

CITY OF TRACY

DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D21-0010

A determination of the Development Services Department approving a Development Review permit to install two solar carports and one solar canopy structure at 305 Gandy Dancer Dr. (Assessor's Parcel Number 248-020-11). The applicant is Corrine Sawyer with CalSolar.

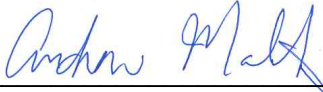
Staff has reviewed the application and determined that the following City regulations apply:

1. Light Industrial Zone (TMC Chapter 10.08, Article 20)
2. Development Review (TMC Chapter 10.08, Article 30)
3. City of Tracy Design Goals and Standards

The Development Services Department has determined that the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 pertaining to accessory structures. No further environmental assessment is necessary.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D21-0010, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the carport and canopy structure materials and design are compatible with adjacent buildings, the carports are setback over 50 feet from the street, and the carports are screened by mature landscaping trees.
2. The proposal conforms to the Light Industrial Zone, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations because the carports and canopy structure are a permitted use as it is accessory to the existing Madruga Iron Works operations and will be constructed to maintain circulation and landscaping standards as required by the Tracy Municipal Code.



Andrew Malik
Assistant City Manager

06.01.2021

Date of Action

City of Tracy
Development Review Permit
Conditions of Approval
Solar Carports and Solar Canopy Structure
305 Gandy Dancer Dr.
Assessor's Parcel Number 248-020-11
Application Number D21-0010
June 1, 2021

These Conditions of Approval shall apply to the Development Review Permit to install two solar carports and one solar canopy structure at 305 Gandy Dancer Dr., Assessor's Parcel Number 248-020-11, Application Number D21-0010 (hereinafter "Project"), proposed by Corrine Sawyer with CalSolar ("Applicant") and Betsy Madruga-Weber (hereinafter "Property Owner").

1. The following definitions shall apply to these Conditions of Approval:
 - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
 - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
 - c. "City Regulations" mean all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the I-205 Corridor Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
 - d. "Conditions of Approval" shall mean these conditions of approval, applicable to Development Review Permit Application Number D21-0010.
 - e. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
 - f. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.

- g. “Project” means installation of two solar carports and one solar canopy structure, located at 305 Gandy Dancer Dr., Assessor’s Parcel Number 248-020-11, Application Number D21-0010.
- 2. Compliance with submitted plans. Except as otherwise modified herein, the project shall be developed in substantial compliance with the site plan and elevations received by the Development Services Department on May 26, 2021.
- 3. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, building permit fees, plan check fees, inspection fees, or any other City or other agency fees or deposits that may be applicable to the project.
- 4. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
 - a. Planning and Zoning Law (Government Code sections 65000, et seq.),
 - b. California Environmental Quality Act (Public Resources Code sections 21000, et seq., “CEQA”), and
 - c. Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., “CEQA Guidelines”).
- 5. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and Design Goals and Standards.
- 6. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Planning Division Conditions

- 1. Except as modified herein, the project shall be developed in substantial compliance with the site plan and elevations received by the Development Services Department on May 26, 2021, to the satisfaction of the Development Services Director.

2. Prior to the approval of a building permit, the applicant shall submit detailed landscape plans showing the installation of two trees along Gandy Dancer Dr. in substantial compliance with landscape plan received by the Development Service Department on May 26, 2021, to the satisfaction of the Development Services Director. Said plans shall demonstrate no less than 40% of the total parking area be shaded by canopy trees at tree maturity. Trees shall be a minimum of 24” box size.
3. Prior to issuance of a building permit, the Developer shall submit construction documents, plans, specifications, and/or calculations to the Building Safety Division, which meet all applicable requirements of Title 24 California Code of Regulations, to the satisfaction of the Chief Building Official.
4. Prior to issuance of a building permit, the Developer shall conform with all requirements of the California Fire Code as amended by the Tracy Municipal Code, to the satisfaction of the South County Fire Authority.

PROJECT DESCRIPTION

INSTALL A NEW 297.0KWDC PG&E GRID TIED PHOTOVOLTAIC SYSTEM, ROOF & CARPORT MOUNTED
INSTALL A NEW CARPORT

SYSTEM SPECS.

SYSTEM SIZE(WATTS DC): 297000
PV MODULE TYPE (ROOF): SUNPOWER SPR-A440-COM-MLSD
OF PV MODULES (ROOF): 183
PV MODULE TYPE (CARPORT): SUNPOWER SPR-A440-COM
OF PV MODULES (CARPORT): 492
PV ARRAY AREA (SQFT): 14756
INVERTER 1 TYPE: STP 62-US-41 [480V][SI1-JUN20]
INVERTER 1 QTY: 4

APPLICABLE CODES

2019 CALIFORNIA ELECTRIC CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA FIRE CODE
2017 NATIONAL ELECTRIC CODE

DESIGN CRITERIA

0 GROUND SNOW LOAD (psf)
100 WIND SPEED (mph)
C CATEGORY RATING
-3 RECORD LOW TEMPERATURE (C°)
38 AMBIENT HIGH TEMPERATURE (C°)
B, F-1, S-2 OCCUPANCY GROUPS
II-B TYPE OF CONSTRUCTION
NO SPRINKLERS
2 STORIES
17952 sqft BUILDING AREA

OWNER INFORMATION

OWNER NAME: MADRUGA IRON WORKS
ADDRESS: 345 GANDY DANCER DR.
TRACY, CA 95377
PARCEL NUMBER: 248-020-11
PHONE NUMBER: (408) 260-8597

GENERAL NOTES

- ALL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER INSTALLATION INSTRUCTIONS.
- ALL OUTDOOR EQUIPMENT SHALL BE RAIN-TIGHT AND HOLD A MINIMUM NEMA-3R RATING.
- ALL VALUES SUBJECT TO BE ROUNDED TO NEXT EASILY AVAILABLE TRADE SIZE.
- DATA PROVIDED BY WWW.SOLARABCS.ORG.
- MODULE MOUNTS AND EQUIPMENT ENCLOSURES GROUNDED TO MAIN PANELBOARD GROUND OR GROUND ROD.
- THIS PHOTOVOLTAIC SYSTEM WILL BE INTERCONNECTED AND OPERATED IN PARALLEL WITH THE UTILITY ELECTRICAL GRID PER THE REQUIREMENTS OF THE UTILITY AND APPLICABLE CODES.
- WIRING MATERIAL OUTSIDE OF STRUCTURES SHALL BE COPPER AND 90 DEG RATED, SUITABLE FOR SUN EXPOSURE AND WET LOCATIONS.
- ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
- THE OUTPUT OF A UTILITY INTERACTIVE-INVERTER SHALL BE PERMITTED TO BE CONNECTED TO THE SUPPLY SIDE OF THE SERVICE DISCONNECTING MEANS AS PER 230.82(6)
- ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL
- ALL CONDUCTORS SHALL BE RATED FOR 600V & 90°C WET ENVIRONMENT UNLESS SPECIFICALLY NOTED
- MODULES AND RACKING SHALL BE BONDED TO MANUFACTURERS RECOMMENDATIONS AS TO COMPLY WITH THEIR UL2703 LISTING
- GROUNDING ELECTRODE CONDUCTOR (G.E.C.) SHALL BE CONTINUOUS AND/OR IRREVERSIBLY SPLICED.

AUTHORITY HAVING JURISDICTION

CITY OF TRACY

SOLAR CANOPY AREA

SOLAR CANOPY 1: 2,653 sqft.
SOLAR CANOPY 2: 1,702 sqft.
SOLAR CANOPY 3: 6,572 sqft.

TOTAL AREA: 10,927 sqft.

