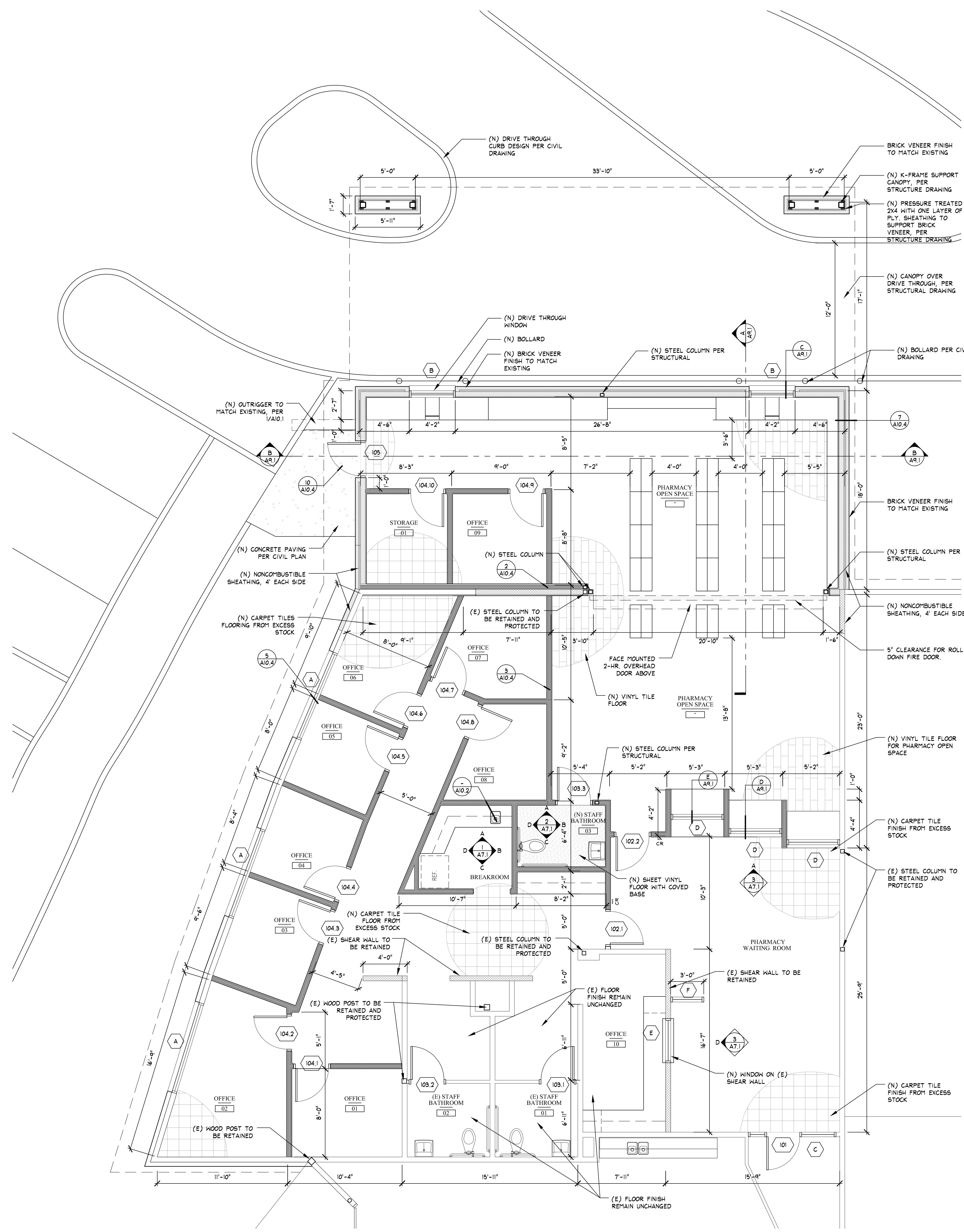
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GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
2. SEE MECHANICAL, PLUMBING, ELECTRICAL AND FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
3. ANY CASEWORK, FURNISHING, DOORS, EQUIPMENT, FIXTURES, DEVICES, FLOOR AND ACCESSORIES REMOVED AND NOT USED IN THE PROJECT SHALL BE CLEANED, STORED SAFELY FOR FUTURE INSTALLATION, ACCOUNTED FOR, OR RETURNED TO THE OWNER AT THE TIME OF THE REMOVAL OR AT THE END OF THE PROJECT. VERIFY WITH THE OWNER ITEMS TO BE STORED AND DISCARDED.
4. CLEAN, REPAIR AND MATCH FINISH AT (E) WALLS, FLOORS AND CEILINGS WHERE FURNISHINGS, EQUIPMENT, FIXTURES TEMPORARY WALLS AND DEVICES HAVE BEEN REMOVED. REPAINT ALL GYPSUM CEILING AND WALLS TO MATCH EXISTING.
5. PROVIDE 2 1/2" GROMMETS AT ALL WORKSTATIONS AS SHOWN.
6. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE

FLOOR PLAN LEGEND

	(E) STUD WALL TO REMAIN		GLAZING
	WOOD STUD WALL		FLOOR MOUNT TOILET
	BRICK VENEER		WALL MOUNT SINK
	(N) 25 ga METAL STUD WALL		FEC FIRE EXTINGUISHER CABINET
	(E) SHEAR WALL		CR CARD READER
	(N) CARPET FLOOR FINISH FROM EXCESS STOCK		
	(N) VINYL TILE FLOOR FINISH		
	(N) SHEET VINYL FLOOR FINISH WITH COVED BASE		

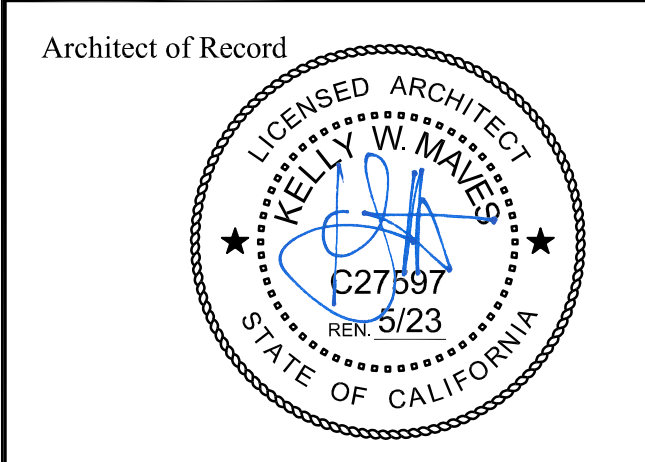


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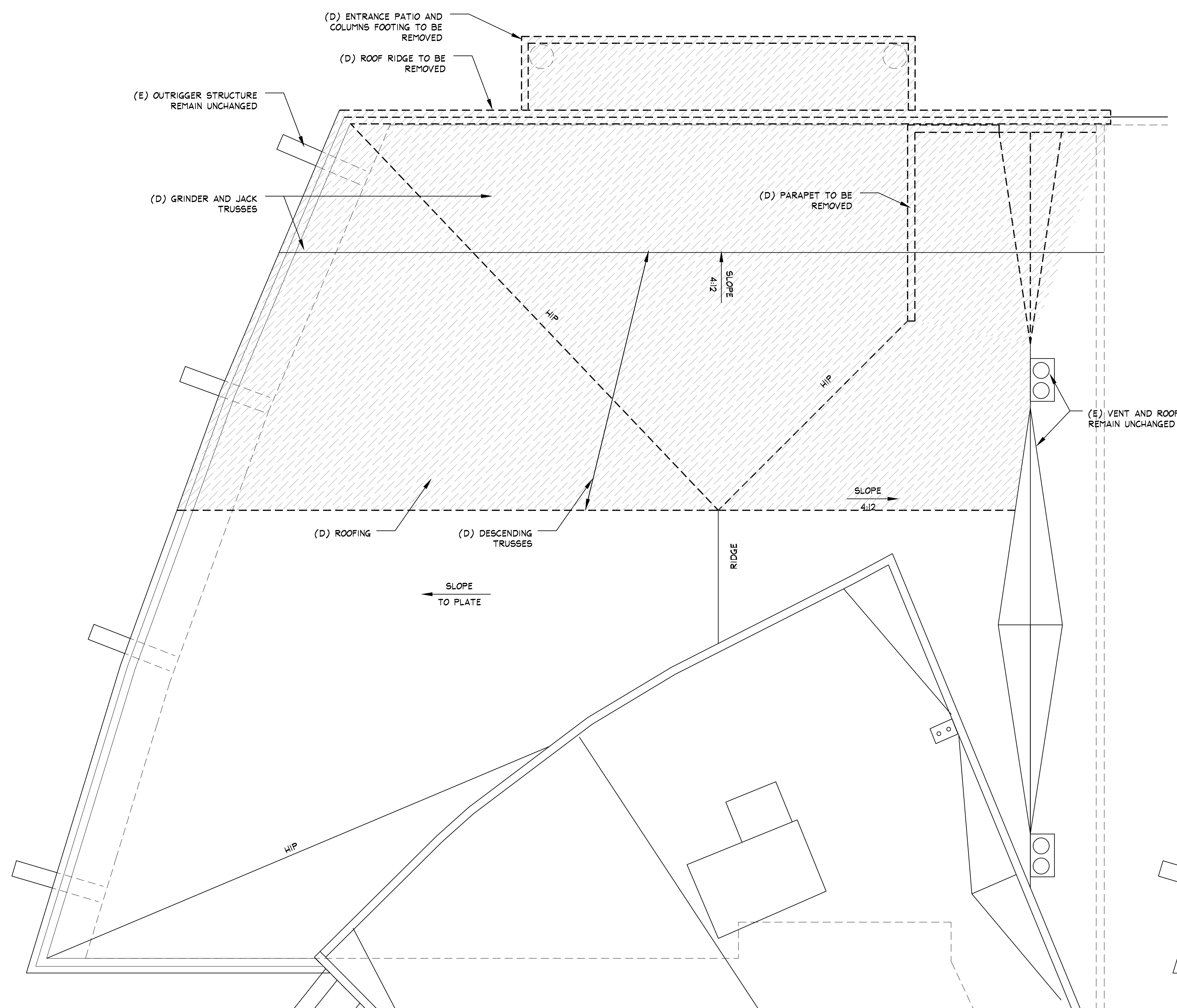
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ROOF NOTES

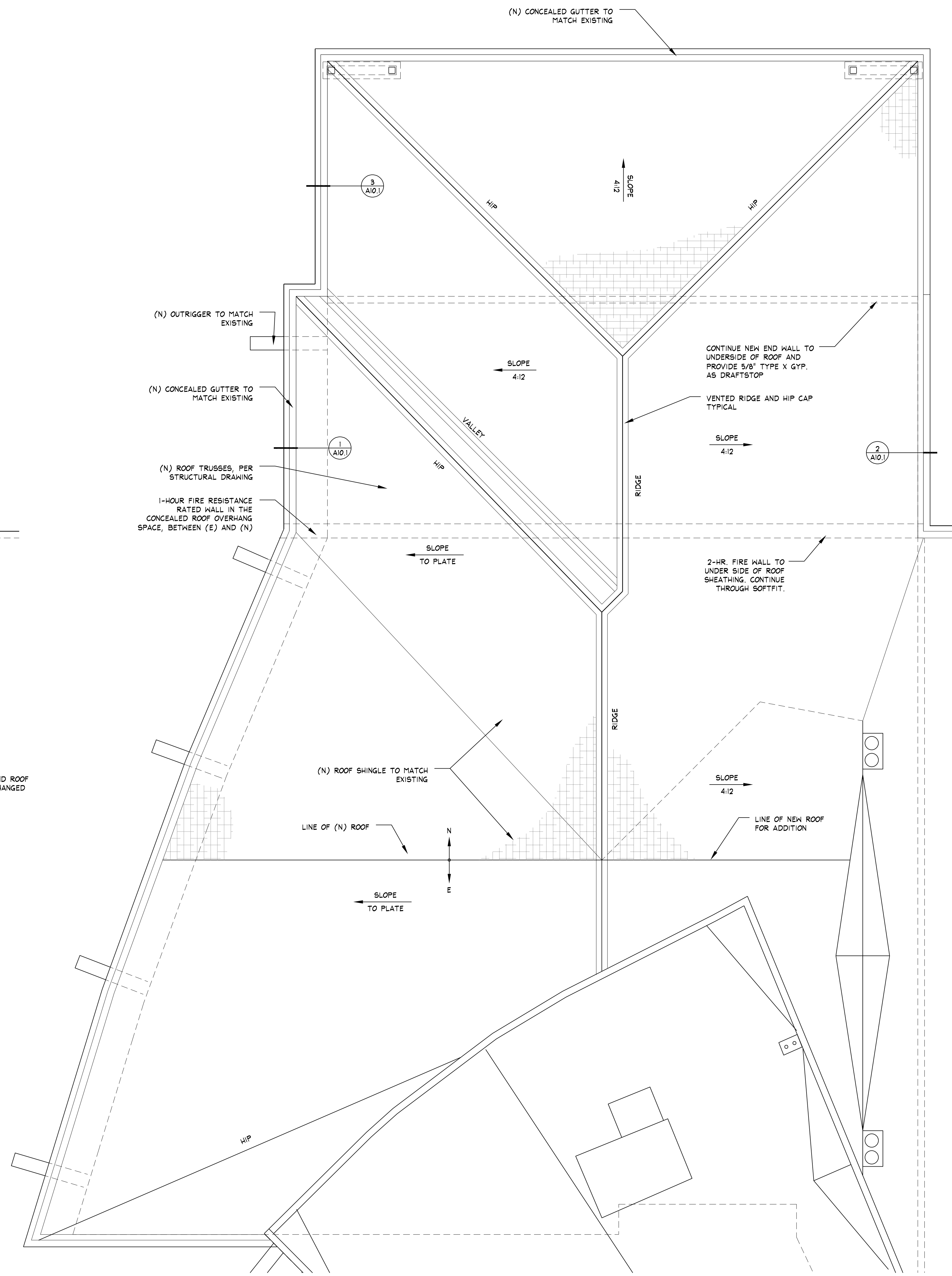
- CONTRACTOR RESPONSIBLE TO FIELD VERIFY AND COORDINATE ALL DIMENSIONS OF ROOF STRUCTURE, ROOF PENETRATIONS, EAVES, GUTTERS, ETC.
- INSTALL TEMPORARY ROOF COVERINGS DURING CONSTRUCTION FOR ANY EXPOSED ROOF AREAS.
- THESE PLANS MAY NOT SHOW ALL ITEMS TO BE DEMOLISHED, INSTALLED OR THEIR CORRECT LOCATIONS. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INSTALL BATT INSULATION AT TOP CHORD OF ROOF TRUSSES. ATTIC SPACE SHALL NOT BE ENCLOSED AND THEREFORE NO VENTILATION CALCULATION REQUIRED PER CBC 1202.3.1
- REPLACE UNDERLAYMENT AS REQUIRED. NEW UNDERLAYMENT TO MATCH EXISTING AND TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- CONTRACTOR TO INSPECT EXISTING GUTTERS AND DOWNSPOUTS. GUTTERS THAT NEED TO BE REPLACED SHALL BE REPLACED IN KIND AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- EXISTING FLASHING TO BE REUSED. REPLACE IF FLASHING CONTAINS HOLES, BENT OR OTHERWISE DAMAGED. CONTRACTOR TO INSPECT ALL FLASHING AND COUNTER FLASHING AND REPLACED AS NEEDED. ALL EXISTING FLASHING IN NEED OF PAINT SHALL BE PAINTED.
- PATCH AND REPAIR ALL HOLES IN EXISTING PLYWOOD SUBSTRATE LEFT FROM REMOVAL OF TOE BOARDS, ROOF JACKS, ETC.
- INSTALLATION SHALL BE PER MFR. SPECIFICATIONS & TO MATCH EXISTING.

ROOF PLAN LEGEND

DEMO (E) ROOF TILE AND ROOFING MEMBRANE. INSPECT AND REPLACE RIGID INSULATION AND PLYWOOD UNDERLAYMENT AS NECESSARY. PROTECT IN PLACE ANY ROOF PENETRATIONS TO REMAIN. SEE STRUCTURAL.



2 DEMO ROOF PLAN
Scale: 1/4"=1'-0"



1 ROOF PLAN
Scale: 1/4"=1'-0"

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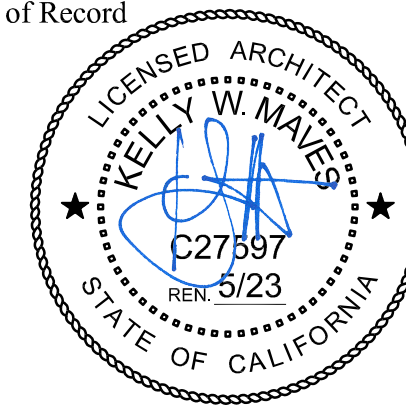


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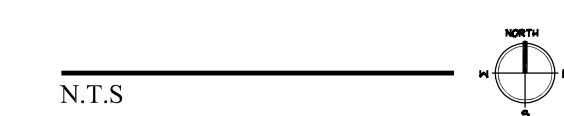
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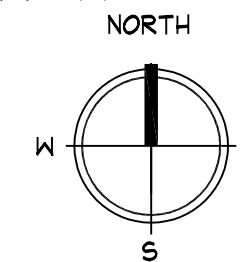
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ROOF PLAN

Sheet Number

A3.3



NEW RCP LEGEND	
	2x4 ACOUSTIC CEILING PANELS, SEE FINISH SCHEDULE
	(N) 5/8 TYPE 'X' GYPSUM BOARD, SEE FINISH SCHEDULE
	(E) CEILING TO BE RETAINED
	NEW 2'-0"x4'-0" LIGHT FIXTURE, SEE ELECTRICAL PLANS FOR TYPE
	RECESSED DOWN LIGHT FIXTURE, SEE ELECTRICAL PLANS FOR TYPE
	HVAC RETURN / SUPPLY, SEE MECHANICAL DRAWINGS.
	HVAC EXHAUST FAN, SEE MECHANICAL DRAWINGS.
	SURFACE MOUNTED INTERIOR LIGHT
	COMPRESSION STRUT REFER TO CEILING DETAILS
	FIRE SPRINKLER HEAD, SEE FIRE SPRINKLER DRAWINGS
	EXIT SIGN/LIGHT

- ### GENERAL NOTES
- THESE PLANS MAY NOT SHOW ALL ITEMS TO BE INSTALLED OR CORRECT LOCATIONS. SEE MECHANICAL, PLUMBING, ELECTRICAL AND FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
 - CEILING HEIGHTS FOR BOTH THE EXISTING PHARMACY AND NEW ADDITION ARE +9'-0", U.G.N. CEILING HEIGHT ALL STAFF BATHROOM ARE +8'-0", U.G.N.
 - ALL NEW CEILINGS TO BE 2'x4' SECOND LOOK, SEE FINISH SCHEDULE.
 - ALL DIMENSIONS ON THIS SHEET ARE FROM WALL FINISH OR TO FACE OF SOFFIT UNLESS NOTED OTHERWISE
 - CEILING GRID T-BAR LAYOUT SHALL BE CENTERED IN THE ROOM OR CORRIDOR, U.N.O. ALL LAY-IN CEILING PANELS ARE TO BE 2'x4' AND ALLOW FOR ABOVE CEILING ACCESS.
 - COORDINATE SIZE AND LOCATION OF ACCESS PANELS THROUGH GYPSUM BOARD CEILINGS PRIOR TO INSTALLATION ON MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT WHICH REQUIRES ACCESS.

KAP
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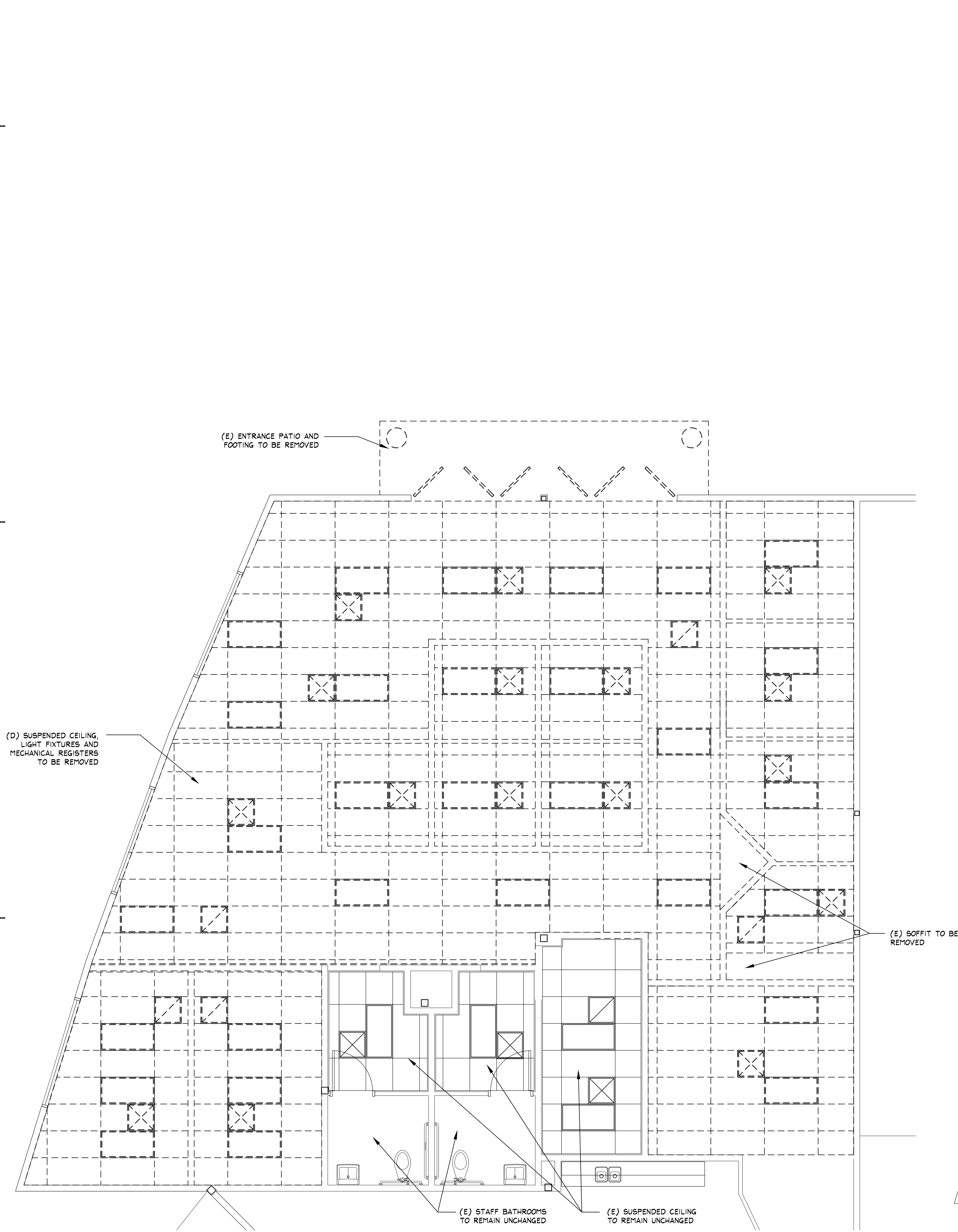
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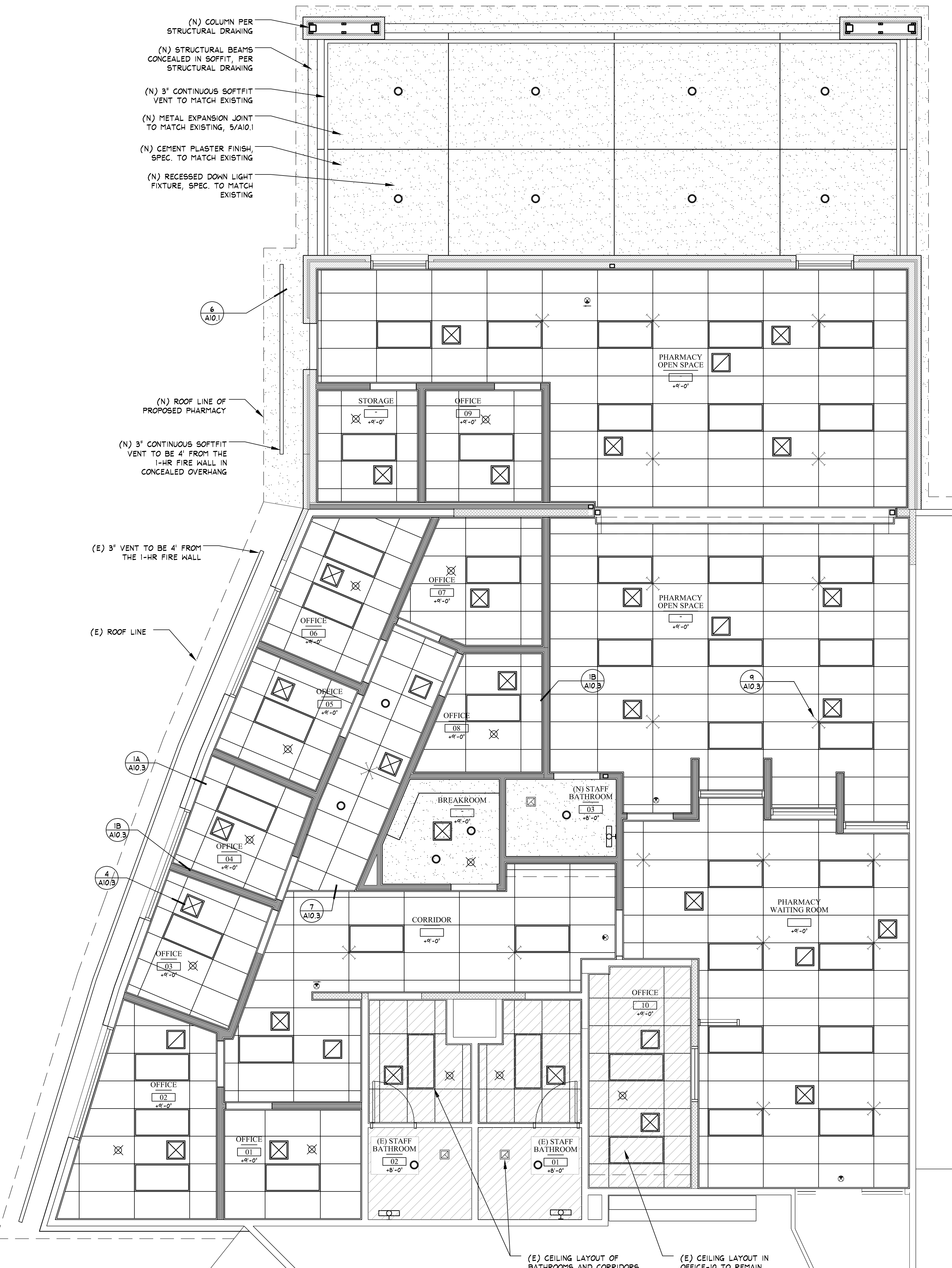
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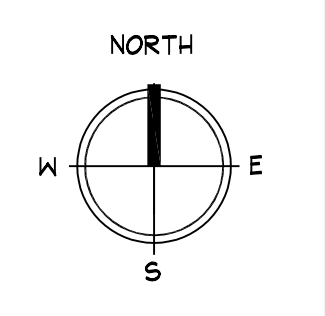
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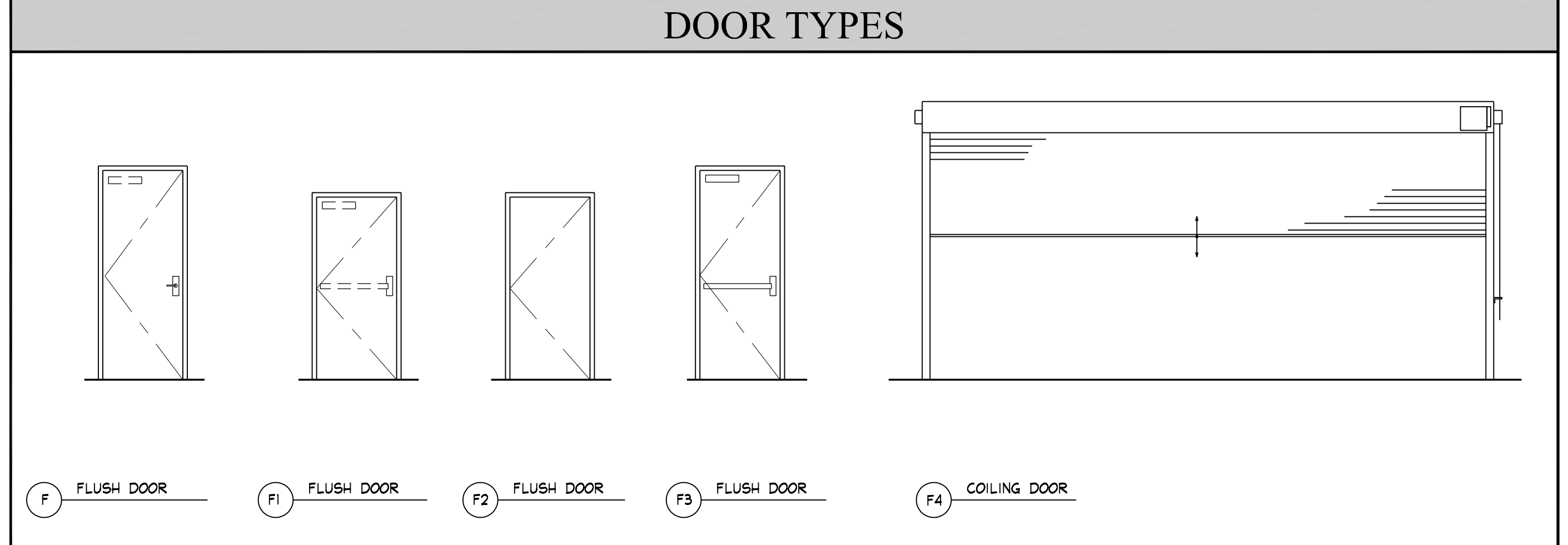
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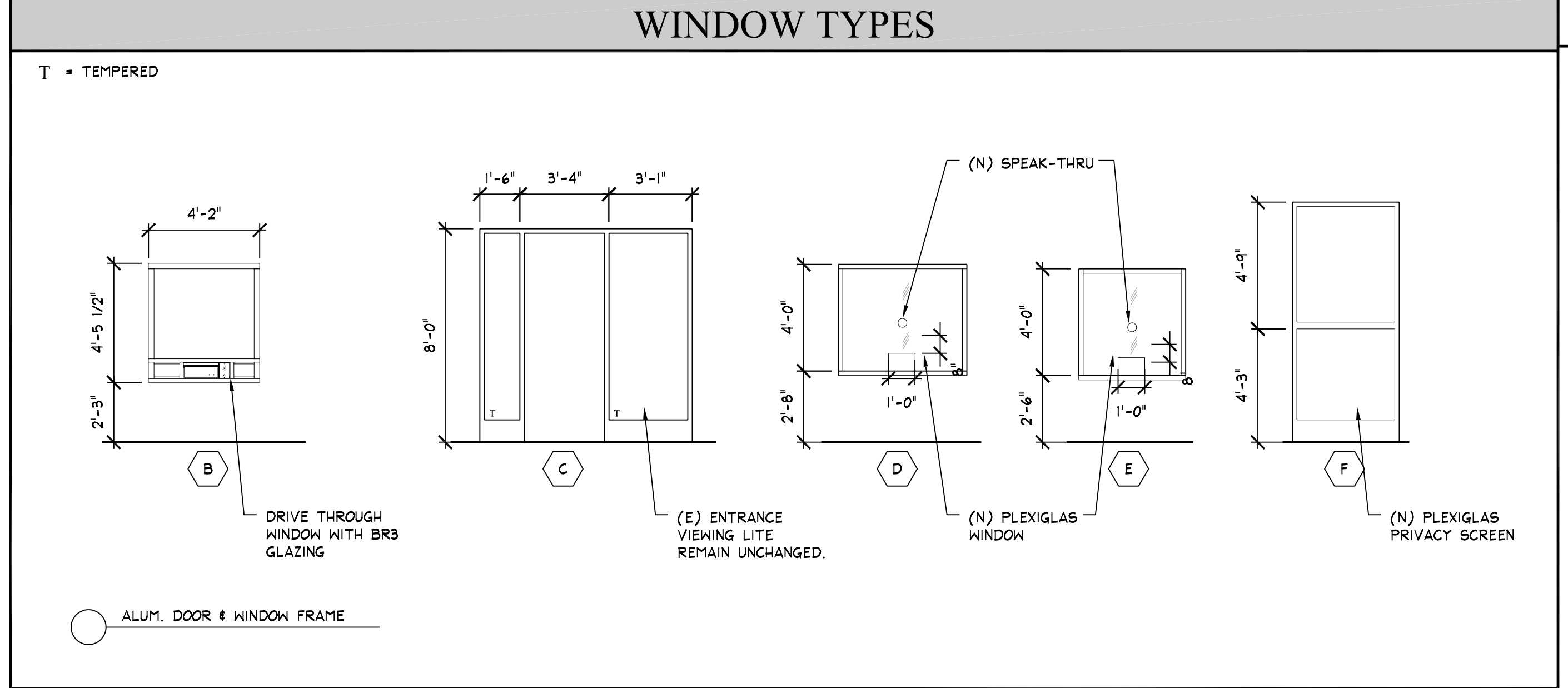
1 REFLECTED CEILING PLAN
 Scale: 1/4"=1'-0"



DOOR SCHEDULE																					
DOOR NO.	ROOM NAME	DOOR						HARDWARE				FRAME						REMARKS			
		DOOR SIZE WIDTH x HGT.	THICKNESS	TYPE	MATERIAL	FINISH	GLASS	RATING (MIN)	GROUP	CLOSER	DOOR STOP	PANIC	CARD READER	WINDOW TYPE	DETAILS						
															HEAD	JAMB	JAMB		TRANSOM	THRESH.	
DENTAL CLINIC																					
101	ENTRANCE LOBBY	3'-0"x8'-0"	1-3/4"	F	HM	PT	N	-	-	Y	O/H	N	N	-	AL	FF	-	-	-	-	(E) DOOR, FRAME, AND HARDWARE TO REMAIN
102.1	OFFICE ENTRANCE	3'-0"x7'-0"	1-3/4"	FI	HM	PT	N	-	-	Y	HL	Y	Y	-	KD	PT	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
102.2	PHARMACY ENTRANCE	3'-0"x7'-0"	1-3/4"	FI	HM	PT	N	-	-	Y	HL	Y	Y	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
103.1	STAFF BATHROOM 01	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(E) DOOR, FRAME, AND HARDWARE TO REMAIN
103.2	STAFF BATHROOM 02	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(E) DOOR, FRAME, AND HARDWARE TO REMAIN
103.3	STAFF BATHROOM 03	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.1	OFFICE 01	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.2	OFFICE 02	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.3	OFFICE 03	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.4	OFFICE 04	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.5	OFFICE 05	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.6	OFFICE 06	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.7	OFFICE 07	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.8	OFFICE 08	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.9	OFFICE 09	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
104.10	STORAGE	3'-0"x7'-0"	1-3/4"	F2	SCW	STN	N	-	-	N	HL	N	N	-	KD	PT-1	-	-	-	-	(N) DOOR, FRAME, AND HARDWARE TO MATCH EXISTING
105	EMERGENCY EXIT	3'-0"x8'-0"	1-3/4"	F3	MLT	PT	N	-	-	Y	O/H	Y	N	-	HM	PT	-	-	-	-	(N) EMERGENCY EXIT DOOR, PANIC HARDWARE NO EXTERIOR LATCH, AUDIBLE ALARM, CLOSER, CONNECT TO SECURITY COMPANY.
106	OVERHEAD COILING DOOR	20'-10"x9'-0"	3/4"	F4	MLT	FF	N	120 Min	-	-	-	-	-	-	MLT	FF	-	-	-	-	(N) OVERHEAD COILING DOOR, CONNECT TO FIRE ALARM FOR ACTIVATION



WINDOW SCHEDULE															
WINDOW TYPE	WINDOW			FRAME			FIRE RATING	QUANTITY	DETAILS						REMARKS
	WIDTH	HEIGHT	SILL HEIGHT	THICKNESS	MATERIAL	FINISH			HEAD	JAMB	JAMB	SILL	VERTICAL MULLION	HORIZONTAL MULLION	
A	8'-6"	4'-0"	4'-0"	4-1/2"	AL	FF	/	3	-	-	-	-	-	-	(E) REMAIN UNCHANGED
B	4'-2"	4'-5 1/2"	2'-3"	4-1/2"	AL	FF	/	2	-	-	-	-	-	-	(N) DRIVE THROUGH WINDOW BR3 GLAZING, PER MANUFACTURE
C	3'-1"	8'-0"	0'-0"	4-1/2"	AL	FF	/	1	-	-	-	-	-	-	(E) ENTRANCE WINDOW, REMAIN UNCHANGED
D	4'-9"	4'-0"	2'-8"	4-1/2"	AL	FF	/	3	-	-	-	-	-	-	(N) COUNTER WINDOW, PLEXIGLAS
E	4'-0"	4'-0"	2'-6"	4-1/2"	AL	FF	/	1	-	-	-	-	-	-	(N) COUNTER WINDOW, PLEXIGLAS
F	4'-0"	9'-0"	0'-0"	4-1/2"	AL	FF	/	1	-	-	-	-	-	-	(N) PRIVACY SCREEN



ABBREVIATIONS					
AL	ALUMINUM	ME	MATCH EXISTING	S.S.	STAINLESS STEEL
AUTO	AUTOMATIC CLOSER	MS	ON MOTION SENSOR	STN	STEEL
CG	CORNER GUARD	MTL	METAL	STL	STEEL
CL	CLEAR	N	NO	SV	SHEET VINYL
CPT	CARPET	N/A	NOT APPLICABLE	T	TEMPERED
CR	CARD READER	O/H	OVER HEAD	TN	TINTED
F	FLUSH	PART	PARTITION	VCT	VINYL COMPOSITE TILE
FF	FACTORY FINISH	PR	PAIR	VEN	ACROLYN VENEER
(F)	EXISTING	PT	PAINT	HALL	HALL
GB	GYP/SUM BOARD	PL	PLASTIC LAMINATE	MB	HALL BUMPER
GRT	GROUT	RB	RUBBER BASE	HV	WOOD VENEER
HM	HOLLOW METAL	SA	STEEL ANGLE	MD	WOOD
KD	KNOCK DOWN FRAME	SCW	SOLID CORE WOOD	MG	WIRE GLASS
MAG	MAGNETIC LOCK	SF	STOREFRONT	KP	HALL PROTECTION
		SS	SOLID SURFACE	Y	YES

- ### DOOR NOTES
- ALL DOORS REQUIRED FOR EXITING SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CBC-2019, SECTION 1010.1.9)
 - ALL DOORS REQUIRED FOR EXITING SHALL BE SIZED TO PROVIDE A CLEAR WIDTH NOT LESS THAN 3'-0" WIDE AND NOT LESS THAN 6'-8" HIGH, CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT MAY BE A MINIMUM OF 32 INCHES. (CBC-2019, SECTION 1010.1.1)
 - MAXIMUM EFFORT TO PUSH OR PULL OPEN INTERIOR SWINGING DOORS SHALL NOT EXCEED 5 LBS. WHERE RATED DOORS ARE REQUIRED THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS. (CBC-2019, SECTION 1010.1.3)
 - LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE REQUIRED TO BE ACCESSIBLE OR ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO TIGHT GRASP, TIGHT PINCH, OR TWIST THE OPENING HARDWARE. (CBC-2019, SECTION 1010.1.9.1)
 - PROVIDE WALL-MOUNTED OR FLOOR-MOUNTED DOOR STOPS FOR ALL DOORS. LOCATE FLOOR-MOUNTED DOOR STOPS WITHIN 4" OF WALL. PROVIDE BACKING AT WALL-MOUNTED DOOR STOPS.
 - THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST. (CBC-2019 SECTION 11B-404.2.10)
 - ANY GLAZING SHALL COMPLY WITH CBC-2019 (SECTION 716.5.8) AND SHALL LABEL AND SPECIFICS THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED. (CBC-2019, SECTION 716.5.8.3)
 - GLAZING INSTALLED IN DOORS OR WINDOW ASSEMBLIES SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH 2019 CBC, CHAPTER 24 FOR SAFETY GLAZING.
 - HAND-ACTIVATED DOOR-OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. ACCESSIBLE LOCATIONS NO HIGHER THAN 44" ABOVE FLOOR - (CBC-2019, SECTION 11B-404.2.7)
 - CONTRACTOR SHALL VERIFY ON-SITE DOOR OPENINGS AND SHALL PROVIDE SHOP DRAWINGS AND HARDWARE SPECIFICATIONS FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION OF DOOR FRAMES, DOORS AND HARDWARE.
 - INTERIOR AND EXTERIOR THRESHOLDS SHALL BE NO MORE THAN 1/2" HIGHER THAN THE ADJACENT FLOOR FINISH AT EITHER SIDE OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO TWO UNITS HORIZONTAL. (CBC-2019, SECTION 11B-303.3)
 - MEANS OF EGRESS FULL POWER ASSISTED AUTOMATIC DOORS SHALL COMPLY WITH BHMA A156.10 AND CBC 2019 SECTION 11B-404.3.
 - ALL DOOR CLOSERS TO HAVE AN ADJUSTABLE SWEEP PERIOD FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE 5 SECONDS MINIMUM TO MOVE TO A POINT 12 DEGREES FROM THE LATCH, PER CBC-2019, SECTION 11B-404.2.8.1.
 - ALL LATCHSET/LOCKSETS TO HAVE "LEVER" TYPE ARMS U.N.O.
 - THE LEVER OF LEVER ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS CBC-2019, SECTION 1010.1.9.1 & CALIFORNIA REFERENCE STANDARD CODE SECTION 12-10-202

- ### DOOR SIGNAGE NOTES
- DOOR SIGNAGE FOR ACCESSIBLE RESTROOMS: PROVIDE A SIGN AT APPROPRIATE TOILET DOOR INDICATING ACCESSIBLE TOILET FACILITY.
 - MEN'S PROVIDE 1/4" THICK EQUILATERAL TRIANGLE WITH 12" LONG SIDES AND VERTEX POINTING UPWARD
 - WOMEN'S PROVIDE 1/4" THICK 12" DIAMETER CIRCLE.
 - ACCESSIBILITY SIGNAGE SHALL BE DISTINCTLY DIFFERENT IN COLOR AND CONTRAST THAN THE COLOR AND CONTRAST OF THE DOOR. CENTER THE SYMBOLS ON THE DOOR AT A HEIGHT OF 60" CENTERED A.F.F.
 - ROOM NUMBER/DOOR NUMBER DESIGNATIONS ARE FOR CONSTRUCTION NUMBERING ONLY. CONTRACTORS SHALL COORDINATE WITH THE OWNER FOR ACTUAL ROOM NAMES AND ROOM NUMBERS PRIOR TO SUBMITTAL OF SIGNAGE.
 - CONTRACTOR TO PROVIDE OWNER WITH FINAL KEYING PLAN FOR DOORS.
 - OCCUPANT LOAD SIGN REQUIRED WHEN NOTED. LOCATE SIGN NEAR THE MAIN EXIT FROM THE ROOM. SEE CBC SECTION 1004.3
 - SEE SHEET A1.1 FOR DOOR SIGNAGE DETAILS & CODE REFERENCES

Item 3.

KAP

KELLY ARCHITECTURE & PLANNING
6528 LONETREE BOULEVARD | ROCKLIN, CA 95765
P. 916.797.1199 | WWW.KELLYARCH.COM

Client:

Owner:
FEATHER RIVER TRIBAL HEALTH
2145 Fifth Avenue
Oroville, CA 95965

Project Name:
Feather River Tribal Health Center - Pharmacy Addition and Remodel

Submittal:
Construction Document

Architect of Record

Consultant

Revisions	Description	Date
△	REVISION NAME	DATE
△		
△		
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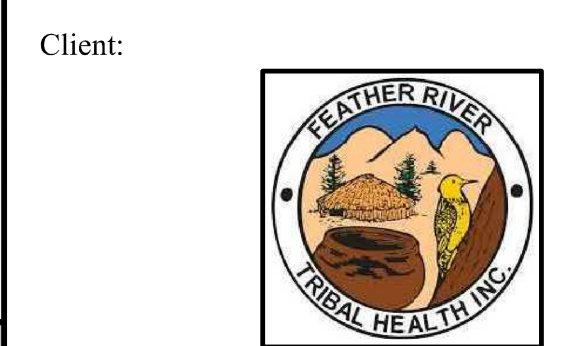
Key Plan

N.T.S.

KAP Job No. 463.01
Scale: As Noted
Date: December 2022
Drawn By: YW
Checked By: ML

Sheet Name
DOOR & WINDOW SCHEDULE

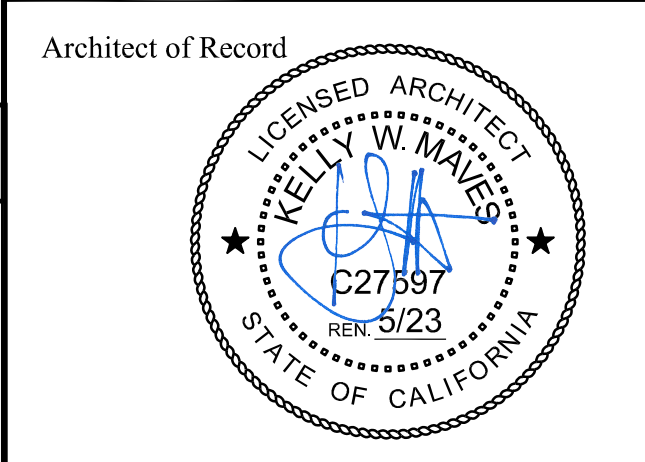
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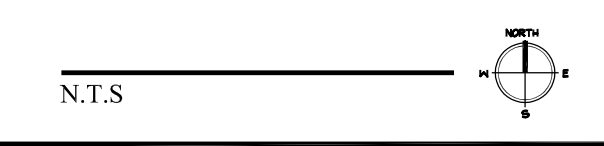
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 Checked By: ML

Sheet Name

INTERIOR ELEVATIONS

Sheet Number

ELEVATION GENERAL NOTES

- ALL DIMENSIONS ON THIS SHEET ARE TO FACE OF FINISH, U.N.O.
- THESE ELEVATIONS MAY NOT SHOW ALL ITEMS TO BE INSTALLED OR CORRECT LOCATIONS. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION.
- SEE SHEET A0.1 FOR TYPICAL MOUNTING HEIGHT AND ADA CLEARANCES AND CODE REFERENCES.
- SEE SHEET A0.0 FOR TYPICAL SYMBOLS LEGENDS.
- ALL EQUIPMENTS TO MATCH EXISTING.

INTERIOR ELEVATION LEGEND

	FRP WALL PANEL		SEE FINISH SCHED. FOR ADDITIONAL INFORMATION
	EXISTING GYPSUM WALLBOARD		ELECTRICAL OUTLET. SEE ELEC. PLANS FOR MORE INFORMATION
	NEW GYPSUM WALLBOARD		
	(E) / (N) WINDOW GLAZING WHERE OCCURS, SEE FLOOR PLAN FOR WINDOW TYPE		

EQUIPMENT NOTES

- SEE MECHANICAL / PLUMBING DRAWINGS FOR UTILITY CONNECTIONS AND INFORMATION WITH APPLICABLE EQUIPMENT
- SEE STRUCTURAL DRAWINGS FOR ANCHORAGE DETAILS ON EQUIPMENT OVER 400 LBS OR THE CENTER OF MASS IS LOCATED ABOVE 48". FOR ALL OTHER EQUIPMENT ANCHOR PER THE MANUFACTURER'S RECOMMENDATIONS AND PRODUCT CUTSHEETS.

ABBREVIATIONS

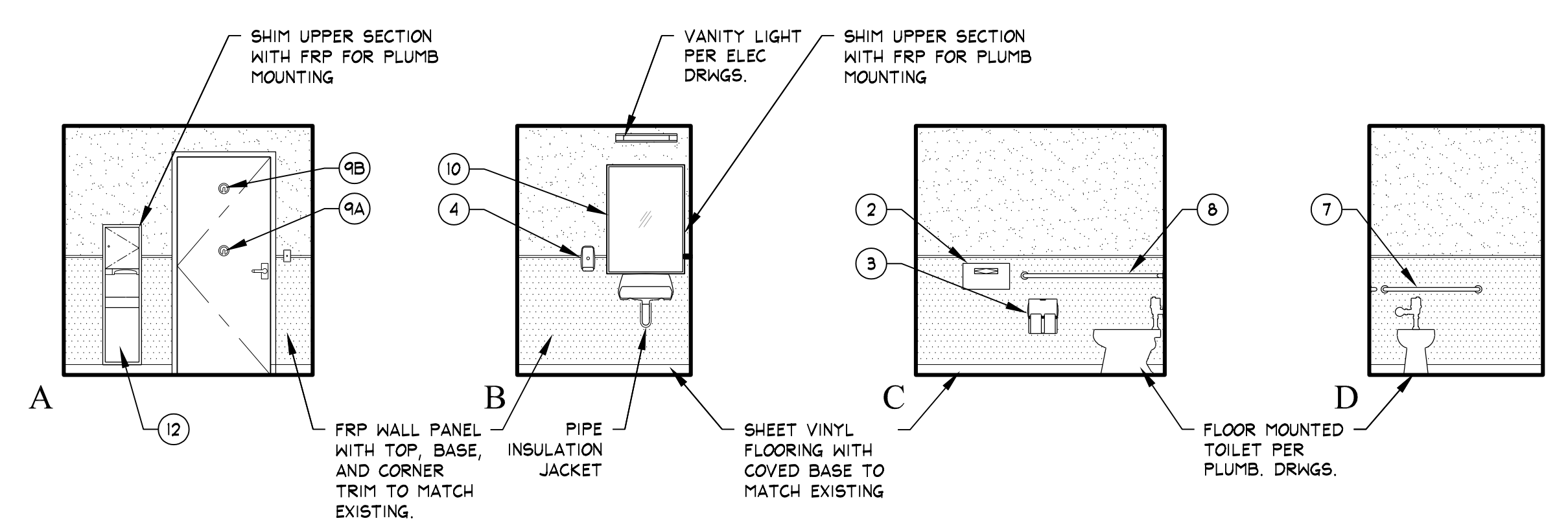
AL	ALUMINUM	PT	PAINT	Y	YES
APT	ACRYLIC PAINT	PL	PLASTIC LAMINATE	FRTH.F.F.I	FEATHER RIVER TRIBAL HEALTH FURNISHED/FRTH INSTALLED
AUTO	AUTOMATIC CLOSER	RB	RUBBER BASE	FRTH	FRTH INSTALLED
CL	CLEAR	SA	STEELE ANGLE	FRTH.F.C.I	FEATHER RIVER TRIBAL HEALTH FURNISHED/FRTH INSTALLED
CPT	CARPET	SC	SOLID CORE WOOD		
CR	CARD READER	SF	STOREFRONT		
F	FLUSH	SS	SOLID SURFACE		
FF	FACTORY FINISH	S.S.	STAINLESS STEEL		
(E)	EXISTING	ST	STAIN	C.F.C.I.	CONTRACTOR FURNISHED/CONTRACTOR INSTALLED
GB	GYPSUM BOARD	STL	STEEL		
HM	HOLLOW METAL	SV	SHEET VINYL		
KD	KNOCK DOWN FRAME	T	TEMPERED	V.F.V.I.	FEATHER RIVER TRIBAL HEALTH VENDOR FURNISHED/FRTH VENDOR INSTALLED
MAG	MAGNETIC LOCK	TN	TINTED		
ME	MATCH EXISTING	VCT	VINYL COMPOSITE TILE		
MTL	METAL	VEN	ACRO/VYN VENEER		
N	NO	VV	WOOD VENEER		
N/A	NOT APPLICABLE	WG	WOOD		
PR	PAIR		WIRE GLASS		

ACCESSORY NOTES

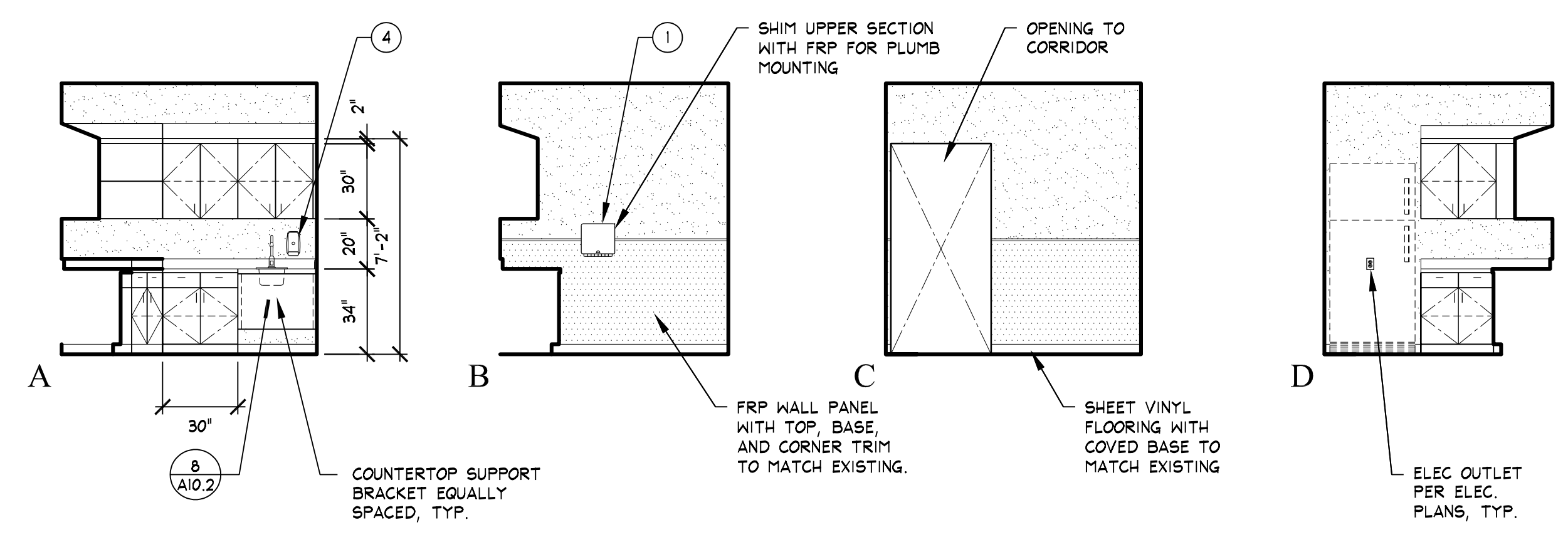
- FOR TYPICAL RESTROOM INFORMATION, SEE RESTROOM DIMENSIONS AND MOUNTING HEIGHTS ON INTERIOR ACCESSIBILITY DETAILS SHEET A0.2.
- CONTRACTOR TO PROVIDE NECESSARY BACKING FOR ALL ACCESSORIES. SEE BACKING DETAIL SHEET A10.2
- INSTALL ACCESSORIES FOR MANUFACTURER'S INSTALLATIONS UNLESS NOTED OTHERWISE. ITEMS NOT DETAILED SHALL BE FIELD REVIEWED BY FIELD INSPECTOR PRIOR TO INSTALLATION.

ACCESSORIES SCHEDULE

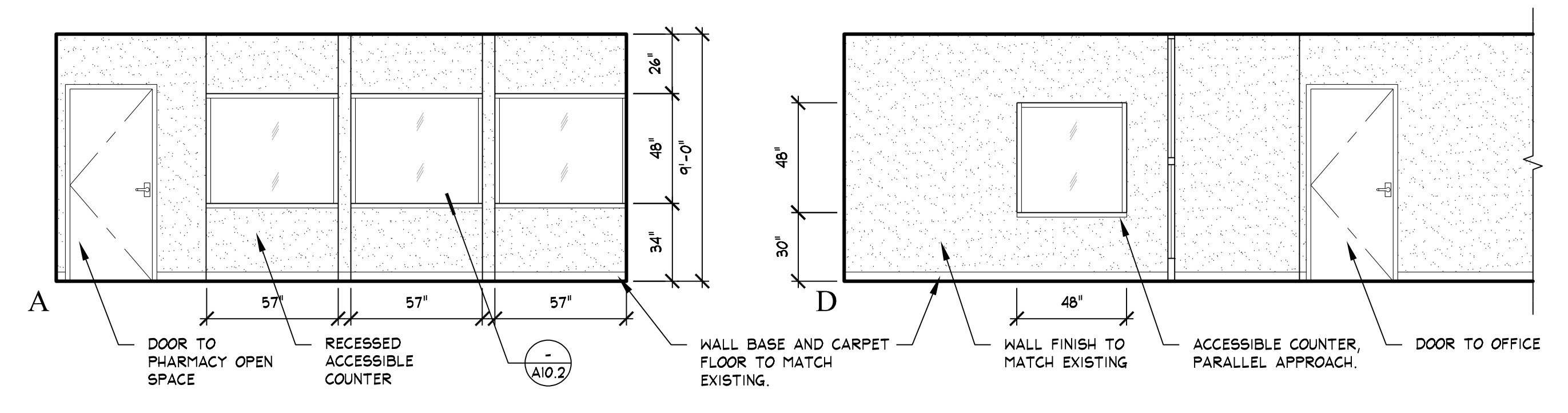
ACCESS NUMBER	DESCRIPTION	MODEL NUMBER	FRTH.F.F.I.		C.F.C.I.		BACKING	DETAIL NUMBER
			FRTH	F.F.I	C.F.C.I.	BACKING		
1	PAPER TOWEL DISPENSER (MANUAL)	MATCH EXISTING					●	
2	TOILET SEAT COVER DISPENSER	MATCH EXISTING					●	
3	TOILET PAPER DISPENSER	MATCH EXISTING					●	
4	LIQUID SOAP DISPENSER	MATCH EXISTING					●	
5	HAND SANITIZER	MATCH EXISTING					●	
6	-							
7	GRAB BAR (36")	MATCH EXISTING					●	
8	GRAB BAR (42")	MATCH EXISTING					●	
9A	ROBE HOOK - ADA HEIGHT - 46" AFF	MATCH EXISTING					●	
9B	ROBE HOOK - 70" AFF	MATCH EXISTING					●	
10	MIRROR WITH SS FRAME (30"X42")	MATCH EXISTING					●	
11	-							
12	RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	MATCH EXISTING					●	



1 - STAFF BATHROOM
 Scale: 1/4"-1'-0"



2 - BREAKROOM
 Scale: 1/4"-1'-0"



3 - PHARMACY WAITING ROOM
 Scale: 1/4"-1'-0"

Client:

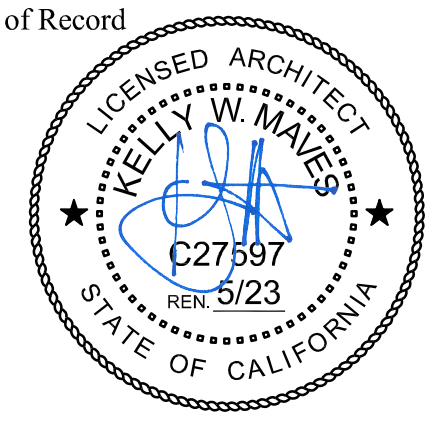


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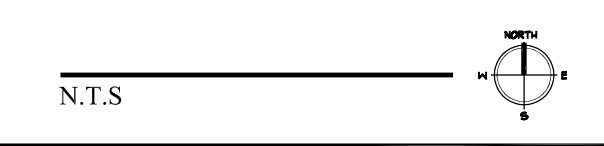
Consultant

Revisions	Description	Date
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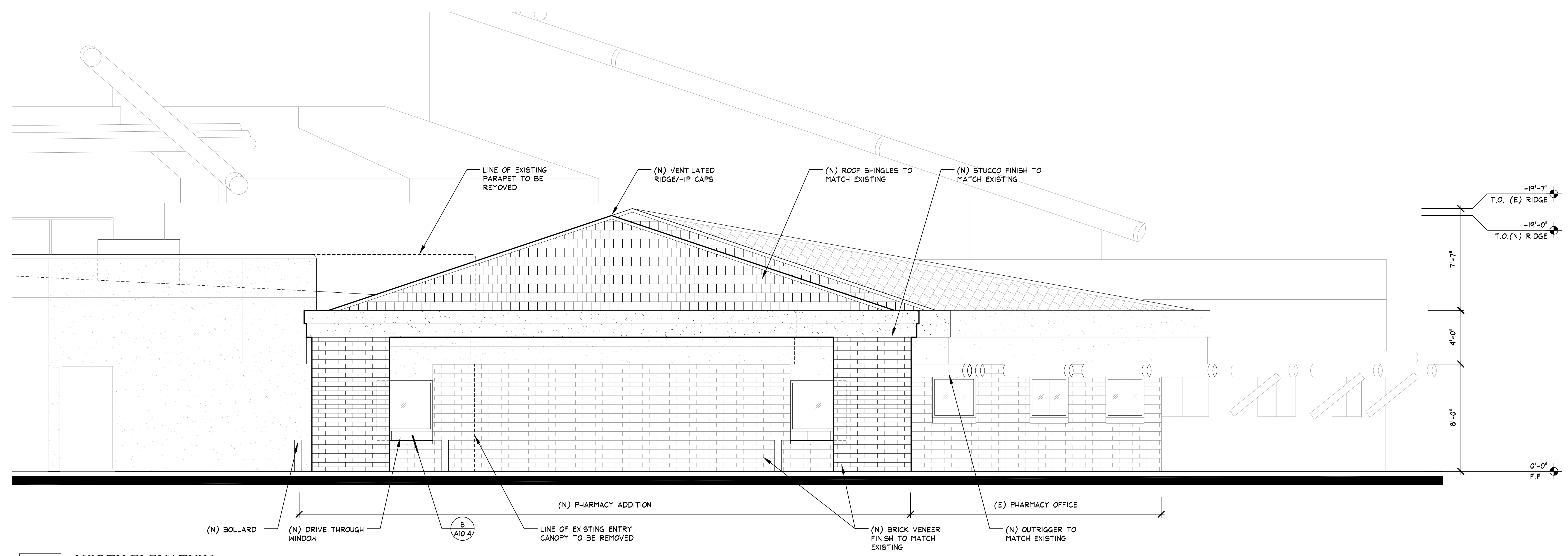
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 Scale: As Noted
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 Drawn By: YW
 Checked By: ML

Sheet Name

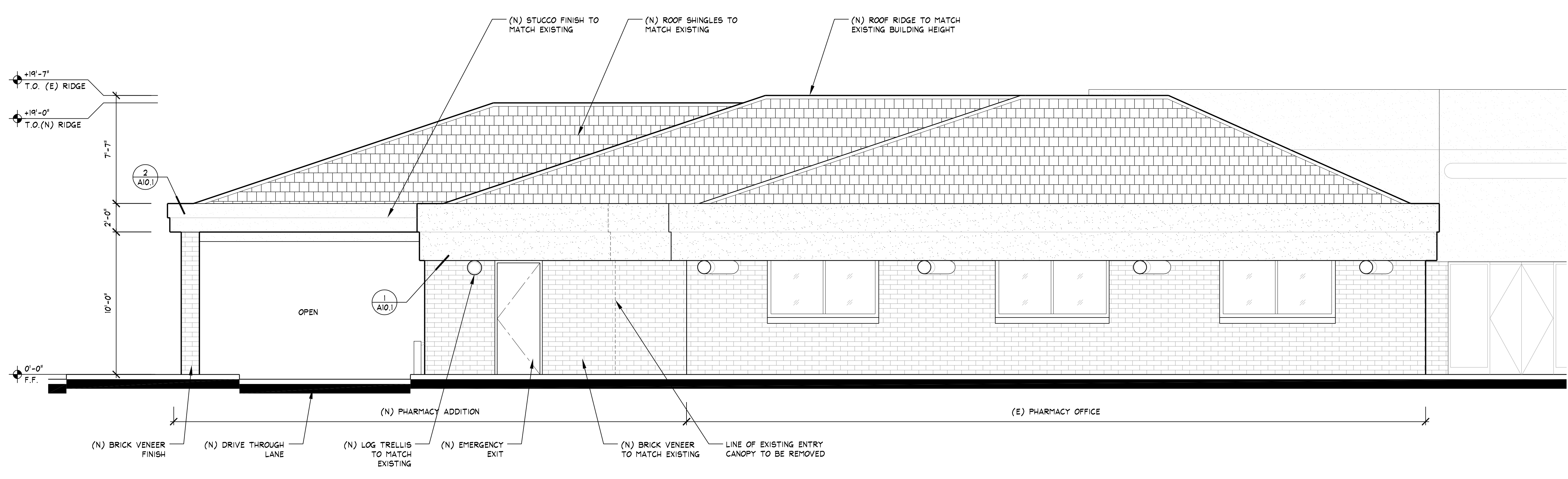
EXTERIOR ELEVATIONS

Sheet Number

A8.1



1 NORTH ELEVATION
 Scale: 1/4"=1'-0"



2 WEST ELEVATION
 Scale: 1/4"=1'-0"

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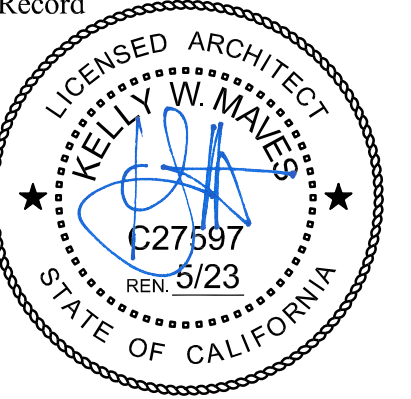


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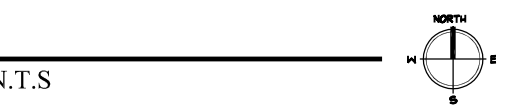
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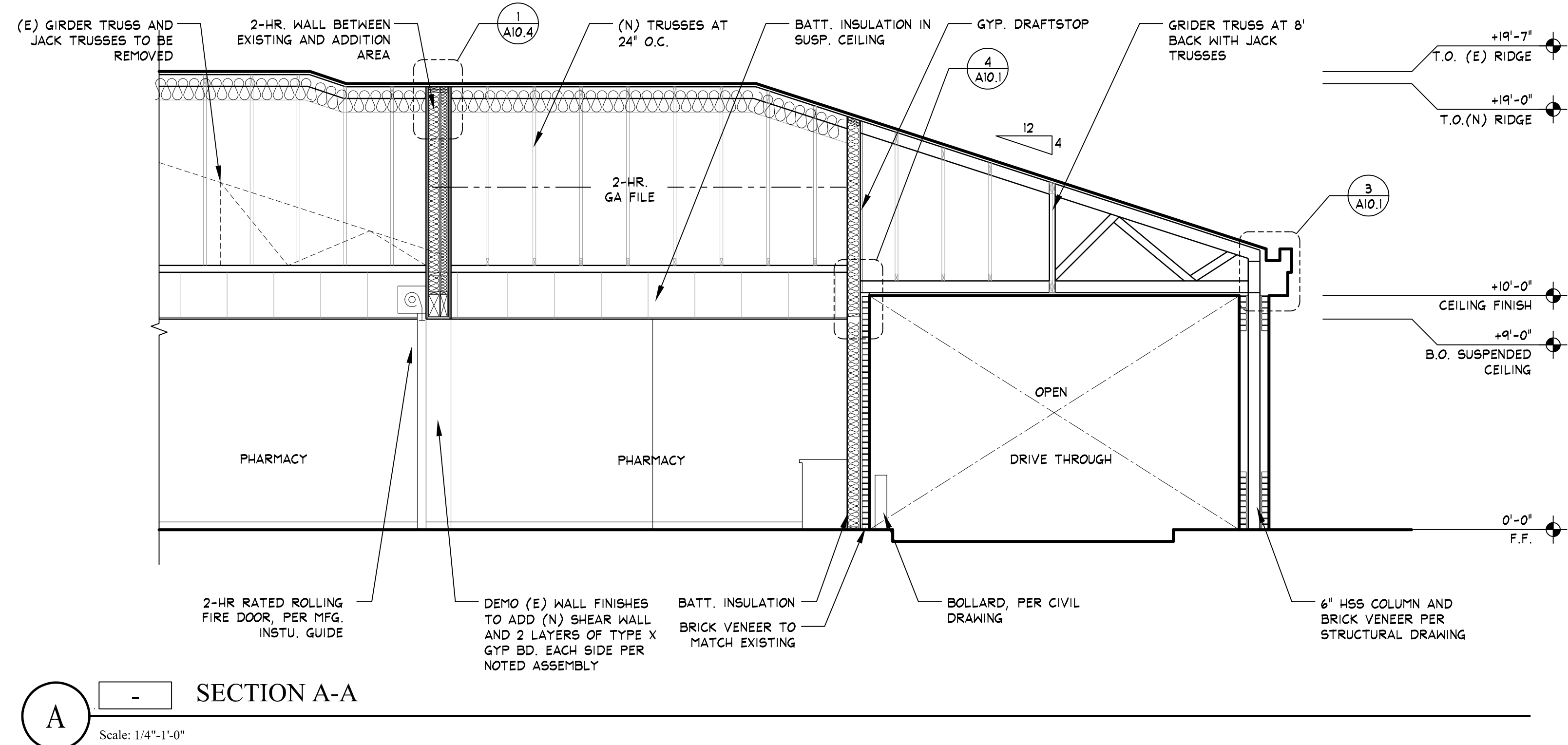
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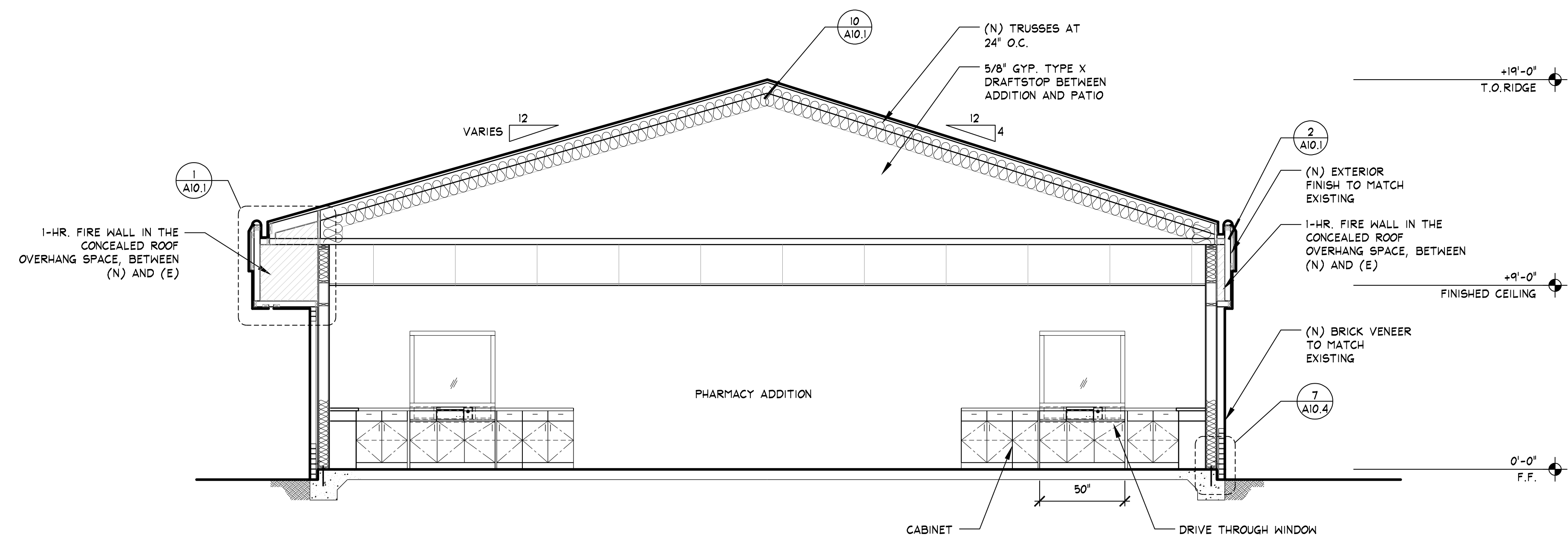
SECTIONS

Sheet Number

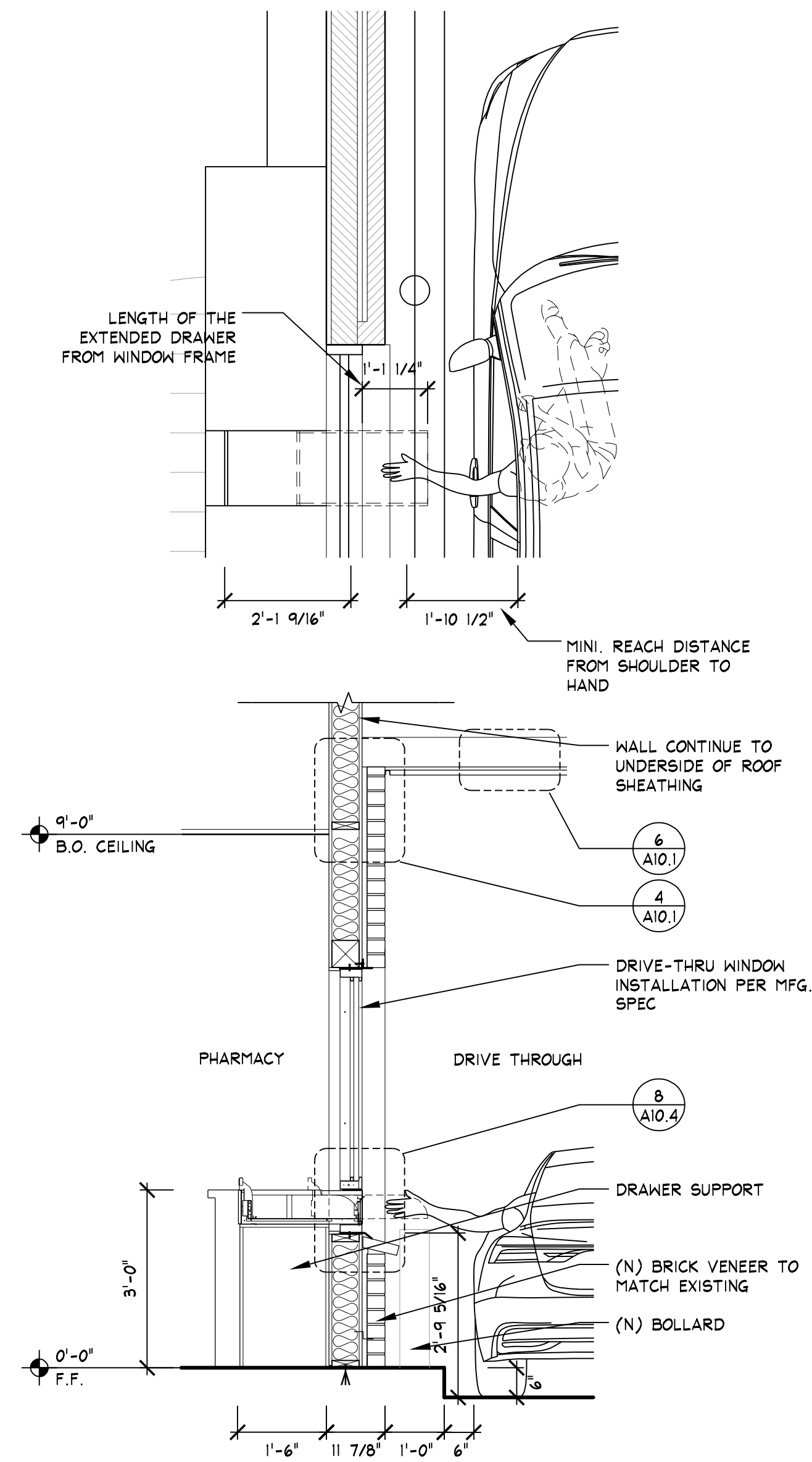
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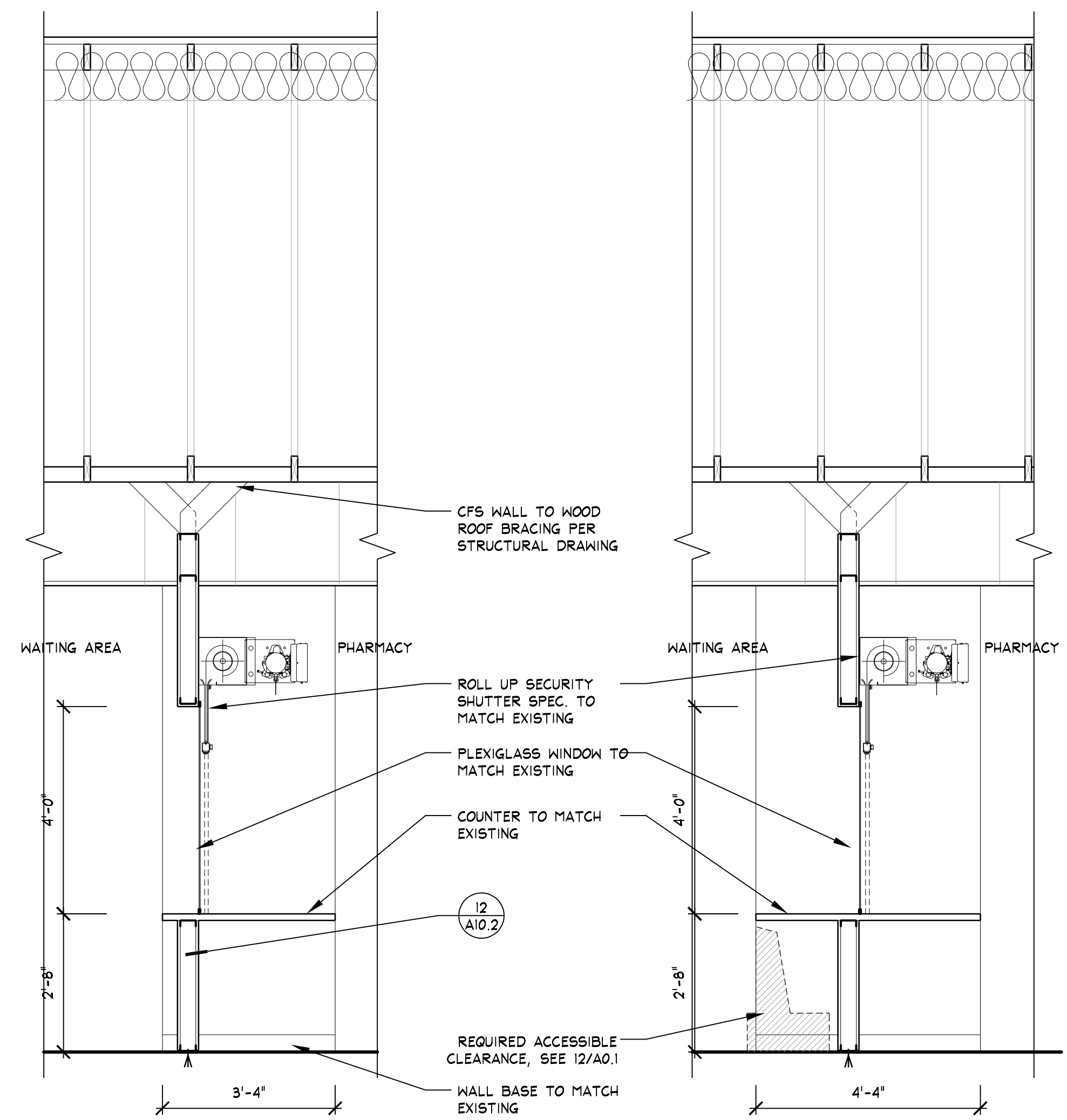
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 Scale: 1/4"=1'-0"



B SECTION B-B
 Scale: 1/4"=1'-0"



C DRIVE-THRU WINDOW
 Scale: 1/2"=1'-0"



D COUNTER WINDOW
 Scale: 1/2"=1'-0"

E ACCESSIBLE COUNTER WINDOW
 Scale: 1/2"=1'-0"

Client:

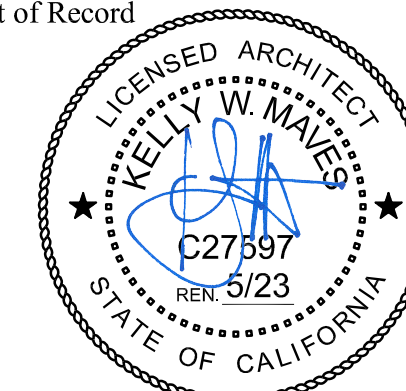


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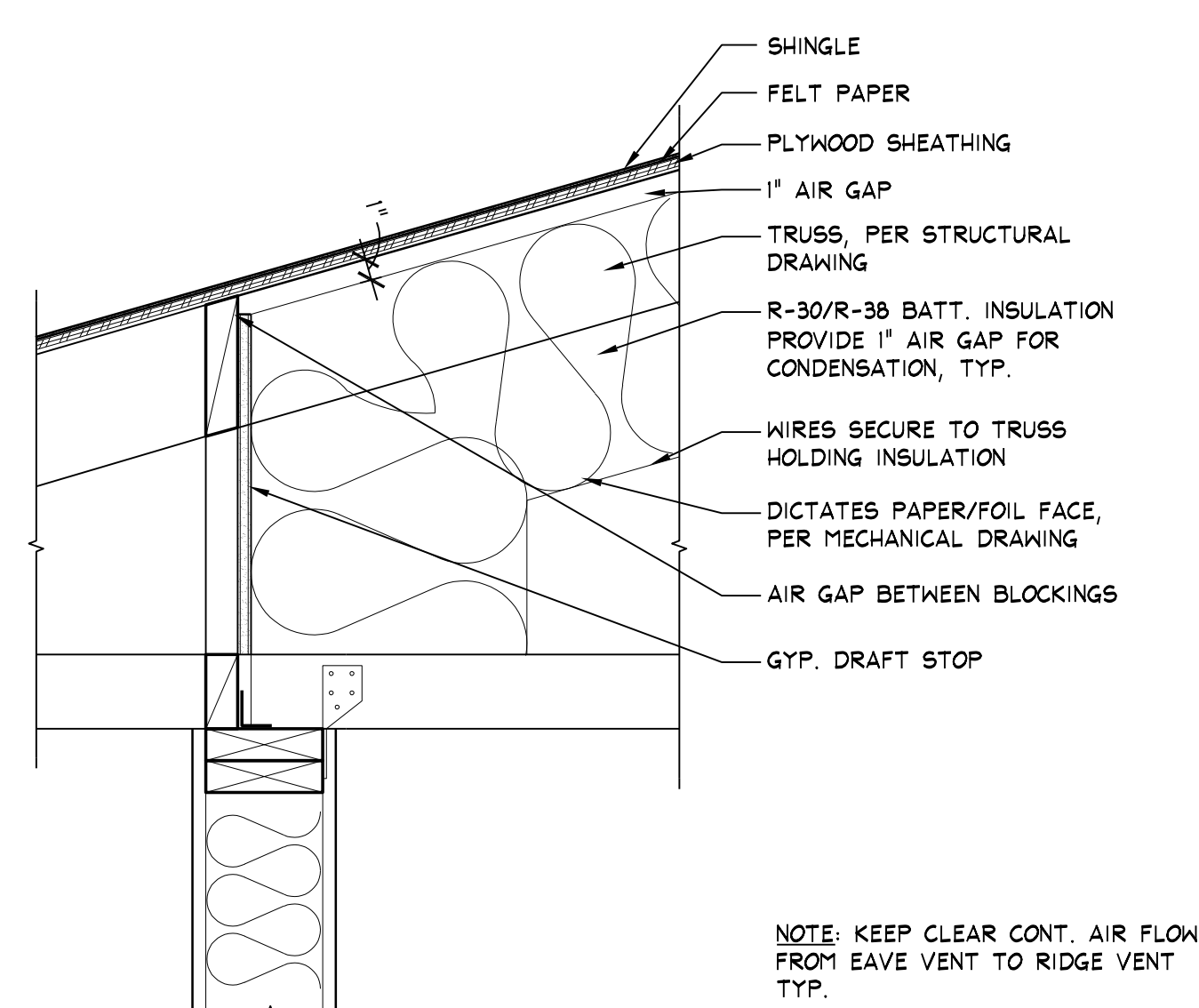
KAP Job No. 463.01
 Scale: As Noted
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Sheet Name

