



Allowance Expense Authorization and Change Order #1
Wellness Center Parking Lot & ADA Requirements at Administration





PROJECT UPDATES

WELLNESS CENTER

ADMINISTRATION OFFICE

ALLOWANCE & CHANGE ORDER COSTS

AGENDA

PROJECT UPDATES

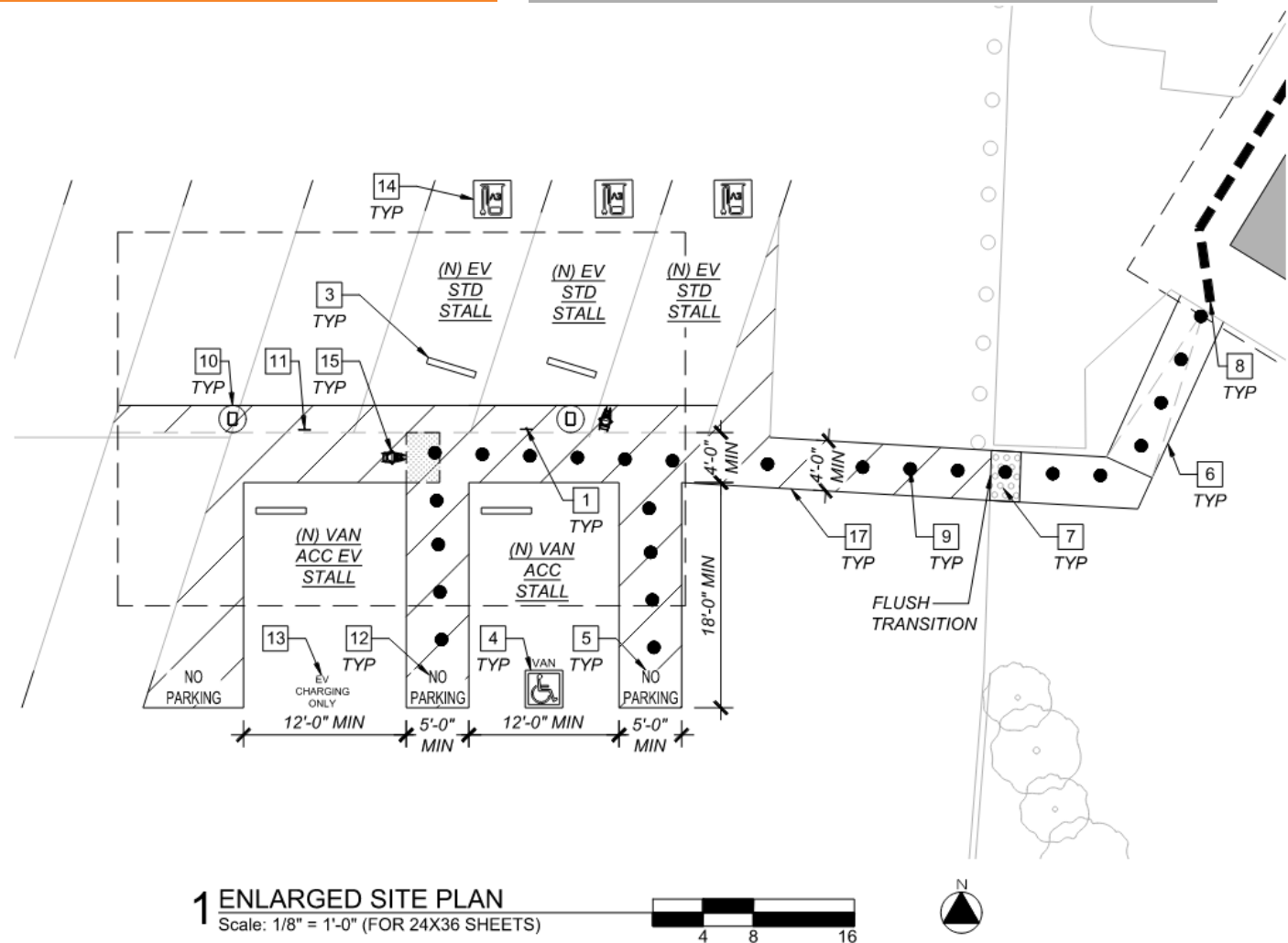
- ✓ 90% Design Drawing sets complete
- ✓ Interconnection application submitted to SDG&E
- ✓ Architect of Record - ADA Requirements
 - ❑ Wellness Center
 - ❑ Administration Office
- ❑ 100% design drawings (week of June 17th)
- ❑ Submit to County for approval & stamp (week of June 24th)
- ❑ Procurement of structural steel & solar equipment (TBD)
- ❑ Groundbreaking Ceremony (Aug 2024)



WELLNESS CENTER

Requirements:

1. (1) covered accessible stall and (1) accessible van EV stall.
2. The existing non-covered ADA stall at the SW corner of lot, remains.
3. Adding (3) new standard EV stalls.
4. Grade and pave accessible parking stall and accessible path of travel, per approved architectural plans.
5. Restripe using (1) coat of water-based, state-approved paint.