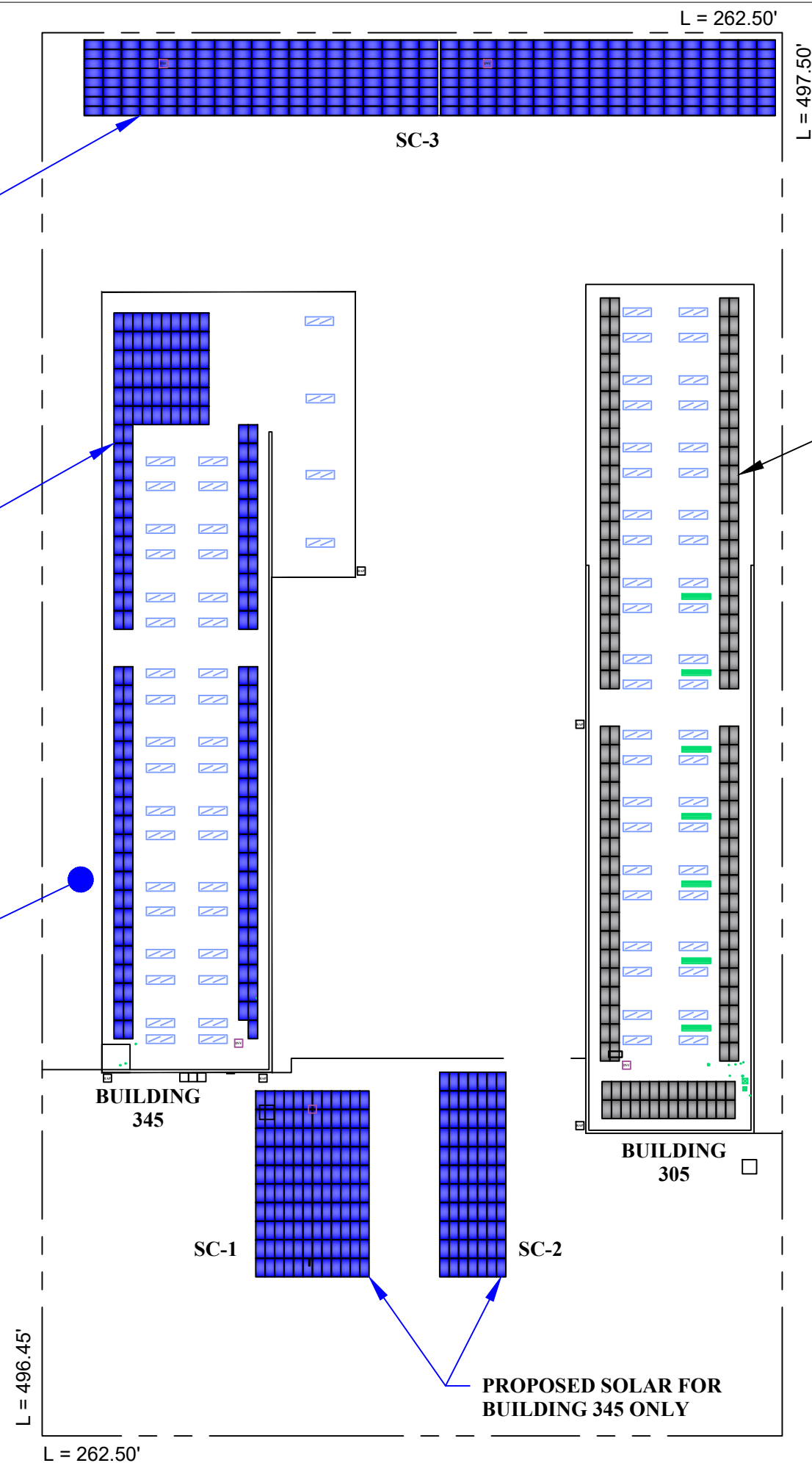
PARCEL



PROPOSED SOLAR FOR BUILDING 345 ONLY

PROPOSED SOLAR FOR BUILDING 345 ONLY

APN: 248-020-11



PV MODULE FOR WEST BUILDING 345 (Blue square icon)

PV MODULE FOR EAST BUILDING 305 (Grey square icon)

EACH BUILDING HAS ITS OWN SEPARATE UTILITY SERVICE, PV INTERCONNECTION POINT & PV DISCONNECT



EXISTING SOLAR BUILDING 305 ONLY

Sheet List Table	
Sheet Number	Sheet Title
T1	TITLE PAGE
S1	SITE PLAN
S2	PLOT PLAN
S2.1	FIRE PLAN
S2.2	PARKING LOT
L1	LANDSCAPE PLAN
R1	RENDERING
S5	STRUCTURAL DETAIL 3

CONTRACTOR:

CALSOLAR
580 N. WILMA AVE.
SUITE H
RIPON, CA 95366
CSL: 980699
CLASS: B, C10, C46

CLIENT:

MADRUGA IRON WORKS
345 GANDY DANCER DR.
TRACY, CA 95377

SITE ADDRESS:

345 GANDY DANCER DR.
TRACY, CA 95377
248-020-11

REVISION:

REV.	DESCRIPTION:	DATE:
A	PLN CHCK COMMENT 1	05/11/20
B	ATCHMNT BRKT CHANGE	07/28/20
C	LAYOUT CHANGE	10/14/20
D	EQUIP. LAYOUT CHANGE	11/17/20
E	PLN CHCK COMMENT 2	01/24/21
F	DESIGN REVIEW 1	04/20/21

TITLE:

TITLE PAGE T1

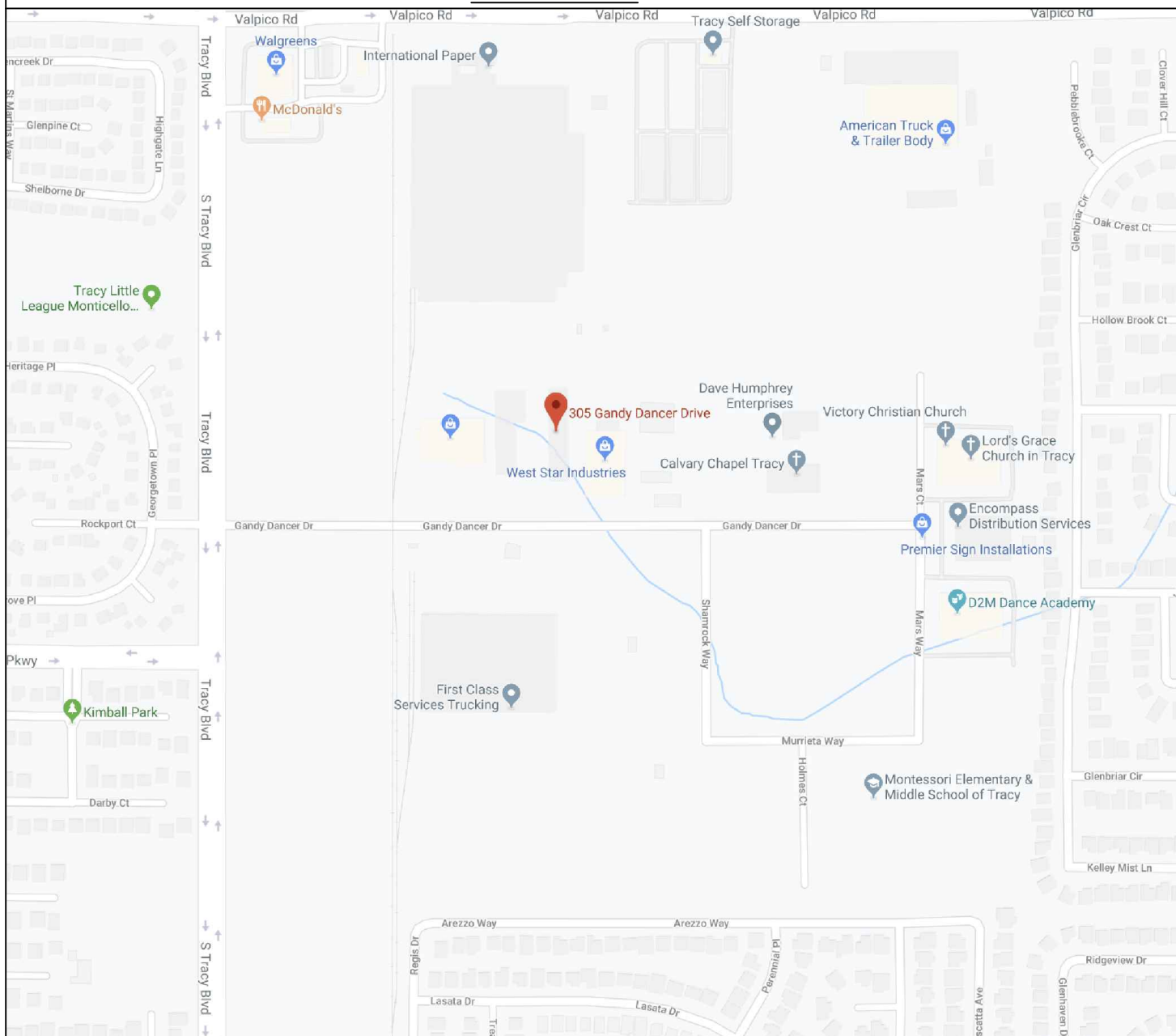
SCALE: 1" = 50'