ROOF DETAILS

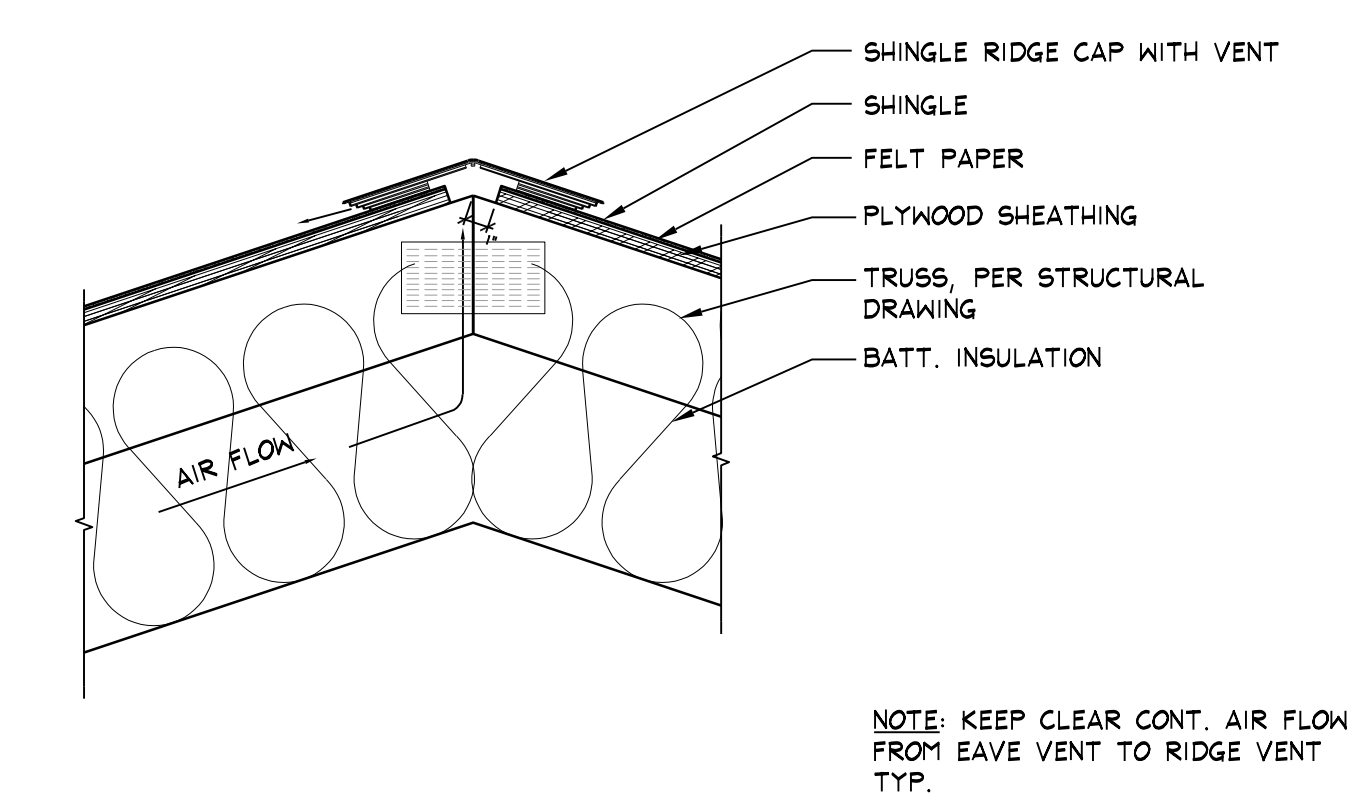
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A10.1



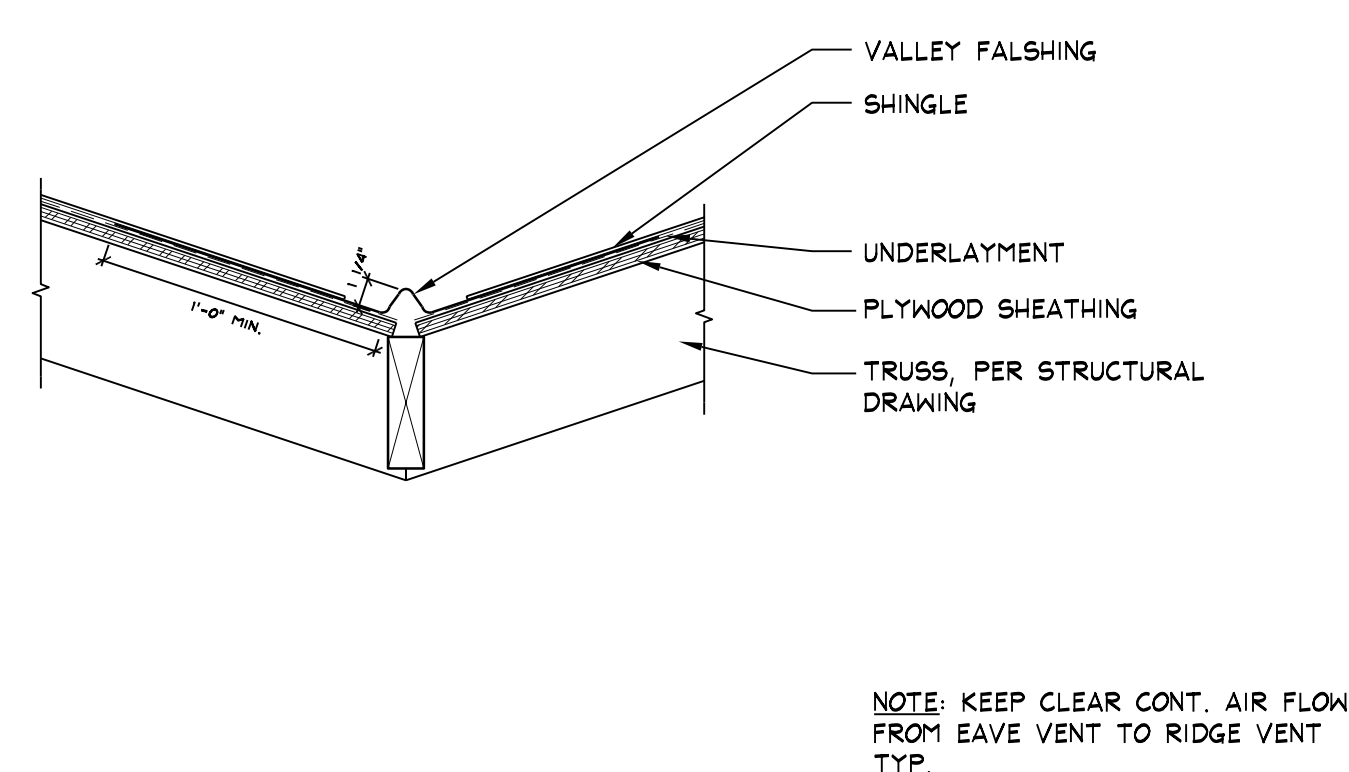
11 ROOF VENTING

Scale 1-1/2"=1'-0"



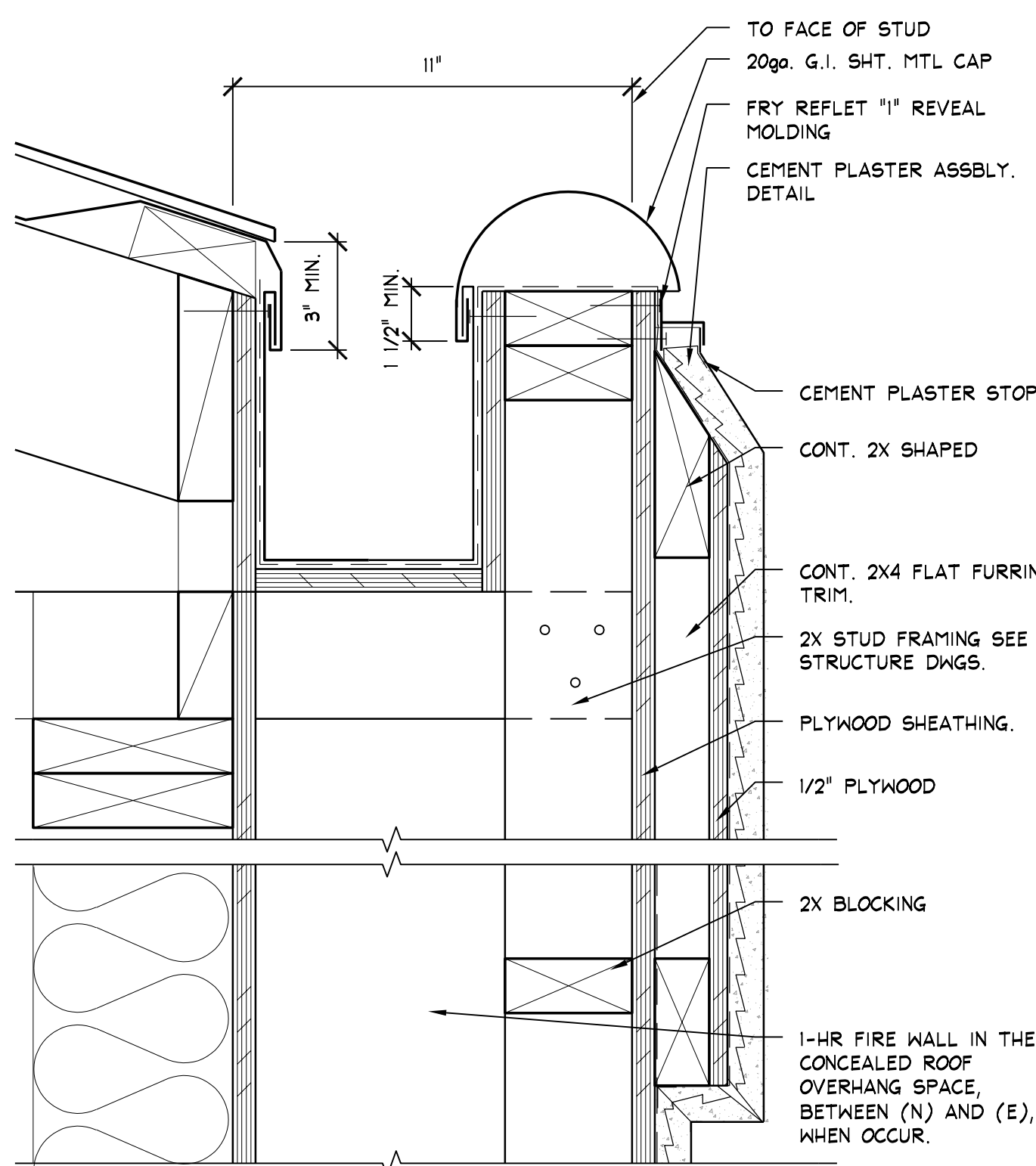
10 RIDGE @ VENT

Scale 1-1/2"=1'-0"



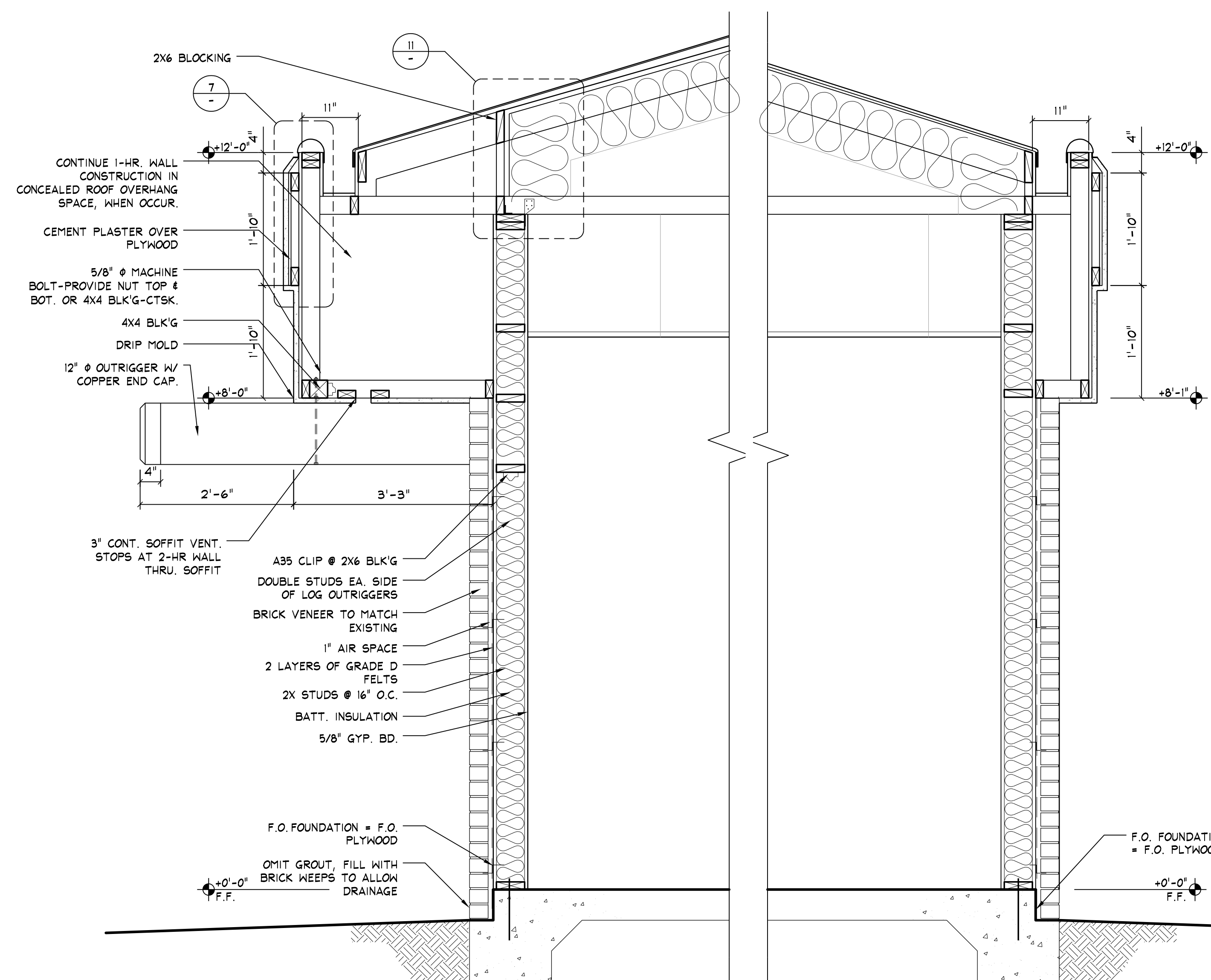
9 VALLEY FALSHING

Scale 1-1/2"=1'-0"



7 BUILT-UP GUTTER DETAIL

Scale 3"=1'-0"

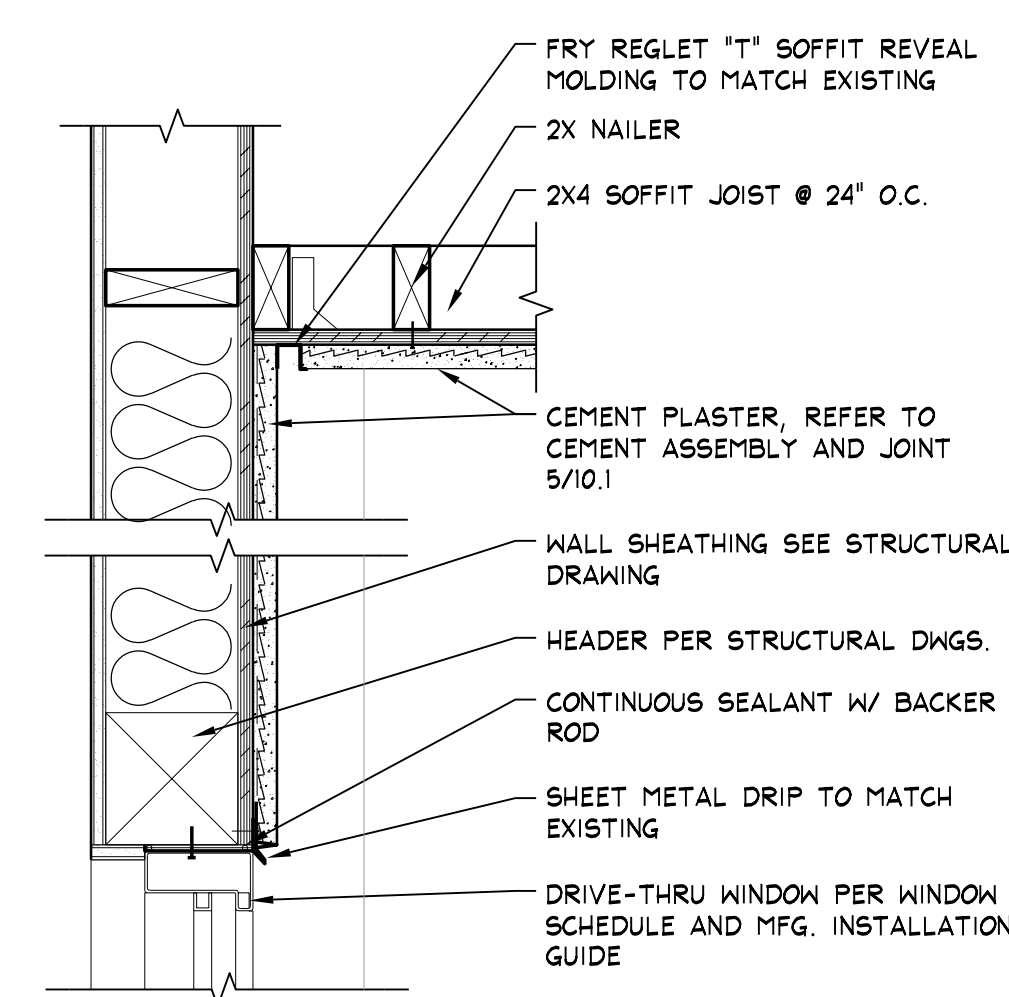


1 WALL SECTION

Scale: 3/4"=1'-0"

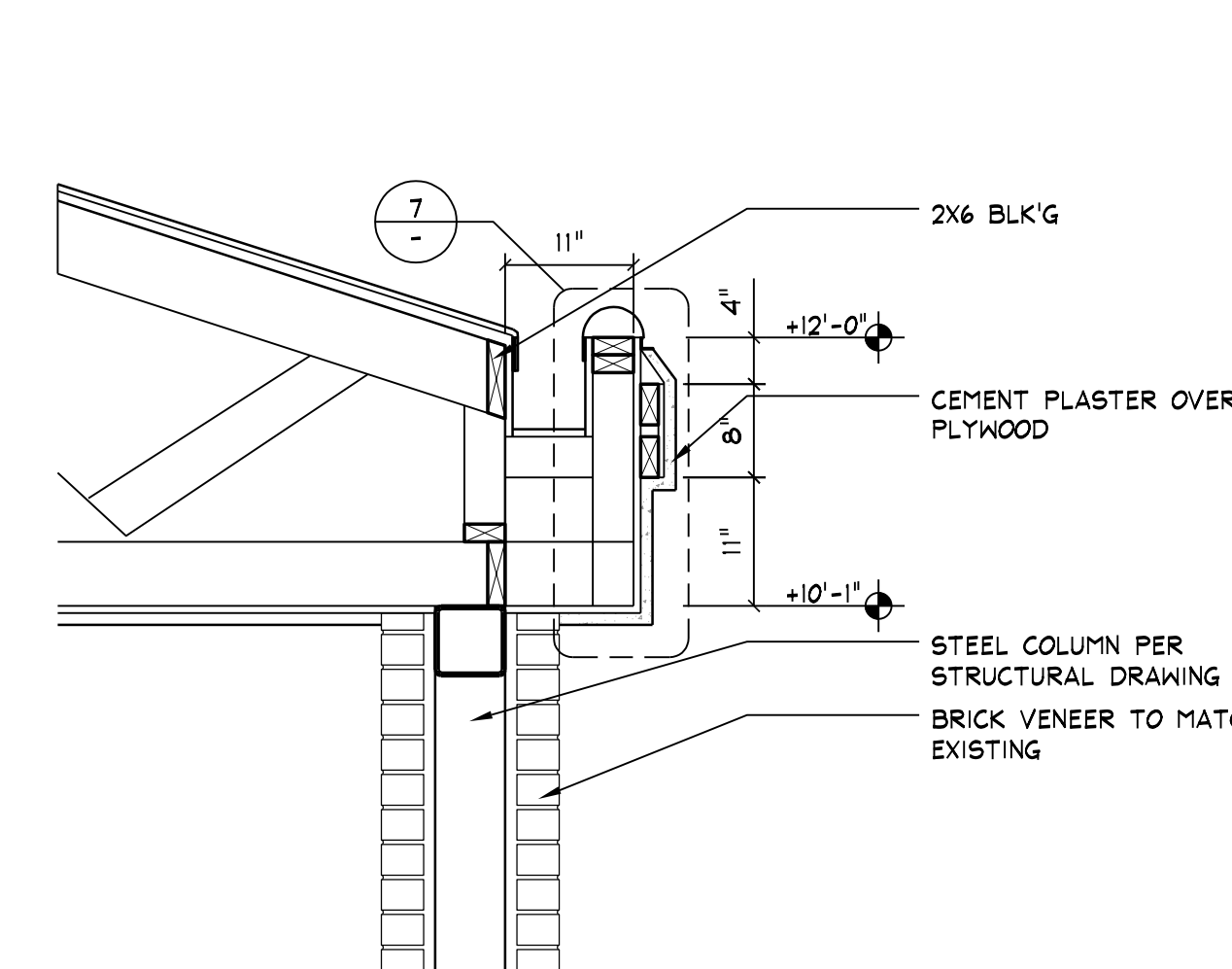
2 WALL SECTION

Scale: 3/4"=1'-0"



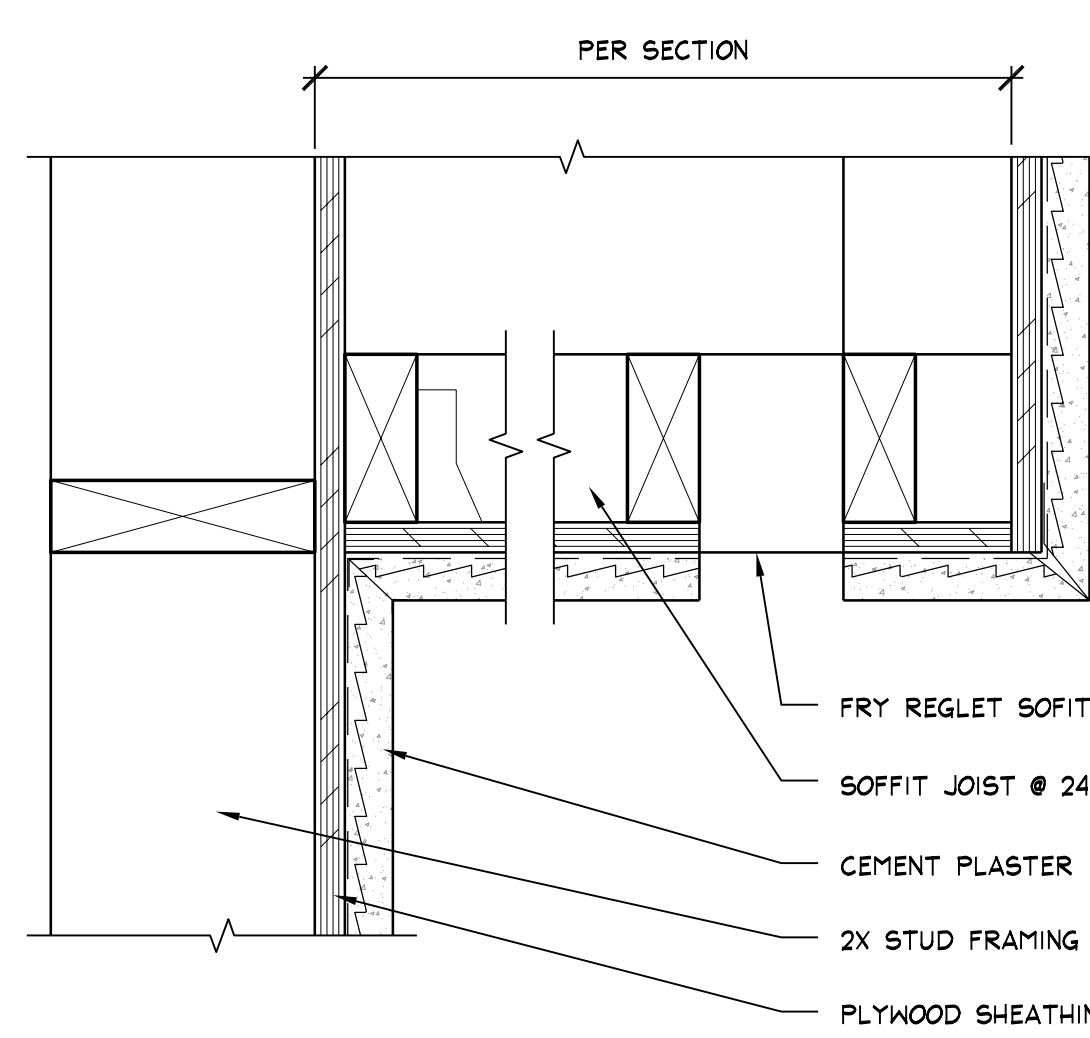
4 WALL SECTION

Scale: 1-1/2"=1'-0"



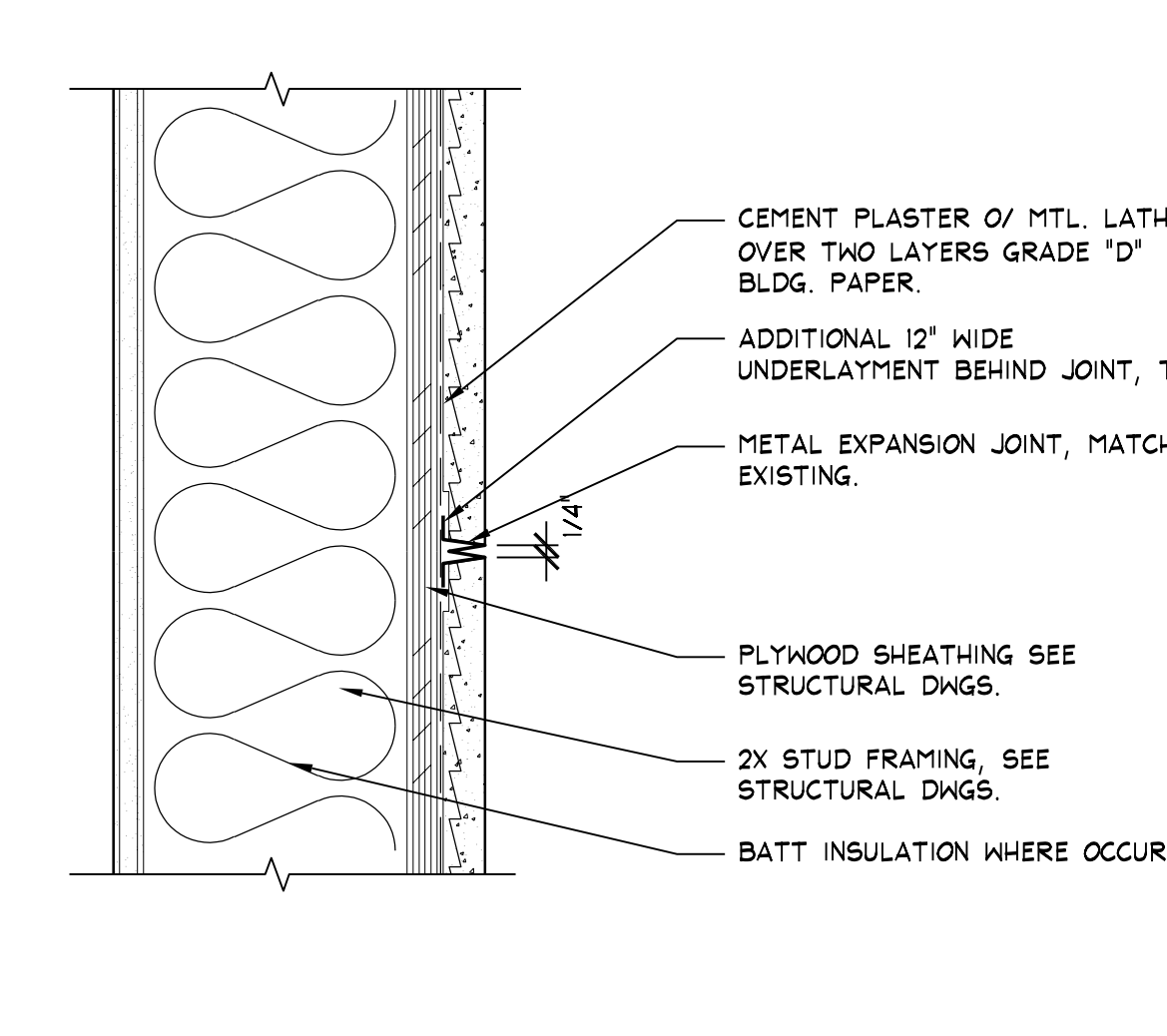
3 EAVE SECTION

Scale: 3/4"=1'-0"



6 SOFFIT VENT DETAIL

Scale: 3"=1'-0"



5 CEMENT PLASTER ASSY. & CONTROL JOINT

Scale: 3"=1'-0"

Client:



Owner:
**FEATHER RIVER
 TRIBAL HEALTH**
 2145 Fifth Avenue
 Oroville, CA 95965

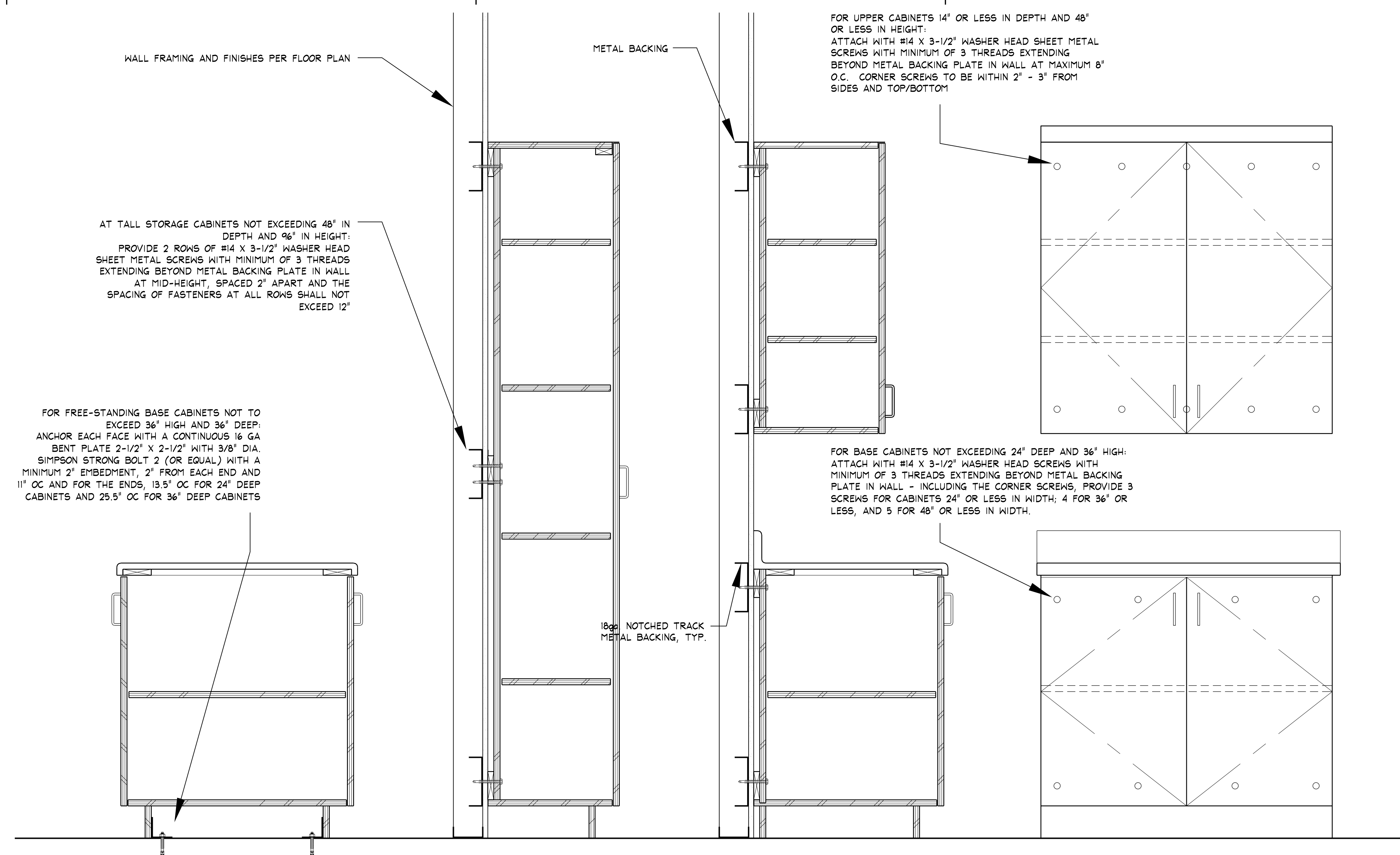
Project Name:
**Feather River Tribal
 Health Center -
 Pharmacy Addition
 and Remodel**

Submittal:
**Construction
 Document**

Architect of Record



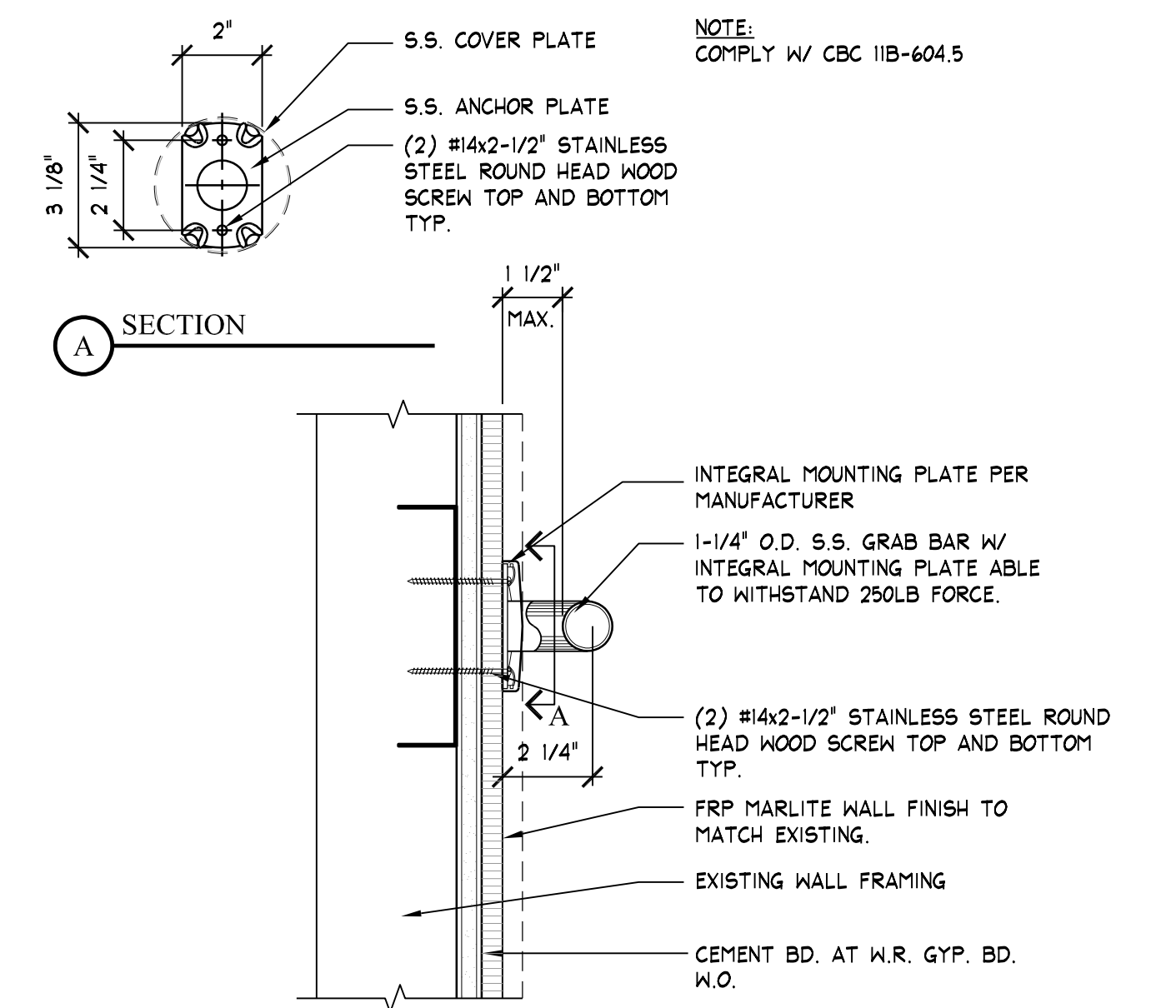
Consultant



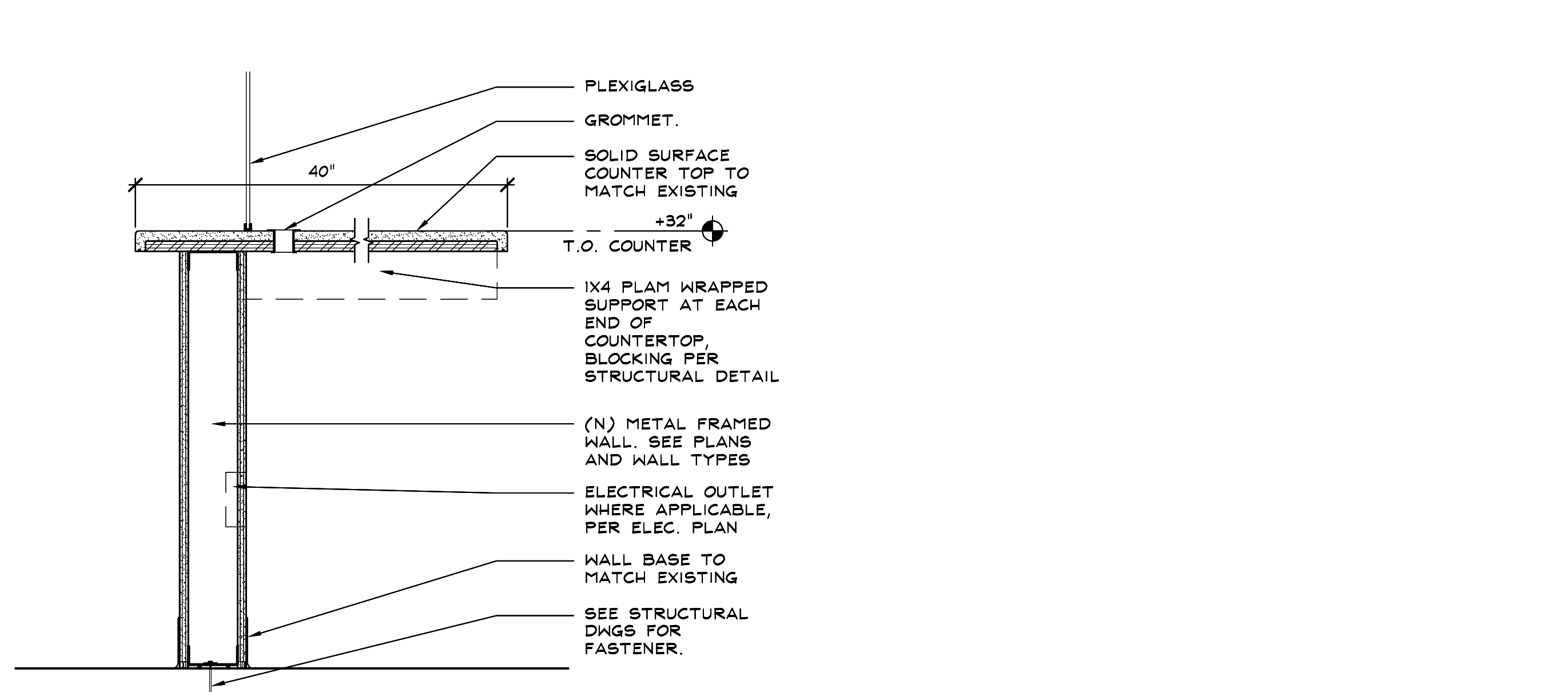
10.1 CASEWORK ANCHORAGE
 Scale: 1-1/2" = 1'-0"



8 SUPPORT FOR ACCESSIBLE SINK
 Scale: 1-1/2" = 1'-0"



10 GRAB BAR AT WOOD FRAMING
 Scale: 3" = 1'-0"



12 RECEPTION COUNTER DETAIL
 Scale 1-1/2" = 1'-0"

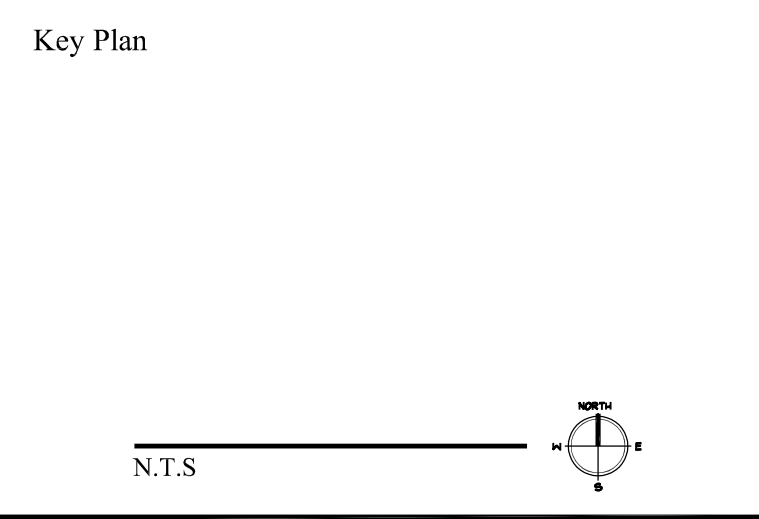
Casework Anchorage

Revisions	Description	Date
△	REVISION NAME	DATE
△		
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Approvals

Permit No.:

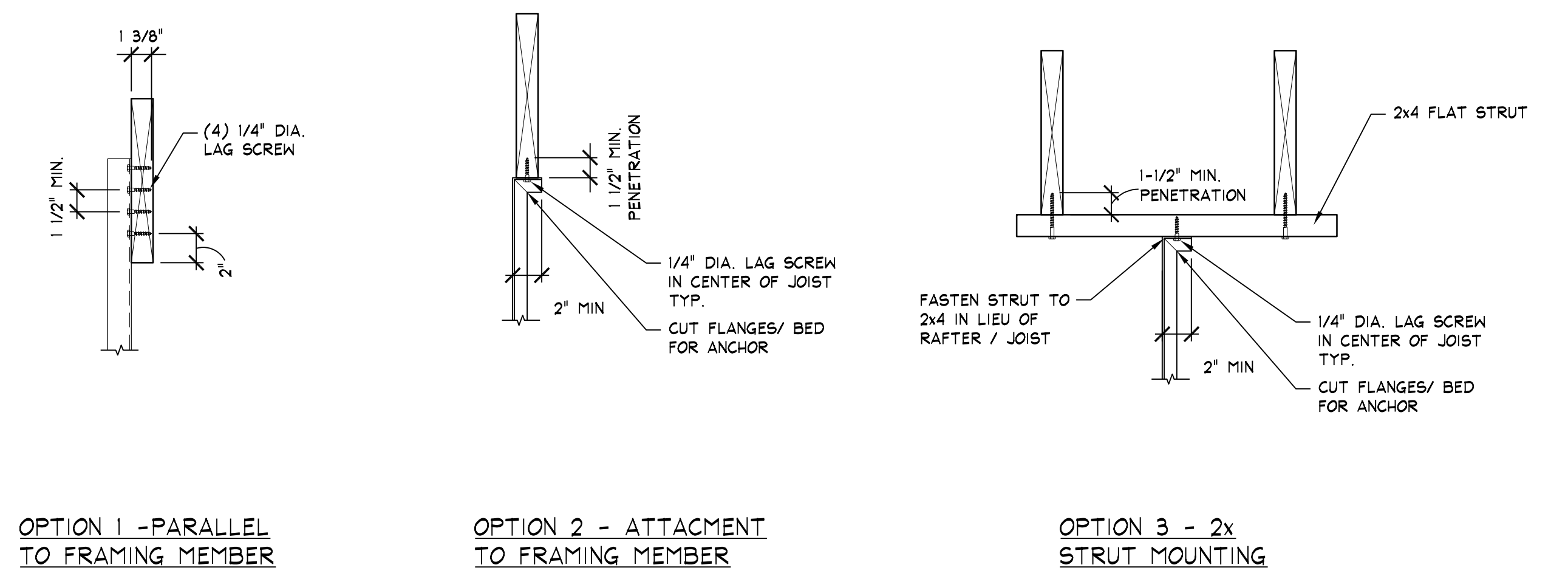
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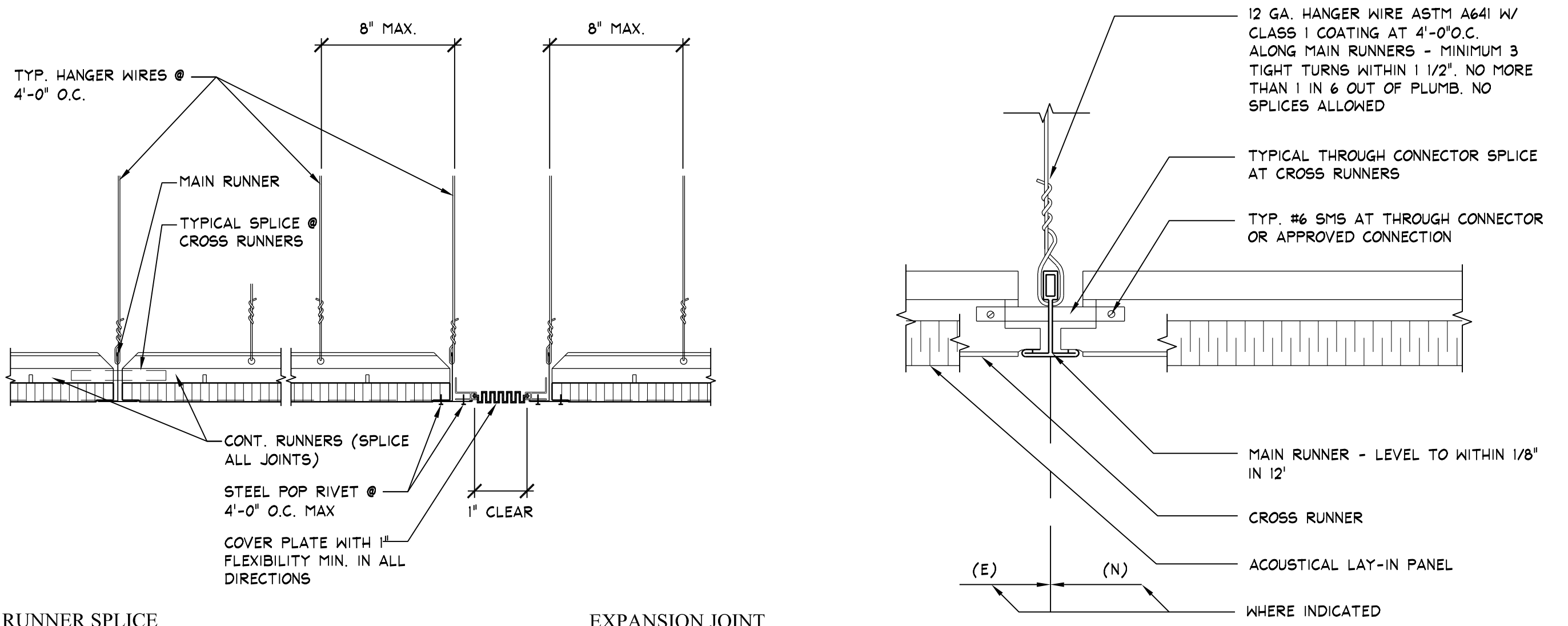
KAP Job No. 463.01
 Scale: As Noted
 Date: December 2022
 Drawn By: YW
 Checked By: ML

Sheet Name
CASEWORK

Sheet Number
A10.2

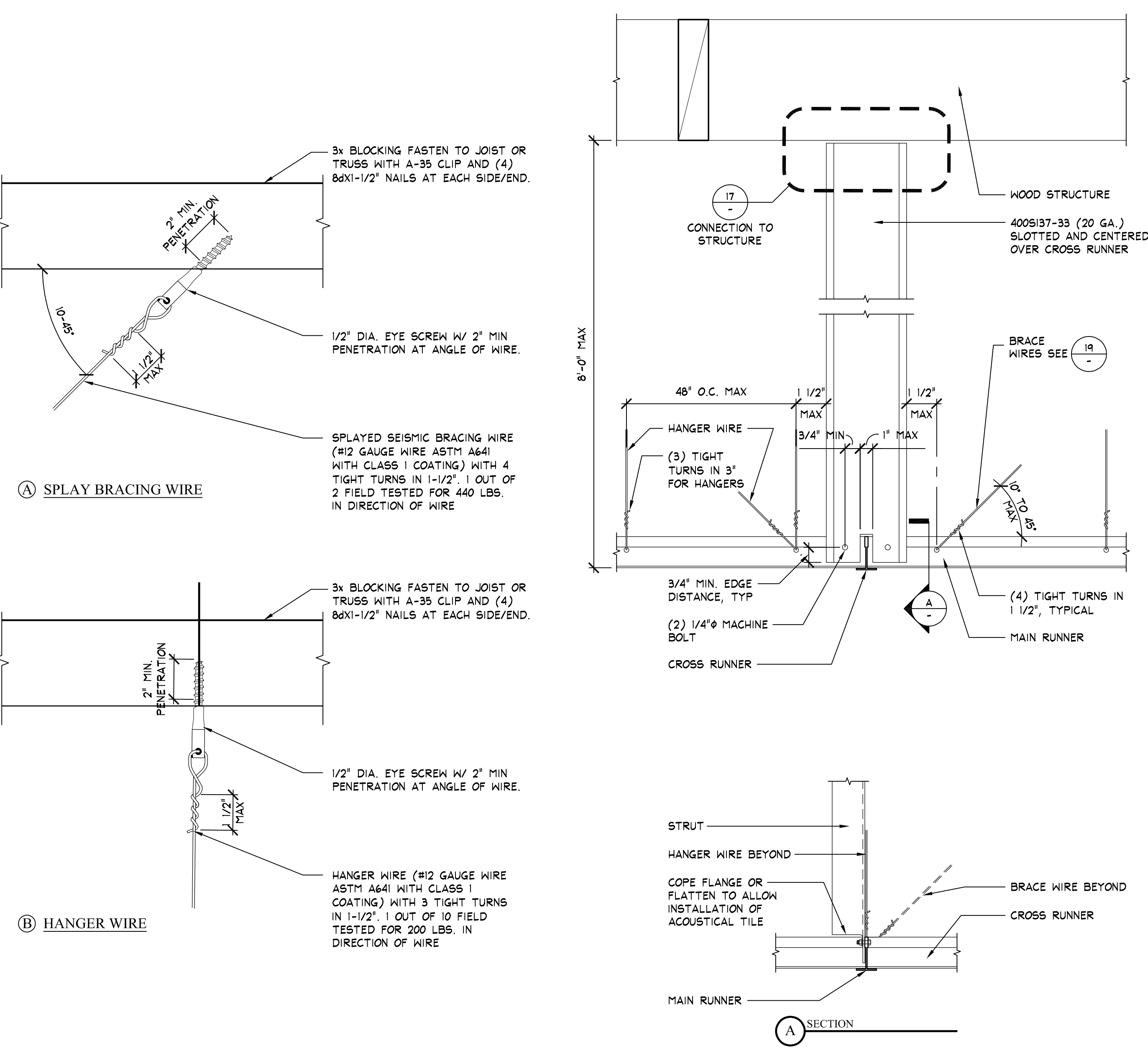


17 CHANNEL STRUT ATTACHMENT - WOOD FRAMING
 Scale: 1-1/2"=1'-0"
 Det-09-013w
 CL5.60 (OPD-0002-13)



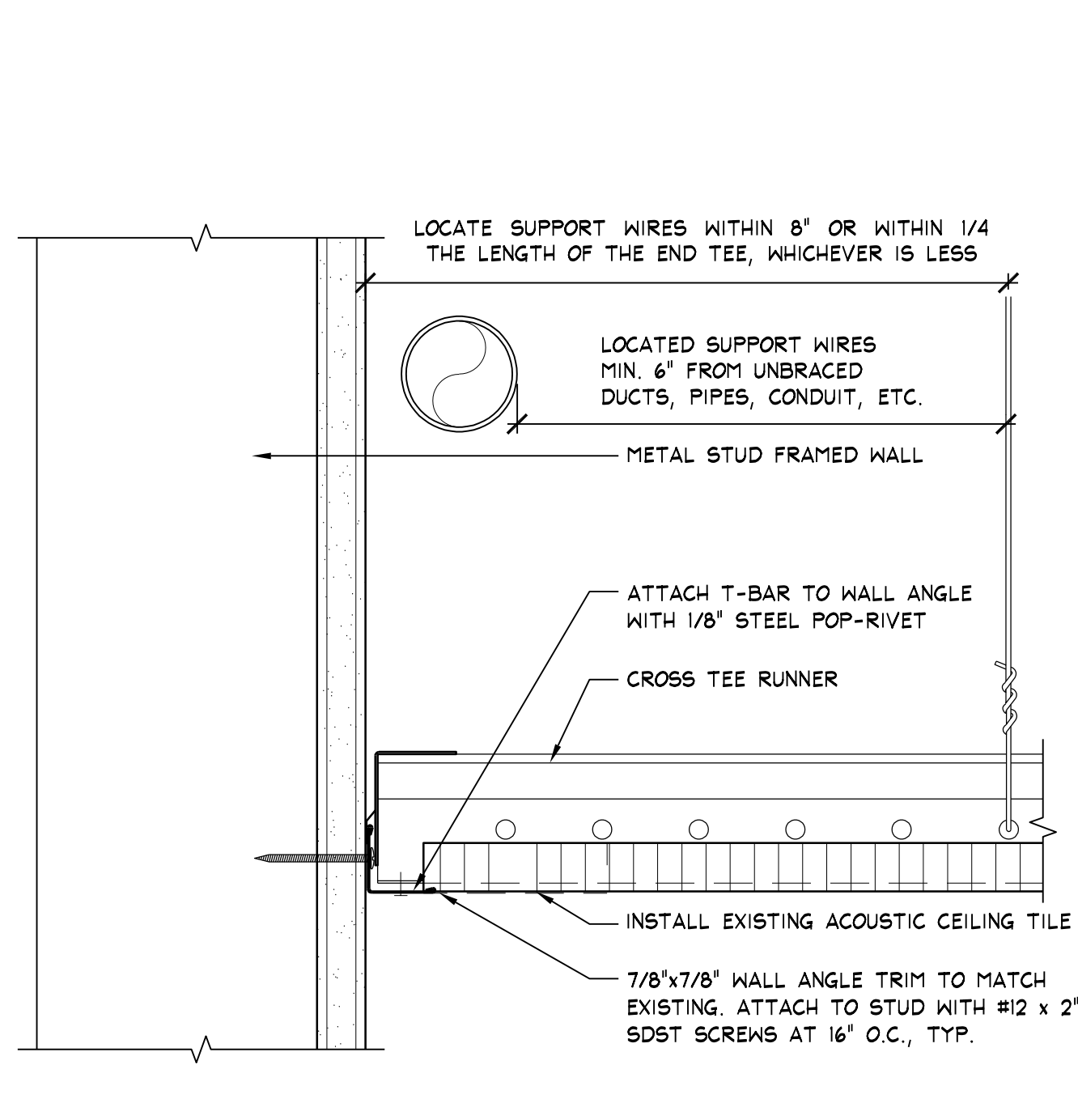
7 EXPANSION JOINT (CEILING TO CEILING)
 Scale: 3"=1'-0"
 Det-09-008

12 TYPICAL HANGER WIRE CONNECTION
 Scale: 6"=1'-0"
 Det-09-012

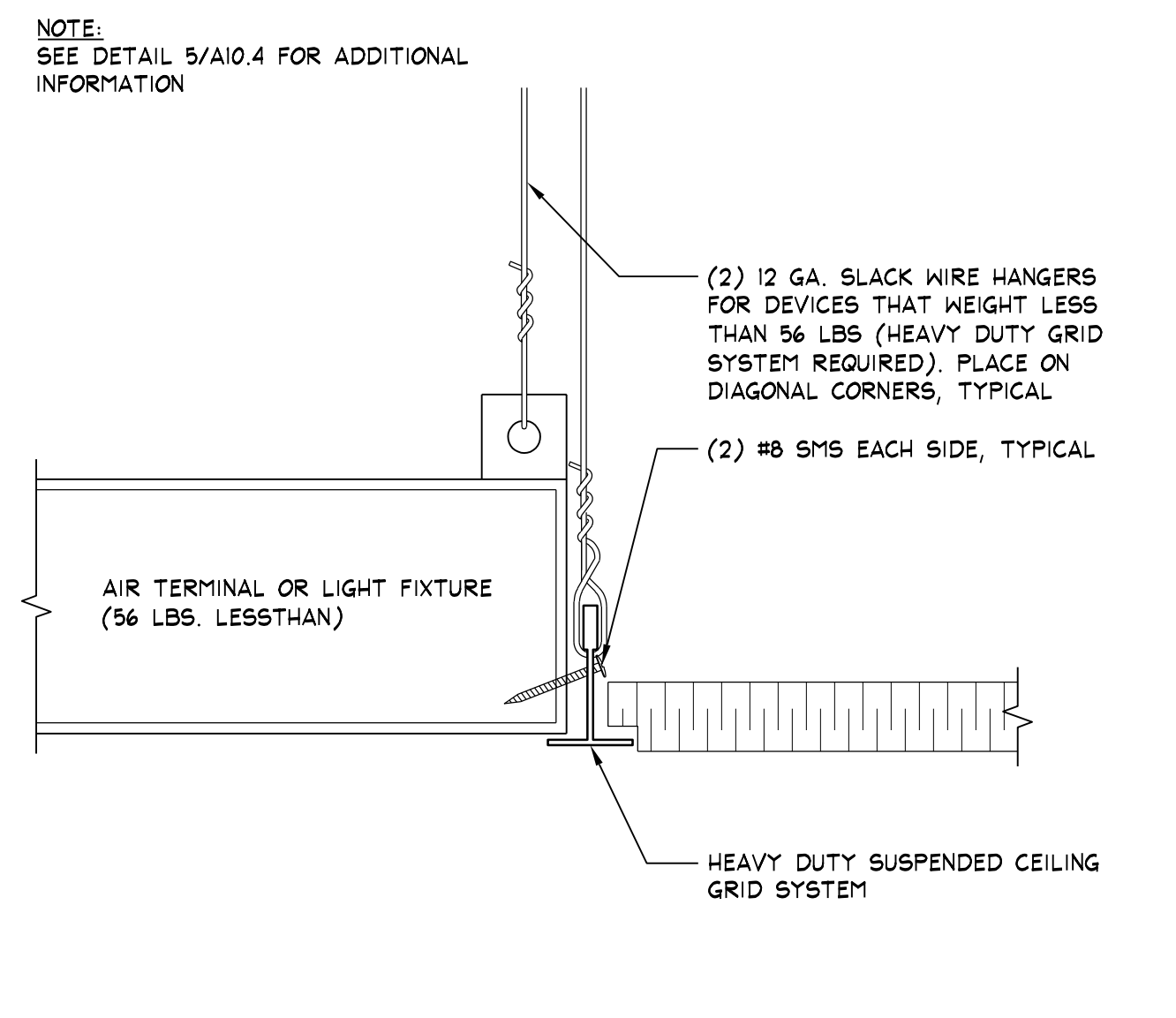


19 HANGER AND BRACE WIRE ATTACHMENTS
 Scale: 3"=1'-0"
 Det-09-000
 CL4.34 (OPD-0002-13)

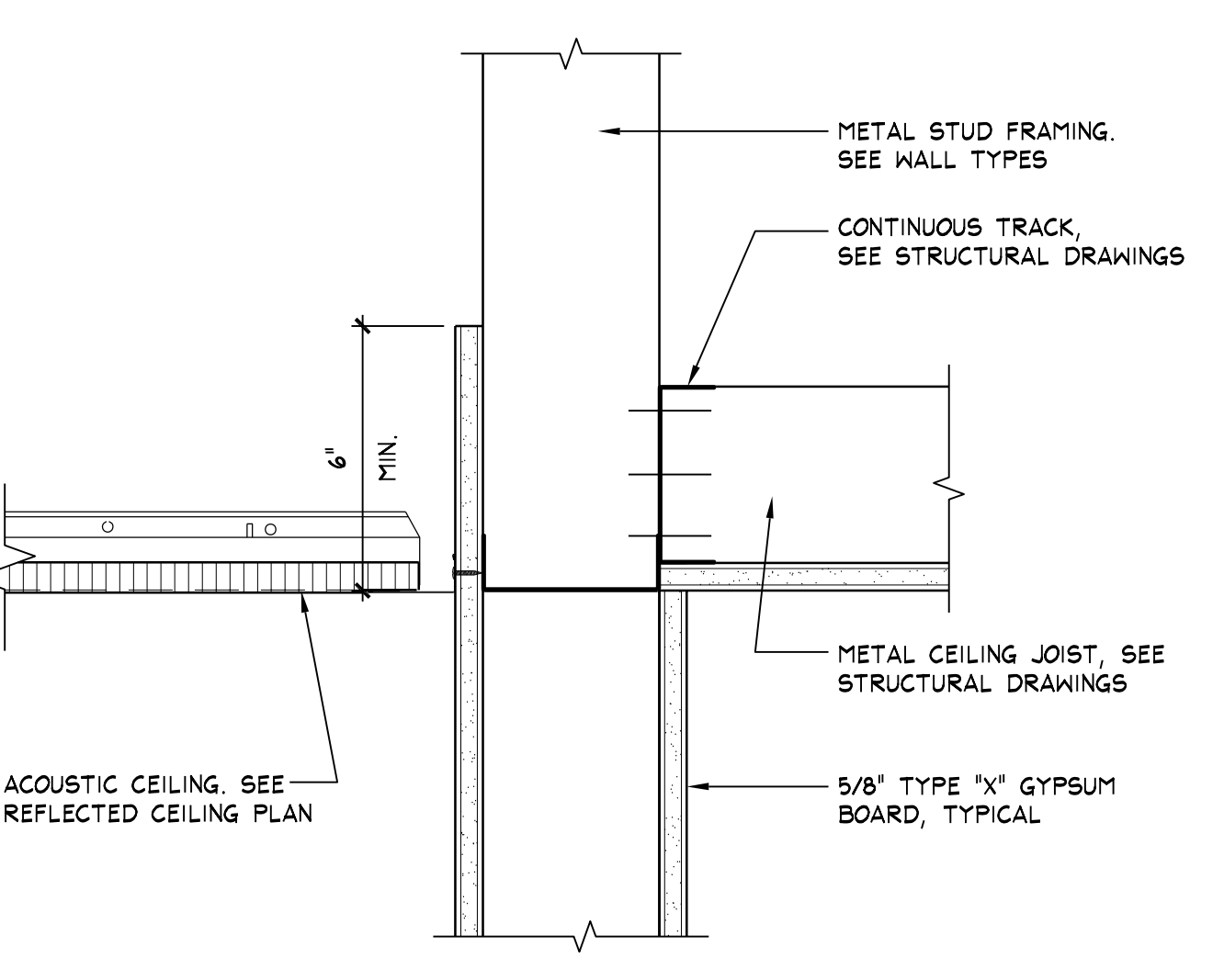
15 SUSP. CEILING CHANNEL STRUT DETAIL
 Scale: 3"=1'-0"
 Det-09-014w
 CL3.10 (OPD-0002-13)



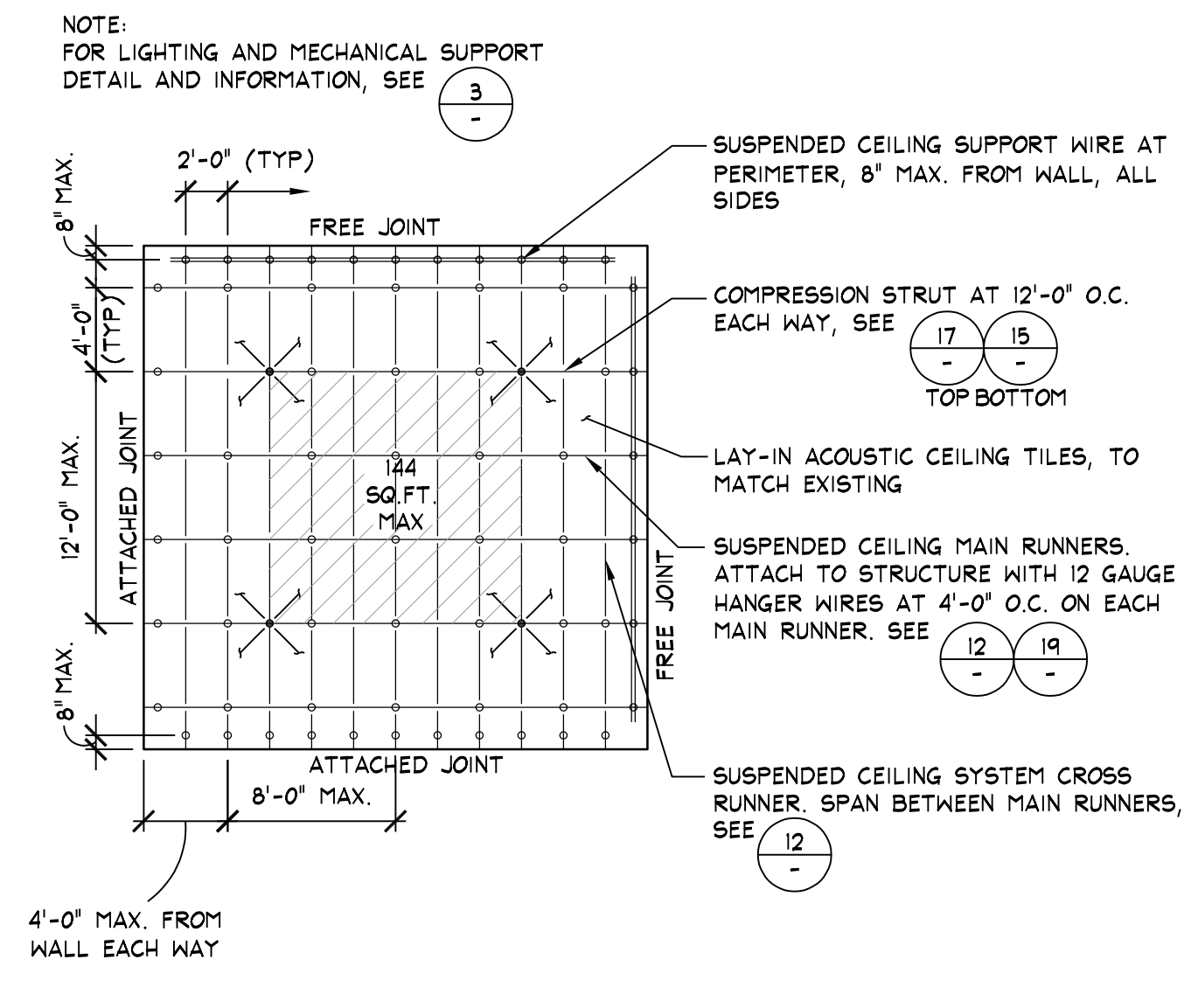
10 CEILING AT WALL - CONNECTED END
 Scale: 6"=1'-0"
 DET-09-003
 (Reference OPM-0041-13)



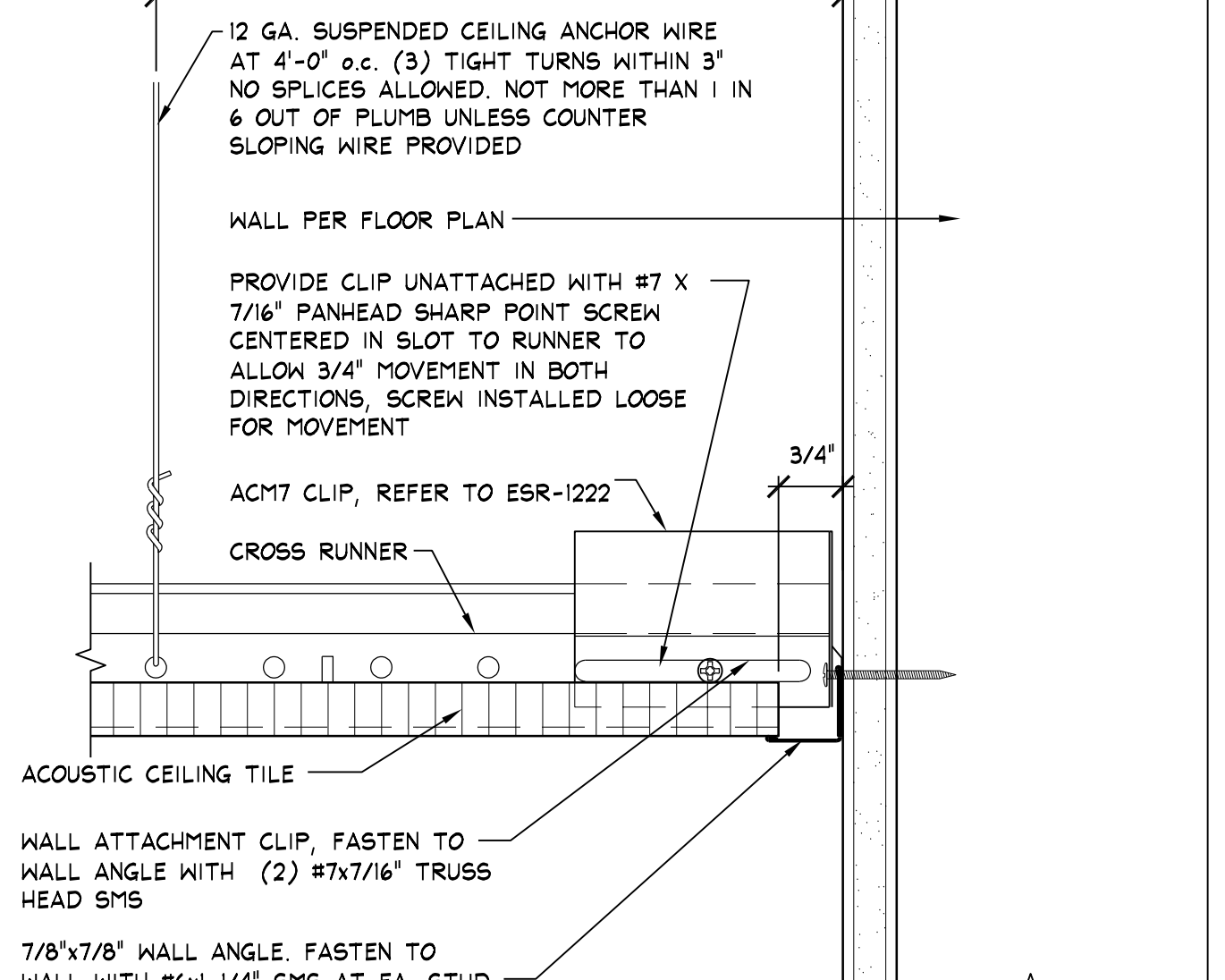
4 SUSP CEILING UTILITY SUPPORT
 Scale: 6"=1'-0"
 Det-09-004



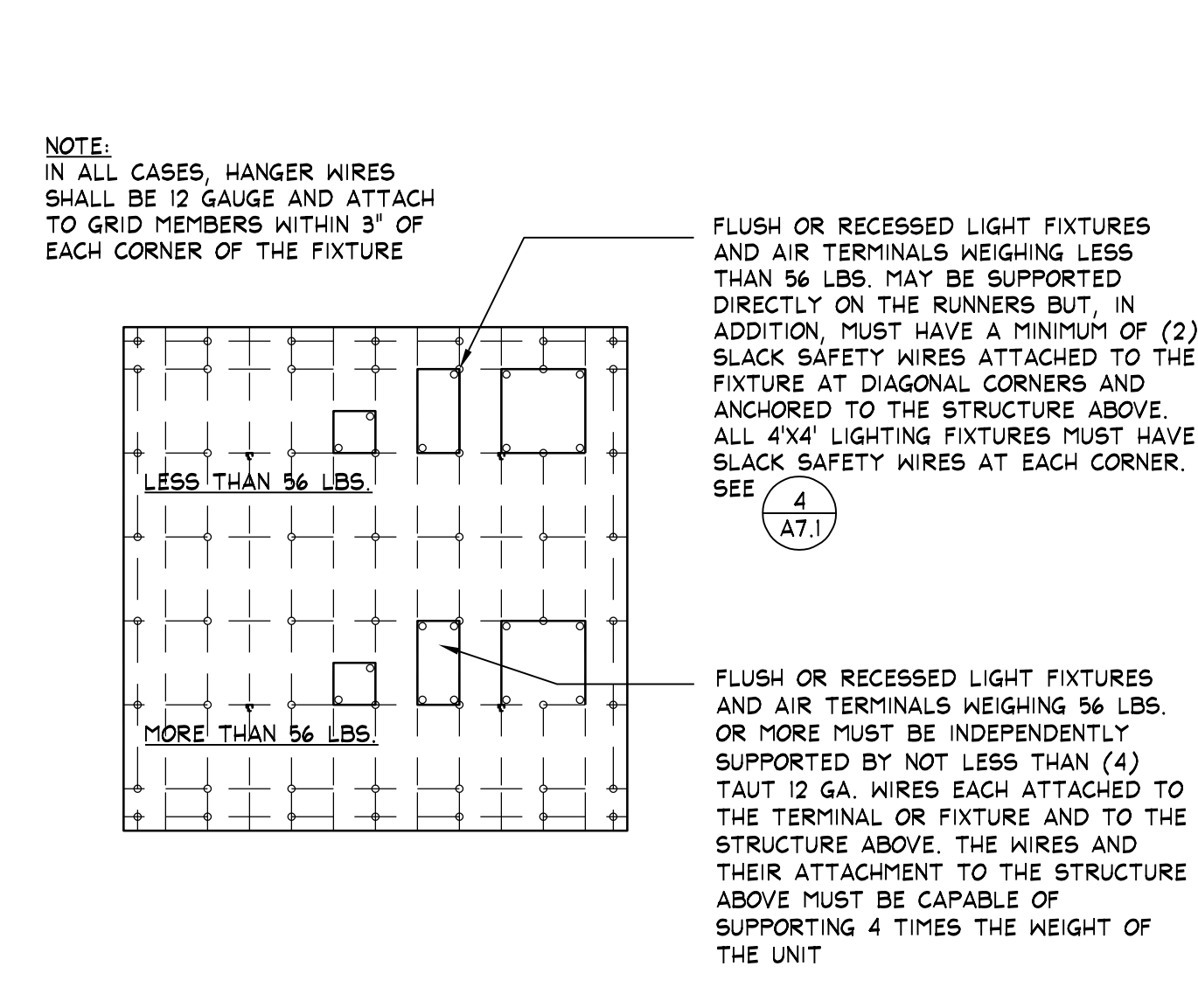
1B GYPSUM TRANSITION TO NEW PARTITIONS
 Scale: 3"=1'-0"
 Det-09-100m



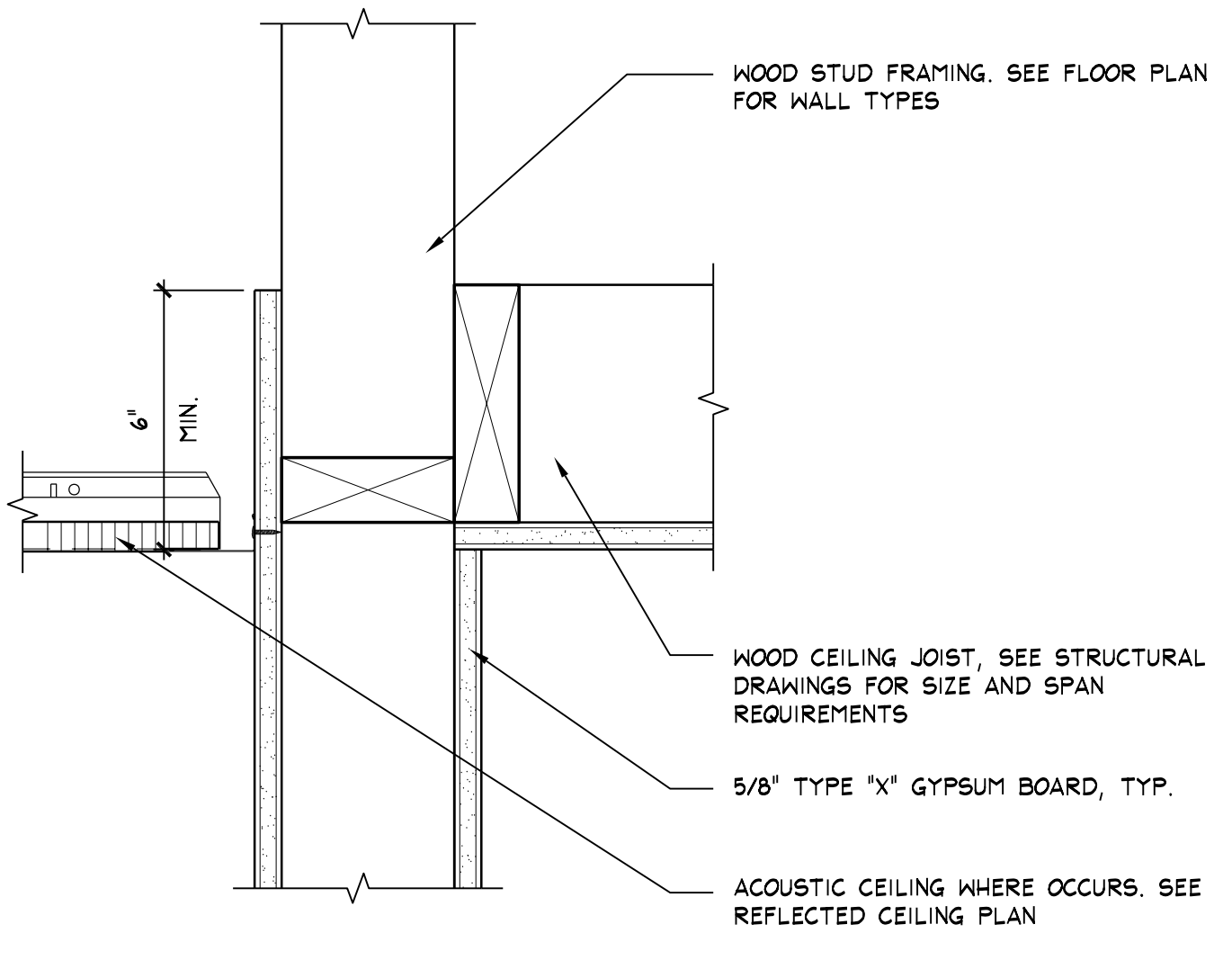
9 SUSPENDED ACOUSTICAL CEILING LAYOUT
 Scale: 1/8"=1'-0"
 Det-09-010
 CL2.21-OPD-0002-13



6 CEILING AT WALL - SLIP END
 Scale: 6"=1'-0"
 DET-09-004



3 LIGHTING AND MECHANICAL SUPPORT
 Scale: 1/8"=1'-0"
 Det-09-003



1A GYPSUM TRANSITION TO EXISTING WALLS
 Scale: 3"=1'-0"
 Det-09-100w

SUSPENDED CEILING SYSTEM NOTES:

- THE FOLLOWING NOTES WILL BE ACCEPTABLE IN PLANS AND SPECIFICATIONS. FOR CEILING SYSTEMS WHOSE TOTAL HEIGHT INCLUDING AIR CONDITIONING GRILLS AND LIGHT FIXTURES, DOES NOT EXCEED FOUR (4) PSF. HEAVIER SYSTEMS, AND THOSE SUPPORTING LATERAL LOADS FROM PARTITIONS, WILL REQUIRE SPECIAL DESIGN DETAILS.
- #12 GAGE (MIN) HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4 FT. BY 4 FT. GRID SPACING AND SHALL BE ATTACHED TO MAIN RUNNERS.
- PROVIDE #12 GAGE HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN EIGHT (8) INCHES OF THE SUPPORT OR WITHIN ONE-FOURTH (1/4) OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA. PERIMETER WIRES ARE NOT REQUIRED WHEN LENGTH OF END TEE IS 8' OR LESS.
- PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTION TO TYPICAL HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN & OUT OF PLUMB ARE TO HAVE COUNTER-SLOPING WIRES.
- CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN TWO (2) ADJACENT WALLS. CEILING GRID MEMBERS SHALL BE AT LEAST 3/4 INCH CLEAR OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE, AND A MINIMUM OF 3/4 INCH CLEAR OF WALL.
- AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A #16 GAGE WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 8 INCHES OR LESS, THIS INTERLOCK IS NOT REQUIRED.
- PROVIDE BRACING ASSEMBLIES CONSISTING OF A COMPRESSION STRUT AND FOUR (4) #12 GAGE SPLAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER FOR ESSENTIAL SERVICES BUILDINGS. PLACE BRACING ASSEMBLIES NOT MORE THAN 8 FT. BY 12 FT. ON CENTER.
 - PROVIDE BRACING ASSEMBLIES AT LOCATIONS NOT MORE THAN ONE HALF (1/2) THE SPACING GIVEN ABOVE, FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS.
 - PROVIDE BRACING ASSEMBLIES AT LOCATIONS NOT MORE THAN ONE HALF (1/2) THE SPACING GIVEN ABOVE, FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS.
 - THE SLOPE OF THESE WIRES SHALL NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND SHALL BE TAUT. SPLICES IN BRACING WIRES ARE NOT TO BE PERMITTED.
 - EXCEPTION: LATERAL FORCE BRACING MAY BE OMITTED IN ROOMS WITH FLOOR AREAS LESS THAN 144 SQUARE FEET WHEN PERIMETER SUPPORT IS IN ACCORDANCE WITH ASTM E580 SECTION 5.2.2 AND 5.2.3 AND PERIMETER WALLS ARE DESIGNED TO CARRY THE CEILING LATERAL FORCES.
- FASTEN HANGER WIRES WITH NOT LESS THAN THREE (3) TIGHT TURNS. FASTEN BRACING WIRES WITH FOUR (4) TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE IN STALLED IN SUCH A MANNER THAT THE DIRECTION OF THE ANCHOR ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE WIRE.
- SEPARATE ALL CEILING HANGER AND BRACING WIRES AT LEAST SIX (6) INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC.
- WHEN DRILLED-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 LBS. IN TENSION. WHEN DRILLED-IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 MUST BE FIELD TESTED FOR 440 LBS. IN TENSION. SHOT-IN ANCHORS IN CONCRETE ARE NOT PERMITTED FOR BRACING WIRES.
- ATTACH ALL LIGHT FIXTURES AND CEILING MOUNTED AIR TERMINALS, TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES. SCREENS OR APPROVED FASTENERS ARE REQUIRED.
- FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS WEIGHING LESS THAN 56 LBS. MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO (2) #12 GAGE SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER.
- ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS WEIGHING 56 LBS. OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR (4) TAUT #12 GAGE WIRES, EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED. THE FOUR (4) TAUT #12 GAGE WIRES, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, MUST BE CAPABLE OF SUPPORTING FOUR (4) TIMES THE WEIGHT OF THE UNIT.
- SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WITH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A #12 GAGE WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. PROVIDE ADDITION SUPPORTS WHEN LIGHT FIXTURES ARE 8 FT. OR LONGER.
- FOR FREE-STANDING BASE CABINETS NOT TO EXCEED 36" HIGH AND 36" DEEP. ANCHOR EACH FACE WITH A CONTINUOUS 1/2 GA BENT PLATE 2-1/2" X 2-1/2" WITH 3/8" DIA. SIMPSON STRONG BOLT 2 (OR EQUAL) WITH A MINIMUM 2" EMBEDMENT, 2" FROM EACH END AND 1" OC AND FOR THE ENDS, 13.5" OC FOR 24" DEEP CABINETS AND 25.5" OC FOR 36" DEEP CABINETS

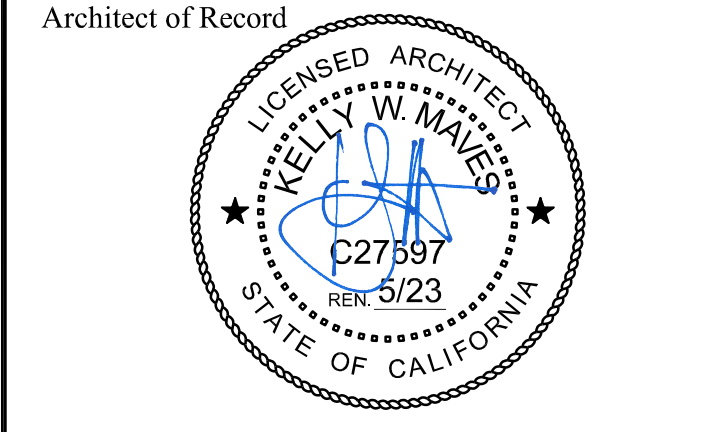


Client:

 Owner:
FEATHER RIVER TRIBAL HEALTH
 2145 Fifth Avenue
 Orville, CA 95965

Project Name:
Feather River Tribal Health Center - Pharmacy Addition and Remodel

Submitta:
Construction Document



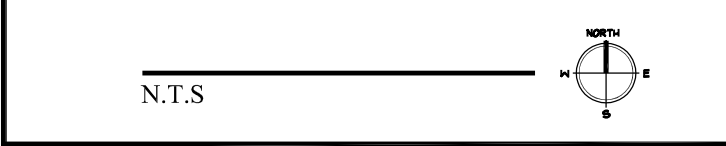
Consultant

Revisions	Description	Date
△	REVISION NAME	DATE
△		
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Approvals

Permit No.:

Key Plan



KAP Job No. 463.01
 Scale: As Noted
 Date: December 2022
 Drawn By: YW
 Checked By: ML

Sheet Name
CEILING DETAILS

Sheet Number



Client:
 Owner: **FEATHER RIVER TRIBAL HEALTH**
 2145 Fifth Avenue
 Oroville, CA 95965

Project Name:
Feather River Tribal Health Center - Pharmacy Addition and Remodel

Submittal:
Construction Document



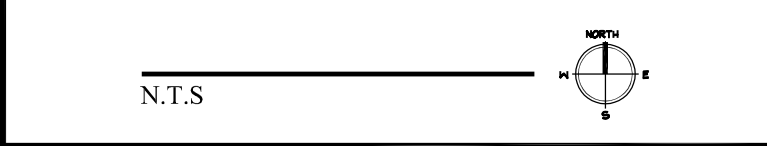
Architect of Record
 Consultant

Revisions	Description	Date
△	REVISION NAME	DATE
△		
△		
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△		

Approvals

Permit No.:

Key Plan



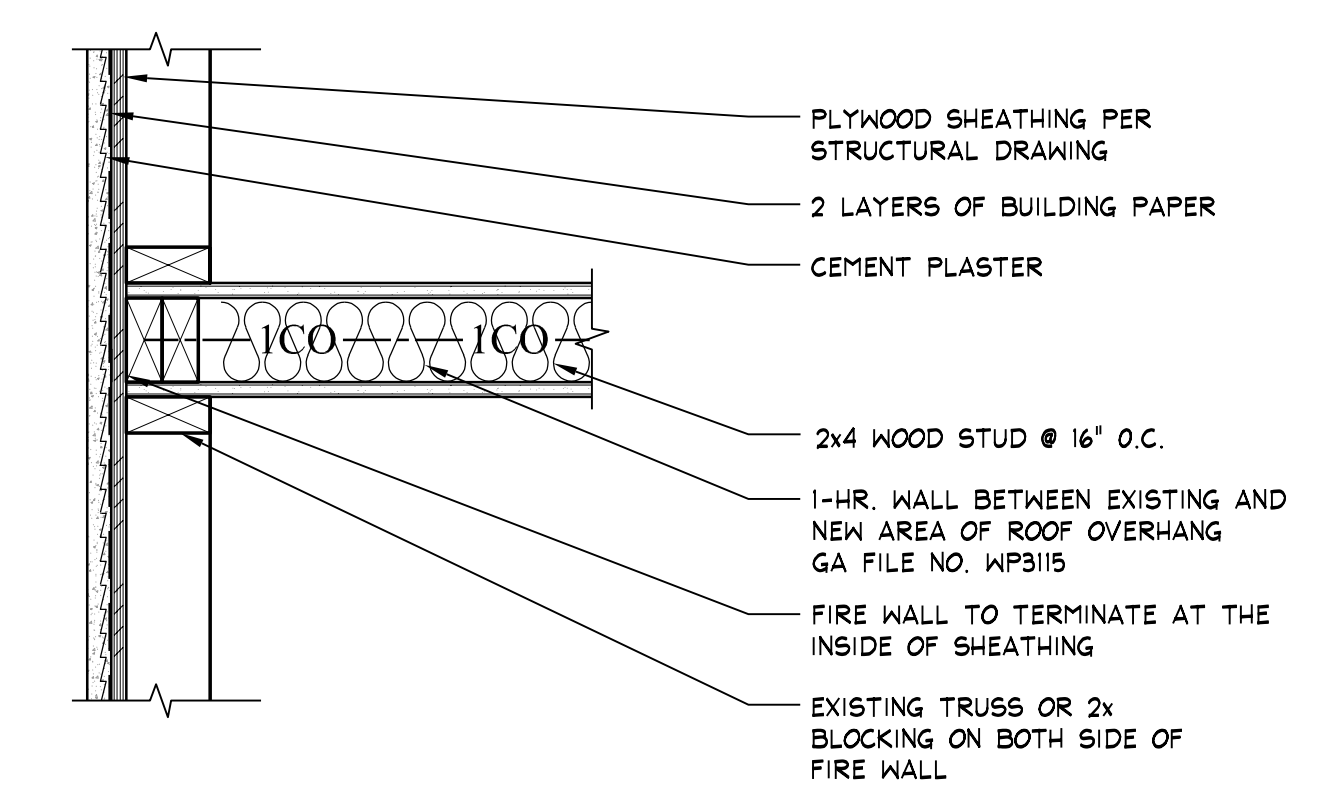
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 Scale: As Noted
 Date: December 2022
 Drawn By: YW
 Checked By: ML

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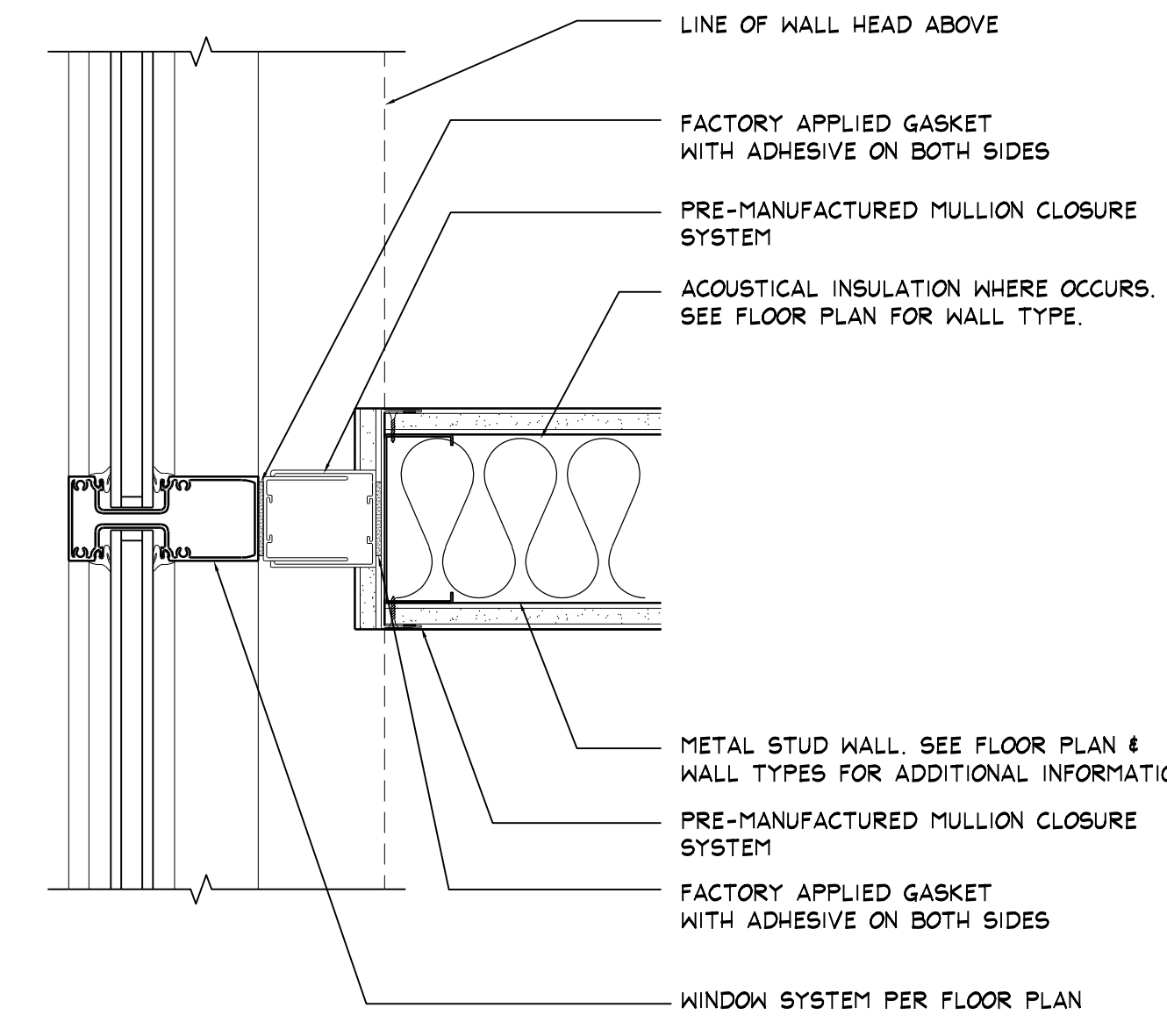
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Sheet Number

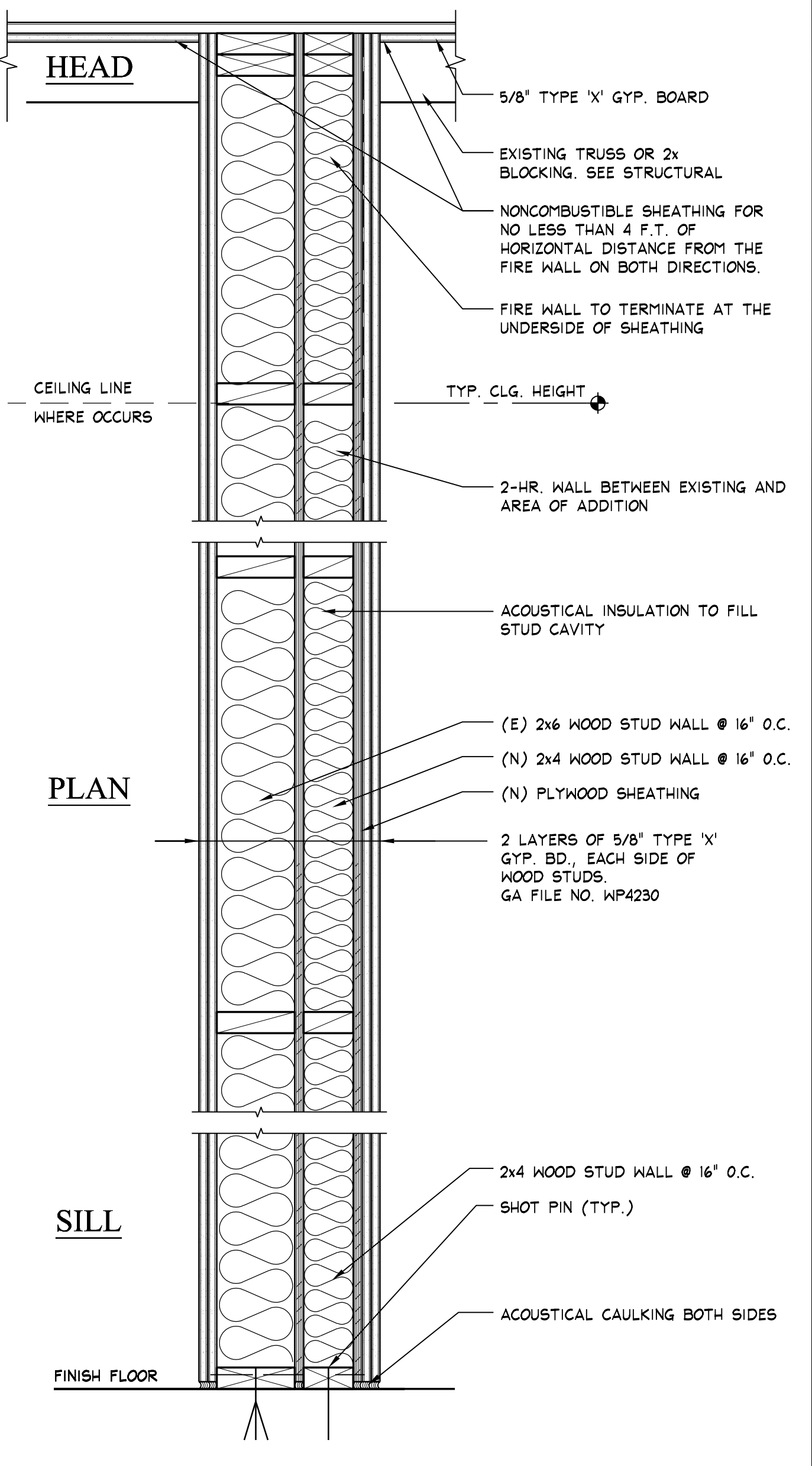
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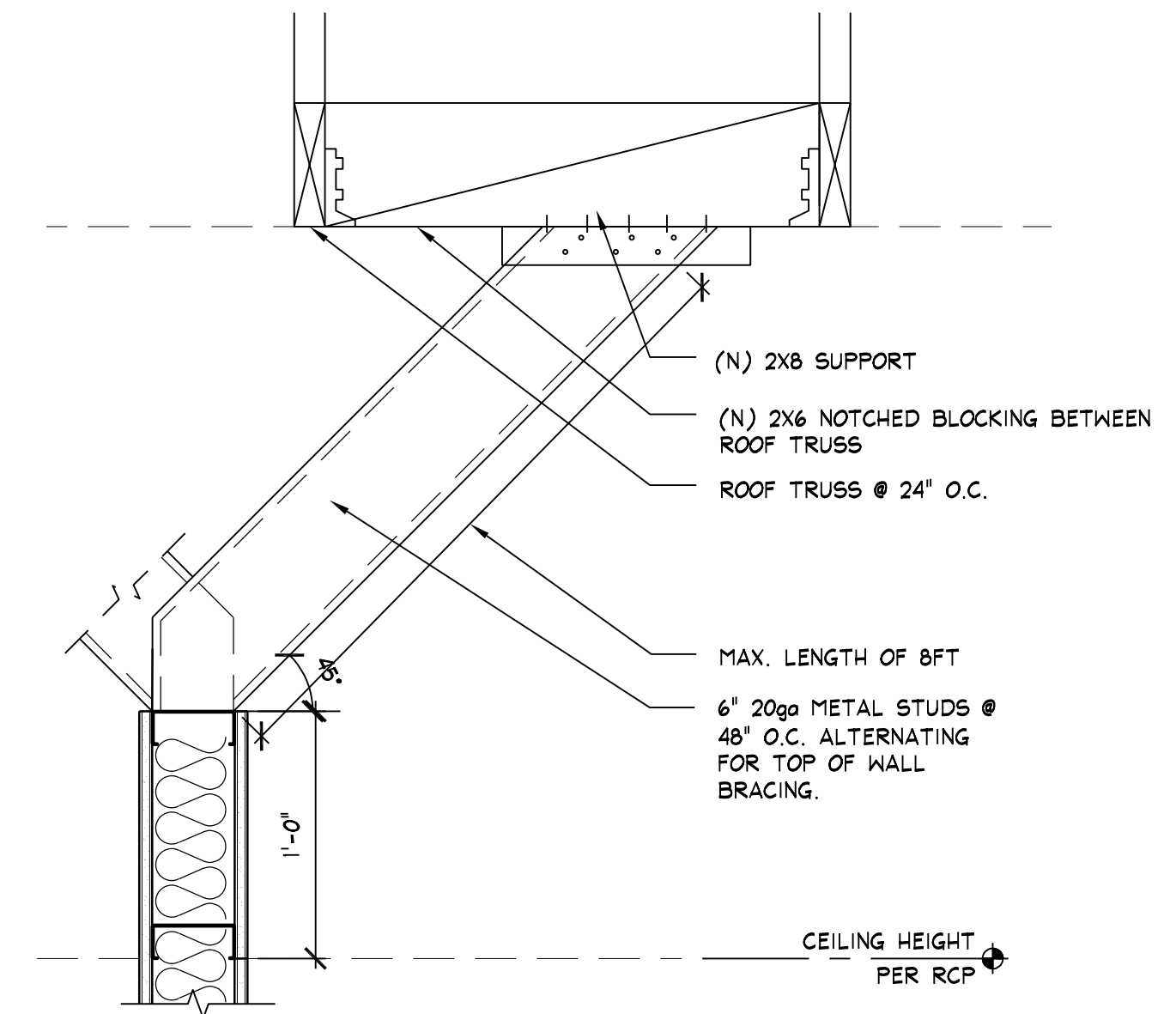
4 FIRE WALL IN CONCEALED OVERHANG
 Scale: 1-1/2"=1'-0"
 1 HR. RATED GA. WP3115



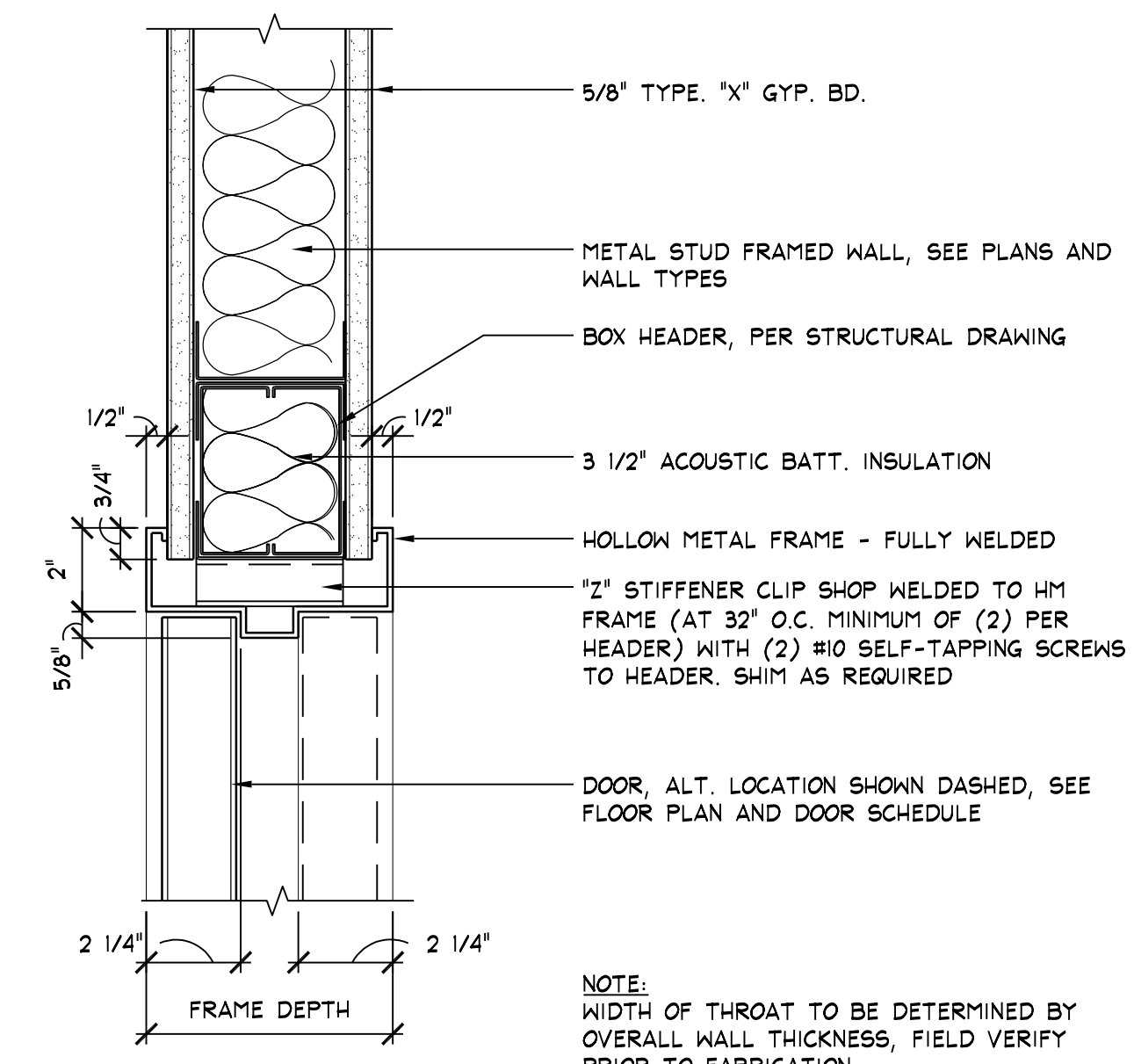
5 WALL AT WINDOW FRAME DETAIL
 Scale: 3"=1'-0"
 Det. 08-218



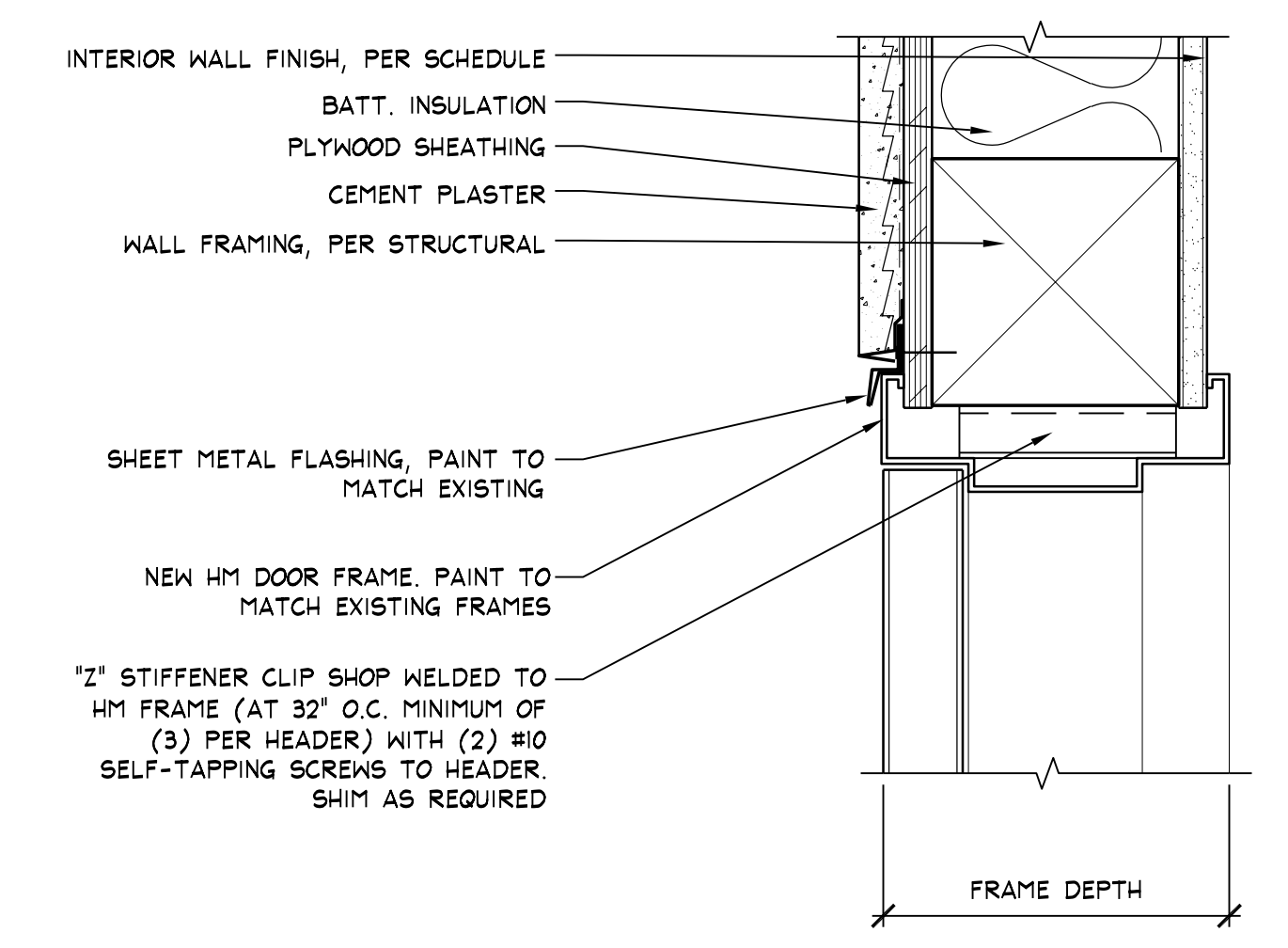
1 WALL TYPES: 2 HR. RATED
 Scale: 1-1/2"=1'-0"
 GA FILE WP4230



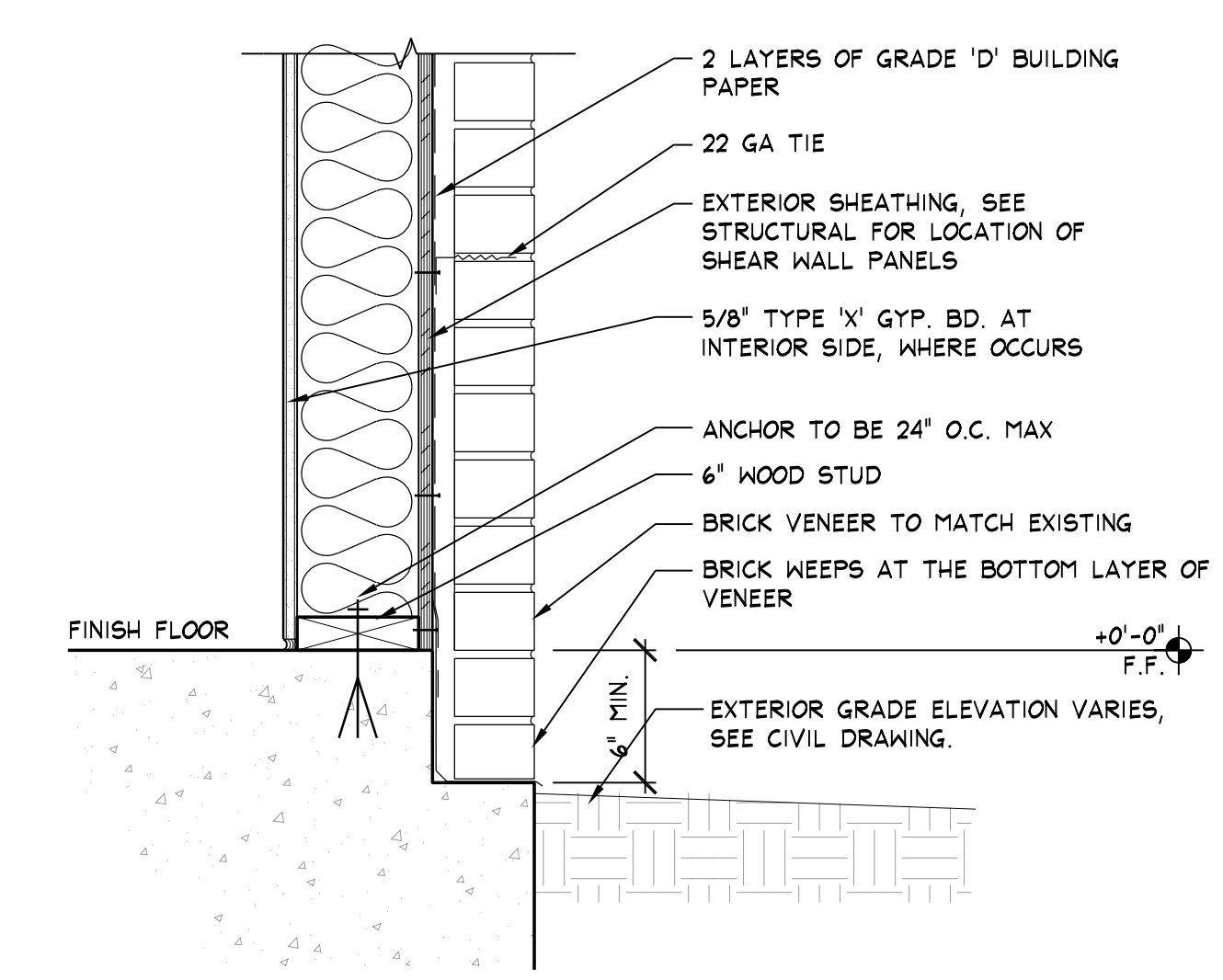
9 CFS WALL TO WOOD TRUSS
 Scale: N.T.S.
 WT-313



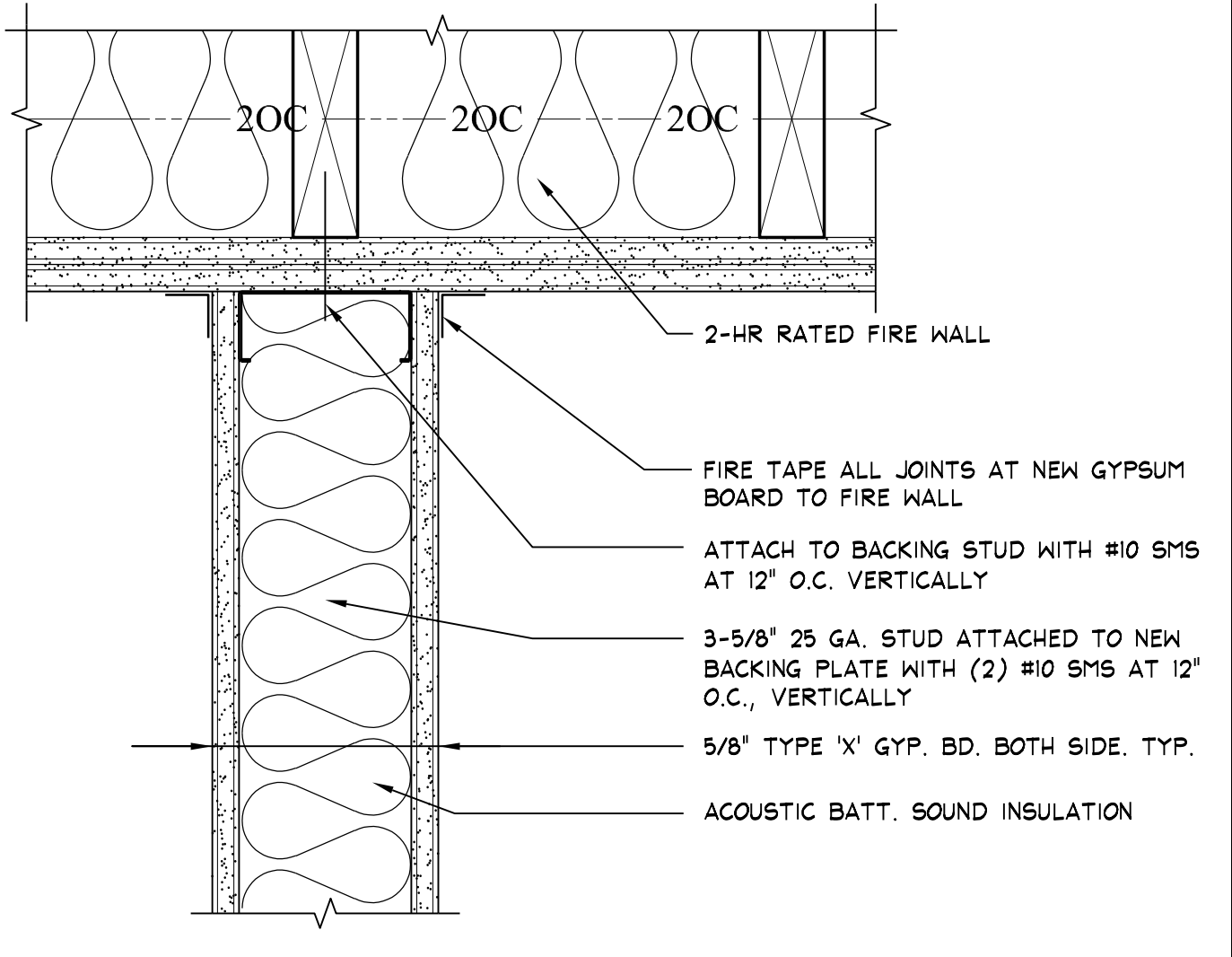
12 INTERIOR DOOR HEAD
 Scale 3"=1'-0"
 08-401-004 Door Head



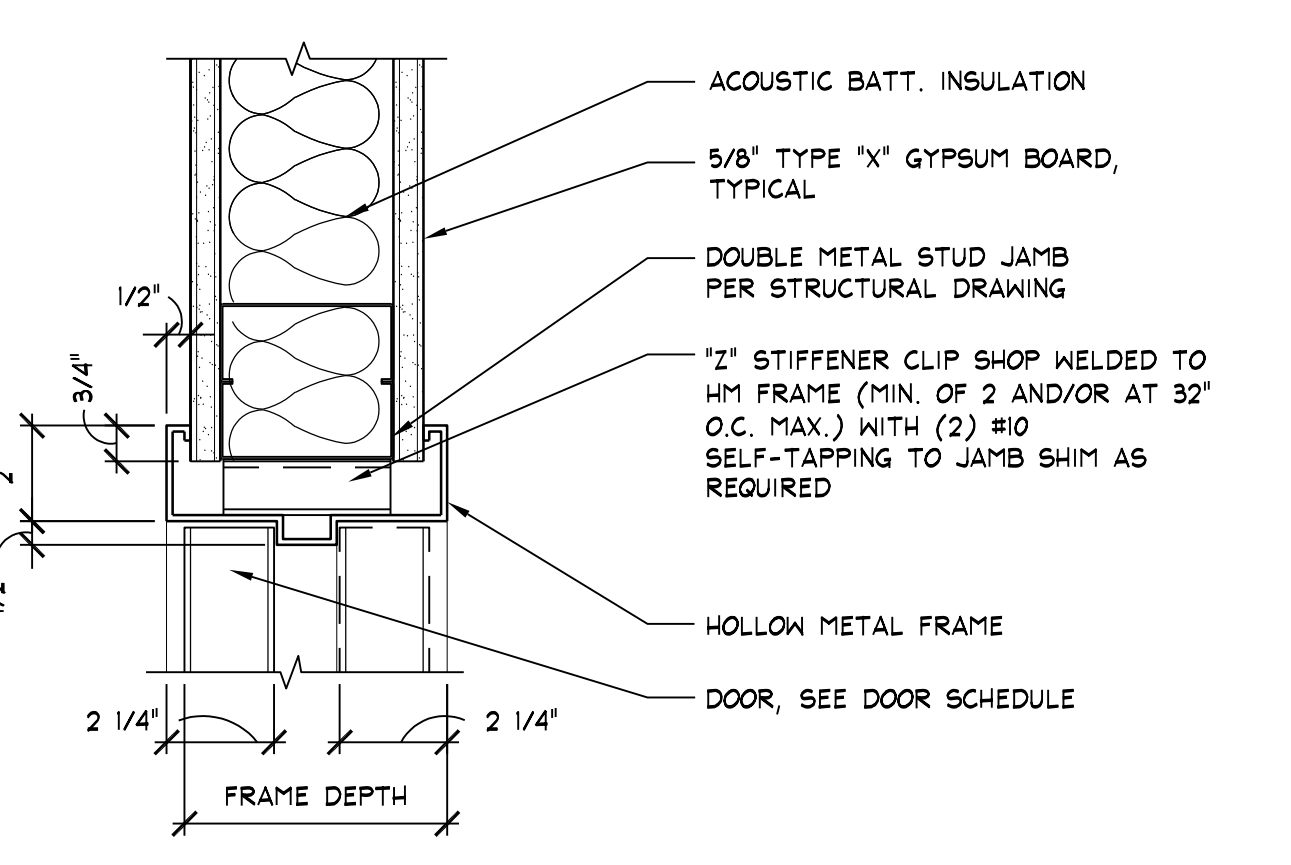
10 DOOR HEAD AT EXTERIOR WALL
 Scale 3"=1'-0"
 08-401-004 Door Head at Exterior Wall



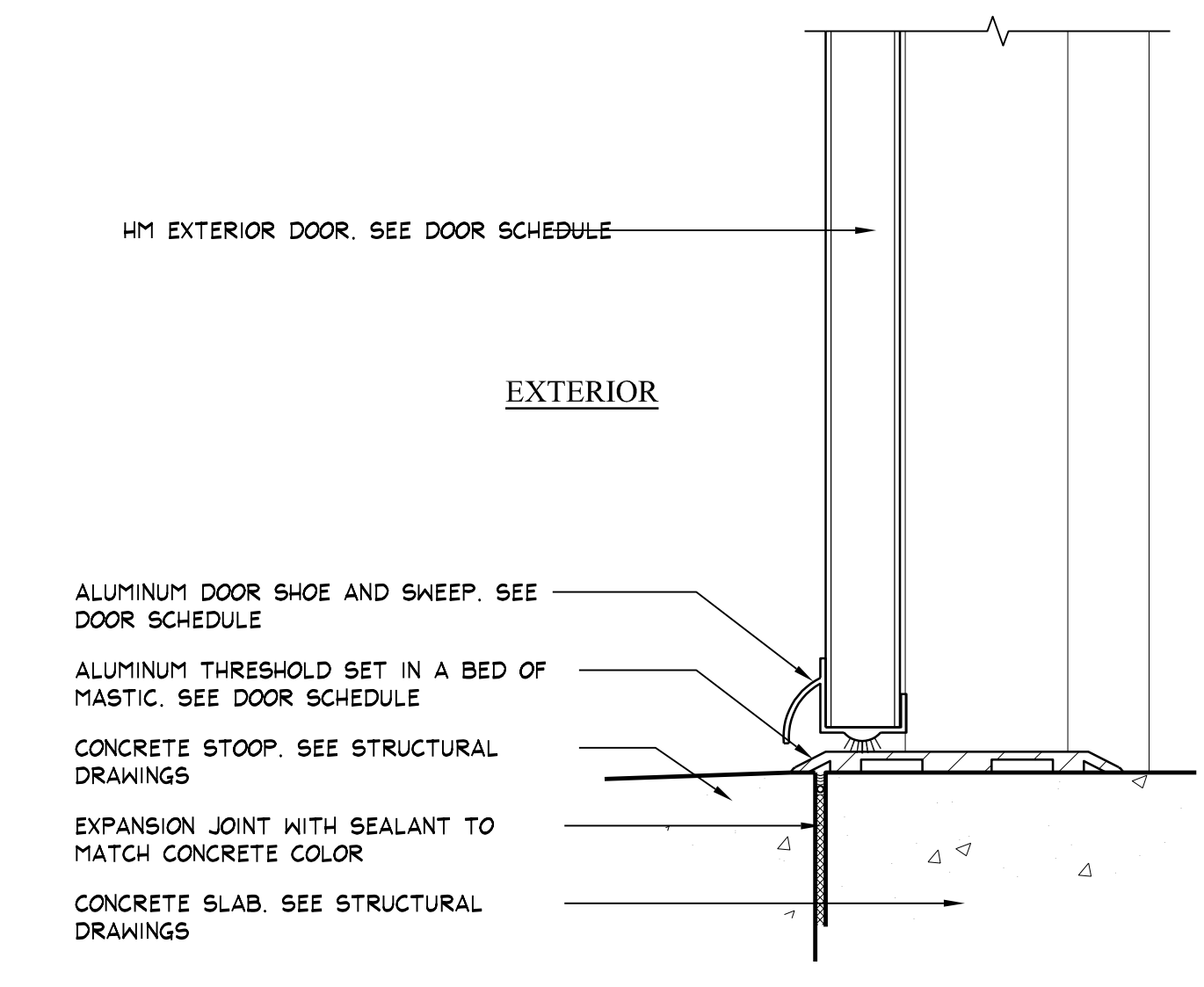
7 WALL SECTION
 Scale: 1-1/2"=1'-0"
 WT-503



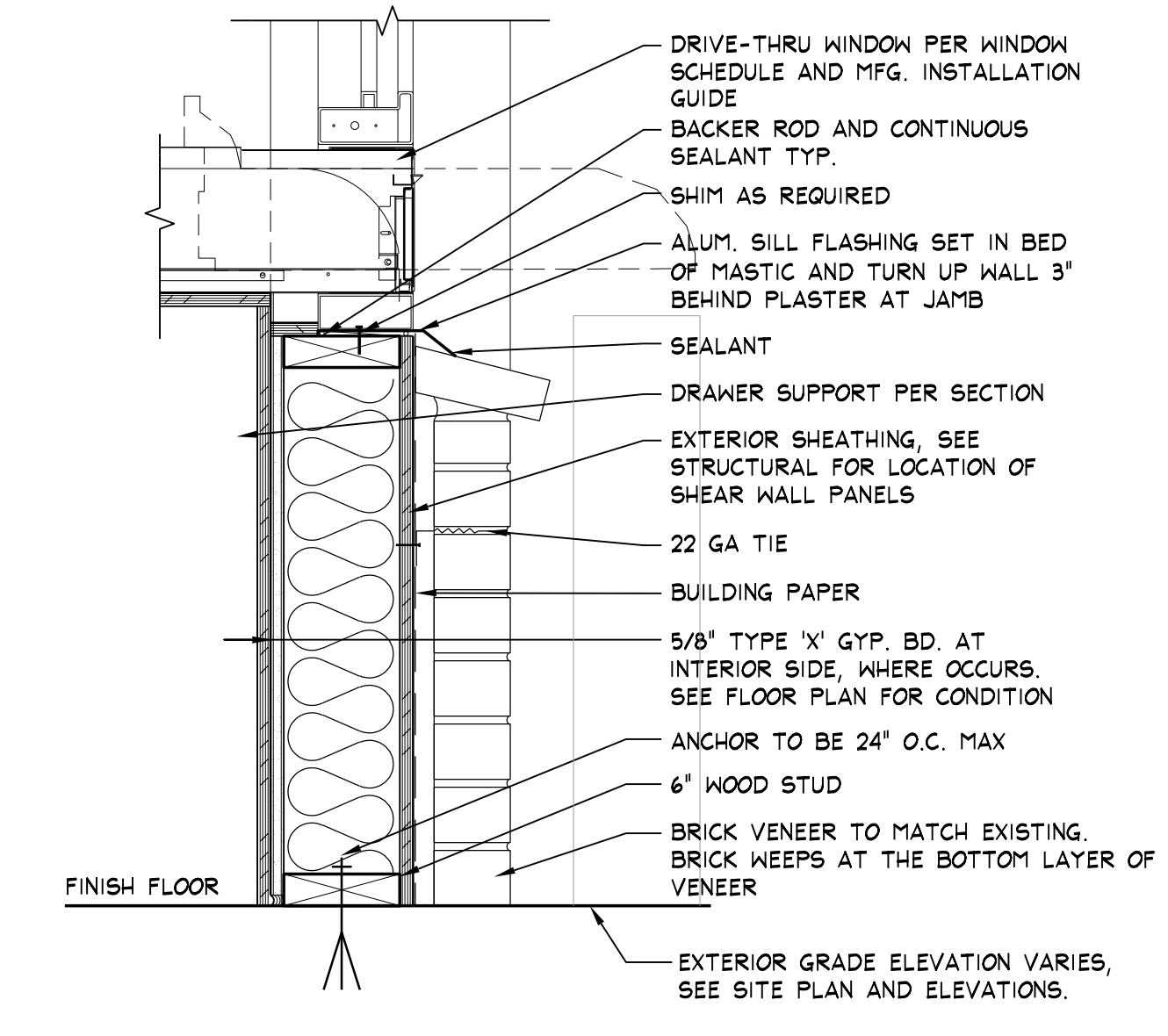
2 PARTITION AT 2-HR. RATED WALL
 Scale: 3"=1'-0"
 Framing at Rated Wall 6



13 INTERIOR DOOR JAMB
 Scale 3"=1'-0"
 08-401-005A Door Offset

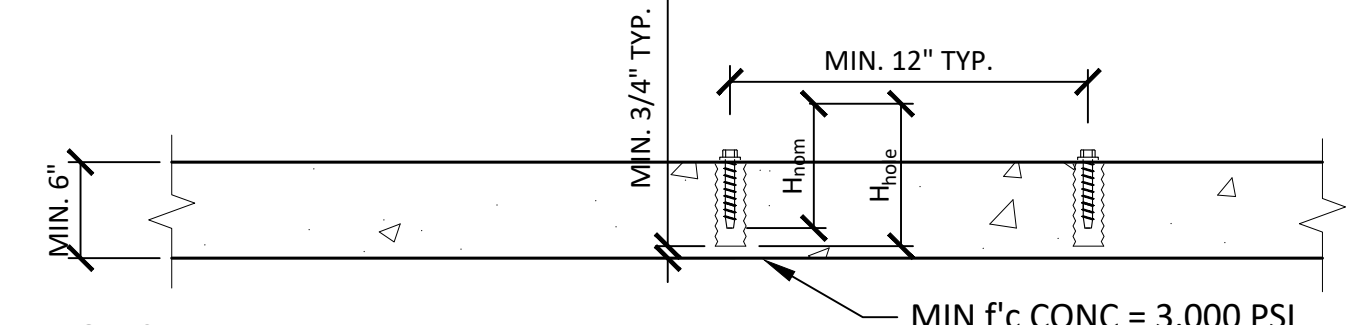


11 DOOR THRESHOLD AT EXTERIOR WALL
 Scale 3"=1'-0"
 08-401-004 Door Threshold at Exterior Wall



8 WALL SECTION DRIVE-THRU WINDOW
 Scale: 1-1/2"=1'-0"
 WT-503

ANCHOR TYPE	ANCHOR DIAMETER	MINIMUM EMBEDMENT H _{nom}	HOLE DEPTH H _{hole}	MINIMUM EDGE DIST C _{min}	MINIMUM SPACING S _{min}	FIXTURE HOLE DIA (FHD)
SIMPSON TITEN HD	3/8"Ø	2 1/2"	2 3/4"	1 3/4"	3"	1/2"Ø
	1/2"Ø	3"	3 3/8"	3"	3 1/2"	5/8"Ø
	5/8"Ø	4"	4 1/2"	3"	3 1/2"	3/4"Ø
HILTI KH-EZ	3/8"Ø	2 1/2"	2 3/4"	1 3/4"	3"	1/2"Ø
	1/2"Ø	3"	3 3/8"	3"	3 1/2"	5/8"Ø
	5/8"Ø	3 1/4"	3 5/8"	3"	3 1/2"	3/4"Ø

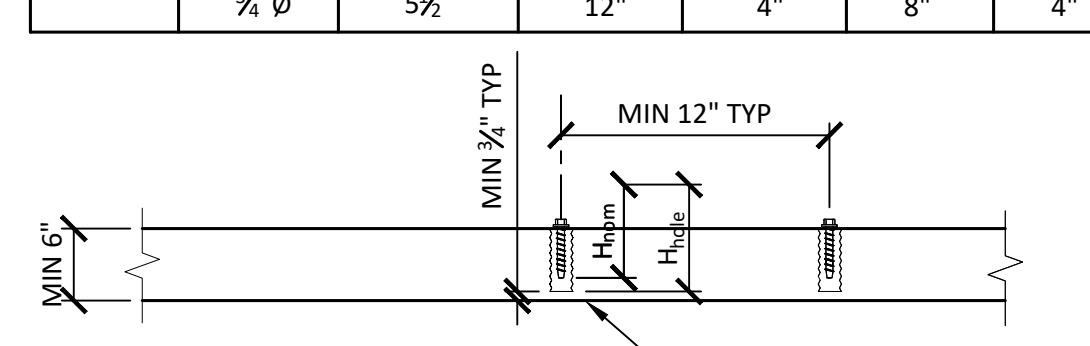


- NOTES:**
- Install anchors per manufacturer's information and ICC Report instructions and in conformance with project details.
 - Acceptable anchors are: Simpson Titen HD, ICC ESR-2713 and Hilti KH-EZ, ICC ESR-3027 or approved equal.
 - Contractor to verify minimum edge distances, spacing and thickness are in accordance with details prior to installing anchor.
 - When drilling holes in existing concrete, use care and caution to avoid cutting or damaging the existing reinforcing bars. Maintain a reasonable clearance between reinforcement and the drilled-in anchor. CORE DRILLED HOLES NOT PERMITTED.
 - The special inspector must be on the job site continuously during anchor installation to verify anchor type, anchor dimensions, hole cleanliness, embedment depth, concrete type, concrete compressive strength, drill bit diameter, hole depth, edge distance(s), anchor spacing(s), concrete thickness, and full advancement of anchor.

15 HD Screw Anchor To Conc

Scale: NTS

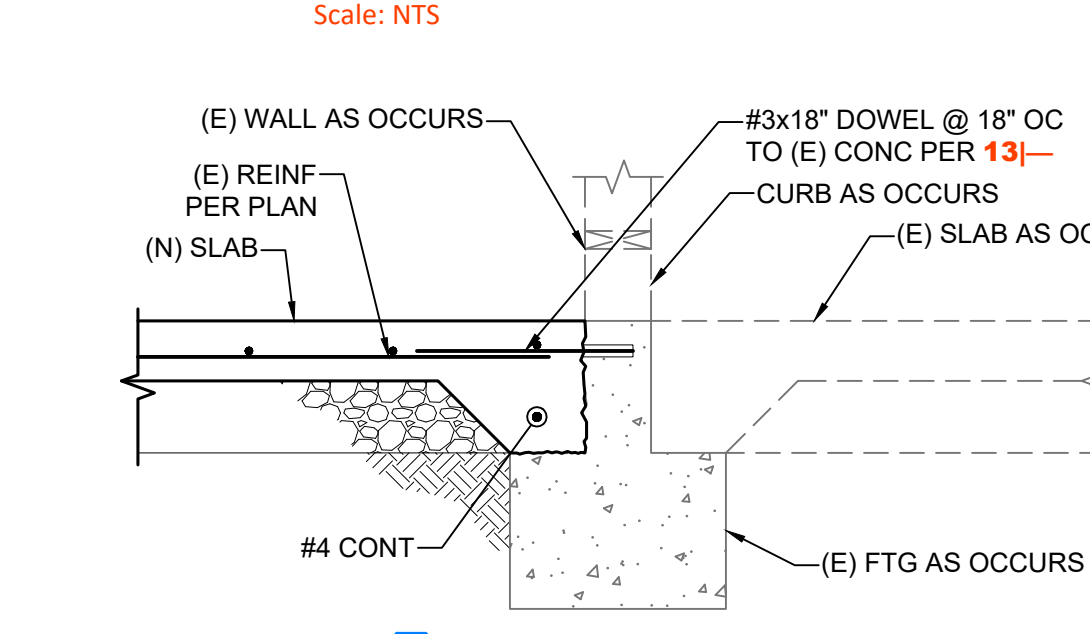
SCREW ANCHOR IN MIN 2,000 PSI SOLID GROUTED CMU						
ANCHOR MATERIAL	ANCHOR DIAMETER	NOMINAL (MIN) EMBEDMENT H _{nom}	EDGE DISTANCE		SPACING	
			C _{crit}	C _{min}	S _{crit}	S _{min}
SIMPSON CARBON STEEL	1/4"Ø	2 1/2"	4"	1 1/2"	4"	2"
	3/8"Ø	2 3/4"	12"	4"	6"	3"
	1/2"Ø	3 1/2"	12"	4"	8"	4"
	3/4"Ø	4 1/2"	12"	4"	10"	5"
	5/8"Ø	5 1/2"	12"	4"	12"	6"
SIMPSON STAINLESS STEEL	1/2"Ø	2 3/4"	12"	4"	8"	4"
	3/4"Ø	4 1/2"	12"	4"	8"	4"
	5/8"Ø	5 1/2"	12"	4"	8"	4"



- NOTES:**
- Install anchors per manufacturer's information and ICC Report instructions and in conformance with project details.
 - Refer to ICC ESR-1056.
 - Contractor to verify minimum edge distances, spacing and thickness are in accordance with details prior to installing anchor.
 - When drilling holes in existing concrete, use care and caution to avoid cutting or damaging the existing reinforcing bars. Maintain a reasonable clearance between reinforcement and the drilled-in anchor. CORE DRILLED HOLES NOT PERMITTED.
 - GC to verify FHD w/ diameter of anchor prior to construction.

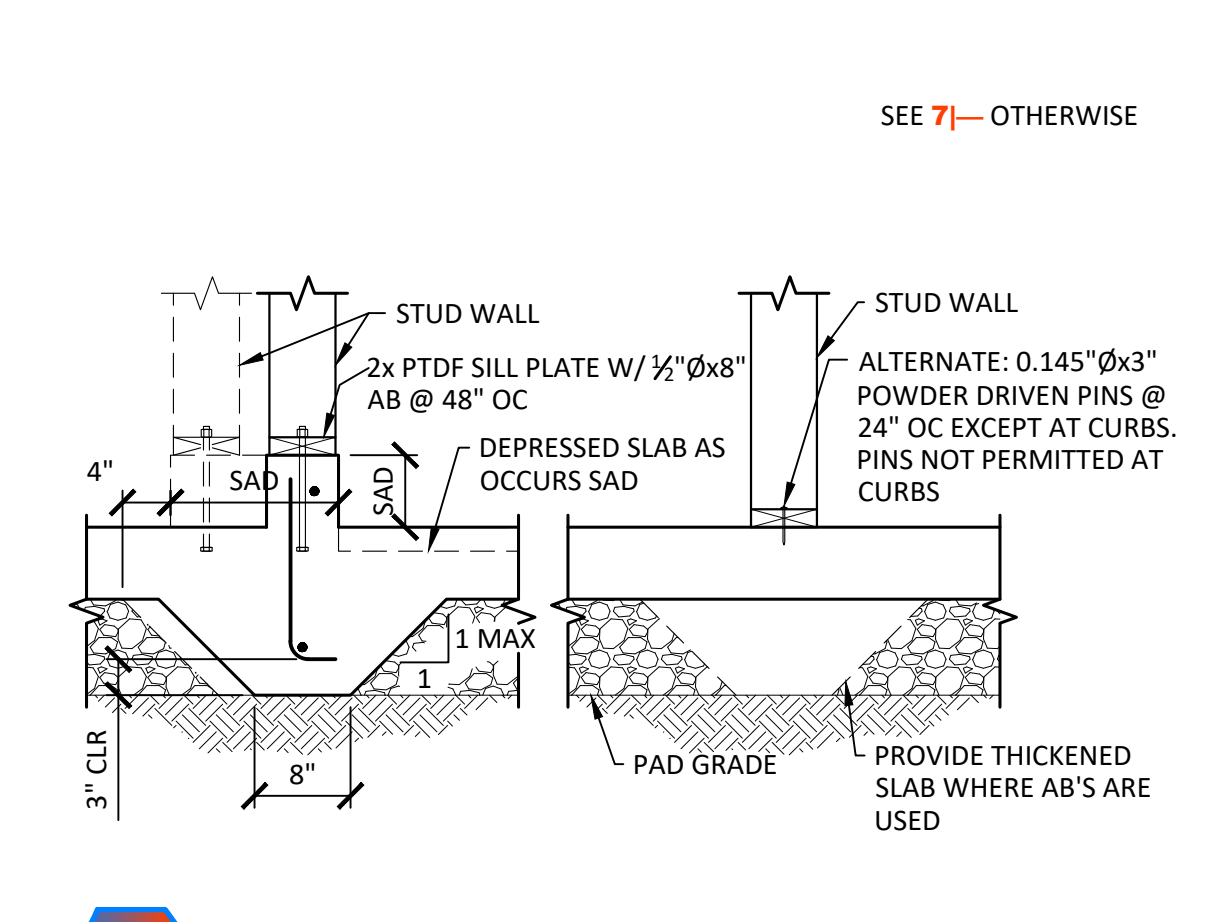
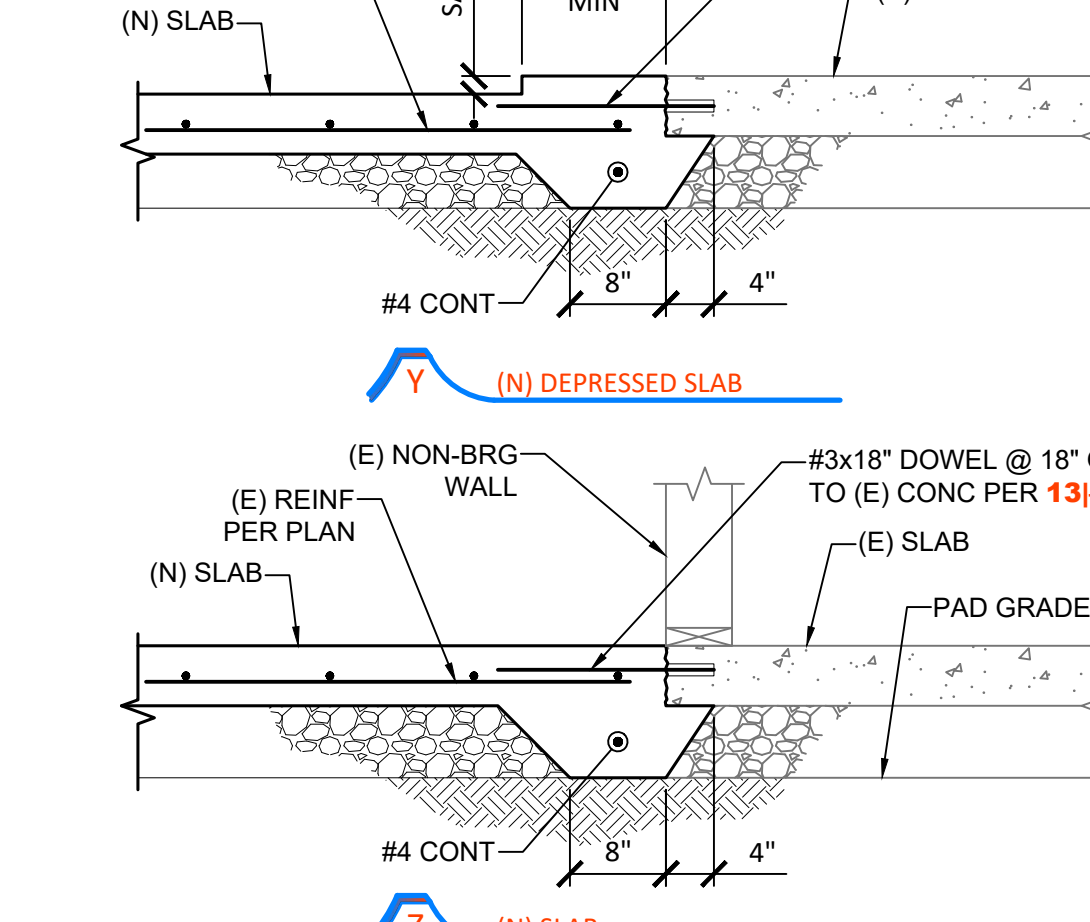
16 Screw Anchor In CMU

Scale: NTS



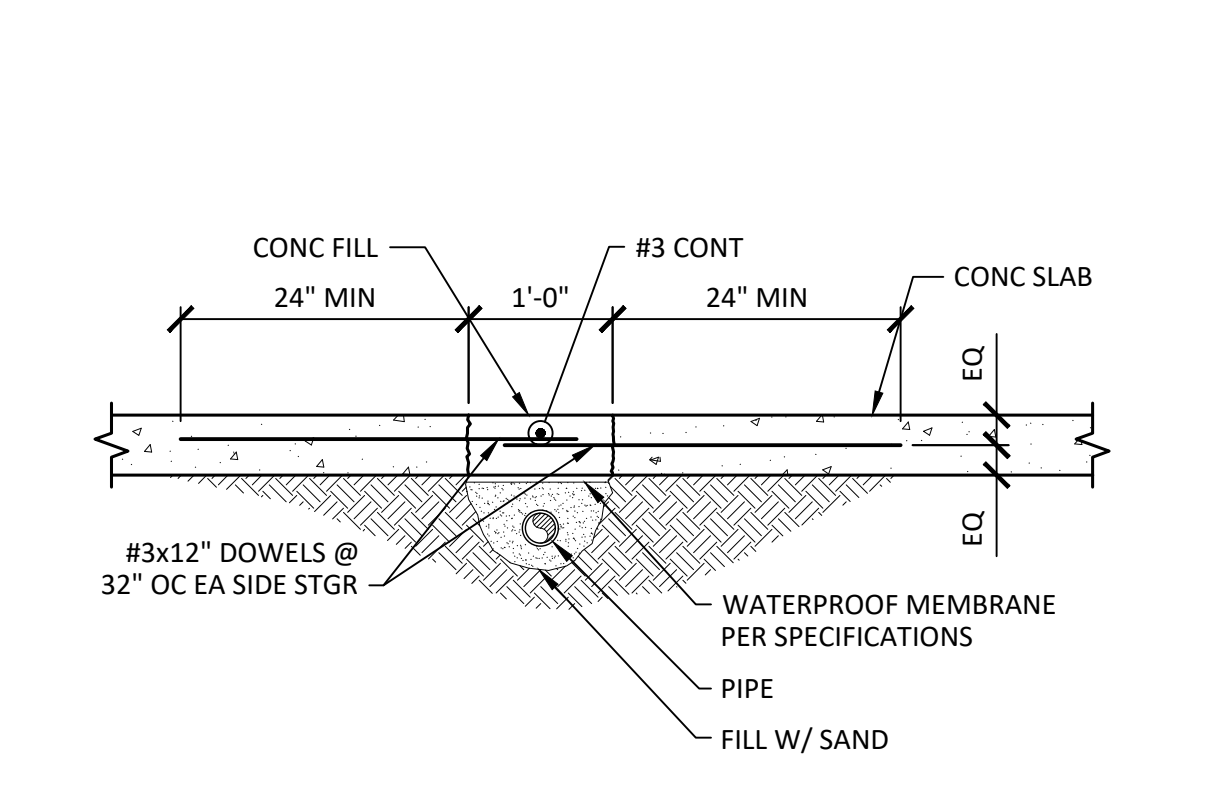
17 (N) Pipe to (E) Slab

Scale: 3/4" = 1'-0"



11 Non-Bearing Stud Wall @ Slab

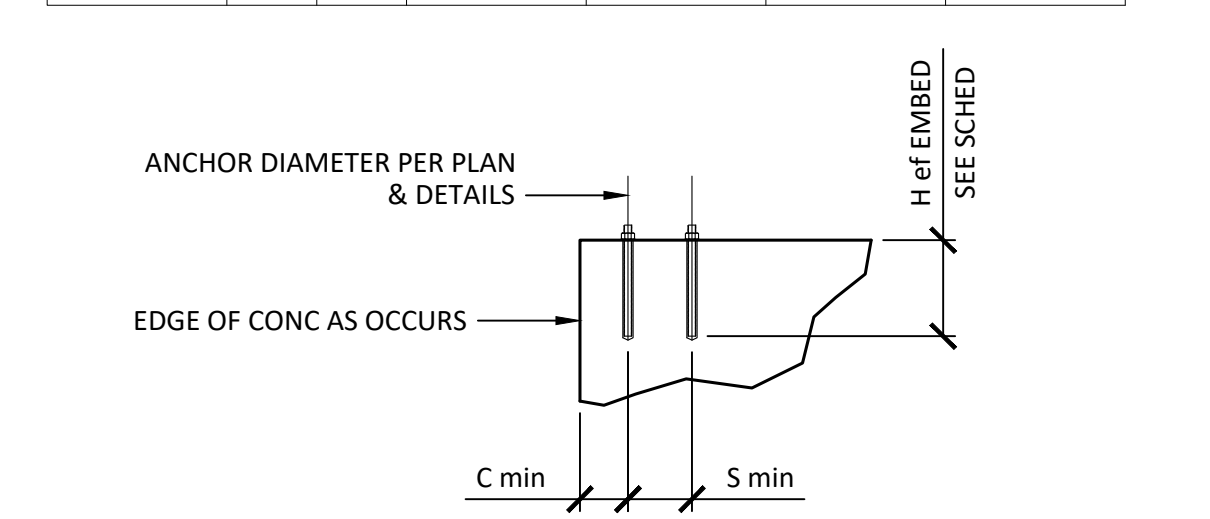
Scale: NTS = 1'-0"



12 Pipe @ Slab

Scale: 3/4" = 1'-0"

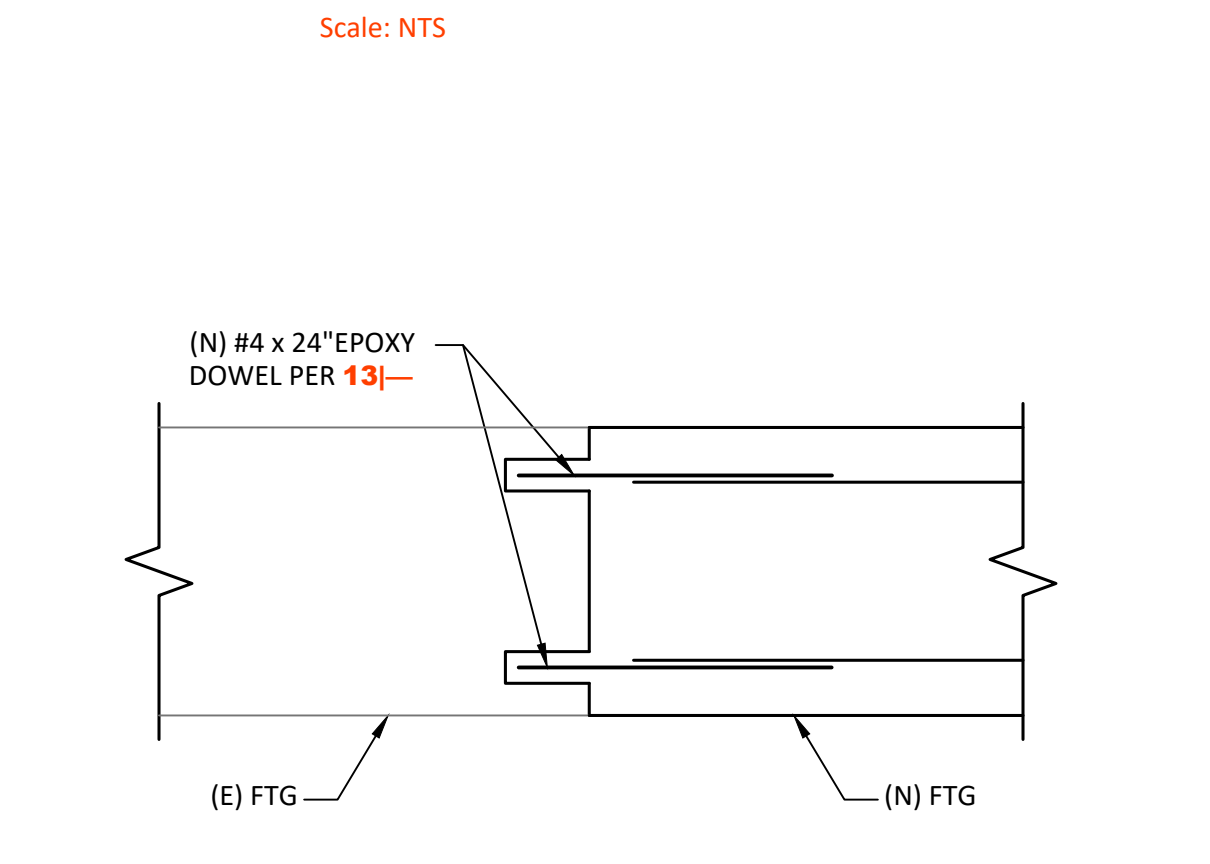
ADHESIVE ANCHORS IN 2,500 PSI MIN CONCRETE						
ANCHOR TYPE	ANCHOR	MIN EMBED UNO	MIN EDGE DISTANCE	MIN SPACING	MIN CONC DEPTH	h min
SIMPSON SET-XP	1/2"Ø THRD ROD	#3	3"	1 3/4"	3"	4 1/4"
	1/2"Ø RE BAR	#4	3"	1 3/4"	3"	5 1/2"
	3/8"Ø RE BAR	#5	4"	1 3/4"	3"	7 1/4"
	1/4"Ø RE BAR	#6	5"	1 3/4"	3"	8 1/2"
	3/16"Ø RE BAR	#7	6"	1 3/4"	3"	10 1/4"
	1"Ø RE BAR	#8	7"	1 3/4"	3"	12"
	1/2"Ø THRD ROD	#4	3"	1 3/4"	3"	4 1/4"
	1/2"Ø RE BAR	#5	4"	1 3/4"	3"	5 1/2"
HILTI HIT-HY 200	1/2"Ø THRD ROD	#3	3"	1 3/4"	3"	4 1/4"
	1/2"Ø RE BAR	#4	3"	2 1/4"	2 1/4"	4 1/4"
	3/8"Ø RE BAR	#5	4"	3 3/4"	3 3/4"	5 1/4"
	1"Ø RE BAR	#7	6"	4 3/4"	4 3/4"	7 1/4"



- NOTES:**
- Install adhesive anchors per manufacturer's information and ICC Report. Special inspection is required per CBC and the requirements of the ICC reports.
 - Acceptable adhesives are: Simpson SET-XP, ICC No. ESR-2508; Hilti HIT HY 200, ICC No. ESR-3187. An approved equal may be substituted unless specifically noted otherwise on drawings.
 - Threaded rods to be A36, A307 Grade C threaded rod, or F1554 Grade 36 threaded rod. Rebar to be A615.
 - Contractor to verify minimum edge distances, spacing and thickness are in accordance with schedule prior to installing anchor. Values are absolute minimums for installation. Capacity reduction may be required per CBC and ICC reports.
 - When drilling holes in existing reinforced concrete, use care and caution to avoid cutting or damaging the existing reinforcing bars. Maintain a reasonable clearance between reinforcement and the drilled-in anchor. CORE DRILLED HOLES NOT PERMITTED.
 - The special inspector must be on the jobsite continuously during anchor installation to verify anchor type, anchor dimensions, hole cleanliness, embedment depth, concrete type, concrete compressive strength, drill bit diameter, hole depth, edge distance(s), anchor spacing(s), concrete thickness, and adhesive injection.

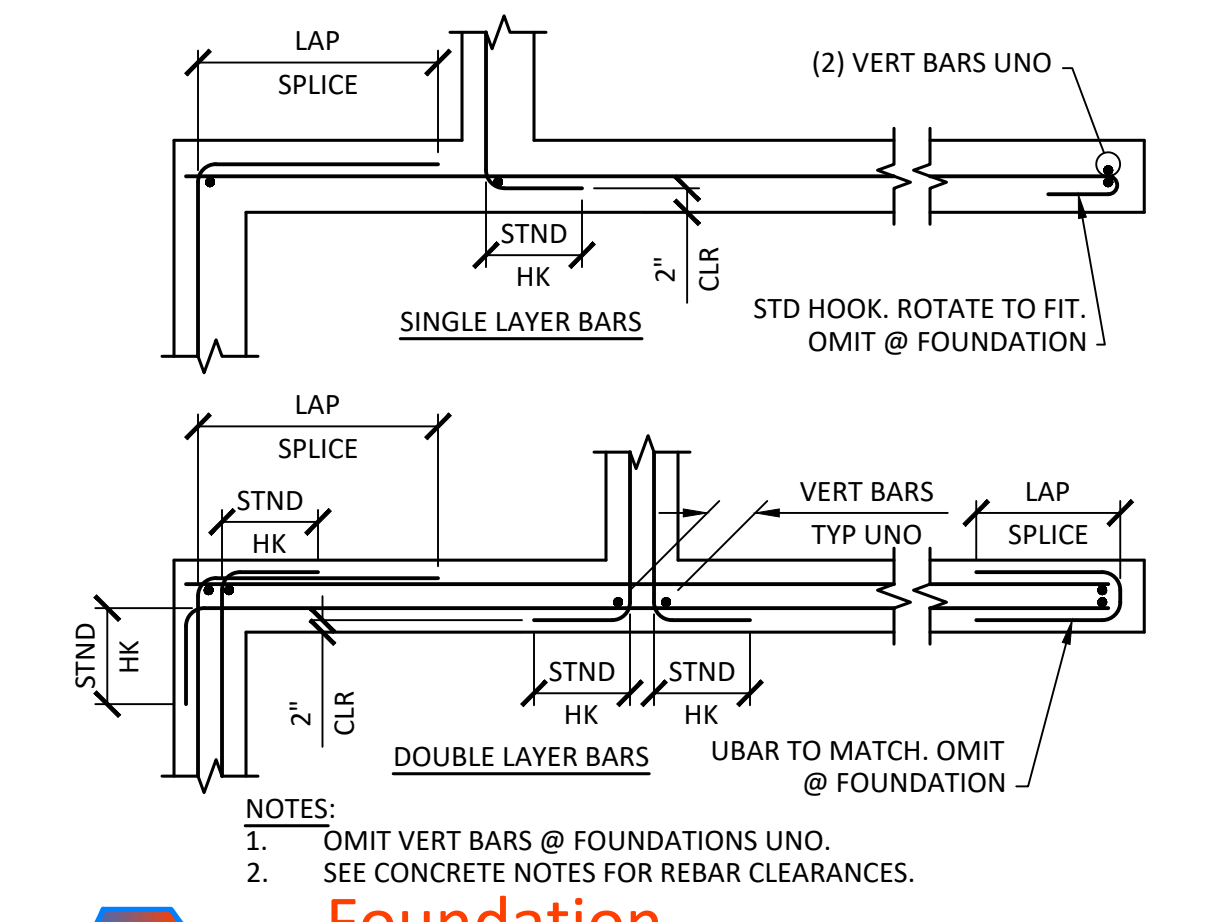
13 Adhesive Anchor In Concrete

Scale: NTS



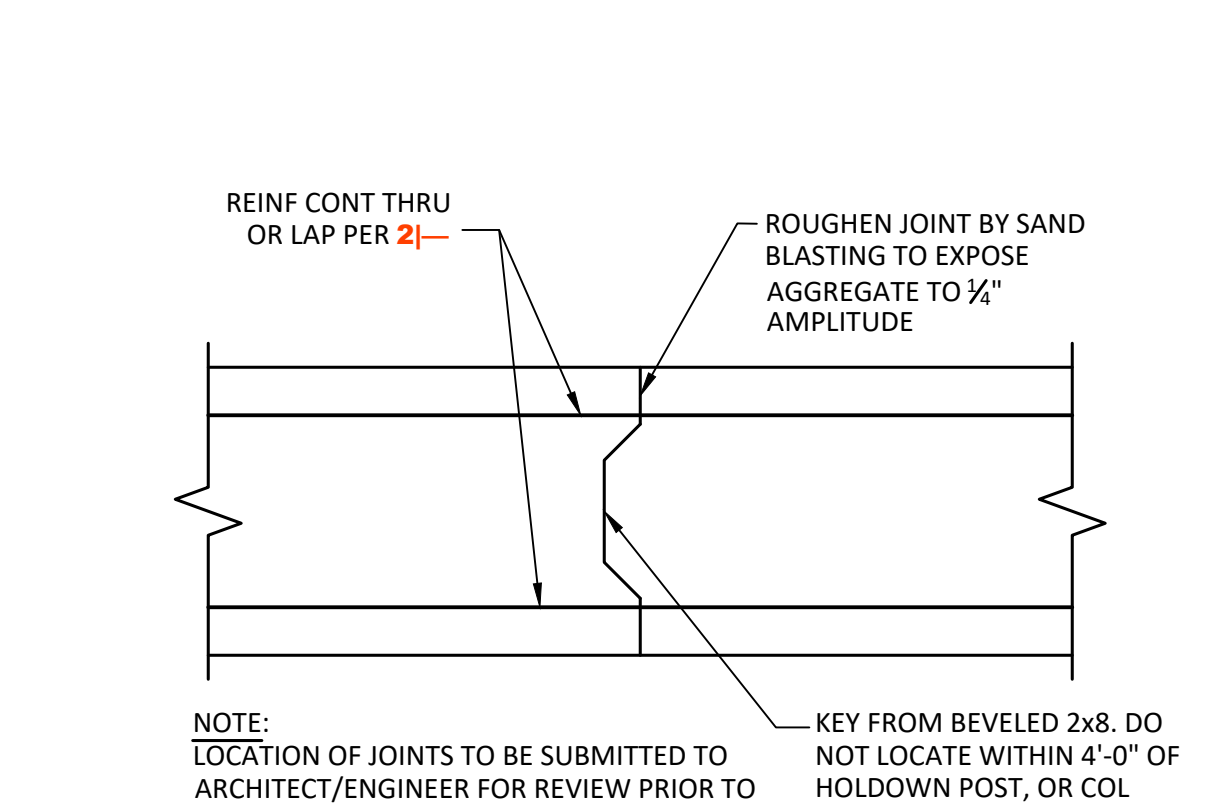
14 (N) Footing To (E) Footing

Scale: NTS



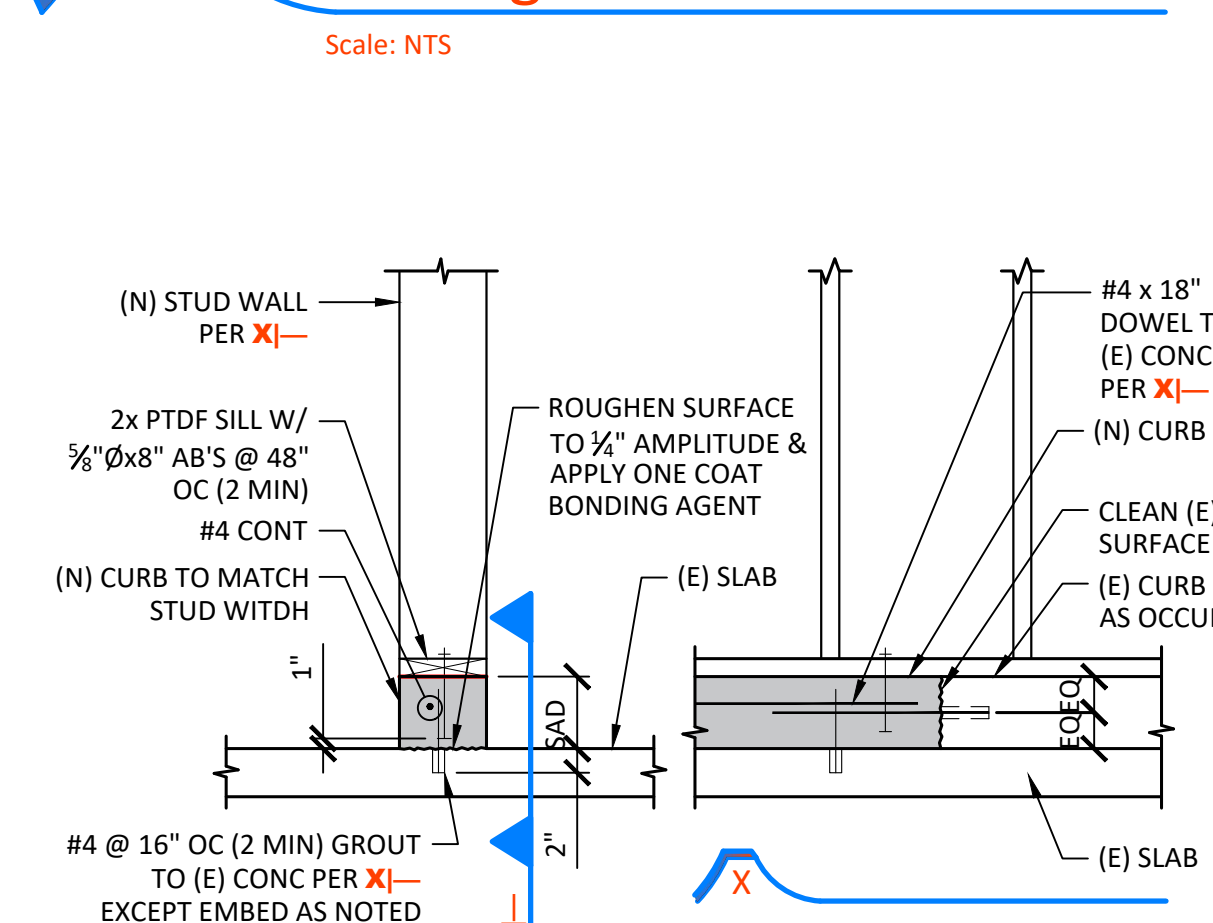
6 Foundation & Wall Reinforcing

Scale: NTS



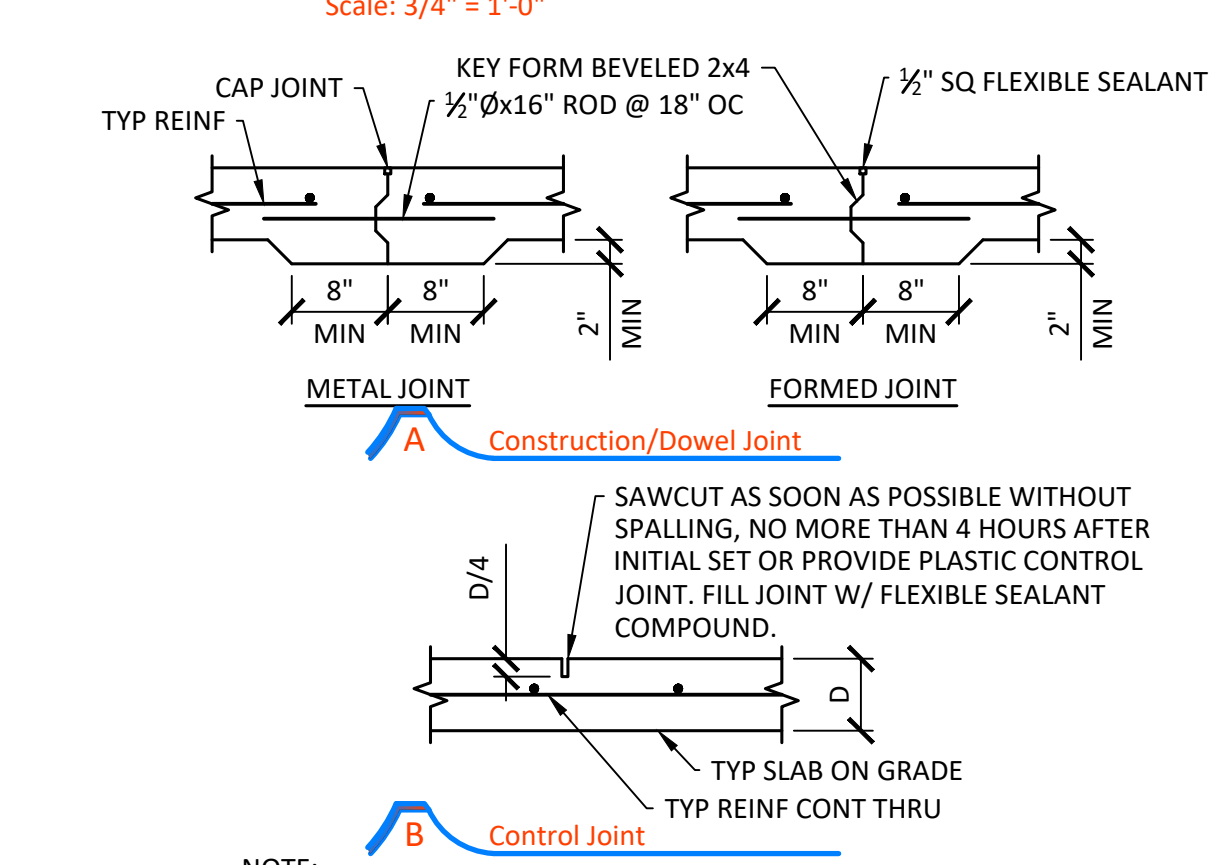
7 Footing Construction Joint

Scale: NTS



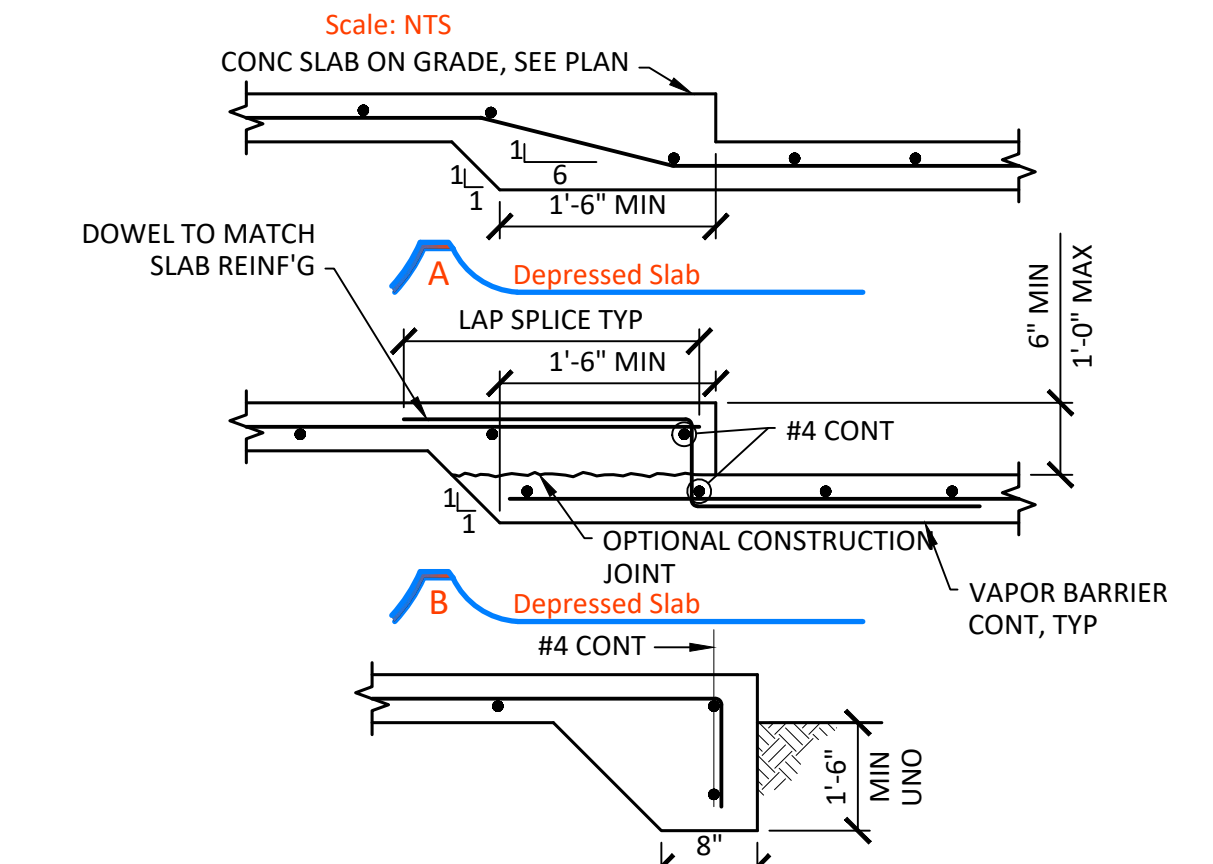
8 (N) Curb to (E) Slab

Scale: 3/4" = 1'-0"



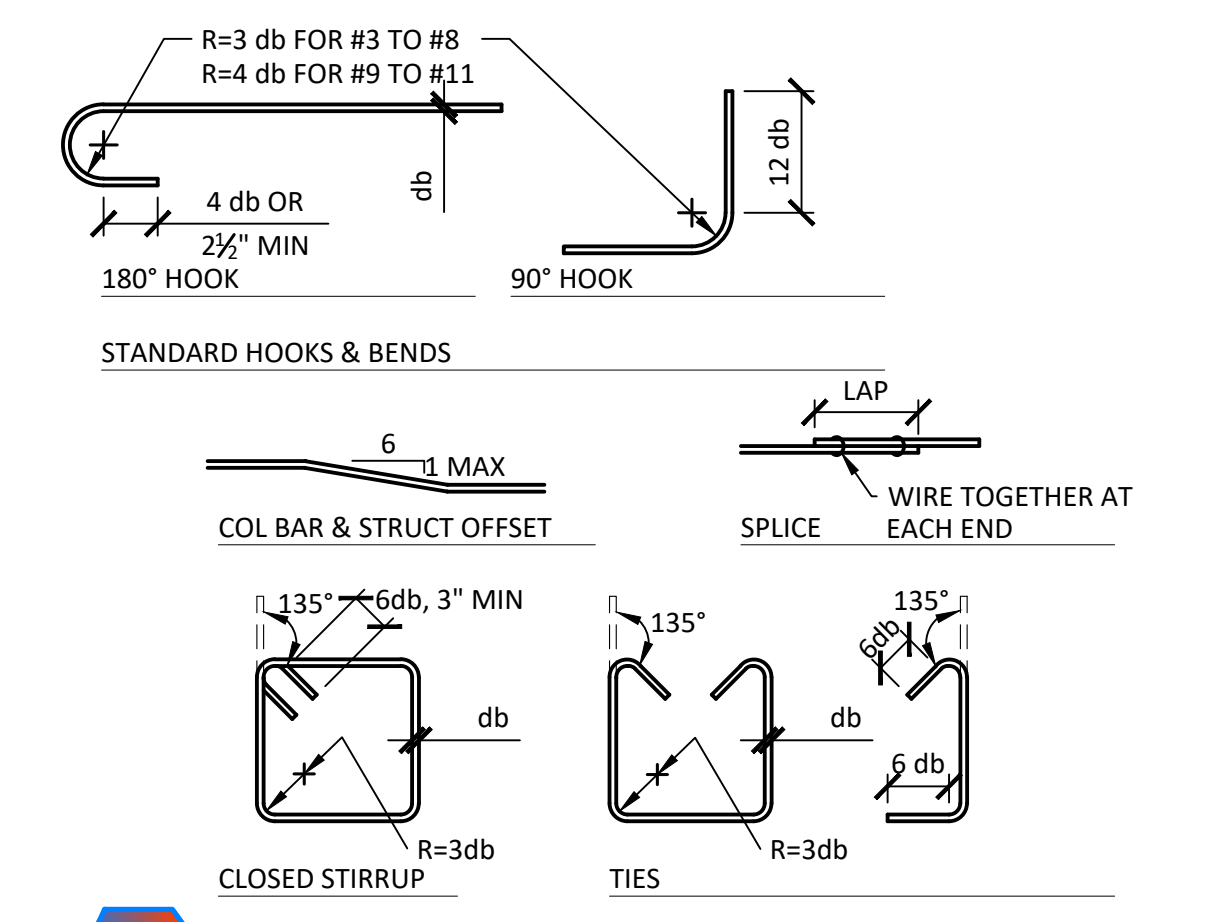
9 Slab On Grade Joints

Scale: NTS



10 Depressed Sog & Slab Edge

Scale: NTS



1 Reinforcing Bends

Scale: NTS

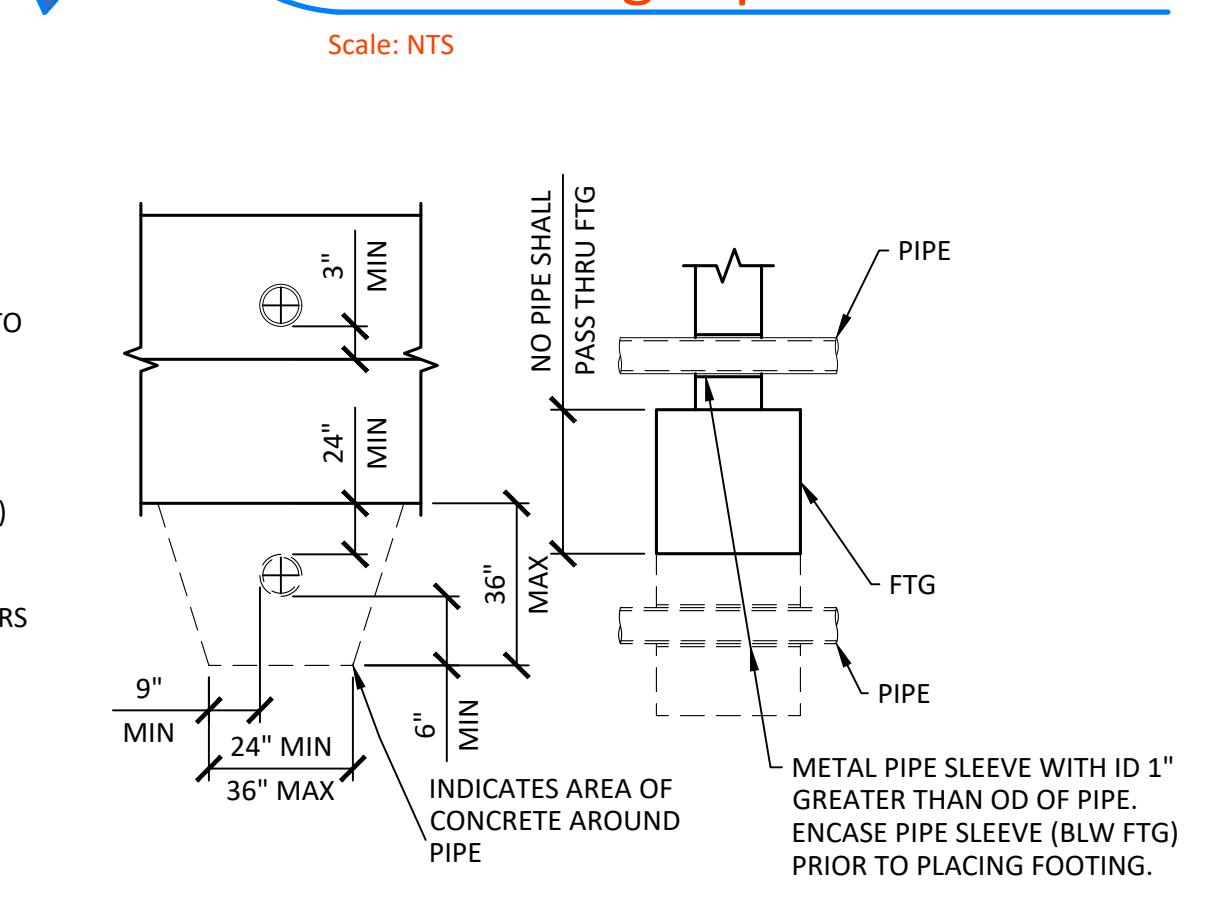
MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 3000 PSI OR GREATER					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	18"	#6	46"	#9	86"
#4	24"	#7	56"	#10	102"
#5	34"	#8	70"	#11	120"

NOTES:

- LAP LENGTH BASED ON CLASS B TOP BAR.
- MINIMUM BAR SPACING SHALL BE THE GREATER OF 4x BAR DIAMETER OR 4".
- STAGGER SPLICES WHERE POSSIBLE.
- ALL REINFORCING BARS SHALL EXTEND AS FAR AS POSSIBLE AND END IN A STANDARD 90° OR 180° HOOK UNLESS DETAILED OTHERWISE.
- INCREASE LAP LENGTH 30% FOR LIGHT-WEIGHT CONCRETE.

