City of Pittsburg
Planning Commission Agenda

02/25/2025

City Hall Council Chamber
65 Civic Avenue, Pittsburg, CA 94565

Regular Meeting
7:00 P.M.

Planning Commission Members

Sarah Foster, Chair
Donna Smith, Vice-Chair
Elissa Robinson, Commissioner
Frank Gordon, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner
Vacant, Commissioner

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Friday, February 21, 2025

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
   Minutes of January 28, 2025

PUBLIC HEARINGS

2. **JC Recycling Facility (Relocation), AP-24-0116 (UP)**
   This is an application filed by Bill Hillis on behalf of JC Recycle, Inc./Campos Trucking, requesting approval of a Use Permit to operate a bulk handling materials repurposing and refurbishing operation on an approximately 2.0-acre leased portion of a 4.1-acre site located at 780 Clark Avenue within the Industrial Park (IP) Zoning District. Assessor's Parcel Number: 088-250-050. The site is not open to the public.

   Environmental Determination: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.

COMMISSION CONSIDERATIONS

3. **Siena at San Marco (Units 16 and 17), AP-24-0142 (DR)**
   This is a public hearing on a request for Design Review approval of plans to construct 206 detached, single-family dwellings within the existing Siena at San Marco Subdivision (Units 16 and 17) located on an approximately 58-acre portion of the San Marco project site located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1519 (Planned Development, Ordinance No. 24-1519) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

   Environmental Determination: On January 19, 1993, the City Council adopted Resolution No. 93-7888 certifying a Final Subsequent Environmental Impact Report (SEIR) for the entire, 639-

acre, 2,938-unit project currently known as the San Marco Development (State Clearinghouse No. 1991073029).

CEQA Guidelines Section 15164(a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 (listed below) calling for preparation of a Subsequent EIR or ND have occurred.

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, or the ND was adopted shows any of the following:

A. The project will have one or more significant effects not discussed in the previous EIR or ND.

B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND.

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

City staff prepared an Addendum for the proposed project to determine whether and to what extent the SEIR for the San Marco Subdivision remains sufficient to address the potential impacts of the proposed project, or whether additional documentation may be

required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.).

There are no substantial changes proposed by the proposed project or the circumstances in which the proposed project would be undertaken that would require major revisions of the prior certified SEIR. The proposed project does not require preparation of a new subsequent or supplemental EIR due to: 1) the involvement of new significant environmental effects, (2) a substantial increase in the severity of previously identified significant effects, or (3) new information of substantial importance. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible, nor has the Siena at San Marco proponent declined to adopt any additional mitigation measures or alternatives that would substantially reduce one or more significant effects on the environment. Rather, all the impacts associated with the Modified Project are within the envelope of impacts addressed in the prior certified SEIR. Applicable mitigation measures from the prior certified SEIR are identified and discussed in the Addendum and are also recommended for adoption as Conditions of Approval.

Based on the discussion in this analysis and in the Addendum, City Council found that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

See the City's Public Environmental Reviews website to view the CEQA Addendum.

ZONING ADMINISTRATOR REPORTS

4. **Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise Delegated Design Review Authority**
The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing for a Fence Height Exception pursuant to PMC 18.32.010.B.3. included with this is a notice of intent to Exercise Delegated Design Review Authority.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Commission meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

GENERAL INFORMATION

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at www.ci.pittsburg.ca.us.

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

January 28, 2025

A regular meeting of the Pittsburg Planning Commission was called to order by Vice-Chair Sara Foster at 7:00 p.m. on Tuesday, January 28, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Foster, Vice-Chair Smith, Commissioners Gordon Popova, Robinson, Stokes

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Assistant Planner Ariana Ruiz, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Secretary Funderburg led the Pledge of Allegiance.

REORGANIZATION

Per the Planning Commission by-laws, as the current sitting Vice-Chair, Commissioner Foster assumed the role of Chair. In the order of seniority, Commissioner Smith assumed the role of Vice-Chair.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT ITEM

1. Minutes
   Minutes of November 12, 2024
   Minutes of December 10, 2024

On a motion by Commissioner Popova, approving the consent item(s), seconded by Commissioner Robinson:

AYES:	Foster, Gordon, Popova, Robinson, Smith, Stokes
NAYES:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARING

2. Resolution Recommending City Council adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE)

A public hearing was held requesting a recommendation to City Council on adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility

Assistant Planner Ariana Ruiz gave a presentation.
Applicants Vance Shannon spoke on behalf of the project.
Chair Foster opened the public hearing.
There being no further public comments at this time, Chair Foster closed the public hearing item.

On a motion by Commissioner Smith, approving the recommendation to City Council on adoption of an Initial Study and Mitigated Negative Declaration for a Zoning Map Amendment, as proposed, and approval of Use Permit, Design Review, Sign Exception Applications for the Quick Quack Car Wash Facility, AP-24-0004 (RZ, UP, DR, SE), seconded by Commissioner Robinson:

AYES:	Foster, Gordon, Popova, Robinson, Smith, Stokes
NAYES:	None
ABSTAIN:	None
ABSENT:	None

STAFF COMMUNICATIONS

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

One (1) item tentatively to be presented at the February 11, 2025, meeting;

1. AP-24-0142 – Design review approval of plans to construct 206, detached, single-family dwellings and site improvements within three existing subdivisions (9554, 9688 and 9687) of the San Marco Development.

Two (2) items tentatively to be presented at the February 25, 2025, meeting:

1. 2024 General Plan Annual Progress report – Repot and updated

2. AP-24-0116 – JC Recycle, Inc. requesting approval of a Use Permit application to establish a Warehousing Facility and Contactor's Yard on an approximately 2.0-acre leased portion of a 4.1-acre site located at 780 Clark Avenue in the Industrial Park (IP) District. Assessor's Parcel Number: 088-250-050. The proposed operation would consist of the handling, sorting and storage of non-hazardous materials, including wood pallets, pre-bailed cardboard and plastic, and some metals, within an existing 21,000-square-foot warehouse.

Secretary Funderburg updated the Planning Commissioner on the groundbreaking at Premier Fields on Thursday, January 30, 2025 at 4 p.m., the Ribbon Cutting on Wednesday, January 29, 2025 for the Solano Pharmacy, and an update on the Courtyard opening.

Secretary Funderburg announced the promotion of Alison Spells to Senior Planner.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:54 p.m. to February 11, 2025.

Respectfully Submitted,

_____
John Funderburg, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 25, 2025

ITEM: **JC Recycling Facility (Relocation), AP-24-0116 (UP)**

ORIGINATED BY: Juan Campos, 671 Willow Pass Rd, Pittsburg CA 94565

SUBJECT: This is an application filed by Bill Hillis on behalf of JC Recycle, Inc./Campos Trucking, requesting approval of a Use Permit to operate a bulk handling materials repurposing and refurbishing operation on an approximately 2.0-acre leased portion of a 4.1-acre site located at 780 Clark Avenue within the Industrial Park (IP) Zoning District. Assessor's Parcel Number: 088-250-050. The site is not open to the public.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1), approving Use Permit Application No. 24-0116, subject to conditions.

BACKGROUND:

JC Recycle, Inc. / Campos Trucking, an existing commercial materials refurbishing and repurposing business, formerly occupied an approximately 5,000-square-foot (sq. ft.) unit within the commercial warehouse building known as "Empire Commerce Center" located at 671 Willow Pass Road, Unit 8. The business has operated under a business license with the City since December 2016.

On October 14, 2024, the applicant filed Use Permit Application No. 24-0116 requesting to relocate the business to a 21,000-sq.-ft. commercial warehouse located at 780 Clark Avenue. The project site has a General Plan Designation of Employment Center Industrial (ECI) and is zoned Industrial Park (IP). The vehicles associated with the business would be parked in the adjoining yard area on the south side of the commercial warehouse. The project site is one of many in the general vicinity that currently provides a range of limited industrial services and activities. The addition of a materials refurbishing and bulk handling business at this location would be compatible with existing and allowed uses in the surrounding area.

PROJECT DESCRIPTION:

Existing Conditions:

The parcel is approximately 4.10 acres and is located at the northwest intersection of Garcia Avenue and Martin Way in an industrial area of Pittsburg. The parcel is square in shape, measuring approximately 417 feet by 432 feet, and contains two, 21,000-sq.-ft. commercial warehouse buildings. The wood-frame warehouse on the northern portion of the site is occupied by Blue Star Services Group, an Information Technology Asset Disposition (ITAD) company.

The metal-frame warehouse on the southern portion of the site, where the proposed materials refurbishing operation would be located, is currently vacant.

Each warehouse is equipped with two grade-level and one dock-level roll up garage door. Between the two warehouses is a 76-foot-wide paved area to allow for vehicle movement and loading/unloading. The paved area contains 21 striped parking stalls including two that are ADA Van accessible.

The north side of the parcel contains an approximately 35-foot-wide parking area, half of which is improved. The south side of the parcel contains an approximately 1.5-acre unimproved area.

The perimeter of the property is secured by a six-foot-tall, slatted chain link fence with rolling security gates topped with approximately 18" of barbed wire.

On the south side of the site, there is a five-foot-wide sidewalk adjacent to Garcia Avenue. Between the sidewalk and the perimeter fence, there is an approximately 20-foot-wide landscaping strip planted with 16 mature trees. On the east side of the site, between the perimeter fence and Martin Street, there is an approximately 10-foot-wide landscaping strip planted with 10 mature trees. No trees are proposed to be removed.

See Attachment 2 for Existing Conditions Photos.

Surrounding Land Uses:

North: Light Industrial Uses (adjacent) and Bliss Avenue (100 ft.)
West: Vacant Land and Light Industrial Uses (20 ft.)
South: Garcia Avenue (adjacent) and Hospital Systems, Inc. (75 ft.)
East: Light Industrial Uses (20 ft.) and Star Commissary

The property is surrounded on all sides by similar commercial warehouse buildings. Surrounding businesses include Azteca Stone Works, Tomiko, Inc., All-Spec Sheet Metal, the Floor Store, Bishop-Wisecarver Corporation, Star Commissary, LLC, Dream Creations, Pacific Rims, Hospital Systems Inc. ("HIS") and Marine Express. Beyond the HSI, Inc. property to the south of the parcel is a gated, single-family residential community along Hanna St adjacent to E Leland Rd (Stanford Place).

See Attachment 3 for Map of Surrounding Land Uses.

