



California Engineering Company, Inc
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www.cecusa.net

January 28, 2013

DRAFT REVIEW FOR REVIEW ONLY- Updated

Plan West Partners Inc.
1125 16th Street, Suite 200
Arcata, CA 95521

Attention: George Williamson, AICP

Subject: 12-201, Town Of Samoa, Contributing Outbuilding Study

Dear George:

The following are my assessments and recommendations for each of the 11 Contributing Outbuildings.

Lot No's 48, 49, 50 Cadman Ct, 40, 39, 38 Vance Avenue (plot plan sheet 1)

This building is of wood frame construction, it has a wooden post and pier block foundation, horizontal tongue & groove wood siding, and shingle roof. The building is located on six different lots and is approximately 98 feet long by 13 feet wide. Its condition shows advanced deterioration; the roof has moss growing on it, and appears to be failing due to the broken trusses located inside, evidenced by the sags which can be seen on the outside. The roofing system has significant areas of structural failure, and leaks. The building sides have significant structural failure and some of the siding has fallen off. The paint is peeling. The building is not structurally sound in it's current state and by my estimation is beyond it's useful life. I would consider it a hazard. The remaining wood pieces are dilapidated, so that they could not be re-used in the event the building were to be torn down with the intention of reconstruction. My recommendation would be to demolish and remove it due to the impossibility of moving it because of its size. As well, it appears to be near the end of its usable life span due to deterioration.

Lot No's 45, 46 Cutten Street (plot plan sheet 2)

This building is of wood frame construction, it has a wooden post and pier block foundation, plywood siding, and shingle roof. This building is located on two different lots, and measures approximately 21x13. The structure is in poor condition; the shingles are newer and siding intact, however there is significant dry rot throughout the structure. This building does not appear to be of the same chronological era as many of the other structures located within the town, and it's my assertion that this structure may be of limited or no historical significance. Its my assessment that this building could not be moved, however, even though it's in fair shape, as the floor diaphragm would not be able to hold the building together and upon picking it up, I feel that the building floor will not structurally support the acting downward and lateral forces as would be caused by moving the structure. Due to the wood type and age, it's my assessment that tearing the

building down and placing it in another location is not a viable option. Even though the building appears to be in fair condition, moving or relocating it otherwise would destroy it, so it's my recommendation is that this outbuilding be removed entirely from the site.

Lot No's 106 & 107 Rideout Road (plot plan sheet 3)

This building is of wood frame construction, it has a wooden post and pier block foundation, a combination of vertical board and batten; and horizontal tongue & groove wood siding, and shingle roof. It is located on two lots and is 19x15 with an attached 16x11 attached overhang. The overall condition of the structure is poor. The interior roof trusses show signs of failing and the exterior of the walls are in disrepair. The building is beyond its useful life and would completely fall apart upon attempting to move it. The building materials are extremely poor shape and it would not be a candidate to tear down and reconstruct at another location, because the existing materials would not be useable. I recommend removing this building and the attached awing/overhang.

Lot No's 62 Samoa Extension (plot plan sheet 4)

This building is of wood frame construction, it has a wooden post and pier block foundation, wood plank tongue and groove siding, and shingle roof. Located on one lot, the building is approximately 16.5x24 in dimension. It has two large gate-hinge doors so as to allow a vehicle inside. The condition of the roofing is fair/poor. Paint has peeled badly in places. One door has come off. The building otherwise seems structurally sound. This building could not be relocated as it lacks any structural integrity to withstand a move. The existing materials could not be removed and reconstructed elsewhere as they are no longer of structural. This building could be repaired/preserved if addressed in a timely fashion (right away) and new door hinges and roof shingles added. My recommendation would be to preserve the outbuilding due to its moderate amount of remaining lifespan, which could be extended and location on a solitary lot.

Lot No's 83 & 84 Sunset Avenue (plot plan sheet 5)

The first building (nearest Sunset Ave) is of wood frame construction, it has a wooden post and pier block foundation, horizontal tongue & groove wood siding, and tarpaper roof. It measures 18x15 with an open breezeway. The roof is in poor condition with considerable moss. Some window panes are missing and some siding cracked. The building is a hodgepodge of construction with a small open breezeway separating two rooms. The entire structure is in poor condition. Moving this structure is not an option, as the condition is so poor that it will not withstand and significant outside forces imposed on it by moving. Additionally the breezeway is a weak point in the structure. Even moving it in two pieces is not an option for this structure. Similarly, tearing it down and then rebuilding it somewhere else is not an option as the wood framing is well past its useful life. My recommendation is to demolish this building.

The second, rear, building is of wood frame construction, it has a wooden post and pier block foundation, plywood siding, and tarpaper roof. The building is 16x12.5 and in fair condition. There is considerable paint missing, but otherwise relatively sound. I recommend preserving or moving this outbuilding due to its small size and relative remaining lifespan.

Lot 308 Sunset Ave (plot plan sheet 6)

This building is of wood frame construction, it has a wooden foundation on one half of the structure and is supported by a combination cantilever wood bracing system along the back side for the other half of the building. The walls consist of horizontal tongue & groove wood siding, and shake and tarpaper roof. The building is completely located off of lot 92. The outbuilding is long and narrow, measuring 44x13. It has two separate roof structures, the shake part is in poor condition with lots of moss and broken fascia. The building is in poor condition with and the foundation systems outlined above have all but failed. The building, as it sits is a hazard and unsafe for occupancy and usage. My recommendation is to remove this building due to its unsafe condition and failing foundation systems.

Lot No.'s 98 & 99 Sunset Extension (plot plan sheet 7)

This building is of wood frame construction, it has a wooden post and pier block foundation, horizontal tongue & groove wood siding, and tarpaper roof. It is small, measuring 18x11 and located on two lots. The building appears to have been built at some point and time by the residents whom lived in the home and lacks any normal or reliable building systems, that would suffice to hold it together to be moved. The roof is completely ruined, and growing significant moss, in some areas 2-3 inches thick. The sides are not square and the building is not plumb. Tearing this structure down and rebuilding it is not considered realistic as it would be rebuilt with the same issues as explained herein. I recommend removing the building from the site in its' entirety.

Lot No's 42 & 43 Cadman Court (plot plan sheet 8)

This building is of wood frame construction, it has a wooden post and pier block foundation, which varies from the front to the back of the building due to topography. It has shake siding, and shingled roof. It measures 26x18 and is located on two separate lots. The roof is in good condition. The windows are missing or have been boarded. The shake siding is in poor condition, many shakes are missing or loose and paint has peeled. The foundation is elevated due to the slope of the terrain, and based on my inspection is no longer structurally sound. My recommendation is to demolish this outbuilding due to its declining condition.