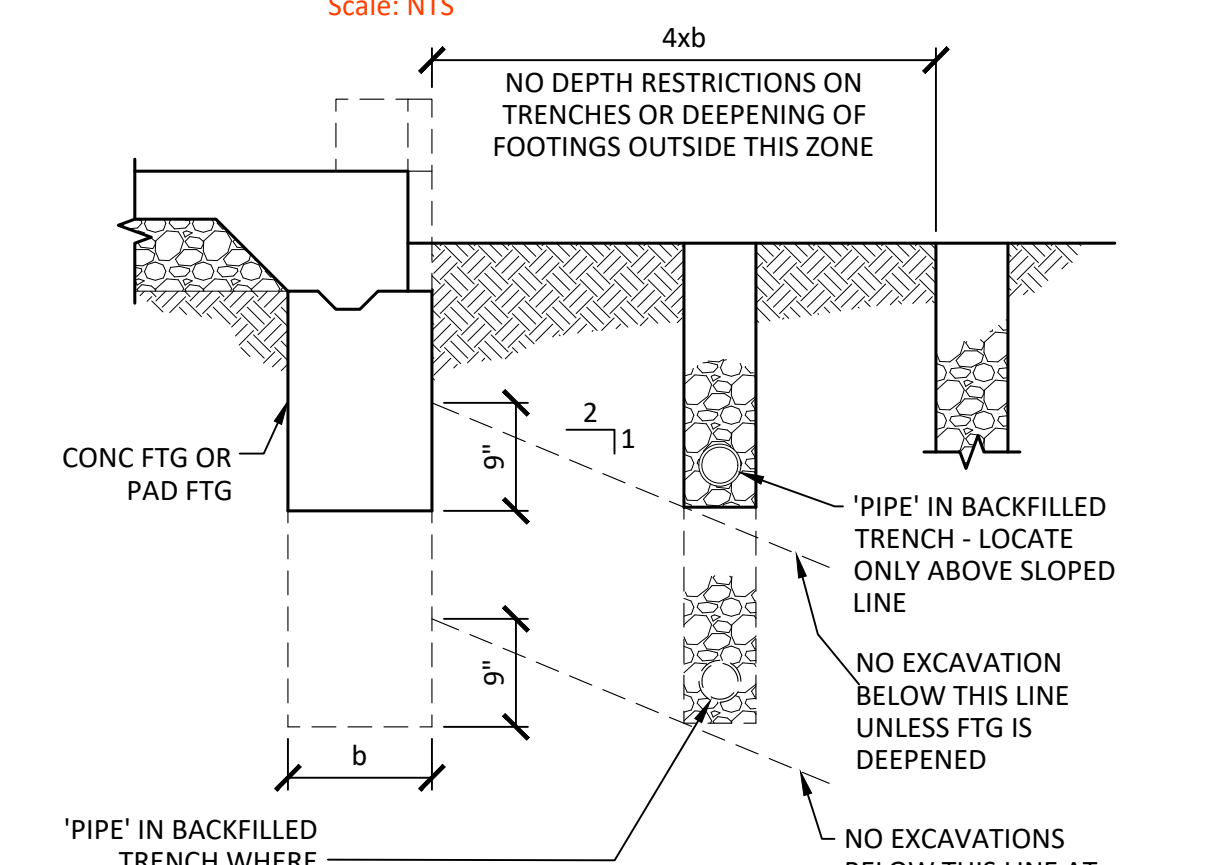
2 Reinforcing Laps

Scale: NTS



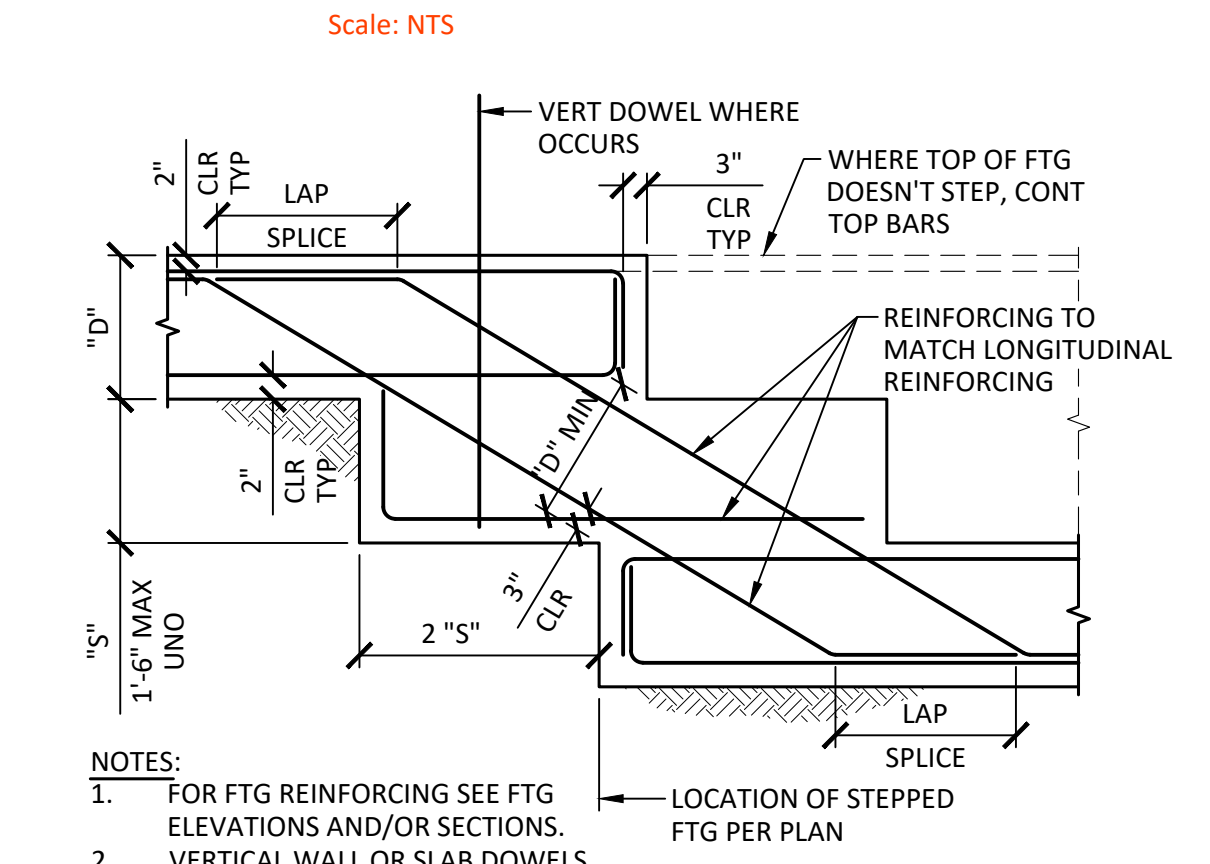
3 Pipe Perpendicular To Footing

Scale: NTS



4 Trenching Adjacent To Footing

Scale: NTS



5 Stepped Footing

Scale: NTS

KAP
KELLY ARCHITECTURE & PLANNING
6528 LONETREE BOULEVARD | ROCKLIN, CA 95765
P. 916.797.1199 | WWW.KELLYARCH.COM

Client: _____

Owner: **FEATHER RIVER TRIBAL HEALTH**
2145 Fifth Avenue
Oroville, CA 95965

Project Name: **Feather River Tribal Health Center - Pharmacy Addition and Remodel**

Submittal: **Construction Document**

Architect of Record: _____

RESPONSE
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Carmichael, CA 95608
Phone: 916.680.9922
RSE Project No. 22434

Revisions	Description	Date
△	REVISION NAME	DATE
△		
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△		

Approvals: _____

Permit No.: _____

Key Plan: _____

Scale: NTS

KAP Job No. 463.01
Scale: As Noted
Date: 27 December 2022
Drawn By: ANR
Checked By: JMI

Sheet Name: **TYPICAL CONCRETE DETAILS**

Sheet Number: **S1.1**

Client: _____

Owner: **FEATHER RIVER TRIBAL HEALTH**
 2145 Fifth Avenue
 Oroville, CA 95965

Project Name: **Feather River Tribal Health Center - Pharmacy Addition and Remodel**

Architect of Record: **RESPONSE STRUCTURAL ENGINEERS**
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Permit No.: _____

Key Plan

Sheet Name: **TYPICAL FRAMING DETAILS**

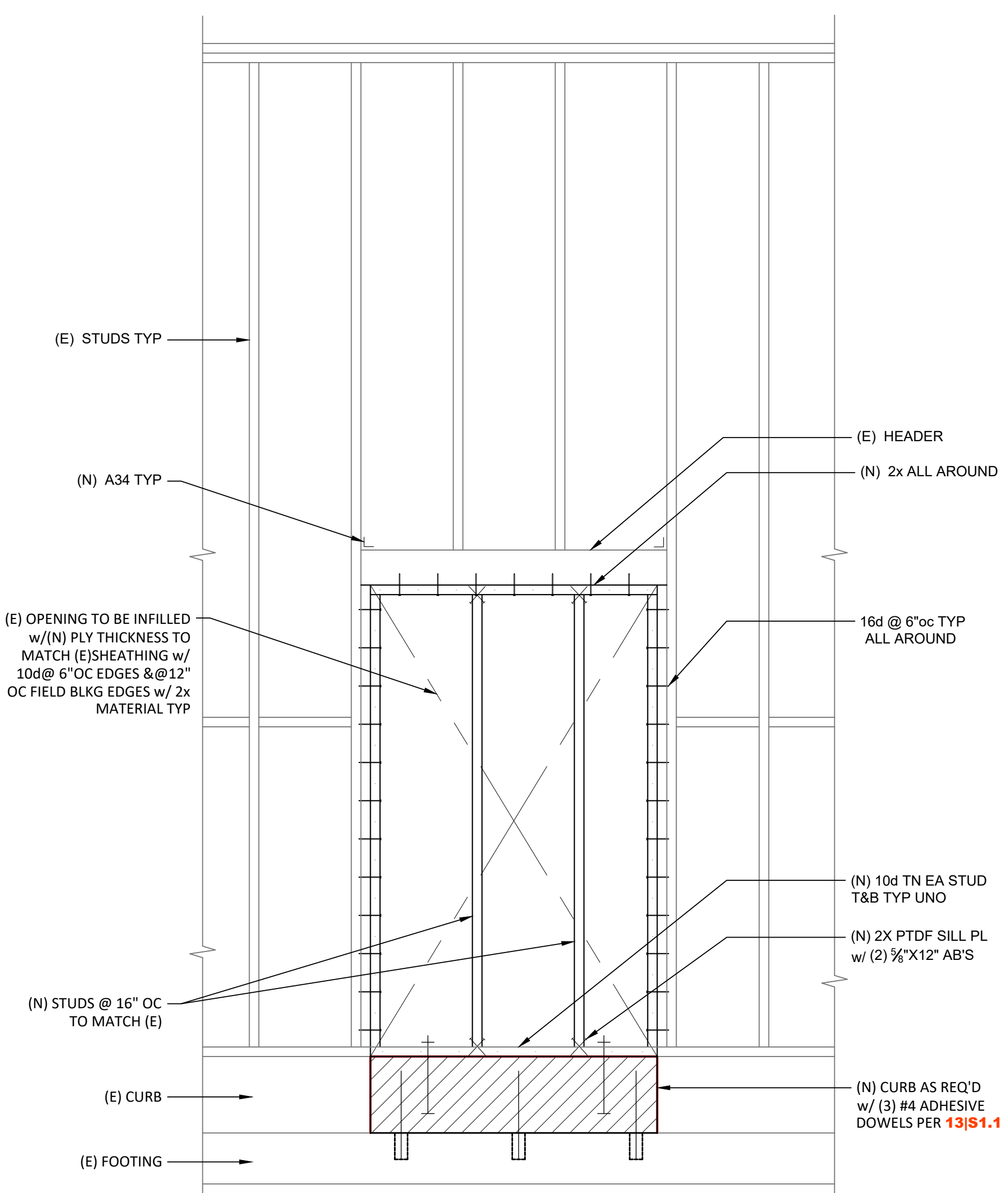
Scale: As Noted

Date: 27 December 2022

Drawn By: ANR

Checked By: JMI

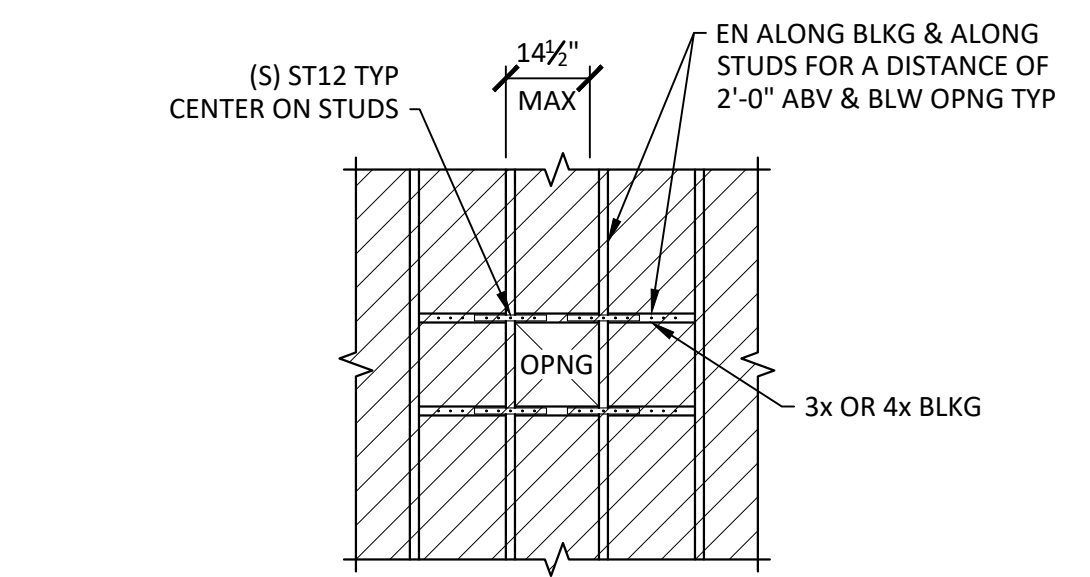
Sheet Number: **S1.2**



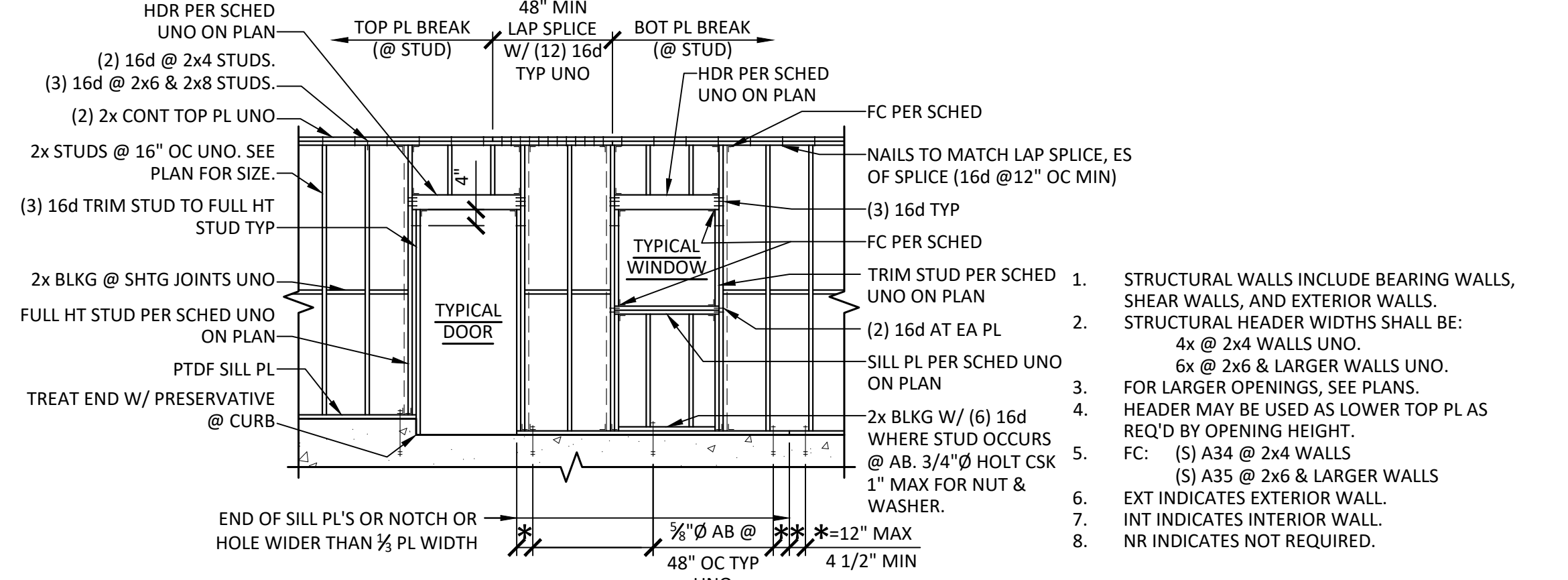
CEILING JOIST SCHEDULE

MAX SPAN	JOIST SIZE	(S) HANGER (IF REQUIRED)	LEDGER (IF REQUIRED)
6'-0"	2x4 @ 16" OC	LU24	2x4 W/ (2) 16d @ 16" OC
12'-0"	2x6 @ 16" OC	LU26	2x6 W/ (3) 16d @ 16" OC
16'-0"	2x8 @ 16" OC	LU28	2x8 W/ (4) 16d @ 16" OC
20'-0"	2x10 @ 16" OC	LU210	2x10 W/ (5) 16d @ 16" OC

- NOTES:
- CEILING JOIST SCHEDULE IS BASED ON LL=10 PSF.
 - PROVIDE FULL DEPTH BLKG @ 8'-0" OC MAX @ 2x10 JOISTS.



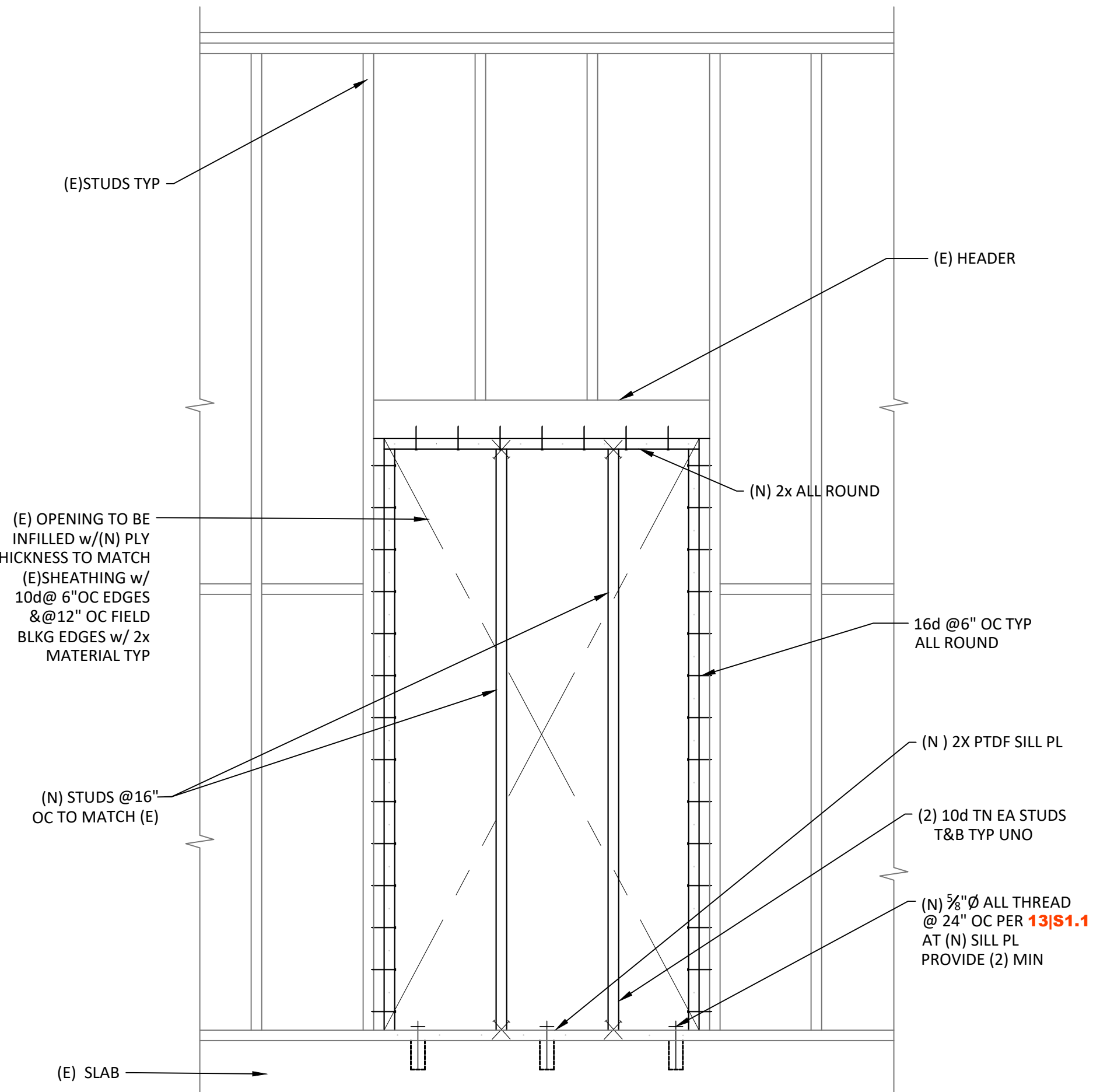
- NOTES:
- DO NOT CUT STUDS UNLESS SPECIFICALLY DETAILED.
 - MAX VERT DIMENSION = 2x HORIZONTAL DIMENSION.
 - IF OPENINGS LINE UP HORIZONTALLY, NO MORE THAN ONE OPENING IN EVERY TEN STUD SPACES IS PERMITTED.



- STRUCTURAL WALLS INCLUDE BEARING WALLS, SHEAR WALLS, AND EXTERIOR WALLS. STRUCTURAL HEADER WIDTHS SHALL BE: 4x @ 2x4 WALLS UNO, 6x @ 2x6 & LARGER WALLS UNO.
- FOR LARGER OPENINGS, SEE PLANS.
- HEADER MAY BE USED AS LOWER TOP PL AS REQ'D BY OPENING HEIGHT.
- FC: (S) A34 @ 2x4 WALLS (S) A35 @ 2x6 & LARGER WALLS
- EXT INDICATES EXTERIOR WALL
- INT INDICATES INTERIOR WALL
- NR INDICATES NOT REQUIRED.



17 (N) Wood Infill @ (E) Wood Wall
 Scale: 3/4" = 1'-0"

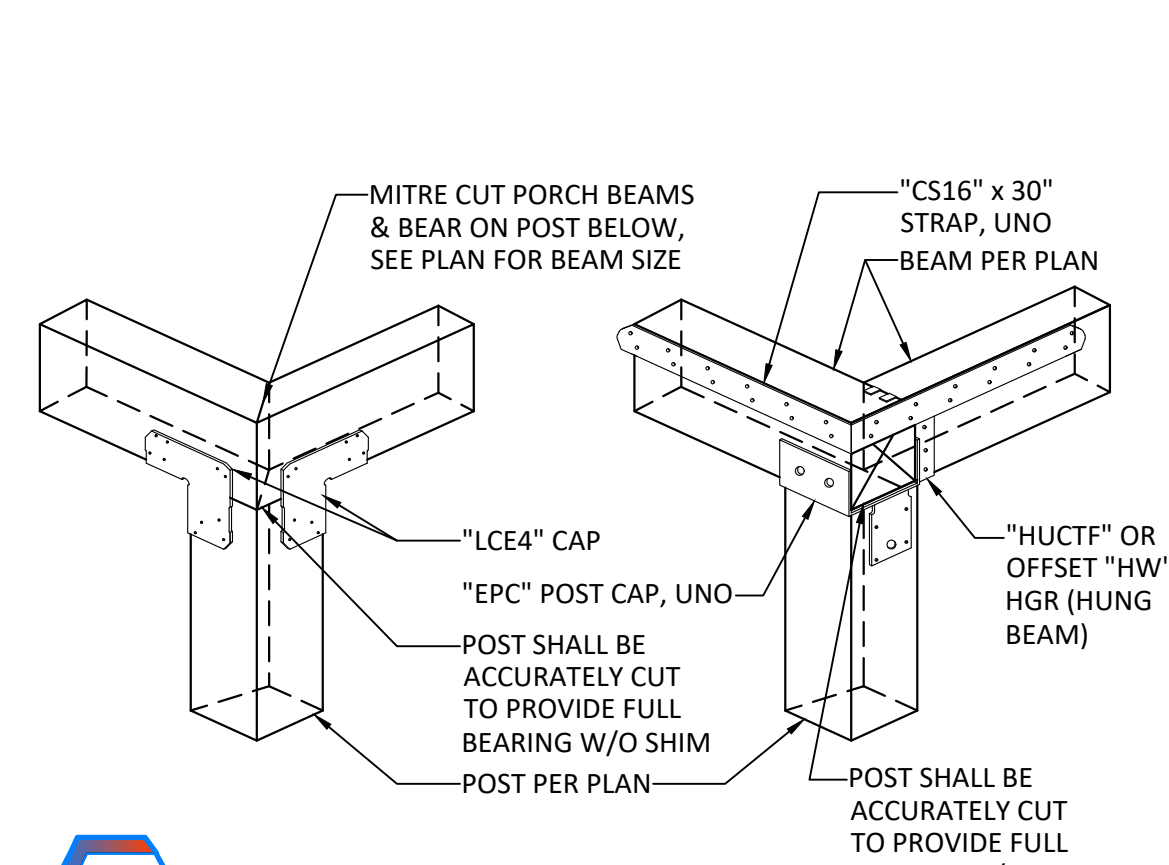


18 (N) Wood Infill @ (E) Wood Wall
 Scale: 3/4" = 1'-0"

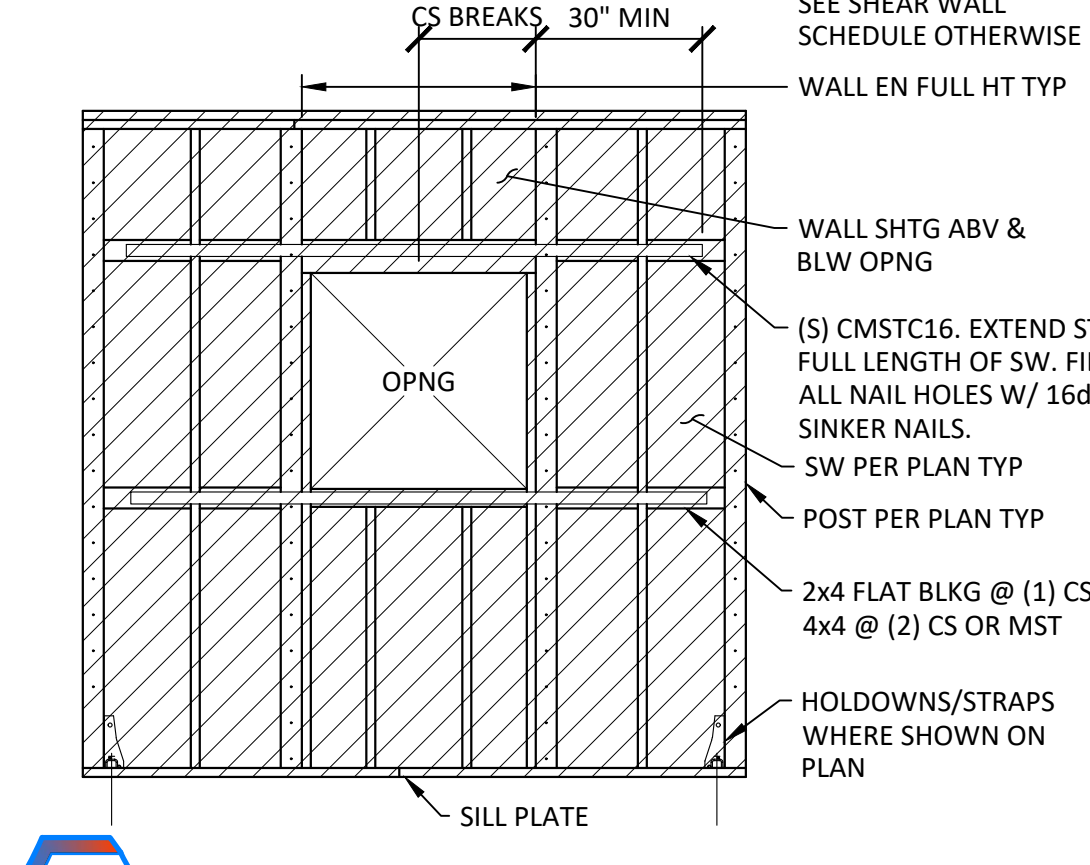
14 Ceiling Joist Schedule
 Scale: NTS

9 Small Opening In Shear Wall
 Scale: NTS

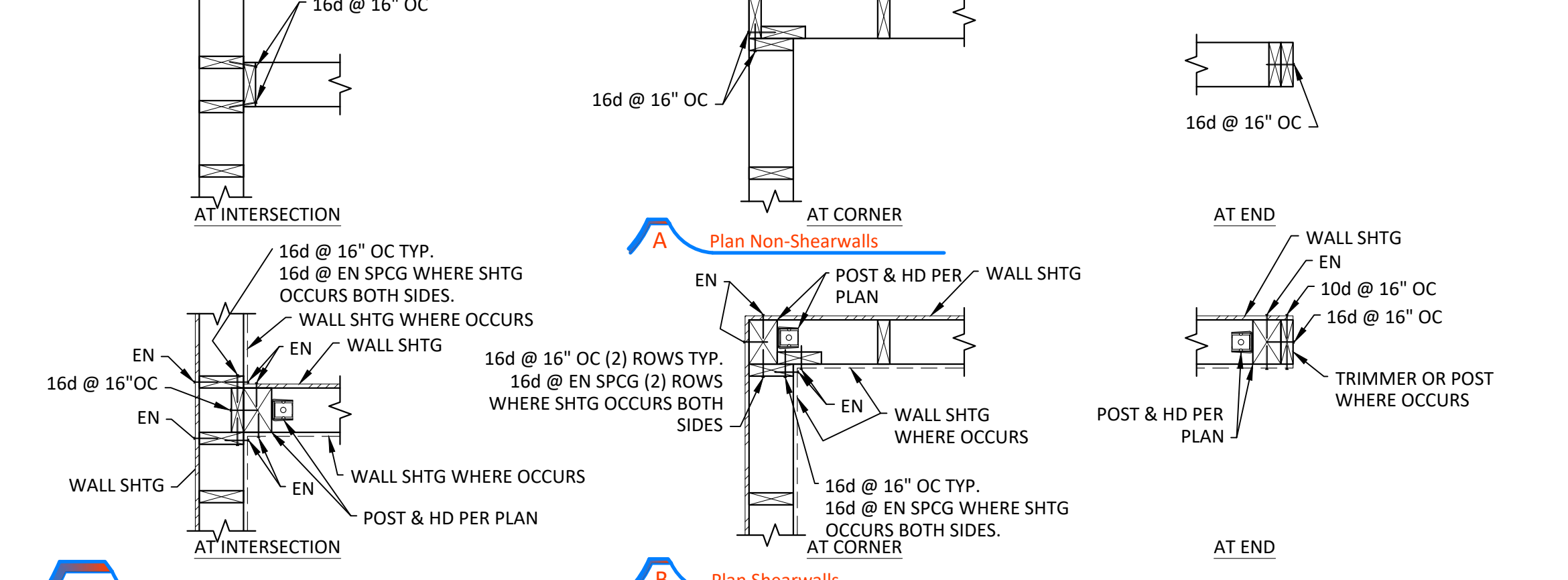
1 Studwall & Opening Framing
 Scale: NTS



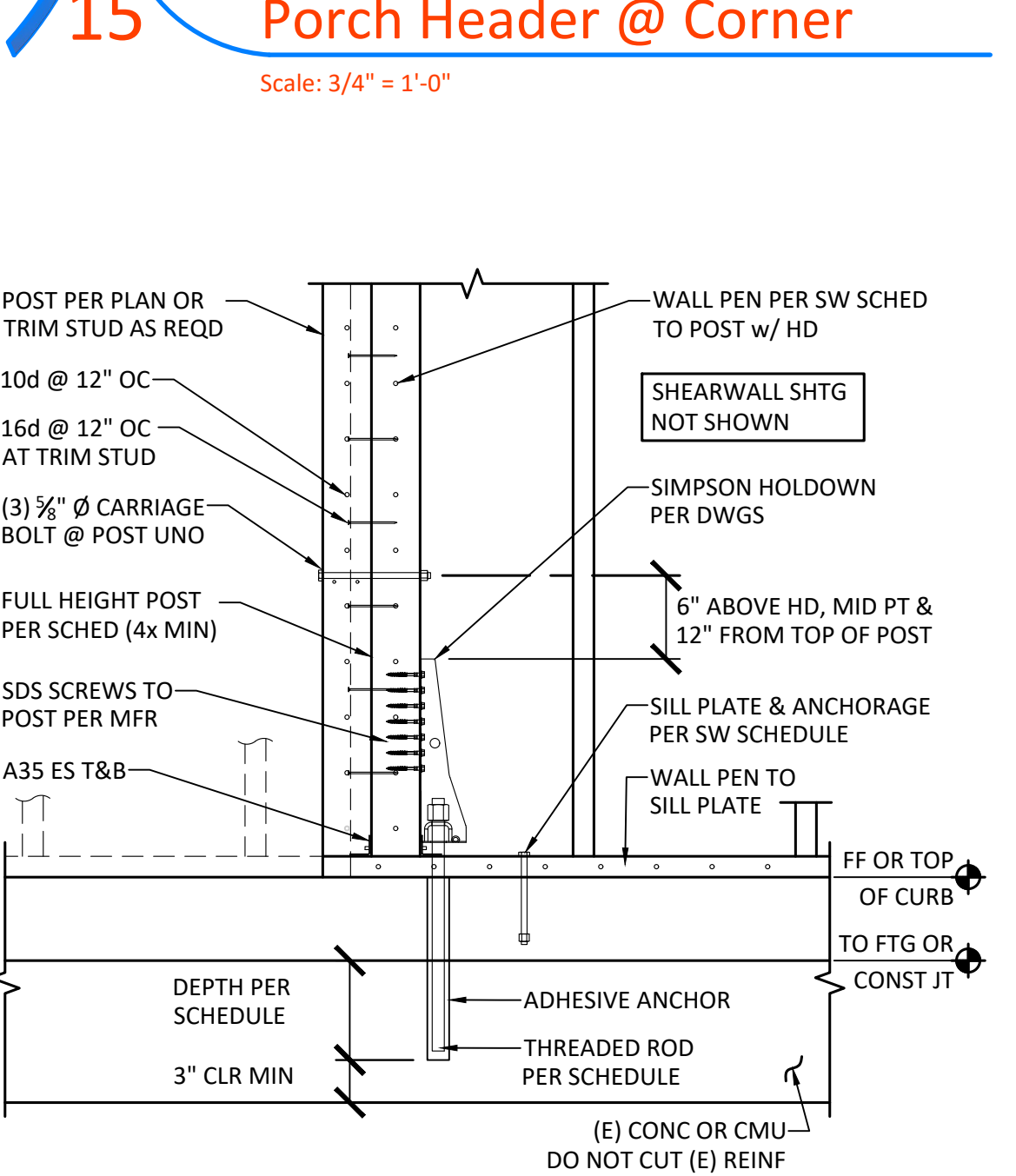
15 Porch Header @ Corner
 Scale: 3/4" = 1'-0"



10 Strapped Shear Walls
 Scale: NTS



2 Wall Studs
 Scale: NTS

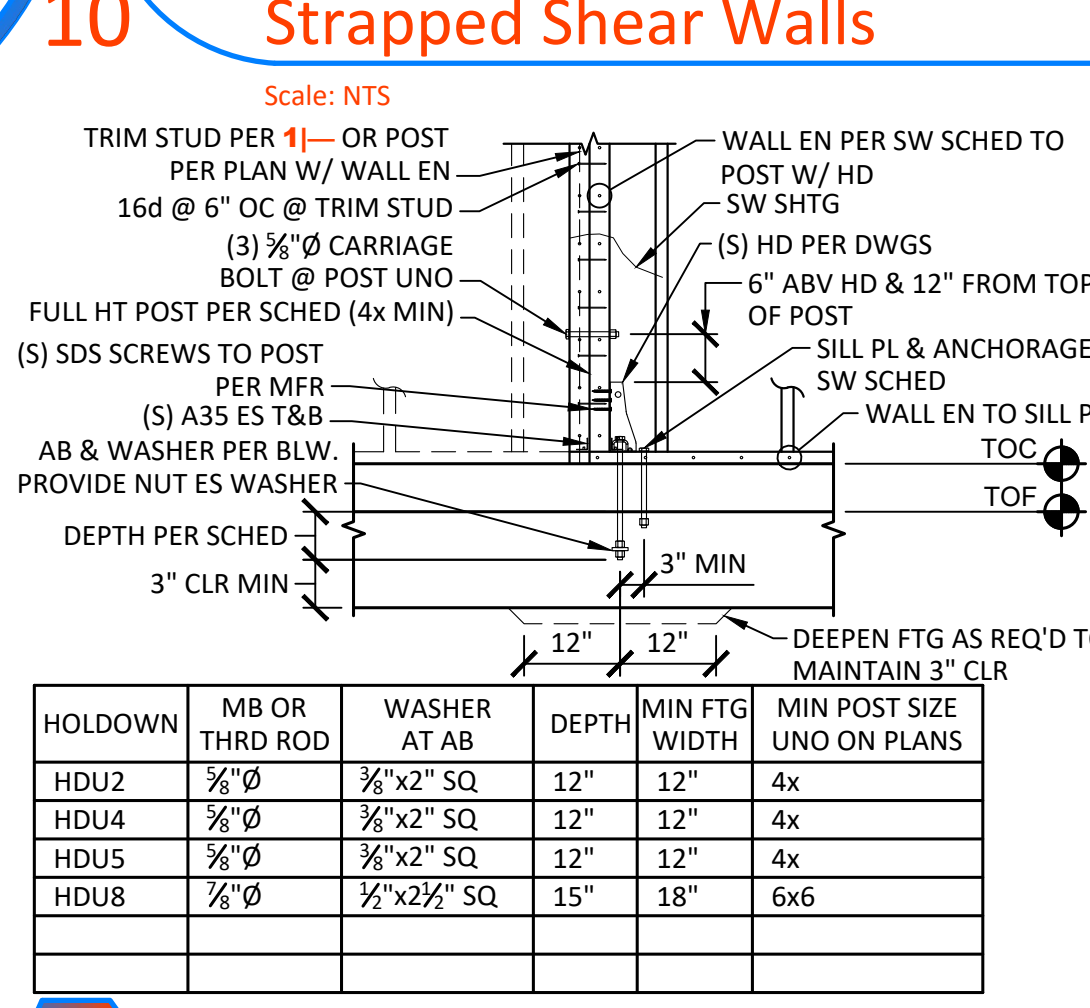


TOP PLATE SCHEDULE

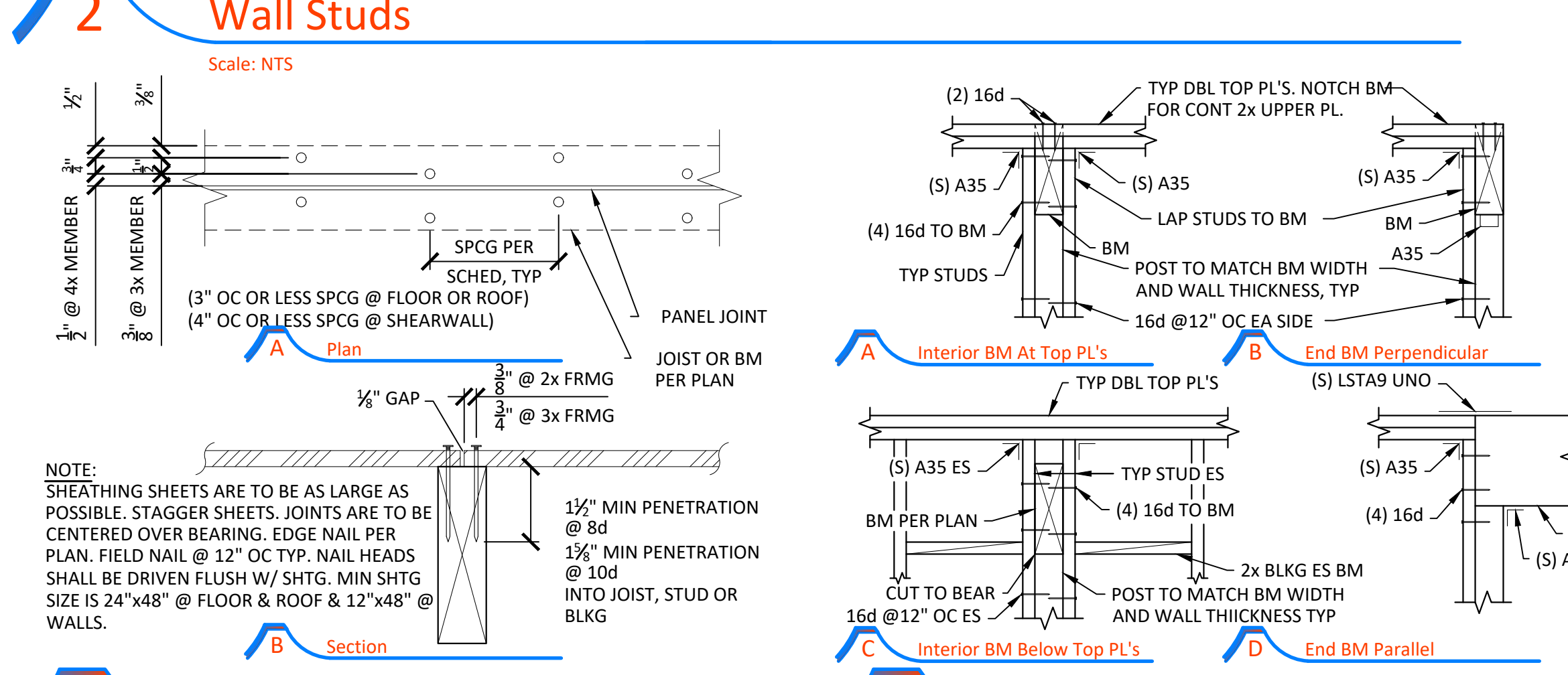
MARK	LAP SPLICE (CASE 1)	STRAP SPLICE (CASE 2)
(A)	(12) 16d PER 4'-0" MIN LAP	MSTC28
(B)	(20) 16d PER 4'-0" MIN LAP	MSTC40
(C)	(30) 16d PER 6'-0" MIN LAP	MSTC66
(D)	(36) 16d PER 6'-0" MIN LAP	MSTC40 EA SIDE
(E)	(44) 16d PER 8'-0" MIN LAP	MSTC66 EA SIDE

- NOTES:
- Install adhesive anchors per manufacturer's information and ICC report. Special inspection is required per section 1704 and the requirements of the ICC reports.
 - Acceptable adhesives are: Simpson SET-XP, ICC No. ESR-2508; Hilti HIT-RE300-SD, ICC No. ESR-2322. An approved equal may be substituted unless specifically noted otherwise on drawings.
 - Threaded rods to be A36 or A307 Grade C threaded rod. Rebar to be A615.
 - Contractor to verify minimum edge distances, spacing and thickness are in accordance with schedule prior to installing anchor.
 - When drilling holes in existing concrete, use care and caution to avoid cutting or damaging the existing reinforcing bars. Maintain a reasonable clearance between reinforcement and the drilled-in anchor. CORE DRILLED HOLES NOT PERMITTED.
 - The special inspector must be on the jobsite continuously during anchor installation to verify anchor type, anchor dimensions, hole cleanliness, embedment depth, concrete type, concrete compressive strength, drill bit diameter, hole depth, edge distance, anchor spacing, concrete thickness, and adhesive injection.

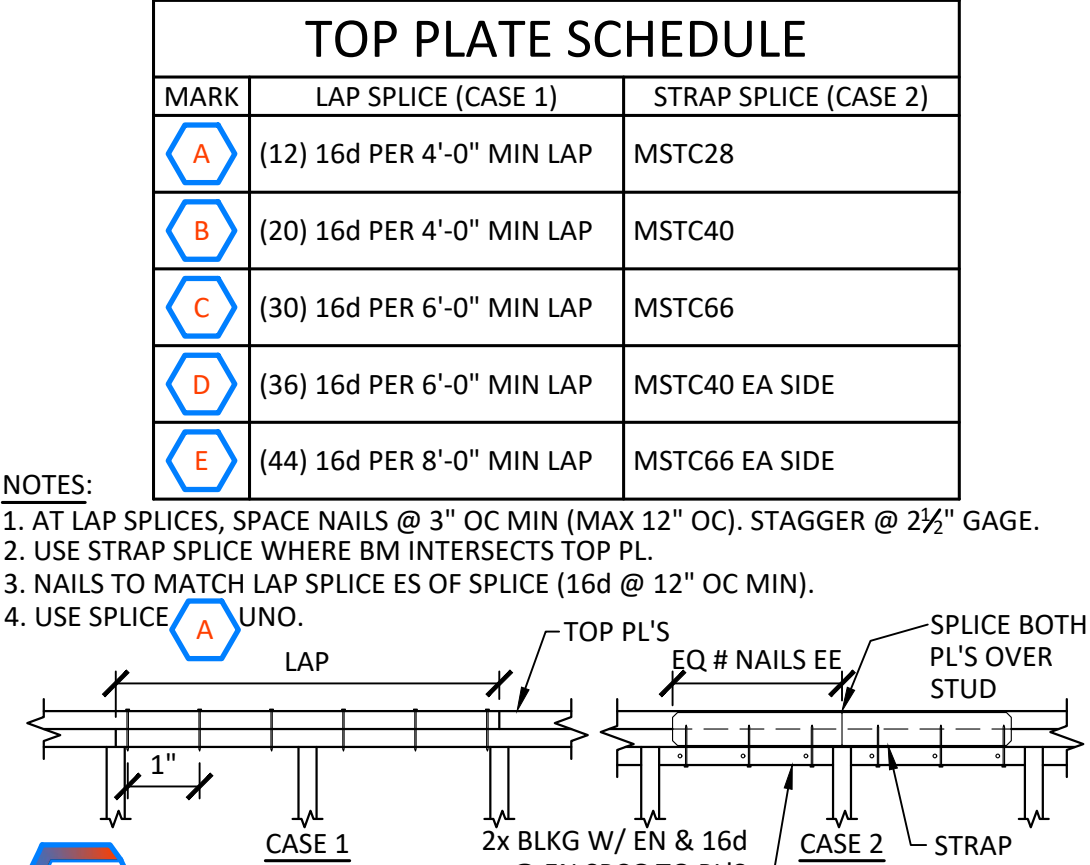
16 Adhesive Hold-Down
 Scale: 1" = 1'-0"



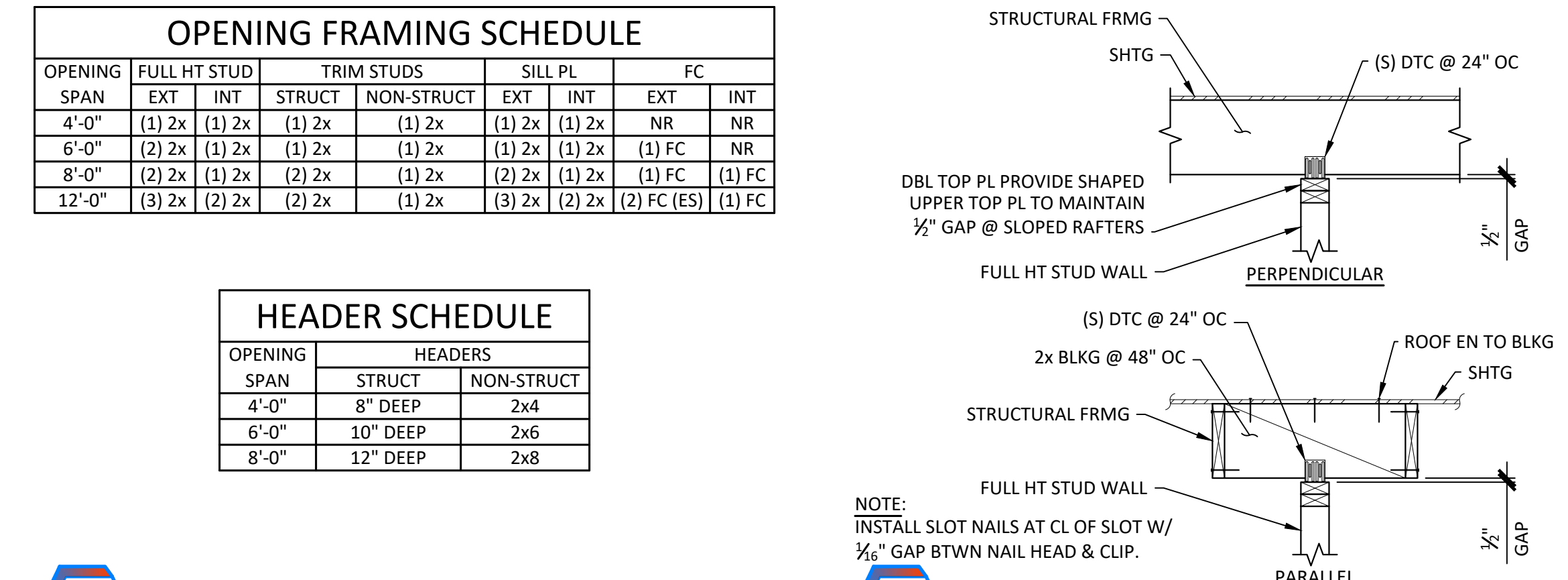
11 Holddown Schedule & Detail
 Scale: NTS



6 Close Spaced Nails
 Scale: NTS



12 Top PL Splice Schedule & Details
 Scale: NTS

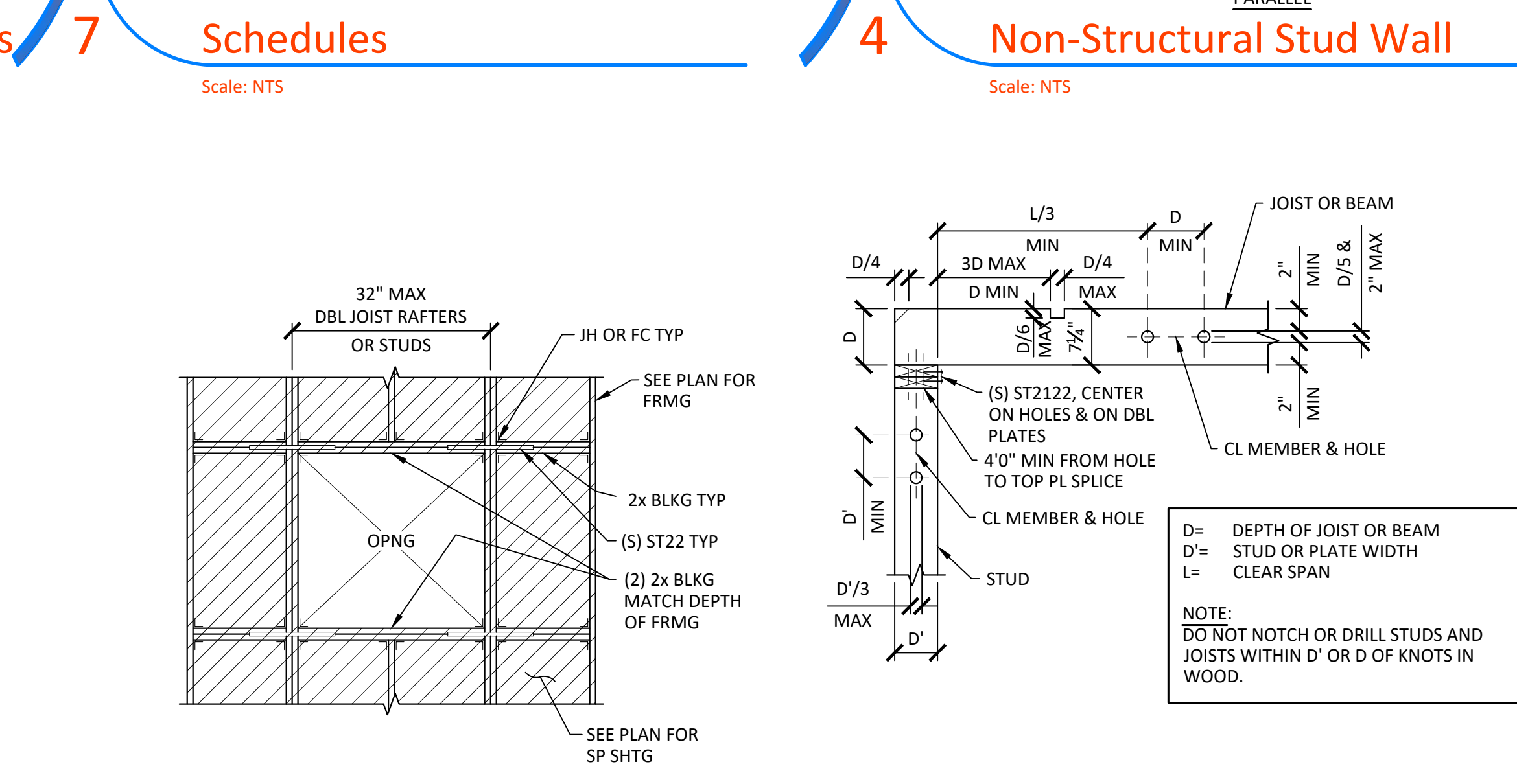


3 Beam In & Thru Stud Wall
 Scale: NTS

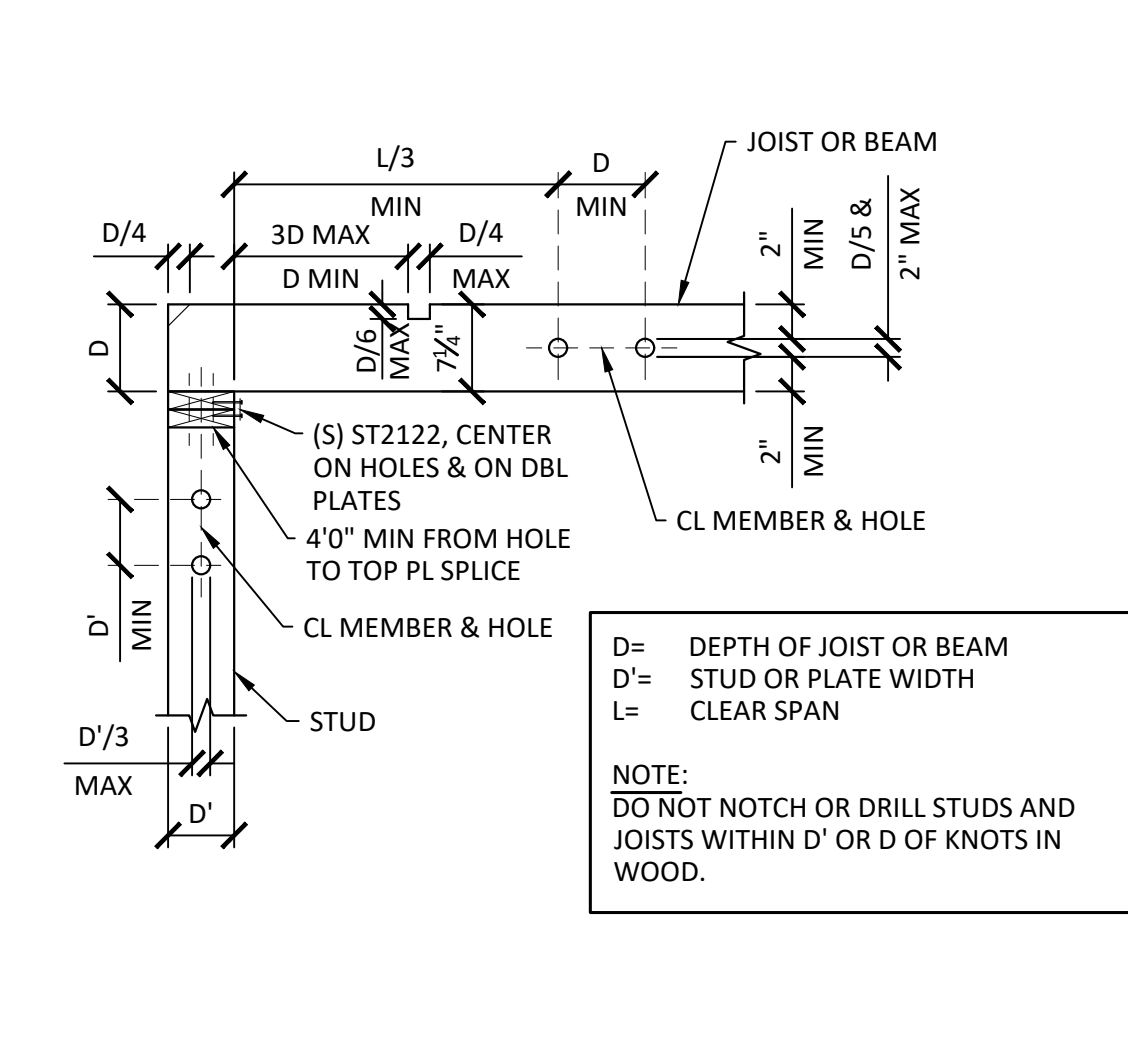
FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
1. JOIST OR RAFTER TO BEARING SUPPORT	(2) 10d ES	TOENAIL
2. BRIDGING TO JOIST	(2) 8d	TOENAIL EA END
3. SILL PLATE TO JOIST OR BLKG	16d @ 12" OC	TYPICAL FACE NAIL
4. TOP PLATE TO STUD	(2) 16d	END NAIL
5. STUD TO SILL PLATE	(2) 10d ES	TOENAIL
6. DOUBLE STUDS	(3) 16d	END NAIL
7. DOUBLE TOP PLATES	16d @ 16" OC	FACE NAIL
8. BLKG BTWN JOISTS OR RAFTERS TO TOP PLATE	16d @ 12" OC (12) 16d	TYPICAL FACE NAIL
9. RIM JOIST TO TOP PLATE	(3) 10d	TOENAIL
10. TOP PLATES, LAPS & INTERSECTIONS	10d @ 6" OC	TOENAIL
11. CONTINUOUS HEADER, TWO PIECES	16d	12" OC ALONG EDGE
12. CEILING JOISTS TO PLATE	(3) 10d	TOENAIL
13. CONTINUOUS HDR TO STUD	(4) 10d	TOENAIL
14. BUILT-UP CORNER STUDS	16d	16" OC
15. BUILT-UP GIRDER & BEAMS	20d @ 32" OC (2) 20d	FACE NAIL @ T&B STAGGERED ON OPPOSITE SIDES

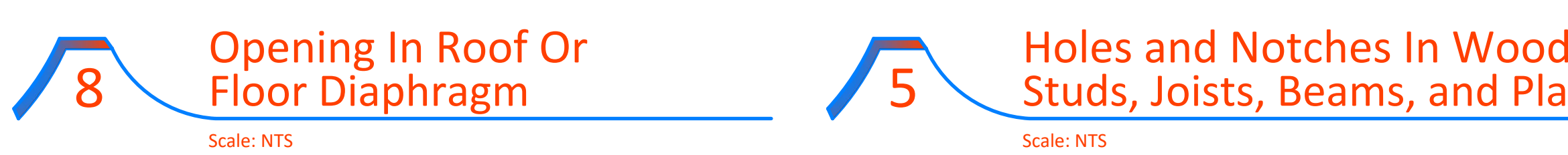
13 Fastening Schedule
 Scale: NTS



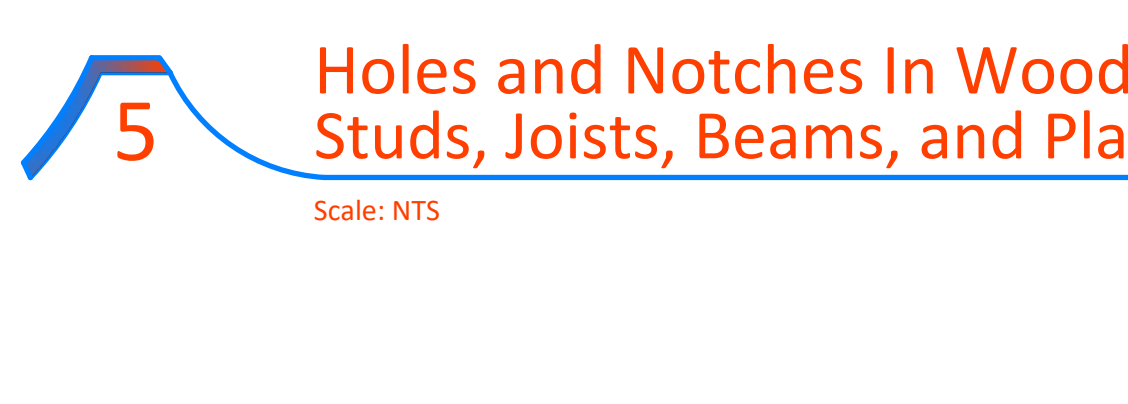
7 Schedules
 Scale: NTS



4 Non-Structural Stud Wall
 Scale: NTS



8 Opening In Roof Or Floor Diaphragm
 Scale: NTS



5 Holes and Notches In Wood Studs, Joists, Beams, and Plates
 Scale: NTS

Client:
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Owner:
FEATHER RIVER TRIBAL HEALTH
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Project Name:
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Construction Document

Architect of Record

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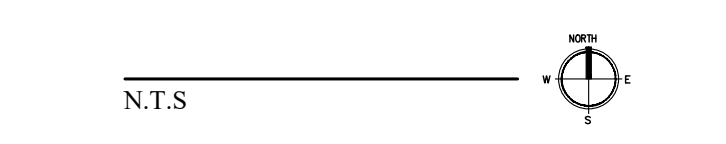


Revisions	Description	Date
△	REVISION NAME	DATE
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Approvals

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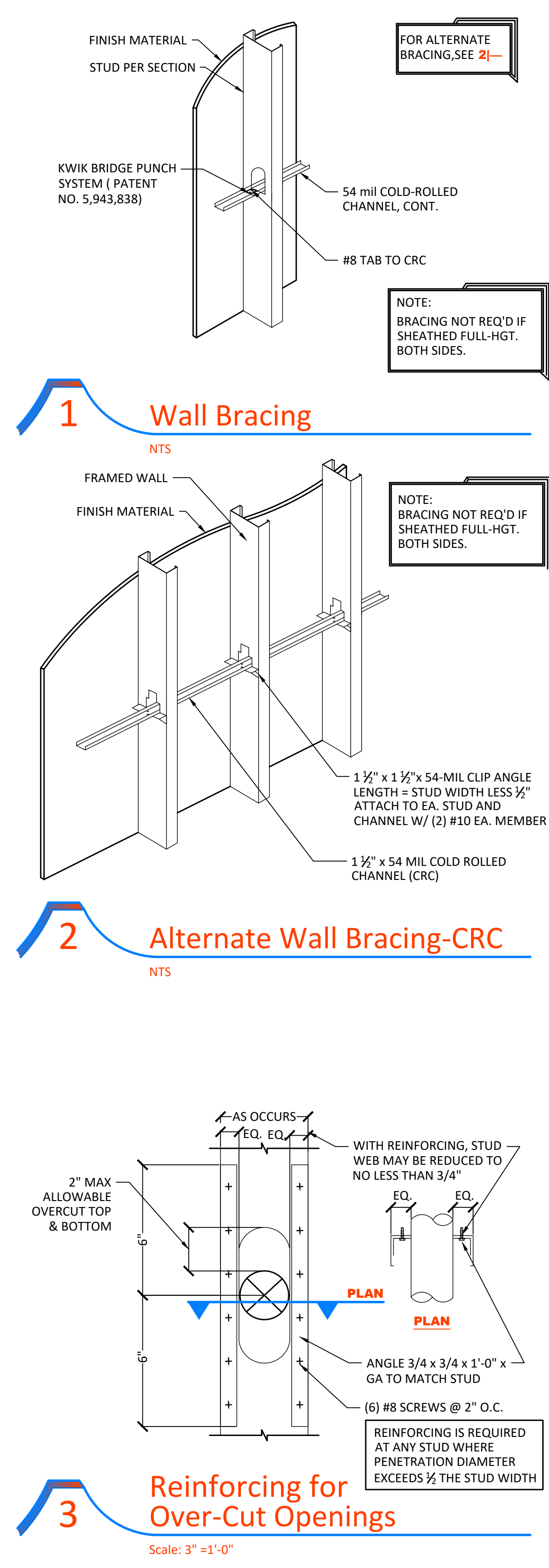
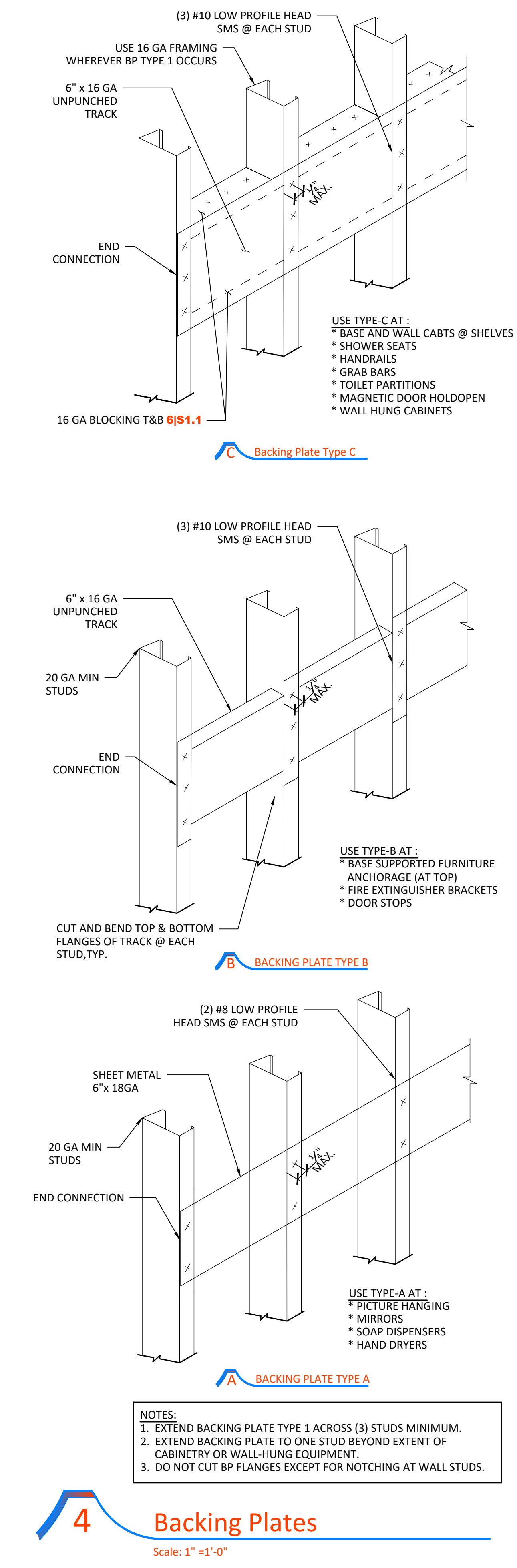
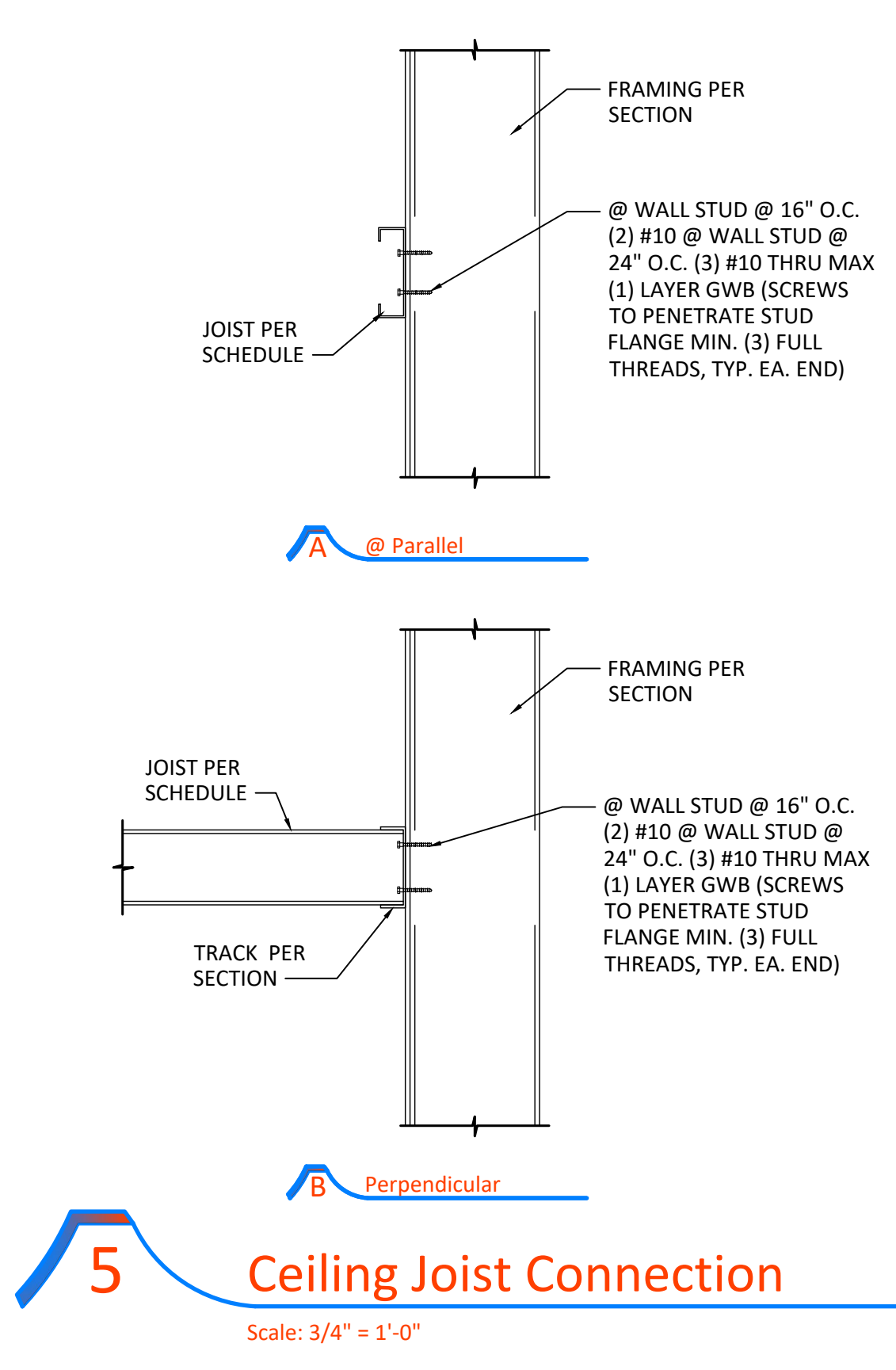
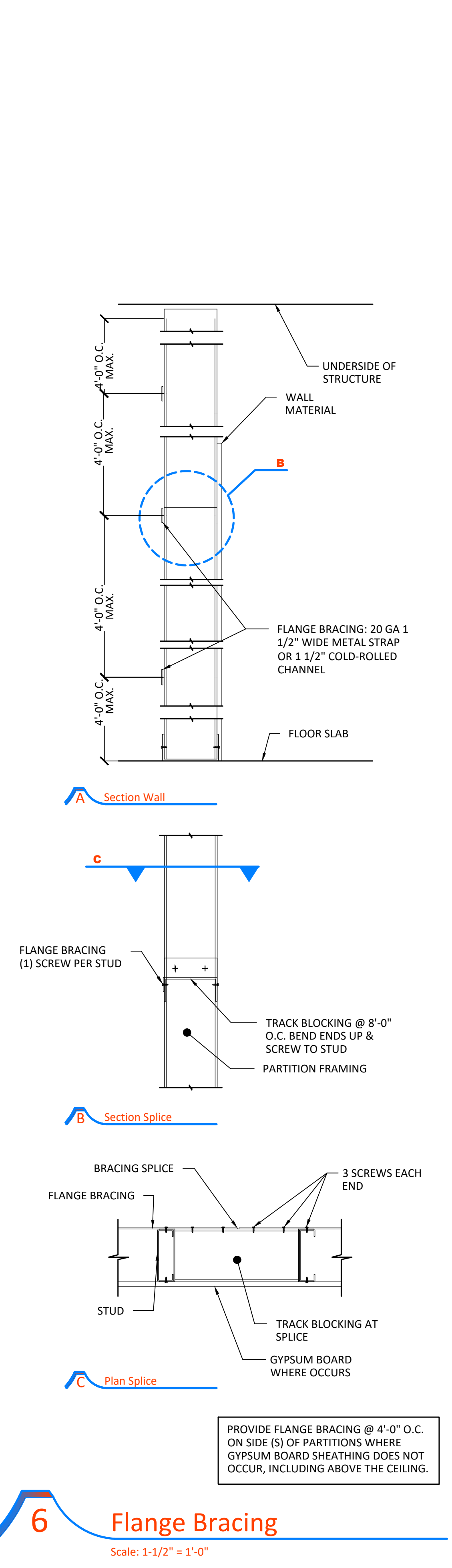
Key Plan



KAP Job No. 463.01
 Scale: As Noted
 Date: 27 December 2022
 Drawn By: ANR
 Checked By: JMI

Sheet Name
TYPICAL COLD-FORMED STEEL DETAILS CONTINUED

Sheet Number



Client:

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Owner:

FEATHER RIVER TRIBAL HEALTH
 2145 Fifth Avenue
 Oroville, CA 95965

Project Name:

Feather River Tribal Health Center - Pharmacy Addition and Remodel

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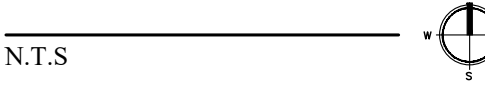
Revisions

Description	Date
REVISION NAME	DATE

Approvals

Permit No.:

Key Plan



KAP Job No. 463.01
 Scale: As Noted
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 Checked By: JMI

Sheet Name

TYPICAL STEEL DETAILS

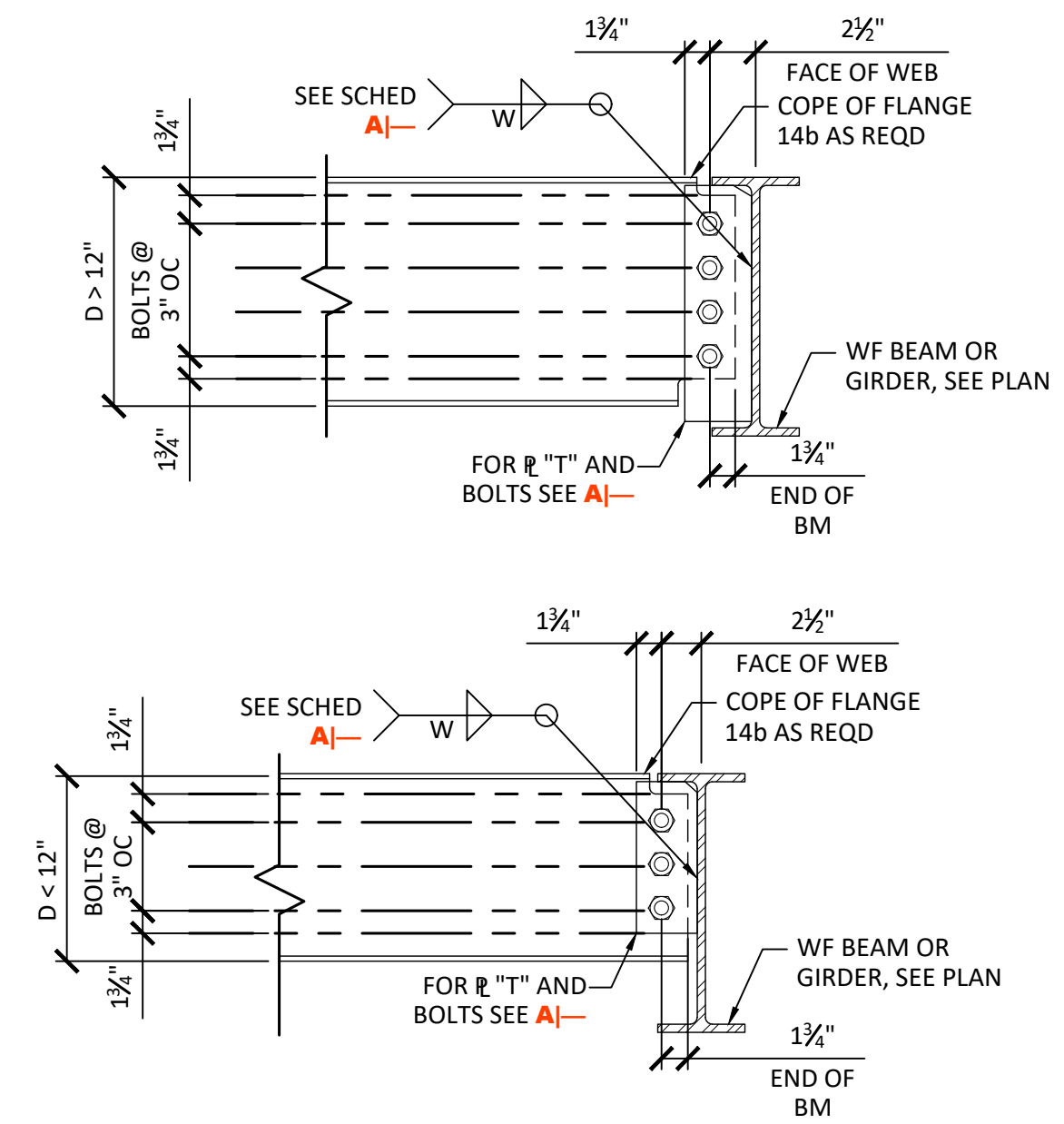
Sheet Number

S1.5

Steel Connection Schedule			
BEAM SIZE	NO 1Ø A-325-N BOLTS	SHR PL T	W
C8 & C10	2-2" Ø	1/4"	1/8"
W8 & W10	2-2" Ø	1/4"	1/8"
W12 & W14	3-2" Ø	1/4"	3/16"
W16	4-2" Ø	1/4"	1/4"
W18	5-2" Ø	1/4"	1/4"
W21	5-2" Ø	1/4"	1/4"
W24	6-2" Ø	1/4"	1/4"
W27	7-2" Ø	1/4"	1/4"
W30	8-1" Ø	1/4"	3/16"
W33	9-1" Ø	1/4"	3/16"
W36	10-1" Ø	1/4"	3/16"

This schedule applies to non-frame conn, typ.