Proposed Project:

The applicant is requesting approval of a Use Permit to relocate an existing materials refurbishing operation from an approximately 5,000-square-foot (sq. ft.) unit within the commercial warehouse building known as "Empire Commerce Center" located at 671 Willow Pass Road to one of two 21,000-sq.-ft. commercial warehouses located on the property at 780 Clark Avenue in the Industrial Park (IP) District.

Commercial Materials Recovery and Refurbishing Contractor

JC Recycling assists large corporations to find repurposing methods for their waste products. Customers of the business contact JC Recycling to request pick up of their used packaging materials (pre-bailed cardboard), pre-washed and pre-bailed plastic commercial containers, metals and wood pallets. *The site is not open to the public to receive materials.*

JC Recycling would transport these materials from a customer's commercial location to the warehouse at 780 Clark Avenue for processing. All processing of materials, including sorting, bailing and pallet repair, would occur inside the commercial warehouse. A detailed Materials Handling diagram of the proposed indoor operations and materials handling flow is included as Attachment 4c. Once the materials have been sorted and repackaged for reuse and resale, JC Recycling would take them to local shipping ports for further delivery.

Customers of the commercial businesses would be prohibited from delivering materials to, or picking materials up from, the warehouse. All materials associated with the operation would be transported by JC Recycling employees in company vehicles.

Some customers of the business have small amounts of metal as a byproduct of their operations. JC Recycling would handle the sorting and repurposing of the metal byproduct the same as other material except scrap metals would be placed in one of two 40-yard containers and trucked to the metal scrap facilities in Oakland. All other waste byproduct associated with the operation (non-usable wood, non-usable plastic, trash) would be placed in a 40-yard container and transported to Mt. Diablo Resource Recovery (MDRR) in Pittsburg. The two 40-yard containers would be located at the west end of the property and screened by the warehouse and existing fence. As a condition of approval, the applicant would be required to complete the Self-Haul Recycling Form as required by MDRR. This form would help with the tracking and reporting of recyclable materials consistent with the California Department of Resources Recycling and Recovery's (CalRecycle) goals for diversion of waste from landfills. The business would operate between the hours of 8:00 am to 5:00 pm Monday – Friday. The business has 18 employees, nine of which would be on-site full-time during operating hours.

The warehouse includes an approximately 980-sq-ft storage room, an approximately 1,080-sq-ft office space and a large multi-stall restroom with shower and lockers. The warehouse is equipped with a fire sprinkler system and warehouse skylights. The applicant is not proposing any tenant improvements to the warehouse.

There are approximately eight vehicles associated with the operation: three, 26-ft Flatbed Trucks, three, 53-ft Semi Truck and Trailers, one, spare Semi Trailer and one, 40-yard End Dump Truck. When not in use, vehicles associated with the business would be parked outdoors in the adjoining yard area on the south side of the commercial warehouse.

The vehicles will be empty when parked. The trucks will enter the site through one of two secured rolling gates on Martin Street. The parking area is secured by an additional swinging gate. Vehicles will enter the site and either drop off or pick up materials at one of the grade level doors on the east end of the buildings. The semi-trailers will utilize the existing single dock high loading ramp. All other vehicles will be loaded with a forklift.

See Attachment 4a for the Project Site Plan and Attachment 4b for the Floor Plan.

CODE COMPLIANCE:

Pittsburg General Plan 2040: The project site is located in the 'East Leland Subarea' of the General Plan (GP) and has a land use designation of *Employment Center Industrial (ECI)*. The ECI land use designation is intended to foster vibrant, diverse, and dynamic employment hubs that accommodate technology, advanced manufacturing, logistics, and other sectors that generate substantial employment opportunities; uses may also include administrative, financial, business, professional, medical and public offices, business incubators, research and development, custom and light manufacturing, limited assembly, warehousing and distribution, data centers, technology and innovation, energy, hospitals and large-scale medical facilities, services, light and heavy automobile services, and supporting commercial uses.

The proposed project is consistent with General Plan Land Use Goal 2-G-4, in that the proposed project would promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents. The business is located in an existing Industrial Park adjacent to other industrial-related businesses. Additionally, the proposed project complies with GP Land Use Goal 2-1, in that it promotes reuse and revitalization of an underutilized and vacant site.

Zoning: The project site is located within the Industrial Park (IP) Zoning District which is intended to provide sites in landscaped settings for service-oriented commercial and light industrial uses with limited customer presence and turnover, including industrial office centers, research and development facilities, limited industrial activities, limited and warehouse type retail and commercial activities, and small-scale warehousing distribution.

The business can be characterized within various definitions for industrial use classifications, all of which require a Use Permit in the IP District.

Sustainability Plan: The Sustainability Plan is a long-range document that guides the City towards sustainability and Greenhouse Gas (GHG) emission reduction goals. As such, minimizing waste also contributes to the overall sustainability and long-term well-being of our planet by preserving natural resources and reducing GHG emissions. Additionally, reducing waste conserves the energy and water that goes into the manufacturing and transportation of the products while mitigating the potential air, soil, and water contamination its disposal would cause.

The project is consistent with the Solid Waste Strategy of the Sustainability Plan in that the business helps to reduce waste generation by repurposing and refurbishing waste materials and contributes to the diversion of waste from landfills thereby reducing GHG emissions.

Development Standards:

The applicant is not proposing any interior alterations to the existing tenant space at this time.

Signage. The applicant is not proposing exterior signage at this time. The property is not subject to a Master Sign Program. Signage associated with the proposed project will require a separate sign permit application that demonstrates consistency with PMC Chapter 19.12. Once Planning Staff has reviewed and approved a separate sign permit, the applicant will be able to apply for a Building Permit allowing signage at the project site.

Required Findings – Use Permit: Pursuant to PMC section 18.16.040, in order to approve the Use Permit for the proposed towing business, the Planning Commission must find that the proposed project:

A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

B. is not detrimental to the health, safety, and general welfare of the city;

C. will not adversely affect the orderly development of property within the city;

D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;

E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;

F. will not create a nuisance or enforcement problem within the neighborhood;

G. will not encourage marginal development within the neighborhood;

H. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law;

I. is consistent with the city's approved funding priorities; and,

J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

A full analysis of how the proposed project meets the required Use Permit findings is provided in the Resolution (Attachment 1).

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

If the proposed project is approved, Planning Staff will file a Notice of Exemption with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office.

Public Notice: On or before February 14, 2025, a notice of the February 25, 2025, public hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in neighborhoods surrounding the project site.

See Attachment 5 for the Public Hearing Notice.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to grant Use Permit approval for the proposed project, as it would provide a new commercial business within the City, have a positive impact on the City's tax base, and occupy a vacant tenant space that could otherwise remain vacant. See Attachment 1 for a full analysis of how the proposed project meets the required Use Permit findings.

ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit application No. 24-0116, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map

4. Project Plans
    a. Site Plan
    b. Floor Plan
    c. Materials Handling Flow
5. Public Hearing Notice/Vicinity Map

Prepared by: Alison Spells, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting approval of a Use Permit to establish a "Bulk Handling Materials Repurposing and Refurbishing" use at 780 Clark Avenue, within the IP (Industrial Park) Zoning District. Assessor's Parcel No. 088-250-050. AP-24-0116 (UP)	Resolution No. ____

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On October 14, 2024, Bill Hillis of Colliers filed Planning Application No. 24-0116 on behalf of JC Recycle, Inc./Campos Trucking, requesting approval of a Use Permit to operate a bulk handling materials repurposing and refurbishing operation on an approximately 2.0-acre leased portion of a 4.1-acre site located at 780 Clark Avenue within the Industrial Park (IP) Zoning District. Assessor's Parcel Number: 088-250-050.

B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning).

C. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.

D. On or before February 14, 2025, a notice of the February 25, 2025, public hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in neighborhoods surrounding the project site.

E. On February 25, 2025, the Planning Commission held a public hearing on Use Permit Application No. AP-24-0116, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “JC Recycling Facility (Relocation), AP-24-0116 (UP)” and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

Use Permit:

2. The Bulk Handling Materials Repurposing and Refurbishing use:

   a. Is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location, in that a Commercial Materials Recovery and Refurbishing Contractor, is a conditionally permitted use in the IP District.

   b. Will not be detrimental to the health, safety, and general welfare of the City, if the proposed project complies with all applicable local, state, and federal agency regulations.

   c. Will not adversely affect the orderly development of property within the City, in that, the project is located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area.

   d. Will not adversely affect the preservation of property values, rather, it will help to improve values as the proposed project provides an industrial business that will have a positive impact on the City tax base, in a portion of a larger parcel that would otherwise remain vacant.

   e. Is consistent with the 2040 General Plan, specifically Goal 2-G-4, in that the proposed project would promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents.

   f. Will not create a nuisance or enforcement problem if the applicant abides by all Conditions of Approval included with the Use Permit, all City codes and regulation, and all regulations of any other affected out agencies.

   g. Will not encourage marginal development within the neighborhood, in that the existing structure and proposed operation is compatible with

surrounding uses in the area and existing on the project site presently.

h. Will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints, in that the project site is located in an area of the City served by existing utilities, and the business will be maintained and operated at the cost of the applicant.

i. Is consistent with the City's approved funding priorities in that there is no public money involved in this project.

j. Will not be located in the Pedestrian Commercial (CP) District.

Section 3. Decision

A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 24-0116, subject to the following conditions:

City of Pittsburg, Planning Division

1. Conformity with Project Plans
The project shall be constructed in substantial conformity with the Project Plans, dated January 23, 2025, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator at the City Planner's discretion.

2. Conformity with Operations Plan
The project shall adhere to the Operations Plan provided at submittal indicating the business consists of the handling, sorting and storage of non-hazardous materials only and does not accept any household items, electronics or appliances. The business is not open to the public and no customers shall visit the property or bring any materials to the facility. All inbound and outbound materials would be transported by JC Recycling employees using company trucks and vehicles parked onsite and as shown on the site plan dated January 23, 2025.

3. Hours of Operation
Business hours shall be Monday – Friday 8:00 am – 5:00 pm.

4. Phase I - Outdoor Storage Prohibited
Business operations shall take place within the existing warehouse. Outdoor storage of any materials associated with the operation is strictly prohibited. Truck parking associated with the operation is allowed as indicated on Site Plan (see Public Works Parking Area Condition).

5. Phase II - Future Expansion
Future expansion of business operations, including outdoor storage of pallets and bailed materials, as well as additional parking, will require modification of the Use

Permit by the Zoning Administrator.