Lot No.'s 37, 50 & 51 Vance Ave (plot plan sheet 9)

This building is of wood frame construction, it has a wooden post and pier block foundation, vertical board and batten siding, and partial shake and partial corrugated metal roof. It is located on two lots and measures approximately 39.5x14. The roof is in poor condition with rotted shakes and broken fascia. The paint is in poor condition. The

walls of this structure a no longer plumb and beginning to fall in on themselves. The roof trusses inside the building are failing, and the foundation is also in very poor condition. The building materials are literally rotting away and could not be reused. I recommend demolishing this outbuilding due to its deteriorated condition. Its size is also a detriment towards relocating it.

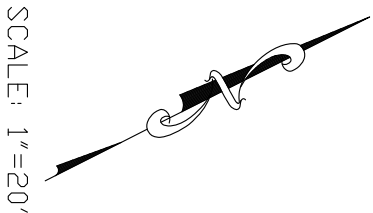
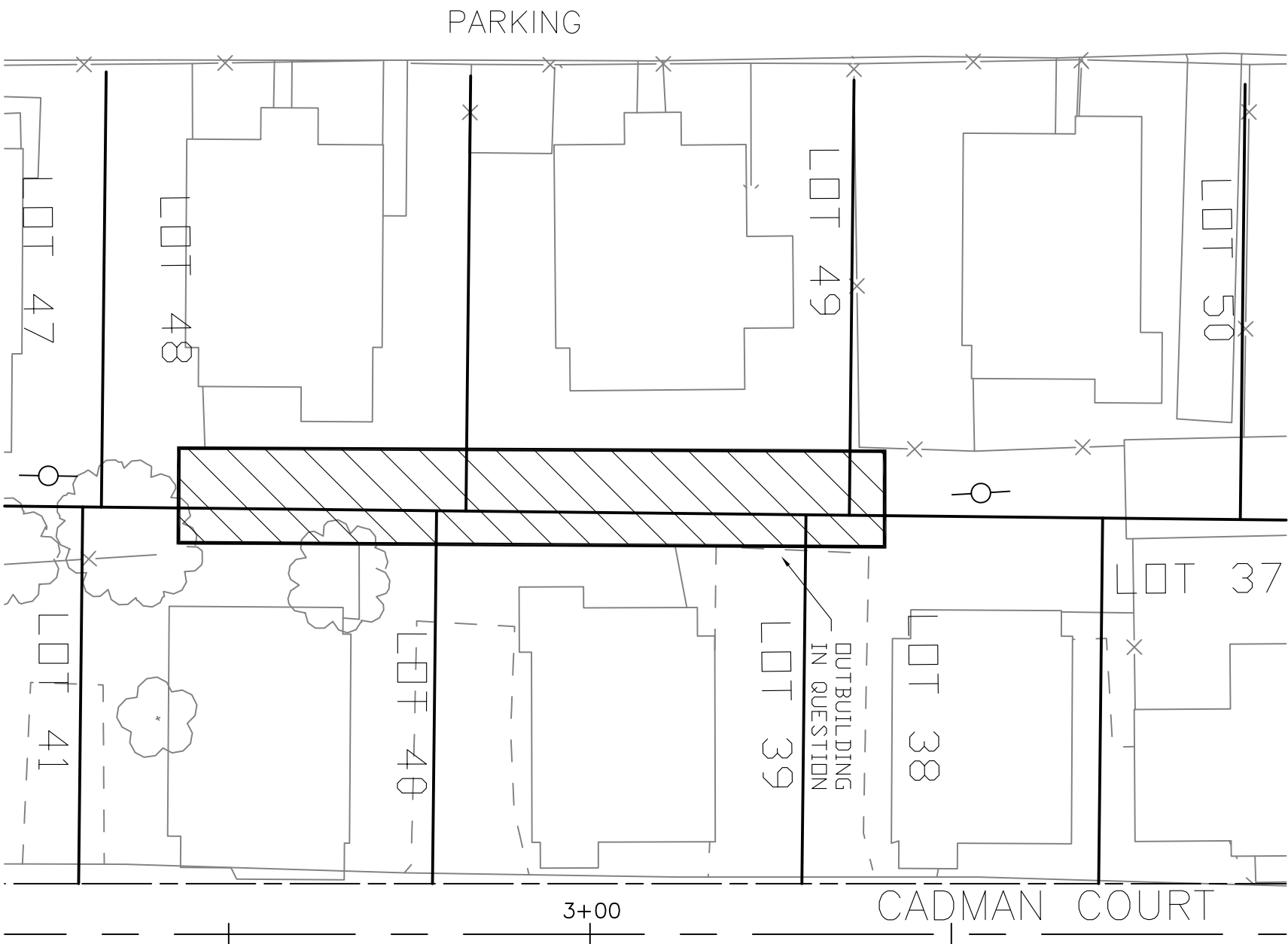
Sincerely,

David L. Swartz, PE, PLS, QSD, QSP
Project Civil Engineer

CC: file

Enclosures: plot plans

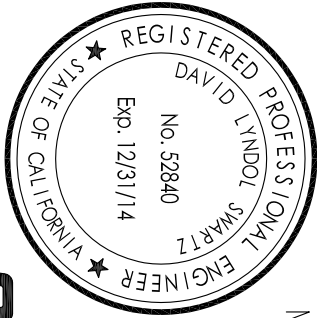
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SCALE: 1"=20'

LEGEND

- OUTBUILDING
- CENTERLINE
- RDW
- EDGE OF PAVEMENT
- PROPERTY LINE
- BUILDING
- FENCE
- STREET LIGHT
- UTILITY POLE
- VEGETATION
- MANHOLE
- UTILITY BOX