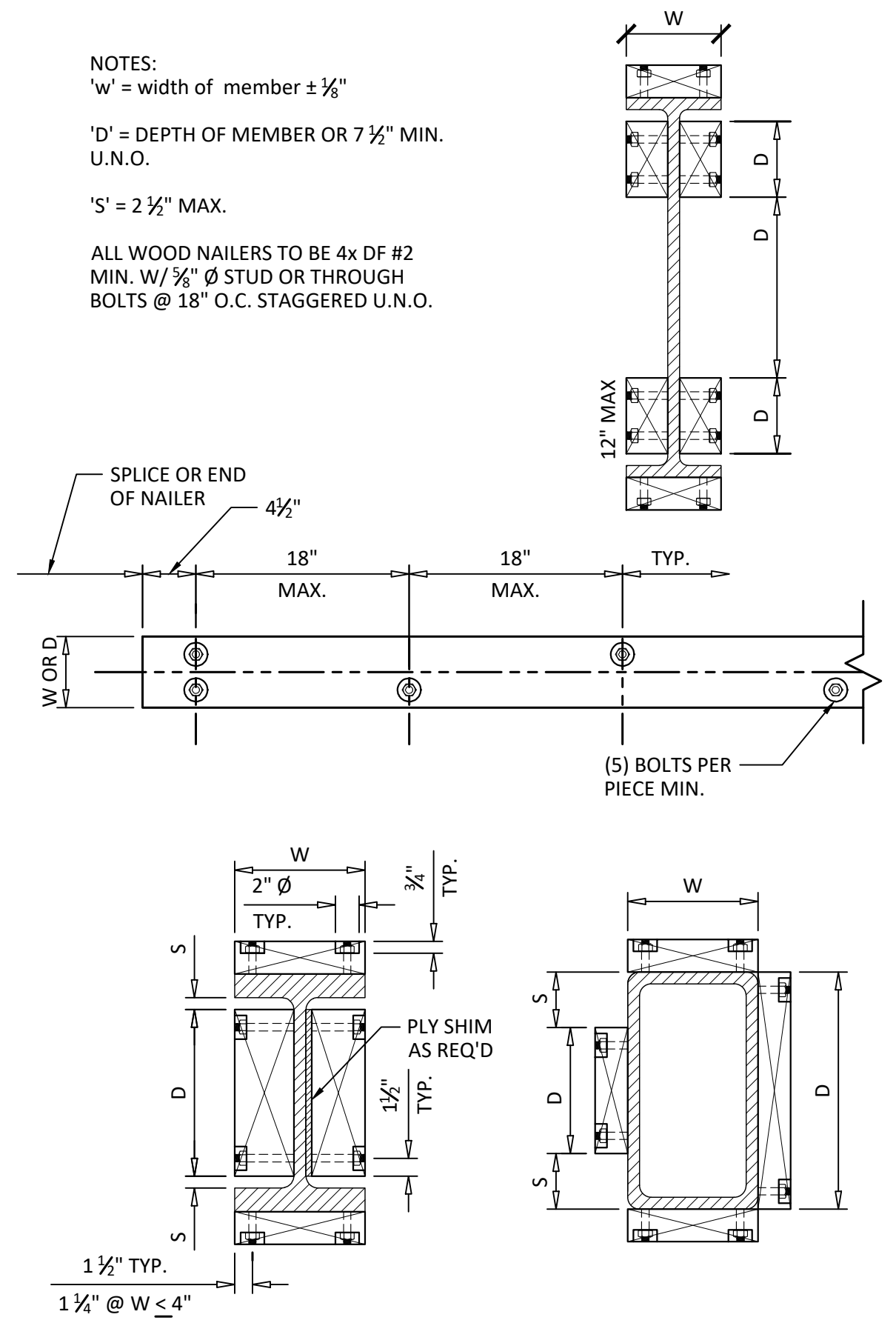
A Steel Connection Schedule



NOTE- CONTRACTOR MAY USE HORIZ SHORT SLOTTED HOLES FOR THESE CONNECTIONS ONLY. THE SHORT SLOTTED HOLES SHALL BE IN THE BEAM WEB WITH HARDENED WASHERS PROVIDED OVER THE SLOTS.

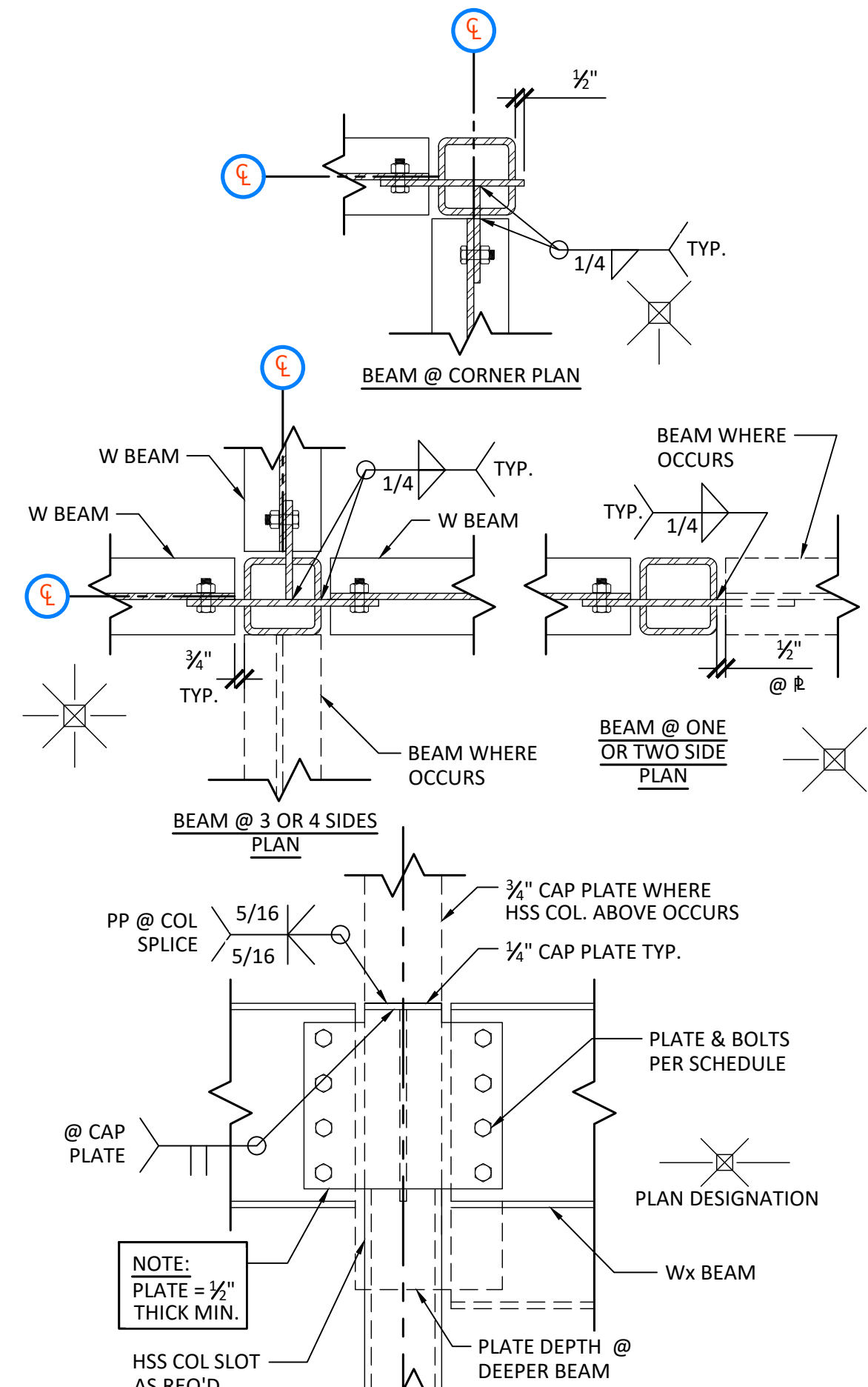
5 Detail @ Beam To Beam-One Side

Scale: 1 1/2" = 1'-0"



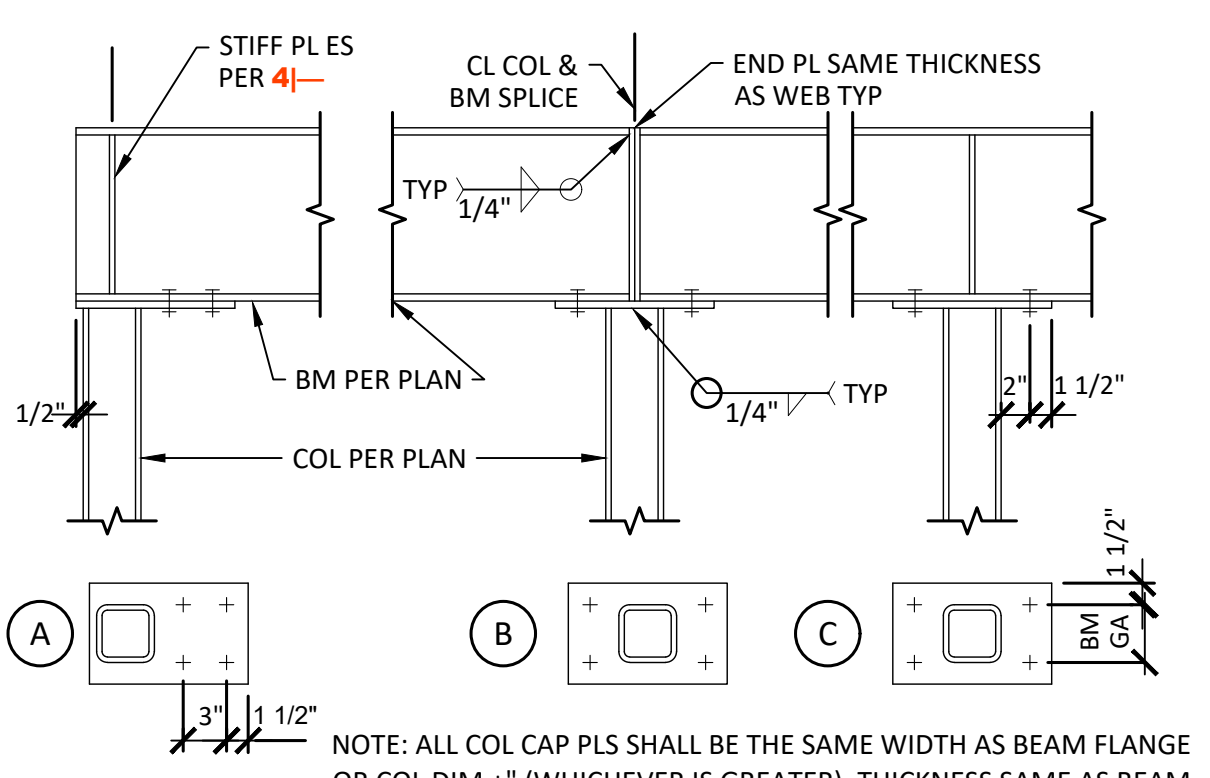
1 Wood Trim At Steel Members

Scale: 1" = 1'-0"



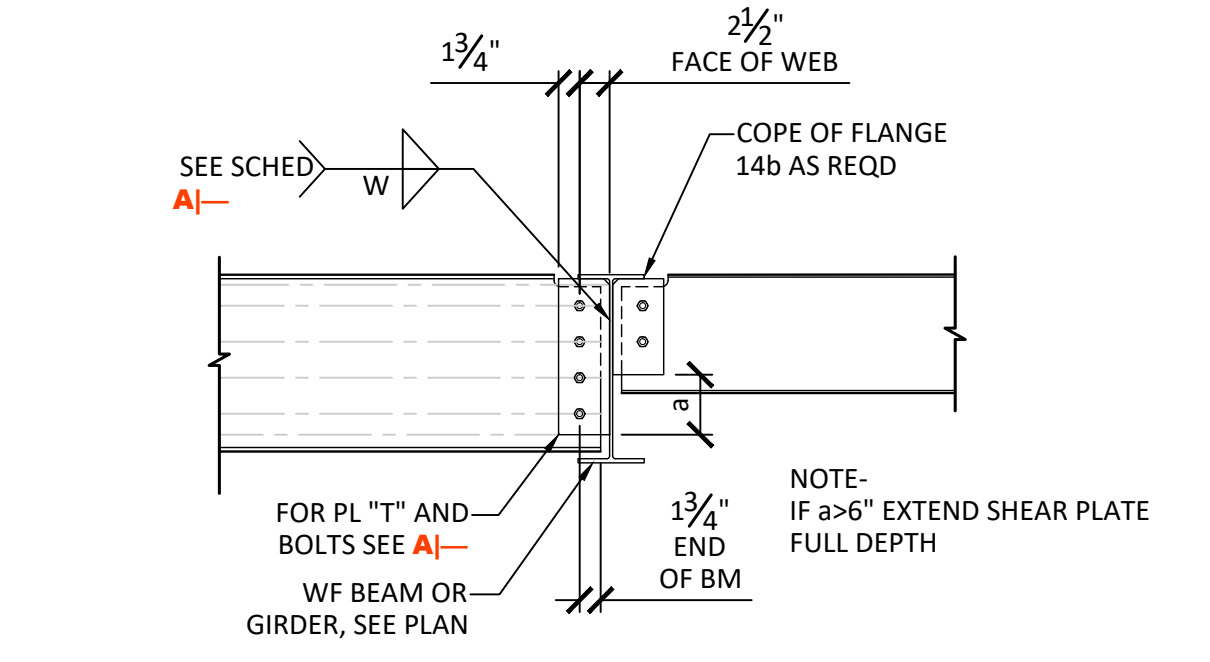
6 Typ. W.F. Beam To HSS Col.

Scale: 1 1/2" = 1'-0"



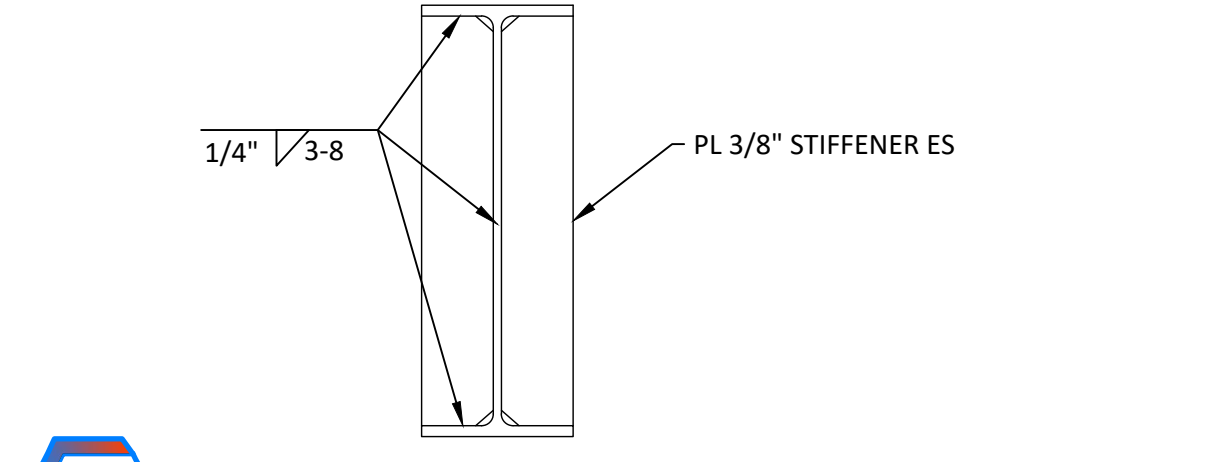
2 Beam To Column Connection

Scale: 3/4" = 1'-0"



3 Deck W Beam to HSS Column

Scale: 3/4" = 1'-0"



4 Stiffener Plate

Scale: 3/4" = 1'-0"

I. Legend:

	(E) FTG
	(N) FTG
	(E) WALL
	(N) WALL
	(N) METAL STUD WALL PER 21S1.3
	BRICK VENEER
	(N) STEEL COLUMN
	(E) STEEL COLUMN
	(N) 6x6 WOOD POST @ END OF (N) SHEARWALL
	(E) SHEARWALL
	(N) SHEARWALL LOCATION, SEE SHEARWALL SCHED III
	(N) SST HDU HOLDOWN 11S1.2 UNO
	(N) SST ADHESIVE HDU HOLDOWN 16S1.2
	SHEARWALL TYPE & MINIMUM LENGTH. SEE SHEAR WALL SCHEDULE.
	STRAPPED SHEARWALL TYPE & MINIMUM LENGTH. SEE SHEAR WALL SCHEDULE & 10IS1.2

II. Footing Schedule:

MARK	SIZE	REINFORCEMENT
3	3'-0"x3'-0"x12" DEEP	(3) #5 REBAR EA WAY @ BOT
5	5'-0"x3'-0"x12" DEEP	(3) #5 REBAR @ TOP & BOT (LONG WAY) & (6) #5 REBAR @ TOP & BOT (SHORT WAY)
6.6	6'-6"x4'-0"x12" DEEP	(4) #5 REBAR @ TOP & BOT (LONG WAY) & (7) #5 REBAR @ TOP & BOT (SHORT WAY)
8	8'-6"x4'-0"x18" DEEP	(6) #5 REBAR @ TOP & BOT (LONG WAY) & (7) #5 REBAR @ TOP & BOT (SHORT WAY)

NOTE:

1. Footings to be centered below posts/columns UNO.

III. Shear Wall Schedule:

SHEATHING ONE FACE	SHEARWALL DESIGNATION:					ALL NON SHEARWALLS
	6	4	3	2	2A	
PLYWOOD OR OSB SHEATHING THICKNESS:	1/2"	1/2"	1/2"	1/2"	1/2" STR 1	COVERING AS REQUIRED IN ARCH DWGS
EDGE NAILING:	10d @ 6" OC	10d @ 4" OC	10d @ 3" OC	10d @ 2" OC	10d @ 2" OC	@ 6" OC
3x MEMBERS REQUIRED AT PANEL EDGES:	NO	YES	YES	YES	YES	NO
3x SILL REQUIRED:	NO	NO	NO	YES	YES	NO
FIELD NAILING:	10d @ 12" OC	10d @ 12" OC	10d @ 12" OC	10d @ 12" OC	10d @ 12" OC	@ 12" OC
SILL CONNECTION: NAILS (2-16d NAILS): SCREWS (SDS25600):	@ 6" OC @ 12" OC	@ 5" OC @ 9" OC	@ 4" OC @ 6" OC	@ 5" OC @ 4" OC	@ 4" OC @ 4" OC	@ 8" OC @ 8" OC
5/8" DIA. MUDSILL AB: WITH 2x SILL WITH 3x SILL	@ 36" OC MAX @ 42" OC MAX	@ 24" OC MAX @ 30" OC MAX	@ 18" OC MAX @ 24" OC MAX	@ 18" OC MAX @ 18" OC MAX	@ 16" OC MAX @ 16" OC MAX	--
TOP CONNECTION - "RBC"	@ 16" OC MAX	@ 12" OC MAX	@ 8" OC MAX	@ 6" OC MAX	@ 6" OC MAX	@ 6" OC MAX
TOP CONNECTION - "LTP4"	@ 24" OC MAX	@ 16" OC MAX	@ 12" OC MAX	@ 8" OC MAX	@ 8" OC MAX	@ 6" OC MAX
TOP CONNECTION - "LST0"	@ 24" OC MAX	@ 18" OC MAX	@ 12" OC MAX	@ 8" OC MAX	@ 10" OC MAX	@ 6" OC MAX
TOP CONNECTION - "A35"	@ 24" OC MAX	@ 16" OC MAX	@ 10" OC MAX	@ 8" OC MAX	@ 6" OC MAX	@ 6" OC MAX
ALLOWABLE SHEAR	310	460	600	770	870	--

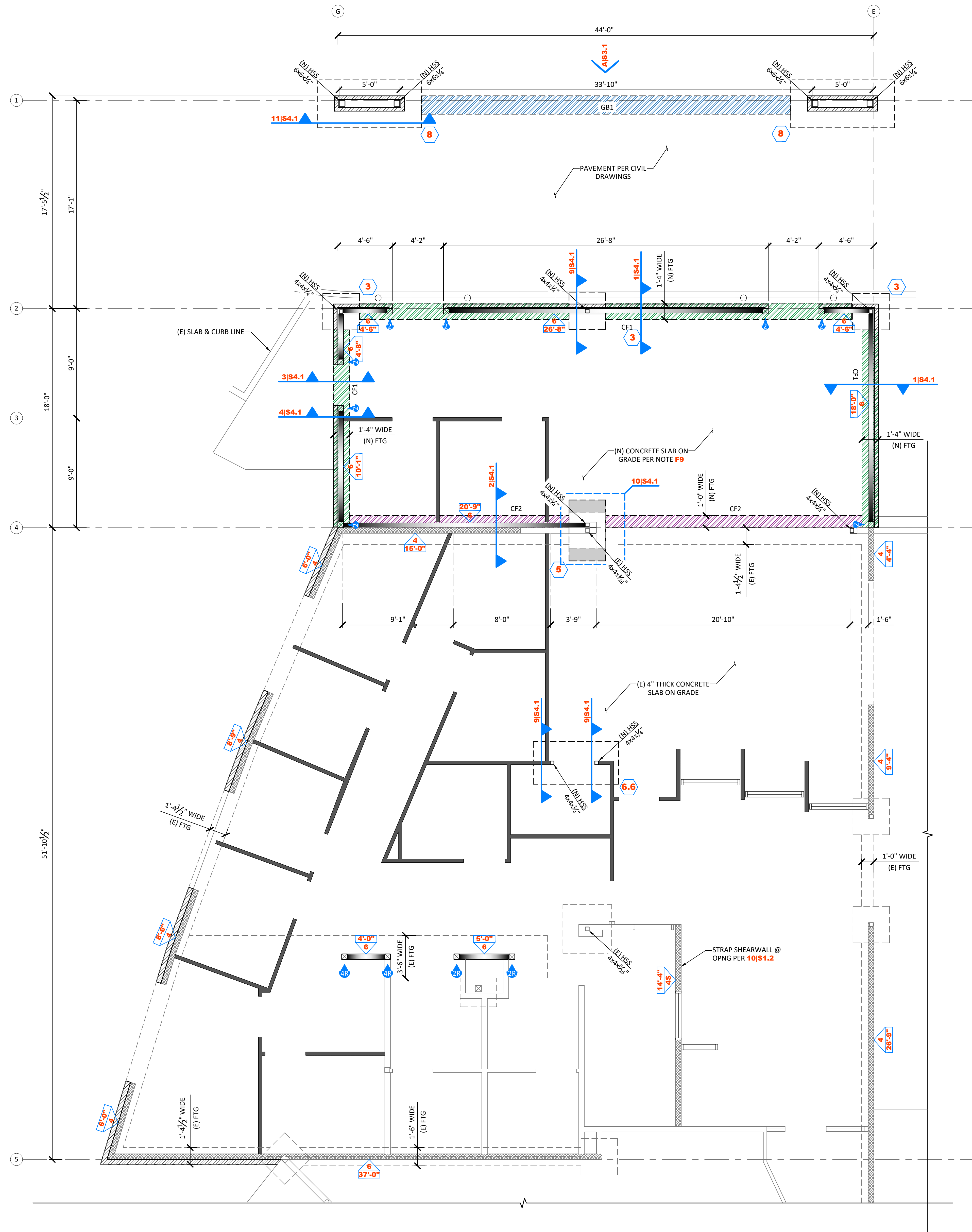
- All (N) exterior walls to be shear wall Type 6 UNO on plans.
- Shear wall lengths, where noted, are minimum. Where length not indicated, Shear Wall to be full length of wall.
- Edge nail wall sheathing to studs or posts with holdowns.
- Wall sheathing to be 15/32" APA rated Sheathing (24/0) Exp 1 with 16d @ 12" OC field UNO.
- Block all unsupported edges with 2x material UNO.
- All nails to be common wire. Stagger nails where 2 rows are required.
- Use 20d sinker nails in lieu of 16d nails at 3x sill plates.
- Portions of interior wall surfaces adjacent to specified shear walls shall be sheathed for full length per Shear Wall Type 6 or with gypsum board of same thickness to provide an even wall surface for finish materials.
- Anchor bolts to have 0.229" thick x 3" square plate washer at foundation sill plates. The edge of the plate washer shall extend to within 1/2" of the sheathed edge of the sill plate. A diagonal slot is permitted on the plate washer. The slot shall be 3/8" greater than the bolt diameter and no more than 1 1/4" in length. A standard cut washer shall be used between the plate and the nut.
- No openings are allowed in Shear Walls unless shown on the Structural plans. Coordinate any openings not shown with the Structural Engineer.
- Nails used at pressure treated sill plates & studs shall be hot dipped galvanized.
- Provide a double stud where 10d common nails have a spacing tighter than 4" oc.

IV. Foundation Notes:

- Refer to sheet **S0.1** & **S1.1** for typical notes and details.
- Site preparation and building pad construction shall be in accordance with foundation notes on sheet **S0.1**.
- Structural wall studs, including bearing walls and exterior walls, shall be 2x6 @ 16" oc, UNO.
- All exterior walls to have sheathing per SW Type 6.
- Verify all slab dimensions, including depressions, curbs and pads with architectural and mechanical drawings. Notify Architect and Structural Engineer of any discrepancies prior to construction.
- Elevations shown on structural drawings are relative the top of slab-on-grade elevation of 0'-0". Coordinate all elevations with architectural and civil drawings. Notify Architect and Structural Engineer of any discrepancies prior to construction.
- Contractor to field verify (E) floor framing size direction, spans and bearing locations prior to construction. Contact engineer if (E) conditions do not match plan.
- All Interior (N) walls to be metal stud wall per **21S1.3**.
- 4" thick concrete slab on grade reinforced w/ #4 @ 18" OC centered in slab w/ 10mil vapor retarding membrane of 3/4" crushed rock.

V. Grade Beam Schedule:

	GB1 = 18" W x 18" D CONT FTG w/ (3) #5 CONT TOP & BOT w/ #3 TIES @ 12" OC UNO
	CF1 = 16" W x 12" D CONT FTG w/ (2) #5 BARS TOP & BOT w/ 3 TIES @ 18" OC
	CF2 = 12" W x 12" D CONT FTG w/ (2) #5 BARS TOP & BOT w/ 3 TIES @ 18" OC



A Foundation Plan
Scale: 1/4" = 1'-0"

Client:

\FRTH logo.PNG

Owner:

FEATHER RIVER TRIBAL HEALTH
2145 Fifth Avenue
Oroville, CA 95965

Project Name:

Feather River Tribal Health Center - Pharmacy Addition and Remodel

Submittal:

Construction Document

Architect of Record



5441 Fair Oaks Blvd.
Teal Park - Suite G2
Carmichael, CA 95608
Phone: 916.680.9922
RSE Project No. 22434



Revisions

Description	Date
REVISION NAME	DATE

Approvals

Permit No.:

Key Plan

N.T.S.

KAP Job No. 463.01

Scale: As Noted

Date: 27 December 2022

Drawn By: ANR

Checked By: JMI

Sheet Name

FOUNDATION PLAN

Sheet Number

S2.1

Client:
 \FRTH logo.PNG

Owner:
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 2145 Fifth Avenue
 Oroville, CA 95965

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Approvals

Permit No.:

Key Plan

N.T.S.

KAP Job No. 463.01
 Scale: As Noted
 Date: 27 December 2022
 Drawn By: ANR
 Checked By: JMI

Sheet Name
ROOF FRAMING PLAN

Sheet Number
S2.2

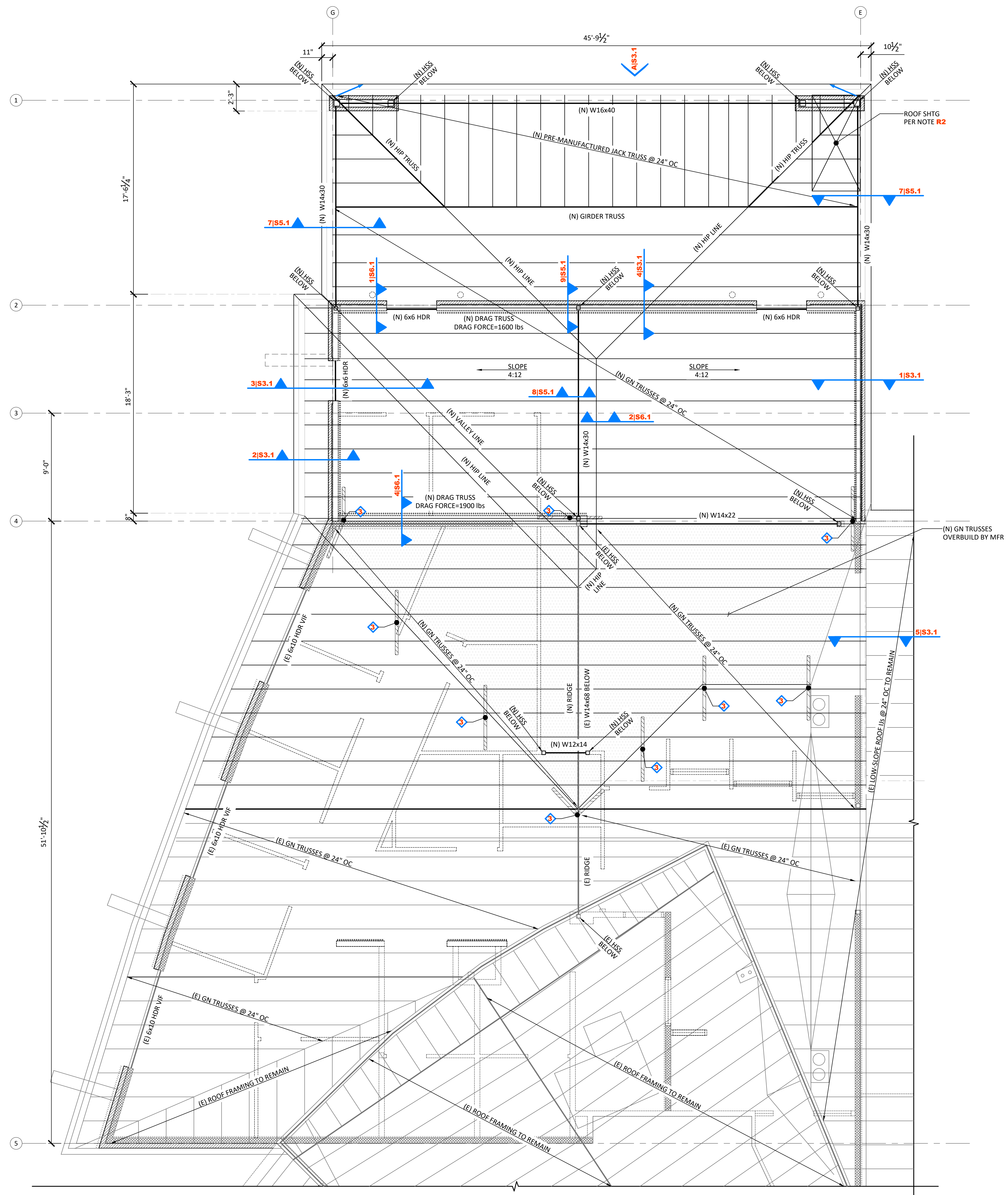
I. Legend:

	(E) WALL BELOW
	(N) WALL ABOVE
	(N) WALL BELOW
	(N) METAL STUD WALL BELOW
	(N) BRICK VENEER BELOW
	(N) STEEL COLUMN BELOW
	(E) STEEL COLUMN BELOW
	(E) SHEARWALL VIF
	(N) SHEARWALL BELOW
	(N) BEAM
	TRUSS BLOCKING
	DENOTE BRACE FRAME

II. Roof Framing Notes:
 R1. Refer to sheets **S0.1, S0.2 & S1.2** for typical notes and details.
 R2. Roof sheathing to be 1/2" APA rated Sheathing (40/20) Exp 1 nail with 10d @ 6" OC edges & 10d @ 12" OC field UNO. No panels less than 24" wide shall be used. Block all edges w/ 2x3 flat.
 R3. Verify all opening dimensions with architectural and mechanical drawings. Mechanical unit locations and weights to match mechanical drawings. Notify Architect and Structural Engineer otherwise.

III. Strap Schedule:

	INDICATES CENTER OF STRAP UNO
1	(S) MSTC52 VERT CTRD o/ RIM
2	(S) CS16 x 8'-0" W/ 10d @ 3" OC STGRD TO BLKG PANELS OR 2x FLAT BLKG
3	(S) CS16 x 16'-0" W/ 10d @ 3" OC STGRD TO BLKG PANELS OR 2x FLAT BLKG
4	(S) CMST14 x 22'-0" w/ 10d @ 3" OC STGRD TO BLKG PANELS OR 2x FLAT BLKG



B Roof Framing Plan
 Scale: 1/4" = 1'-0"

Client:
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Owner:
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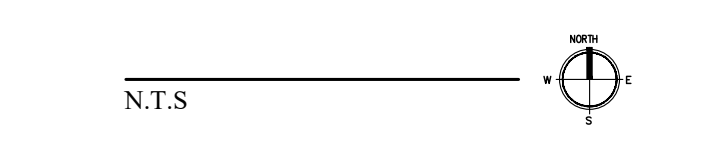
Revisions

Description	Date
REVISION NAME	DATE

Approvals

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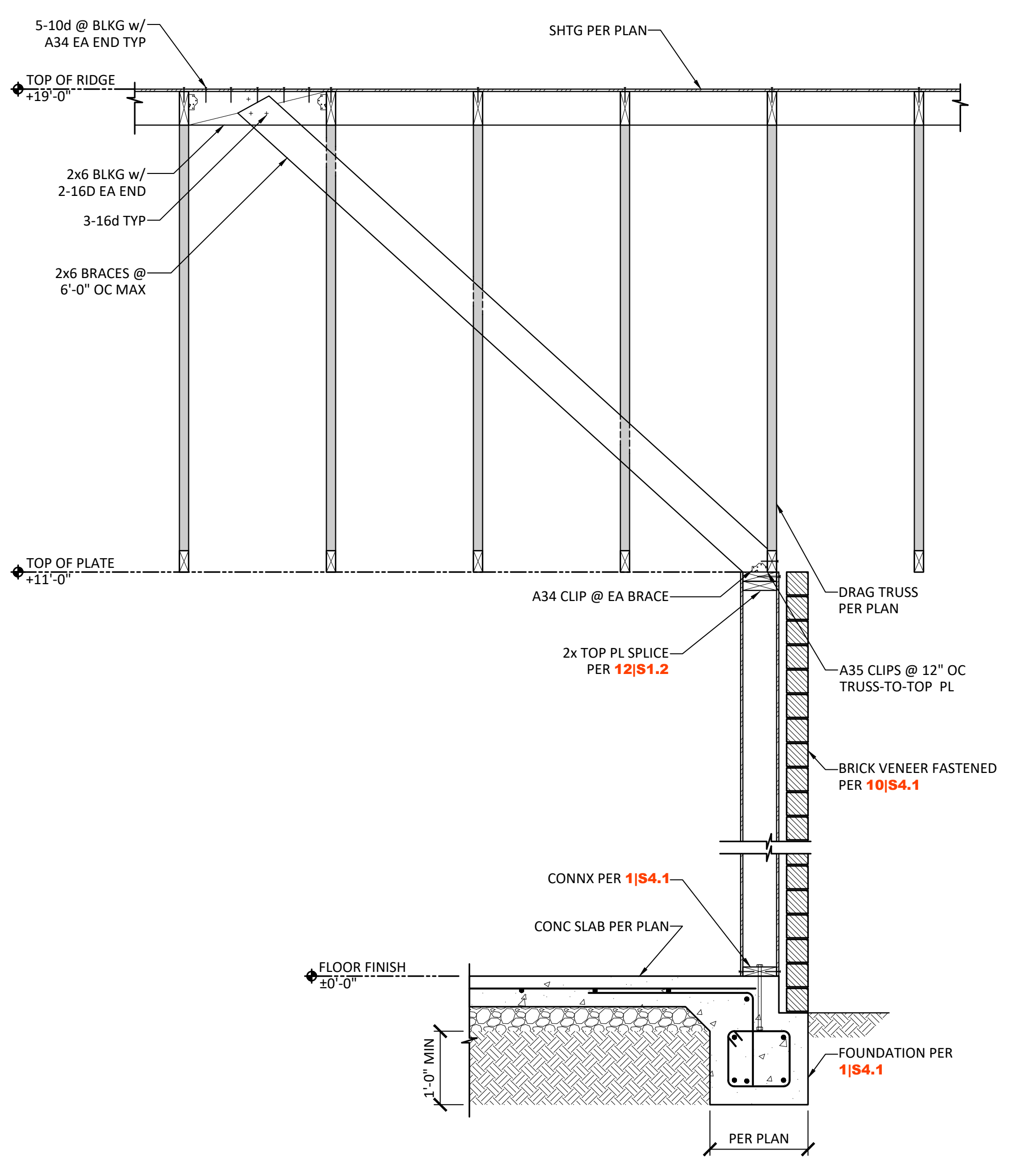
Key Plan



KAP Job No. 463.01
 Scale: As Noted
 Date: 27 December 2022
 Drawn By: ANR
 Checked By: JMI

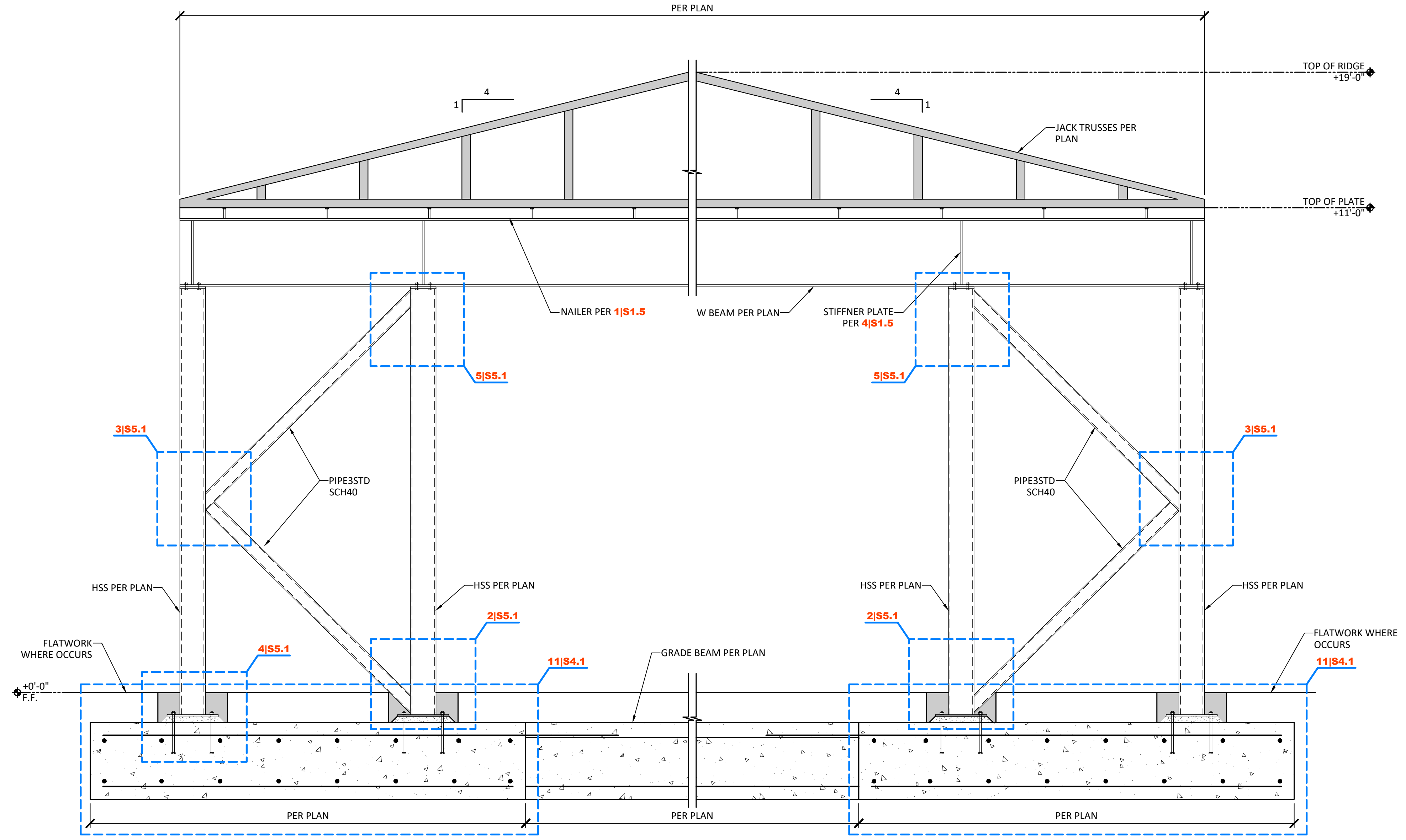
Sheet Name
ELEVATIONS & SECTIONS

Sheet Number
S3.1

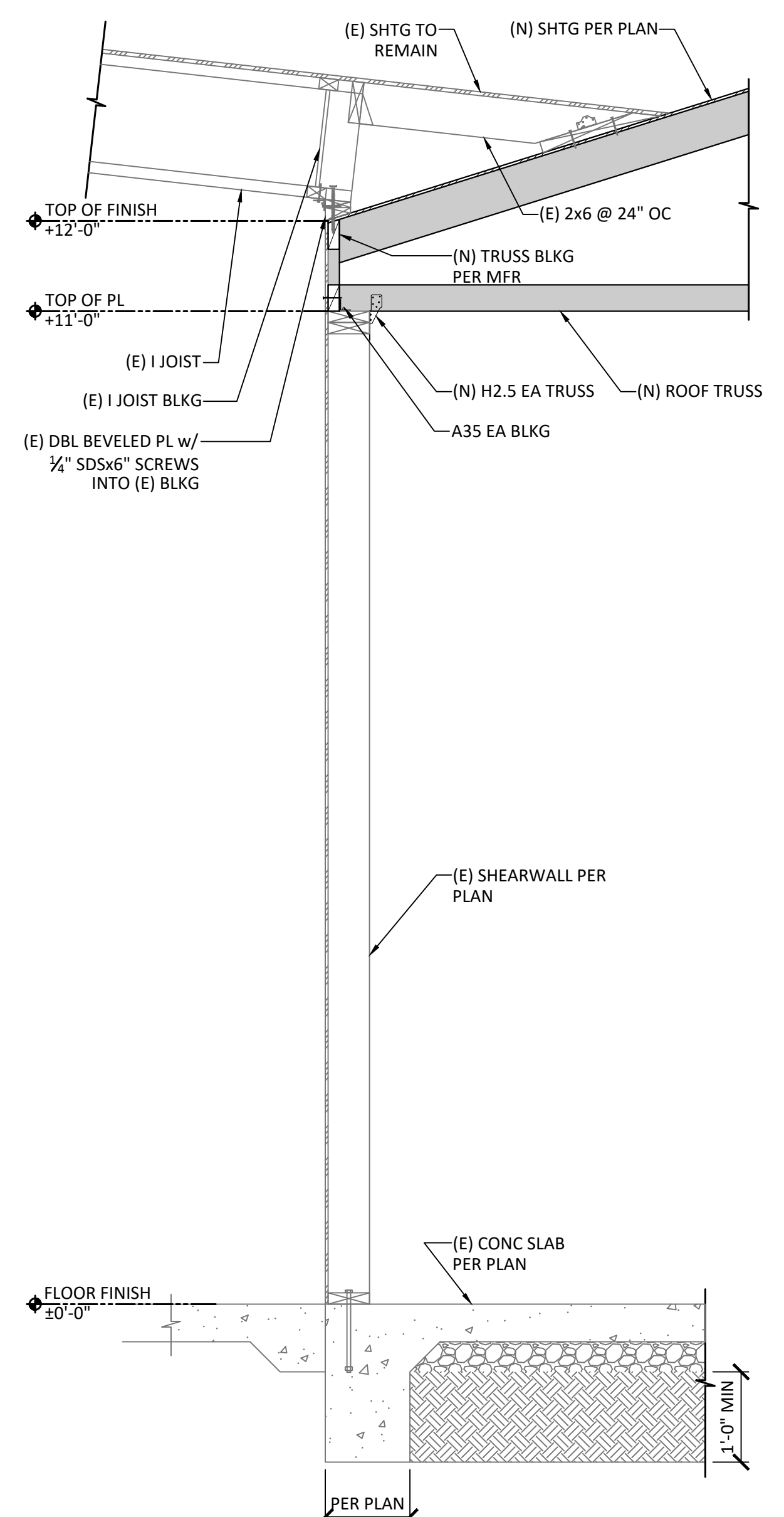


4 Section
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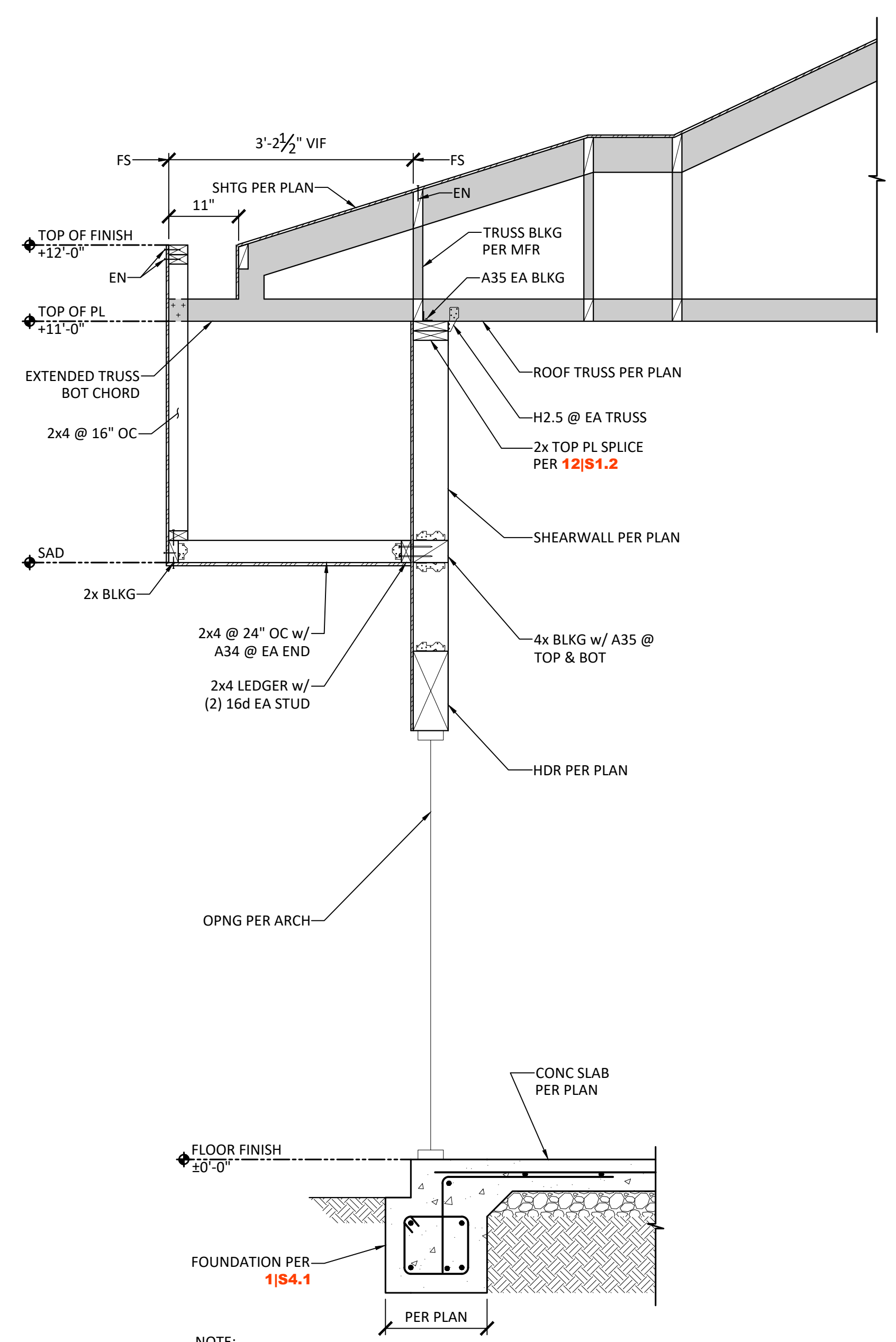
SEE 1|—OTW



A Brace Frame Elevation
 Scale: 3/4" = 1'-0"

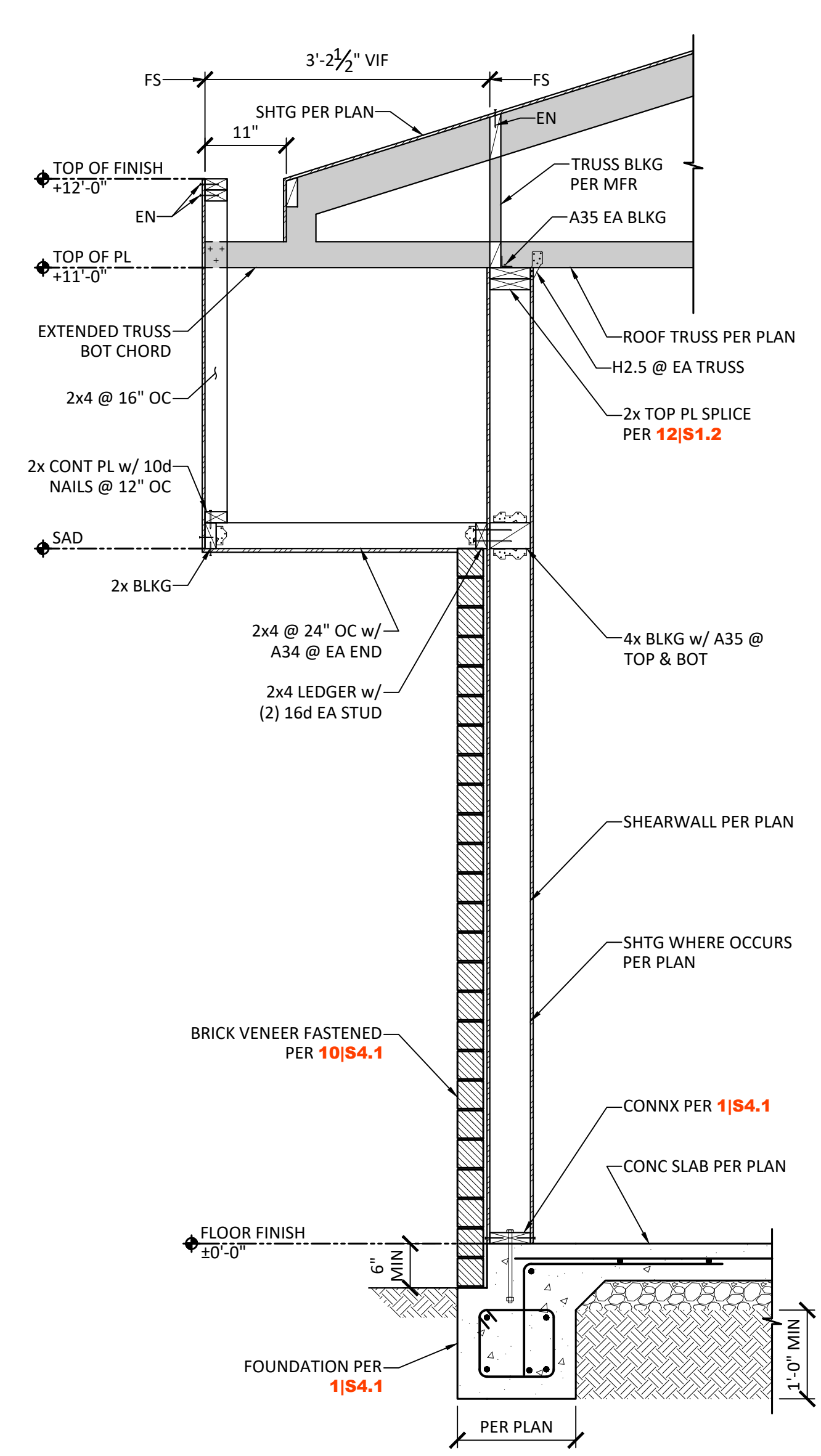


5 Detail @ (E) Wall
 Scale: 3/4" = 1'-0"



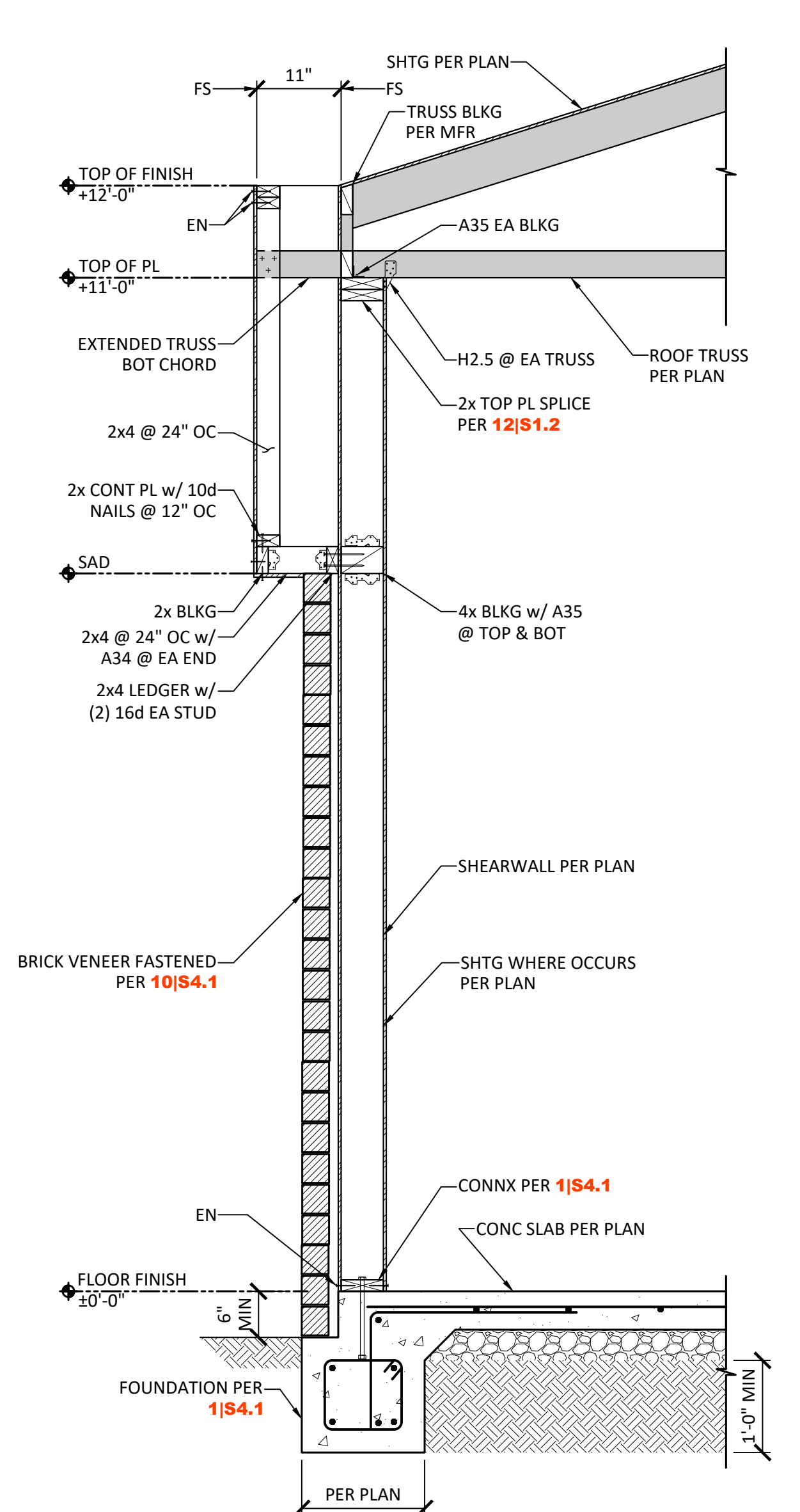
3 Section
 Scale: 3/4" = 1'-0"

SEE 1|—OTW



2 Section
 Scale: 3/4" = 1'-0"

SEE 1|—OTW



1 Detail @ (N) Wall
 Scale: 3/4" = 1'-0"

NOTE: ROOF TRUSSES ARE MAY OR MAY NOT BE PERPENDICULAR TO STUDS.


NOTE: ROOF TRUSSES ARE MAY OR MAY NOT BE PERPENDICULAR TO STUDS.

Client:
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△	REVISION NAME	DATE
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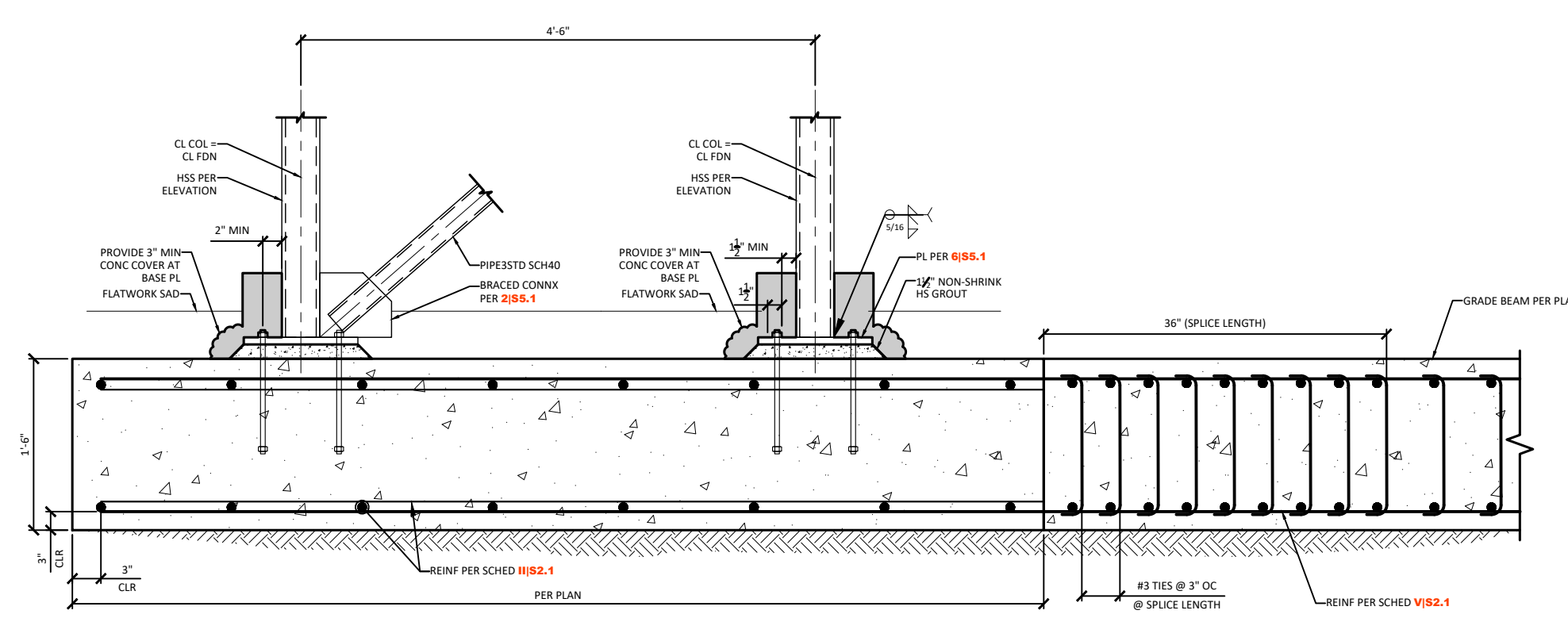
Approvals

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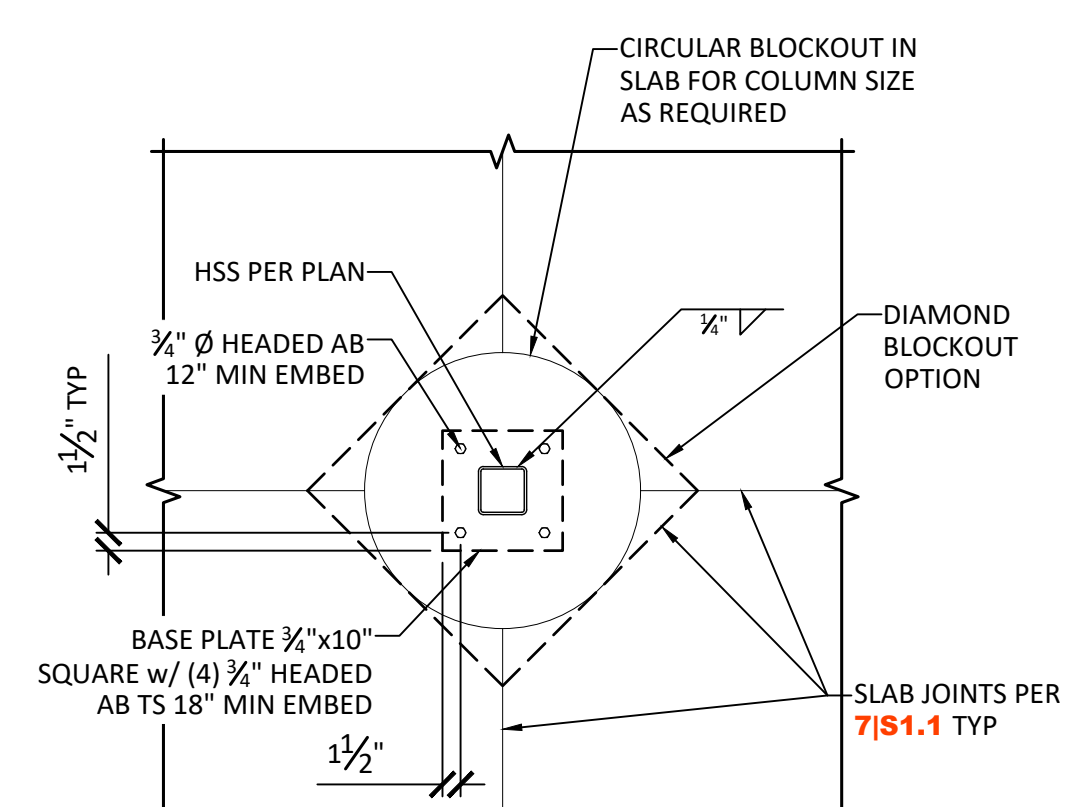
Key Plan

Sheet Name
FOUNDATION DETAILS

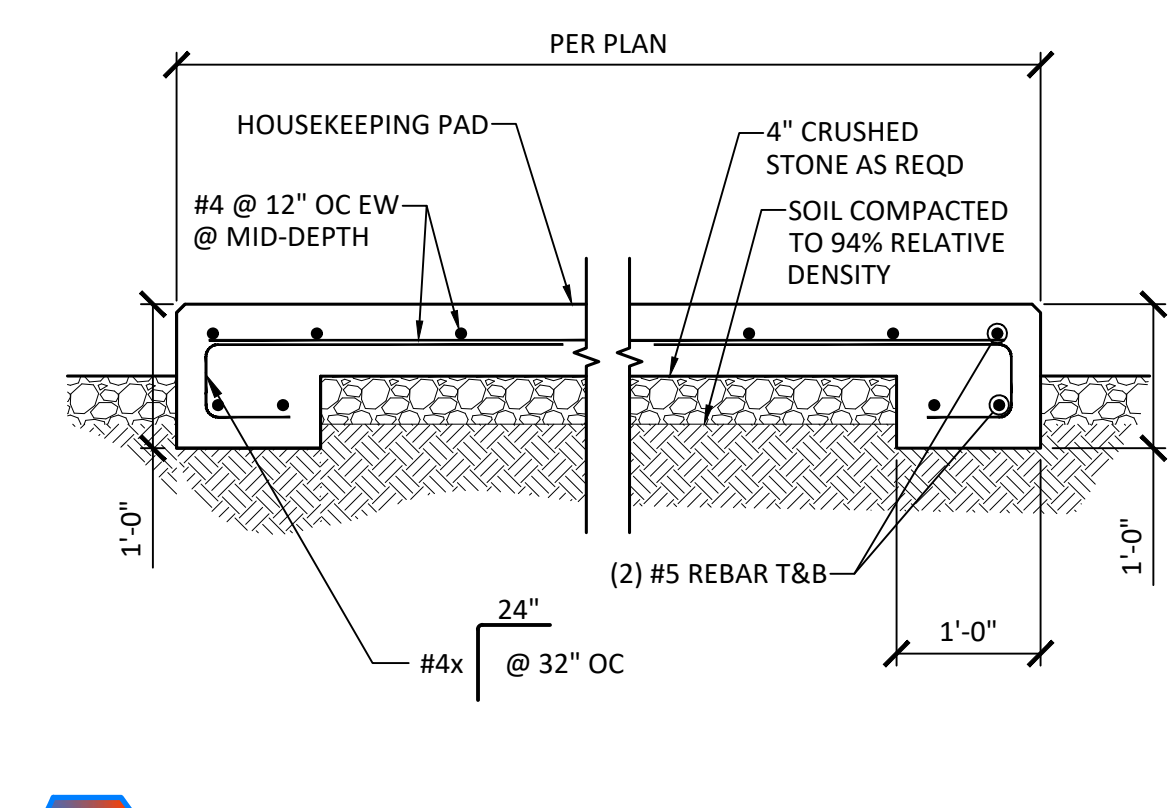
Sheet Number
S4.1



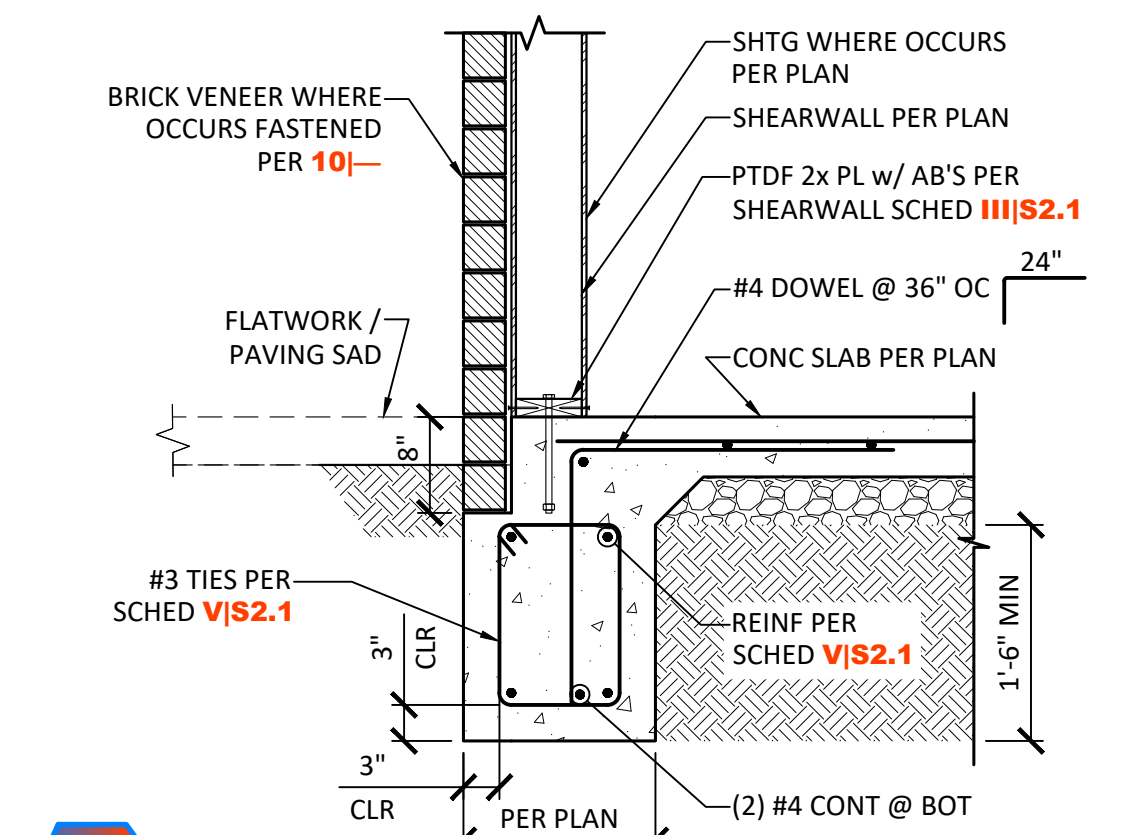
11 Braced Frame Column to Grade Beam
 Scale: 3/4" = 1'-0"



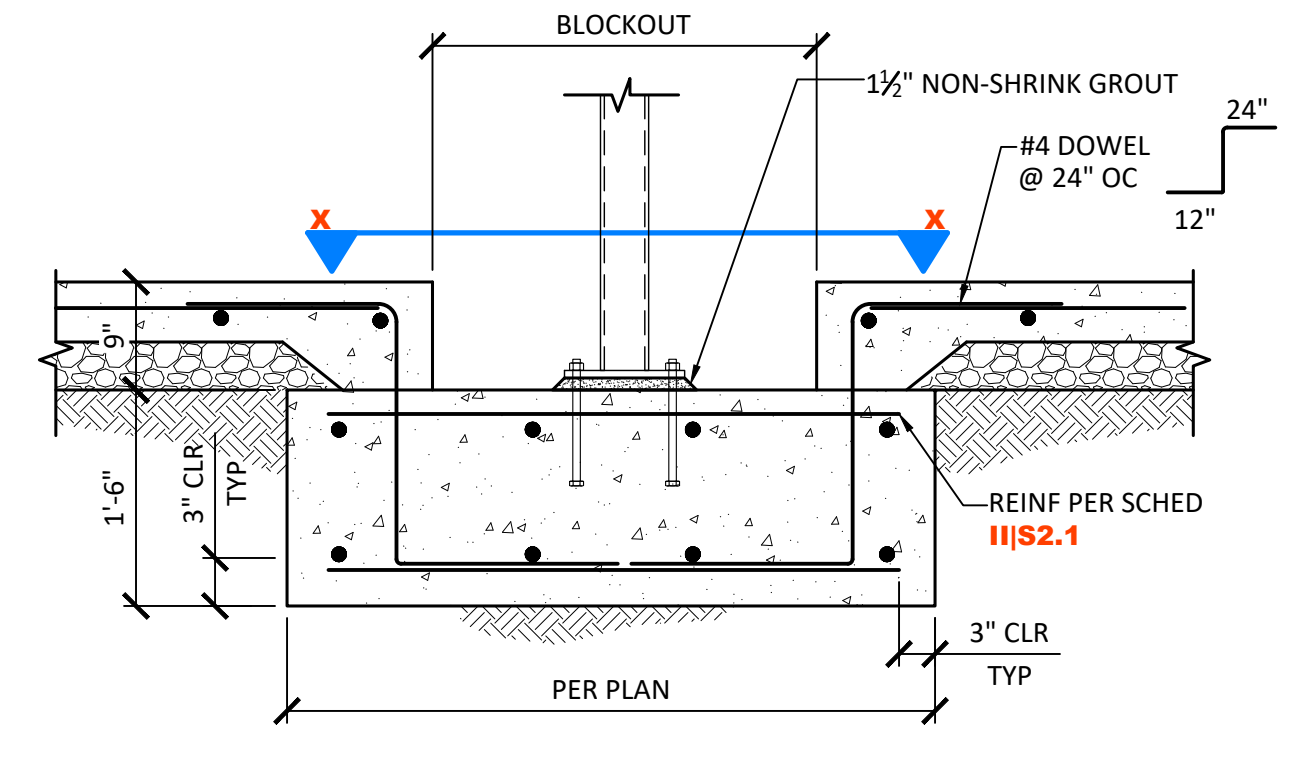
X HSS Col Blockout Plan



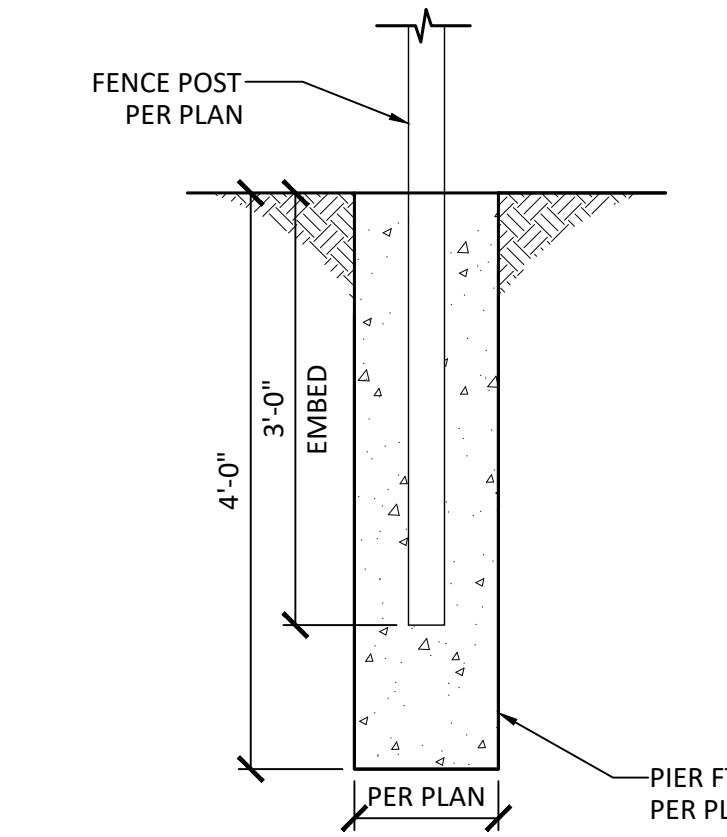
5 Housekeeping Pad
 Scale: 3/4" = 1'-0"



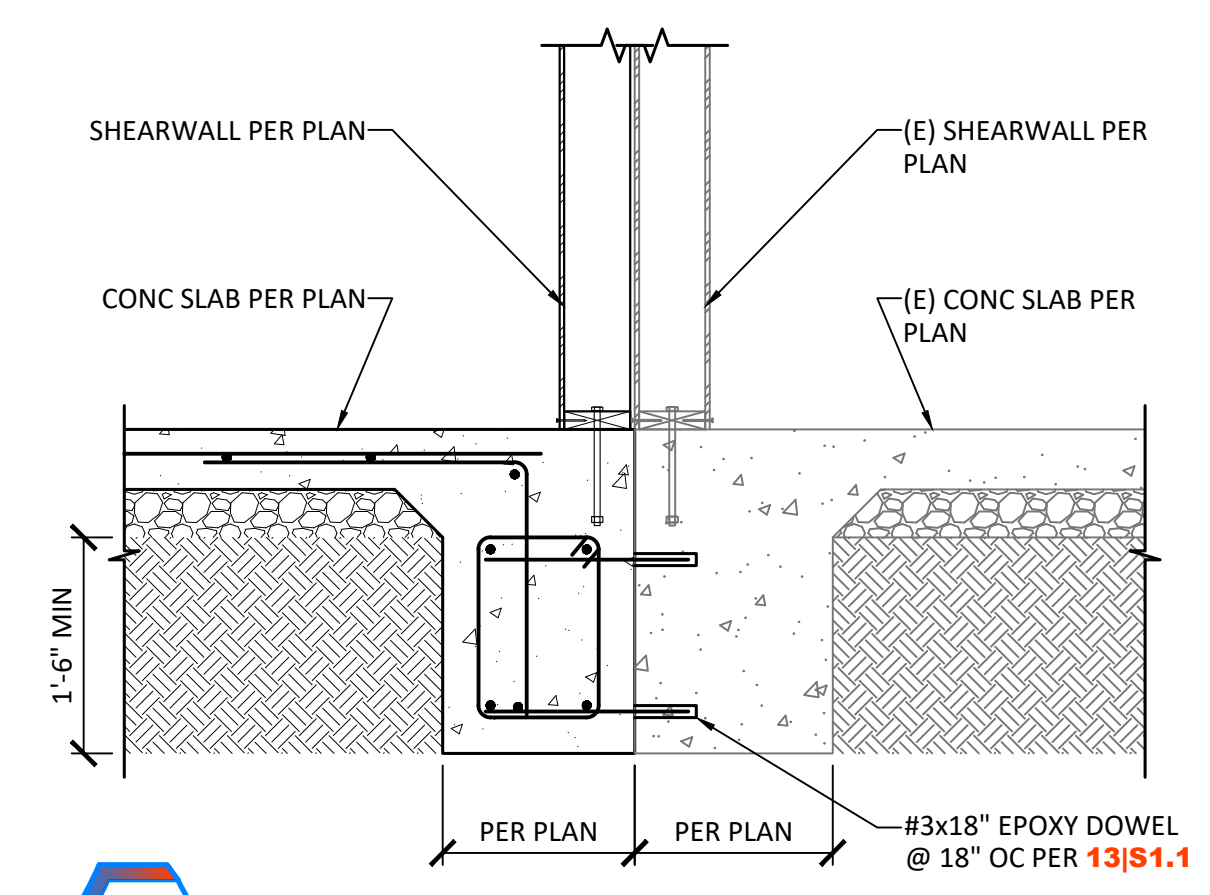
1 (N) Footing Detail
 Scale: 3/4" = 1'-0"



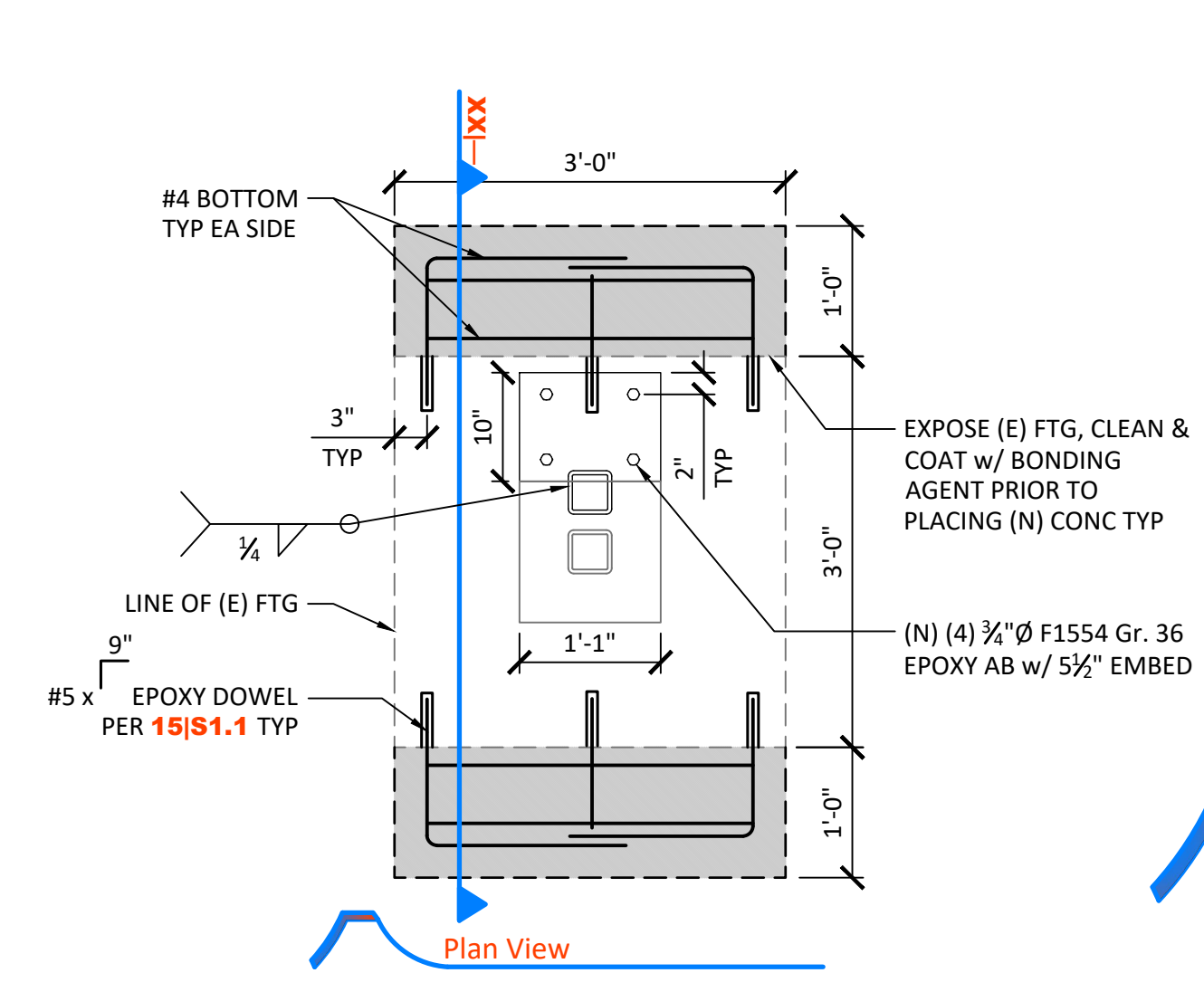
9 Spread Ftg Detail @ HSS Col
 Scale: 3/4" = 1'-0"