DATE: 9-May-21

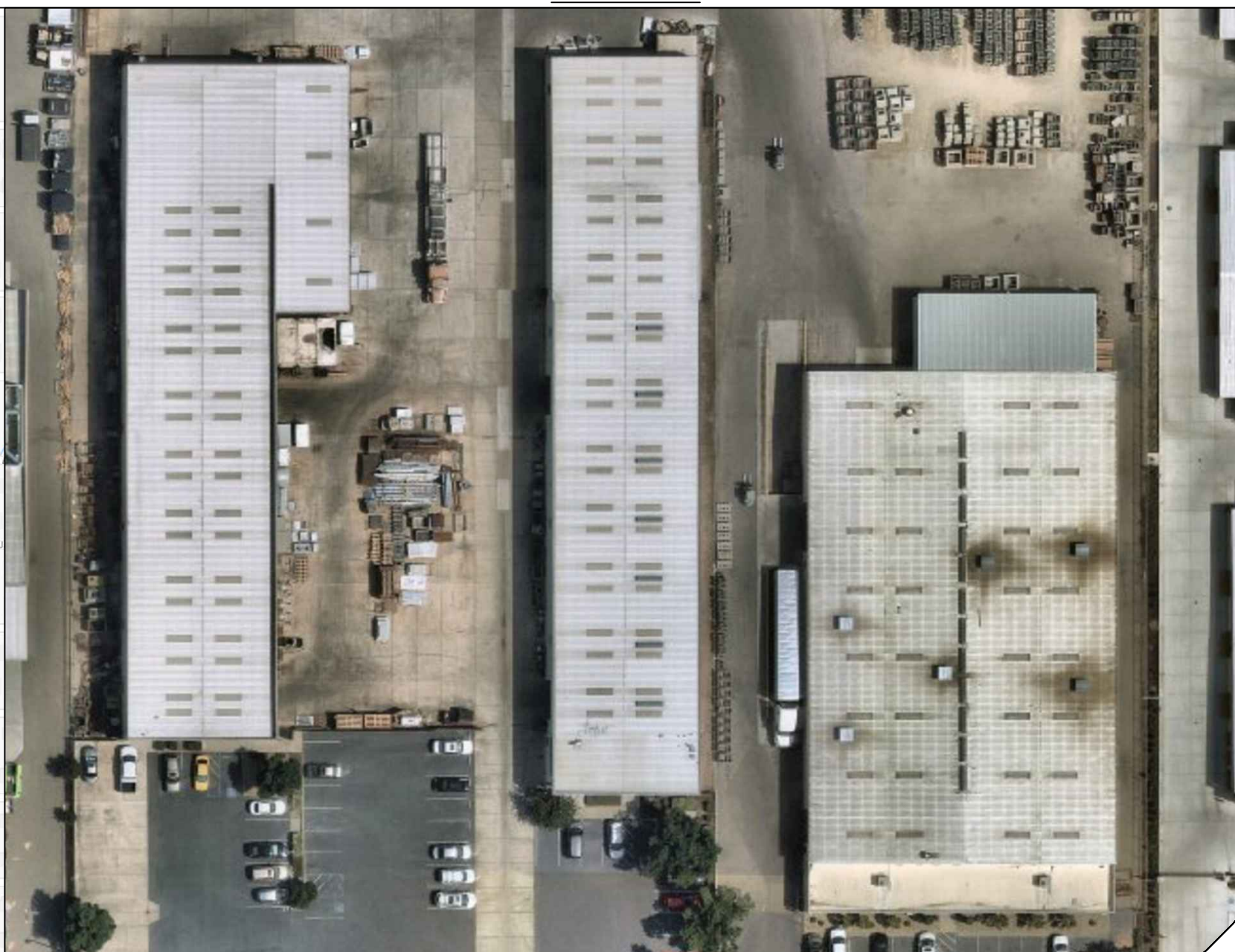
DRAWN BY:

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(925) 800-5979
Design@layeredconceptz.com

VICINITY MAP



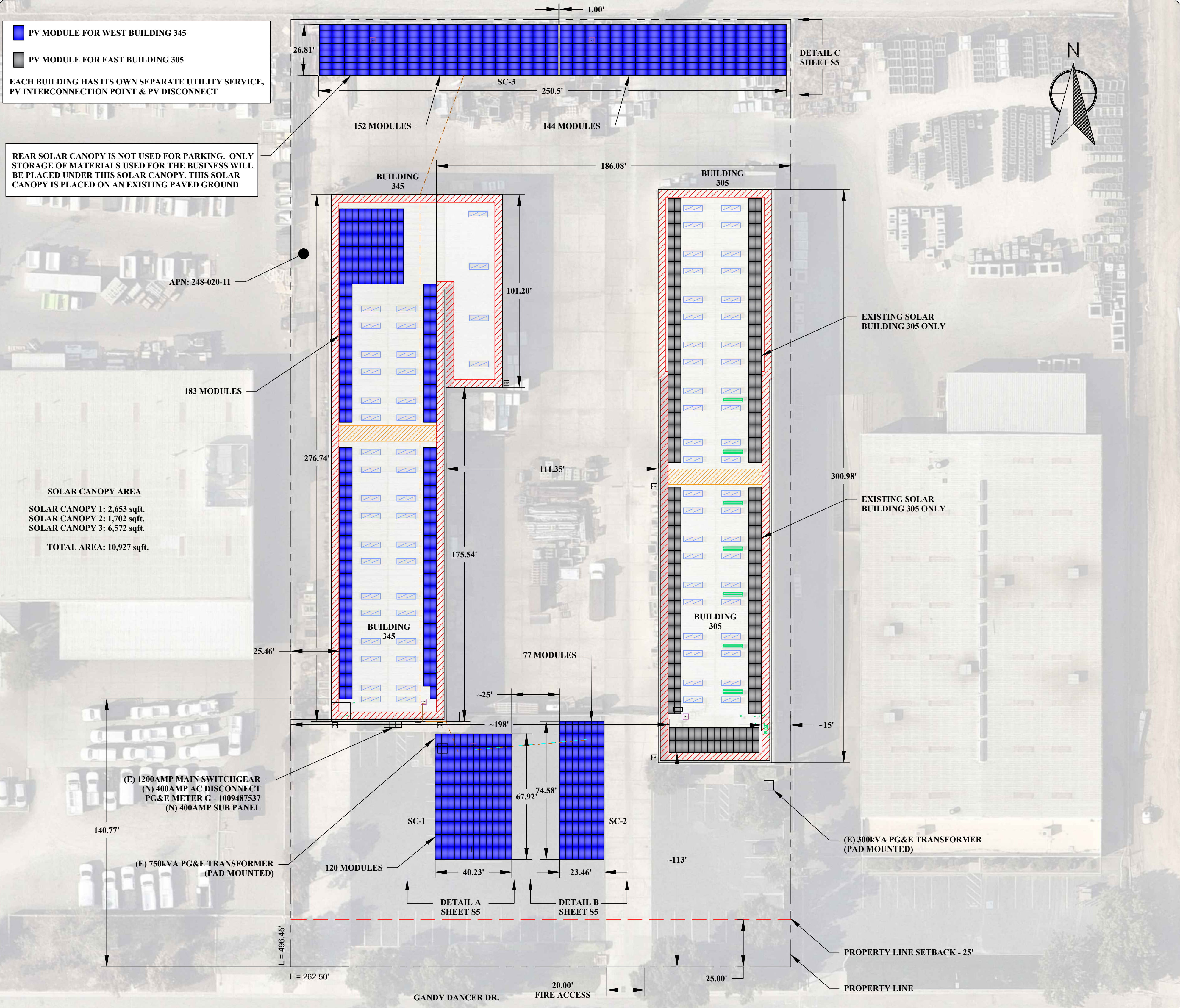
SITE PICTURE



■ PV MODULE FOR WEST BUILDING 345
■ PV MODULE FOR EAST BUILDING 305
 EACH BUILDING HAS ITS OWN SEPARATE UTILITY SERVICE, PV INTERCONNECTION POINT & PV DISCONNECT

REAR SOLAR CANOPY IS NOT USED FOR PARKING. ONLY STORAGE OF MATERIALS USED FOR THE BUSINESS WILL BE PLACED UNDER THIS SOLAR CANOPY. THIS SOLAR CANOPY IS PLACED ON AN EXISTING PAVED GROUND

SOLAR CANOPY AREA
 SOLAR CANOPY 1: 2,653 sqft.
 SOLAR CANOPY 2: 1,702 sqft.
 SOLAR CANOPY 3: 6,572 sqft.
TOTAL AREA: 10,927 sqft.