6. Operating Agreement Required
An Operating Agreement between the applicant and the City of Pittsburg is required to ensure compliance with the California Integrated Waste Management Act of 1989, Public Resources Code §§ 40000 et seq. Execution of the Operating Agreement is required prior to Business License issuance.

7. Self-Haul for Business Form
The applicant shall keep a Self-Haul for Business form on file with Mt. Diablo Resource Recovery to be updated no less than once per year.

City of Pittsburg, Code Enforcement

8. Public Nuisance
The applicant shall operate the business and maintain the property in a manner that does not result in a public nuisance as defined in Chapter 1.20 of Pittsburg Municipal Code (PMC). Adherence to the provisions in PMC is required at all times. Particularly, PMC sections 18.82.050 (Building Exteriors), 1.20.020 (G - Abandoned Materials), (F – Materials Visible from Public Right of Way), (C – Graffiti Removal), (J – Inoperable Vehicles), 18.78.070 (A - Prohibited Vehicles and Vessels), 5.04.050 (Business License), 8.04.280 (Garbage Service). Should the City find the applicant is noncompliant with any section of the PMC, then an Administrative Citation will be issued. Each offense on the Administrative Citation may be deemed as a separate offense and fines of $100, $200, and $500 can be assessed for each offense.

City of Pittsburg, Engineering Division

9. Improvement and Grading Plan Review Fees
The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 7% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.

10. Improvement and Grading Inspection Fees
The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 6.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated

cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

11. Facility Reserve Charge
Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of building permit issuance.

12. GIS Update
Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is $129 plus $0.06/sf of parcel improvements for non-residential uses.

13. Supplemental Studies
If additional engineering studies are deemed necessary by the City Engineer, i.e., geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

ENGINEERING SUBMITTALS:

14. Improvement Plans
The applicant shall submit electronic, pdf. files of the engineering plans to the Engineering Division for review and approval through the Accela permitting portal. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

- A Site Plan
- A Grading and Drainage Plan
- A Utilities Plan
- A Landscaping and Irrigation Plan
- A Stormwater Control Plan and Report
- An Erosion and Sedimentation Control Plan
- Offsite Improvements due to Project Impacts

15. Geotechnical Report
The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering

Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.

16. Stormwater Pollutants
The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures include:

- Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
- Providing covered trash, food waste, and compactor enclosures.
- Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
- Minimizing the amount of directly connected impervious surface area.
- Marking all storm drains with "No Dumping, Drains to Delta" messages.
- Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards:

    - ✓ Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
    - ✓ Dumpster drips from covered trash and food compactor enclosures.
    - ✓ Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
    - ✓ Fire sprinkler test water if discharge to onsite vegetated areas is not a feasible option.

The applicant's engineer shall complete the Stormwater Control Plan Workbook provided in November 2024 and submit the narrated C.3 report and plan to the Engineering Division prior to issuance of grading permits for the parking area.

17. Stormwater Pollution Protection During Construction
Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

18. Stormwater Control Plan
The applicant shall provide C.3 treatment facilities to address impervious surfaces created that exceed the regulated project threshold. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading, improvement, and landscaping plans shall include drawings and specifications necessary to implement all measures in the Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

19. Operations and Maintenance Plan
The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.

20. Operation and Maintenance Agreement and Right of Entry
The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

UTILITIES and SITE IMPROVEMENTS:

21. Off-Site Capacity Evaluation
The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.

22. Wet Utilities
Applicant shall locate and construct all wet utilities in conformance with the City standard Plans and Specifications in effect at the time of permit application submittal.

City of Pittsburg, Public Works Department

23. Americans with Disabilities Act (ADA) Compliance

The applicant shall provide an ADA curb ramp at the southeast corner of the property.

24. Traffic Plan
The applicant shall provide a traffic plan that includes pavement striping, red curbs, signage, dimensions of parking lot, stalls, and driveways.

25. Lighting Plan
The applicant shall provide a Photometric/Lighting Plan.

26. Parking Area
Vehicle and truck parking shall be located in the adjoining yard area on the south side of the warehouse (see Site Plan). The parking area shall be subject to annual inspection by Public Works staff. Note: All work taking place on the southern portion of the property shall take care not to damage the existing water line on that portion of the property.

Contra Costa County Fire Protection District

27. A Fire Sprinkler designed to meet the requirements for materials in warehouse is required.

28. High Pile Storage questionnaire is required to be completed.

29. Exterior storage shall meet all Fire Code and Building Code requirements. This includes but is not limited to: the surface materials stored on, amount of materials, height of storage, spacing between materials.
30. No storage of materials or other items shall be in Fire Lane or blocking Fire Apparatus Access.

31. Tenant improvement plans are required to be submitted.

32. The developer shall submit building construction plans and specifications for the subject project to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landinq). After the tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

    - Private underground fire service water mains
    - Fire sprinklers
    - Fire alarm
    - Fire pump if required
    - High-pile storage

33. All plan submittals shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

City of Pittsburg, Local Enforcement Agency

34. The City of Pittsburg Local Enforcement Agency (LEA) reserves the right to inspect the premises every 90 days to ensure: 1) Materials are separated for reuse, Pursuant to California Code of Regulations Title 14 section 17402.5(d) 2) the facility produces no more than 10 percent residual, and 3) the facility contains no more than one percent putrescible material.

City of Pittsburg, Building Division

35. All new businesses must acquire a Business License and a Certificate of Occupancy permit prior to opening any business in the City of Pittsburg.

36. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CBC Sec. 107.

37. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.

38. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.

39. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.

40. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48” minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36” long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.

41. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.

42. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

43. All exterior and interior accessibility requirements for this project, shall be designed and built to chapter 11B of the California Building Code.

Standard Conditions

44. Standard Conditions of Development
The Standard Conditions of Development, as adopted by the Pittsburg Planning Commission by Resolution No. 8931, shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.

45. Design of Storm Drain, Water, and Sewer Facilities
The design and construction of storm drain, water, and sewer facilities shall be in accordance with PMC Section 17.28.020.

46. Compliance with PMC Title 12, 13, and 15
All site development shall comply with PMC Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.

47. Other Agency Requirements
The Developer shall comply with all the requirements of the Community and Economic Development Department and all other applicable local, state, and

federal agencies.

48. Indemnification
Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner ____, seconded by Commissioner ___, the foregoing resolution was passed and adopted the 25th day of February 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. ____ was adopted by the Planning Commission of the City of Pittsburg on February 25, 2025.

_____
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2
Existing Conditions Photos
JC Recycling (Relocation), AP-24-0116

Fig. 1 Entrance to 780 and 557 Clark Avenue Property
Looking West from Martin Way at Driveway to Project Site

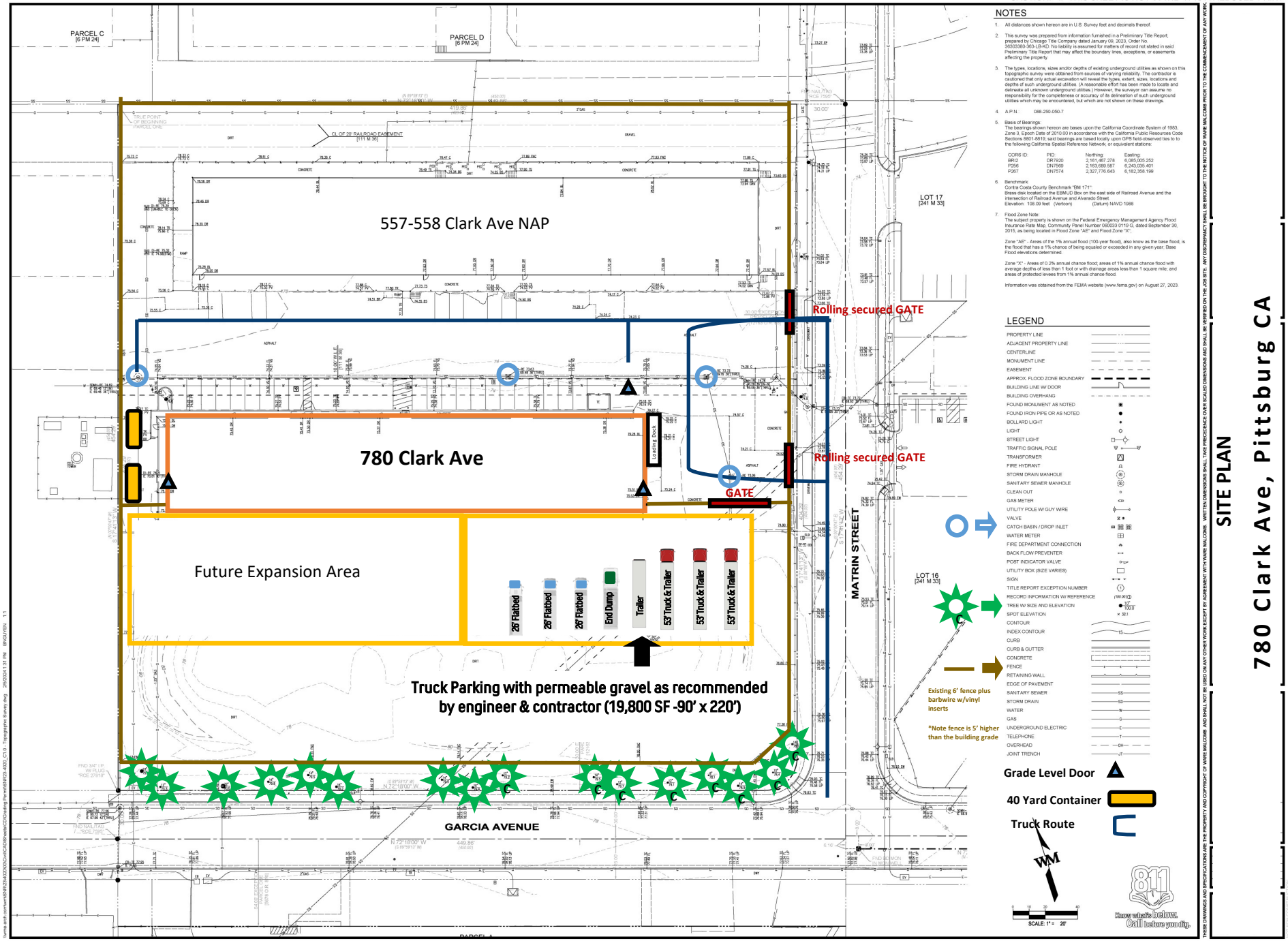
Fig. 2 North Side and East End of 780 Clark Avenue Warehouse
Looking Southwest from Martin Way