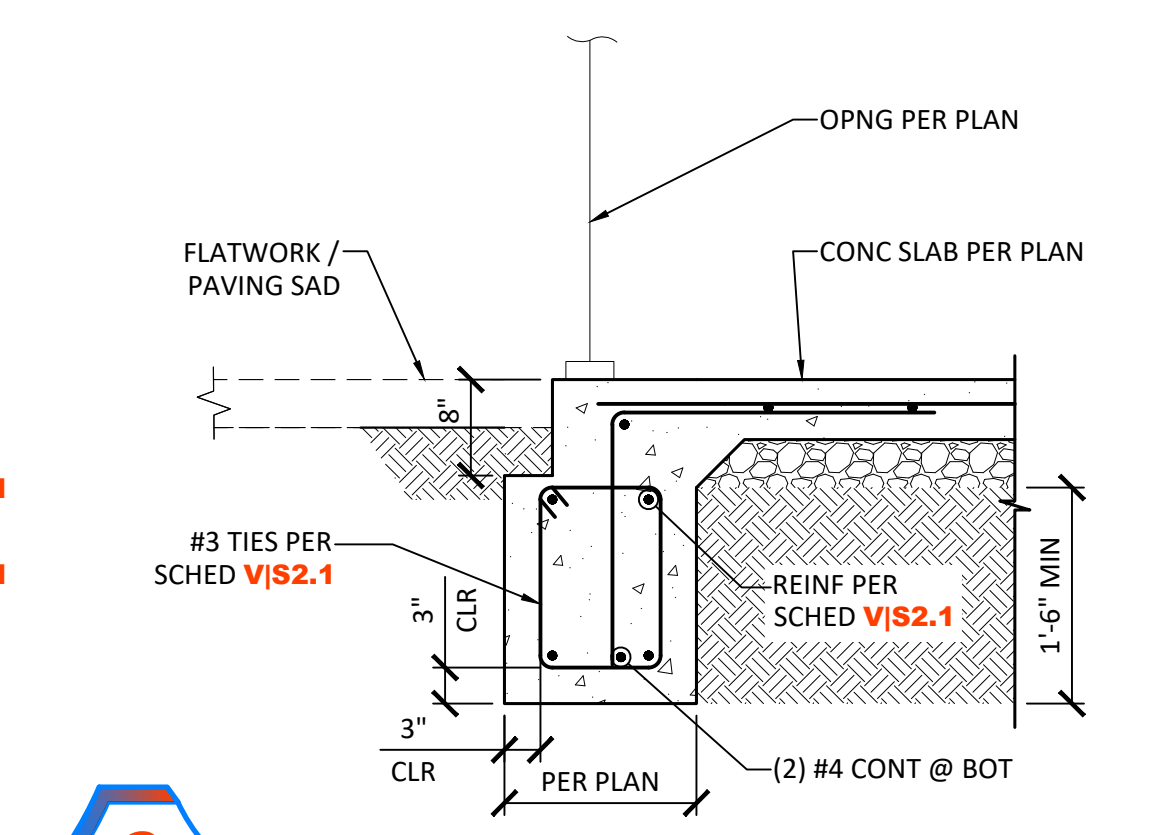
6 Detail @ Fence Post Pier Ftg
 Scale: 3/4" = 1'-0"



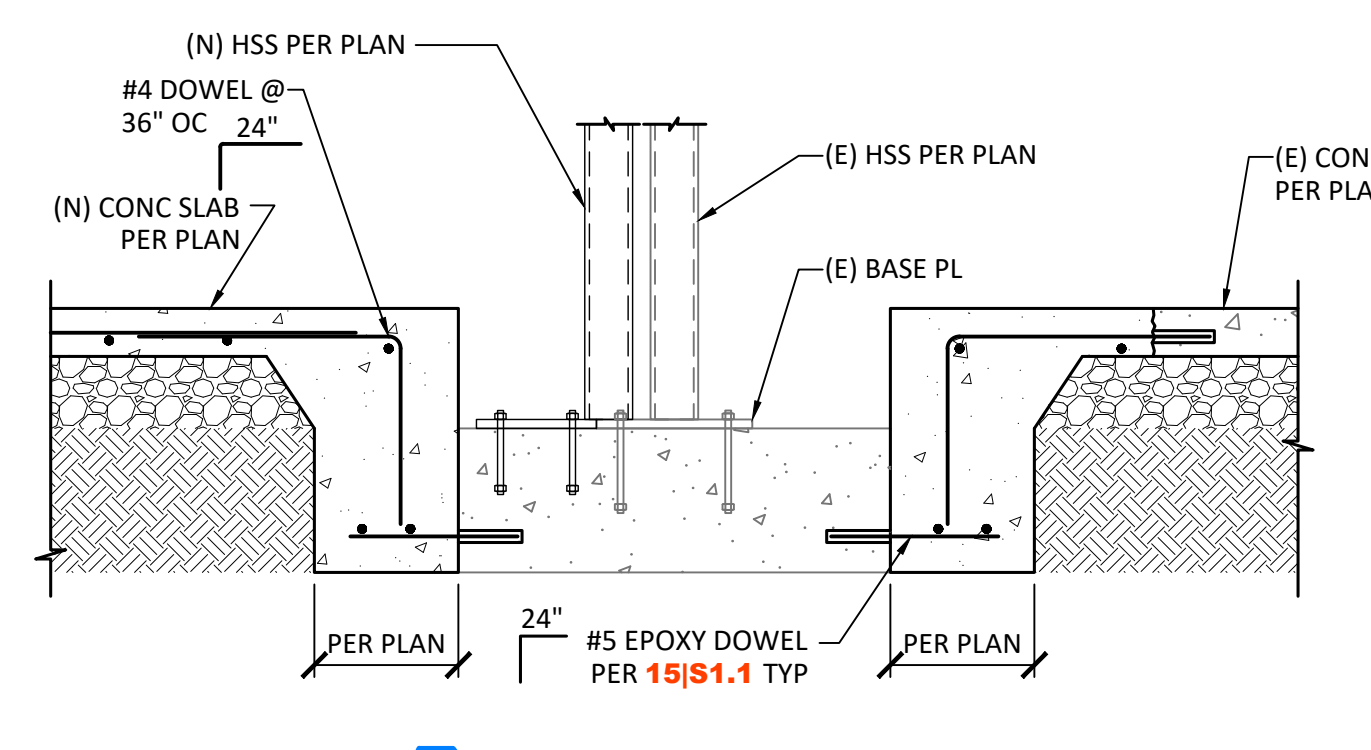
2 (E) to (N) Footing Detail
 Scale: 3/4" = 1'-0" SEE 11—OTW



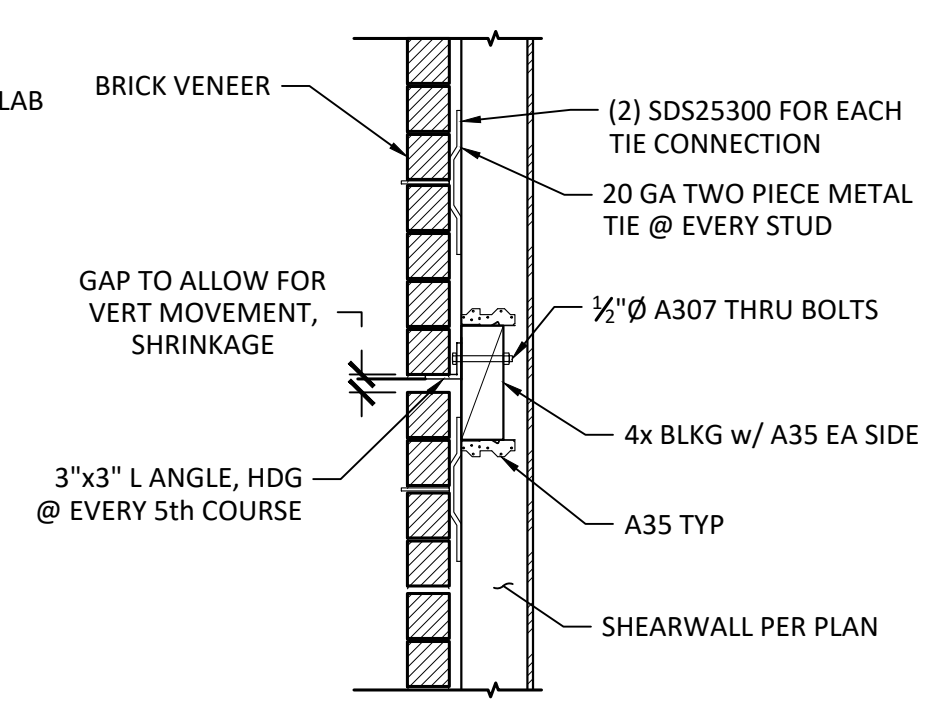
7 Interior Continuous Footing
 Scale: 3/4" = 1'-0" SEE 11—OTW



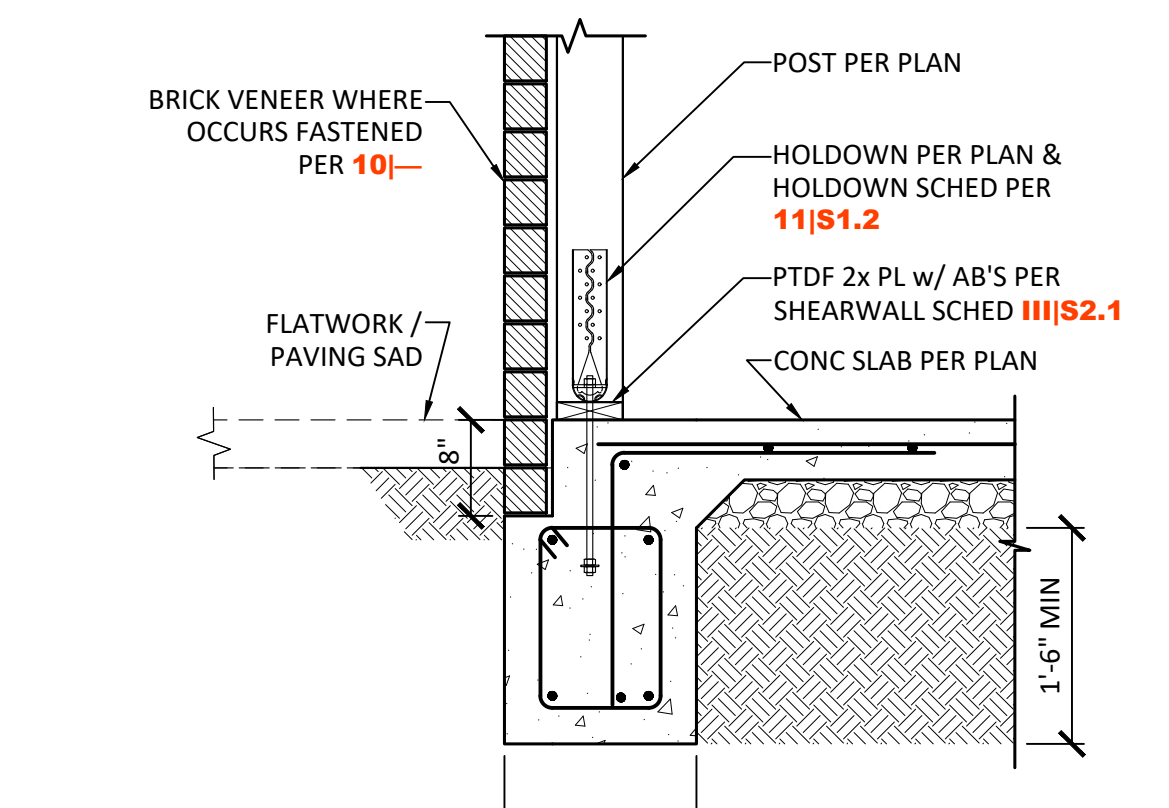
3 Footing Detail
 Scale: 3/4" = 1'-0"



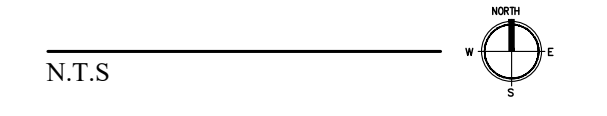
10 (N) HSS Footing @ (E) Footing
 Scale: 3/4" = 1'-0"



8 Brick Veneer to Wood Wall Connection
 Scale: 3/4" = 1'-0"



4 (N) Post Footing Detail
 Scale: 3/4" = 1'-0" SEE 11—OTW



KAP Job No. 463.01
 Scale: As Noted
 Date: 27 December 2022
 Drawn By: ANR
 Checked By: JMI

Client:

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Owner:
FEATHER RIVER TRIBAL HEALTH
 2145 Fifth Avenue
 Oroville, CA 95965

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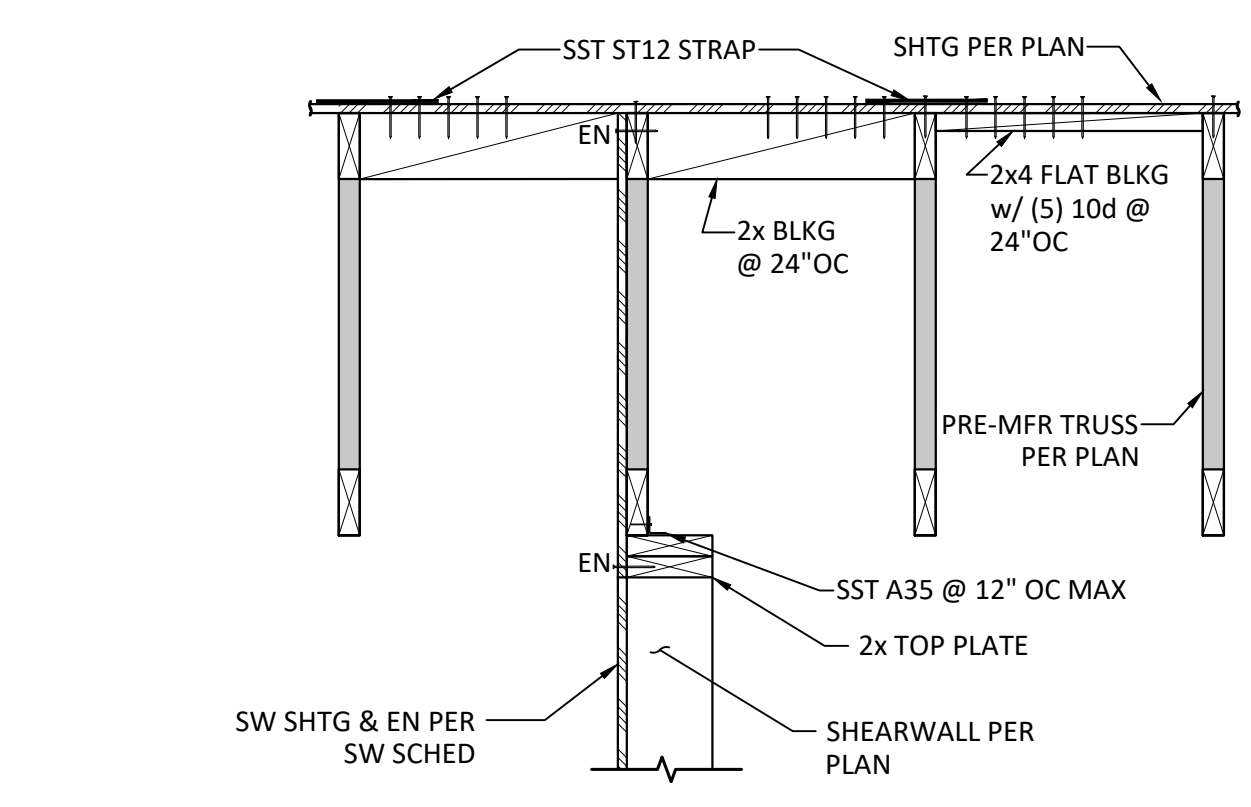
Key Plan

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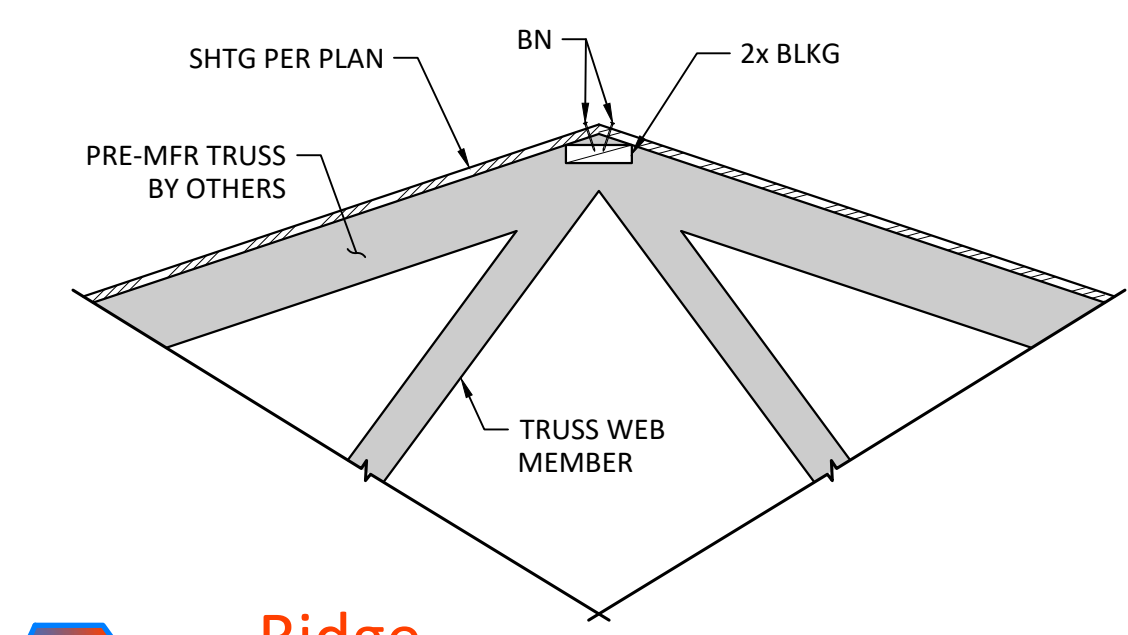
KAP Job No. 463.01
 Scale: As Noted
 Date: 27 December 2022
 Drawn By: ANR
 Checked By: JMI

Sheet Name
ROOF FRAMING DETAILS

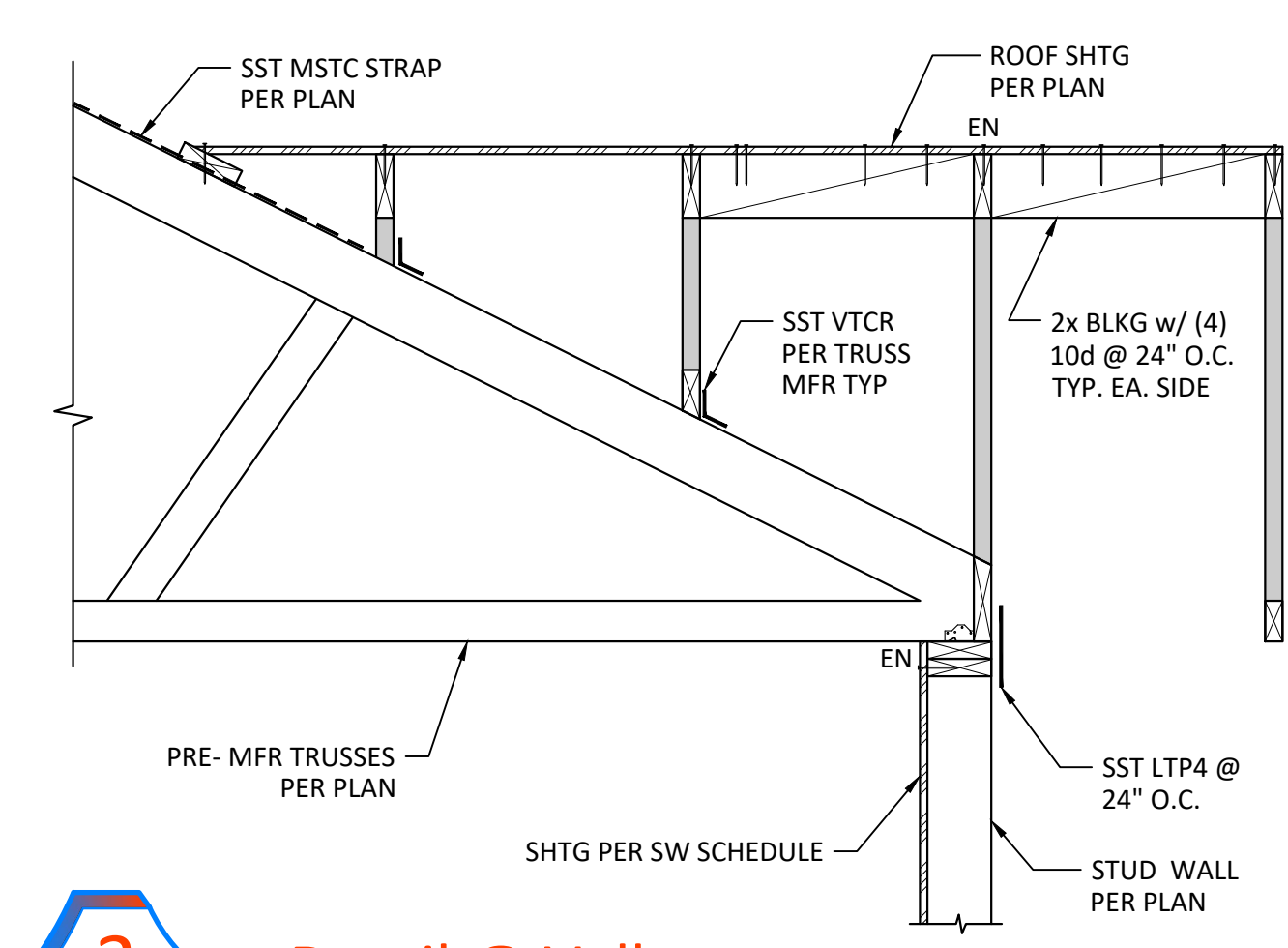
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S6.1



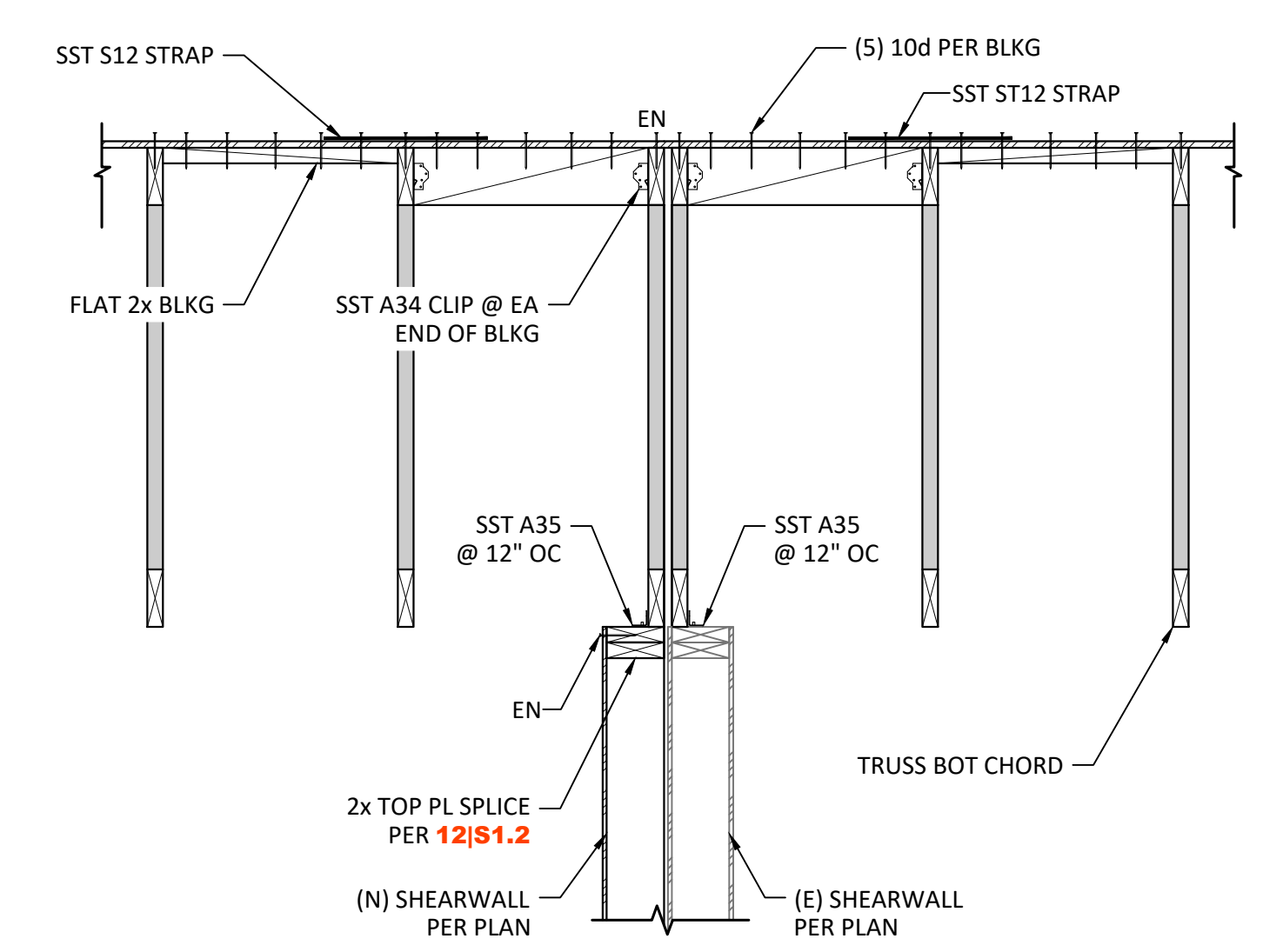
1 Roof Truss Parallel to Wood Shear Wall
 Scale: 3/4" = 1'-0"



2 Ridge Blocking @ Roof Trusses
 Scale: 3/4" = 1'-0"



3 Detail @ Valley
 Scale: 3/4" = 1'-0"



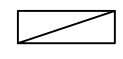
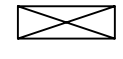
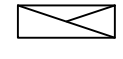



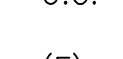
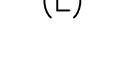
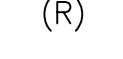
4 Section @ Gable End
 Scale: 3/4" = 1'-0"

COMPLIANCE NOTES

MECHANICAL AND PLUMBING EQUIPMENT SHALL CONFORM TO THE FOLLOWING AS STATED IN THE ENERGY EFFICIENCY STANDARDS, 2019.

- BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE EFFICIENCY REQUIREMENTS AS PRESCRIBED IN SECTIONS:
- BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH SECTIONS.
- APPLIANCES REGULATED BY THE APPLIANCE EFFICIENCY STANDARDS:
- HVAC EQUIPMENT EFFICIENCY AND PACKAGED CONTROLS:
- SERVICE WATER HEATING EFFICIENCY AND CONTROLS:
- POOL AND SPA HEATING EFFICIENCY AND CONTROLS:
- RESTRICTIONS ON PILOT LIGHTS:
- REQUIREMENTS FOR VENTILATION:
- REQUIRED CONTROLS FOR HVAC SYSTEMS:
- REQUIREMENTS FOR PIPE INSULATION:
- REQUIREMENTS FOR DUCT INSULATION:

MECHANICAL LEGEND

-  RETURN OR OUTSIDE
-  SUPPLY DUCT
-  TRANSFER OR EXHAUST AIR DUCT
-  MAD MANUAL AIR DAMPER
-  THERMOSTAT
-  U.C. UNDER CUT DOOR 3/4"
-  (E) EXISTING
-  (R) RELOCATE
-  (N) NEW

DIFFUSER, REGISTER, & GRILLE SCHEDULE

SYMBOL	DESCRIPTION
CD-1	CEILING DIFFUSER TITUS MODEL MCD, TBAR MOUNT FRAME, WHITE FINISH.
TG-1	CEILING DIFFUSER TITUS MODEL 50F, TBAR MOUNT FRAME, WHITE FINISH.
RG-1	RETURN GRILLE TITUS MODEL 50F, TBAR MOUNT FRAME, WHITE FINISH.

GENERAL NOTES

- FLEXIBLE DUCT SHALL BE R-6 RATED AND NOT EXCEED 5'-0" IN LENGTH.
- EXTERNAL DUCT WRAP SHALL BE 2", 3/4 # DENSITY FSK
- ALL SUPPLY BRANCH DUCTS SHALL HAVE A MANUAL VOLUME DAMPER
- DSB DUCT SMOKE DETECTORS EXISTING.
- DUCT CONSTRUCTION SHALL COMPLY WITH THE LATEST SMACNA STANDARDS
- ALL SUPPLY/RETURN PLENUMS SHALL HAVE R4.2 RATED INTERNAL LINER
- PROVIDE PERMANENT IDENTIFICATION ON ALL ROOFTOP EQUIPMENT.
- ALL OUTSIDE AIR INTAKES AND EXHAUST DISCHARGES SHALL HAVE BIRD SCREENS PER CMC 402.4 & CMC 502.1

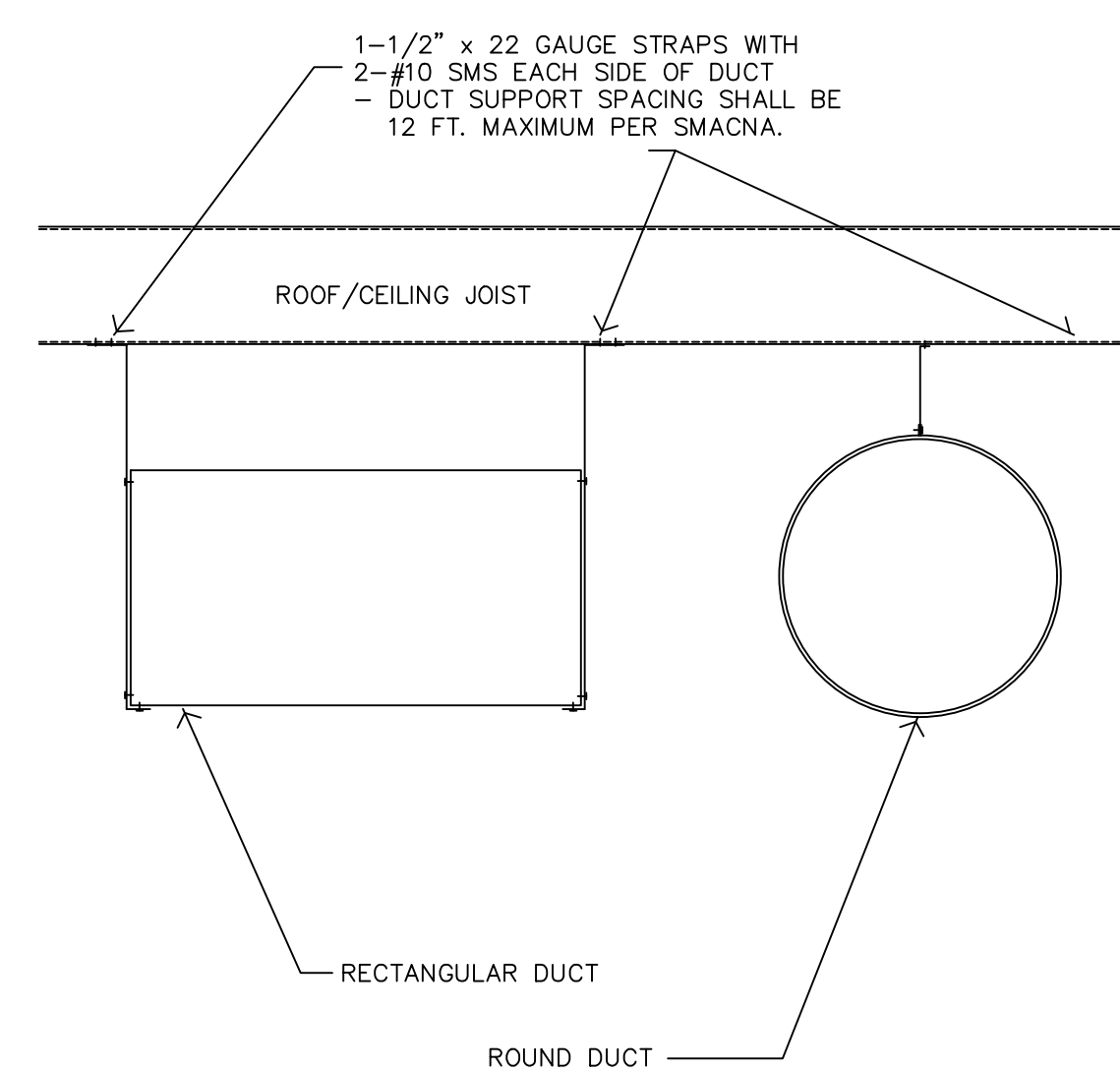
EXISTING ROOFTOP AC SCHEDULE

TAG	MANUFACTURER	MODEL	COOLING SENSIBLE BTU	HEATING CAPACITY BTU	CFM	OSA	MOTOR				OPERATING WEIGHT LBS.
							VOLT	PH	HZ	MIN. CKT AMPS	
(E) AC-11	CARRIER	48HJD012	116,000	180,000	3,200	500	208	3	60	58.3	1435

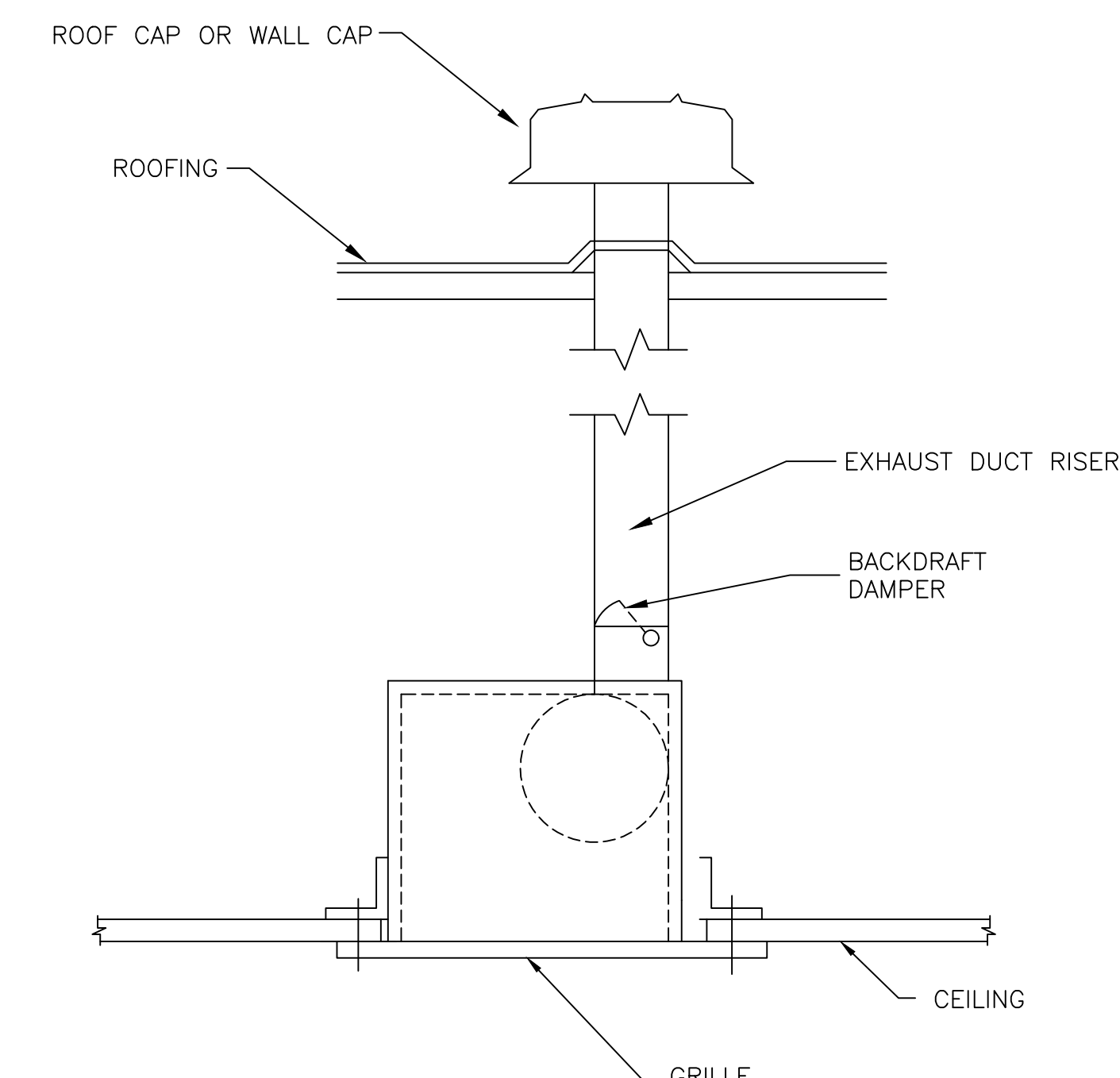
CEILING EXHAUST FAN SCHEDULE

SYMBOL	MANUFACTURER	MODEL	CFM	ESP	SONES (MAX.)	RPM	MOTOR				OPERATING WEIGHT LBS.
							AMPS	VOLTS	PH	HZ	
CEF-1	BROAN	L150	130	0.375	1.8	640	1.1	115	1	60	23

- NOTES:
- PROVIDE WITH FACTORY BACKDRAFT DAMPER AND SPEED CONTROLLER.



DUCT SUPPORT
NO SCALE



CEILING EXHAUST FAN DETAIL
NO SCALE

Revisions

NO.	DATE	DESCRIPTION



6/25/21

FEATHER RIVER TRIBAL HEALTH
PHARMACY ADDITION/RENOVATION
2145 5TH AVENUE, OROVILLE, CA 95965

MECHANICAL
SCHEDULES

Date 12/28/22

Scale 1/8"=1'-0"

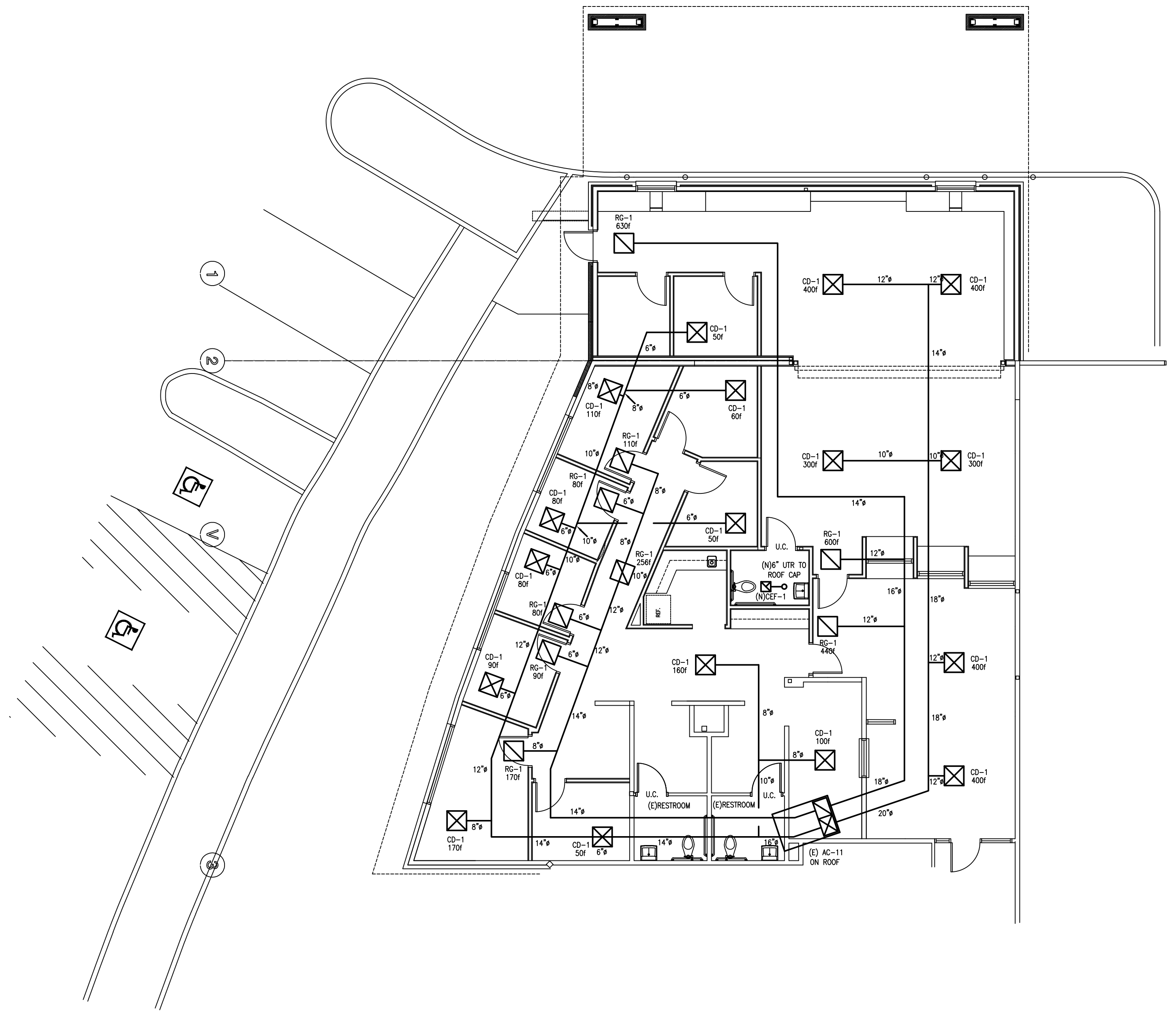
Drawn E.DICKSON

Job -

Sheet

M1.0

THIS WORK IS DESIGNED BY AND SHALL BE INSTALLED BY THE LISTED MECHANICAL CONTRACTOR PER CBC 107 & BUSINESS PROFESSIONS CODE SECTION 6737.3



MECHANICAL NEW PLAN
3/16"=1'-0"

*REMOVE ALL EXISTING DUCTWORK AND REGISTERS.

THIS WORK IS DESIGNED BY AND SHALL BE INSTALLED BY THE LISTED MECHANICAL CONTRACTOR PER CBC 107 & BUSINESS PROFESSIONS CODE SECTION 6737.3

Revisions	

DICKSON MECHANICAL
 2145 5TH AVENUE, OROVILLE, CA 95965
 (530) 876-6339
 LIC. NO. 982514

6/25/21

FEATHER RIVER TRIBAL HEALTH PHARMACY ADDITION/RENOVATION
 2145 5TH AVENUE, OROVILLE, CA 95965

MECHANICAL FLOOR PLAN

Date 12/28/22
 Scale 3/16"=1'-0"
 Drawn E.DICKSON
 Job -
 Sheet

M2.0

FIXTURE SCHEDULE

SYMBOL	MFR/MODEL	VENT	WASTE	COLD	HOT	REMARKS
			OUTLET	WATER	WATER	
	LAVATORY - KOHLER MODEL K-2005 FAUCET - CHICAGO 802-VE2805-665ABCP	1 1/2"	2"	1/2"	1/2"	THIS FIXTURE SHALL MEET ALL ADA REQUIREMENTS FOR BOWL DEPTH AND CLEARANCES, AND SHALL BE INSTALLED AT THE CORRECT RIM HEIGHT, KNEE CLEARANCES PER ADA REQUIREMENTS
	SINK - ELKAY MODEL HD3208T1FR FAUCET - LK24T1GR (INCLUDED W/ SINK)	1 1/2"	2"	1/2"	1/2"	ACCESSIBLE APPROVED WITH APPROVED MIXING VALVE
	COMMODOE - GERBER MODEL HE-20-318 PRESSURE ASSIST TANK ADA COMPLIANT	3"	3"	1/2"	~	THIS FIXTURE SHALL BE ELONGATED BOWL, OPEN FRONT SEAT AND 1.28 gal. PER FLUSH - PRESSURE ASSIST FLUSH UNIT.
	MATTS - EXTERNAL THERMOSTATIC MIXING VALVE MODEL - LFMV	~	~	1/2"	1/2"	

ALL PLUMBING FIXTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. PROVIDE AND INSTALL ANY ACCESSORIES AS REQUIRED FOR A COMPLETE AND PROPERLY OPERATIONAL SYSTEM.

NOTE:
ALL FAUCETS SHALL BE PROVIDED AND INSTALLED WITH THERMOSTATIC MIXING DEVICES THAT CONFORM WITH CODE REQUIREMENTS. LIMITATION OF HOT WATER TEMPERATURE FOR PUBLIC LAVATORIES; HOT WATER DELIVERED FROM PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 DEGREES F. BY A DEVICE THAT IS IN ACCORDANCE WITH ASSE 1010M OR CSA B125.3. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (PER CBC)

WASTE & VENT PIPING LEGEND

- SANITARY SEWER LINE - SCHEDULE 40 PVC
- WASTE VENT LINE - SCHEDULE 40 PVC
- EXISTING SANITARY SEWER LINE
- EXISTING WASTE VENT LINE
- VENT THRU ROOF
- POINT OF CONNECTION
- WATER (OVERHEAD)**
- COLD WATER - TYPE L COPPER
- HOT WATER - TYPE L COPPER
- EXISTING COLD WATER
- EXISTING HOT WATER
- EXISTING & PROPOSED HOT WATER RETURN

ROOF DRAIN

- ROOF WASTE LEADER

GENERAL NOTES

1. ALL PLUMBING INSTALLATIONS SHALL CONFORM WITH THE 2019 CALIFORNIA BUILDING CODE AND THE 2019 CALIFORNIA PLUMBING CODE AND OTHER CURRENT, GOVERNING CODES.
2. THE CONTRACTOR WILL FIELD LOCATE EXISTING PIPING MAINS AND POINTS OF CONNECTION BEFORE STARTING THE WORK.
3. ALL PLUMBING DRAWINGS ARE SCHEMATIC. THE APPROXIMATE SIZE AND LOCATION OF EQUIPMENT IS SHOWN TO SCALE WHERE POSSIBLE.
4. WHERE APPLICABLE PROVIDE AND INSTALL APPROVED FIRE CAULK/SEALS AROUND ALL PIPES AND ETC. PENETRATING FIRE RATED WALLS AND PARTITIONS.
5. FLASH AND COUNTERFLASH ALL ITEMS PASSING THROUGH THE ROOF. PROVIDE AND INSTALL ROOF JACKS, SAFES, ETC AS REQUIRED.
7. ALL PIPING AND ETC SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE REQUIREMENTS.
8. ALL WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC OR OTHER CODE APPROVED PIPING.
9. RESERVED
10. ALL ABOVE GROUND WATER PIPING SHALL BE TYPE M COPPER.
11. PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT.
12. PIPING SHALL BE SECURED AT 72" O.C. MAXIMUM SPACING
13. CLEAN OUTS SHALL BE THE FULL SIZE OF THE PIPE BUT NO LARGER THAN 4" DIAMETER.
14. ANGLE STOPS SHALL BE PLUMBING CODE APPROVED.
15. ALL TRAPS SHALL BE SCHEDULE 40 PVC TRAPS COMPLETE WITH ALL ACCESSORIES INCLUDING TRAP TO WALL CONNECTION AND ESCUTCHEON PLATE.
16. MOUNTING HEIGHT OF FIXTURES AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ALL ACCESSIBILITY REQUIREMENTS.
17. WATER HAMMER ARRESTERS SHALL BE INSTALLED AT FIXTURES.

SHEET INDEX	
P1-0	PLUMBING SCHEDULE & NOTES
P1-1	WASTE & VENT PIPING PLAN
P2-1	WATER PIPING PLAN
P3-1	ROOF DRAIN PLAN

REVISIONS	

12/22/22

FEATHER RIVER TRIBAL HEALTH
TENANT IMPROVEMENT
2145 5th AVE.
OROVILLE, CA 95965

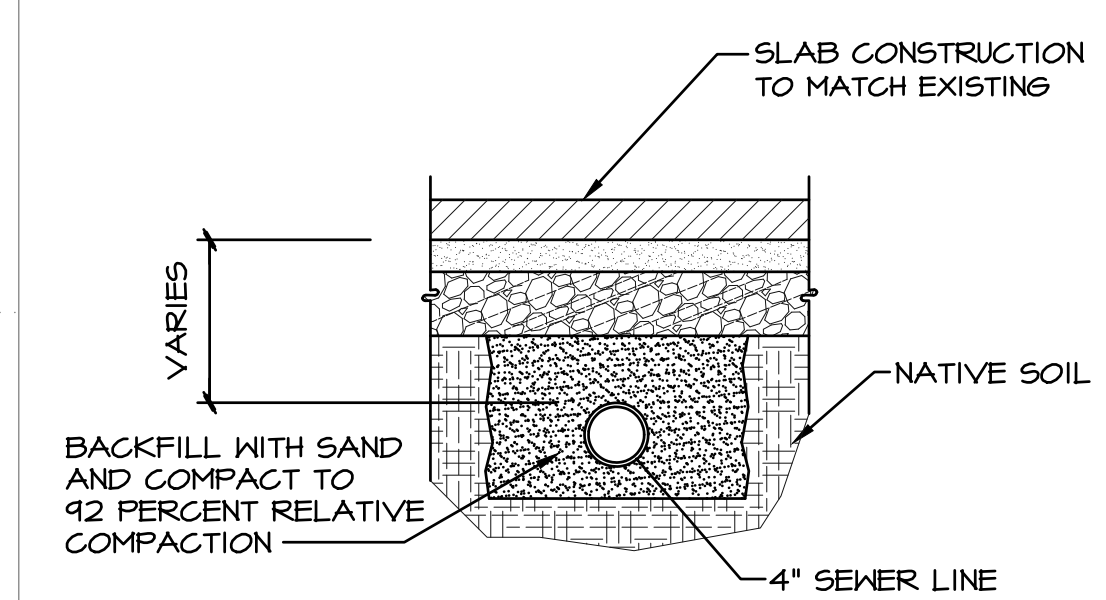
PLUMBING SCHEDULE AND NOTES

ALLCOM PLUMBING
Anthony Upton owner
Lic. #808099
(530) 671-3182
Call (530) 682-5360
Fax (530) 671-4258

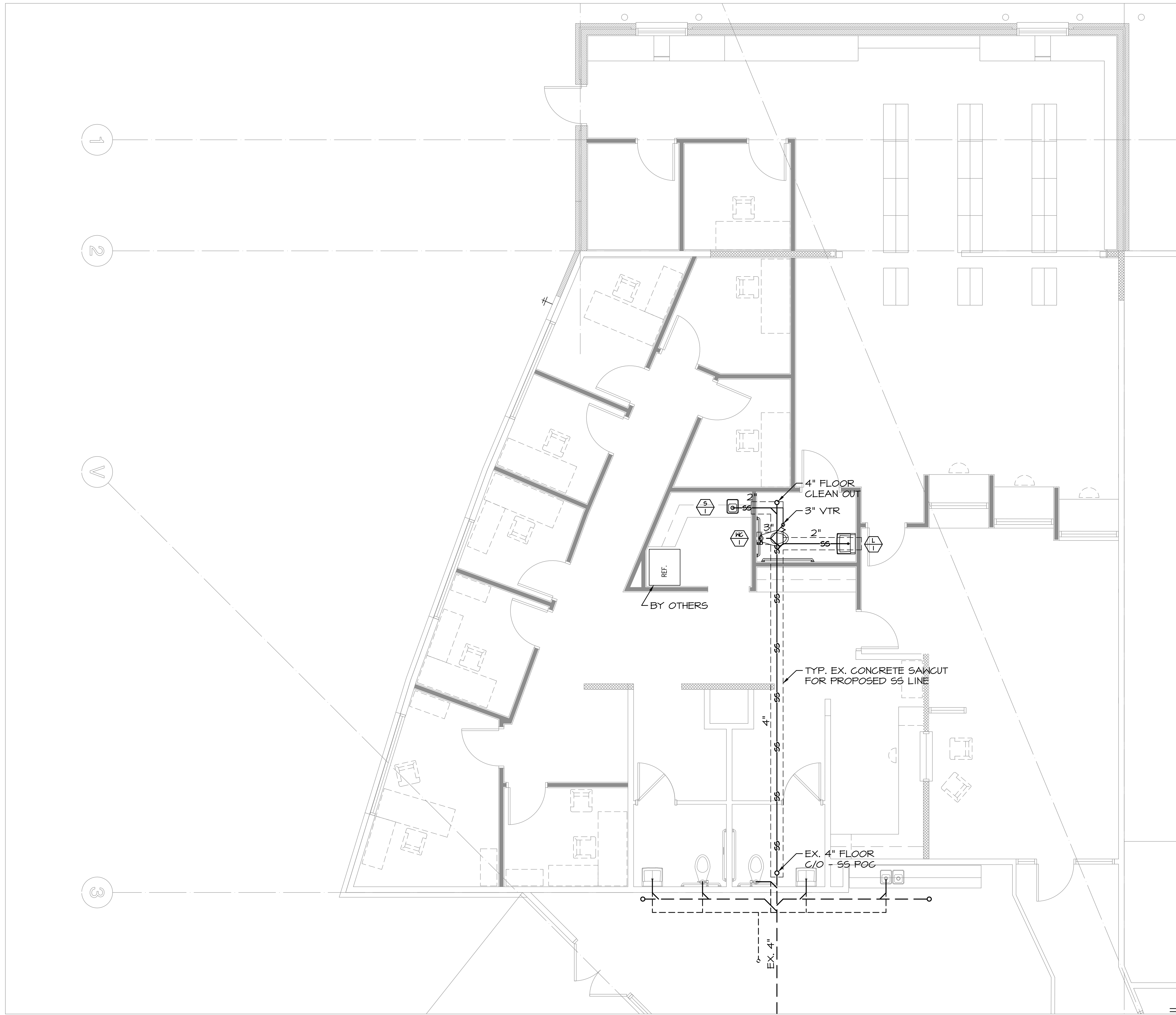
Anthony Upton

DRAWN	✓
CHECKED	
DATE	12/22/22
SCALE	NONE
JOB NO.	
SHEET	P1-0
OF X SHEETS	

SEE SHEET P1-0
FOR PLUMBING LEGEND,
NOTES AND SCHEDULE



1 SECTION @ SEWER LINE
SWR-LN 1-12



WASTE AND VENT PIPING PLAN

1/4" = 1'-0"

NO.	REVISIONS

12/22/22

FEATHER RIVER TRIBAL HEALTH
TENANT IMPROVEMENT
2145 5th AVE.
OROVILLE, CA 95965

WASTE AND VENT PIPING PLAN

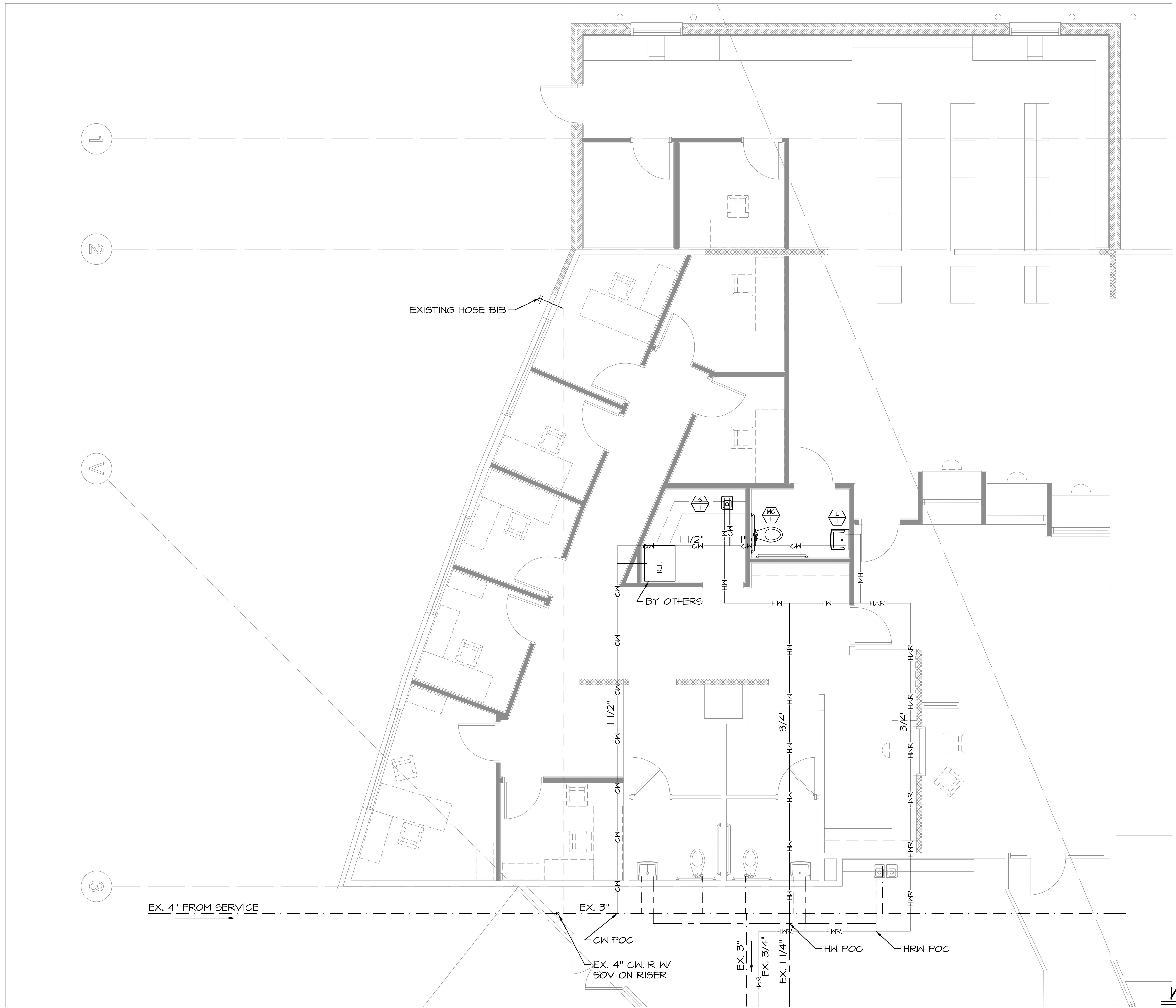
Anthony Upton
owner

ALLCOM PLUMBING
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(530) 671-3182
Call (530) 682-5360
Fax (530) 671-6258

Aruty Yata

DRAWN
CHECKED
DATE
12/22/22
SCALE
1/4" = 1'-0"
JOB NO.
SHEET
P1-1
OF X SHEETS

SEE SHEET PI-0
FOR PLUMBING LEGEND,
NOTES AND SCHEDULE



WATER PIPING PLAN

1/4" = 1'-0"

NO.	REVISIONS

12/22/22

FEATHER RIVER TRIBAL HEALTH
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 OROVILLE, CA 95965

WATER PIPING PLAN

Anthony Upton
owner

ALLCOM PLUMBING
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 (530) 671-3182
 Cell (530) 682-5360
 Fax (530) 671-6258

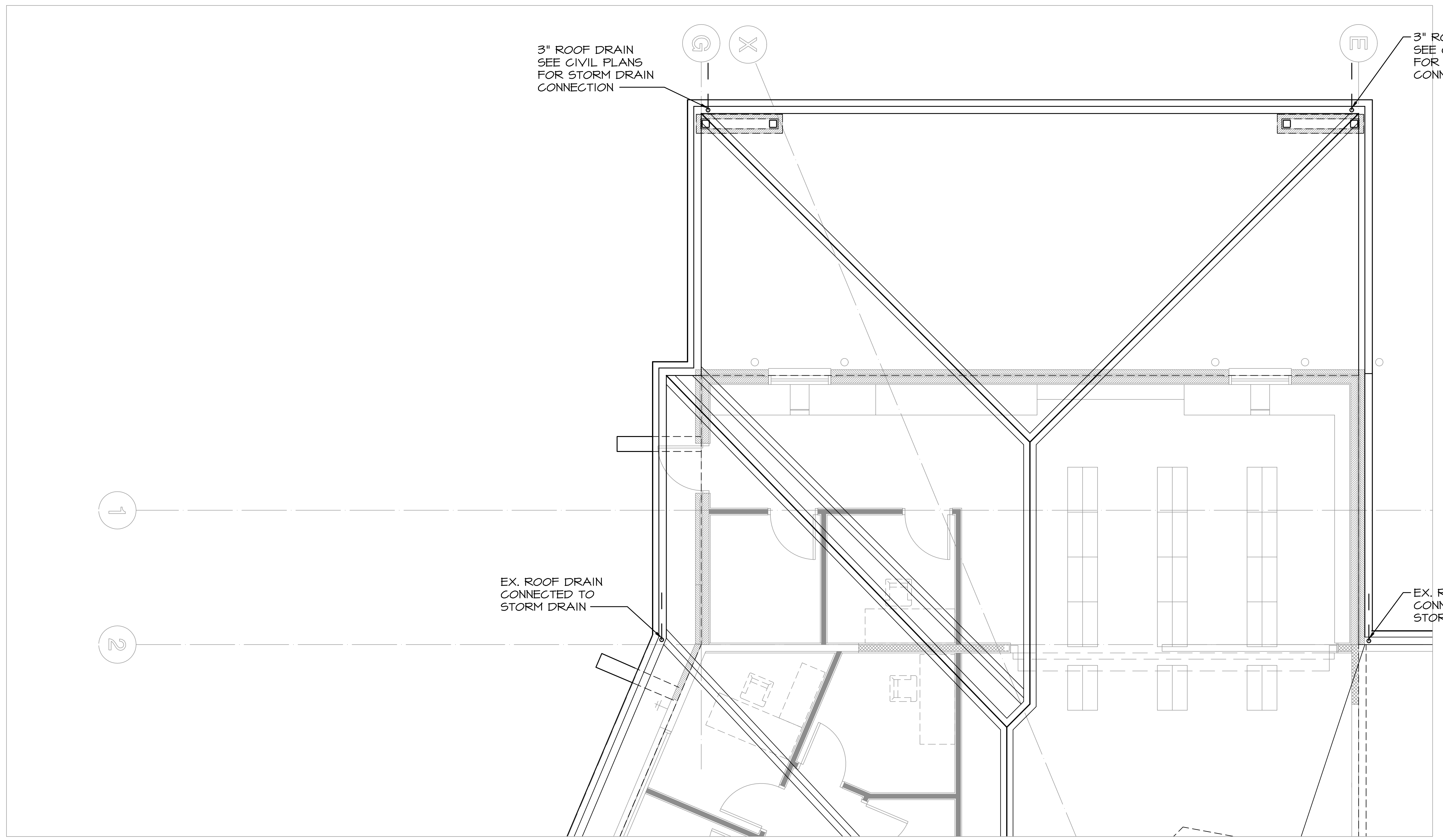
Anthony Upton

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CHECKED
DATE
SCALE
JOB NO.
SHEET
P2-1
OF X SHEETS

SEE SHEET P1-0
FOR PLUMBING LEGEND,
NOTES AND SCHEDULE

REVISIONS	

12/22/22



FEATHER RIVER TRIBAL HEALTH
TENANT IMPROVEMENT
 2145 5th AVE.
 OROVILLE, CA 95965

ROOF DRAIN PLAN

Anthony Upton
owner

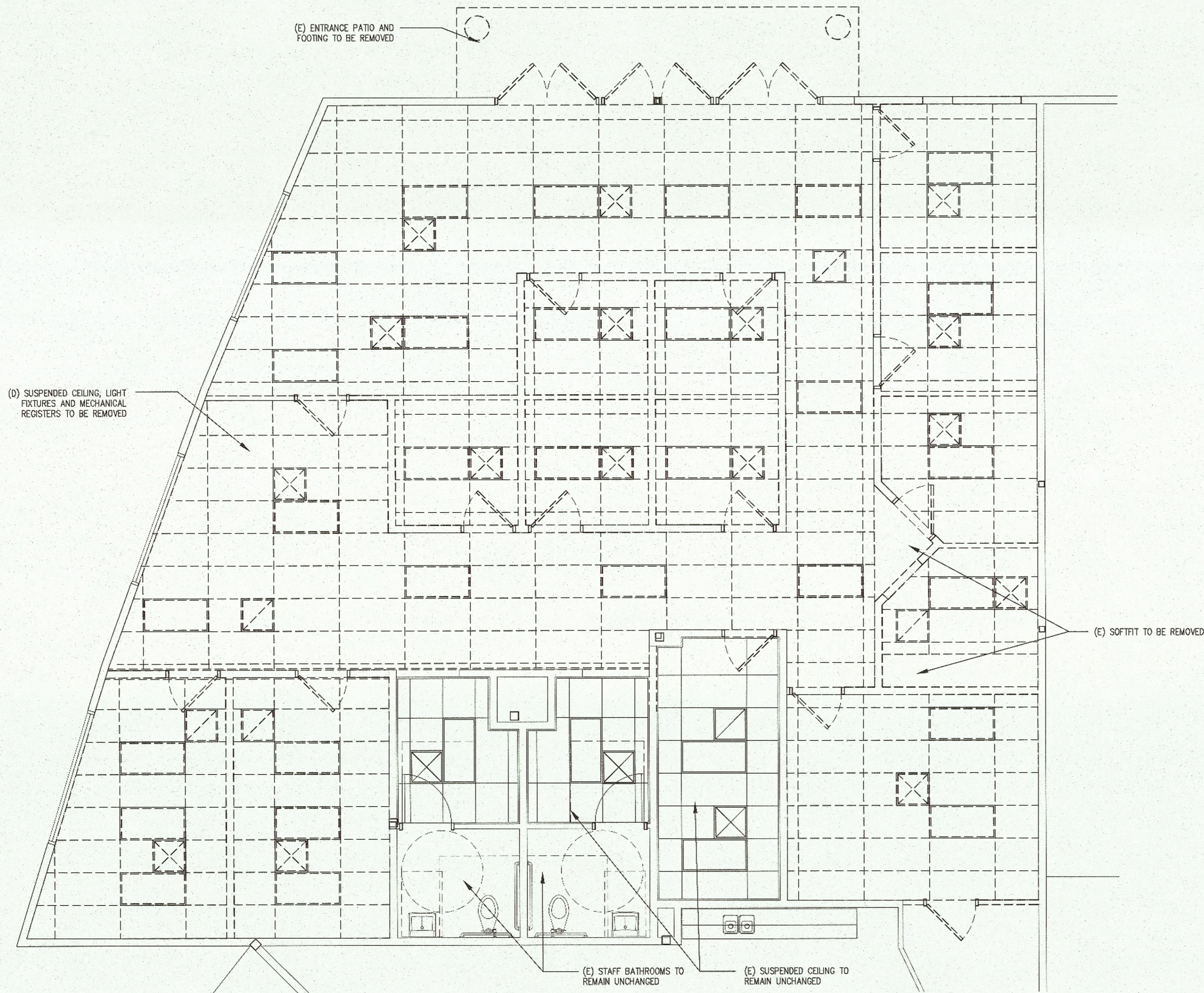
ALLCOM PLUMBING
 Lic. #808099
 (530) 671-3182
 Cell (530) 682-5360
 Fax (530) 671-6258

Anthony Upton

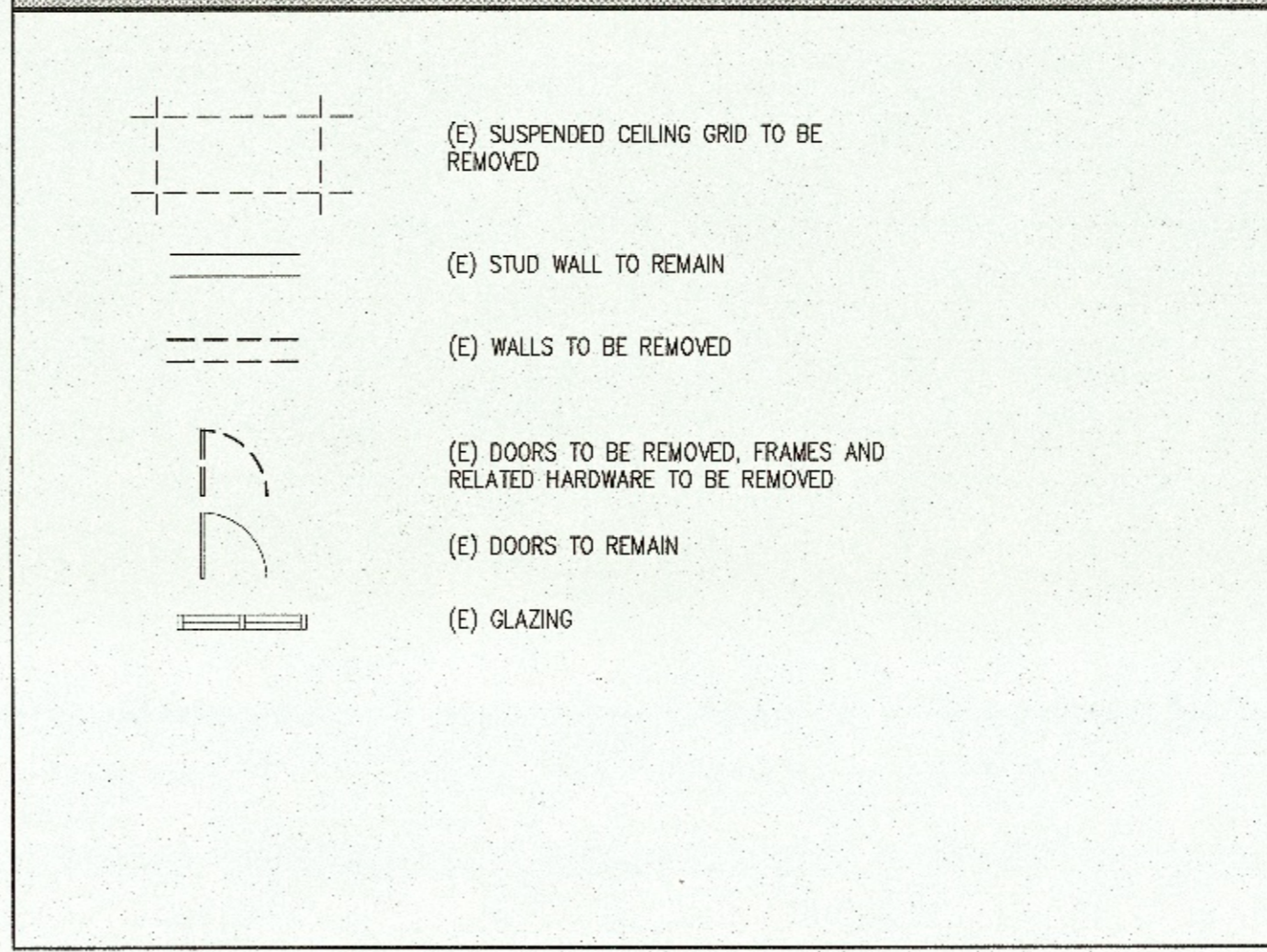
DRAWN	↓
CHECKED	
DATE	12/22/22
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	
P3-1	
OF X SHEETS	

ROOF DRAIN PLAN

1/4" = 1'-0"




DEMOLITION FLOOR PLAN LEGEND



DEMOLITION GENERAL NOTES

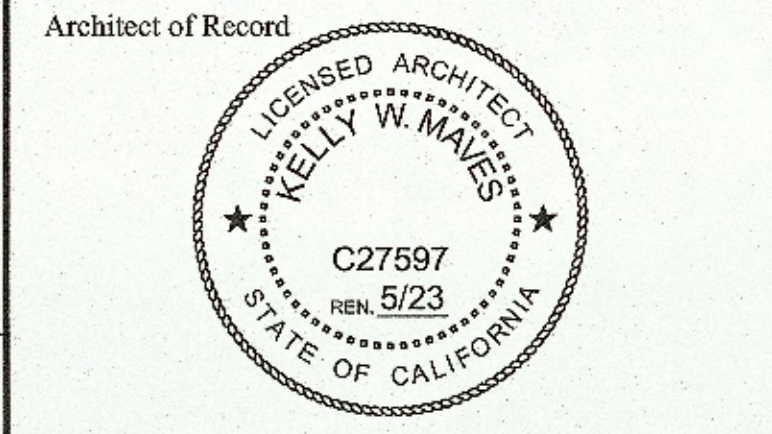
- EXISTING ENTRANCE PATIO TO BE REMOVED.
- EXISTING STAFF BATHROOM AND STORAGE REMAIN UNCHANGED.
- FIRE SPRINKLER NOTES:
A. BEFORE SHUTTING OFF A SECTION OF THE FIRE SERVICE SYSTEM TO MAKE SPRINKLER CONNECTIONS, PLAN THE WORK CAREFULLY, AND ASSEMBLE ALL MATERIALS TO ENABLE COMPLETION IN THE SHORTEST POSSIBLE TIME. THE REMAINDER SHALL BE KEPT IN SERVICE.
B. WORK STARTED ON CONNECTIONS SHOULD BE COMPLETED WITHOUT INTERRUPTION, AND PROTECTION SHOULD BE RESTORED AS PROMPTLY AS POSSIBLE. DURING THE IMPAIRMENT, PROVIDE EMERGENCY HOSE LINES AND EXTINGUISHERS AND MAINTAIN EXTRA WATCH SERVICE IN THE AREAS AFFECTED.
C. WHEN CHANGES INVOLVE SHUTTING OFF WATER FROM ANY CONSIDERABLE NUMBER OF SPRINKLERS FOR MORE THAN A FEW HOURS, TEMPORARY WATER SUPPLY CONNECTIONS SHOULD BE MADE TO SPRINKLER SYSTEM SO THAT REASONABLE PROTECTION CAN BE MAINTAINED.
- WHEN IT IS NECESSARY TO SHUT DOWN THE ENTIRE SYSTEM, A FIRE WATCH SHALL BE KEPT IN SITE UNTIL THE SYSTEM IS RESTORED TO SERVICE. THE SOLE DUTY OF FIRE WATCH PERSONNEL SHALL BE TO WATCH FOR THE OCCURRENCE OF FIRE, COMPLETE P.W. 14, AND TO OBTAIN OSHPD FIELD FIRE MARSHALL'S APPROVAL PRIOR TO TAKING ANY SYSTEMS OFFLINE.
- IN ADDING TO OLD SYSTEMS OR RENOVATING THEM, PROTECTION SHOULD BE RESTORED EACH NIGHT SO FAR AS POSSIBLE. NOTIFY THE LOCAL FIRE DEPARTMENT WHEN ANY OF THE CONDITIONS ABOVE ARE ANTICIPATED.
- THESE PLANS MAY NOT SHOW ALL ITEMS TO BE DEMOLISHED OR REMOVED. SEE MECHANICAL, PLUMBING AND ELECTRICAL DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL EQUIPMENT, CASEWORK, FIXTURES, FURNITURE, AND DEVICES REMOVED, THAT ARE NOT USED IN THE PROJECT, SHALL BE CLEANED AND STORED OR RETURNED TO THE OWNER AT THE TIME OF REMOVAL AND/OR AT THE END OF THE PROJECT. VERIFY WITH OWNER ITEMS TO BE STORED, RETURNED, OR DISCARDED (AT THE OWNER'S SOLE DISCRETION). COORDINATE AND SCHEDULE WITH OWNER FOR REMOVAL AND STORAGE REQUIREMENTS.
- CONTRACTOR TO COORDINATE REMOVAL OF ALL ITEMS SHOWN AS REMOVED OR DEMOLISHED IN CONSTRUCTION DOCUMENTS WITH OWNER PRIOR TO COMMENCEMENT OF WORK. EXISTING ITEMS THAT ARE TO BE REMOVED AND REINSTALLED ARE TO BE STORED AND PROTECTED FROM DAMAGE DURING TRANSITION FROM REMOVAL TO INSTALLATION.
- CONTRACTOR TO COORDINATE REMOVAL OF ALL VENDOR EQUIPMENT WITH VENDOR AND OWNER. CONTRACTOR TO REMOVE ALL ANCHORAGE, ELECTRICAL, MECHANICAL AND PLUMBING ITEMS ASSOCIATED WITH VENDOR REMOVED EQUIPMENT REMAINING AFTER VENDORS REMOVAL OF EQUIPMENT.
- ABANDON OR CAP ALL UTILITIES NOT SCHEDULED FOR REUSE. SEE MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS.
- THE MEANS OF EGRESS SHALL NOT BE ALTERED OR COMPROMISED UNTIL APPROVAL FROM LOCAL FIRE MARSHALL HAS BEEN OBTAINED IN WRITING. THIS INCLUDES THE CONSTRUCTION AND LOCATION OF ALL TEMPORARY CONSTRUCTION BARRIERS. NO FIRE PROTECTION SYSTEMS SHALL BE TAKEN OUT OF SERVICE WITHOUT PRIOR APPROVAL AND KNOWLEDGE FROM LOCAL FIRE MARSHALL.
- EXISTING MEANS OF EGRESS NEED NOT BE MAINTAINED WHERE APPROVED TEMPORARY MEANS OF EGRESS SYSTEMS AND FACILITIES ARE PROVIDED. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING THE DEMOLITION AND CONSTRUCTION OF THE REMODEL, ALTERATION, OR ADDITION TO ANY BUILDING.
- WHEN CONSTRUCTION BARRIERS AFFECT ANY EXIT COMPONENT, PRE-APPROVAL SHALL BE OBTAINED FROM THE LOCAL FIRE JURISDICTION AND OSHPD PRIOR TO ANY DEMOLITION OR RECONSTRUCTION.