APN: 248-020-11

183 MODULES

152 MODULES

144 MODULES

77 MODULES

120 MODULES

BUILDING 345

BUILDING 305

BUILDING 345

BUILDING 305

EXISTING SOLAR BUILDING 305 ONLY

EXISTING SOLAR BUILDING 305 ONLY

(E) 1200AMP MAIN SWITCHGEAR
 (N) 400AMP AC DISCONNECT
 PG&E METER G - 1009487537
 (N) 400AMP SUB PANEL

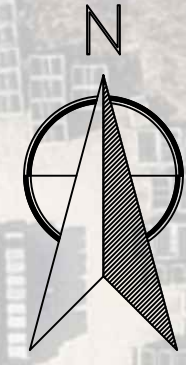
(E) 750kVA PG&E TRANSFORMER
 (PAD MOUNTED)

(E) 300kVA PG&E TRANSFORMER
 (PAD MOUNTED)

DETAIL A SHEET S5

DETAIL B SHEET S5

DETAIL C SHEET S5



CONTRACTOR:

 CALSOLAR
 580 N. WILMA AVE.
 SUITE H
 RIPON, CA 95366
 CSL: 980699
 CLASS: B, C10, C46

CLIENT:
 MADRUGA IRON WORKS
 345 GANDY DANCER DR.
 TRACY, CA 95377

SITE ADDRESS:
 345 GANDY DANCER DR.
 TRACY, CA 95377
 248-020-11

REVISION:

REV.	DESCRIPTION:	DATE:
A	PLN CHCK COMMENT 1	05/11/20
B	ATCHMNT BRKT CHANGE	07/28/20
C	LAYOUT CHANGE	10/14/20
D	EQUIP. LAYOUT CHANGE	11/17/20
E	PLN CHCK COMMENT 2	01/24/21
F	DESIGN REVIEW 1	04/20/21

TITLE:
 SITE PLAN S1
SCALE:
 1" = 30'
DATE:
 9-May-21
DRAWN BY:
 LAYERED CONCEPTZ
 (925) 800-5979
 Design@layeredconceptz.com

L = 262.50'

L = 496.45'

140.77'

276.74'

175.54'

77 MODULES

~25'

~198'

40.23'

67.92'

74.58'

23.46'

20.00' FIRE ACCESS

~113'

~15'

300.98'

111.35'

101.20'

186.08'

250.5'

1.00'

26.81'

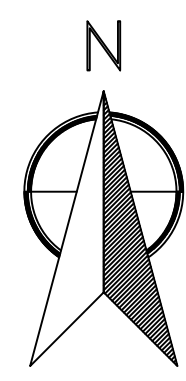
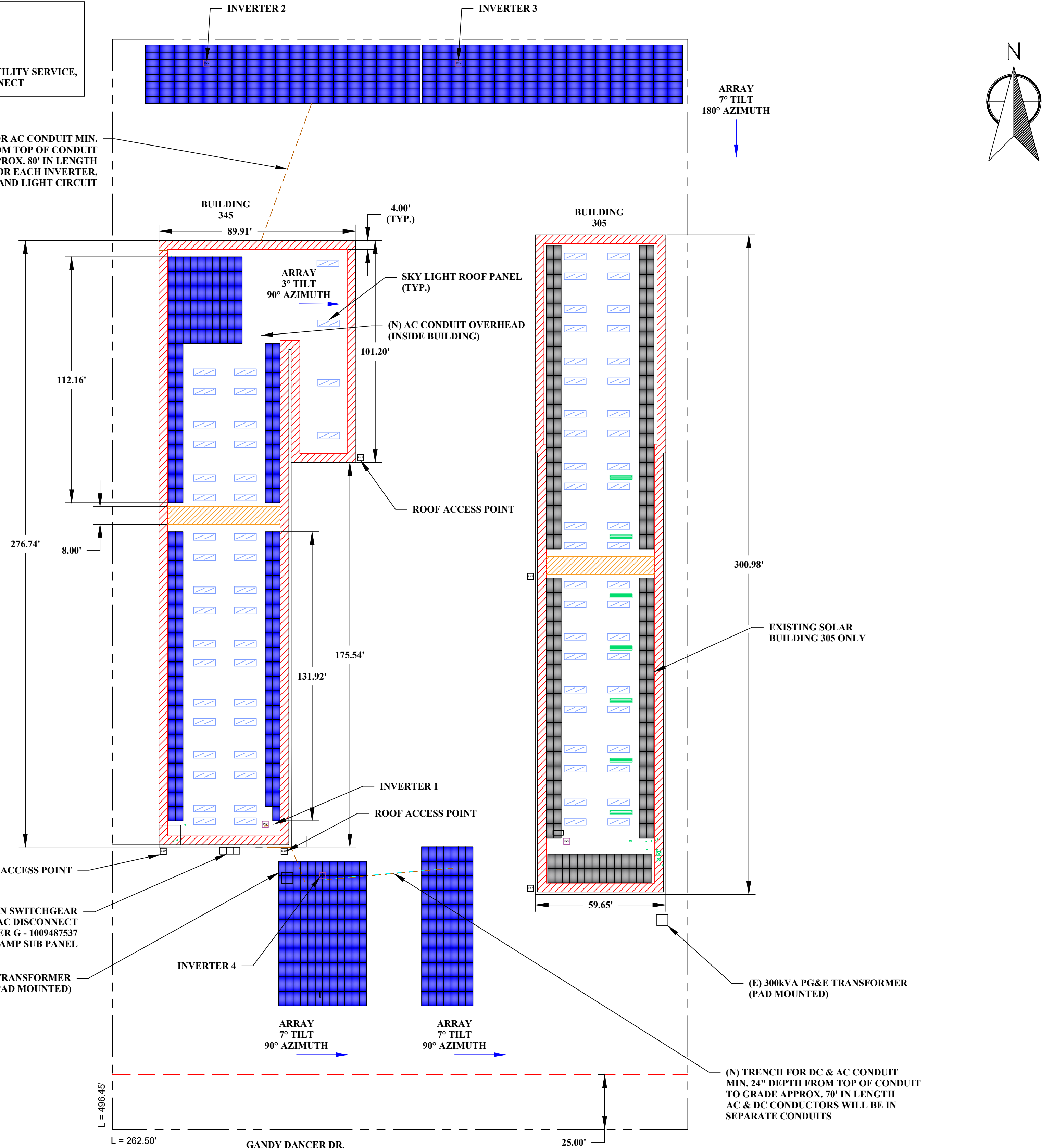
PROPERTY LINE SETBACK - 25'

PROPERTY LINE

GANDY DANCER DR.

■ PV MODULE FOR WEST BUILDING 345
■ PV MODULE FOR EAST BUILDING 305
 EACH BUILDING HAS ITS OWN SEPARATE UTILITY SERVICE,
 PV INTERCONNECTION POINT & PV DISCONNECT

(N) TRENCH FOR AC CONDUIT MIN.
 24" DEPTH FROM TOP OF CONDUIT
 TO GRADE APPROX. 80' IN LENGTH
 1 CONDUIT FOR EACH INVERTER,
 COM. WIRE AND LIGHT CIRCUIT



CONTRACTOR:

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TITLE:

PLOT PLAN S2

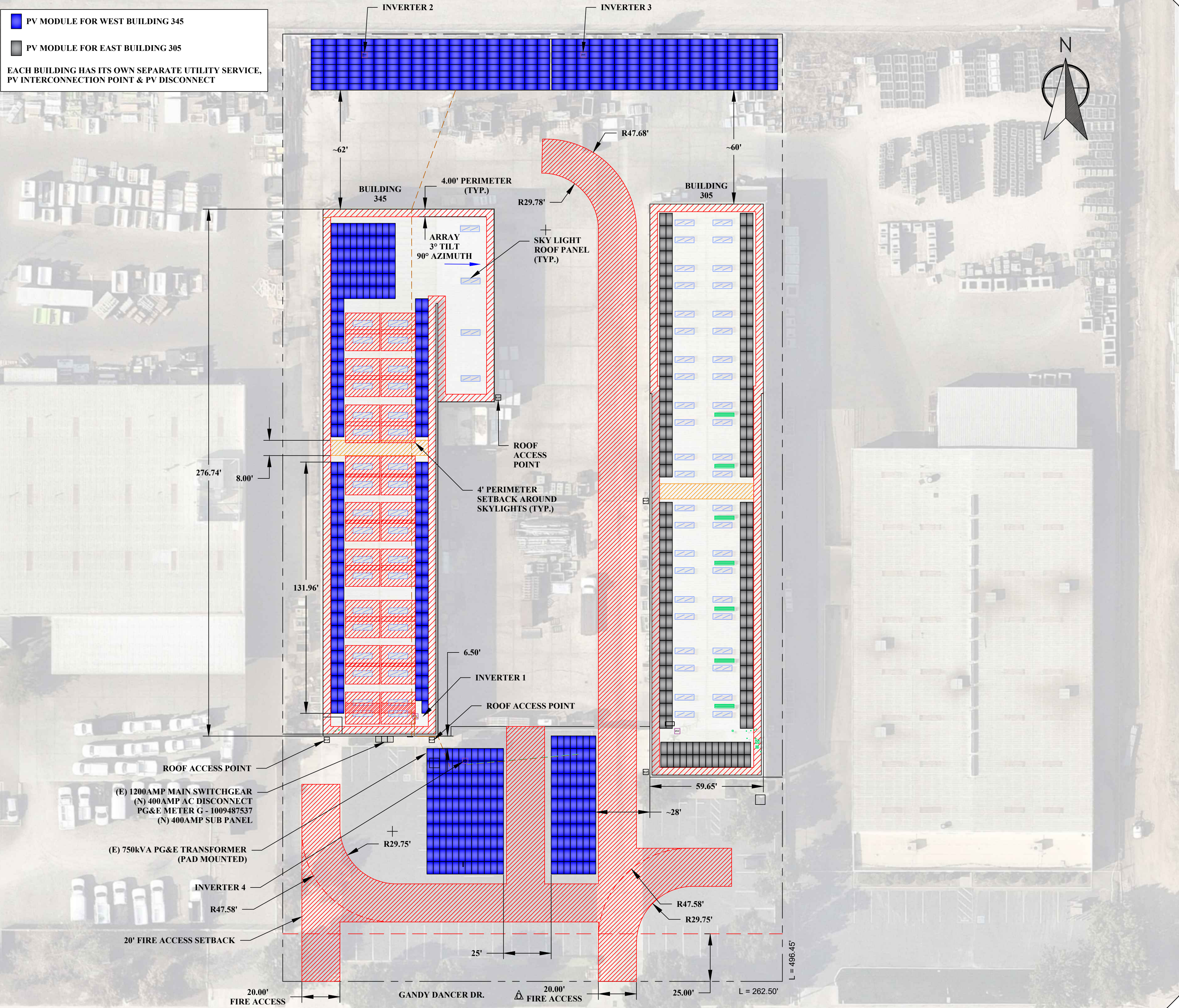
SCALE: 1" = 30'