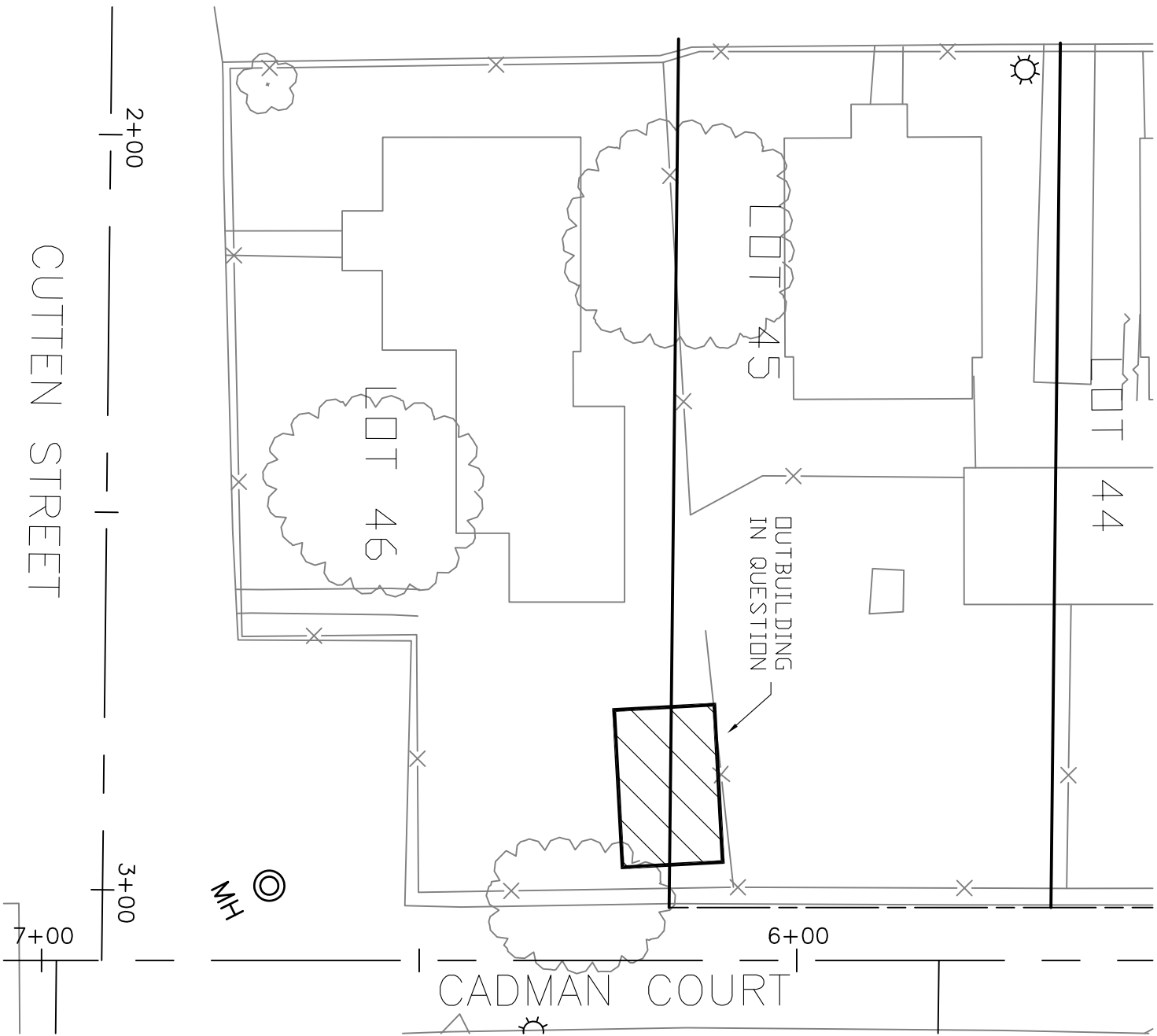


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CALIFORNIA ENGINEERING COMPANY, INC.
1110 CIVIC CENTER BLVD., STE. 404
YUBA CITY, CALIFORNIA 95993
JOB NO. 12-201 DATE: 01/28/13

STRUCTURAL INTEGRITY ASSESSMENT
ADDRESS: 14,16,18 VANCE, 13,15,17 CADMAN

CONTRIBUTING BUILDINGS
ASSESSMENT
LOTS 38,39,40,48,49,50
SAMDA, CALIFORNIA



LEGEND

- SCALE: 1"=20'
- DUTBUILDING
 - CENTERLINE
 - RDW
 - EDGE OF PAVEMENT
 - PROPERTY LINE
 - BUILDING
 - FENCE
 - STREET LIGHT
 - UTILITY POLE
 - VEGETATION
 - MANHOLE
 - UTILITY BDX



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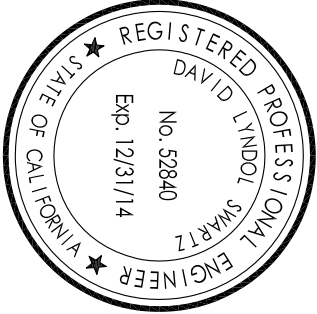
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CALIFORNIA ENGINEERING COMPANY, INC.	CONTRIBUTING BUILDINGS ASSESSMENT
1110 CIVIC CENTER BLVD., STE. 404 YUBA CITY, CALIFORNIA 95993 JOB NO. 12-201 DATE: 01/28/13	LOTS 45 & 46 SAMDA, CALIFORNIA
SHEET 2 OF 9	ADDRESS: 2 CUTTEN ST
STRUCTURAL INTEGRITY ASSESSMENT	