Fig. 3 South Side of 780 Clark Avenue Warehouse
Looking North from Garcia Avenue

Fig. 4 West End of 780 Clark Avenue Warehouse
Looking East from Freed Avenue (approx. 415 feet to west property line)

Attachment 3 - Surrounding Land Uses

JC Recycling (Relocation), AP-24-0116

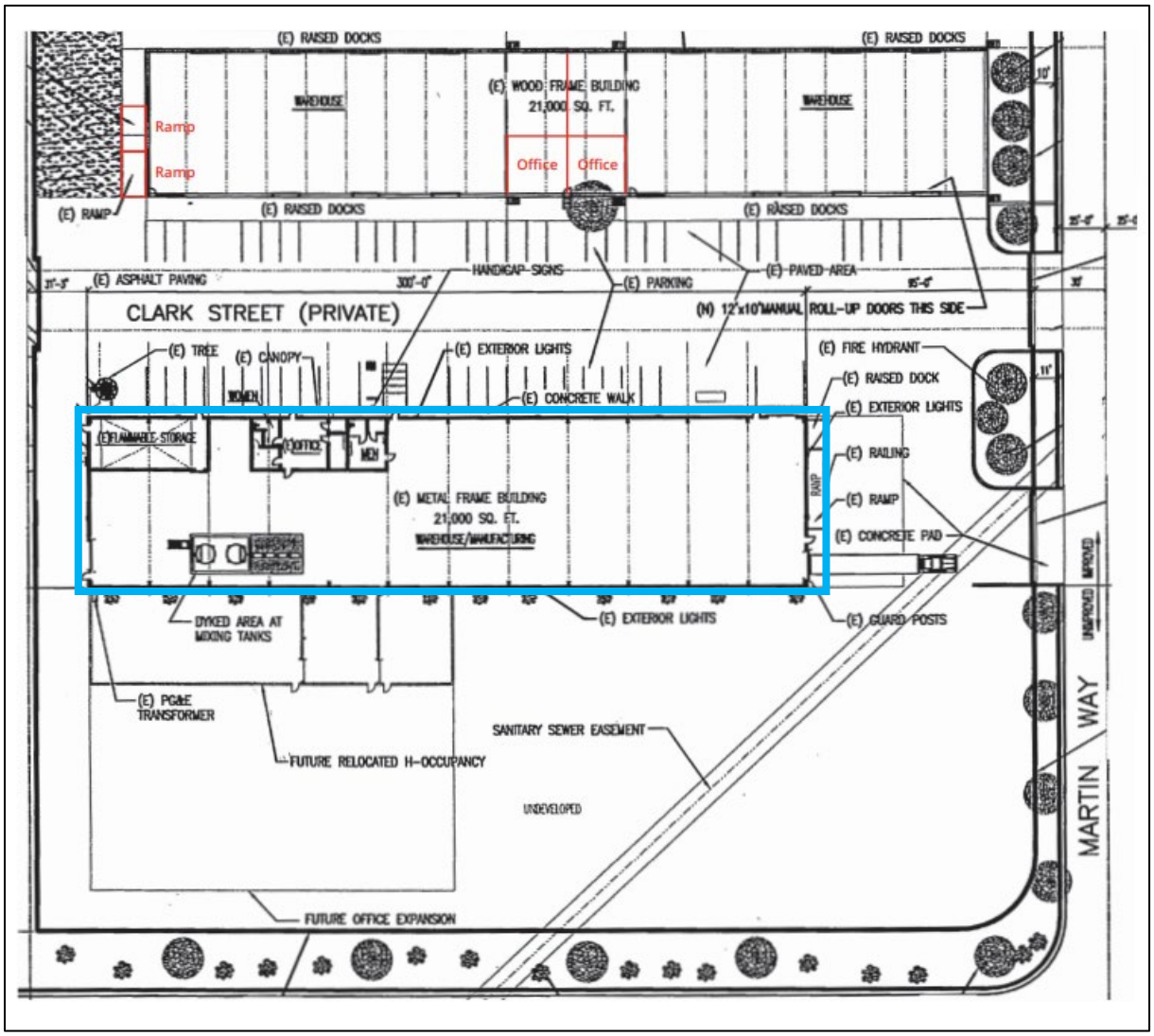


Rcv'd by A. Spells in Planning on 1-23-25

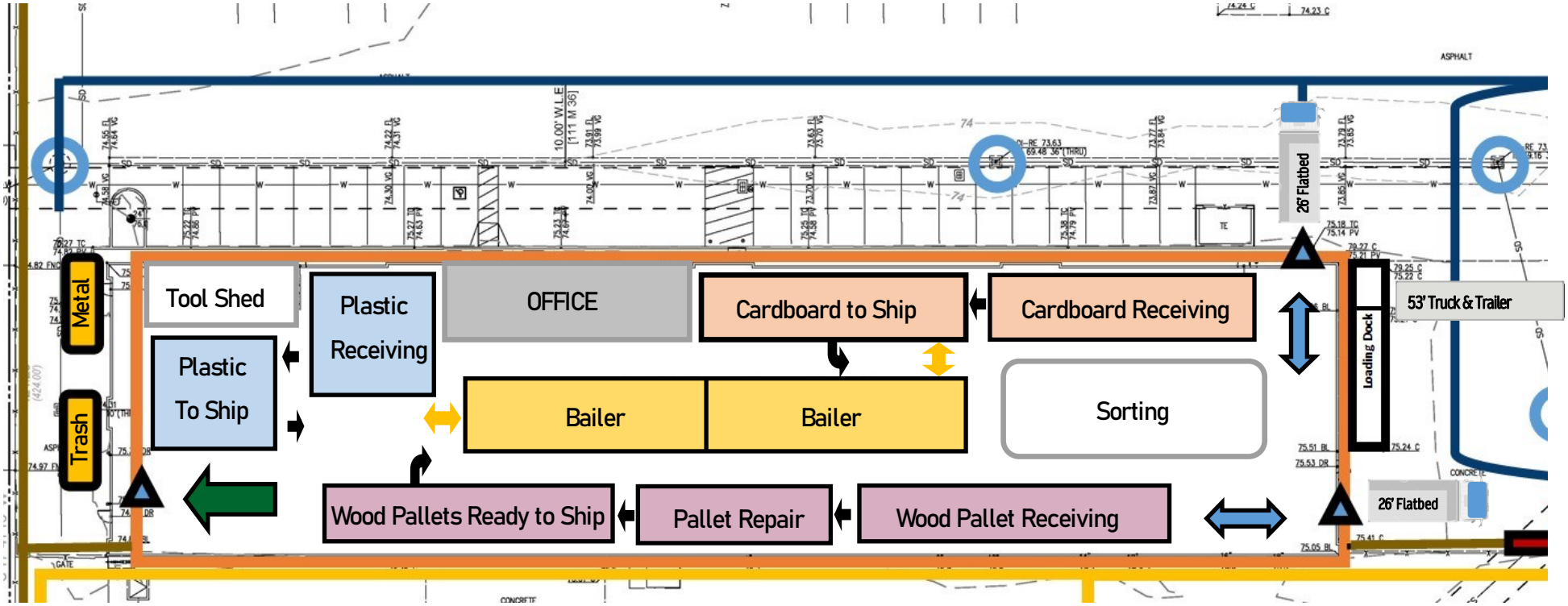
Attachment 4b – Floor Plan

JC Recycling (Relocation), AP-24-0116

780 Clark Ave Warehouse



MATERIALS HANDLING—JC RECYCLE



Grade Level Door

Metals and Trash Byproduct

Pallets/Cardboard/Plastic Shipping and Receiving

Some Cardboard & Plastics are Re-Bailed Before Shipping

City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: **February 25, 2025**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

JC Recycling Facility (Relocation), AP-24-0116 (UP)
This is a public hearing on a request for approval of a Use Permit to allow for the relocation of an existing materials refurbishing operation to an approximately 2.0-acre leased portion of a 4.1-acre site located at 780 Clark Avenue in the Industrial Park (IP) District.
Assessor's Parcel Number: 088-250-050.

Environmental Determination
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

PROJECT PLANNER: Alison Spells, (925) 252-6987 or aspells@pittsburgca.gov

---

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a 300-ft. radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project? The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project? Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

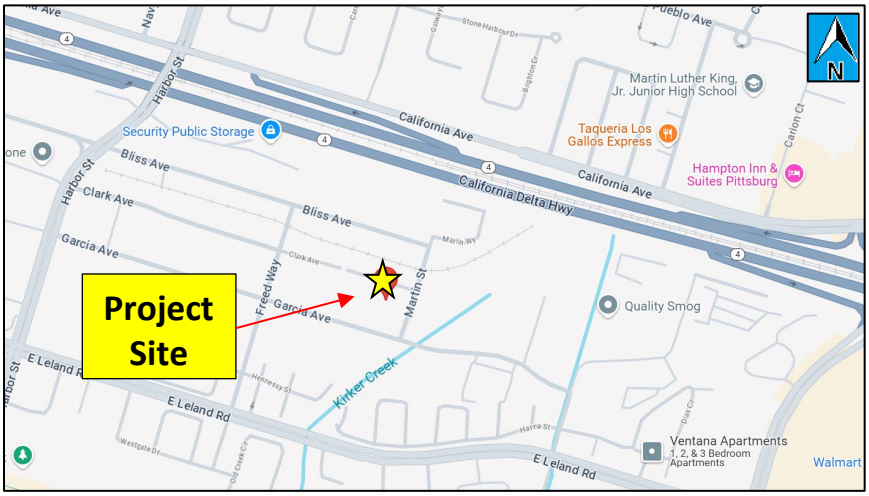
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Para información en español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: JC Recycling Facility (Relocation), AP-24-0116 (UP)

Location: 780 Clark Avenue, at the northwest corner of Garcia Avenue and Martin Way
Assessor's Parcel No. 088-250-050



City of Pittsburg
California

Community and Economic Development Department
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 25, 2025

ITEM: **Siena at San Marco (Units 16 and 17), AP-24-0142 (DR)**

ORIGINATED BY: Legacy Builders, Inc., 925-671-7711, rnixon@seenohomes.com

SUBJECT: This is a public hearing on a request for Design Review approval of plans to construct 206 detached, single-family dwellings within the existing Siena at San Marco Subdivision (Units 16 and 17) located on an approximately 58-acre portion of the San Marco project site located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1519 (Planned Development, Ordinance No. 24-1519) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a resolution (Attachment 1) approving Design Review Application No. 24-0142 (DR), subject to conditions.