Client:

FEATHER RIVER TRIBAL HEALTH
 2145 Fifth Avenue
 Oroville, CA 95965

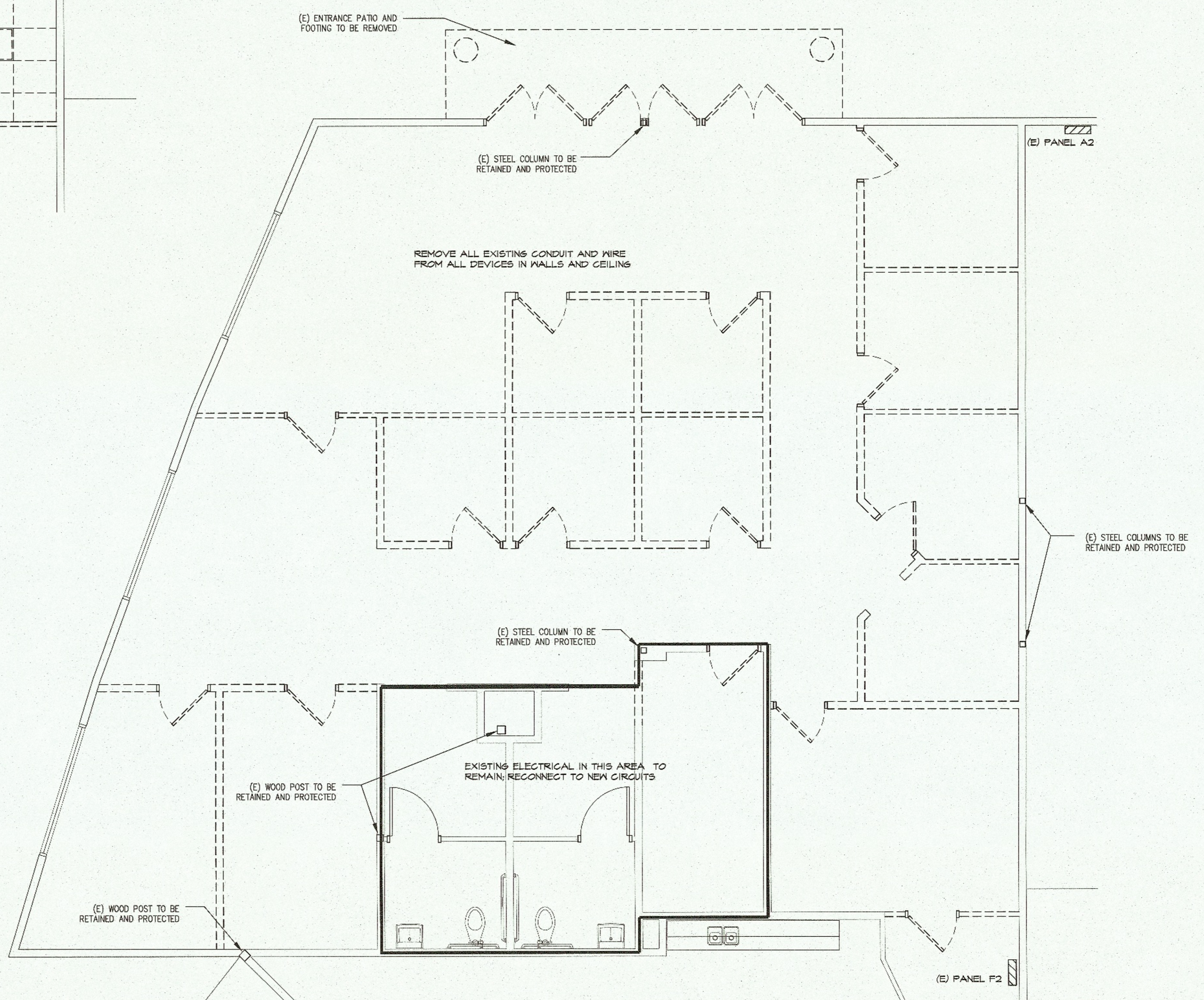
Project Name:
Feather River Tribal Health Center - Pharmacy Addition and Remodel

Submitted:
Construction Document



Consultant:

 AGRI ELECTRIC
 1200 S. 10TH ST. SUITE 100
 OROVILLE, CA 95965
 (530) 838-1111
 www.agri-electric.com
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1 DEMO REFLECTED CEILING PLAN
 Scale: 1/4"=1'-0"



1 DEMO FLOOR PLAN
 Scale: 1/4"=1'-0"

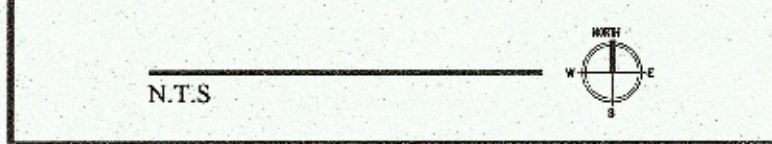
Revisions

Description	Date
△ REVISION NAME	DATE
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Approvals

Permit No.:

Key Plan



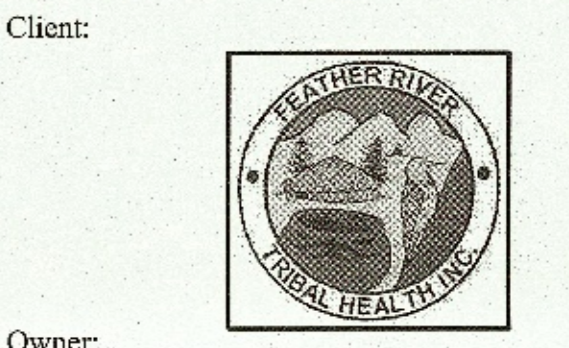
KAP Job No. 463.01
 Scale: As Noted
 Date: November 2022
 Drawn By:
 Checked By:

Sheet Name
Demolition Plan

Sheet Number
E1

FLOOR PLAN LEGEND

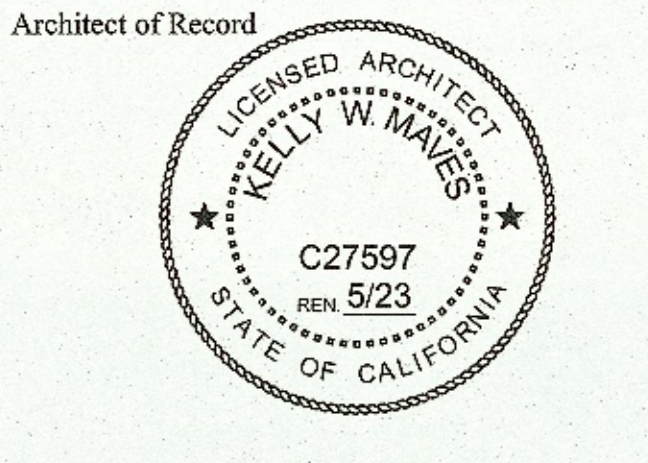
- (E) STUD WALL TO REMAIN
- WOOD STUD WALL
- BRICK VENEER
- (N) 25 ga METAL STUD WALL
- (E) SHEAR WALL
- (N) CARPET FLOOR FINISH FROM EXCESS STOCK
- (N) VINYL TILE FLOOR FINISH
- (N) SHEET VINYL FLOOR FINISH WITH COVERED BASE
- GLAZING
- FLOOR MOUNT TOILET
- WALL MOUNT SINK
- FIRE EXTINGUISHER CABINET
- CARD READER



Client:
FEATHER RIVER TRIBAL HEALTH
 2145 Fifth Avenue
 Oroville, CA 95965

Project Name:
Feather River Tribal Health Center - Pharmacy Addition and Remodel

Submittal:
Construction Document



ELECTRICAL SYMBOLS

- 15 OR 20 AMP (25V) DUPLEX RECEPTACLE @ 18" UNO
- 15 OR 20 AMP (25V) DOUBLE DUPLEX RECEPTACLE @ 18" UNO
- 15 OR 20 AMP (25V) 6P/6C DUPLEX RECEPTACLE @ 18" UNO
- COMBINATION DATA/TELEPHONE OUTLET, RING & STRING TO ACCESSIBLE CEILING OR PRE-WIRE DEVICES. RUN 2 DATA CABLES, UNO, NUMBER OF CABLES TO BE NOTED BY DEVICE SYMBOL.
- S SINGLE POLE TOGGLE SWITCH @ 146" UNO
- S3 THREE-WAY TOGGLE SWITCH @ 146" UNO
- S4 MOTION SWITCH, @ 146" UNO
- OS AGILITY CBR 10 MOTION SWITCH, CEILING MOUNTED
- OSD AGILITY CBR FC ADC DIMMING DAYLIGHT SWITCH, CEILING MOUNTED
- JUNCTION BOX, SIZE & TYPE AS INDICATED OR REQUIRED
- FLOOR BOX WITH POWER AND DATA
- PANELBOARD, MOUNTED AS NOTED ON PANEL SCHEDULE
- DISTRIBUTION TRANSFORMER, MOUNTING AS NOTED
- FIXTURE TYPE
- LED OR FLUORESCENT LIGHT FIXTURE - SURFACE OR PENDANT MOUNTED
- LED OR FLUORESCENT STRIP LIGHT - SURFACE OR PENDANT MOUNTED
- LIGHT FIXTURE - SURFACE MOUNTED
- LIGHT FIXTURE - WALL MOUNTED
- EMERGENCY/EXIT LIGHT WITH BATTERY BACK UP, SIDE-MOUNT LAMP HEADS
- MECHANICAL EQUIPMENT DESIGNATION / MOTOR
- CONDUIT RUN CONCEALED BELOW FLOOR OR FINISHED GRADE, PVC SCH 40
- CONDUIT CONCEALED IN WALL OR CEILING
- HOMERUN TO RESPECTIVE PANEL OR TERMINAL CABINET - UNDERGROUND PVC SCH 40
- HOMERUN TO RESPECTIVE PANEL OR TERMINAL CABINET - OVERHEAD
- 2 DENOTES # OF WIRES, NO MARKS = 2-#12, 1/2" C, CURVED HATCH DENOTES GROUND WIRE. WIRE SIZE INDICATED WHEN OTHER THAN #12
- DETAIL DESIGNATION: TOP NUMBER INDICATES DETAIL, BOTTOM LETTER/NUMBER INDICATES SHEET
- WP WEATHERPROOF
- MT EMPTY CONDUIT WITH PULLSTRING
- (E) EXISTING
- NES NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECS
- UNO UNLESS NOTED OTHERWISE

PANEL BOARD SCHEDULE

(E) PANEL A2 120/208 VOLTS 3 φ 4 W
 MOUNTING: FLUSH SURFACE 225 AMP MAIN LUGS BRKR

ITEM	AMP	VOLT	LEFT PHASE LOADS					RIGHT PHASE LOADS					GR	NEUT	POLS	ITEM
			A	B	C	0	Σ	A	B	C	0	Σ				
(N) WAITING OPEN SPACE RECEPT.	20	1	1260				880				2	20	1	(N) LIGHTING		
(N) OFFICE/HALL RECEPT.	20	1	1080				770				4	20	1	(N) LIGHTING		
(N) BREAKROOM REFRIGERATOR	20	1					720			56	3	20	1	(N) NIGHT LIGHTS & EXITS		
(N) BREAKROOM COUNTER RECEPT.	20	1	1200				176				3	20	1	(N) CANNOPY LIGHTS		
(N) OFFICE 1-3-4 RECEPT.	20	4					1080				20	20	1	(E) STAFF RESTRM. SPACE		
(N) OFFICE 5-6 STORAGE RECEPT.	20	1					1080				2					
(N) OFFICE 2-3-4 RECEPT.	20	1	900								4					
(N) OFFICE 1-2 RECEPTACLES	20	1	900								16					
(N) PHARMACY OPEN SPACE RECEPTACLES	20	1					900				16					
SPACE											4					
											22					
											23					
											24					
											25					
											26					
											27					
											28	20	1	(E) REF-2		
(E) ROOF OUTLET	20	3	180								750	20	1	(E) REF-3		
(E) OUT REACH	50	3					4800									
											32					
											34					
											35					
											36					
											37	4800				
(E) EXTERIOR RECEPT.	20	1	360								40	20	1	(E) EXTERIOR LIGHTS		
(E) EXTERIOR RECEPT.	20	4					530				60	20	1	(E) EXTERIOR N.L.		
							8940	8220	8220	1056	2616	1666				
							4946	10938	4886							

LOAD = 80120/360 = 88.7A
 X 125% = 104.6A TOTAL

* LOCK ON

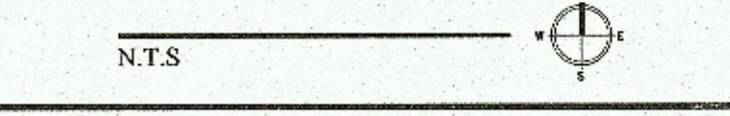
Revisions

Revision	Description	Date
1	REVISION NAME	DATE
2		
3		
4		
5		

Approvals

Permit No.:

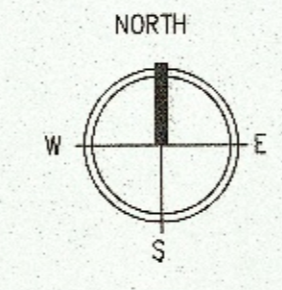
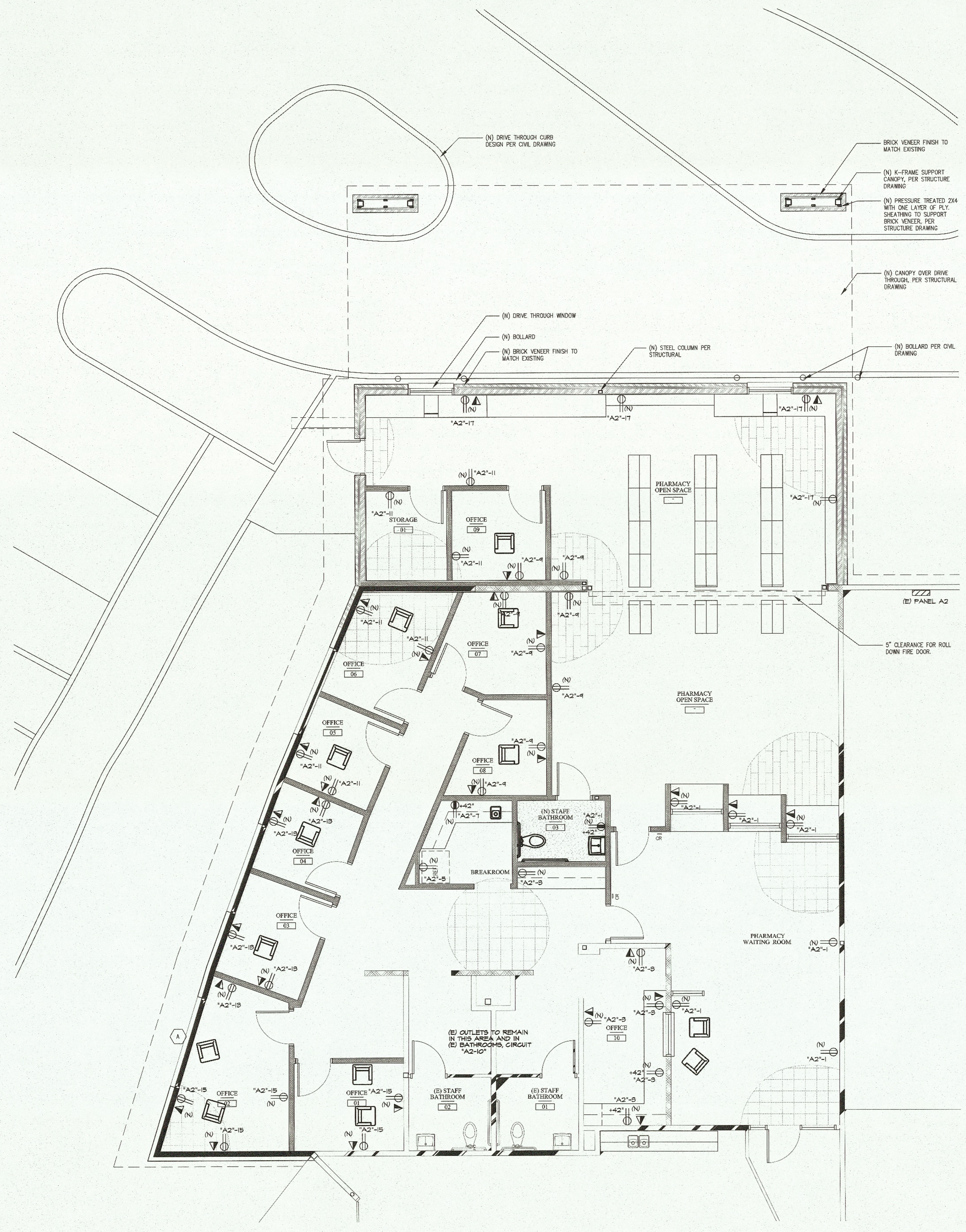
Key Plan



KAP Job No. 463.01
 Scale: As Noted
 Date: November 2022
 Drawn By:
 Checked By:

Sheet Name
Power Plan

Sheet Number
E2



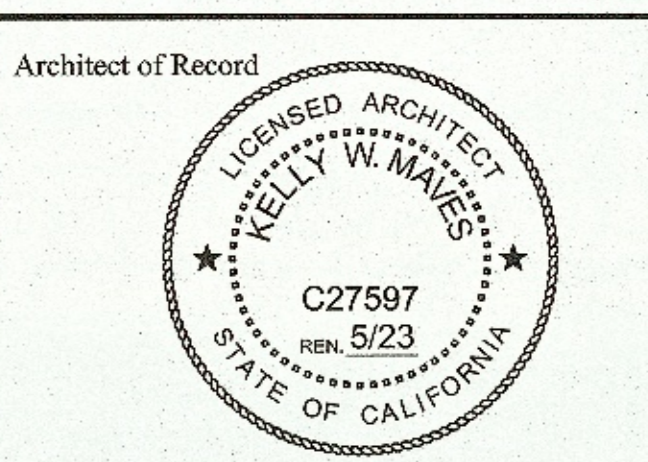
Client:



Owner:
FEATHER RIVER TRIBAL HEALTH
 2145 Fifth Avenue
 Oroville, CA 95965

Project Name:
Feather River Tribal Health Center - Pharmacy Addition and Remodel

Submital:
Construction Document



Consultant:



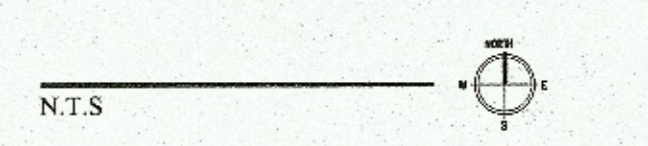
Revisions

Description	Date
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Approvals

Permit No.:

Key Plan



KAP Job No. 463.01
 Scale: As Noted
 Date: November 2022
 Drawn By:
 Checked By:

Sheet Name

LIGHTING PLAN

Sheet Number

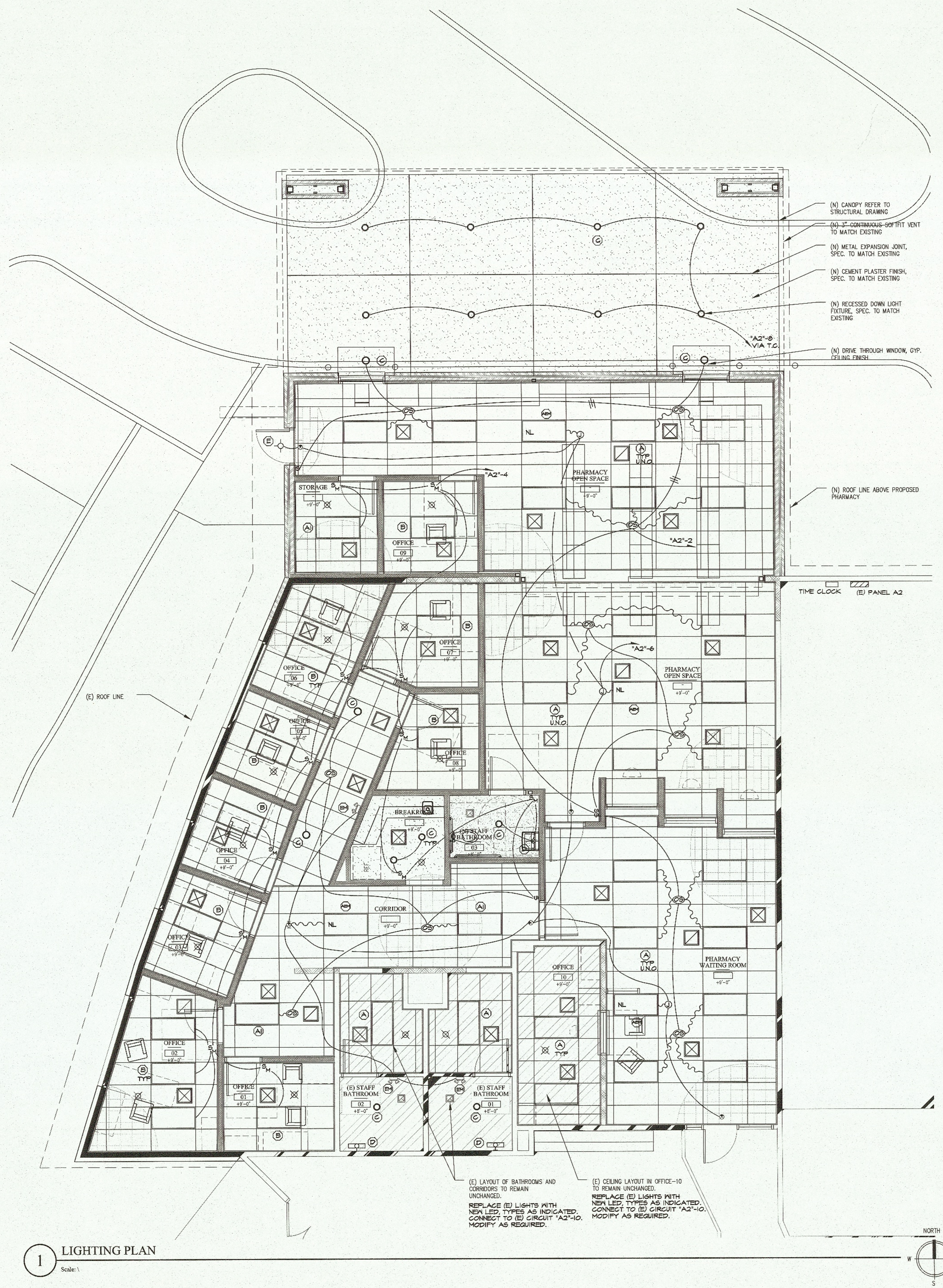
E3

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	WATTS	LUMENS	MOUNTING
A	LSI	SFP24 FS2UNV DIM FC15D	LED FLAT PANEL	40	4565	CEILING RECESSED
A1	LSI	SFP24 FS2UNV DIM	LED FLAT PANEL	30	3800	CEILING RECESSED
ABM	LSI	SFP24 FS2UNV DIM EM FC16D	90 MIN EMERGENCY LIGHT	40	4565	CEILING RECESSED
B	LSI	PEC24 LED 56 LPANWUE FC15D	LED DIRECT/INDIRECT	44	5070	CEILING RECESSED
C	GREE	SDR8-18-TACK-TRIGV WH-UNV	RECESSED DOWN LIGHT	22	2280	CEILING RECESSED
D	LSI	M44	LED WALL LIGHT	22	3000	WALL COVER MIRROR
E	LSI	CSL-ACEM-DB	EMERGENCY EGRESS LIGHT WITH 90 MIN. BATTERY BACK UP	11	1080	ABOVE DOOR
EM	LSI	EAR-LED-UNV-SD-NHT	EMERGENCY LIGHT WITH 90 MIN. BATTERY BACK UP	3.4		WALL MT 48"0"
EXIT	LSI	C-EE-A-EX-2LDF-GRN-DB	EMERGENCY EXIT LIGHT WITH 90 MIN. BATTERY BACK UP	3.1	45 PER HEAD	CEILING

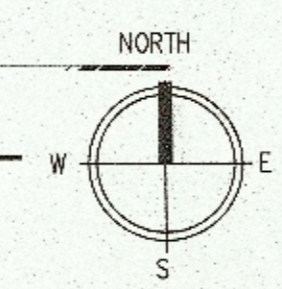
LIGHTING LOAD SUMMARY

REMOVE 32 3-LAMP FIXTURES:	32 @ 47.4 WATTS = 913 WATTS TOTAL
INSTALL NEW LIGHT FIXTURES:	
25 @ 40 WATTS = 1000 WATTS	
3 @ 30 WATTS = 90	
4 @ 40 WATTS = 160	
12 @ 44 WATTS = 528	
17 @ 22 WATTS = 374	
5 @ 22 WATTS = 110	
1 @ 11 WATTS = 11	
3 @ 3.4 WATTS = 10.2	
5 @ 3.1 WATTS = 15.5	
TOTAL SAVINGS = 875.3 WATTS / 120V = 7.3A SAVINGS	2281.7 WATTS TOTAL



NEW RCP LEGEND

	2x4 ACOUSTIC CEILING PANELS, SEE FINISH SCHEDULE
	(N) 5/8 TYPE 'X' GYPSUM BOARD, SEE FINISH SCHEDULE
	(E) CEILING TO BE RETAINED
	NEW 2'-0"x4'-0" LIGHT FIXTURE, SEE LIGHT FIXTURE SCHEDULE FOR TYPE.
	RECESSED DOWN LIGHT FIXTURE, SEE LIGHT FIXTURE SCHEDULE FOR TYPE.
	HVAC RETURN / SUPPLY, SEE MECHANICAL DRAWINGS.
	HVAC EXHAUST FAN, SEE MECHANICAL DRAWINGS.
	SURFACE MOUNTED INTERIOR LIGHT
	FIRE SPRINKLER HEAD, SEE FIRE SPRINKLER DRAWINGS
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXIT SIGN/LIGHT





Feather River Tribal Health, Inc.

Sponsoring Tribes: Berry Creek Rancheria, Mooretown Rancheria & Enterprise Rancheria

OROVILLE CLINIC
2145 5th Avenue ♦ Oroville CA 95965
(530) 534-5394

YUBA CITY CLINIC
555 West Onstott Road ♦ Yuba City CA 95993
(530) 751-8454

January 24, 2023



Planning Commission
City of Oroville
1735 Montgomery Street
Oroville, CA 95965

RE: Application by Feather River Tribal Health, Inc. to remodel its pharmacy

Dear Esteem Members of the Planning Commission:

It is my understanding that an application for the remodel of our pharmacy is on the agenda for the January 26, 2023 meeting at 6:00 p.m. We received a telephone call indicating that further information was needed explaining our project. I would like to provide you with the following information.

Feather River Tribal Health (FRTH) currently operates an in-house pharmacy at our Oroville facility. We serve all Native Americans residing in the 3-county service area of Butte, Yuba and Sutter counties. The facility is licensed through the State of CA as part of our licensure as a Community Clinic. At this time, our pharmacy is only open to Native Americans served by our program. Non-Natives are not eligible to access this service.

With the advent of COVID, there was a hardship created when patients needed their medications. Our Board of Directors decided to develop a method that would allow our patients to be able to get their medications without having to enter the building. It was determined that we would create a drive-thru window for patients to be able to get their medications without entering the building.

During the development of the plans, we realized that the current location of our pharmacy did not lend itself to the design. In reviewing the layout of our building, we decided to move the pharmacy from its current location to another wing of our building that would allow for the patients to drive up and get their medications.

It is our understanding that the contractor for the project, Hilber's Construction, submitted an application stating that we were opening a public pharmacy. That is not correct. The only patients that would be eligible for use of this pharmacy

are patients that are registered as patients of our facility and have had a prescription written by one of our providers or for a Native patient for which we referred out for specialty care and had a prescription written to address the needs of the specific referral.

This action was taken in response to the COVID-19 pandemic. As a community clinic, we have seen numerous emergencies in our service area. Our Board's response to this next emergency is to plan for our patients' future by expanding the pharmacy service to make it more accessible to the patients we serve.

We are happy to answer any questions you might have regarding our application. Representatives from our agency will be present at the Planning Commission meeting on 1/26/23 to answer any questions you might have.

We thank you for your consideration of our request.

Sincerely,



Maria Hunzeker
Chief Executive Officer

cc: Board of Directors, FRTH



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530)
 538-2426 www.cityoforoville.org

Item 3.

TRAKIT#: PL2212-010

USE PERMIT APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION		PERMIT TYPE	
<input type="checkbox"/>	Completed and signed Application Forms	<input type="checkbox"/>	New Use Permit: \$2,889.98 (Deposit) + \$173.40(6% Tech Fee) = \$3,063.38
<input type="checkbox"/>	Application Fee Paid	<input checked="" type="checkbox"/>	Amendment to Existing Use Permit: \$1,024.09 + \$61.45 (6% Tech Fee) = \$1,085.54
PROJECT PLANS			
All plans and drawings shall be drawn to scale to the extent feasible and shall indicate the full dimensions, contours and other topographic features and all information necessary to make a full evaluation of the project. Please include the following:			
1. Site and floor plans , including the location, square footage and use of all structures.			
2. Architectural drawings showing proposed building elevations.			
3. Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed			
4. Plans for the configuration & layout of all off-street parking spaces, including entrances, exits and internal circulation routes.			
5. Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture.			
6. Drawings of all signs that are proposed in association with the project.			
7. Plans showing the location, sq footage and capacity of any existing or proposed surface storm-water detention facilities.			
8. Plans showing the location and square footage of any existing or proposed outdoor storage areas.			
9. Descriptions of any off-site infrastructure improvements to be provided in conjunction with the project.			
10. Hours of operation for all proposed land uses.			
11. Number of employees and fleet vehicles for all proposed land uses			
12. A letter authorizing the use permit application from the owner of the property.			
CLASSIFICATION			
Alcohol & Beverage Sales		Nonconforming Uses & Structures	Uses in Industrial Districts
Agricultural Uses		Outdoor Storage	Uses Mini-Storage Overlay(MS-O)
Animal Keeping (Commercial)		Parking Requirement Exceptions	Uses in Residential Districts
Barbed/Razor Wire Fence		Temporary Use	Uses in Special Purpose Districts
Density Bonus & Other Incentives		Uses in a Conditional Overlay (C-O)	X Uses not Specified but Allowed
Exceptions to Height Limits	X	Uses in Commercial & Mixed-Use Districts	Wireless Communication Facilities
Other: (Please Specify)			
APPLICANT'S SIGNATURE			
I hereby certify that the information provided in this application is, to my knowledge, true and correct.			
Signature: <i>[Handwritten Signature]</i>		Date: 12-31-22	
OFFICE USE ONLY			
Approved By:		Date:	
Payment:		Number:	

PROJECT DESCRIPTION	
Present or Previous Use:	Offices / Patio
Proposed Use:	Drive Thru Pharamcy
Detailed Description: To add drive thru with additional building square footage of 791 Sq Ft to existing 2730 square foot area. And covered drive of 844 square feet. This area will be for the relocated pharmacy with new proposed drive thru. At this time the pharmacy will be open to member of FRTH only but in the future it may be open to the general public. Hours of operation are from Monday thru Friday 7am to 6pm. No exterior storage is proposed with this construction. No off site construction is proposed or will be required with this construction. No fleet vehicles or additional personal are required per this construction. The owner is submitting this application. Any additional lighting, sign-age, striping, traffic flow required for this addition is shown on drawings.	

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

Item 3.

TRAKIT#:

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

APPLICANT'S INFORMATION		Project's:	Contractor	
Name:	Feather River Tribal Health	Name:	Mark Hadrick	
Address:	2145 5th Avenue	Company:	Hilbers Inc	
Phone:	530-762-9115	Address:	770 North Walton Avenue	
Email:	art.thomas@frth.org	Phone:	530-701-2792	
Is the applicant the Owner?	<input type="checkbox"/>	If applicant is Not the owner, please provide owner /agent authorization on the reverse side.		Email:
mhadrick@hilbersinc.com				
DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)				
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition	<input type="checkbox"/>
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan	<input type="checkbox"/>
<input type="checkbox"/>	Development Review	<input type="checkbox"/>	Pre-Application	<input type="checkbox"/>
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus	<input type="checkbox"/>
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use	<input type="checkbox"/>
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Other: (Please Specify)	Application to add additional building footage and drive up windows @ pharmacy.		
ADMINISTRATIVE PERMITS (Please check all that apply)				
<input type="checkbox"/>	Adult Oriented Business	<input type="checkbox"/>	Outdoor Storage	<input type="checkbox"/>
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales	<input type="checkbox"/>
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit	<input type="checkbox"/>
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Other: (Please Specify)	Pharmacy with drive up windows and addition of 4,365 square feet		
*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application. ** Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.				
PROJECT INFORMATION				
Project Name: Feather River Tribal Health		Proposed Structure(s) (Sq Ft.): 1,635		
Address: 2145 5th Avenue		Existing Structure(s) (Sq Ft.): 47,490		
Nearest Cross Street: Mitchell Avenue		Water Provider: Cal Water		
Assessor Parcel Number: 035-250-080		School District: Oroville School Dist		
Lot Size (Acres): 8.39 acers		Number of Dwelling Units:		
APPLICANT'S SIGNATURE				
I hereby certify that the information provided in this application is, to my knowledge, true and correct.				
Signature: <i>Mark Hadrick</i>			Date: 12-30-2022	
OFFICE USE ONLY				
General Plan:	Zoning:	Zoning Conformity:	APN:	
File#	Overlay Zoning:	Minimum Setbacks:	FY	RY
				SY

AGENT AUTHORIZATION			
To the City of Oroville, Department of Community Development			
NAME OF AGENT:	Art Thomas	PHONE NUMBER:	530-762-9115
COMPANY NAME:	Feather River Tribal Health	EMAIL:	art.thomas@frth.org
ADDRESS:	2145 5th Avenue	CITY/ST/ZIP:	Oroville, Ca. 95965
AGENT SIGNATURE:			
Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):			
035-250-080			
This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.			

Owner(s) of Record (sign and print name)

1)	Art Thomas		12/30/22
	Print Name of Owner	Signature of Owner	Date
2)			
	Print Name of Owner	Signature of Owner	Date
3)			
	Print Name of Owner	Signature of Owner	Date
4)			
	Print Name of Owner	Signature of Owner	Date
	2145 5th Ave Oroville, CA.	art.thomas@frth.org	530-762-9115
	Owner's Mailing Address	Owner's Email	Owner's Phone #

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



City of Oroville

Building Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2401 – FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#: **B2212-072**

BUILDING PERMIT APPLICATION

Please keep in mind, if you are planning an improvement, you need to check with your local homeowner's association, and architectural review committee for Conditions, Covenants, & Restrictions (CC&R's). The City of Oroville has no regulatory authority to neither enforce or notify applicants of CC&R requirements nor deny permits for non-compliance. **Permit applications expire 180 days after last activity unless an extension is applied for and granted.**

JOB SITE INFORMATION & LOCATION				CONTRACTOR AND/OR AUTHORIZED AGENT INFO				
APN:	035-250-080			Name:	Hilbers Inc.			
Address:	2145 5th Avenue, Oroville, CA. 95965			Address:	770 North Walton Ave.			
TYPE OF WORK <input checked="" type="checkbox"/> Addition/Alteration <input type="checkbox"/> Deck/Patio <input checked="" type="checkbox"/> Electrical/Plumbing /Mechanical* <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> New Single-Family <input type="checkbox"/> Garage <input checked="" type="checkbox"/> New Commercial/Commercial TI <input type="checkbox"/> Remodel <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Re-roof* <input type="checkbox"/> Sign <input type="checkbox"/> Solar <input type="checkbox"/> Other: Storage building - Ground up construction				City/State/ZIP:	Yuba City, CA. 95993			
				Phone:	(530) 701-2792	Fax:	(530) 674-9578	
				Email	mhadrick@hilbersinc.com			
				LICENSED CONTRACTOR'S DECLARATION				
Complete Description of Work:				I hereby affirm <i>under penalty of perjury</i> that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				
Addition to existing building. To be used as a pharmacy with drive up windows (2) Pharmacy will be initially for the use of the members of the FRTH but in time will be open to the general public				LICENSE NUMBER:	547970			
				CLASS:	A	EXPIRATION DATE:	11-30-2024	
				OFFICE USE ONLY				
				PERMIT SUBMITTAL FEES				
				Building Plan Review Fee	3543.80			
				Energy Plan Review Fee	545.20			
				Fire Plan Review Fee	708.76			
				Tech. Cost Recovery Submittal Fee				
				Geo/Cal Green / Disabled other	1720.60			
				Sign Permit: Building Plan Review Fee				
				Planning Sign Plan Review Fee				
				Check#	66685	Total	\$	
				Cash	<input type="checkbox"/>	CC	<input type="checkbox"/> 12/30	
				PERMIT ISSUANCE FEES				
				Building/Electrical/Plumbing/Mechanical				
				Fire Fees				
				Green Fee				
				Development Impact Fees				
				Strong Motion Fee				
				Tech. Cost Recovery Issuance Fee				
				Check#			Total	\$
				Cash	<input type="checkbox"/>	CC	<input type="checkbox"/>	
				Email:				

*Additional paperwork to be completed prior to issuance

OWNER-BUILDER DECLARATION

I hereby affirm *under penalty of perjury* that I am exempt from the Contractors' State License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, shall also require the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, WILL DO ALL THE WORK or PORTIONS OF THE WORK, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed contractor pursuant to the Contractors' State License Law.)

I am exempt from licensure under Contractors' State License Law for the following Reason:

WORKERS' COMPENSATION DECLARATION

WARNING: Failure to secure workers' compensation coverage is unlawful and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fee.

Check **ONE BOX** only: I hereby affirm *under penalty of perjury* one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by Director of Industrial Relations, as provided for by Section 3700 of the Labor Code, for performance of the work for which this permit is issued. POLICY #:

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

CARRIER: Newfront 777 Mariners Island Blvd, Suite 250 San Mateo, CA. 94404

POLICY#: 54326390

EXPIRATION DATE: 12/31/2022

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. My signature certifies the above Workers' Compensation information is true and correct.

APPLICANT'S DECLARATION

By my signature below, I certify to each of the following:

I am;

- a California licensed contractor
- authorized agent for a California licensed contractor
- the property owner*
- authorized to act on the property owner's behalf**

I have read this permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city to enter upon the above-identified property for inspection purposes. I understand this permit will expire after 180 days per Chapter 1, Section 105.5 of the 2019 California Building Code. *requires separate verification form **requires separate authorization form

Authorized Representative (**Check One**): Property Owner Authorized Representative Contractor Other

Signature: Mark Hadrick

Permit Submittal Date: 12/30/2022

Print Name: Mark Hadrick

Phone # (530) 701-2792

Email: mhadrick@hilbersinc.com



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

NOTICE OF EXEMPTION

TO	Butte County Clerk	FROM	City of Oroville
:	155 Nelson Avenue Oroville, CA 95965	:	1735 Montgomery Street Oroville, CA 95965

Project Title: Minor Use Permit UP23-02 for an addition and new drive-through to be used as a member's only pharmacy.

Project Location – Specific: APN (035-250-080)

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, Mark Hadrick, has applied for a Use Permit for the operation of a drive through at 2145 South 5th Avenue (APN: 035-250-080). The subject property has a zoning designation of Public Quasi-Public (PQ) and General Plan Land Use Designation of Public Facilities and Services (PUB).

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Mark Hadrick, Feather River Tribal Health

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - General Rule Exemption; Title 14, CCR, §15061(b)(3)
 - In-Fill Development Projects, Title 14, CCR, §15332
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

General Rule Exemption: Title 14, CCR, §15061(b)(3)

This project involves the use of a property zoned Intensive Commercial (C-2). The intent of the C-2 zoning designation is to provide for more intensive commercial establishments, including those that deal in large, low-volume items and major repair services, or that require large outdoor display and storage areas. As the building is existing, no significant new construction is proposed, minor interior and exterior alterations will occur, all business activities will be contained within the building, and the proposed use

will be subject to comply with all applicable City, County, State, Federal, and other local agencies as applicable, it has been determined that there is no possibility that the use permit request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

In-Fill Development Projects, Title 14, CCR, §15332

Class 32 categorical exemptions consists of projects characterized as in-fill development meeting specific conditions a-e as described in this section. This project meets all conditions, including being consistent with the General Plan and Zoning Designation, occurs within City limits, has no value as habitat, will not result in any significant effects, and can be adequately served by all required utilities. The project is a permitted use in a PQ zone, subject to a use permit for the drive-through.

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Daniel Kopshever

Telephone: (530) 538-2517

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant



City of Oroville

PLANNING AND DEVELOPMENT SERVICES

1735 Montgomery Street
 Oroville, CA 95965-4897
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ZONING INTERPRETATION NO. 23-02

Pertaining to a proposed use in a PQ Zone that is not listed in Table 17.40.010-1

The Zoning Administrator has determined under OMC 17.08.090 that the proposed use of APN 035-380-060 is appropriate, substantially similar to, and less intensive than several uses approved in the Public Quasi-Public (PQ) Zone, such as a hospital. Thus, the proposed use as a members only drive-through pharmacy for Feather River Tribal Health is allowed, but like these other uses requires a use permit to be decided by the Planning Commission.

BACKGROUND

Feather River Tribal Health has applied to expand their existing facility located at 2145 South 5th Avenue. APN 035-250-080 is an 8.39-acre parcel fronting South 5th Avenue.

“Drive-through pharmacy” is not listed as an allowed use in the PQ Zoning Table 17.40.010-1. However, several similar and more intense uses are listed as requiring a use permit, including hospital, airport, vehicle depot and public safety facility.

This private, members only pharmacy drive-through is smaller and is less intensive than the above-named uses. Nevertheless, a Use Permit is required, the same as for those other uses.

This project will be occupied by a nonprofit agency sanctioned by and supported by Butte County and other local jurisdictions, and its expansion will benefit many citizens.

REQUIRED FINDINGS

The above background allows the Zoning Administrator to make all Findings a-d, based on substantial evidence:

- a. The characteristics of, and activities associated with, the proposed use are equivalent to those of one or more of the allowable uses for the zoning district.
- b. The proposed use will not involve a higher level of activity, density or intensity than other allowable uses for the district.

- c. The proposed use will meet the purpose and intent of the applicable zoning district.
- d. The proposed use will be consistent with the goals, objectives and policies of the general plan.

Approved

Zoning Administrator

Date: _____



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

Thursday, February 23, 2023

RE: Minor Use Permit UP23-01 for the construction of a new 7,800 square foot metal building used for office space and warehouse at 2640 South 5th Avenue (APN 035-380-060)

SUMMARY: The Oroville Planning Commission will review and consider approving Use Permit No. UP23-01 for the construction of a new 7,800 square foot metal building used for office space and warehouse storage serving and adjacent to the North Valley Food Bank at 2640 South 5th Avenue. Project# PL2301-003

RECOMMENDATION: Staff recommends the following actions:

1. **Conduct a Public Hearing** on the proposed project;
2. **Adopt the Notice of Exemption** as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
3. **Adopt** the recommended Findings for Use Permit No. UP23-01;
4. **Approve** Use Permit UP23-01 and recommended Conditions of Approval;
5. **Adopt** Resolution No. P2023-01

APPLICANT: Brody Billson, for the Butte Community Action Agency

LOCATION: 2640 South 5th Ave Blvd
 (APN 035-380-060)

GENERAL PLAN: RBS (Retail and Business Service)

ZONING: C-2 (Intensive Commercial)

FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15332 of Title 14, California Code of Regulations, In-Fill Development Projects.

REPORT PREPARED BY:

 Daniel Kopshever, Assistant Planner
 Community Development Department

REVIEWED BY:

 Dawn Nevers, Assistant Director
 Community Development Department

DISCUSSION

The Community Action Agency of Butte County is proposing a new 7,800 square-foot building, with 1,950 square feet of office space and 5,850 square feet of warehouse area. The project site is located on approximately 1.69 acres of undeveloped land on the west side of 5th Avenue and less than half a mile south of Oroville Dam Boulevard (Adjacent to 2640 South 5th Avenue APN: 035-380-060). The project is to expand the North Valley Food Bank's operations. Proposed site improvements include a trash enclosure, a loading dock with forklift ramp, compact and accessible parking, and a parking and loading area for delivery vans and box trucks. Site will be fenced and gated with manual entry gates and automatic exit gates. The intended hours of operation are Monday through Friday 7:30am to 5:30pm. The property has a zoning designation of Intensive Commercial (C-2). While warehousing as a primary use is not allowed in the C-2 zoning district, the adjacent property also owned and operated by the Community Action Agency of Butte County is zoned Intensive Industrial (M-2). The Zoning Administrator has provided the attached zoning interpretation under **OMC 17.080.090**, and has determined that proposed use is allowable with a Use Permit.

Required Findings for Use Permits (OMC 17.48.010)

Before approving a use permit, the Planning Commission must consider each of the following issues and make appropriate findings (Staff's comments are in *italics*, draft findings are in the Resolution):

- 1. The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole.**

The project will be located in an area surrounded by active commercial development. The project has been reviewed and conditioned to minimize or prevent any potential impacts to the general health, safety, or public welfare of the surrounding area and the city as a whole.

- 2. The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.**

The proposed use will provide a needed service to the community and is located in an area with significant employment and transportation access.

- 3. Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.**

All infrastructure is in and available. Any utilities not already provided on site will be installed by the property owner, subject to all applicable fees and permits.

4. The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.

As required by OMC Chapter 17.52, the project underwent development review and the applicant made revisions based on the committee's comments. The North Valley Food Bank is located near other like uses, and this project constitutes an expansion in their existing use. The site plan, design, lighting, landscaping, and other improvements have been reviewed and the project conditioned to minimize any adverse impacts on abutting properties. Code enforcement will monitor for compliance on an ongoing basis.

5. The subject site is physically suitable for the type and intensity of land use being proposed.

Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use.

6. The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.

The North Valley Food Bank provides a valuable service for the community as a whole.

7. The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code.

The use is permitted, subject to a use permit, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

FISCAL IMPACT

None. The project is subject to all customary fees.

PUBLIC NOTICE

A request for comments was prepared and circulated to the local agencies and surrounding property owners within 300 feet of the property. Additionally, the meeting date, time, and project description were published in the Oroville Mercury Register and posted at City Hall.

ATTACHMENTS

1. Resolution P2023-01
2. Notice of Exemption (CEQA)
3. Application Package
4. Zoning Administrator's Zoning Interpretation

RESOLUTION NO. P2023-01

A RESOLUTION OF THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING UP#23-01 FOR THE CONSTRUCTION OF A NEW 7,800 SQUARE FOOT METAL BUILDING USED FOR OFFICE SPACE AND WAREHOUSING AT 2640 SOUTH 5TH AVE

WHEREAS, the City has received a Use Permit application for a new 7,800 square foot metal building used for office and warehousing at 2640 South 5th Ave; and

WHEREAS, the property is zoned Intensive Commercial (C-2); and

WHEREAS, pursuant to Section (OMC) Table 17.32.010-1, an office is a use that is permitted by right, subject to a zoning clearance, in (C-2) districts. However, warehousing is not a permitted use. The zoning administrator has made a determination that the use may be permitted subject to a use permit. As a condition of approval, the applicant will be required to comply with all requirements of the City's Zoning Code as found in the OMC Chapter 17, including, but not limited to, development standards, permit requirements and development review; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the use permit described herein, and also considered the City's staff report regarding the change.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15332 "In-Fill Development Projects."
2. The Planning Commission approves the findings required by Section 17.16.160 of the Oroville City Code, as described in the Staff Report;
3. The Planning Commission approves the permit conditions described in this Resolution.

REQUIRED FINDINGS FOR USE PERMITS (OMC 17.48.010)

- a) The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole.

The project will be in a location surrounded by active commercial and industrial development;

- b) The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.

The proposed use will provide a desired community service, and is located in an area with significant transportation access;

- c) Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.

All infrastructure is in and available, especially if applicant meets all proposed conditions, and any future conditions imposed by the City or Caltrans,

- d) The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.

All abutting properties are either commercial or industrial. The proposed use is compatible with the surrounding neighborhood;

- e) The subject site is physically suitable for the type and intensity of land use being proposed.

Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use;

- f) The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.

The commercial pad has been vacant for years, and the proposed use is desirable for the entire community;

- g) The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code.

The use has been determined to be permitted by the Zoning Administrator, subject to a use permit, and is otherwise compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

CONDITIONS OF APPROVAL

Approved project: The Planning Commission hereby conditionally approves Use Permit No. 23-01, permitting the proposed building on 2640 South 5th Avenue (APN 035-380-060). The subject property has a zoning designation of Intensive Commercial (C-2) and a General Plan Land Use Designation of Retail Business Services (RBS).

General Conditions

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
2. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
3. The applicant shall annually pay for and obtain a City of Oroville business license.
4. All private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety and general welfare.
5. All costs of operation and maintenance of private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be the responsibility of the applicant.
6. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure, lighting or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to the start of any construction activities requiring a building permit. All applicable plan review and development impact fees shall be paid at time of submittal.
8. The applicant shall ascertain and comply with the requirements of all of City, County, State, Federal, and other local agencies as applicable to the proposed project.
9. The project shall comply with the City's noise ordinance as found in the OMC Chapter 9.20.
10. Each use permit shall be issued subject to the condition that the zoning administrator may inspect the premises for which the use permit is issued at any reasonable time to ensure compliance with the conditions of the use permit. Refusal to permit the zoning administrator to inspect the premises shall be rebuttably presumed to be grounds for revocation of the use permit.
11. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant

to the provisions of this section upon finding any of the following, based on substantial evidence:

- I. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.
 - II. Any of the terms or conditions of the permit have been violated.
 - III. A law, including any requirement in the Municipal Code Chapter 17, has been violated in connection with the permit.
 - IV. The permit was obtained by fraud.
12. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.
 13. Any roof mounted or ground placed utilities (HVAC, generators, etc.) shall include an architecturally compatible method of screening. This can include screening by landscaping or a decorative fence for ground placed utilities.
 14. Building shall be addressed per City requirements. Building numbers shall comply with City Code 17.20.050(A).
 15. The applicant shall submit to the City details of exterior lighting for review and approval.
 16. The applicant or property owner shall apply for the proper permits as required by OMC Chapter 17.20 prior to any new signage being erected.
 17. No more than 25% of any window area shall be covered with signs. This includes both permanent and temporary signs used to identify the business, products sold, or services offered.
 18. The exterior of the building, including windows and doors, shall be maintained, and with such frequency, to ensure the public health, safety and general welfare of the city.
 19. Windows and doors shall not be boarded up or blocked unless the appropriate approvals are received to ensure the public health, safety and general welfare. This does not include the use of plywood or other material used to cover a window for a temporary period of time that constitutes a safety hazard and/or invites trespassers and malicious mischief.
 20. Minor changes may be approved administratively by the Community Development Director or designee upon receipt of a written request by the applicant or designee. Changes deemed to be major or significant in nature shall require a formal application for amendment.
 21. Applicant and/or property owner will take appropriate measures to provide property maintenance of the building exterior, including provisions to keep the premise free of litter and debris.

22. Applicant and/or property owner shall ensure adequate lighting of exterior areas, including parking lots, to discourage loitering outside of the buildings.
23. Applicant and/or property owner will ensure protection of adjacent properties from noise, odors and undue light and glare, as well as illegal activity.
24. Applicant and/or property owner will maintain adequate onsite security, both inside and outside the building, to satisfy any concerns raised by the chief of police or general public. Substantial camera surveillance and written security protocols approved by the chief of police will suffice.

Specific Project Permit Conditions

1. Applicant shall post signage prohibiting truck access other than delivery traffic.
2. Any driveway and/or sidewalk improvements in the Public Right of Way are subject to an encroachment permit, design requirements, and or other conditions the City Engineer may require.
3. A refuse collection enclosure shall be provided in accordance with City Code 17.12.110. The refuse area shall be large enough to provide adequate storage for solid waste and recyclable materials generated by the use.
4. Applicant has submitted a preliminary landscape plan. A Landscape Maintenance Agreement shall be executed to ensure proper maintenance of the property. The agreement shall be in a form approved by the City Attorney and Zoning Administrator and suitable for recordation with the Butte County recorder. The agreement shall be binding upon the property owner and any successors in interest.
5. Signage is not included in this Use Permit. Signage will require a new building permit submittal.
6. The quantity, locations and striping of all primary and shared parking shall be shown in the building plans upon permit submittal.

*****End of Conditions*****

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 26th of February 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530)
 538-2426 www.cityoforoville.org

Item 4.

TRAKIT#: PL2301-003

USE PERMIT APPLICATION

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION		PERMIT TYPE	
<input type="checkbox"/>	Completed and signed Application Forms	<input checked="" type="checkbox"/>	New Use Permit: \$2,889.98 (Deposit) + \$173.40(6% Tech Fee) = \$3,063.38
<input type="checkbox"/>	Application Fee Paid	<input type="checkbox"/>	Amendment to Existing Use Permit: \$1,024.09 + \$61.45 (6% Tech Fee) = \$1,085.54

PROJECT PLANS

All plans and drawings shall be drawn to scale to the extent feasible and shall indicate the full dimensions, contours and other topographic features and all information necessary to make a full evaluation of the project. Please include the following:

- 1. **Site and floor plans**, including the location, square footage and use of all structures.
- 2. **Architectural drawings** showing proposed building elevations.
- 3. Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed
- 4. Plans for the configuration & layout of all off-street parking spaces, including entrances, exits and internal circulation routes.
- 5. Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture.
- 6. **Drawings of all signs** that are proposed in association with the project.
- 7. Plans showing the location, sq footage and capacity of any existing or proposed surface storm-water detention facilities.
- 8. Plans showing the location and square footage of any existing or proposed outdoor storage areas.
- 9. Descriptions of any off-site infrastructure improvements to be provided in conjunction with the project.
- 10. Hours of operation for all proposed land uses.
- 11. Number of employees and fleet vehicles for all proposed land uses
- 12. **A letter authorizing the use permit application from the owner of the property.**

CLASSIFICATION

Alcohol & Beverage Sales		Nonconforming Uses & Structures		Uses in Industrial Districts
Agricultural Uses		Outdoor Storage		Uses Mini-Storage Overlay(MS-O)
Animal Keeping (Commercial)		Parking Requirement Exceptions		Uses in Residential Districts
Barbed/Razor Wire Fence		Temporary Use		Uses in Special Purpose Districts
Density Bonus & Other Incentives		Uses in a Conditional Overlay (C-O)		Uses not Specified but Allowed
Exceptions to Height Limits	<input checked="" type="checkbox"/>	Uses in Commercial & Mixed-Use Districts		Wireless Communication Facilities
Other: (Please Specify)				

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:  Date: 1/19/23

OFFICE USE ONLY

Approved By: _____ Date: _____
 Payment: _____ Number: _____

PROJECT DESCRIPTION

Present or Previous Use: **None**

Proposed Use: **Office/Warehouse**

Detailed Description:
The proposed project would include a new 7,800 S.F. metal building with 1,950 S.F. of office space, and 5,850 S.F. of warehouse area. The 1.69 acre site will be developed with new standard and compact vehicle parking, accessible parking, a trash enclosure, and loading dock with a forklift ramp. The building will be used as an office for the North State Food Bank with warehouse storage. The site will have parking for loading vans and box trucks used for food bank delivery. The project is located on undeveloped land owned by the Community Action Agency of Butte County, Inc., behind its current building at 2640 S. 5th Ave. in Oroville, California. The site will be fenced with manual entry gates and automatic exit gates. The typical hours of operation will be Monday - Friday 7:30 am to 5:30 pm. During disaster/emergency response, the hours would likely be extended and operated 7 days a week. There will be 8 employees and 5 fleet vehicles operated at the site.

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



Community Action Agency of Butte County, Inc.

Helping People. Changing Lives.

January 5, 2023

Subj: Owner's Authorization to Submit Use Permit Application

Dear Gary Hawkins,

This letter is to provide authorization to you to submit a use permit application to the City of Oroville on behalf of the Community Action Agency of Butte County, Inc.'s North State Food Bank expansion project on S. 5th Ave. in Oroville. Please note the classification as Manufacturing with office use, which includes our need for connected warehouse space.

Together in Service,

Timothy J. Hawkins
Chief Executive Officer
Community Action Agency of Butte County, Inc.

ENERGY & ENVIRONMENTAL SERVICES • ESPLANADE HOUSE • NORTH STATE FOOD BANK

P.O. Box 6369, Chico, CA 95927 • (530)712-2600 • www.buttecaa.com

CELEBRATING **50** YEARS OF SERVICE





City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2420 FAX (530) 538-2426
 www.cityoforoville.org

TRAKIT#:

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

APPLICANT'S INFORMATION		Project's:	
Name:	Brody Billson	Name:	Community Action Agency of Butte County
Address:	15 Commerce Ct. Suite 150 Chico, CA 95928	Company:	"
Phone:	(530) 774-3554	Address:	2640 S. 5th Ave Oroville CA
Email:	brody@billsonconstruction.com	Phone:	(530) 693-2055
Is the applicant the Owner?	Y	Email:	thawkins@buttecaa.com

DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition	<input type="checkbox"/>	Tentative Parcel Map
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan	<input type="checkbox"/>	Tentative Subdivision Map
<input type="checkbox"/>	Development Review	<input type="checkbox"/>	Pre-Application	<input checked="" type="checkbox"/>	Use Permit
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus	<input type="checkbox"/>	Variance
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use	<input type="checkbox"/>	Wireless Communication Facilities
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension	<input type="checkbox"/>	Zoning Clearance
<input type="checkbox"/>	Other: (Please Specify)				

ADMINISTRATIVE PERMITS (Please check all that apply)

<input type="checkbox"/>	Adult Oriented Business	<input type="checkbox"/>	Outdoor Storage	<input type="checkbox"/>	Special Event
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales	<input type="checkbox"/>	Street Closure
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit	<input type="checkbox"/>	Tree Removal
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit	<input type="checkbox"/>	
<input type="checkbox"/>	Other: (Please Specify)				

*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application.
 ** Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.

PROJECT INFORMATION

Project Name:	Proposed Structure(s) (Sq Ft.):
Address:	Existing Structure(s) (Sq Ft.):
Nearest Cross Street:	Water Provider:
Assessor Parcel Number:	School District:
Lot Size (Acres):	Number of Dwelling Units:

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature: *BB* Date: 1/19/23

OFFICE USE ONLY

General Plan	Zoning	Zoning Conformity	APN
--------------	--------	-------------------	-----

AGENT AUTHORIZATION

To the City of Oroville, Department of Community Development

NAME OF AGENT:		PHONE NUMBER:	
COMPANY NAME:		EMAIL:	
ADDRESS:		CITY/ST/ZIP:	

AGENT SIGNATURE: _____

Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s): _____

This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.

Owner(s) of Record (sign and print name)

1)	Print Name of Owner _____	Signature of Owner _____	Date _____
2)	Print Name of Owner _____	Signature of Owner _____	Date _____
3)	Print Name of Owner _____	Signature of Owner _____	Date _____
4)	Print Name of Owner _____	Signature of Owner _____	Date _____
	Owner's Mailing Address _____	Owner's Email _____	Owner's Phone # _____

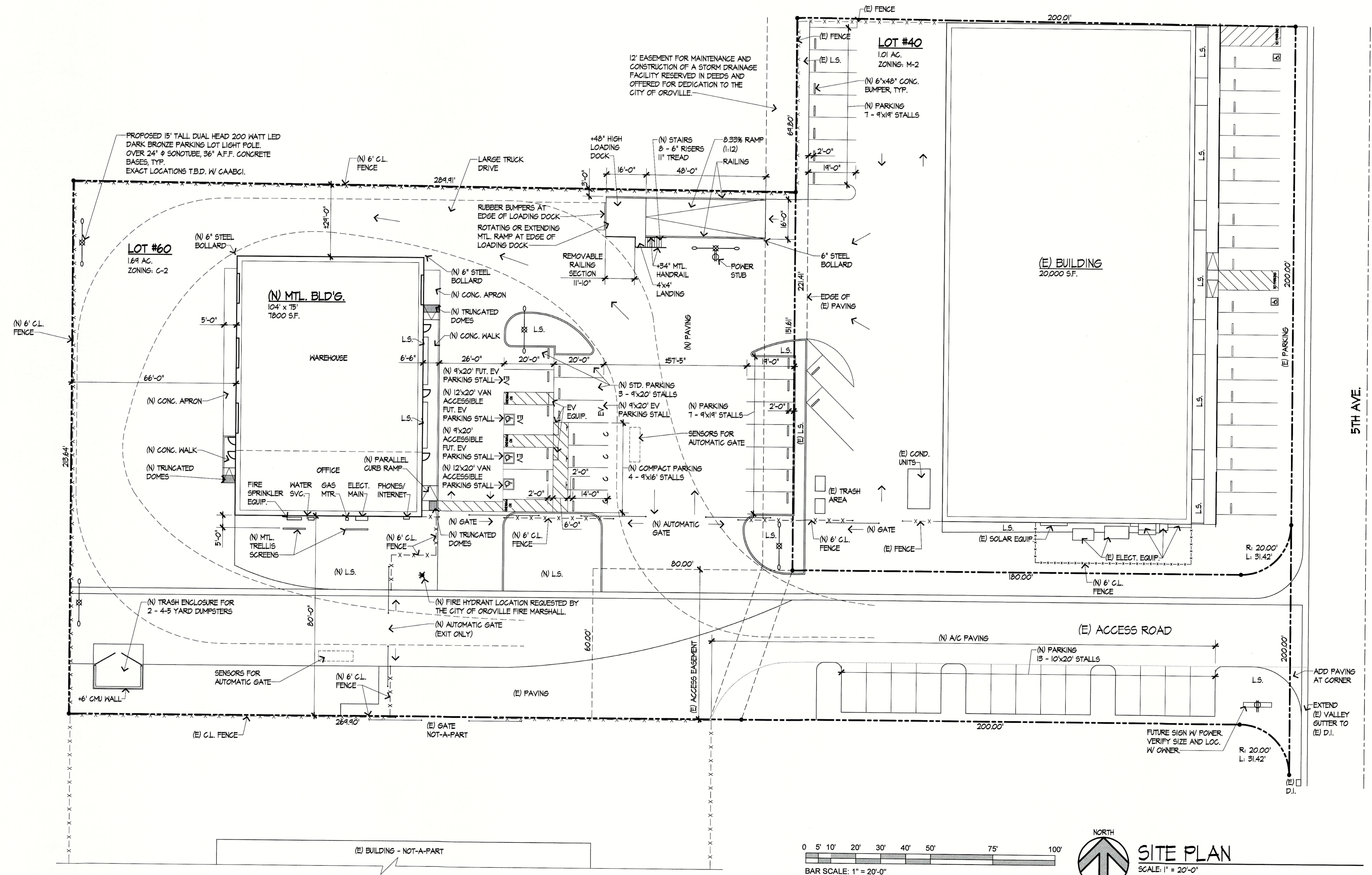
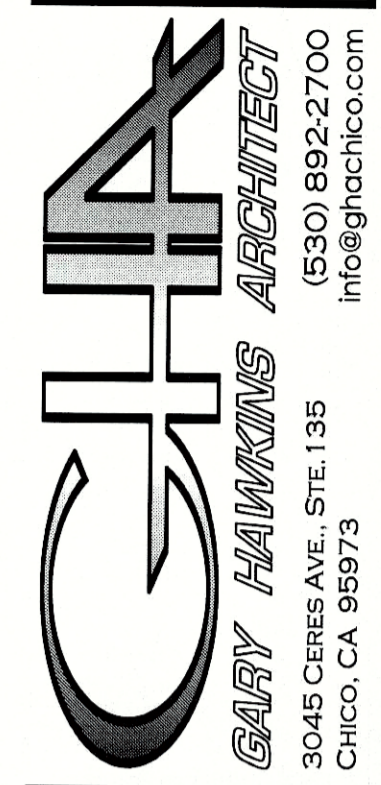
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Technology cost recovery fees are non-refundable

REVISIONS	
NO.	DATE

CITY OF OROVILLE
BUILDING DEPARTMENT
JAN 19 2023
RECEIVED

PARKING ANALYSIS
OFFICE: 1/300 1 SPACES
WAREHOUSE: 1/2000 3 SPACES
TOTAL: 10 SPACES REQUIRED
21 SPACES PROVIDED

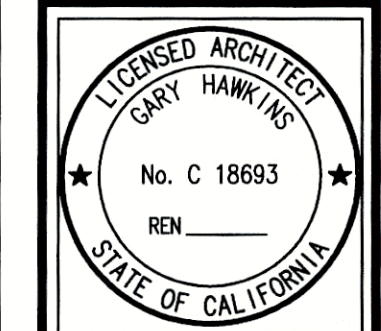
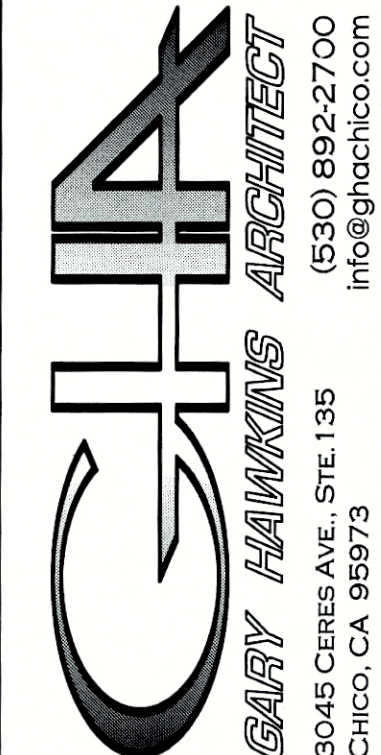


NEW METAL BUILDING FOR:
COMMUNITY ACTION AGENCY OF BUTTE COUNTY
2640 S. 5TH AVE. OROVILLE, CA 95965
APN: 035-380-060

Date: 1/6/2023
Drawn: NB
Job No.: 21-103

Sheet:
2
of: 88

REVISIONS	
NO.	DATE

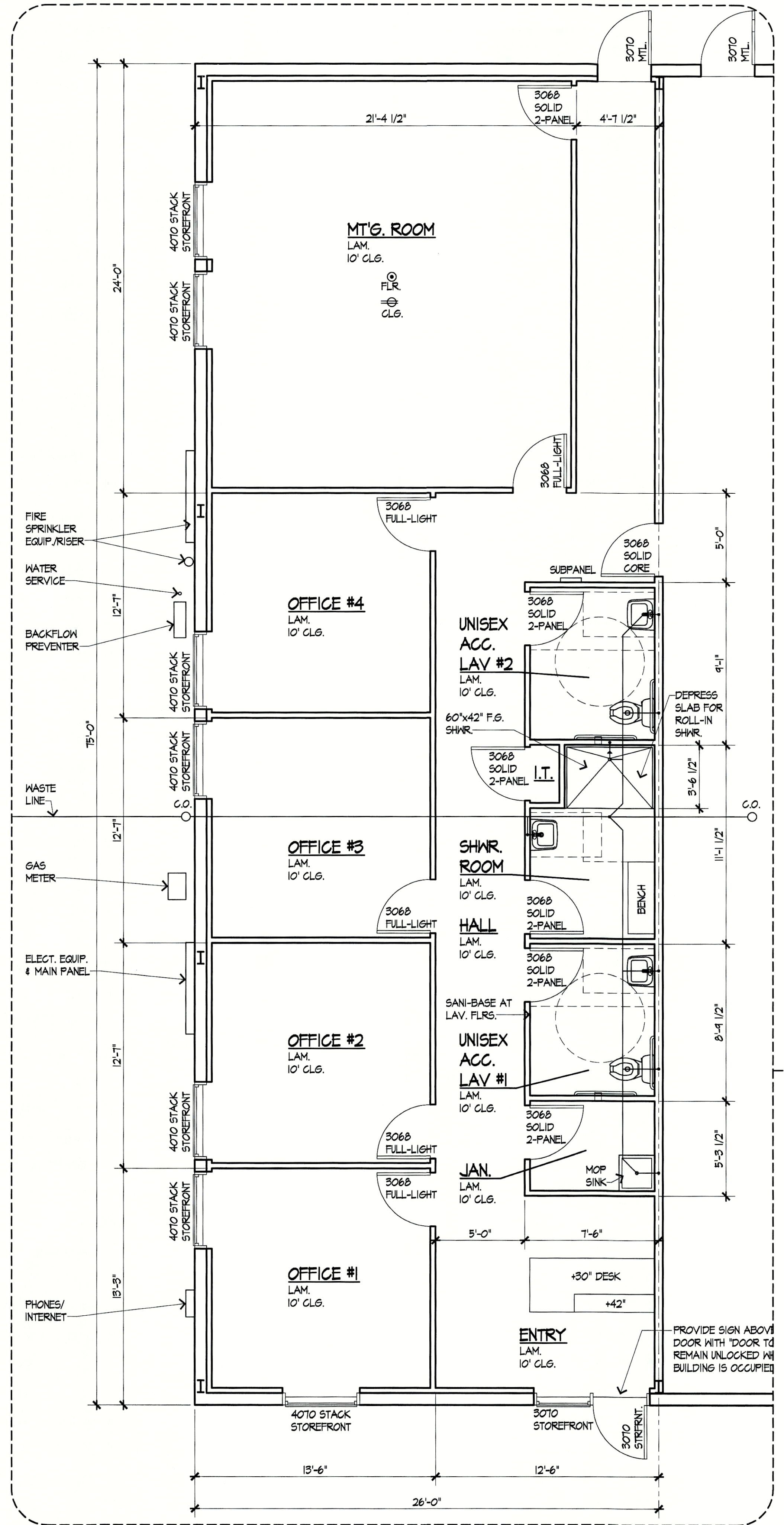


NEW METAL BUILDING FOR:
COMMUNITY ACTION AGENCY OF BUTTE COUNTY
 2640 S. 5TH AVE. OROVILLE, CA 95965

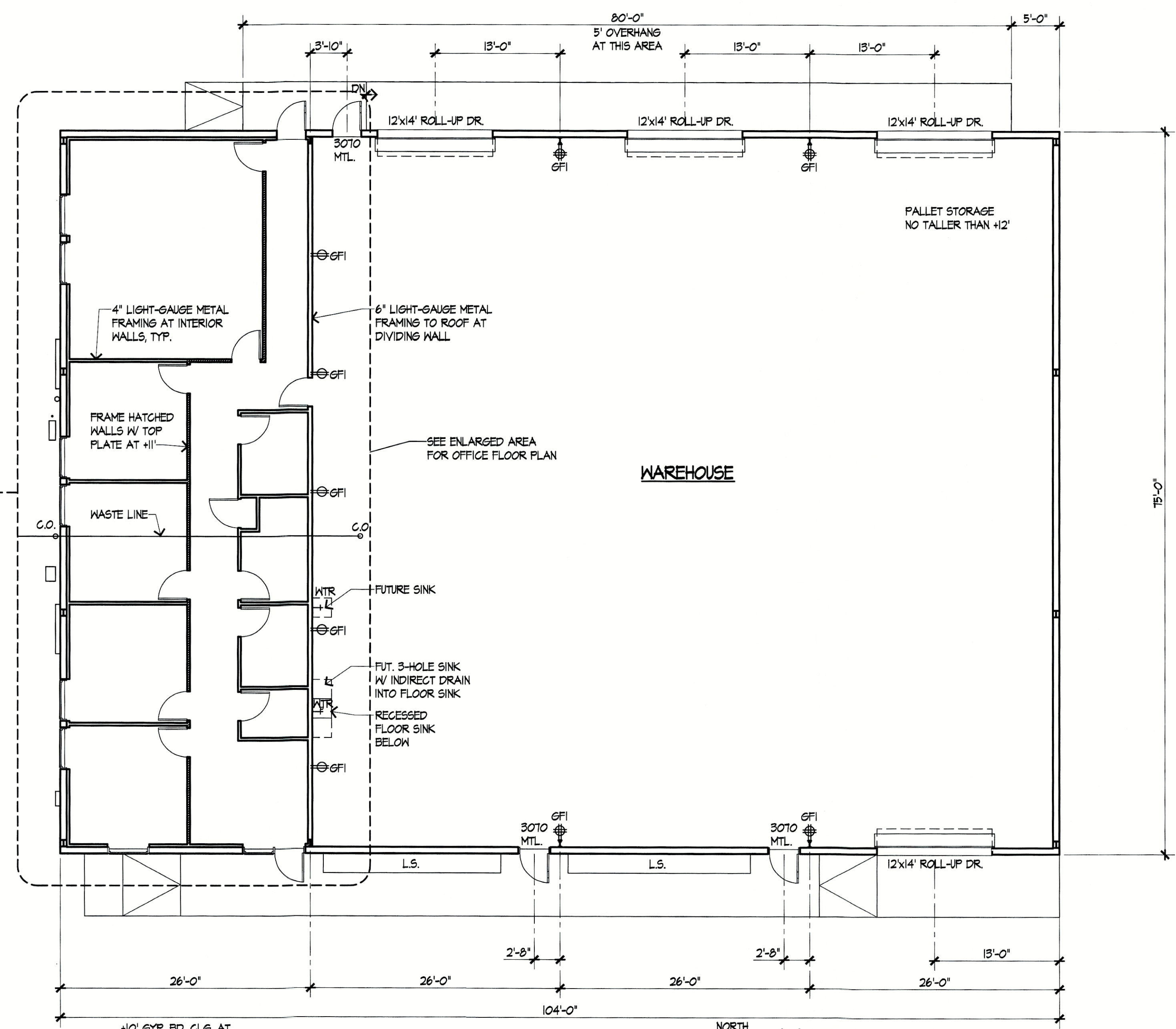
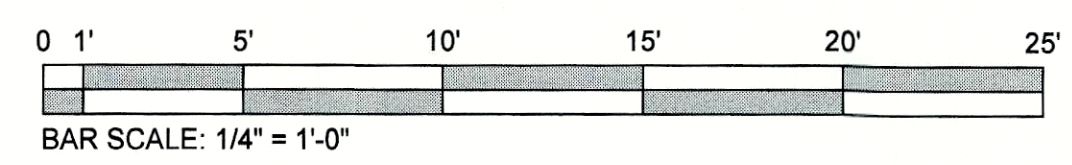
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 Job No.: 21-03

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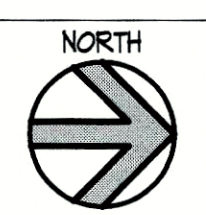
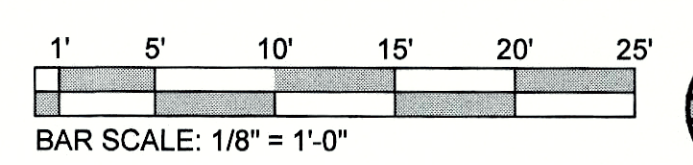


OFFICE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



WAREHOUSE

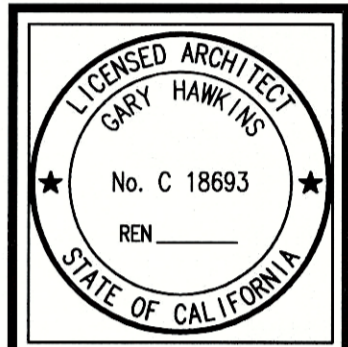
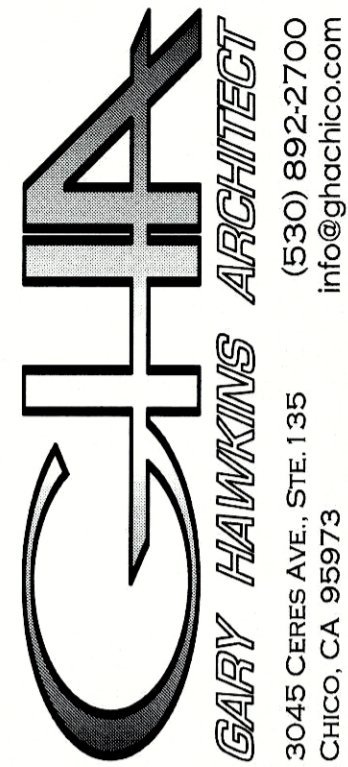
10' GYP. BD. CLG. AT ENTRY, HALLWAY, LAVS, I.T., SHWR. ROOM, AND JANITOR.
 10' SUSPENDED CLG. AT OFFICES AND MTG. ROOM



FLOOR PLAN
 SCALE: 1/8" = 1'-0"

OFFICE AREA: 1450 S.F.
 WAREHOUSE: 5250 S.F.
 BUILDING TOTAL: 1700 S.F.

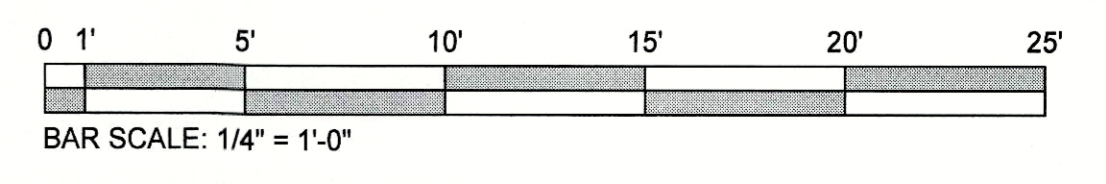
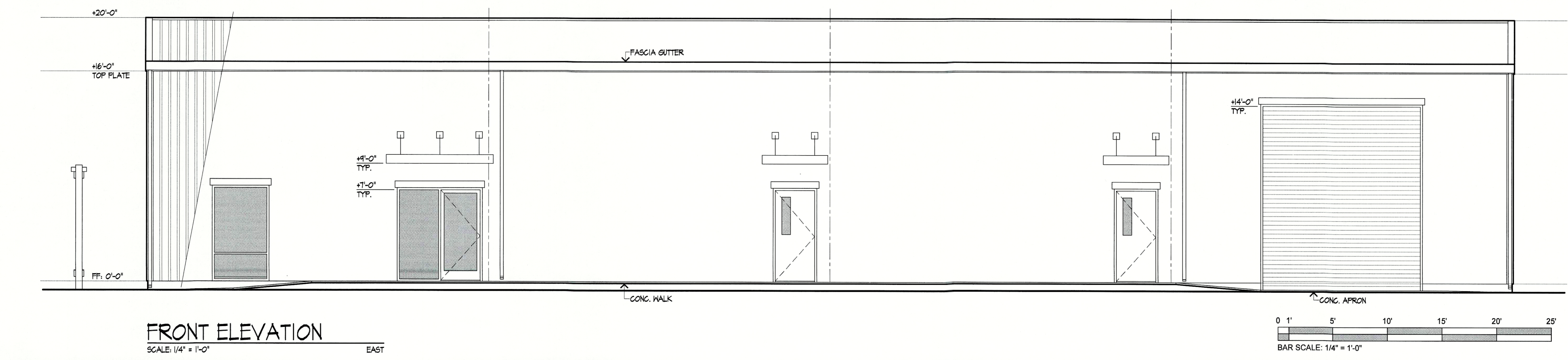
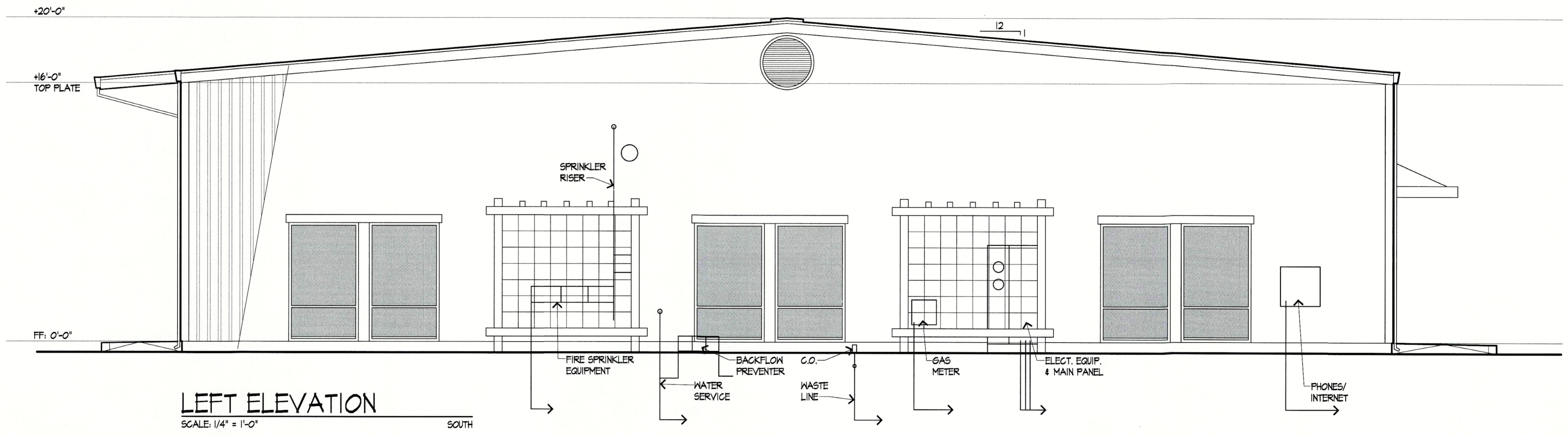
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NO.	DATE



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COMMUNITY ACTION AGENCY OF BUTTE COUNTY
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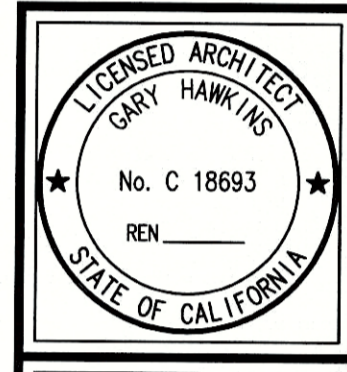
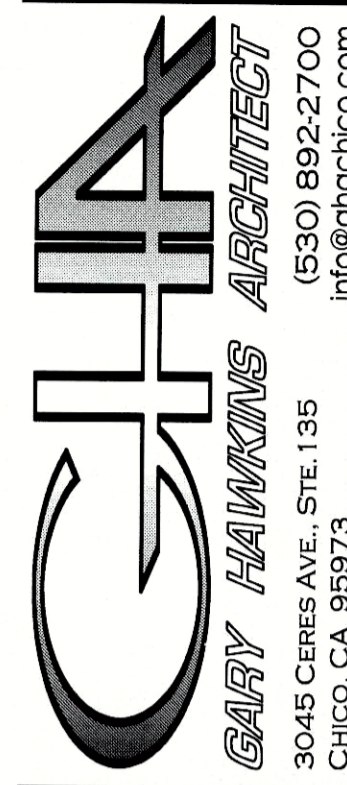
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NO.	DATE

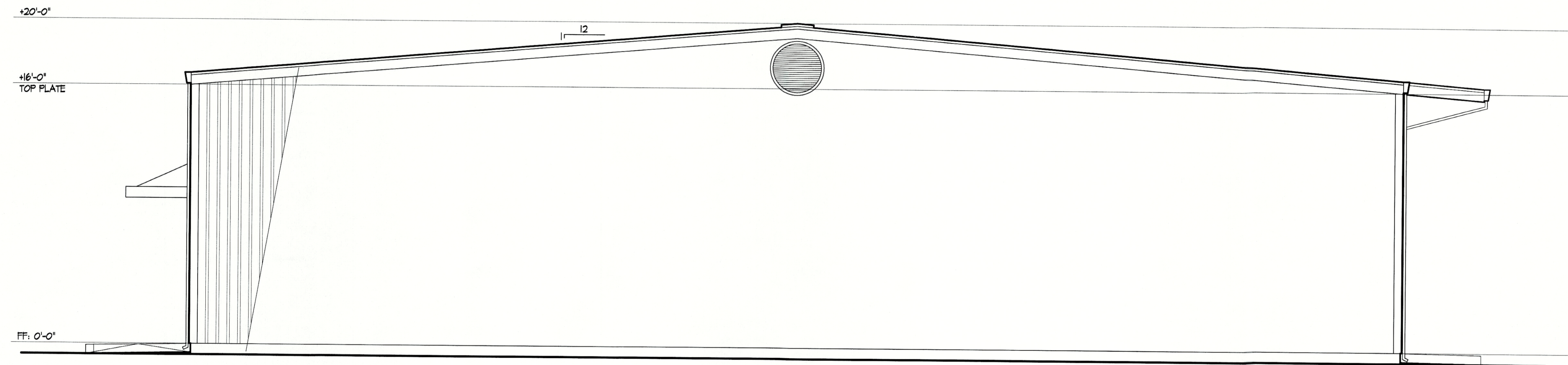


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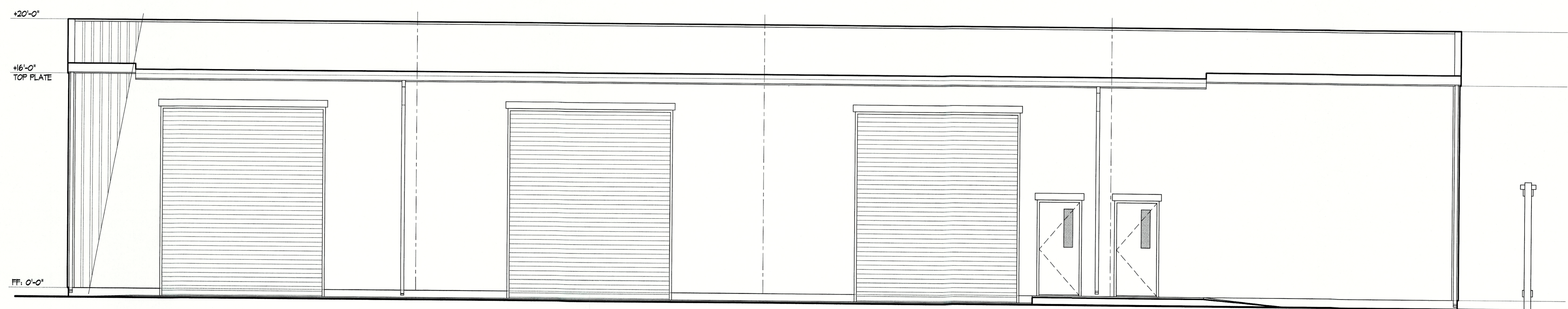
APN: 035-380-060

Date: 1/6/2023
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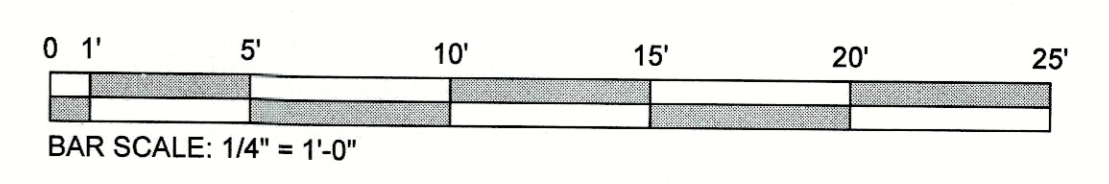
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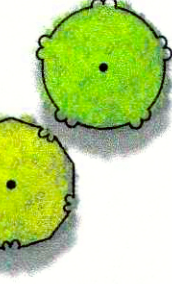

RIGHT ELEVATION
 SCALE: 1/4" = 1'-0" NORTH



REAR ELEVATION
 SCALE: 1/4" = 1'-0" WEST



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	2023-01-17 16:44
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	15 GAL	6	
	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	15 GAL	1	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SHRUB & GROUND COVER	PLANTING AREA	---		6,366 SF

FIRE NOTES:

- ENSURE LOCATION AND SIZE OF ALL TREES AT FULL MATURITY DO NOT OBSTRUCT OR OBSCURE FIRE APPURTENANCES, FIRE ACCESS OR THE BUILDING ADDRESSES OR NUMBERS FOLLOWING CONFIRMATION OF THEIR LOCATION ON THE ARCHITECTURAL AND ELECTRICAL PLANS PER 2019 CFC §509.1
- MAINTAIN TREES TO PROVIDE A 13'-6" MINIMUM VERTICAL CLEARANCE ALONG THE FIRE APPARATUS ACCESS ROADWAY.
- PROVIDE FOR A MINIMUM 3-FOOT CLEARANCE FROM ALL FIRE PROTECTION EQUIPMENT PER 2019 CFC §501.5.4 AND §501.5.5

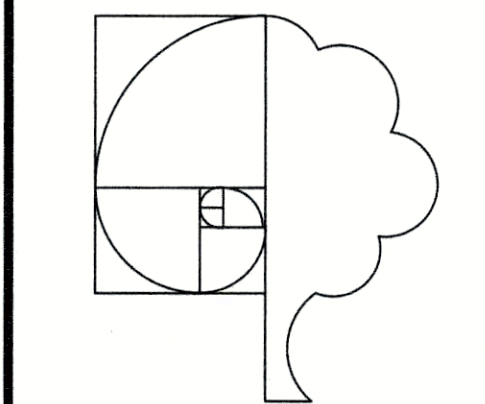
PARKING ANALYSIS

OFFICE:	1/300	1 SPACES
WAREHOUSE:	1/2000	3 SPACES
TOTAL:		10 SPACES REQUIRED
		21 SPACES PROVIDED

CITY OF OROVILLE
BUILDING DEPARTMENT

JAN 19 2023

RECEIVED



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112
AZ #76633

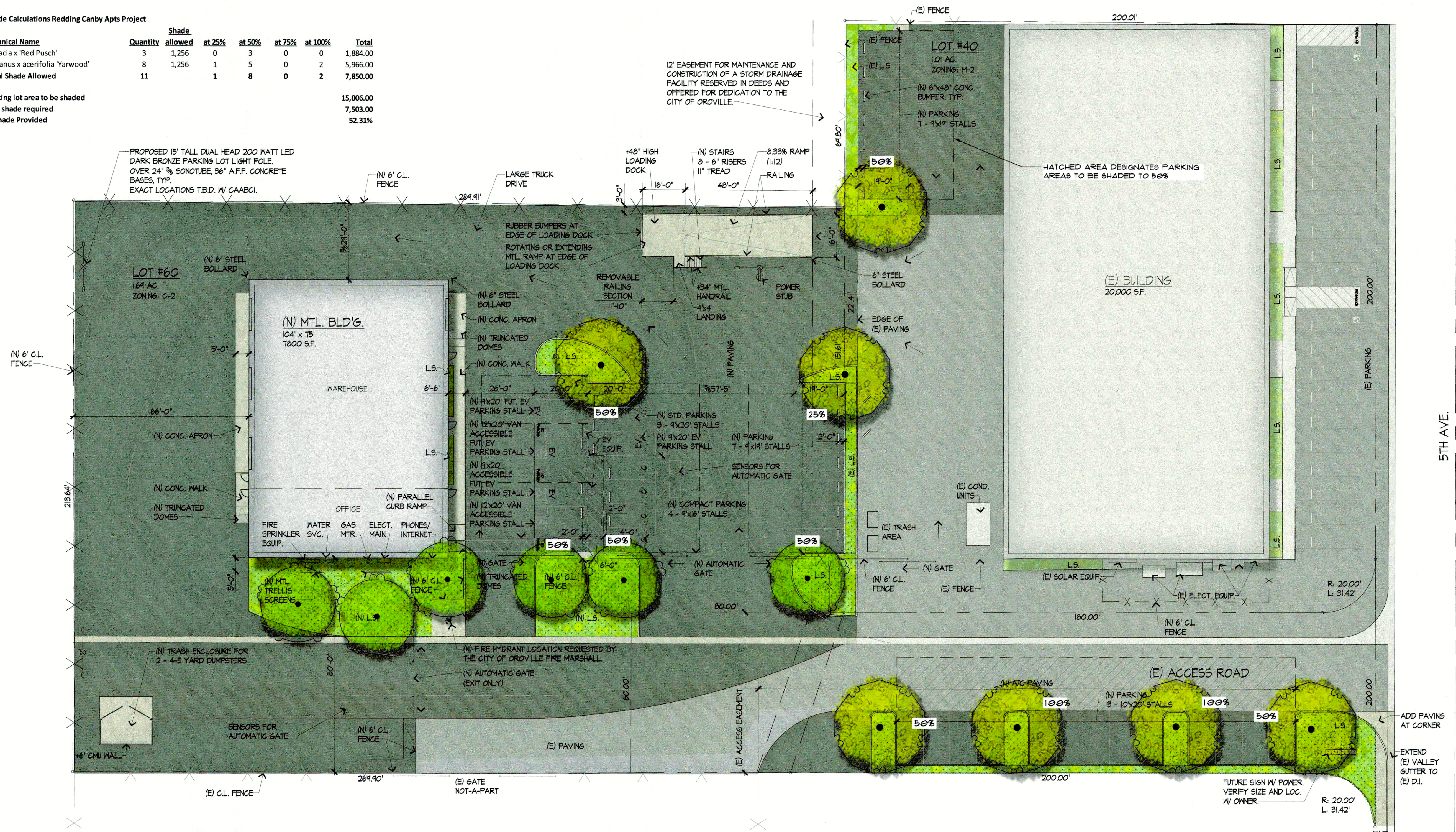
P.O. BOX 170129
Boise, Idaho 83717
thp@idlainc.net
(208) 906-1300

PARKING LOT SHADE CALCULATIONS

Shade Calculations Redding Canby Apts Project

Botanical Name	Quantity	Shade				Total
		allowed	at 25%	at 50%	at 75%	
Pistacia x 'Red Pusch'	3	1,256	0	3	0	1,884.00
Platanus x acerifolia 'Yarwood'	8	1,256	1	5	0	5,966.00
Total Shade Allowed	11	1	8	0	2	7,850.00

parking lot area to be shaded 15,006.00
50% shade required 7,503.00
% Shade Provided 52.31%



PROPOSED 15' TALL DUAL HEAD 200 WATT LED DARK BRONZE PARKING LOT LIGHT POLE OVER 24" 3/8 SONOTUBE, 36" A.F.F. CONCRETE BASES, TYP. EXACT LOCATIONS T.B.D. W/ CAABC.