LEGEND

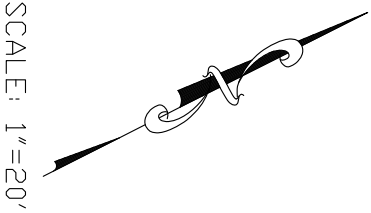
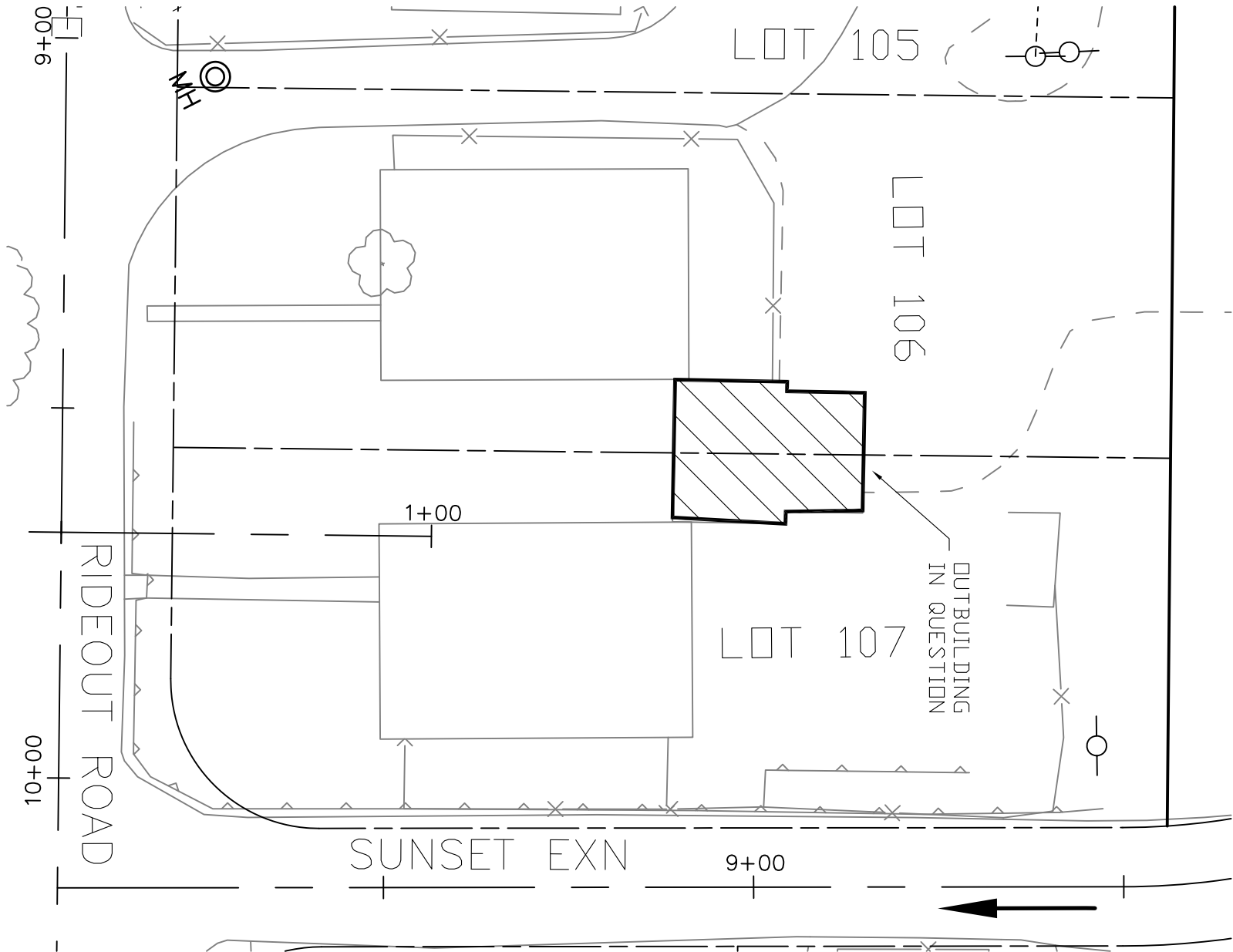
- OUTBUILDING
- CENTERLINE
- RDW
- EDGE OF PAVEMENT
- PROPERTY LINE
- BUILDING
- FENCE
- STREET LIGHT
- UTILITY POLE
- VEGETATION
- MANHOLE
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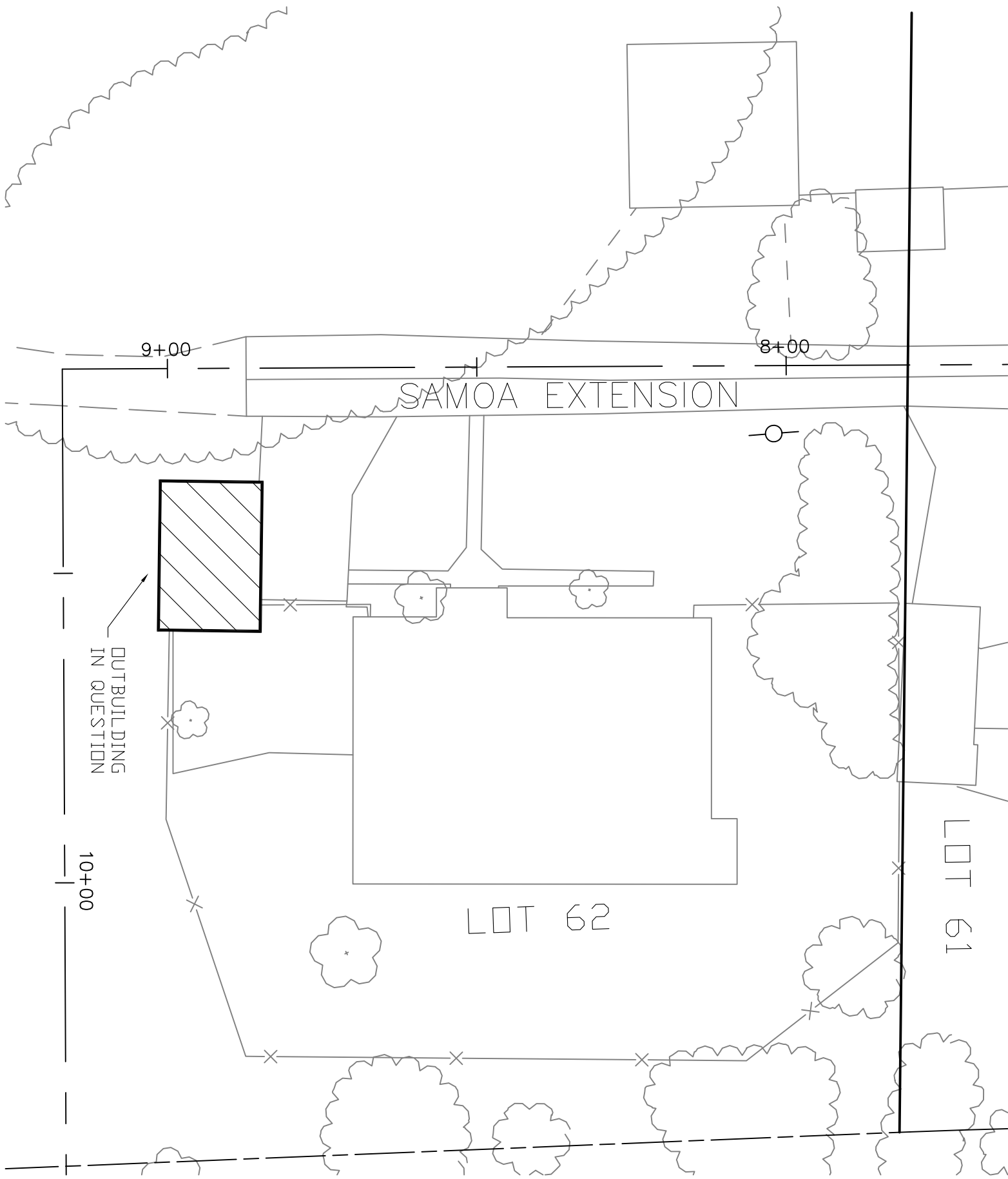
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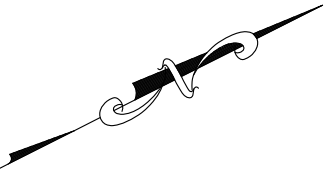
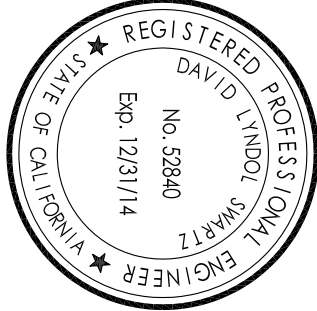
SCALE: 1"=20'