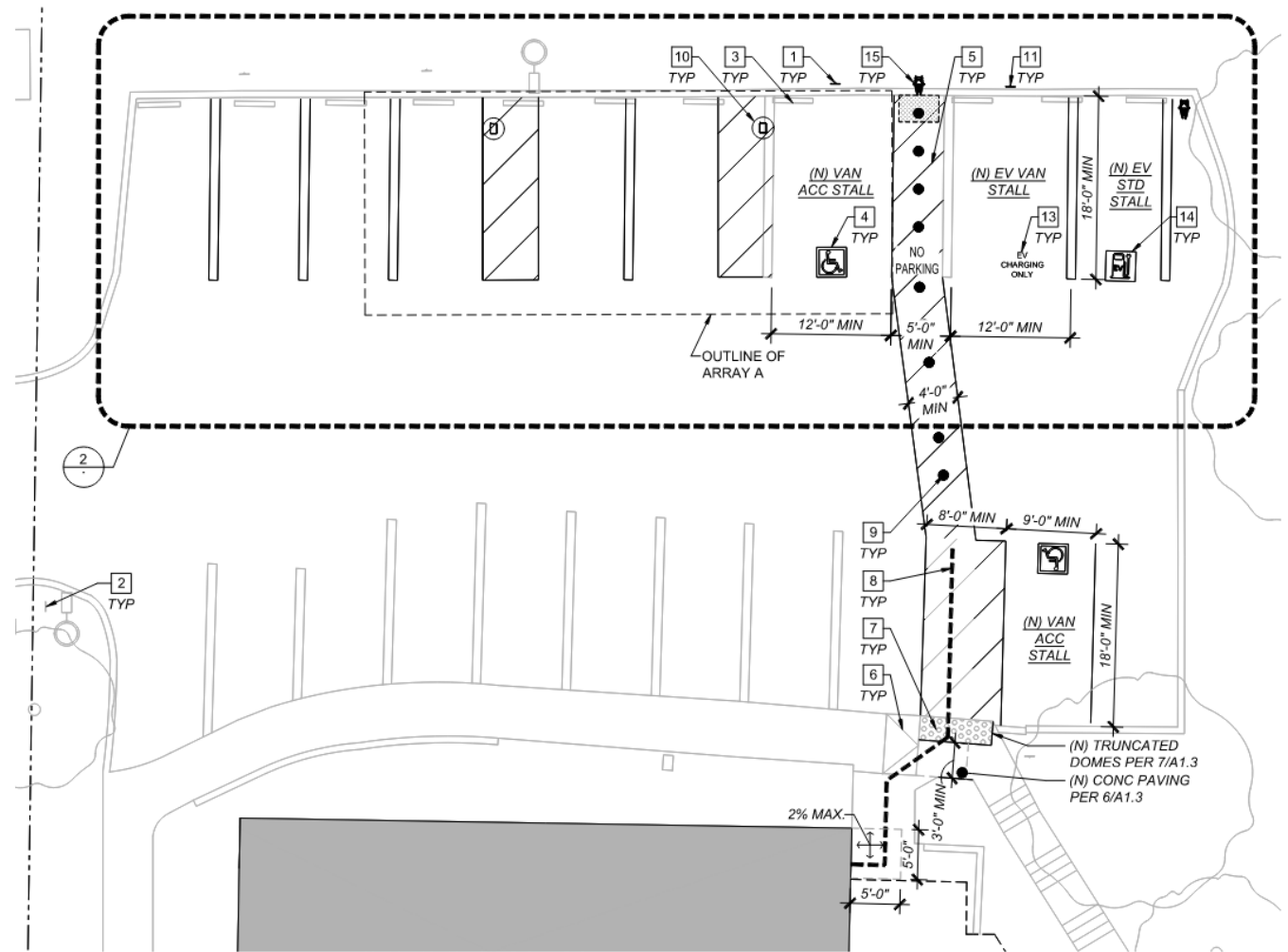
ADMINISTRATION OFFICE

Requirements:

Path of travel: Required to be less than 5% slope in direction of travel and less than 2% cross-slope.

Accessible stalls: Required to be less than 2% slope in all directions.

1. (1) covered accessible stall and (1) accessible van EV stall.
2. Adding (1) standard EV stall.
3. Columns are required to be 10' min away from the property line.
4. Curb ramp needs to be leveled, and the rock feature would need to be demolished for compliant path of travel.
5. Restripe using (1) coat of water-based, state-approved paint.