DATE: 9-May-21


DRAWN BY:

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 (925) 800-5979
 Design@layeredconceptz.com

■ PV MODULE FOR WEST BUILDING 345
■ PV MODULE FOR EAST BUILDING 305
 EACH BUILDING HAS ITS OWN SEPARATE UTILITY SERVICE, PV INTERCONNECTION POINT & PV DISCONNECT



CONTRACTOR:



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TITLE:

FIRE PLAN S2.1




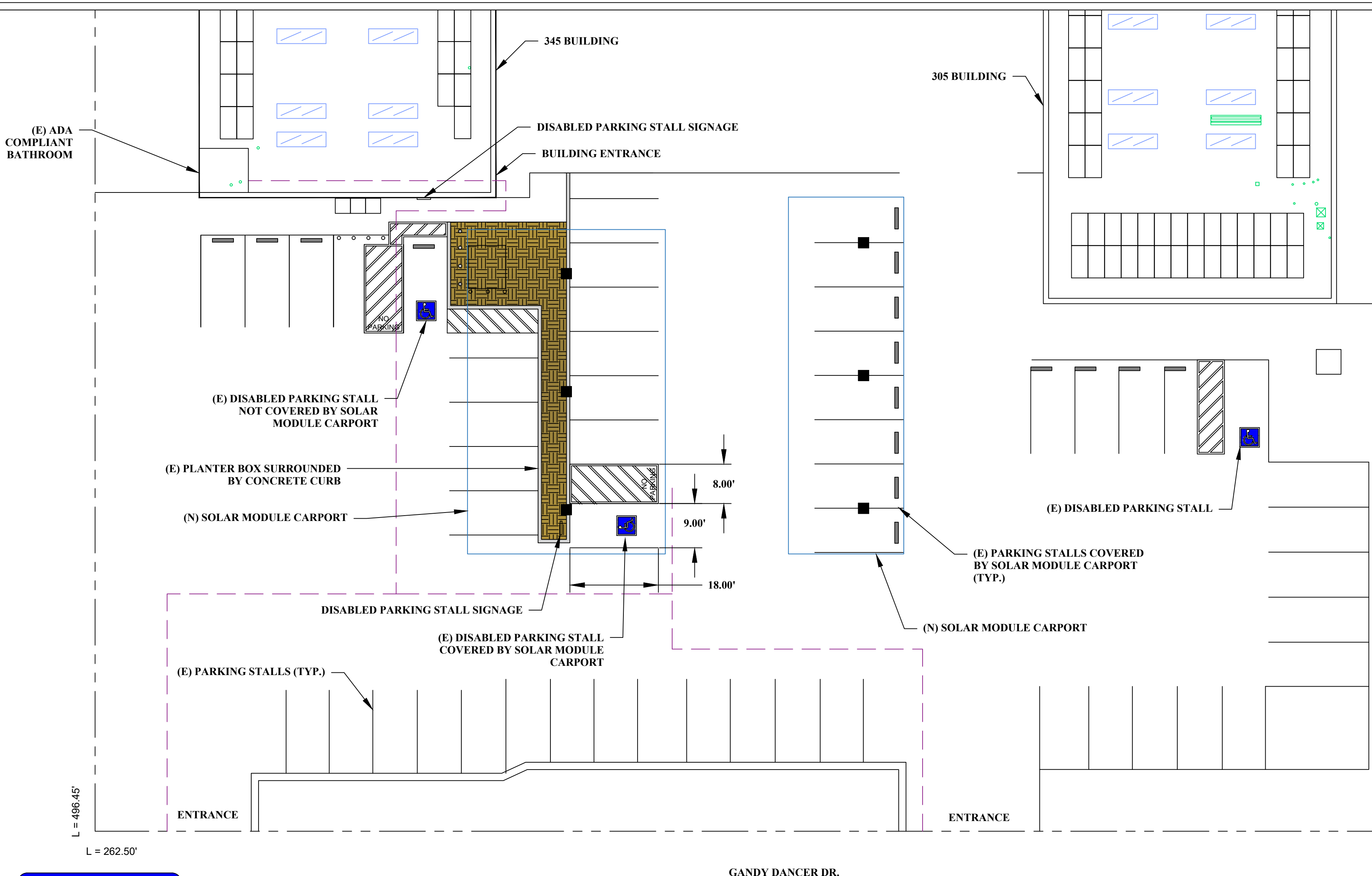
SCALE: 1" = 30'

DATE: 9-May-21


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LAYERED CONCEPTZ
 (925) 800-5979
 Design@layeredconceptz.com





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CALSOLAR
580 N. WILMA AVE.
SUITE H
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TITLE:

PARKING LOT S2.2



SCALE:

1" = 30'

DATE:

9-May-21

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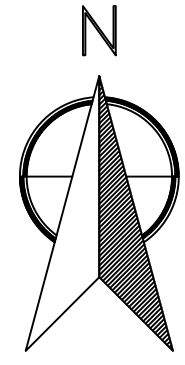
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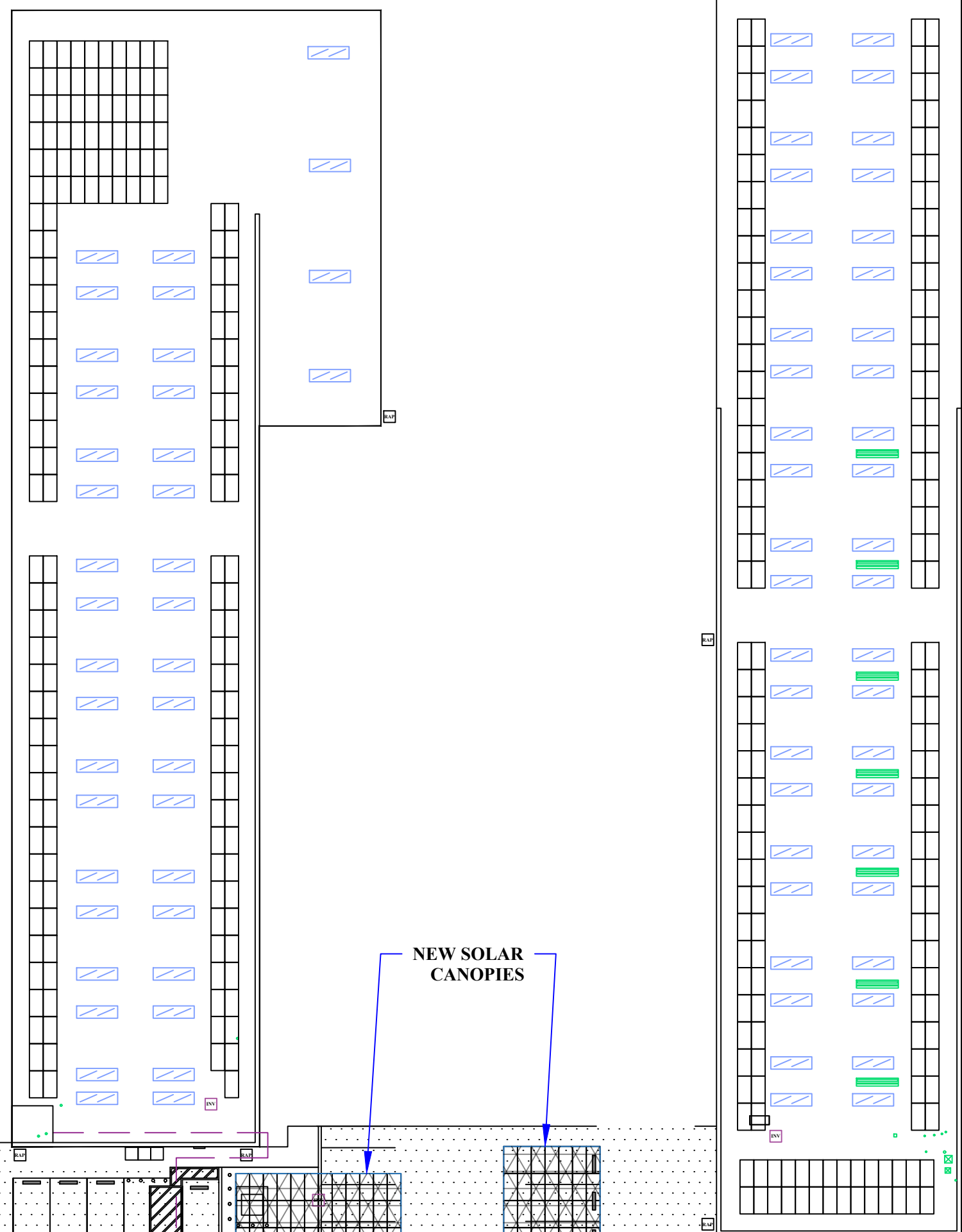
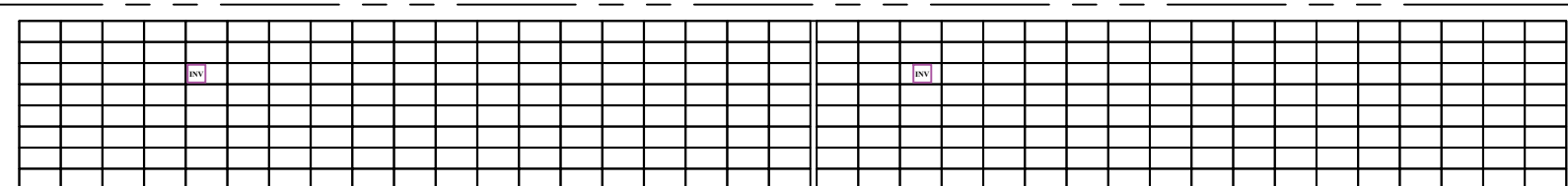
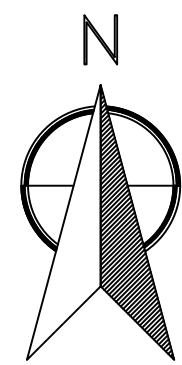