CALIFORNIA ENGINEERING COMPANY, INC.	STRUCTURAL INTEGRITY ASSESSMENT
1110 CIVIC CENTER BLVD., STE. 404 YUBA CITY, CALIFORNIA 95993 JOB NO. 12-201 DATE: 01/28/13	ADDRESS: 110 & 112 RIDECOUT RD
CONTRIBUTING BUILDINGS ASSESSMENT LOTS 106 & 107 SAMOA, CALIFORNIA	



LEGEND

- OUTBUILDING
- CENTERLINE
- RDW
- EDGE OF PAVEMENT
- PROPERTY LINE
- BUILDING
- FENCE
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- UTILITY POLE
- VEGETATION
- MANHOLE
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SCALE: 1"=20'



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SHEET 4 OF 9

STRUCTURAL INTEGRITY ASSESSMENT

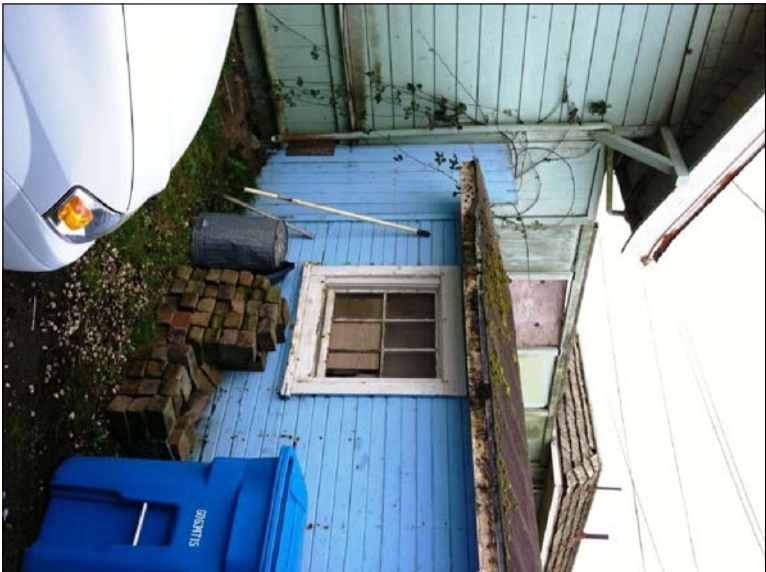
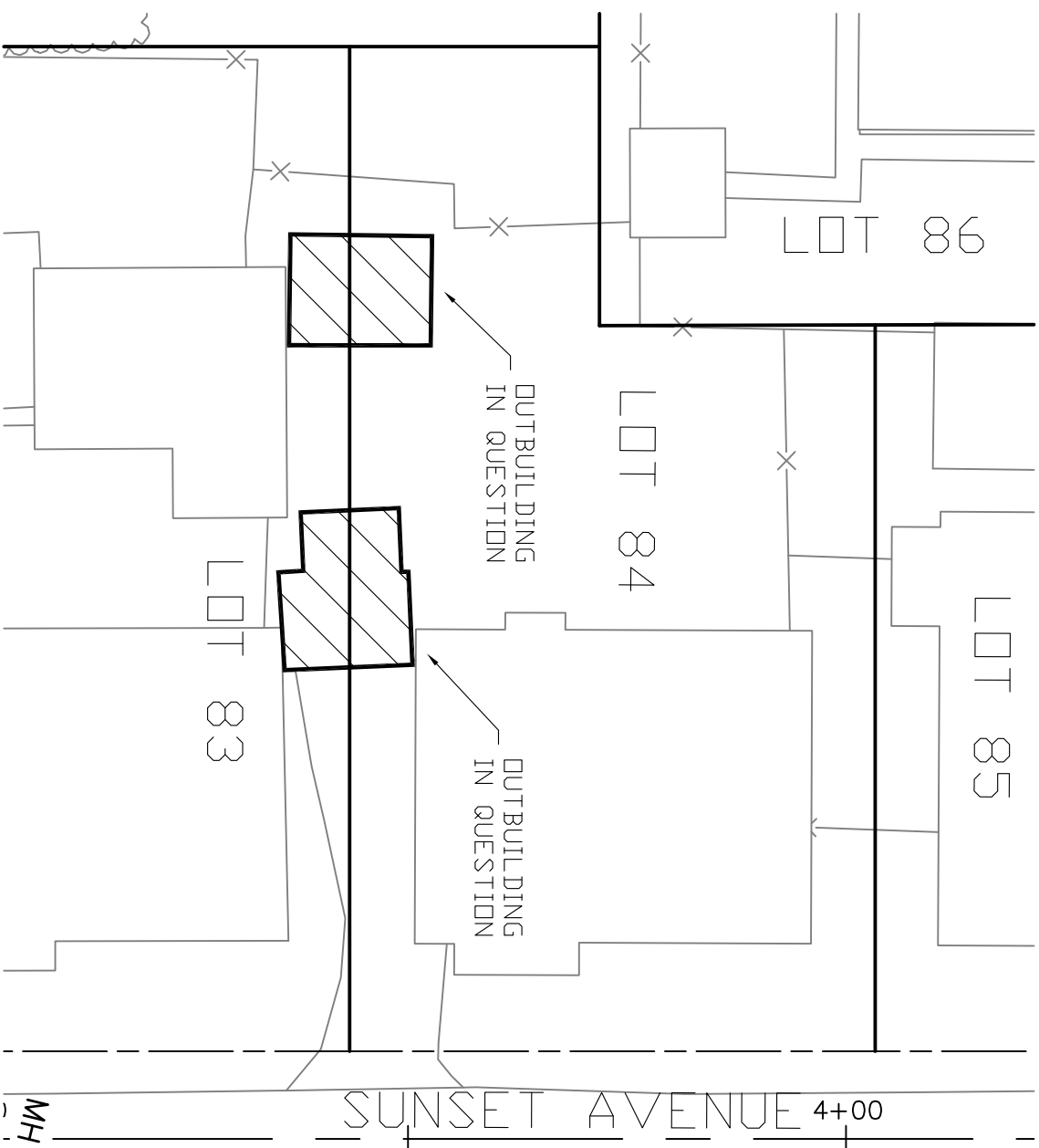
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CONTRIBUTING BUILDINGS
ASSESSMENT