1 ENLARGED SITE PLAN

Scale: 1/8" = 1'-0" (FOR 24X36 SHEETS)

* Existing ADA stall next to the entrance, exceeds the maximum slope requirements, and does not have the required 8' access aisle

NEW PHOTOVOLTAIC ARRAY CODE ANALYSIS: ADMINISTRATIVE OFFICE
SYSTEM DESCRIPTION: Module Type CANADIAN SOLAR, CS6W-5(2266mm x 1134mm x 35mm) 32.2 kg

Array Name	Array	Total Modules	KW DC	No. of Cols	Minimum Clear Height	Azimuth	Tilt	Occupancy	Const. Type	Area	Allowable Area
A	3 x 14	42	22.68	2	10'-0"	180°	5°	S-2 NS	BB	1,183 SF	-
TOTAL AREA ARRAY 'A': 1,183 SF											
TOTALS:			42	22.68	2	TOTAL PROJECT AREA: 1,183 SF UNLIMITED					

PER CBC 403.5.5 AREA AND HEIGHT INCREASES: OPEN PARKING GARAGES OF TYPE B CONSTRUCTION, WITH ALL SIDES OPEN, SHALL BE UNLIMITED IN ALLOWABLE AREA WHERE THE BUILDING HEIGHT DOES NOT EXCEED 75'.
SHEET NOTES
 1. SEE SHEET A1.0 FOR ARRAY DIMENSIONS
 2. SEE SHEET A1.1 FOR ACCESSIBILITY PLAN SHOWING NEW AND EXISTING ACCESSIBLE CONDITIONS
 3. SEE ELECTRICAL SITE PLAN FOR PCC INFORMATION AND LOCATION
 4. ARROWS ON PLAN POINT TO LOW SIDE OF CANOPY

PARKING ANALYSIS: ADMINISTRATIVE OFFICE

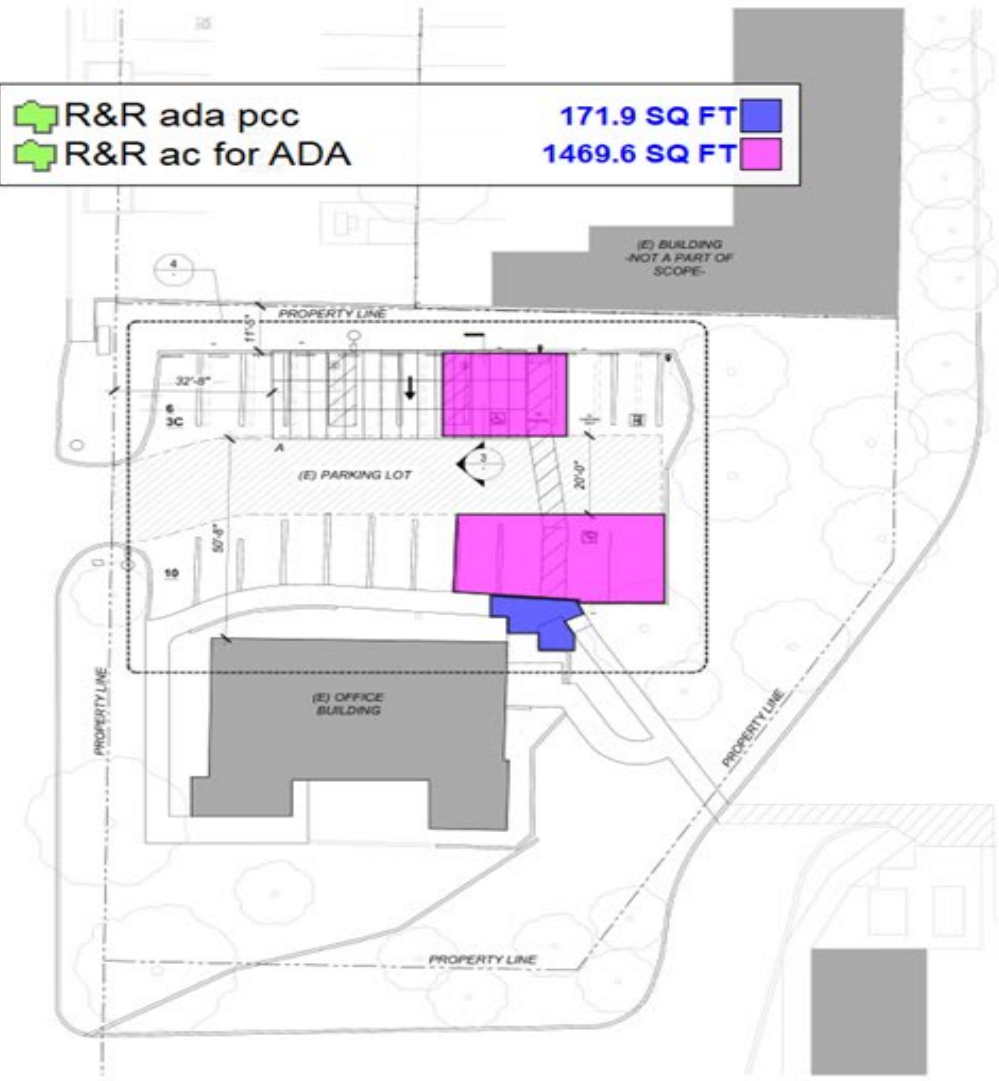
LOT	TOTAL STALLS	REQ'D ACCESSIBLE STALLS	PROVIDED ACCESSIBLE STALLS	COVERED STANDARD STALLS	RATIO: COVERED TO UNCOVERED	REQ'D COVERED ACCESSIBLE STALLS	PROVIDED COVERED ACCESSIBLE STALLS
1	16	1	2	3	19%	1	1