UNAUTHORIZED VEHICLES
PARKED IN DESIGNATED
HANDICAPPED SPACES
NOT DISPLAYING
DISTINGUISHING PLACARDS
OR LICENSE PLATES
ISSUED FOR PHYSICALLY
HANDICAPPED PERSONS
WILL BE TOWED AWAY AT
OWNER'S EXPENSE.
TOWED VEHICLES MAY BE
RECLAIMED AT
(ADDRESS)
OR BY TELEPHONING
(TELEPHONE NUMBER)


PARKING STALL SIGNAGE

--- WALKWAY / PEDESTRIAN ROUTE - MIN.48" WIDE w/ 1:20 SLOPE MAX





LEGEND

-  PARKING LOT AREA (AREA OF ASPHALT) 26,484 sqft.
-  PARKING LOT SHADE (SHADE BY TREES) 9,305 sqft.
-  PARKING LOT SHADE (SHADE BY SOLAR CANOPIES) 4,356 sqft.

SHADE CALCULATIONS

PARKING LOT AREA: 26,484 sqft.
 TREE SHADE PROVIDED: 9,305 sqft.
 SOLAR CANOPY SHADE PROVIDED: 4,359 sqft.

PARKING LOT AREA: 26,484 sqft.
 SOLAR CANOPY SHADE PROVIDED: 4,359 sqft.
 NET PARKING LOT AREA: 22,125 sqft.

PARKING LOT SHADE REQUIRED: 8,850 sqft. (40% OF PARKING LOT)
 PARKING LOT SHADE PROVIDED: 9,305 sqft. (42% OF PARKING LOT)

TREE SHADING

50' DIAMETER TREE CANOPY
 TREES AT 100% (3) 3 x 1963 x 100% = 5889sqft.
 TREES AT 50% (1) 1 x 1963 x 50% = 982sqft.
 TREES AT 25% (3) 3 x 1963 x 25% = 1472sqft.

35' DIAMETER TREE CANOPY
 TREES AT 50% (2) 2 x 962 x 50% = 962sqft.

NO TREES ARE TO BE REMOVED

SHAMEL ASH
50' DIAMETER @ 50%

CHINESE PISTACHE
35' DIAMETER @ 50%
(NEW PLANTING)

SHAMEL ASH
50' DIAMETER @ 25%

CHINESE PISTACHE
35' DIAMETER @ 50%
(NEW PLANTING)

SHAMEL ASH
50' DIAMETER @ 25%

SHAMEL ASH
50' DIAMETER @ 25%

SHAMEL ASH
50' DIAMETER @ 100%

SHAMEL ASH
50' DIAMETER @ 100%

SHAMEL ASH
50' DIAMETER @ 100%

GANDY DANCER DR.

CONTRACTOR:



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CLIENT:

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 TRACY, CA 95377

SITE ADDRESS:

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 TRACY, CA 95377
 248-020-11

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TITLE:

LANDSCAPE L1
 PLAN



SCALE:

1" = 30'

DATE:

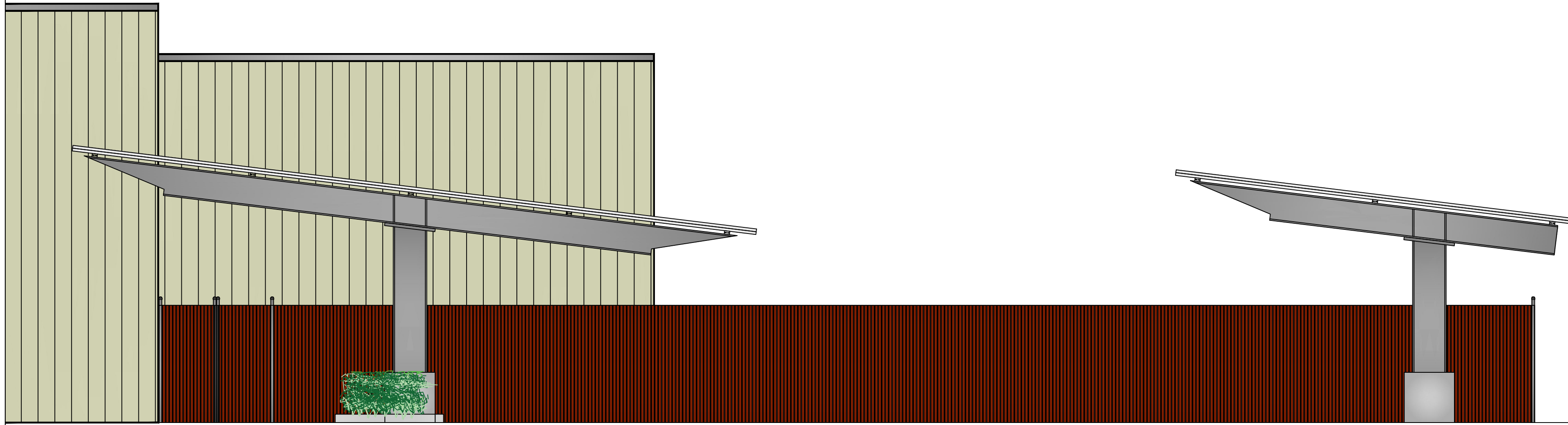
26-May-21

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LAYERED CONCEPTZ
 (925) 800-5979
 Design@layeredconceptz.com



VIEW FROM STREET



CONTRACTOR:



CALSOLAR
580 N. WILMA AVE.
SUITE H
RIPON, CA 95366
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F	DESIGN REVIEW 1	04/20/21

TITLE:

RENDERING R1 

SCALE:

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DATE:

9-May-21

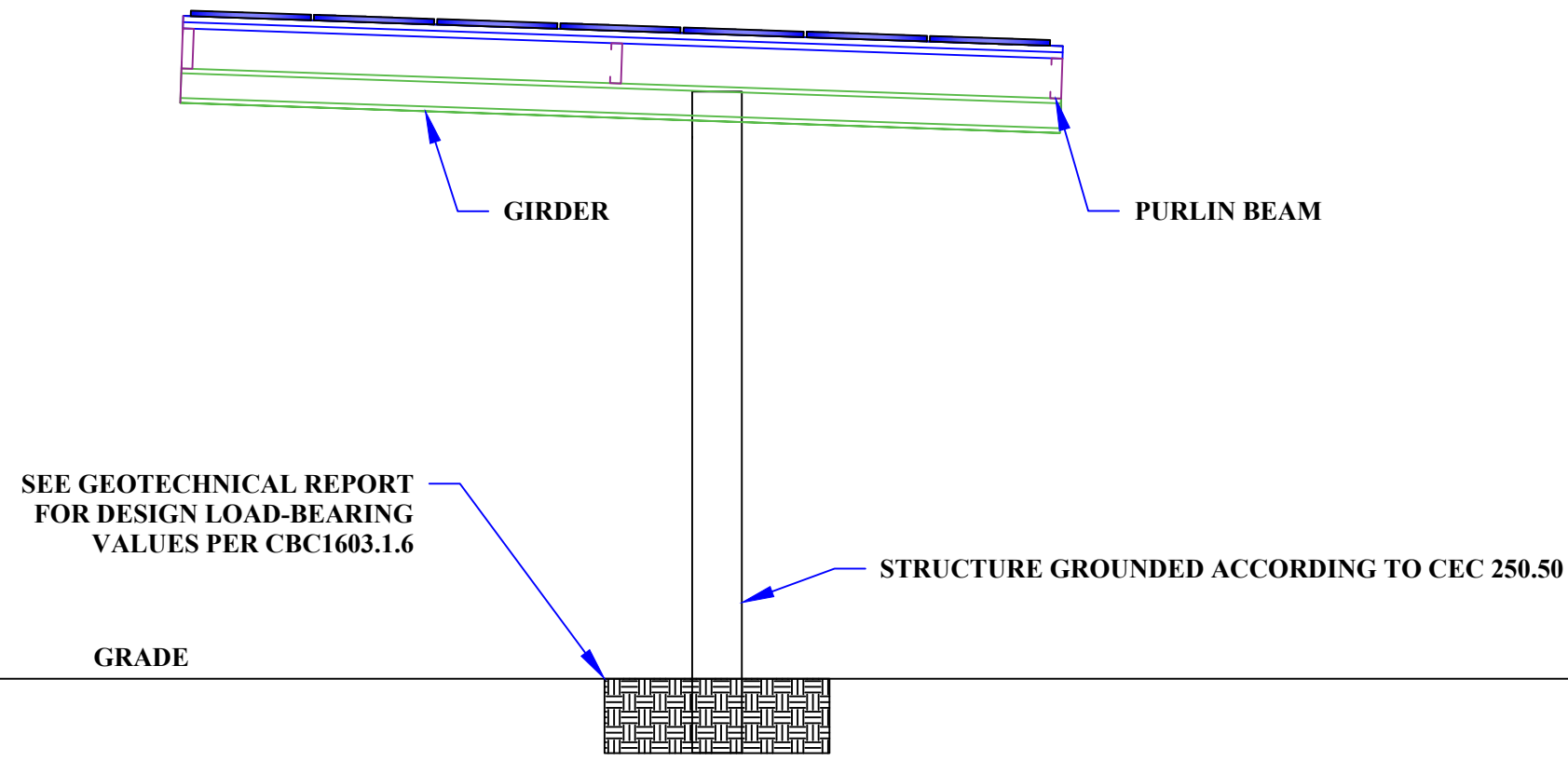
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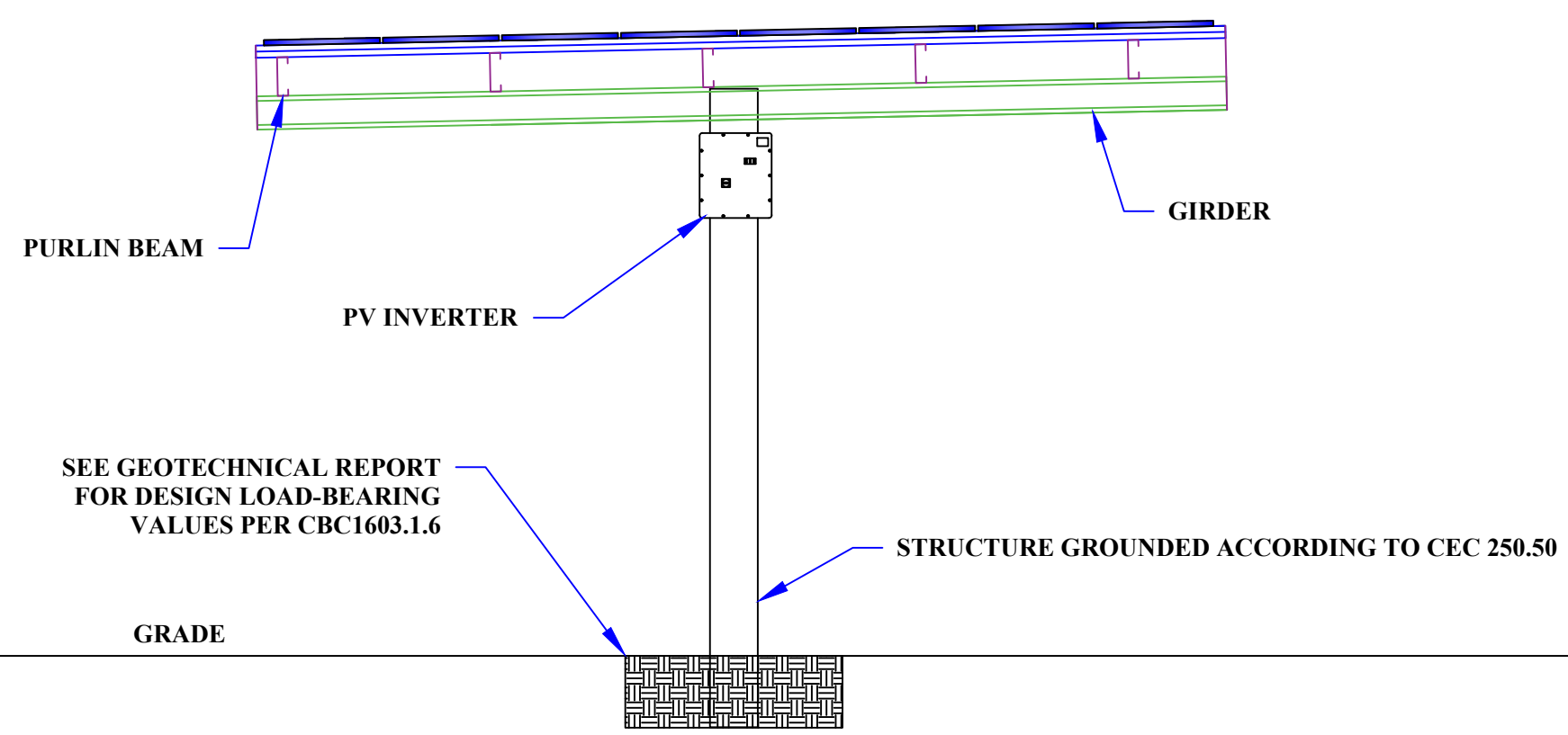
DETAIL B
SHEET S1