BACKGROUND:

On July 27, 2023, the Planning Commission held a public hearing to consider Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD), for the Siena at San Marco Residential Subdivision (Units 16 and 17). The request included: 1) an Amendment to the General Plan Map to change the land use designation of the project site from High-Density Residential and Open Space to Low Density Residential and Open Space, 2) an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units, 3) a Vesting Tentative Map for a 206-lot Major Subdivision (Siena at San Marco); to subdivide the project site into 206 individual lots for single-family residences, and 4) Design Review of landscape and architectural plans to construct residences at Siena at San Marco.

Following public testimony and deliberations, the Planning Commission adopted Resolution No. 10226, recommending the City Council adopt an ordinance and resolution to approve the Siena at San Marco Residential Subdivision (Units 16 and 17), subject to conditions.

Following the July 27, 2023, Planning Commission meeting, the applicant requested staff to remove the Design Review portion of the application, to allow additional time to revise the architecture and landscape plans, while proceeding to City Council with the General Plan Map Amendment, Vesting Tentative Map for a Major Subdivision and Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District.

On February 5, 2024, the City Council adopted Resolution No. 24-14425, approving: 1) the General Plan Map Amendment and Vesting Tentative Map for a 206-lot Major Subdivision, subject to conditions.

On February 20, 2024, the City Council adopted Ordinance No. 24-1519, approving the amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District.

On February 18, 2025, the City Council adopted Resolution Nos. 25-14604, 25-14606 and 25-14605, approving the Final Maps for Siena at San Marco, Subdivisions 9554 (Unit 17 – Phase I), 9688 (Unit 17 – Phase II) and Subdivision 9687 (Unit 16).

On December 19, 2024, the applicant submitted Planning Application No. 24-0102 (DR), requesting Design Review approval of revised architecture and landscape plans, to construct 206 detached, single-family residences within the Siena at San Marco Subdivision (Units 16 and 17) approved by City Council on February 5, 2024, under Resolution No. 24-14425. The Design Review entitlement is the only remaining requirement for the Siena at San Marco project.

PROJECT DESCRIPTION:

Existing Conditions

Siena at San Marco (Units 16 and 17) was legally established by City Council approval of: 1) the Vesting Tentative Map on February 5, 2024 (Resolution No. 24-14425) and 2) Final Maps for Subdivisions 9554 (Unit 17 – Phase I), 9688 (Unit 17 – Phase II) and 9687 (Unit 16) on February 18, 2025 (Resolution Nos. 25-14604, 25-14606 and 25-14605).

Village C (62.52 acres) and Village O (25.90 acres) are vacant and undeveloped and bisected by West Leland Rd; Village C is on the north side of West Leland Road and Village O is on the south side of West Leland Road. Surrounding land uses are primarily residential, vacant rangeland and open space.

The project site is comprised of an approximately 48-acre portion of Village C (Unit 17) and an approximately 10-acre portion of Village O (Unit 16). The remaining 15-acre portion of Village C, while currently vacant, is slated for future development of San Marco Villas (Phase III – 270 multifamily units).

The project site (Units 17 and 16) consists of gently rolling hills and some leveled areas. Elevations within the Unit 17 portion of the project site range from 300 to 460 feet above mean sea level and there is a notable large hill in the central part of Unit 17 with a transmission tower and corridor through the middle of the site. Elevations within the Unit 16 portion of the project site range from 350 to 440 feet above mean sea level with a low area in the western portion of Unit 16, with the surrounding hill gently sloping toward

the low area. The transmission line corridor through the project site houses two parallel Pacific Gas and Electric (PG&E) electrical transmission lines (230 and 115 kilovolt [kV]).

The project site is approximately one and one-half mile from the Pittsburg/Bay Point Bay Area Rapid Transit (BART) station and is within a quarter mile of Tri Delta Transit Route 200 bus stops located near the intersection of West Leland Road and San Marco Boulevard.

See Attachment 2 for photos of the project site.

Surrounding Land Uses

Village C (~48 acres)

North:	Agricultural-Natural Resources Trust parcel (5 acres) (constructed detention basin), State Highway 4
West:	Avila Road RV & Boat Storage, Spilker, LLC property (vacant)
South:	West Leland Road and Units 11 and 12 (Positano)
East:	Future San Marco Villas III (~15 acres of Village C) – 270 multifamily units, Existing San Marco Villas I and II (Village B – 462 multifamily units)

Village O (~10 acres)

North:	West Leland Road
West:	Existing residential subdivision known as Positano (Village L)
South:	Residential Subdivision known as Positano (Village L)
East:	Eastern portion (~16 acres) of Village O (vacant)

See Attachment 3 for a map of surrounding land uses.

Proposed Project

The proposed project, if approved, would allow for the development of 181 single-family units on an approximately 48-acre portion of Village C (Unit 17) within existing Subdivision Nos. 9554 and 9688 and 25 single-family units on all 10 acres of Village O (Unit 16) within existing Subdivision No. 9687.

Design Review is required for Major Subdivisions in single-family land use districts and PD districts. Pursuant to PMC section 18.36.200, Design Review can be required for structures proposed in land use districts other than single-family residential.

Each lot would conform to the property development regulations for the approved PD District, as shown in the PD Plan, adopted by City Council in Ordinance No. 24-1519, on February 20, 2024:

Max. Lot Coverage:	55 percent
Min. Front Yard:	15 ft. to nearest wall
	10 ft. to porch
	18 ft. to garage
Min. Corner Side Yard:	8 ft.
Min. Side Yard:	4 ft.
Min. Rear Yard:	5 ft.

As indicated on the Final Maps approved by the City Council, lot sizes range from 3,402 sq. ft. (minimum) to 16,375 sq. ft. (maximum) in Unit 16 and 3,375 sq. ft. (minimum) to 26,560 sq. ft. (maximum) in Unit 17.

Architectural Plans

The Master Plotting Plan for Units 16 and 17 includes six, two-story, and one, three-story single-family residence models. Unit 17 plans indicate 181 total residences: 15 Plan 1, 34 Plan 2, 28 Plan 3, 33 Plan 4, 36 Plan 5, 31 Plan 6 and four (4) Plan 7. Unit 16 plans indicate 25 total residences: seven (7) Plan 1, zero (0) Plan 2, five (5) Plan 3, zero (0) Plan 4, five (5) Plan 5, zero (0) Plan 6 and eight (8) Plan 7.

All models have three exterior design options (Elevations A - Traditional, B - Farmhouse and C - Contemporary) and four total color schemes.

Elevation ‘A’ house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile roofing material, stucco body and trim, fiber cement shingle siding, mock wood shutters, simulated brick veneer and roll-up garage doors with both optional and standard window lites.

Elevation ‘B’ designs are characterized by gable roofs with concrete tile roofing material, stucco body and trim, standing seam metal roofs, simulated stone veneer, fiber cement horizontal siding, panel and trim batten and roll-up garage doors with both optional and standard window lites.

Elevation ‘C’ designs are characterized by gable roofs with concrete tile roofing material, stucco body, accent score joints and trim, fiber cement horizontal siding, mock wood shutters, accent vents, simulated stone veneer, standing seam metal roofs and roll-up garage doors with both optional and standard window lites.

Plans also indicate that all street facing elevations throughout the subdivision would be required to provide window grids and shutters at side and rear elevations.

The proposed single-family residence models (Plans 1 – 7) would range from 2,343 to 3,519 sq. ft. in total living area. All 206 proposed lots would include a concrete pathway leading up to a front porch/patio area ranging in size from approximately 40 to 115 sq. ft.

Plan 1. The floor plan for the 22, Plan 1 single-family residences show a 417 sq. ft., two-car garage with two wall-mounted bicycle hooks, a great room, a dining room, a kitchen with appliances, pantry, half bathroom and bedroom on the first floor. On the second floor, the Plan 1 floor plan shows three bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft.

Plan 2. The floor plan for the 34, Plan 2 single-family residences show a 436 sq. ft., two-car garage with two wall-mounted bicycle hooks, a family room, a dining room, a kitchen with appliances, optional covered patio, full bathroom, and a bedroom with a walk-in closet on the first floor. On the second floor, the Plan 2 floor plan shows three bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft or optional fifth bedroom.

Plan 3. The floor plan for the 33, Plan 3 single-family residences show a 406 sq. ft., two-car garage with two wall-mounted bicycle hooks, laundry facilities, a family room, a dining room, a kitchen with appliances, a half bathroom or 'powder' room and a bedroom with a full bathroom (in-suite) on the first floor. On the second floor, the Plan 3 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet) and a bonus/loft area.

Plan 4. The floor plan for the 33, Plan 4 single-family residences show a 424 sq. ft., two-car garage with two wall-mounted bicycle hooks, a family room, a dining room, a kitchen with a 'nook' and appliances, full bathroom, and a bedroom with a walk-in closet on the first floor. On the second floor, the Plan 4 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a bonus/loft area. Plan 4 floor plans also include an outdoor living area.

Plan 5. The floor plan for the 41, Plan 5 single-family residences show a 398 sq. ft., two-car garage with two wall-mounted bicycle hooks, a family room, a dining room, a kitchen with a 'nook' and appliances, a living room, a full bathroom and a bedroom on the first floor. On the second floor, the Plan 5 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a bonus/loft area.

Plan 6. The floor plan for the 31, Plan 6 single-family residences show a 409 sq. ft., two-car garage with two wall-mounted bicycle hooks, a family room, a dining area, a pantry, a kitchen with appliances, a living room, a half bathroom or 'powder room,' and a 'junior' master bedroom (including a 'junior' master bath and walk-in closet) on the first floor. On the second floor, the Plan 6 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a bonus/loft area.

Plan 7. The floor plan for the 12, Plan 7 single-family residences show a 612-sq. ft. three-car garage with two wall-mounted bicycle hooks, and a storage area and

crawl space on the entry level. On the main level, the Plan 7 floor plan shows a family room, a dining room, a living room, a kitchen with a 'nook,' a pantry and appliances, a half bathroom or 'powder room,' and a 'junior' master bedroom (including a 'junior' master bath and walk-in closet). On the upper level, the Plan 7 floor plan shows three bedrooms, two full bathrooms (including a master bath and walk-in closet) and laundry facilities.