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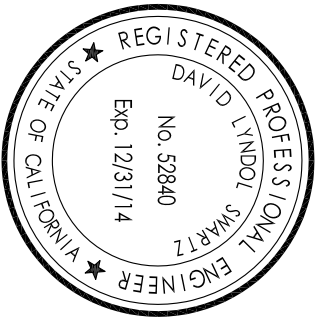
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SAMOA, CALIFORNIA



LEGEND

- OUTBUILDING
- CENTERLINE
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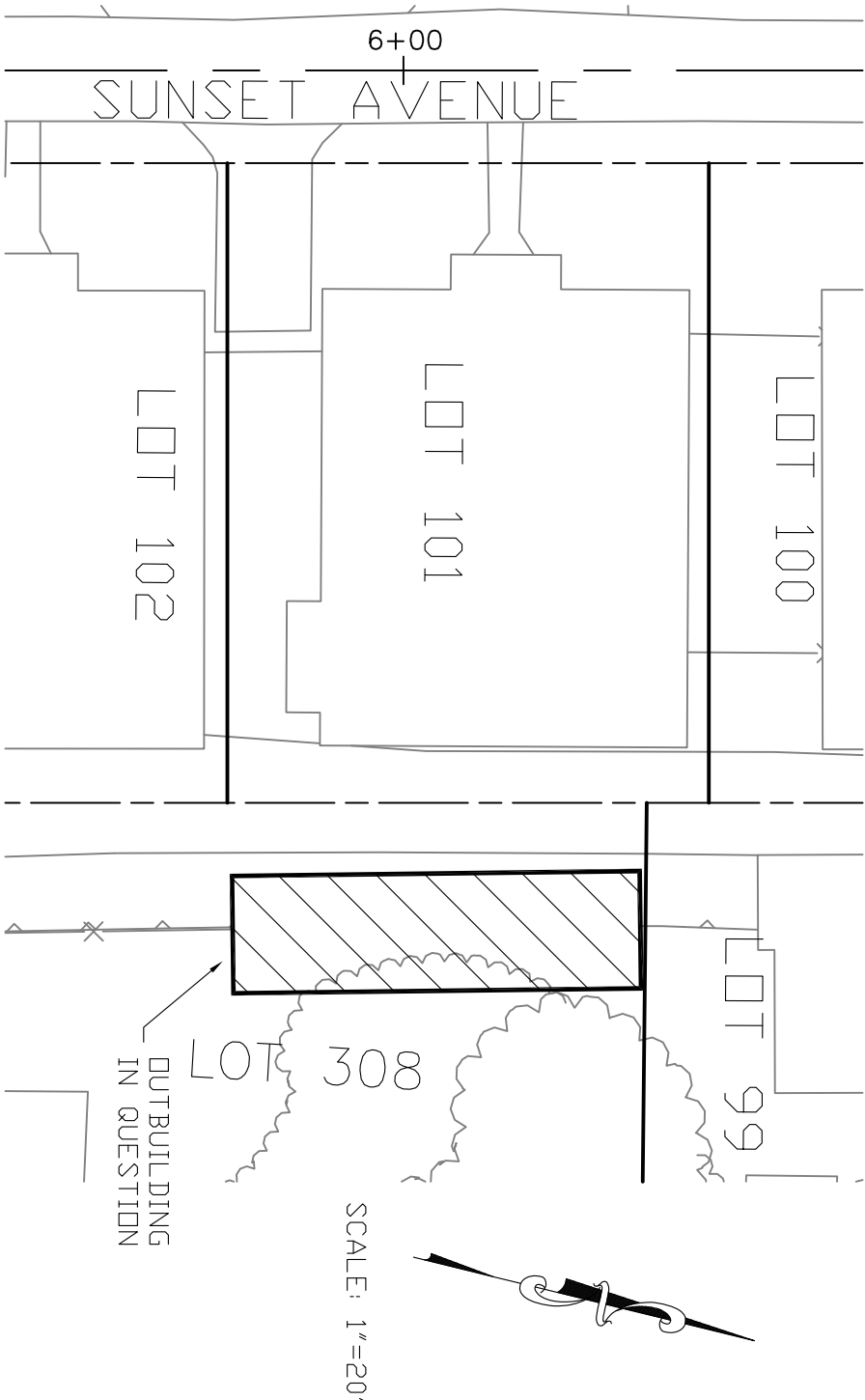


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JOB NO. 12-201 DATE: 01/28/13

STRUCTURAL INTEGRITY ASSESSMENT
ADDRESS: 127 SUNSET AVENUE
CONTRIBUTING BUILDINGS
ASSESSMENT
LOTS 83 & 84
SAMDA, CALIFORNIA