CARPORT DETAIL EXAMPLE
SEE ATTACHED STRUCTURAL ENGINEERING
NO SCALE



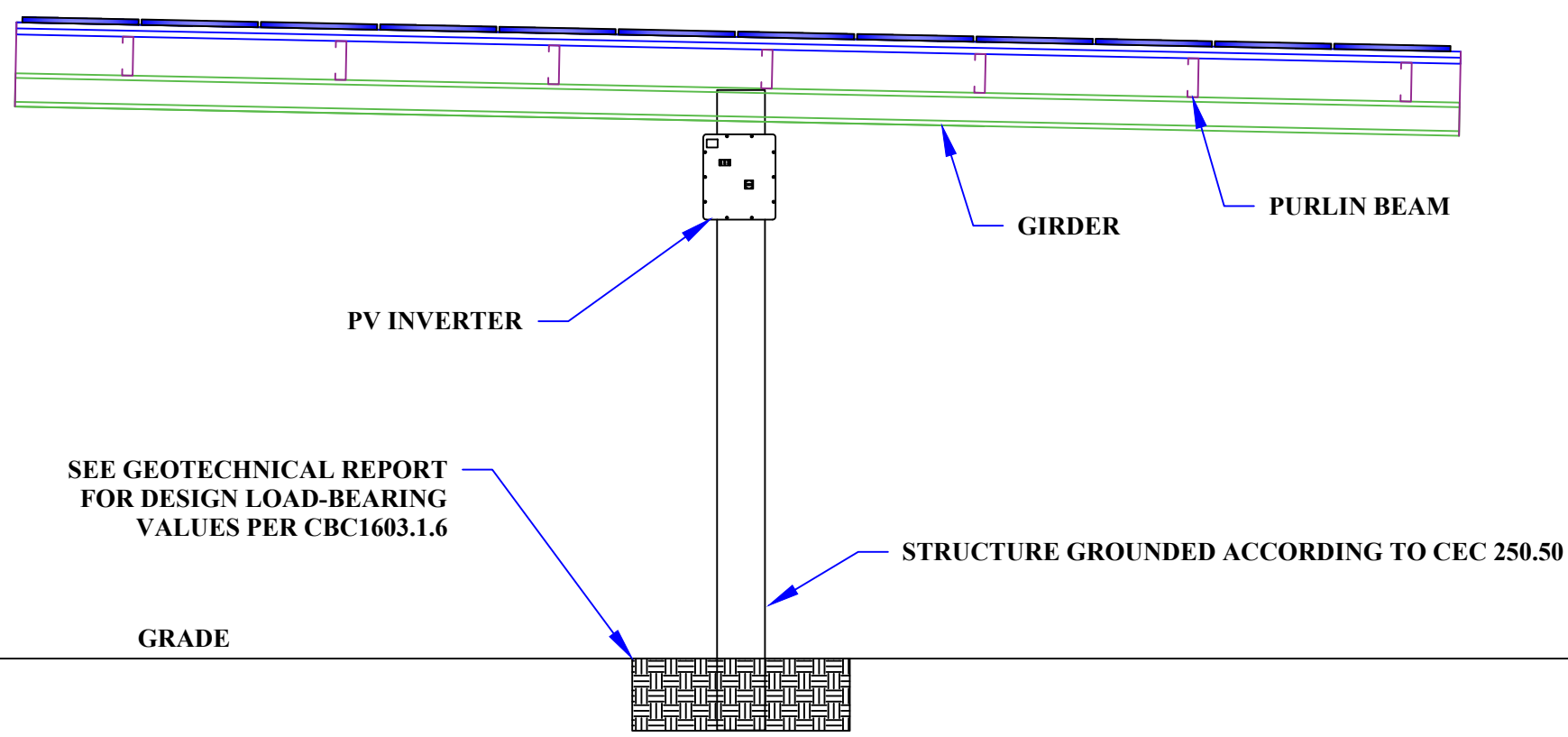
DETAIL C
SHEET S1

CARPORT DETAIL EXAMPLE
SEE ATTACHED STRUCTURAL ENGINEERING
NO SCALE

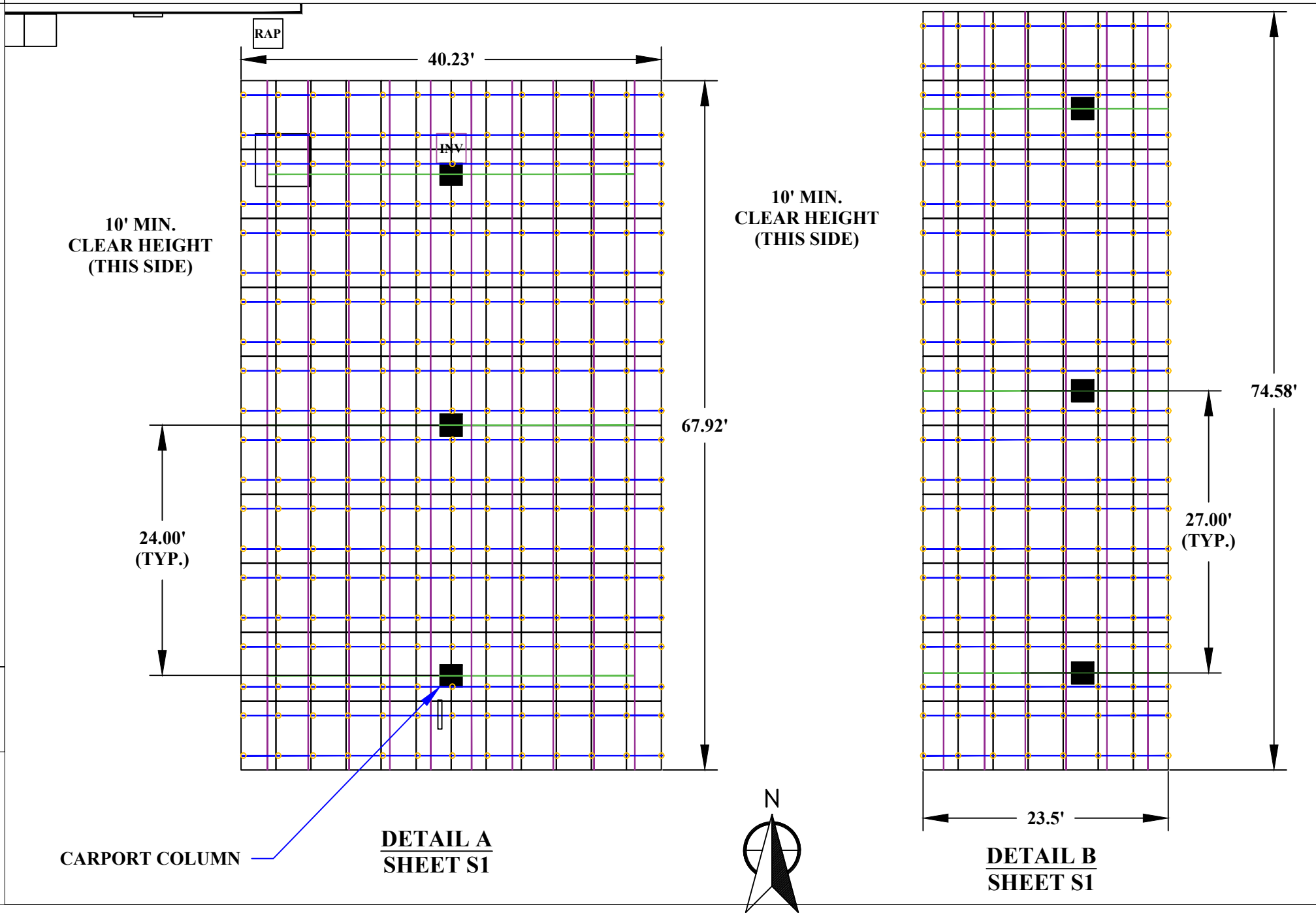


DETAIL A
SHEET S1

CARPORT DETAIL EXAMPLE
SEE ATTACHED STRUCTURAL ENGINEERING
NO SCALE



- PV RAILS
- PURLINS
- MOUNTING FEET
- GIRDERS



CONTRACTOR:



CAL SOLAR
580 N. WILMA AVE.
SUITE H
RIPON, CA 95366
CSL: 980699
CLASS: B, C10, C46

CLIENT:

MADRUGA IRON WORKS
345 GANDY DANCER DR.
TRACY, CA 95377

SITE ADDRESS:

345 GANDY DANCER DR.
TRACY, CA 95377
248-020-11

REVISION:

NO.	DESCRIPTION	DATE
A	PLN CHCK COMMENT 1	05/11/20
B	ATCHMNT BRKT CHANGE	07/28/20
C	LAYOUT CHANGE	10/14/20
D	EQUIP. LAYOUT CHANGE	11/17/20
E	PLN CHCK COMMENT 2	01/24/21
F	DESIGN REVIEW 1	04/20/21

TITLE:

STRUCTURAL S5
DETAIL 3



SCALE:

1" = 12'

DATE:

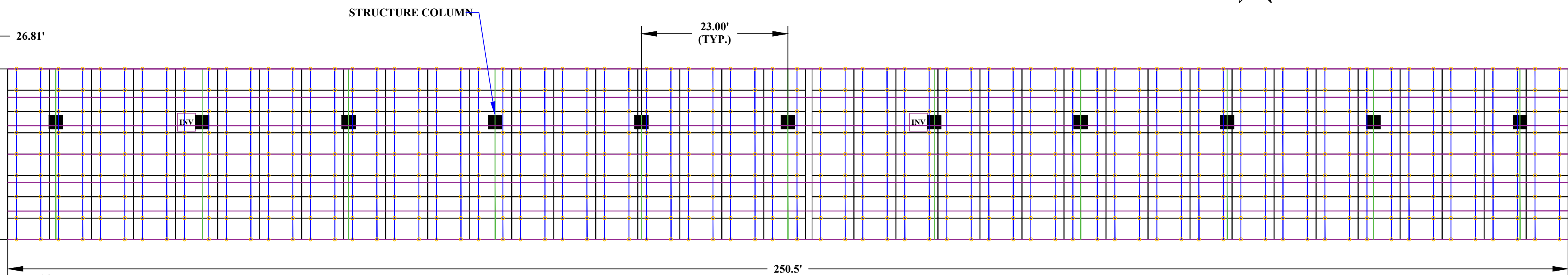
9-May-21

DRAWN BY:

LAYERED CONCEPTZ
(925) 800-5979
Design@layeredconceptz.com



REAR SHADE STRUCTURE
SEE ATTACHED STRUCTURAL ENGINEERING
NO SCALE



DETAIL C
SHEET S1