See Attachment 4 for the proposed Architectural Plans and Elevations.

Green Building Features:

Each proposed single-family residence would be equipped with an air conditioning unit and solar panels compliant with the 2022 California Energy Code. Solar panels would be installed at the time of final occupancy through a separate permit. Additionally, the proposed project would include cool roofs and pre-wire for electric vehicle charging.

Refuse:

Each proposed single-family residence would be equipped with an approximately 8 sq. ft. concrete trash pad and the ability to accommodate three bins (refuse, recyclables, organics) at the curb in the front of each residence. All bins would be sized to ensure compliance with requirements of Senate Bill 1383 (2016). A Refuse Management Plan to promote safe, efficient and timely pickup of refuse by Mt. Diablo Resource Recovery (MDRR) is required prior to building permit issuance. A condition of approval will require a disclosure be provided to residents on Catania Court, Lucca and Pesaro Lanes (Unit 17) and on Street B (Unit 16) noting that, due to the narrow width of roadway, parking along the curb on designated pickup days will prevent the ability of MDRR to provide service to homes. An additional disclosure is required to be provided to residents of Lots 17 and 25 in Unit 16, noting that due to the length of the driveway, bins must be brought out to the main road (Street A) for service.

Landscaping:

Pursuant to Chapter 12.32 PMC, the proposed Landscaping Plan, dated February 21, 2025, indicates front yard landscaping would include at least one, 15-gallon container tree on each proposed residential lot.

The proposed street trees listed below were reviewed with the Department of Public Works and found to provide a diverse variety of plantings which would guard against disease and damage from wind.

- West side of Unit 17 (Phase 2):
    - 58 Mexican Redbuds
    - 83 Sweet Bay
    - 41 Chaste Tree
    - 9 Japanese Zelkova

- East side of Unit 17 (Phase 1):
    - 39 Smoke Tree
    - 47 Fruitless Olive
    - 47 Chinese Elm
    - 46 Japanese Zelkova
- Unit 16:
    - 13 Mexican Redbud
    - 16 Sweet Bay
    - 13 Chinese Elm
    - 19 Chaste Tree

Front-yard landscaping will be provided for each lot. Pre-emergent herbicide shall be provided for all planting areas. Planting areas shall receive a three-inch layer of light brown or black bark mulch dressing.

See Attachment 5 for the proposed Landscaping Plan.

Fencing:

Each proposed lot would be fully fenced with a six-foot, board-on-board, wood fence with wood posts and include a latched yard gate. A six-foot, open view, wire fence would be installed adjacent to open spaces.

Noise:

Consistent with the City of Pittsburg General Plan Policy 12-P-6, sound walls and window upgrades are required for certain lots to ensure interior noise levels do not exceed 45 decibels Community Noise Equivalent Level (CNEL).

Three, six-ft. tall sound walls are required along the southern edge of the project site nearest West Leland Road. One, eight-ft. tall and one, 10-ft. tall sound wall is required along the northern edge of the project site nearest State Route 4. The final, eight-ft. tall sound wall will be located along the eastern edge of the project site to buffer noise from the future San Marco Villas Phase III development. The sound walls will be Sierra Precast ‘Classic Style’ as shown in the Street Tree and Wall Plan.

Additionally, upper-floor windows for 58 Unit 17 residences nearest to State Route 4 would receive window assembly upgrades with a higher-than-average Sound Transmission Class rating.

See Exhibit A of Attachment 1 for the Windows and Sound Walls Exhibit.

Monument Signs:

Project entry monument signage would be installed at street intersections, i.e., two at the west entrance to Unit 17, two at the east entrance to Unit 17, one at the west entrance to Unit 16 and one at the east entrance to Unit 16.

GENERAL PLAN/CODE COMPLIANCE:

General Plan

The project site is located within the larger San Marco Development area which is subject to the San Marco Development Agreement (DA) originally approved by the City Council on July 1, 1993.

The DA was subsequently amended on October 1, 2001, in Ordinance No. 01-1187, on July 19, 2010, in Ordinance No. 10-1326, on April 15, 2013, in Ordinance No. 13-1369 and on December 21, 2020, in Ordinance No. 20-1481.

The DA locked in the land use regulations at the time it was originally adopted. At the time the DA and PD plan were adopted, they were determined to be consistent with the applicable General Plan (1988).

The project site is located within the San Marco Development area in the Southwest Hills subarea of the General Plan and is currently designated Low Density Residential. The *Low Density Residential* designation is intended to provide sites for residential densities ranging from 1 to 7 units per acre.

The proposed project is a single-family development with a density of 3.57 units per acre which is consistent with the existing General Plan land use designation for the project site.

See Attachment 6 for the General Plan Consistency Table.

Zoning:

The proposed single-family residential project is a permitted use within the existing PD-1519 (Planned Development, Ordinance No. 24-1519) District, subject to Design Review approval by the Planning Commission. The site is regulated by the conditions of approval set forth in the ordinance establishing the PD District. As previously discussed, the proposed project falls within the areas designated as Village C and Village O in the San Marco Development Plan area.

Development Review Design Guidelines

The Development Review Design Guidelines (DRDG) were adopted by the Planning Commission on November 9, 2010, and are therefore not applicable to this project given

the terms of the San Marco Development Agreement. Nevertheless, the guidelines provide a substantive framework specific to single family residential development and neighborhood/subdivision design for the subjective evaluation necessary as part of a design review application.

See Attachment 7 for how the project is consistent with the applicable DRDG sections.

Inclusionary Housing

Development of the project site (Villages C and O) was envisioned in and is consistent with the San Marco Development Plan. The San Marco Development Plan was determined to be consistent with the applicable General Plan (1988) at the time it was approved. The proposed project is exempt from the requirements of the City's Inclusionary Housing Ordinance (PMC Chapter 18.86) adopted in 2004 because the project is subject to the San Marco Development Agreement. Provisions of this agreement expressly prohibit the application of new City rules, regulations and policies that come into effect after July 1, 1993.

East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP)

The city joined the East Contra Costa County Habitat Conservation Plan Association as a member agency with the adoption of City Council Resolution No. 00-9196 on June 19, 2000. On April 16, 2007, the city established procedures to implement the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) in PMC Chapter 15.108 (Ordinance No. 07-1293).

PMC section 15.108.030 (Applicability) describes development projects which are exempt from the city's HCP provisions. PMC section 15.108.030(A)(4) specifically exempts "*Development projects with vested rights as established by California law including Government Code Sections 65864 through 65869 (development agreements) and Sections 66498.1 through 66498.9 (vesting tentative maps) where such rights vested prior to adoption of the ordinance codified in this chapter*."

The San Marco Development falls within this exemption given execution of the Southwest Development Agreement for the San Marco Development occurred on April 3, 1990 (Ordinance No. 90-990), prior to implementation of HCP requirements and procedures adopted in 2007.

Design Review Required Findings:

In order to recommend Design Review approval to the City Council (pursuant to the direction of PMC section 18.36.230), the Planning Commission must determine, in accordance with PMC section 18.36.220.B, that:

A. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

B. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

D. the structure is in harmony with proposed developments on land in the general area; and

E. the application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

A full analysis of how the proposed project meets the required Design Review findings is provided in Section 2 (Findings) of the Resolution (Attachment 1).

Environmental Review

On January 19, 1993, the City Council adopted Resolution No. 93-7888 certifying a Final Subsequent Environmental Impact Report (SEIR) for the entire, 639-acre, 2,938-unit project currently known as the San Marco Development (State Clearinghouse No. 1991073029).

CEQA Guidelines Section 15164(a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 (listed below) calling for preparation of a Subsequent EIR or ND have occurred.

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, or the ND was adopted shows any of the following:

A. The project will have one or more significant effects not discussed in the previous EIR or ND.

B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND.

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

City staff prepared an Addendum for the proposed project to determine whether and to what extent the SEIR for the San Marco Subdivision remains sufficient to address the potential impacts of the proposed project, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.).

There are no substantial changes proposed by the proposed project or the circumstances in which the proposed project would be undertaken that would require major revisions of the prior certified SEIR. The proposed project does not require preparation of a new subsequent or supplemental EIR due to: 1) the involvement of new significant environmental effects, (2) a substantial increase in the severity of previously identified significant effects, or (3) new information of substantial importance. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible, nor has the Siena at San Marco proponent declined to adopt any additional mitigation measures or alternatives that would substantially reduce one or more significant effects on the environment. Rather, all the impacts associated with the Modified Project are within the envelope of impacts addressed in the prior certified SEIR. Applicable mitigation measures from the prior certified SEIR are identified and discussed in the Addendum and are also recommended for adoption as Conditions of Approval.

Based on the discussion in this analysis and in the Addendum, City Council found that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

See the City's Public Environmental Reviews website to view the CEQA Addendum.

Public Notice

On or before Friday, February 14, 2025, a “Notice of Public Hearing” was posted at City Hall; was delivered for posting at the Pittsburg Library; was posted on the “Public Notices” section of the City’s website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. In addition, a copy of the notice was posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in the “Avila,” “San Marco” and “San Marco Villas” neighborhoods.

See Attachment 8 for the Public Hearing Notice.

ANALYSIS:

Staff believes that the Commission can make the findings necessary to recommend Design Review approval.

As shown in Attachment 6, the proposed project is consistent with applicable policies contained within the General Plan. Most notably, the proposed project is consistent with Land Use Element Goal 2-1 which encourages the City to foster development of a variety of housing types, densities, and prices to balance the City’s housing stock and meet Pittsburg’s regional fair share housing needs for people of all income levels.

The proposed project is consistent with Goal 3-3, the project is also required to pay the City of Pittsburg Facility Reserve Charge and Local and Regional Traffic Mitigation Fees.

Further, staff believes that the proposed project’s high-quality design would make these units desirable. The proposed project would contribute to the improvement of the area by developing long-standing vacant parcels. The proposed project is consistent with the applicable DRDG sections that apply to this development, i.e., Section I (Residential - Single Family/Duplex) and Section VI (Green Building Design Guidelines).

With the inclusion of conditions of approval for the development, staff believes that the Planning Commission can make the required findings to approve the proposed architectural plans.

The proposed project would conform with public convenience, general welfare and good zoning practice. Currently, the entire San Marco Development area is designated for exclusively residential use in the approved PD Plan. The proposed project would not increase the total number of units already envisioned for the San Marco Development rather, would increase the number of small-lot, single-family units in the project, thereby increasing opportunities for homeownership for entry-level buyers in the community.