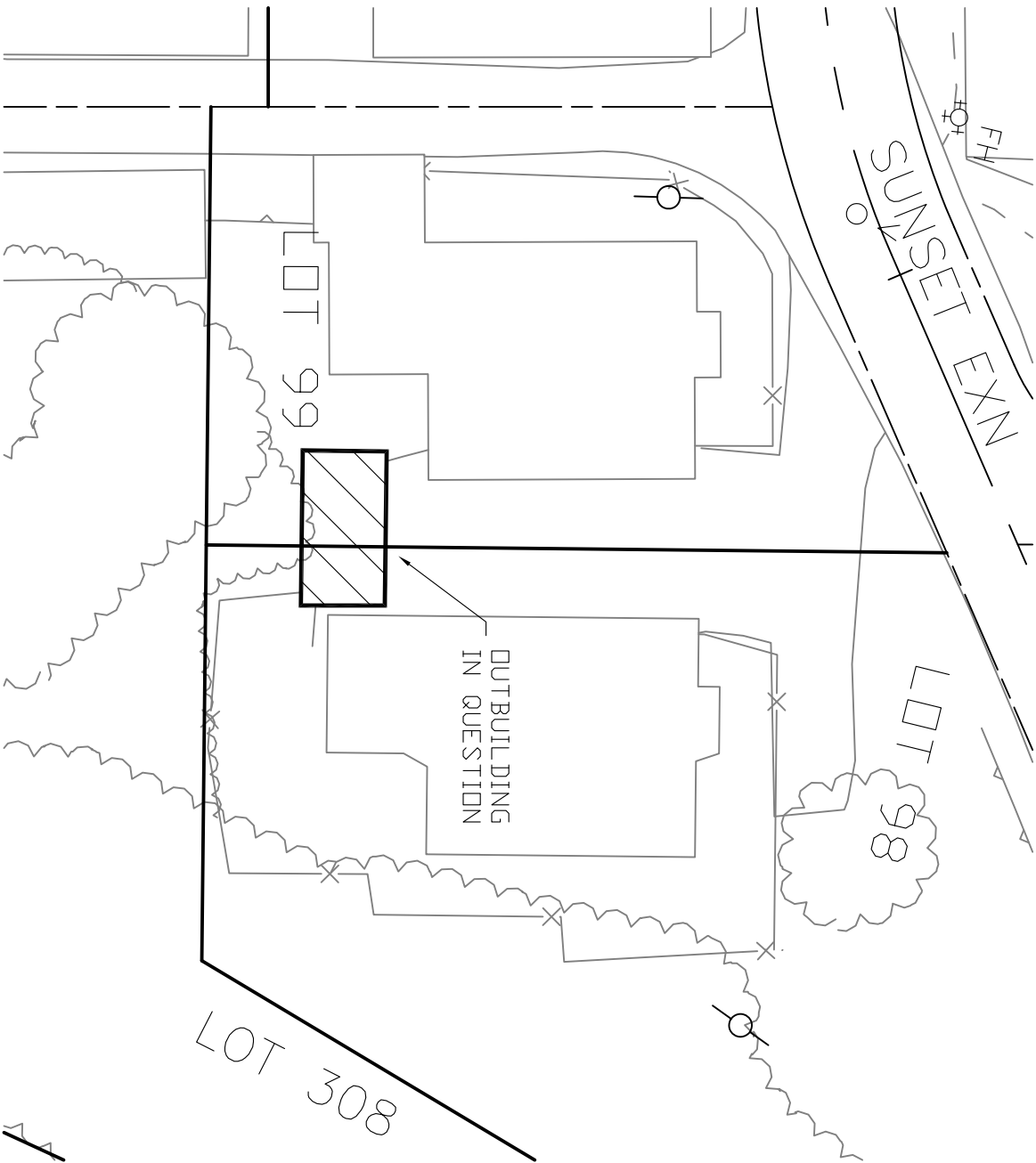
LEGEND

- DUTBUILDING
- CENTERLINE
- ROW
- EDGE OF PAVEMENT
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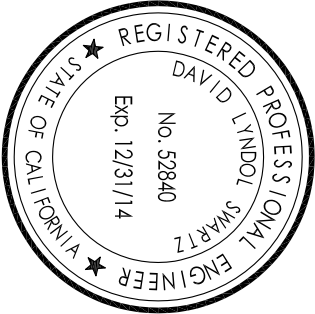
CALIFORNIA ENGINEERING COMPANY, INC. 1110 CIVIC CENTER BLVD., STE. 404 YUBA CITY, CALIFORNIA 95993 JOB NO. 12-201 DATE: 01/28/13	STRUCTURAL INTEGRITY ASSESSMENT ADDRESS: 122 SUNSET AVENUE	CONTRIBUTING BUILDINGS ASSESSMENT LOT 308 SAMDA, CALIFORNIA
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SCALE: 1"=20'

LEGEND

- DUTBUILDING
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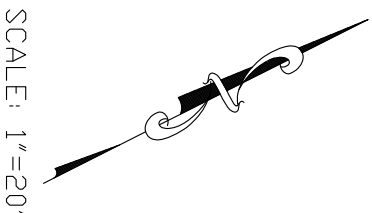
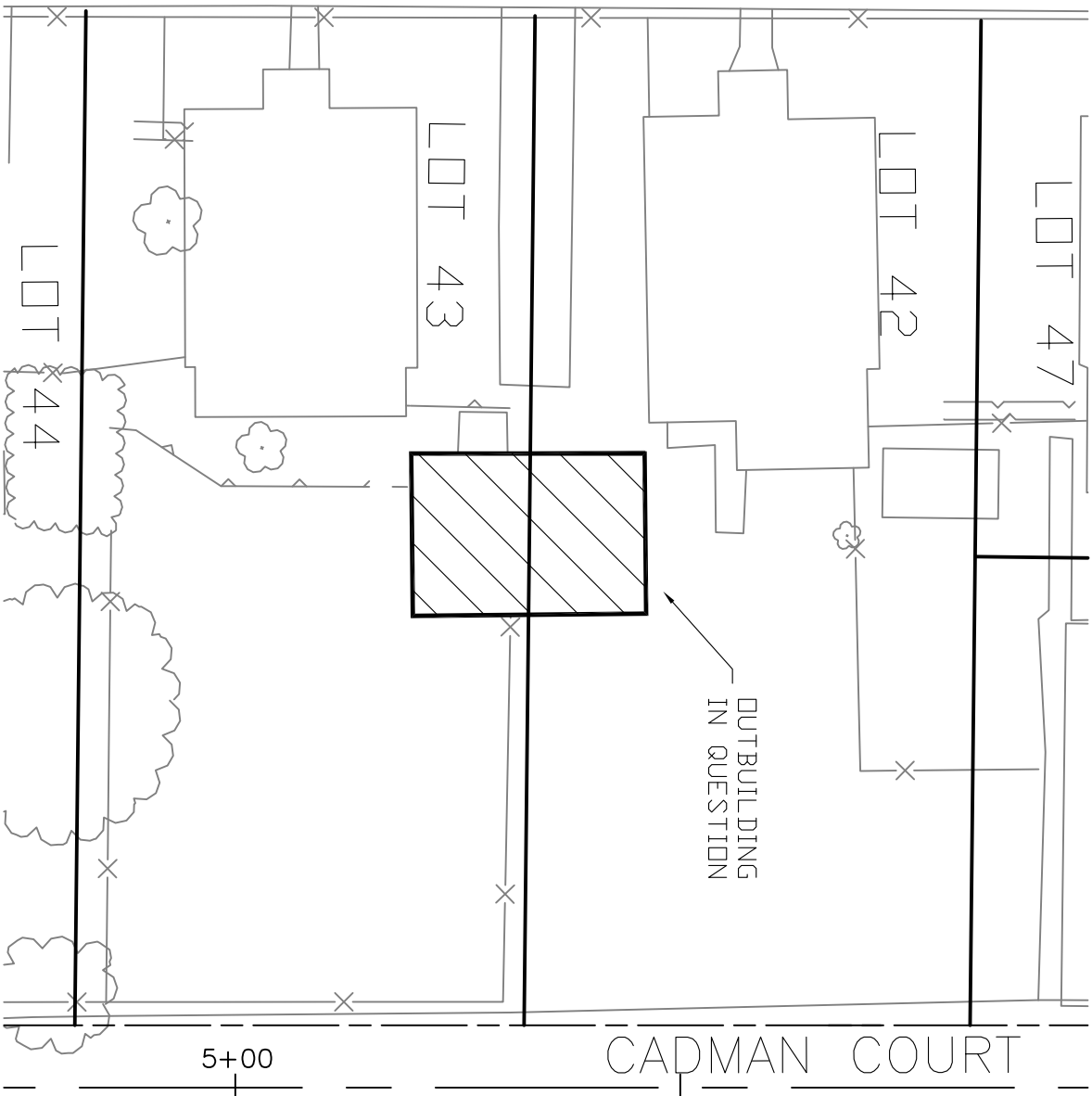
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YUBA CITY, CALIFORNIA 95993
JOB NO. 12-201 DATE: 01/28/13