EVCS ANALYSIS

EVCS IN LOT PROVIDED	VAN ACC. EVCS REQ'D	VAN ACC. EVCS PROVIDED
2	1	1

1 VAN STALL REQUIRED, 1 VAN STALLS PROVIDED

 R&R ada pcc 171.9 SQ FT 
 R&R ac for ADA 1469.6 SQ FT 



ACCESSIBLE PARKING AND PATH OF TRAVEL REQUIREMENTS:

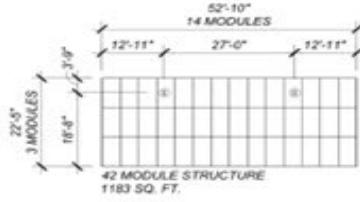
- (N) PATH OF TRAVEL INDICATED BY DOTS:
• • • • •
- (E) PATH OF TRAVEL INDICATED BY DASHED LINE:

- BOTH (E) AND (N) POT REQUIRE:
5% DIRECTIONAL SLOPE MAX.
2% CROSS SLOPE MAXIMUM
- STALLS AND ACCESS AISLES REQUIRE:
2% DIRECTIONAL SLOPE
2% CROSS SLOPE MAX
- FOR STRIPING, COLOR, WHEEL STOP, AND ALL OTHER DIMENSIONS, REFER TO SHEET A1.2

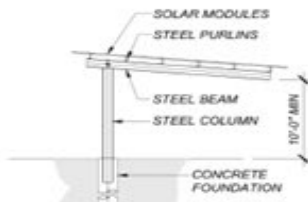
LEGEND:
 # = NUMBER OF PARKING STALLS PER ROW
 #C = NUMBER OF COVERED PARKING STALLS PER ROW

ACCESSIBILITY NOTES:

- ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL OF CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP-RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT OF RECORD HAS VERIFIED THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- SEE SITE PLAN FOR MORE INFORMATION ON PATH OF TRAVEL FOR THE SCOPE OF WORK.



2 ARRAY LAYOUT
 Scale: 1/16" = 1'-0" (FOR 24X36 SHEETS)



3 ARRAY SECTION
 Scale: 1/8" = 1'-0" (FOR 24X36 SHEETS)



138 SOUTH BRANDON ROAD
 FALLBROOK, CA 92028
 760-731-9187

SYSTEM DEVELOPER



STRUCTURAL ENGINEERING AND STEEL CONSTRUCTION



ELECTRICAL CONSTRUCTORS AND ENGINEERS



1100 MARINA VILLAGE PO BOX SUITE 100
 ALAMEDA, CA 94601
 510.521.3773

ARCHITECT OF RECORD



2261 MARKET STREET STE 0906
 SAN FRANCISCO, CA 94114
 415.432.2883

ARCHITECT / ENGINEER OF RECORD

NO.	REVISION	DATE

SHEET NO.

PROJECT

FALLBROOK HEALTH

ADMINISTRATIVE OFFICE

138 S BRANDON RD,
 FALLBROOK, CA 92028

SHEET TITLE

SITE & FIRE ACCESS PLAN & ENLARGED SITE PLAN

SHEET NO.

1 SITE & FIRE ACCESS PLAN
 Scale: 1/16" = 1'-0" (FOR 24X36 SHEETS)

ALLOWANCE & CHANGE ORDER #1 COSTS

Contract Total Project Cost	\$1,313,109
Allowance for Wellness Center parking lot scope	\$250,000
Wellness Center parking lot rehab & ADA upgrades	\$239,514
Remaining allowance amount	\$10,486
Change Order #1	
Administration Office ADA requirements (excluded in contract)	\$68,214
New Contract Sum Increased by Change Order #1	\$1,370,837
Requested increase to contract	\$57,728



Thank You