As proposed, the architecture and site layout are complementary and consistent with the existing San Marco development project area. The proposed project would also place an increased number of residences in the San Marco development area closer to the Pittsburg/Bay Point BART station.

The proposed project is subject to the city's Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution No. 9864. The proposed project is consistent with the applicable DRDG sections that apply to this development, i.e., Sections I (Residential - Single Family/Duplex), II (Neighborhood/Subdivision Design) and Section VI (Green Building Design Guidelines).

With the inclusion of conditions of approval for the development, Staff believes that the Planning Commission can make the required findings to approve the proposed architectural and landscape plans. The staff recommended findings are provided in the Resolution included in this report as Attachment 1.

ACTION REQUIRED:

Move to adopt a Resolution approving Design Review Application No. 24-0142, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
    a. Windows and Sound Walls Exhibit
    b. SEIR Mitigation Measures and Conditions of Approval
2. Existing Site Photos
3. Map of Surrounding Land Uses
4. Architectural Plans, dated February 18, 2025
5. Landscape Plan, dated February 21, 2025
6. General Plan Consistency Table
7. Consistency with DRDGs
8. Public Hearing Notice

Prepared by: Alison Spells, AICP, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting Design Review Approval of Plans to Construct 206 Detached, Single-Family Dwellings Within the Existing Siena at San Marco Subdivisions 9554, 9688 and 9687 Located Immediately South of the Willow Pass Road Interchange on State Route 4 in the PD-1519 (Planned Development Ordinance No. 24-1519) District, for "Siena at San Marco (Units 16 and 17), AP-24-0142 (DR)." Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.	)	Resolution No. _____

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On July 27, 2023, the Planning Commission held a public hearing to consider Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD), for the Siena at San Marco Residential Subdivision (Units 16 and 17). The request included: 1) an Amendment to the General Plan Map to change the land use designation of the project site from High-Density Residential and Open Space to Low Density Residential and Open Space, 2) an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units, 3) a Vesting Tentative Map for a 206-lot Major Subdivision (Siena at San Marco); to subdivide the project site into 206 individual lots for single-family residences, and 4) Design Review of landscape and architectural plans to construct residences at Siena at San Marco.

B. Following public testimony and deliberations, the Planning Commission adopted Resolution No. 10226 (Attachment 2), recommending the City Council adopt an ordinance and resolution to approve the Siena at San Marco Residential Subdivision (Units 16 and 17), subject to conditions.

C. Following the July 27, 2023, Planning Commission meeting, the applicant requested staff to remove the Design Review portion of the application, to allow additional time to revise the architecture and landscape plans, while proceeding to City Council with the General Plan Map Amendment, Vesting Tentative Map for a Major Subdivision and Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District.

D. On February 5, 2024, the City Council adopted Resolution No. 24-14425,

approving: 1) the General Plan Map Amendment and Vesting Tentative Map for a 206-lot Major Subdivision, subject to conditions.

E. On February 20, 2024, the City Council adopted Ordinance No. 24-1519, approving the amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District.

F. On February 18, 2025, the City Council adopted Resolution Nos. 25-14604, 25-14606 and 25-14605, approving the Final Maps for Siena at San Marco, Subdivisions 9554 (Unit 17 – Phase I), 9688 (Unit 17 – Phase II) and Subdivision 9687 (Unit 16).

G. On December 19, 2024, the applicant submitted Planning Application No. 24-0102 (DR), requesting Design Review approval of revised architecture and landscape plans, to construct 206 detached, single-family residences within the Siena at San Marco Subdivision (Units 16 and 17) approved by City Council on February 5, 2024, under Resolution No. 24-14425. The Design Review entitlement is the only remaining requirement for the Siena at San Marco project.

H. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan (General Plan) and the Pittsburg Municipal Code (PMC).

I. Pursuant to PMC section 18.36.230, the Planning Commission must determine, in accordance with PMC section 18.36.220.B, that:

1. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

4. the structure is in harmony with proposed developments on land in the general area; and

5. the application conforms with the criteria set forth in any applicable City adopted design guidelines.

J. On January 19, 1993, the City Council adopted Resolution No. 93-7888 certifying a Final Subsequent Environmental Impact Report (SEIR) for the entire, 639-acre, 2,938-unit project currently known as the San Marco Development (State Clearinghouse No. 91073029).

K. CEQA Guidelines Section 15164(a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a Subsequent EIR or ND have occurred.

L. City staff prepared an Addendum for the proposed project to determine whether and to what extent the SEIR for the San Marco Subdivision remains sufficient to address the potential impacts of the proposed project, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.).

M. Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

N. On Friday, February 14, 2025, a "Notice of Public Hearing" was posted at City Hall; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Avila," "San Marco" and "San Marco Villas" neighborhoods.

O. On February 25, 2025, the Planning Commission held a public hearing on Planning Application No. AP-24-0142 (DR), at which time additional oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission staff report entitled, "Siena at San Marco (Units 16 and 17), AP-24-0142 (DR)," dated February 25, 2025, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

Design Review:

2. The proposed project will conform with good taste, good design and in

general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco body and trim; simulated stone veneer; roll-up garage doors with optional window lites and a mixture of board and batten siding, wood trim, window grids, shutters and mock vents. The proposed project will also provide an attractive outdoor environment for residents. The Developer will install a variety of colorful, drought-tolerant landscaping and a decorative, masonry sound wall with wall caps and simulated stone veneer at each wall pilaster. Residential front yards will feature blooming street trees that will provide seasonal color throughout the subdivision.

3. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be required to install three, six-ft. tall sound walls along the southern edge of the project site nearest West Leland Road, one, eight-ft. tall and one, 10-ft. tall sound wall along the northern edge of the project site nearest State Route 4 and one, eight-ft. tall sound wall along the eastern edge of the project site to buffer noise from State Route 4, West Leland Road and the future San Marco Villas Phase III development. Additionally, upper-floor windows for 58 Unit 17 residences nearest to State Route 4 must receive window assembly upgrades with a higher than average Sound Transmission Class rating.

4. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the proposed project will enhance the neighborhood's appearance and value, in that it will result in a highly attractive environment utilizing a variety of compatible house and front yard landscape designs. The proposed project will add value to the community by attracting additional residential and commercial investment in the area.

5. The proposed project is in harmony with proposed developments on land in the general area, in that existing and proposed developments in the immediate vicinity of the project site are subject to the San Marco Development Plan and will include design elements compatible with other San Marco Subdivisions.

6. The proposed project will substantially conform to all applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single-family development.

B. The staff report entitled “Siena at San Marco (Units 16 and 17), AP-24-0142 (DR),” dated February 25, 2025, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants design review approval for “Siena at San Marco (Units 16 and 17), AP-24-0142 (DR),” subject to the following conditions listed below.

City of Pittsburg Planning Division

1. Conformity with Project Plans
The project shall be constructed in substantial conformity with the Architectural Plans for Units 16 and 17, dated February 18, 2025, and the Landscaping Plans for Units 16 and 17, dated February 21, 2025, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner’s discretion.

2. Final Plot Plans
Final plot plans shall be in substantial conformity with the Master Plotting Plans for Units 16 and 17, included in the Architectural Plans, dated February 18, 2025, noted above. Minor plot plan rearrangements may be made subject to review and approval by the Planning Division. The Developer shall ensure that:

a) Rearrangements shall not result in more than two of the same Plan 1, 2, 3, 4, 5 and 6 house models being located next to one another.
b) Where two of the same house models are placed next to one another, a different elevation (either A, B, or C) and different color scheme shall be applied to each house model.
c) All individual plot plans submitted to the Planning Division for review shall note the proposed house plan, elevation, and color scheme, and whether the house plan has been reversed.

3. Final Architectural Plans
Final Architectural Plans shall reflect the following modifications, subject to review and approval by the Planning Division:

a) Board and batten siding, stone/brick veneer, and ledger details, where indicated on front elevations, shall be extended around all adjacent sides to the fence line.
b) All base trim details (including brick or stone veneer or stucco pop-outs), located along the bottom portion of the first floor and that wrap around the corner to the left or right side elevation of the house, shall extend all the way to the point at which the fence line intersects the respective side wall and to the foundation line, where applicable.

c) Siding, veneer, or ledger details shall be wrapped around all exposed sides of porch pillars. Trim details shall be included between stucco and board and batten siding or veneer transitions, where appropriate.
d) Street-facing rear elevation enhancements (window grids and shutters) are required on the second floor of all Unit 16 and 17 residences facing State Route 4 and West Leland Road.
e) Street-facing side elevation enhancements (window grids and shutters) are required on the second floor of all Unit 16 and 17 residences.

4. Additional Green Building Features

The project is required to meet the Residential Mandatory Measures specified under the 2022 California Green Building Standards Code. In addition to those measures, the project shall implement the following Residential Voluntary Measures:

a) A4.106.5 Cool roof for reduction of heat island effect
b) A4.106.8 Pre-wire for electric vehicle (EV) charging for new construction

5. Final Landscape Plans

Final Landscape Plans shall reflect the following modifications, subject to review and approval by the Planning Division:

a) Pre-emergent herbicide shall be provided for all planting areas. Planting areas shall receive a three-inch layer of light brown or black bark mulch dressing.
b) Mailbox cluster units shall have a tan finish.
c) All trees planted will receive three (3) stakes.

6. Installation of Landscaping and Irrigation

Prior to occupancy of the houses by residents, the Developer shall complete installation of landscaping and automatic irrigation systems in street landscape areas and front and corner side yards of respective lots, in accordance with Article VII (Landscaping, Irrigation and Hydroseeding) of PMC Chapter 18.84, or other applicable water efficient landscape ordinance, subject to approval by the Community and Economic Development Department. The Developer shall provide the irrigation system controller map, programming table, and annual maintenance schedules to new owners upon sale/transfer of ownership of the residential property from the Developer to the buyer. Typical front yard landscaping shall include a minimum of one street tree and one smaller ornamental tree per lot, along with a combination of shrubbery and ground cover. If required landscaping is not completed prior to final inspection and occupancy, the Developer shall post a bond to assure that the work is completed to the satisfaction of the City.

Note: Proper separation from all potential utilities is required for all tree plantings.