SHEET 7 OF 9

STRUCTURAL INTEGRITY ASSESSMENT
ADDRESS: 1 & 3 SUNSET EXTENSION

CONTRIBUTING BUILDINGS
ASSESSMENT
LOTS 98 & 99
SAMDA, CALIFORNIA



SCALE: 1"=20'

LEGEND

- OUTBUILDING
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JOB NO. 12-201

DATE: 01/28/13

SHEET 8 OF 9

STRUCTURAL INTEGRITY ASSESSMENT
ADDRESS: 8 & 10 VANCE AVENUE

CONTRIBUTING BUILDINGS

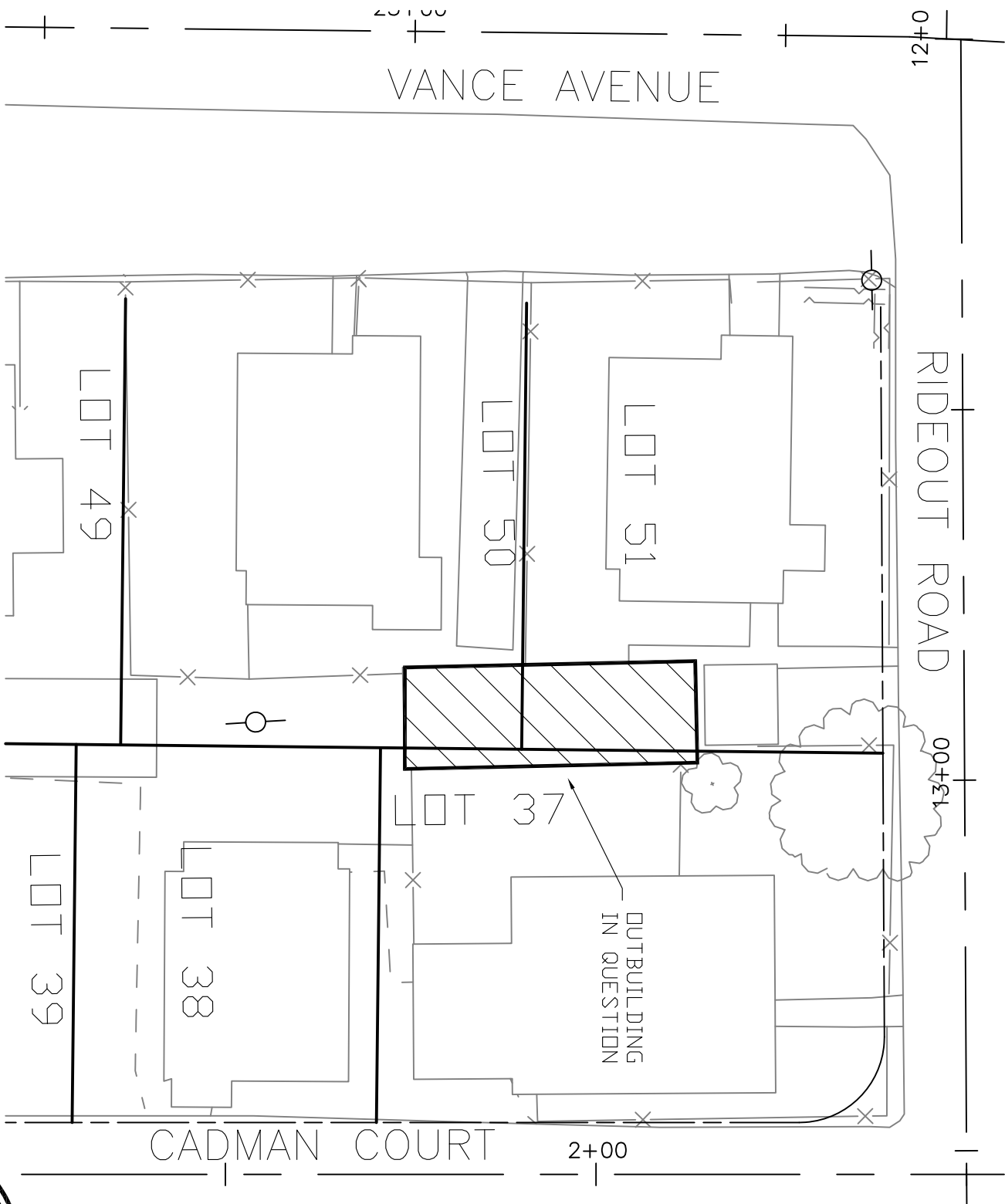
ASSESSMENT
LOTS 42 & 43
SAMOA, CALIFORNIA



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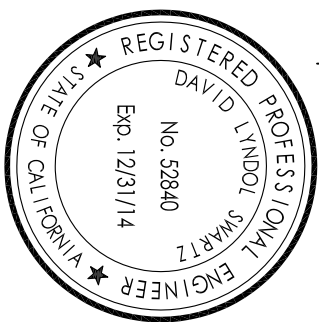




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JOB NO. 12-201 DATE: 01/28/13

SHEET 9 OF 9

STRUCTURAL INTEGRITY ASSESSMENT
ADDRESS: 18 & 20 VANCE AVENUE

CONTRIBUTING BUILDINGS
ASSESSMENT
LOTS 37, 50, & 51
SAMOA, CALIFORNIA

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