12' EASEMENT FOR MAINTENANCE AND CONSTRUCTION OF A STORM DRAINAGE FACILITY RESERVED IN DEEDS AND OFFERED FOR DEDICATION TO THE CITY OF OROVILLE

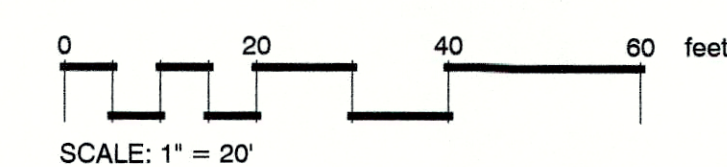
HATCHED AREA DESIGNATES PARKING AREAS TO BE SHADED TO 50%

5TH AVE.

NOTES:

- SOIL PREPARATION AND AMENDING:**
 - AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
 - BROADCAST THE FOLLOWING SOIL AMENDMENTS.
 - QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
 - NITROGEN STABILIZED AND IRON FORTIFIED COMPOST/FIER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
 - PELLETIZED FERTILIZER (21-0-0): 10 LBS., OR AS PER SOIL ANALYSIS RECOMMENDATIONS
 - SOIL SULFUR: PER SOIL ANALYSIS RECOMMENDATIONS
 - GYP-SUM: 100 LBS
 - CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL
- DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
- INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS, MANUFACTURED OF POLYPROPYLENE, 20 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-5, OR EQUAL SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"X1"X6" STEEL 'U' SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
- INSTALL 3" DEPTH FIRE BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.
- MAINTENANCE LANDSCAPED AREAS SHALL BE CONTINUALLY MAINTAINED IN GOOD CONDITION AND SHALL BE KEPT CLEAN AND WEEDED AND TREES SHALL BE PRUNED IN A NATURAL PATTERN AND SHALL NOT BE TOPPED OR POLLARDED. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO:
 - CULTIVATION OF PLANTING BEDS, AND MOWING TO MAINTAIN GRASSY AREAS.
 - PRUNING OF PLANTS AS NECESSARY TO CONTROL AND DIRECT GROWTH. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIAL IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN. FERTILIZATION AS NEEDED TO ENSURE PROPER PLANT GROWTH.
 - REPAIR OR REPLACEMENT OF IRRIGATION SYSTEM COMPONENTS AND IRRIGATION DRAINAGE COMPONENTS, AS NEEDED, TO MAINTAIN THE SYSTEM IN GOOD WORKING CONDITION.
 - INSTALLATION AND MAINTENANCE AGREEMENT FOR LAND USES OTHER THAN SINGLE-FAMILY DWELLINGS AND DUPLEXES, THE PROPERTY OWNER SHALL ENTER INTO A WRITTEN AGREEMENT FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING. THE AGREEMENT SHALL BE IN A FORM APPROVED BY THE CITY ATTORNEY AND ZONING ADMINISTRATOR AND SUITABLE FOR RECORDATION WITH THE BUTTE COUNTY RECORDER. THE AGREEMENT SHALL BE BINDING UPON THE PROPERTY OWNER AND ANY SUCCESSORS IN INTEREST. (ORD. 1149 § 4; ORD. 1163 §§ 1, 8; ORD. 1819 § 3, 2017)

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELCO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"



These drawings are instruments of service and the property of Thomas H. Phelps Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title
LANDSCAPE PLAN

Seal
THOMAS H. PHELPS ARCHITECT
LICENSED LANDSCAPE ARCHITECT
01/18/2023
STATE OF CALIFORNIA

No.	Date	Revision

Project Mgr.: THP
Drawn By: THP
Scale: 1" = 20'
Date: 01/18/2023
File Name: 23-004 of _____ sheets

SHEET ISSUANCE



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

NOTICE OF EXEMPTION

TO	Butte County Clerk	FROM	City of Oroville
:	155 Nelson Avenue	:	1735 Montgomery Street
	Oroville, CA 95965		Oroville, CA 95965

Project Title: Minor Use Permit UP23-01 for the construction of a new 7,800 square foot metal building used for office space and warehousing at 2640 South 5th Avenue (APN 035-380-060).

Project Location – Specific: 2640 South 5th Avenue

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, Brody Bilson, has applied for a Use Permit for a new building primarily used as warehousing. The subject property has a zoning designation of Intensive Commercial (C-2), and a General Plan land use designation of Retail and Business Services (RBS).

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Brody Bilson, Butte Community Action Agency

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - In-Fill Development Projects, Title 14 CCR, §15332
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

In-Fill Development Projects; Title 14, CCR, §15332

Class 32 categorical exemptions consists of projects characterized as in-fill development meeting specific conditions a-e as described in this section. This project involves the development and use of currently vacant land zoned Intensive Commercial (C-2). The intent of the C-2 zoning designation is to provide for more intensive commercial establishments, including those that deal in large, low-volume items and major repair services, or that require large, outdoor display and storage areas. This project meets all conditions, including being consistent with the General Plan and Zoning Designation, occurs within City limits, has no

value as habitat, will not result in any significant effects, and can be adequately served by all required utilities. All business activities will be contained within the building, and the proposed use will be subject to comply with all applicable City, County, State, Federal, and other local agencies as applicable, it has been determined that there is no possibility that the use permit request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Daniel Kopshever

Telephone: (530) 538-2517

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant



City of Oroville

PLANNING AND DEVELOPMENT SERVICES

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2402 FAX (530) 538-2426
www.cityoforoville.org

ZONING INTERPRETATION NO. 23-1

Pertaining to a proposed use in a C-2 Zone that is not listed in Table 17.32.010-1

The Zoning Administrator has determined under OMC 17.08.090 that the proposed use of APN 035-380-060 is appropriate, substantially similar to, and less intensive than several uses approved in the C-2 Zone. Thus, the proposed use as a combination office/warehouse for the Butte Food Bank expansion is allowed, but like these other uses requires a use permit to be decided by the Planning Commission.

BACKGROUND

The Butte Community Action Agency has applied to expand their food bank and distribution center located at 2460 South 5th Avenue. APN 035-380-060 is a 1.69-acre parcel fronting South 5th and located behind the Butte County Community Action Agency building. The parcel they are expanding into is zoned C-2 (Intensive Commercial), while their existing adjacent parcel is zoned M-2 (Intensive Manufacturing).

Warehousing is not listed as an allowed use in the C-2 Zoning Table 17.32.010-1. However, several similar and more intense uses are listed as requiring a use permit, including food production, manufacturing and metalwork over 20,000 square feet, large equipment repair, and parking garages.

This 7,800-sf office/warehouse building is smaller and is less intensive than the above-named uses. Nevertheless, a Use Permit is required, the same as for those other uses.

The project (FAR 0.10) is consistent with the General Plan designation of RBS (Retail and Business Services), to wit:

“This designation is intended to provide for business activities that offer goods and services to the community. This designation allows for a maximum FAR of 0.40, except in the Historic Downtown where an FAR of 2.0 will be allowed. Zoning districts specify where specific allowed uses, such as the production of goods, wholesale storage, and distribution facilities, may be located” (Page 3-31 Land Use)

1600The other existing adjacent warehouses also located on land zoned C-2 are:

- A 66,000 square foot warehouse built in 1985 on APN 035-380-042, address = 580 Cal Oak Road, and occupied by PCP as an offsite warehouse for finished goods and raw materials.
- A 40,000 square foot warehouse built in 1978 on APN 035-380-051, address = 2620 S. Fifth Avenue. Recently purchased by the Oroville Hope Center for their new central location to serve the needy.

This project will be occupied by a nonprofit agency sanctioned by and supported by Butte County and other local jurisdictions, and its expansion will benefit many citizens.

REQUIRED FINDINGS

The above background allows the Zoning Administrator to make all Findings a-d, based on substantial evidence:

- a. The characteristics of, and activities associated with, the proposed use are equivalent to those of one or more of the allowable uses for the zoning district.
- b. The proposed use will not involve a higher level of activity, density or intensity than other allowable uses for the district.
- c. The proposed use will meet the purpose and intent of the applicable zoning district.
- d. The proposed use will be consistent with the goals, objectives and policies of the general plan.

Approved

Zoning Administrator

Date: _____



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PLANNING COMMISSION STAFF REPORT

Thursday, February 23, 2023

RE: Minor Use Permit UP23-03 for a drive-through car wash on Feather River Blvd north of Oro Dam Blvd APN (035-030-109)

SUMMARY: The Oroville Planning Commission will review and consider approving Use Permit No. UP23-05 for the construction of a new 3,365 square foot car wash building with associated car wash tunnel, equipment room, and a 660 square foot pay station building with office and restrooms. The project also includes 18 standard vacuum stalls and one van accessible vacuum stall under canopies fitted with solar panels.

RECOMMENDATION: Staff recommends the following actions:

1. **Conduct a Public Hearing** on the proposed project;
2. **Adopt the Notice of Exemption** as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
3. **Adopt** the recommended Findings for Use Permit No. UP23-03;
4. **Approve** Use Permit UP23-03 and recommended Conditions of Approval;
5. **Adopt** Resolution No. P2023-03

APPLICANT: Orlando Ramirez

LOCATION: Corner of Feather River Blvd and Oro Dam Blvd (APN 035-030-109)

GENERAL PLAN: RBS
ZONING: C-2
FLOOD ZONE: Zone X

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15332 of Title 14, California Code of Regulations, In-Fill Development Projects.

REPORT PREPARED BY:

 Daniel Kopshever, Assistant Planner
 Community Development Department

REVIEWED BY:

 Dawn Nevers, Assistant Director
 Community Development Department

DISCUSSION

Surf-Thru is proposing a new 3,365 square foot car wash tunnel with an equipment room, as well as a 660 square foot pay station building with office and restrooms. The project also includes 18 standard vacuum stalls and one van accessible vacuum stall under canopies with solar panels. The project site is located on approximately 1.23 acres of undeveloped land on the northwest corner of Oro Dam Blvd and Feather River Blvd north of the Maverick Gas Station. The proposed site improvements include a trash enclosure, 8 employee parking stalls, bicycle rack, and landscaping. Intended hours of operation are Monday through Friday from 7:00am to 9:00pm during the dry season and from 7:30am to 5:30pm during the rainy season. Their operational statement indicates that 4-5 employees will be on site during operational hours and the expected number of cars washed will be between 200-300 cars per day. The property has a zoning designation of Intensive Commercial (C-2). The project is adjacent to the new Dutch Brothers Coffee.

Design Guidelines

From Design Guidelines - Chapter 5 - Commercial

Section **2.1 Articulation** outlines various ways of implementing horizontal articulation, much of which is accomplished with this design. The facade is broken up by the use of multiple materials, articulation, and colors per the massing and façade sections of the guideline. Materials include split and smooth-faced block, cultured veneer, metal canopies, and concrete tiles. **2.6 Materials** should be (and are in this case) utilized in compatible combinations and accent materials should be used on all facades of the building. **2.7 Color** primary colors and other bright colors should be used as accents to enliven the architecture, but should be used sparingly. Use of matching colors between architectural elements is noted on the exterior elevation drawings.

Traffic Considerations

Surf-Thru has designed the site with triple drive-thru lanes to accommodate 9 vehicles stacking between the entrance and the pay station. The drive-thru lanes merge into one lane before directing traffic into the carwash tunnel, which is 100 feet in length. Any excess vehicle stacking will be contained on private property, minimizing the possibility of any spillback into the public right of way.

In reviewing the application with the City Engineer, staff determined that a traffic study would not be required based in part on the following:

- The proposed vehicle queuing appears to be adequate to handle anticipated vehicle traffic.
- Spillback onto public property will likely not occur as any excess stacking will likely be contained on private property.
- No new driveways are proposed on Feather River Blvd.

Parking

Per **OMC Table 17.12.070-1 Minimum Vehicular Parking Requirements**, car washes

require 2 spaces for each wash bay. Since this is a drive-through car wash, 1 space for each 300 square feet of gross floor area shall be used to calculate the minimum parking requirement. This would equal approximately 14 spaces. Applicant is proposing 29 spaces total, which is adequate for the use. This total includes the vacuum stalls, employee parking, and handicap accessible parking.

Landscaping

Preliminary landscape plans include a variety of drought tolerant plants (drought tolerant after one year) with trees along the site entrance as well as along the southern property line. Shrub groundcover is shown buffering the parking lot and adjacent parcels. All plants will need to have drip irrigation, watering to be reduced after one year to a once per week watering schedule. Water should be kept off in winter months. Prior to construction, detailed landscape and irrigation plans must be submitted.

Lighting

The proposed lighting model shows foot candle intensity compliant with **OMC 17.12.010 Performance Standards (C) Outdoor Lighting**. Lights shall have a maximum height of 24 feet, which is the height of the proposed building's parapets.

Signage

Conceptual signage is shown on exterior elevations. The plans' keynotes indicate that signage will be applied for under separate application and review.

Trash Enclosure

Proposed trash enclosure location is adequately screened with landscaping. Enclosure shall be designed in accordance with **OMC 17.12.110 Enclosures for solid waste and recyclable materials**.

Water Quality Requirements

Surf Thru has submitted a statement regarding its water usage: "Surf Thru Car Wash uses an average of 30-40 gallons of freshwater per vehicle. Additionally, our wash process utilizes an underground filtration system that stores and recycles most of the water used.

Per **OMC 17.16.090 Car and vehicle washes**: *Each designated wash area shall be paved with an impervious surface and shall be designed and graded so as to collect all wash water and direct the water to an approved drainage system. All wash water shall be treated and filtered on-site to remove sediment and pollutants, using a method approved by the city engineering design standards, before it is discharged into the sanitary sewer system.*

An in-bay car wash or a conveyor belt car wash permitted and constructed after January 1, 2014 shall do either of the following:

- a. Install, use, and maintain a water recycling system that recycles and reuses at least 60% of the wash and rinse water.*

- b. *Use recycled water provided by a water supplier for at least 60% of its wash and rinse water.*

OMC 17.08.135 Art in public places/Oroville beautification.

Public Art Contribution. All new nonresidential development projects subject to the requirements of this section shall install public art on the project site in a public place as approved by the city council. The cost of the public art must be equal to at least one percent of the estimated construction costs. The creator of public art shall be an artist, defined as a person who has a reputation among peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment as judged by the arts commission. Public art shall be displayed in a manner that will enhance its enjoyment by the general public. The developer has the option to opt out of this requirement and instead pay the equivalent in-lieu fee which shall be a one percent fee of the estimated construction costs.

Execution of Installation/Time of Payment. If the developer chooses to pay the in-lieu fee, payment in full shall be required at the time all fees are due on any project processed through the city or upon completion of the project, whichever occurs first. The payment of all outstanding fees shall be required prior to the issuance of a Certificate of Occupancy.

For developers choosing to provide art as part of their project the developer shall provide the city with designs for review by the Arts Commission, plus proof of installation of the required public art on the development site - prior to the issuance of a Certificate of Occupancy.

Required Findings for Use Permits (OMC 17.48.010)

Before approving a use permit, the Planning Commission must consider each of the following issues and make appropriate findings (Staff's comments are in *italics*, draft findings are in the Resolution):

- 1. The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole.**

The project will be located in an area surrounded by active commercial development. The project has been reviewed and conditioned to minimize or prevent any potential impacts to the general health, safety, or public welfare of the surrounding area and the city as a whole.

- 2. The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.**

The proposed use will provide a desired commercial product and is located in an area with significant employment and transportation access.

- 3. Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.**

All infrastructure is in and available. Any utilities not already provided on site will be installed by the property owner, subject to all applicable fees and permits.

- 4. The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.**

As required by OMC Chapter 17.52, the project underwent development review and the applicant made revisions based on the committee's comments. Surf-Thru will be located in an area near compatible commercial businesses. The intended hours of operation are compatible with surrounding users. The site plan, design, lighting, landscaping, and other improvements have been reviewed and the project conditioned to minimize any adverse impacts on abutting properties. Code enforcement will monitor for compliance on an ongoing basis.

- 5. The subject site is physically suitable for the type and intensity of land use being proposed.**

Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use.

- 6. The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.**

Surf-Thru will provide a desired service for the neighborhood and the community as a whole.

- 7. The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code.**

The use is permitted, subject to a use permit for the drive-thru, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

FISCAL IMPACT

None. The project is subject to all customary fees.

PUBLIC NOTICE

A request for comments was prepared and circulated to the local agencies and surrounding property owners within 300 feet of the property. Additionally, the meeting date, time, and project description were published in the Oroville Mercury

Register and posted at City Hall.

ATTACHMENTS

1. Resolution 2023-03
2. Notice of Exemption (CEQA)
3. Application Materials

RESOLUTION NO. P2023-03

A RESOLUTION BY THE OROVILLE CITY PLANNING COMMISSION MAKING FINDINGS AND CONDITIONALLY APPROVING UP#23-03, FOR A NEW DRIVE-THROUGH CAR WASH ON FEATHER RIVER BOULEVARD NORTH OF OROVILLE DAM BLVD EAST (APN 035-030-109)

WHEREAS, the City has received a Use Permit application for new 3,365 square foot car wash building with associated car wash tunnel, equipment room, and a 660 square foot pay station building with office and restrooms at APN 035-030-109; and

WHEREAS, the property is zoned Intensive Commercial (C-2); and

WHEREAS, a car wash is listed in OMC Table 17.32.010-1 Allowed Uses in Commercial Districts as a permitted use in C-2. However, drive-through establishments are subject to a Use Permit. As a condition of approval, the applicant will be required to comply with all requirements of the City's Zoning Code as found in the OMC Chapter 17, including, but not limited to, development standards, permit requirements and development review; and

WHEREAS, at a duly noticed public hearing, the Planning Commission considered the comments and concerns of public agencies, property owners, and members of the public who are potentially affected by the approval of the use permit described herein, and also considered the City's staff report regarding the change.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION as follows:

1. This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review pursuant to Title 14, California Code of Regulations, Section 15332 "In-Fill Development Projects."
2. The Planning Commission approves the findings required by Section 17.16.160 of the Oroville City Code, as described in the Staff Report;
3. The Planning Commission approves the permit conditions described in this Resolution.

REQUIRED FINDINGS (OMC 17.48.010) FOR DRIVE THROUGH ESTABLISHMENTS

- a) The granting of the permit will not be incompatible with or detrimental to the general health, safety or public welfare of the surrounding area or of the city as a whole.

The project will be in a location surrounded by active commercial development;

- b) The proposed use follows sound principles of land use by having a suitable location relative to the community as a whole, as well as to transportation facilities, public services and other land uses in the vicinity.

The proposed use will provide a desired commercial product, and is located in an area with significant employment and transportation access;

- c) Public utilities and facilities, including streets and highways, water and sanitation, are adequate to serve the proposed use or will be made adequate prior to the establishment of the proposed use.

All infrastructure is in and available, especially if applicant meets all proposed conditions, and any future conditions imposed by the City or Caltrans,

- d) The location, size, design and operating characteristics of the proposed use will be harmonious and compatible with the surrounding neighborhood and will not adversely affect abutting properties.

All abutting properties are also commercial. The proposed use is compatible with the surrounding neighborhood;

- e) The subject site is physically suitable for the type and intensity of land use being proposed.

Applicant has submitted a set of drawings demonstrating that the site is physically suitable for the proposed type and intensity of use. The site will provide adequate capacity for the use;

- f) The size, intensity and location of the proposed use will provide services that are necessary or desirable for the neighborhood and community as a whole.

The commercial pad has been vacant for years, and a new commercial tenant is desirable for the neighborhood and the entire community;

- g) The permit complies with all applicable laws and regulations, including the requirements of the general plan, of this title and of the city municipal code.

The use is permitted, subject to a use permit for the drive-thru, and is compatible with the General Plan, Zoning codes, and the Oroville Municipal Code.

CONDITIONS OF APPROVAL

Approved project: The Planning Commission hereby conditionally approves Use Permit No. 23-03, permitting a drive-through at the proposed building on Feather River Boulevard (APN 035-030-109). The subject property has a zoning designation of Intensive Commercial (C-2) and a General Plan land use designation of Retail Business Services (RBS).

General Conditions

1. The applicant shall hold harmless the City, its Council members, Planning Commissioners, officers, agents, employees, and representatives from liability for any

award, damages, costs, and/or fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.

2. The project shall remain in substantial conformance with the Conditions of Approval, as adopted by the Oroville Planning Commission. Any subsequent minor changes in the project (as determined by the Zoning Administrator) may only occur subject to appropriate City review and approval. Any subsequent substantive changes in the project (as determined by the Zoning Administrator) may only occur subject to discretionary review by the Oroville Planning Commission.
3. The applicant shall annually pay for and obtain a City of Oroville business license.
4. All private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be operated and maintained by the applicant in such a manner, and with such frequency, to ensure the public health, safety and general welfare.
5. All costs of operation and maintenance of private facilities, improvements, infrastructure, systems, equipment, common areas, etc. shall be the responsibility of the applicant.
6. Pursuant to Section 17.12.010, the proposed use of the site shall conform to the performance standards of the Oroville Municipal Code to minimize any potential negative effects that the building, structure, lighting or use could have on its surroundings, and to promote compatibility with surrounding uses and areas.
7. Applicable construction plans, calculations, specifications, applications, forms, etc. shall be submitted to the Building Division for review prior to the start of any construction activities requiring a building permit. All applicable plan review and development impact fees shall be paid at time of submittal.
8. The applicant shall ascertain and comply with the requirements of all of City, County, State, Federal, and other local agencies as applicable to the proposed project.
9. The project shall comply with the City's noise ordinance as found in the OMC Chapter 9.20.
10. Each use permit shall be issued subject to the condition that the zoning administrator may inspect the premises for which the use permit is issued at any reasonable time to ensure compliance with the conditions of the use permit. Refusal to permit the zoning administrator to inspect the premises shall be rebuttably presumed to be grounds for revocation of the use permit.
11. Pursuant to Section 17.48.010(F) of the City Code, the Planning Commission, upon its own motion, may modify or revoke any use permit that has been granted pursuant to the provisions of this section upon finding any of the following, based on substantial evidence:
 - I. Any of the conditions of the permit have not been satisfied within 1 year after it was granted.

- II. Any of the terms or conditions of the permit have been violated.
 - III. A law, including any requirement in the Municipal Code Chapter 17, has been violated in connection with the permit.
 - IV. The permit was obtained by fraud.
12. Applicant hereby certifies that any and all statements and information provided as part of the application are true and correct to the best of their knowledge and belief. Any misinformation provided, whether intentional or unintentional, that was considered in the issuance of this permit may be grounds for revocation.
 13. Any roof mounted or ground placed utilities (HVAC, generators, etc.) shall include an architecturally compatible method of screening. This can include screening by landscaping or a decorative fence for ground placed utilities.
 14. Building shall be addressed per City requirements. Building numbers shall comply with City Code 17.20.050(A).
 15. The applicant shall submit to the City details of exterior lighting for review and approval.
 16. The applicant or property owner shall apply for the proper permits as required by OMC Chapter 17.20 prior to any new signage being erected.
 17. No more than 25% of any window area shall be covered with signs. This includes both permanent and temporary signs used to identify the business, products sold, or services offered.
 18. The exterior of the building, including windows and doors, shall be maintained, and with such frequency, to ensure the public health, safety and general welfare of the city.
 19. Windows and doors shall not be boarded up or blocked unless the appropriate approvals are received to ensure the public health, safety and general welfare. This does not include the use of plywood or other material used to cover a window for a temporary period of time that constitutes a safety hazard and/or invites trespassers and malicious mischief.
 20. Minor changes may be approved administratively by the Community Development Director or designee upon receipt of a written request by the applicant or designee. Changes deemed to be major or significant in nature shall require a formal application for amendment.
 21. Applicant and/or property owner will take appropriate measures to provide property maintenance of the building exterior, including provisions to keep the premise free of litter and debris.
 22. Applicant and/or property owner shall ensure adequate lighting of exterior areas, including parking lots, to discourage loitering outside of the buildings.
 23. Applicant and/or property owner will ensure protection of adjacent properties from noise, odors and undue light and glare, as well as illegal activity.

24. Applicant and/or property owner will maintain adequate onsite security, both inside and outside the building, to satisfy any concerns raised by the chief of police or general public. Substantial camera surveillance and written security protocols approved by the chief of police will suffice.

Specific Project Permit Conditions

- 1. Ensure that signage clearly and immediately directs patrons to the desired drive-thru lane.
- 2. Signage is not included in this Use Permit. Any signage requiring permits will require a new building permit submittal.
- 3. The quantity, locations and striping of all primary and shared parking shall be shown in the building plans upon permit submittal.
- 4. A refuse collection enclosure shall be provided in accordance with City Code 17.12.110. The refuse area shall be large enough to provide adequate storage for solid waste and recyclable materials generated by the use. The drive-through shall not be used by customer’s vehicles at the same time as Recology refuse collection vehicles.
- 5. Applicant has submitted a preliminary landscape plan. A Landscape Maintenance Agreement shall be executed to ensure proper maintenance of the property. The agreement shall be in a form approved by the City Attorney and Zoning Administrator and suitable for recordation with the Butte County recorder. The agreement shall be binding upon the property owner and any successors in interest.
- 6. Signage is not included in this Use Permit. Signage will require a new building permit submittal.

*****End of Conditions*****

I HEREBY CERTIFY that the foregoing resolution was duly introduced and passed at a regular meeting of the Planning Commission of the City of Oroville held on the 26th of February 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVE:

JACKIE GLOVER, ASSISTANT CITY CLERK

CARL DURLING, CHAIRPERSON



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

TRAKIT#:

PLANNING DIVISION GENERAL APPLICATION

(Please print clearly and fill in all that apply)

APPLICANT'S INFORMATION		Project's:	N/A	
Name:	Orlando Ramirez	Name:		
Address:	6781 N Palm Ave Fresno, CA 93704	Company:		
Phone:	559-903-9418	Address:		
Email:	orlandor@bottom-line.com	Phone:		
Is the applicant the Owner?	<input type="checkbox"/>	If applicant is Not the owner, please provide owner /agent authorization on the reverse side.		Email:
DEVELOPMENT PROJECTS & OTHER APPLICATIONS (Please check all that apply)				
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Landmark /Modification/Demolition	<input type="checkbox"/>
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Mining and Reclamation Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Development Review	<input type="checkbox"/>	Pre-Application	<input type="checkbox"/>
<input type="checkbox"/>	Final Map	<input type="checkbox"/>	Residential Density Bonus	<input type="checkbox"/>
<input type="checkbox"/>	General Plan Amendment/Rezone	<input type="checkbox"/>	Temporary Use	<input type="checkbox"/>
<input type="checkbox"/>	Landmark Designation	<input type="checkbox"/>	Tentative Map Extension	<input type="checkbox"/>
<input type="checkbox"/>	Other: (Please Specify)			
ADMINISTRATIVE PERMITS (Please check all that apply)				
<input type="checkbox"/>	Adult Oriented Business	<input type="checkbox"/>	Outdoor Storage	<input type="checkbox"/>
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Outdoor Display & Sales	<input type="checkbox"/>
<input type="checkbox"/>	Large Family Day Care	<input type="checkbox"/>	Second Dwelling Unit	<input type="checkbox"/>
<input type="checkbox"/>	Mobile Food Vendor	<input type="checkbox"/>	Sign/Temporary Sign Permit	
<input type="checkbox"/>	Other: (Please Specify)			
*Please provide a letter addressed to the Planning Division with a detailed description for the proposed project. Please include any site plans, maps, aerials, photos, and other relevant information that will help us in processing your application. ** Any time a set of plans is required, three (3) sets of drawings shall be submitted, unless otherwise directed.				
PROJECT INFORMATION				
Project Name: Oroville Surf Thru		Proposed Structure(s) (Sq Ft.): +/-3,398sf car wash tunnel and +/-660sf paystation		
Address: NWC Oro Dam Blvd. and Feather River Blvd.		Existing Structure(s) (Sq Ft.): 0		
Nearest Cross Street: Oro Dam Blvd and Feather River Blvd.		Water Provider: Cal Water		
Assessor Parcel Number: Portion of 035-030-109		School District: Oroville Union		
Lot Size (Acres): +/- 1.23ac		Number of Dwelling Units: N/A		
APPLICANT'S SIGNATURE				
I hereby certify that the information provided in this application is, to my knowledge, true and correct.				
Signature:			Date: 1/20/23	
OFFICE USE ONLY				
General Plan:	Zoning:	Zoning Conformity:	APN:	
File#	Overlay Zoning:	Minimum Setbacks:	FY	RY
				SY

AGENT AUTHORIZATION			
To the City of Oroville, Department of Community Development			
NAME OF AGENT:	Orlando Ramirez	PHONE NUMBER:	559-999-1963
COMPANY NAME:	Bottom Line Group	EMAIL:	orlandor@bottom-line.com
ADDRESS:	6781 N Palm Ave	CITY/ST/ZIP:	Fresno, CA 93704
AGENT SIGNATURE:			
Is hereby authorized to process this application on my/our property, identified as Butte County Assessor Parcel Number (s):			
Portion of 035-030-109			
This authorization allows representation for all applications, hearings, appeals, etc. and to sign all documents necessary for said processing, but not including document (s) relating to record title interest.			

Owner(s) of Record (sign and print name)

1)			
	Print Name of Owner	Signature of Owner	Date
2)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
3)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
4)	_____	_____	_____
	Print Name of Owner	Signature of Owner	Date
	_____	_____	_____
	Owner's Mailing Address	Owner's Email	Owner's Phone #

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable



City of Oroville

Planning Division - Community Development Department

1735 Montgomery Street
 Oroville, CA 95965-4897
 (530) 538-2430 FAX (530)538-2426
www.cityoforoville.org

Item 5.

TRAKIT#:

DEVELOPMENT REVIEW / PRE-APPLICATION

(Please print clearly and fill in all that apply)

REQUIRED FOR A COMPLETE APPLICATION

<input checked="" type="checkbox"/>	Completed and signed Application Forms
<input type="checkbox"/>	Application Fee Paid (\$230.42) + 6% Tech Fee = \$244.25

**The Development Review Committee (DRC) will meet at least once per month, or as needed. Generally, the DRC will meet on the 2nd Thursday of each month, with meetings starting at 3:00 p.m. and concluding once all the items on the agenda have been addressed.

• Are you requesting a Pre-Application (Initial Project Review)?	No
• Are you requesting a Development Review?	Yes
• Is the Project in the Downtown Historic Overlay?	No

TYPE OF PROJECT (Please check all that apply)

<input type="checkbox"/>	Accessory Structure	<input checked="" type="checkbox"/>	New Construction	<input checked="" type="checkbox"/>	Site Improvements
<input type="checkbox"/>	Fencing	<input type="checkbox"/>	New Use of Existing Structure(s)	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Landmark Demolition	<input type="checkbox"/>	Parking	<input checked="" type="checkbox"/>	Commercial
<input type="checkbox"/>	Landmark Modification	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Residential
<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Sign Program	<input type="checkbox"/>	Mixed Use
<input type="checkbox"/>	Other: (Please Specify)				

REQUIRED DOCUMENTS (Please provide all that apply)


<input checked="" type="checkbox"/>	Site Plans
<input checked="" type="checkbox"/>	Architectural drawings showing proposed building elevations
<input checked="" type="checkbox"/>	Landscape plans showing the types, sizes and location of vegetation to be planted and the irrigation system to be installed
<input checked="" type="checkbox"/>	Plans for the configuration and layout of all off-street parking spaces
<input checked="" type="checkbox"/>	Plans for all lighting to be installed on the site, including the location, type, height and brightness of each lighting fixture
<input checked="" type="checkbox"/>	Drawings of all signs that are proposed in association with the project
<input type="checkbox"/>	Any appropriate studies required for the project (i.e. traffic, noise, geotechnical, sewer capacity, historical review, etc.)
<input checked="" type="checkbox"/>	Project description, and explanation of what is being proposed. Including a description of the intended use, for commercial and projects, hours of operations, number of employees, and a description of daily operation, services offered, products manufactured and sold.

ADDITIONAL INFORMATION

1. For any project that requires development review, buildings permits shall not be issued until the project's development review application has been approved.
2. Buildings plans submitted to the Building Division for review while simultaneously undergoing the development review process with the Planning Division are subject to change.
3. All plans and drawings shall be drawn to scale to the extent feasible and shall indicate the full dimensions, contours and other topographic features and information necessary to make a full evaluation of the project.

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature: 	Date:	1/25/23
--	-------	---------

OFFICE USE ONLY

Approved By:	Date:
Payment:	Number:

PROJECT DESCRIPTION

Detailed Description:

This project encompasses a roughly 1.23ac site located at the Northwest corner of Oro Dam Blvd. and Feather River Blvd in Oroville, CA. The APN number for the project is a portion of 035-030-109. The proposal includes a 3,365 square foot car wash building with associated car wash tunnel, equipment room, and a 660 square foot pay station building inclusive of an office area with restrooms. The Project also includes 18 standard vacuum stalls and 1 van accessible vacuum stall under canopies with solar panels. This property is currently zoned C-2 (Intensive Commercial). The car wash will have an automatic payment station in addition to an attendant to collect cash payments. An average home driveway or parking lot car wash can use 80-140 gallons of freshwater per vehicle, whereas a modern Surf Thru Car Wash uses an average of 30-40 gallons of freshwater. Additionally, our wash process utilizes an underground filtration system that stores and recycles most of the water used. Surf Thru further reduces negative impacts by using environmentally safe detergents. The carwash will operate seven days a week and will be closed on major holidays. The proposed operational hours for the facility will be 7am – 9pm (during non-rainy season), and 7:30am-5:30pm (during rainy season), and will operate seven days a week. The operation will employ 15-20 staff with a mix of part- and full-time employees. There will be approximately 4-5 car wash employees per shift on site during the car wash operational hours. The approximate expected number of cars washed is between 200-300 cars per day. Deliveries will be by large box-type delivery truck (non-semi), to the breakaway driveway area, and deliveries are limited to approximately twice a week, with the deliveries being after the hours of operation. If you have any questions, please do not hesitate to contact this office. Sincerely,
Orlando Ramirez

OPERATIONAL STATEMENT

Surf-Thru Car Wash- NWC Oro Dam Blvd. and Feather River Blvd. (Oroville, CA)

This project encompasses a roughly 1.23ac site located at the Northwest corner of Oro Dam Blvd. and Feather River Blvd in Oroville, CA. The APN number for the project is a portion of 035-030-109. The proposal includes a 3,365 square foot car wash building with associated car wash tunnel, equipment room, and a 660 square foot pay station building inclusive of an office area with restrooms. The Project also includes 18 standard vacuum stalls and 1 van accessible vacuum stall under canopies with solar panels. This property is currently zoned C-2 (Intensive Commercial).

The car wash will have an automatic payment station in addition to an attendant to collect cash payments. An average home driveway or parking lot car wash can use 80-140 gallons of freshwater per vehicle, whereas a modern Surf Thru Car Wash uses an average of 30-40 gallons of freshwater. Additionally, our wash process utilizes an underground filtration system that stores and recycles most of the water used. Surf Thru further reduces negative impacts by using environmentally safe detergents.

The carwash will operate seven days a week and will be closed on major holidays. The proposed operational hours for the facility will be 7am–9pm (during non-rainy season), and 7:30am-5:30pm (during rainy season), and will operate seven days a week. The operation will employ 15-20 staff with a mix of part- and full-time employees. There will be approximately 4-5 car wash employees per shift on site during the car wash operational hours. The approximate expected number of cars washed is between 200-300 cars per day.

Deliveries will be by large box-type delivery truck (non-semi), to the breakaway driveway area, and deliveries are limited to approximately twice a week, with the deliveries being after the hours of operation.

If you have any questions, please do not hesitate to contact this office.

Sincerely,



Orlando Ramirez
Bottom Line Development Group
6781 N Palm Avenue, Suite #100
Fresno, CA 93704

EXISTING PARCEL D PER LLA
RECORD 2020-0002018 COUNTY
OF BUTTE (±3.68 AC)
APN: 035-030-111

PAD 3
0.529 ACRES
(23,083 SQ. FT.)
APN: 035-240-094

PAD 1
0.529 ACRES
(23,059 SQ. FT.)
APN: 035-030-110

EXIST. MAVERICK GAS
STATION

PROPOSED SITE PLAN

SCALE: 1"=20'-0" 8

- (E-01) EXIST. PAVING TO REMAIN.
- (E-02) EXIST. PROPERTY LINE TO REMAIN.
- (E-03) EXIST. CONC. CURB TO REMAIN.
- (E-04) EXIST. LIGHT POLE TO REMAIN.
- (E-05) EXIST. LANDSCAPING TO REMAIN.

- (02-01) (N) PARKING LOT STRIPING PER CITY STANDARDS.
- (02-02) (N) DIRECTIONAL ARROW STRIPING, PER CITY STANDARDS.
- (02-03) (N) TRASH ENCLOSURE, PER CITY STANDARDS.
- (02-04) (N) 3'-0"x3'-0" CONC. PAD FOR TRASH CONTAINER, BY G.C.
- (02-05) (N) CONC. RAMP W/ TRUNCATED DOMES, SEE II & 12/A101.
- (02-06) (2) 1-LOOP BIKE RACK, "ULINE #H-2892", SEE 18/A101.
- (02-07) (N) BIKE LOCKER - AMERICAN BICYCLE SECURITY COMPANY "BIKE-SHELL MODEL 301P".
- (02-08) (N) BENCH - "KEYSTONE RIDGE DESIGNS, READING SERIES RE26, NANTUCKET BLUE".
- (02-09) PAINT CURB RED W/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX. 25' APART (SHOWN DASHED).
- (02-10) PAINT IN WHITE 12" HIGH LETTERS "NO PARKING"
- (02-11) (N) CONC. WHEEL STOP, SEE 1/A101.
- (02-12) (N) "UNAUTHORIZED VEHICLE" SIGN, SEE 13/A101.
- (02-13) PAINT IN 12" HIGH LETTERS "DO NOT ENTER".
- (02-14) PAINT IN 12" HIGH LETTERS "CAR WASH EMPLOYEE PARKING ONLY".
- (02-70) (N) CONC. PAVING, SEE CIVIL DRAWINGS.
- (02-71) (N) CONC. SIDEWALK, SEE CIVIL DRAWINGS.
- (02-72) (N) DRIVE APPROACH, PER CITY STANDARDS, SEE CIVIL DRAWINGS.
- (02-73) (N) CONC. CURB, SEE CIVIL DRAWINGS. PATCH (E) AC PAVING AS NECESSARY.
- (02-90) (N) LANDSCAPING, SEE LANDSCAPE DRAWINGS.
- (10-01) (N) CAR WASH SIGNAGE, UNDER SEPARATE REVIEW & PERMIT.
- (10-02) NEW CHAIN & BOLLARD, W/ YELLOW BOLLARD COVERS - PROVIDE EMERGENCY BREAKAWAY LOCK @ EA. CHAIN.
- (11-01) 4x8" "SURF THRU" MONUMENT SIGN.
- (15-01) JENSEN #JP15000 CONC. SAND/OIL SEPARATOR.
- (15-02) JENSEN #JP1500 CONC. HOLDING TANK.
- (15-03) SAMPLING TANK.
- (15-40) GAS METER, SEE PLUMBING DRAWINGS.
- (16-01) MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.
- (16-02) SITE LIGHTING, SEE ELECTRICAL DRAWINGS.

KEYNOTES 2

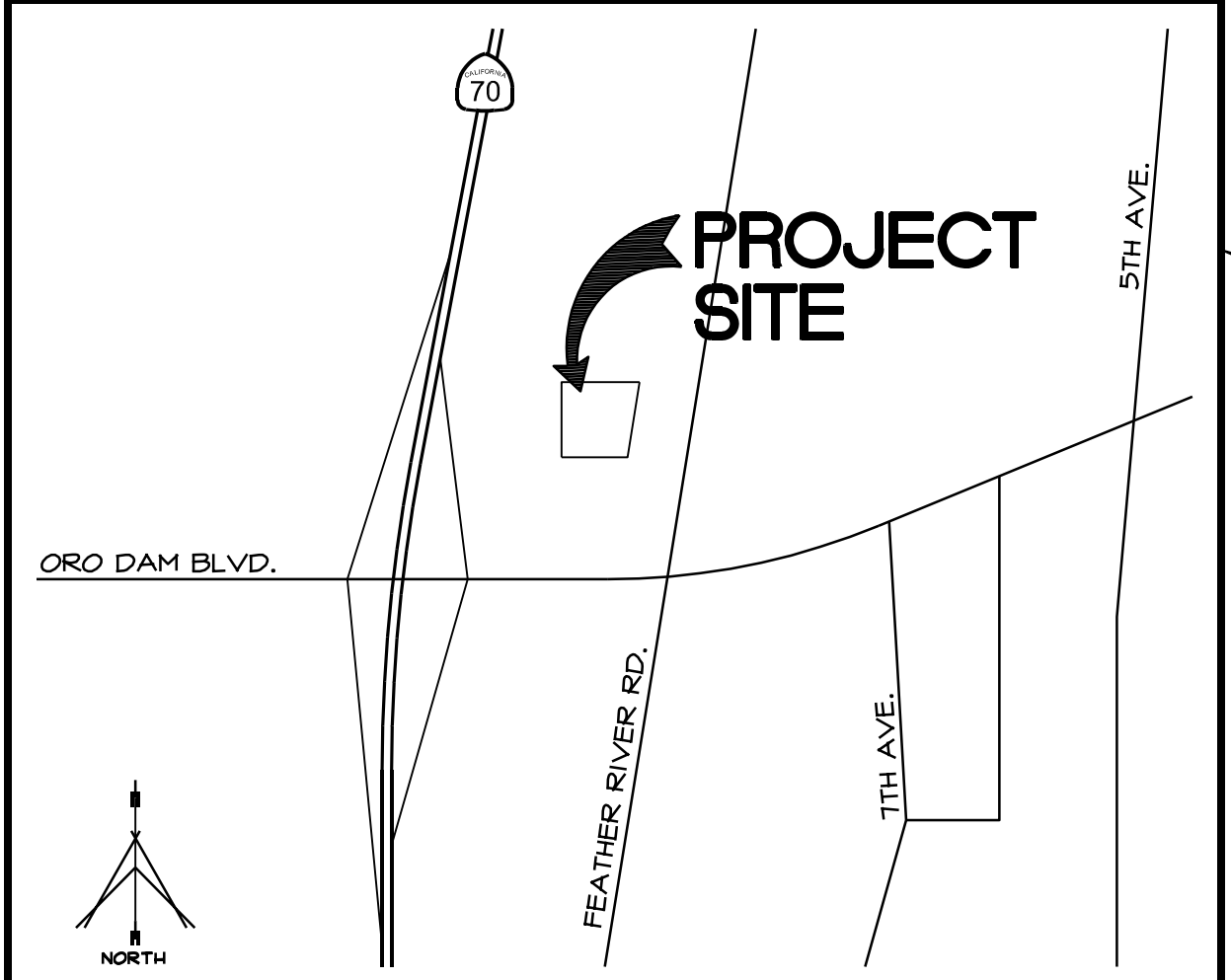
ADDRESS:
N.W.C. OF ORO DAM BLVD. & FEATHER RIVER BLVD.
OROVILLE, CALIFORNIA 95965

SITE INFORMATION:
APN: T.B.D. (PART OF OVERALL 035-030-104)
PROPOSED SITE AREA: 1.23 ACRES (53,540 S.F.)
ZONING: C-2 (INTENSIVE COMMERCIAL)
GENERAL PLAN: RETAIL & BUSINESS SERVICES
EXIST. LAND USE: VACANT PARCEL

BUILDING AREA:
CAR WASH BUILDING: 3,398 S.F.
PAYSTATION BUILDING: 660 S.F.
TOTAL AREA: 4,058 S.F.
LOT COVERAGE: 7.58%

PARKING:
EMPLOYEE: 9 STANDARD STALLS
1 ACCESSIBLE STALL
CUSTOMER VACUUM STATIONS: 18 STANDARD STALLS
1 VAN ACCESSIBLE STALL

SITE INFORMATION 3

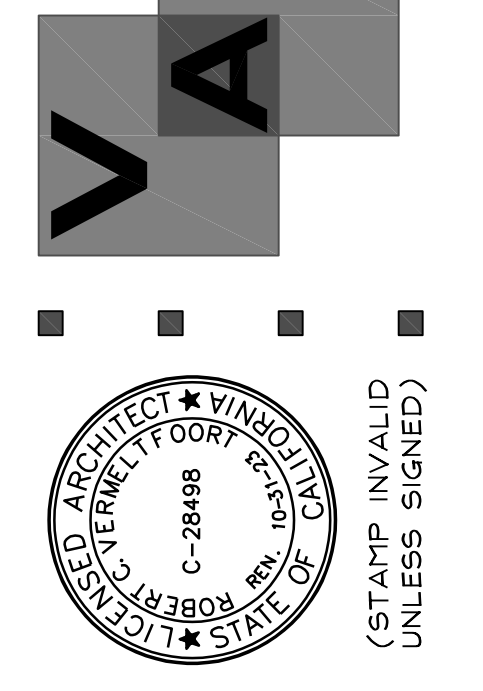


VICINITY MAP 4

DATE	REVISION

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Vermelfort Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com



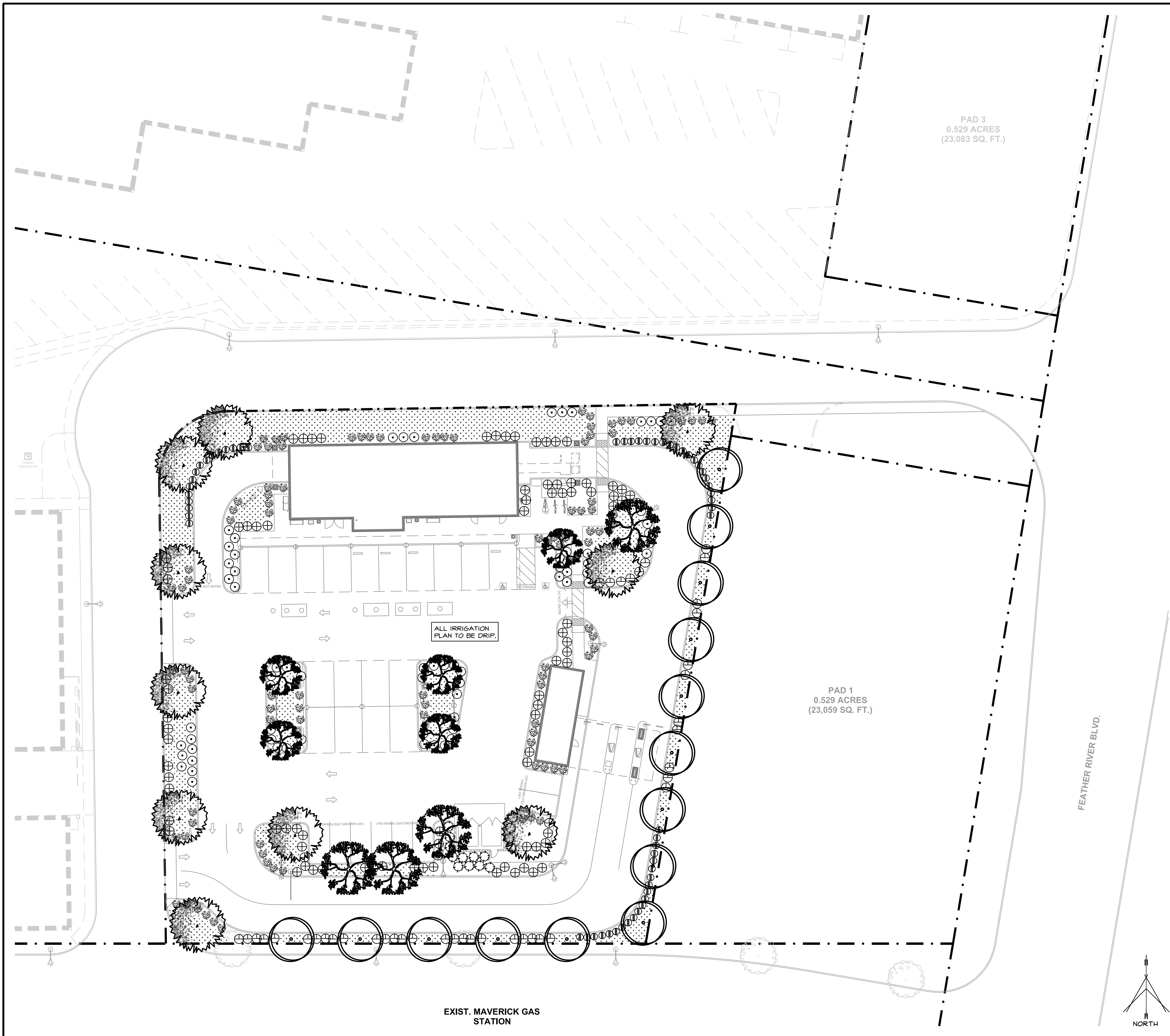
OROVILLE
N.W.C. OF ORO DAM BLVD.
& FEATHER RIVER BLVD.
OROVILLE, CA 95965



ISSUE DATE: 1-3-23
REV. DATE:
PROJECT NO.: 21002.16
DRAWN BY: NL
SHEET:

A100

PROPOSED SITE PLAN



SYMBOL	DESCRIPTION	(MULCO VALUE)
TREES		
	PISTACIA CHINENSIS 'KEITH DAVEY' - "CHINESE PISTACHE" 15 GAL.	(LOW)
	ARBUTUS 'MARINA' - STRAWBERRY TREE 15 GAL.	(LOW)
	LAURUS NOBILIS "BAY LAUREL" 15 GAL.	(LOW)
	EXIST. TREE TO REMAIN - PROTECT FROM DAMAGE	

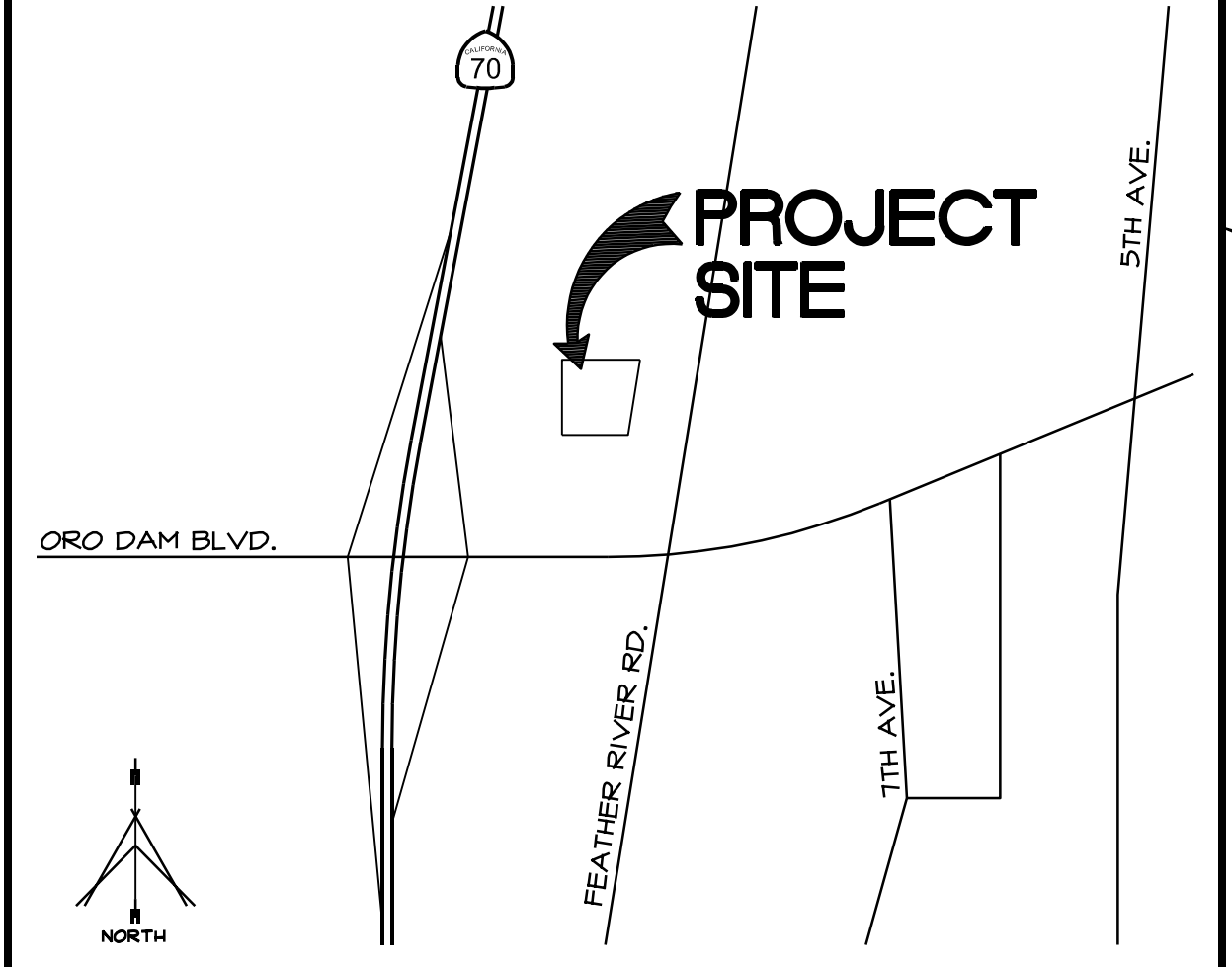
SHRUBS		
	BUXUS MICROPHYLLA VAR. JAPONICA 'GREEN BEAUTY', "BOXWOOD" (1 GAL.)	(LOW)
	RHAPHIOLEPIS 'CLARA', "INDIAN HAWTHORN"	(LOW)
	CALLISTEMON 'LITTLE JOHN', LITTLE JOHN BOTTLEBRUSH	(LOW)
	PHORIUM TENAX 'PINK STRIPE', NEW ZEALAND FLAX	(LOW)
	LIGUSTRUM J. 'TEXANUM' - "TEXAS PRIVET"	(LOW)
	MUHLENBERGIA CAPILLARIS, "PINK MUHLY"	(LOW)
	LANTANA MONTEVIDENSIS 'PURPLE', "LANTANA"	(LOW)

TOTAL LANDSCAPE AREA = 14,300 S.F.

PLANTING LEGEND 2

- ALL PLANTING AREAS TO RECEIVE 3" DEPTH OF BROWN SHREDDED MULCH.
- ALL NEW PLANTING AREAS SHALL BE AMENDED WITH 4 C.Y. OF ORGANIC COMPOST ROTOTILLED INTO TOP SIX INCHES OF SOIL.
- CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.
- NO EXISTING TREE MAY BE TRIMMED OR PRUNED WITHOUT PRIOR APPROVAL BY THE CITY LANDSCAPE ARCHITECT.
- UTILIZE BEST EFFORTS TO LOCATE ANY NEW UTILITY TRENCHES OUTSIDE OF THE EXISTING CANOPY OF THE TREES TO BE SAVED. IF THIS NOT FEASIBLE, THE APPLICANT SHALL SUBMIT A REPORT FROM A CERTIFIED ARBORIST ACCEPTABLE TO THE CITY INDICATING TRENCHING WILL NOT BE DETRIMENTAL TO THE HEALTH OF THE TREE.
- NOTHING MAY BE STORED WITHIN THE DRIPLINE OF THE TREE CANOPIES, INCLUDING BUT NOT LIMITED TO: EQUIPMENT, OIL, GAS, CHEMICALS, HARMFUL MATERIALS, FILL OR STORAGE.
- NO OIL, GAS, CHEMICALS, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED OR DISPOSED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO DRIPLINE.
- NO SIGN, WIRES, OR ROPES SHALL BE ATTACHED TO THE TREES.
- NO STOCKPILING OR STORAGE OF CONSTRUCTION MATERIALS, FILL, ETC. SHALL TAKE PLACE UNDERNEATH OR WITHIN 5-FEET OF THE DRIPLINE OF EXISTING TREES.
- NO EQUIPMENT OR TEMPORARY STRUCTURES SHALL BE PLACED WITHIN OR BENEATH THE DRIPLINE OF EXISTING TREES.

GENERAL NOTES 3

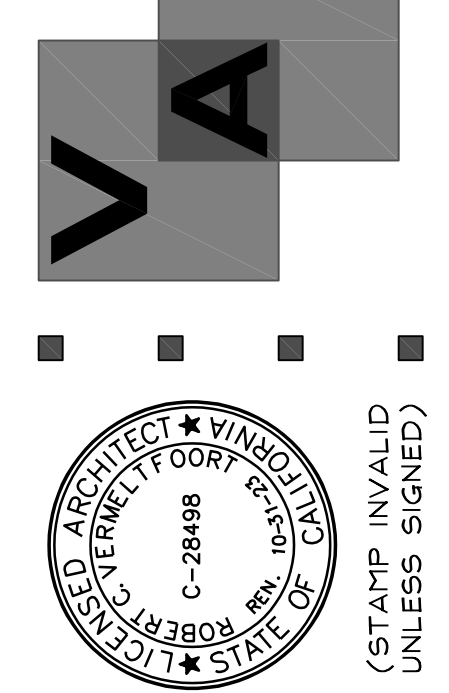


LANDSCAPE PLAN SCALE: 1"=20'-0" 8

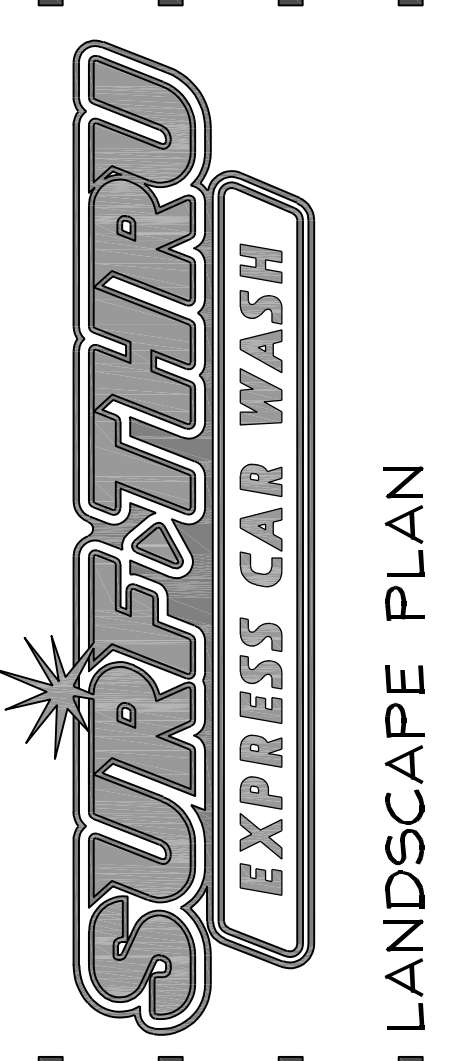
NO.	DATE	REVISION

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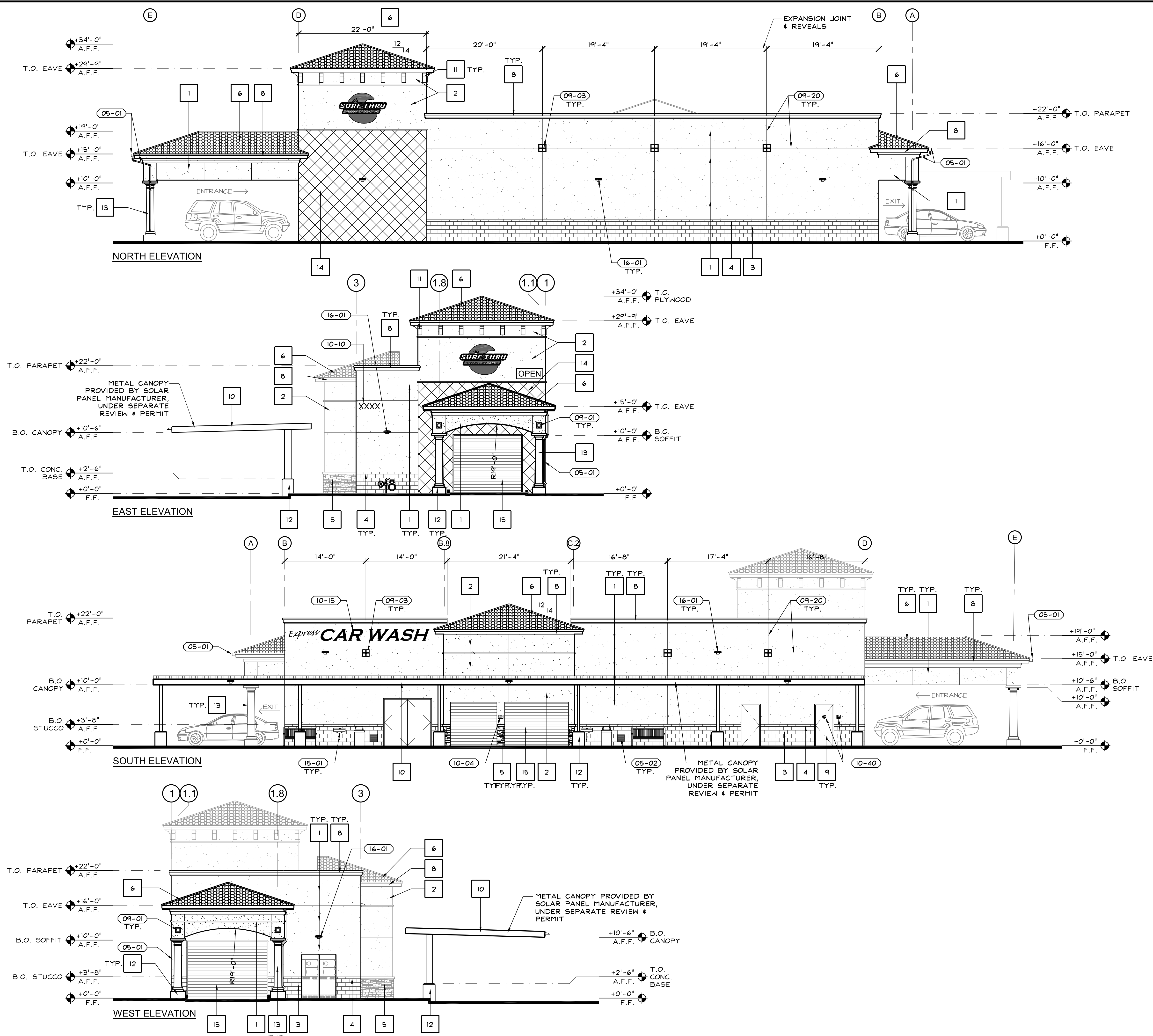
Vermelfoot Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
Email: rcv@vaifresno.com



OROVILLE
N.W.C. OF ORO DAM BLVD.
& FEATHER RIVER BLVD.
OROVILLE, CA 95965



ISSUE DATE:	1-3-23
REV. DATE:	
PROJECT NO.:	21002.16
DRAWN BY:	NL
SHEET:	L100



- (05-01) RAIN GUTTER & DOWNSPOUT, PAINT TO MATCH ADJACENT COLOR.
- (05-02) 16"x16" HEAVY DUTY STAINLESS STEEL LOUVERED VENT, MOUNTED @ +8" A.F.F.
- (09-01) CONCRETE DESIGN INC. "ORN 029".
- (09-02) PINEAPPLE GROVE "12SM-053", SCULPTSTONE FINISH, COLOR "BEACH STONE".
- (09-03) PINEAPPLE GROVE "16SM-112", SCULPTSTONE FINISH, COLOR "BEACH STONE".
- (09-20) FRY REVEAL, PCS-75-50.
- (10-01) TACTILE RESTROOM SIGNAGE, SEE 12/G100.
- (10-02) FIRE EXTINGUISHER SIGNAGE TO READ "FIRE EXTINGUISHER INSIDE".
- (10-03) KNOX BOX KEY BOX, MOUNTED @ 7'-0" A.F.F.
- (10-10) 12" HIGH ADDRESS NUMBERS ON CONTRASTING BACKGROUND, PER CITY STANDARDS.
- (10-15) BUILDING SIGNAGE UNDER SEPARATE REVIEW & PERMIT.
- (15-01) HAND WASH SINK, SEE PLUMBING DRAWINGS.
- (16-01) LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.

KEYNOTES 1

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #SW6140 MODERATE WHITE
2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #SW6115 TOTALLY TAN
3	SPLIT-FACED BLOCK	BLOCKLITE S-93(R) GRAFFITTI SEALED
4	SMOOTH-FACED BLOCK	BLOCKLITE S-93(R)
5	CULTURED STONE VENEER	CULTURE STONE BY BORAL: COUNTRY LEDGESTONE "CARMEL"
6	CONCRETE TILE ROOF	EAGLE ROOFING PRODUCTS - CAPISTRANO #3702 "CALABAR BLEND"
7	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & DUAL CLEAR GLAZING
8	PARAPET CAP	MATCH ADJACENT COLOR
9	MISC. METALS	MATCH ADJACENT COLOR
10	METAL CANOPIES	PAINT TO MATCH 1
11	CORBELS	FRAZEE #8786N "BLACK FINISH"
12	CONC. COLUMN BASE	SEALED CONCRETE
13	ARISTONE DESIGNS CT21-9 COLUMN	PAINT TO MATCH 2
14	TILE	BEDROSIANS FANTASIA PECAN - P 20x20 #TCRFANSOPT GROUT: ALMOND
15	ROLL-UP DOOR	TUNNEL ENTER/EXIT: TAN VENDING AREA: BEIGE

EXTERIOR FINISH SCHEDULE 3

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #SW6140 MODERATE WHITE
2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #SW6115 TOTALLY TAN
3	SPLIT-FACED BLOCK	BLOCKLITE S-93(R) GRAFFITTI SEALED
4	SMOOTH-FACED BLOCK	BLOCKLITE S-93(R)
5	CULTURED STONE VENEER	CULTURE STONE BY BORAL: COUNTRY LEDGESTONE "CARMEL"
6	CONCRETE TILE ROOF	EAGLE ROOFING PRODUCTS - CAPISTRANO #3702 "CALABAR BLEND"
7	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & DUAL CLEAR GLAZING
8	PARAPET CAP	MATCH ADJACENT COLOR
9	MISC. METALS	MATCH ADJACENT COLOR
10	METAL CANOPIES	PAINT TO MATCH 1
11	CORBELS	FRAZEE #8786N "BLACK FINISH"
12	CONC. COLUMN BASE	SEALED CONCRETE
13	ARISTONE DESIGNS CT21-9 COLUMN	PAINT TO MATCH 2
14	TILE	BEDROSIANS FANTASIA PECAN - P 20x20 #TCRFANSOPT GROUT: ALMOND
15	ROLL-UP DOOR	TUNNEL ENTER/EXIT: TAN VENDING AREA: BEIGE

GENERAL NOTES 4

Item 5.

DATE _____ REVISION _____

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VAI

(STAMP INVALID UNLESS SIGNED)

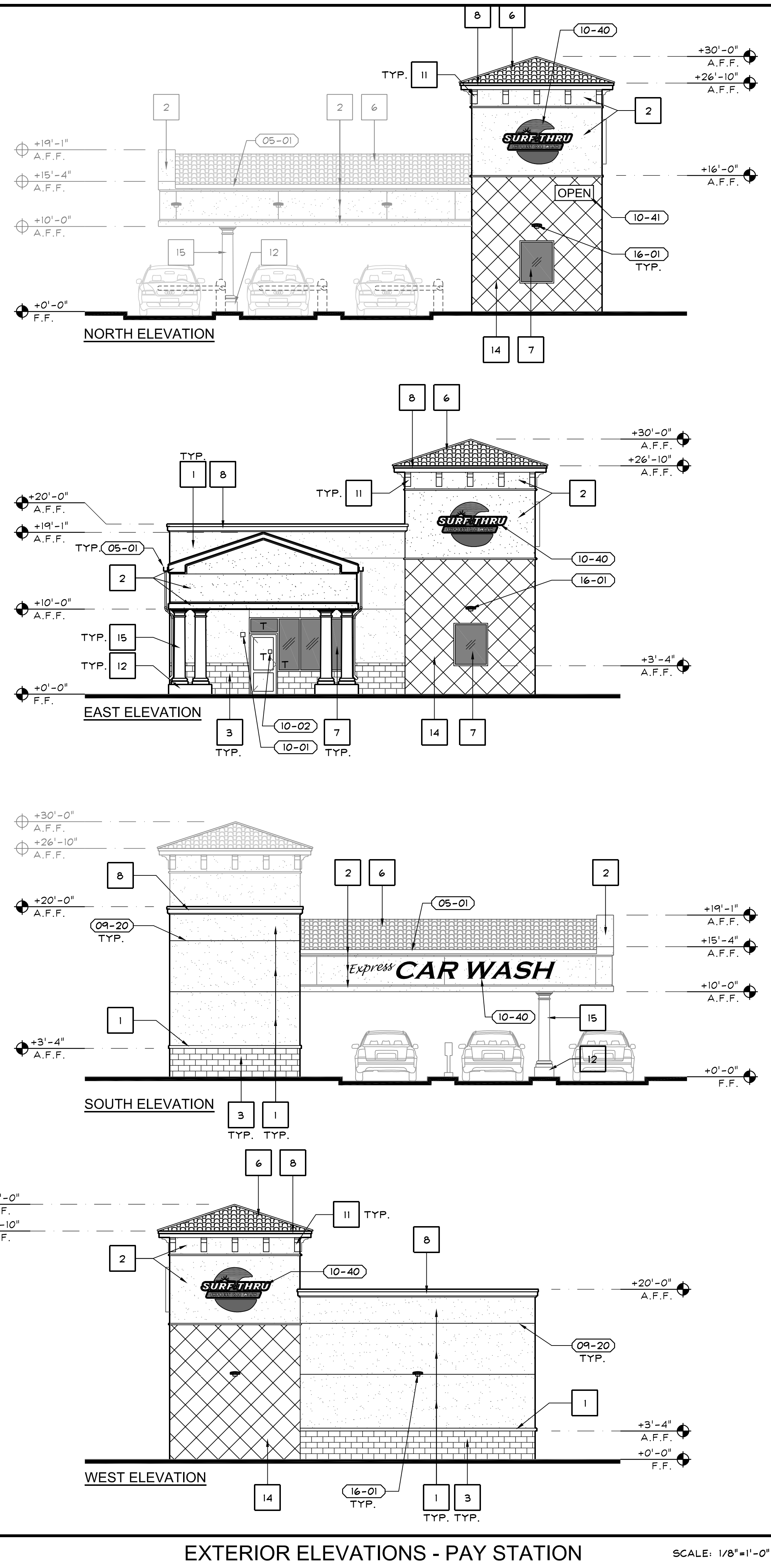
OROVILLE
N.W.C. OF ORO DAM BLVD.
& FEATHER RIVER BLVD.
OROVILLE, CA 95965

SURF THRU EXPRESS CAR WASH

EXTERIOR ELEVATIONS - CAR WASH

ISSUE DATE: 1-3-23
REV. DATE:
PROJECT NO.: 21002.16
DRAWN BY: NL
SHEET:
A300

	17		13
	18		14
	19		15
	20		16



EXTERIOR ELEVATIONS - PAY STATION

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

- (05-01) RAIN GUTTER & DOWNSPOUT, PAINT TO MATCH ADJACENT COLOR.
- (07-03) OVERFLOW ROOF DRAIN OUTLET, CENTER IN BLOCK.
- (09-01) CONCRETE DESIGN INC. "ORN 029".
- (09-20) FRY REVEAL, PCS-75-50
- (10-01) KNOX BOX KEY BOX, MOUNTED @ +7'-0" A.F.F.
- (10-02) 5"x5" SYMBOL OF ACCESSIBILITY MOUNTED AT +60" TO CENTER LINE OF SIGN.
- (10-40) BUILDING SIGNAGE UNDER SEPARATE REVIEW & PERMIT.
- (10-41) "OPEN/CLOSED" SIGN, UNDER SEPARATE REVIEW & PERMIT.
- (11-01) PAY POINT CASHIER, SEE EQUIPMENT DRAWINGS.
- (16-01) LIGHT FIXTURE.

KEYNOTES 1

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #SW6140 MODERATE WHITE
2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #SW6115 TOTALLY TAN
3	SPLIT-FACED BLOCK	BLOCKLITE S-93(R) GRAFFITTI SEALED
6	CONCRETE TILE ROOF	EAGLE ROOFING PRODUCTS - CAPISTRANO #3702 "CALABAR BLEND"
7	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & DUAL CLEAR GLAZING
8	PARAPET CAP	MATCH ADJACENT COLOR
9	MISC. METALS	MATCH ADJACENT COLOR
10	METAL CANOPIES	PAINT TO MATCH 1
11	CORBELS	FRAZEE #8786N "BLACK FINISH"
12	CONC. COLUMN BASE	SEALED CONCRETE
13	ARISTONE DESIGNS CT21-9 COLUMN	PAINT TO MATCH 2
14	TILE	BEDROSIANS FANTASIA PECAN - P 20x20 #TCRFANSOPT GROUT: ALMOND
15	ARISTONE DESIGNS CTST22-GFRC-SP (9' TALL) COLUMN	PAINT TO MATCH 2

EXTERIOR FINISH SCHEDULE 3

GLAZING: PPG SOLARBAN 60 CLEAR
 U-VALUE: 0.29
 SHGC: 0.38
 T = TEMPERED GLAZING

GENERAL NOTES 4

Item 5.

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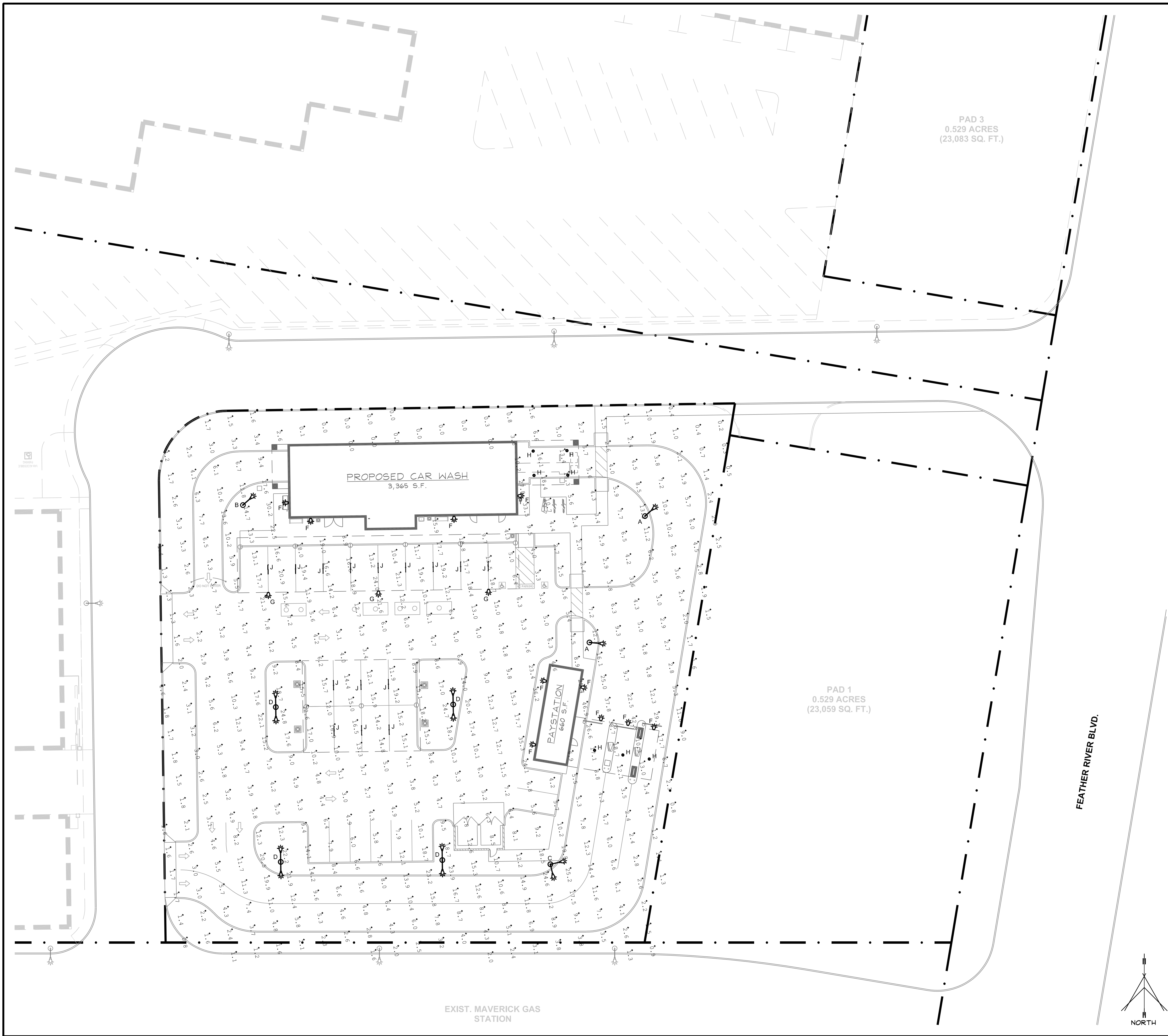
OROVILLE
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EXTERIOR ELEVATIONS - PAYSTATION

ISSUE DATE:	1-3-23
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DRAWN BY:	NL
SHEET:	

A301

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PHOTOMETRIC SITE PLAN

SCALE: 1"=20'-0"

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LIGHT SCHEDULE

4

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CAR WASH DRIVEWAY ENTRY TO PAY	Fc	8.98	25.2	2.4	3.74	10.50
CAR WASH DRIVEWAY EXIT	Fc	7.75	17.6	2.3	3.37	7.65
CAR WASH DRIVEWAY PAY TO WASH	Fc	5.81	16.1	2.0	2.91	8.05
PARKING AREA	Fc	7.01	21.6	2.7	2.60	8.00
PAY STATION	Fc	18.09	42.8	3.4	5.32	12.59
VACUUM CANOPY 1	Fc	15.82	24.0	5.0	3.16	4.80
VACUUM CANOPY 2	Fc	14.38	19.2	10.0	1.44	1.92

CALCULATION TYPE: ILLUMINANCE

Item	DATE	REVISION

ILLUMINANCE CALCULATION 1

- "TYPE A"
DESCRIPTION: POLE LIGHT SINGLE
MANUFACTURER: RAB
PART NO: (1) LIGHT: A17-4T150N/MVS 4 POLE
MATTAGE: 150 WATT
NOTES: 4 INCH SQUARE POLE OVERALL HEIGHT 20 FOOT, ORDER 1 REMOTE FOR POLE LIGHTS
QUANTITY: 2
- "TYPE B"
DESCRIPTION: POLE LIGHT SINGLE
MANUFACTURER: RAB
PART NO: (1) LIGHT: A17-3T150N/MVS + POLE
MATTAGE: 150 WATT
NOTES: 4 INCH SQUARE POLE OVERALL HEIGHT 20 FOOT, ORDER 1 REMOTE FOR POLE LIGHTS
QUANTITY: 1
- "TYPE C"
DESCRIPTION: POLE LIGHT 2 @ 90
MANUFACTURER: RAB
PART NO: (2) LIGHT: A17-3T150N/MVS + POLE
MATTAGE: 300 WATT
NOTES: 4 INCH SQUARE POLE OVERALL HEIGHT 20 FOOT, LIGHTS MOUNT AT 90 DEGREE, ORDER 1 REMOTE FOR POLE LIGHTS
QUANTITY: 1
- "TYPE D"
DESCRIPTION: POLE LIGHT 2 @ 180
MANUFACTURER: RAB
PART NO: (2) LIGHT: A17-3T150N/MVS + POLE
MATTAGE: 300 WATT
NOTES: 4 INCH SQUARE POLE OVERALL HEIGHT 20 FOOT, LIGHTS MOUNT AT 180 DEGREE, ORDER 1 REMOTE FOR POLE LIGHTS
QUANTITY: 4
- "TYPE E"
DESCRIPTION: WALL PACK
MANUFACTURER: CREE
PART NO: NTN A WM T3 ILL 40K
MATTAGE: 74 WATT
QUANTITY: 10
- "TYPE F"
DESCRIPTION: WALL PACK
MANUFACTURER: CREE
PART NO: NTN A WM T3 7L 40K
MATTAGE: 46 WATT
QUANTITY: 3
- "TYPE G"
DESCRIPTION: DOWNLIGHT CANOPY
MANUFACTURER: PORTOR
PART NO: FT-CDL-81-CP + ROUGH IN PLATE;
MATTAGE: RL-ACC-SLIM-8-ROUGHPLATE (ELITE)
QUANTITY: 24 WATT
6
- "TYPE H"
DESCRIPTION: CARPORT VACUUM
MANUFACTURER: MAXLITE
PART NO: L5V4U23C5CR
MATTAGE: 30 WATT
QUANTITY: 15

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VAI

ALSO LICENSED ARCHITECT • CIVIL ENGINEER
C-28498
ROBERT J. VERMELFORT
STATE OF CALIFORNIA
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SURFATHRU
EXPRESS CAR WASH

PHOTOMETRIC SITE PLAN

ISSUE DATE:	1-3-23
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DRAWN BY:	NL
SHEET:	E100

118



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2430 FAX (530) 538-2426
www.cityoforoville.org

NOTICE OF EXEMPTION

TO	Butte County Clerk	FROM	City of Oroville
:	155 Nelson Avenue Oroville, CA 95965	:	1735 Montgomery Street Oroville, CA 95965

Project Title: Minor Use Permit UP23-03 for a drive-through car wash on Feather River Blvd north of Oroville Dam Blvd E

Project Location – Specific: APN (035-030-109)

Project Location - City: City of Oroville

Project Location – County: Butte

Description of Nature, Purpose, and beneficiaries of project: The project applicant, Orlando Ramirez, has applied for a Use Permit for the operation of Surf Thru Car Wash at (APN: 012-063-012). The subject property has a zoning designation of Intensive Commercial (C-2) and General Plan Land Use Designation of Retail Business Services.

Name of Public Agency Approving Project: City of Oroville

Name of Person or Agency Carrying Out Project: Orlando Ramirez

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption: State type & section number:
 - General Rule Exemption; Title 14, CCR, §15061(b)(3)
 - In-Fill Development Projects, Title 14, CCR, §15332
- Statutory Exemption: State code number:

Reasons why project is exempt: This action has been determined to be exempt from the California Environmental Quality Act (CEQA) review as follows:

General Rule Exemption: Title 14, CCR, §15061(b)(3)

This project involves the use of a property zoned Intensive Commercial (C-2). The intent of the C-2 zoning designation is to provide for more intensive commercial establishments, including those that deal in large, low-volume items and major repair services, or that require large outdoor display and storage areas. As the building is existing, no new construction is proposed, minor interior alterations will occur, all business activities will be contained within the building, and the proposed use will be subject to comply

with all applicable City, County, State, Federal, and other local agencies as applicable, it has been determined that there is no possibility that the use permit request will have a significant effect on the environment. Thus, this action is exempt from CEQA.

In-Fill Development Projects, Title 14, CCR, §15332

Class 32 categorical exemptions consists of projects characterized as in-fill development meeting specific conditions a-e as described in this section. This project meets all conditions, including being consistent with the General Plan and Zoning Designation, occurs within City limits, has no value as habitat, will not result in any significant effects, and can be adequately served by all required utilities. The project is a permitted use in a C-2 zone, subject to a use permit for the drive-through.

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Lead Agency Contact Person: Daniel Kopshever

Telephone: (530) 538-2517

Signature: _____

Date: _____

- Signed by Lead Agency
- Signed by Applicant