7. Water-Efficient Model Home

At least one of the model houses built in Unit 16 and one of the model houses built in Unit 17 shall demonstrate water-efficient landscaping techniques in accordance with Article 7 of Chapter 18.84 of the Zoning Ordinance. The Developer shall make available to potential buyers brochures or other written or graphic media that informs visitors and potential buyers about the principles of water-efficient landscapes, including but not limited to those principles that are described in PMC Chapter 18.84, Article VII.

8. Street Lights and Spacing

The Developer shall provide a photometric graph and table to determine the appropriate street light spacing for the project. An approved lighting software program that clearly indicates the Average Luminance/Minimum Luminance Uniformity ratio of the roadway within the project area is to be used for the lighting calculations (see City Standard Detail T-1 for details). The Developer shall install single-head luminaire poles with LED cobra head post top light fixtures, throughout the subdivision in accordance with the photometric graph and table.

9. AC Unit Placement

Air conditioning units shall be placed along the wall in the rear or side yards with a minimum of three feet unobstructed access around the unit, except that one side of the unit may have less than a three-foot separation between the unit and a wall of the house.

10. Rooftop Equipment

Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes, and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.

11. Address Identification

The Developer shall install, on each residence, minimum four-inch high, block style numbers that contrast with the building façade for address identification purposes. The construction drawings submitted for each house model shall identify the location of the address box or number(s) on the house façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street or shared driveways, as applicable.

12. Refuse Management Plan

The Developer shall prepare a Refuse Management Plan to promote the safe, efficient, and timely pickup of refuse by Mt. Diablo Resource Recovery. The Plan shall specify: 1) the designated areas for placement of refuse carts; 2) the designated pickup days and timeframes; and 3) parking restrictions along designated pickup areas. The Plan shall be submitted to and approved by the Planning Manager prior to issuance of the first building permit. The Developer shall provide each prospective home buyer with a disclosure advising them of the

Refuse Management Plan. An additional disclosure shall be provided to residents on Lucca and Pesaro Lanes in Unit 17 and on Street B in Unit 16 noting that, due to the narrow width of roadway, parking along the curb on designated pickup days will prevent ability of Mt. Diablo Resource and Recovery to provide service to homes.

Each proposed single-family residence shall provide a concrete trash pad. All 206 proposed lots shall be able to accommodate three bins (refuse, recyclables, organics) at the curb in the front of each residence. All bins shall be sized to ensure compliance with requirements of Senate Bill 1383 (2016). Unit 16, Lots 17 and 25, shall bring carts out to main road due to length of driveway.

13. Windows
The Developer is required to provide window assembly upgrades for upper-floor windows of Unit 17 residences nearest to State Route 4 as depicted in Exhibit A of Attachment 1 of the Staff Report to ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-4).

14. Sound Walls
The Developer is required to provide sound walls for Unit 17 residences nearest to State Route 4 and West Leland Road as depicted in Exhibit A of Attachment 1 of the Staff Report to ensure exterior noise levels do not exceed 65 dB CNEL (Policy 12-P-6).

15. San Marco Development Final SEIR Mitigation Measures and Conditions of Approval
The developer shall comply with the environmental impact mitigation measures and conditions of approval identified in Exhibit B of Attachment 1 of the Staff Report.

Standard Conditions of Development

A. <u>Project Site</u>

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.

2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to mitigate and minimize dust from leaving the site during any earthmoving and/or construction activities.

4. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

5. Developer shall submit a study addressing on site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.

6. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off- street improvements determined necessary by the City Engineer to provide safe traffic conditions.

7. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

8. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the owner and prohibit parking on the public street for long than 72 hours.

9. All retaining walls adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Planning Division.

10. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street. All masonry or sound walls shall be staggered when adjacent to public right of way.

B. <u>Architecture</u>

1. All mechanical, irrigation, ground and/or roof mounted equipment shall be architecturally screened from view from all public right-of-ways prior to issuance of certificate of occupancy.

2. All vents, gutters, downspouts, flashing electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.

3. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

4. Finish quality of exterior design elements including, but not limited to, building façades and landscaping shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.

C. Landscaping

1. All slope banks in public landscape areas in excess of five (5) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, public landscape slope banks in excess of eight (8) feet in vertical eight and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to City acceptance.

2. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.

2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to

bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:

a. the City bears its own attorneys' fees and costs; and
b. the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. Entitlements associated with this approval may be recalled to the Planning Commission or City Council for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission or the Council may add/modify conditions of approval.

4. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

5. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.

6. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

7. The site shall be maintained in a neat and clean manner free of trash and debris.

8. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.

9. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Builts) at the discretion of the Planning and Building Director.

E. <u>Standard Conditions of Approval Requiring Minimum Construction Site Management Practices</u>

1. Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the

Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.

2. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use "Any Source Control" BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-ff for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 925-252-4920.

City of Pittsburg Building Division

1. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CRC Sec. 106.

2. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC section R106.

3. The preparation of plans and documents shall be prepared by a registered design professional where required per statutes of the City of Pittsburg where the project is being built. The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install. On plans not required to have a design professional and are designed by a plans designer shall sign every sheet.

4. The Site Plan shall show the size and location of the new construction and existing structures on the site and distances from lot lines and other structures, and include where the residence ties into sewer, power and water from the street.

5. All supporting documents are included but are not limited to, truss plans and calculations with a letter of approval for the trusses by the EOR. Energy calculations and all other pertinent information for this project.

City of Pittsburg Engineering Division

The developer shall pay the following fees prior to the issuance of Building permits:

1. Facility Reserve Charge
   The applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the applicant obtains a building permit. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.

2. Local Transportation Mitigation Fee (LTMF)
   The developer shall fulfill their financial obligations with regard to the LTMF (PMC Chapter 15.90) in accordance with the provisions of the Memorandum of Understanding originally approved on January 19, 1993, and amended on December 4, 2000, February 4, 2002, and June 4, 2003. The developer shall pay the LTMF on each single-family dwelling unit and any detached, non-affordable accessory dwelling unit, or provide the City with bonds for LTMF at the rate in place at the time of building permit issuance. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development.

3. Regional Traffic Mitigation Fee
   The applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect when the applicant obtains a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.

Engineering Submittals: The applicant shall submit electronic, pdf. files of the engineering plans to the Engineering Division for review and approval through the Accela permitting portal. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

4. Improvement Plans. The improvement plans should include, but not be limited to, the following:

   - Landscaping and Irrigation Plan
   - Joint Trench Plan

Utilities

5. Right of Way Irrigation System.

The applicant shall provide a Central Irrigation System that is compatible with Rainmaster DX 3 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the installation.

6. Right of Way Landscape Design.
   The applicant shall design the landscaping within the areas of public right-of-way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current City standard details.

7. Water Use Calculations. The applicant shall provide estimated water use calculations to show compliance with the City's water efficient landscape ordinance.

8. Frontage Improvements. The applicant shall provide frontage improvements for West Leland Road, Siena Village Drive, and Santa Teresa Drive. Note: Applicant has provided frontage improvements along West Leland and Santa Teresa Drive with curb, gutter and sidewalk.

Site Design Conditions:

9. Abutter's Rights. The applicant shall relinquish the abutter's rights for all corner lots.

10. Sidewalks. The applicant shall provide 6' wide sidewalks throughout the subdivision.

11. Retaining Walls. The applicant shall construct retaining walls made from concrete block, gravity concrete, or similar material when walls are required between lots.

12. Soundwall Maintenance. Applicant shall establish a funding mechanism for the continuous maintenance of the soundwalls within the subdivision.

Engineering Exactions (CFD inclusion):

13. Annexation Documentation for CFD 2007-1. Community Facilities District 2007-1 is for Park Maintenance. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the recordation of the first Final Map.

14. Annexation Documentation for CFD 2017-1. Community Facilities District 2017-1 is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that

the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.

Contra Costa County Fire Protection District

1. The Contra Costa County Fire Protection District has development impact fees established in the City of Pittsburg. Projects within the development impact areas will need to pay all fire facility impact fees at the time of the issuance of the first Building Permit, at the then current rate.

2. The developer shall request that the project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.

3. Access shall comply with Fire District requirements:

   Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

   Aerial apparatus shall comply with Fire District requirements.

   Note: Three story homes proposed may require:

   Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2022 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

4. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING-FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

5. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

6. Turnarounds shall comply with Fire District requirements. See CCCFPD Ordinance 2019-37 for approved design.

7. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.

8. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1000 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 60 minutes while maintaining 20-pounds residual pressure in the main. (507.1) CFC, (B105) CFC

9. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. Any proposed locations shall be submitted to Fire District for review. (C103.1) CFC

10. Provide emergency escape and rescue openings in Group R occupancies of type V construction. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way. Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows.

11. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

    The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

    - All existing or proposed hydrant locations,
    - Fire apparatus access to include slope and road surface,
    - Aerial fire apparatus access,

- Elevations of building,
- Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
- Size of building and type of construction,
- Striping and signage plan to include NO PARKING-FIRE LANE paint or signs
- Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

  This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

12. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

    Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

13. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D or Section R313.3 of the 2019 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County Ordinance 2019-37.

14. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC

15. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

16. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

17. Where existing access to open land or space, or to fire trail systems maintained for public or private use is obstructed by new development of any kind, the

developer shall provide an alternate means of access into the area that is sufficient to allow access for fire personnel and apparatus. These access roadways shall be a minimum of 16 feet in width to accommodate Fire District equipment. ***Access locations will be determined by this office upon submittal of three (3) copies of complete improvement plans.***

18. Development on any parcel in this subdivision shall be subject to review and approval by the Fire District to ensure compliance with minimum requirements related to fire and life safety. Submit three (3) sets of plans to the Fire District prior to obtaining a building permit. (501.3) CFC

19. The owner or the owner's authorized agent shall be responsible for the development, implementation, and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

    The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

20. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for other than R-3 occupancies to the Fire District. After the new construction/ tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted. A list of possible deferred submittals is below.

    - Private underground fire service water mains
    - Fire sprinklers
    - Standpipe
    - Fire alarm
    - Fire pump
    - Energy systems
    - Emergency generator
    - High-pile storage
    - Photovoltaic
    - Carbon Dioxide Systems
    - Aboveground/underground flammable/combustible liquid storage tanks
    - Commercial kitchen hood extinguishing systems
    - Spray booths
    - Special suppression systems
    - Emergency Responder Radio Coverage System (ERRCS)

    Plans shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the systems to ensure compliance

with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: https://confire.vision33cloud.com/citizenportal/app/landing

The Fire District's preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 25th day of February, 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

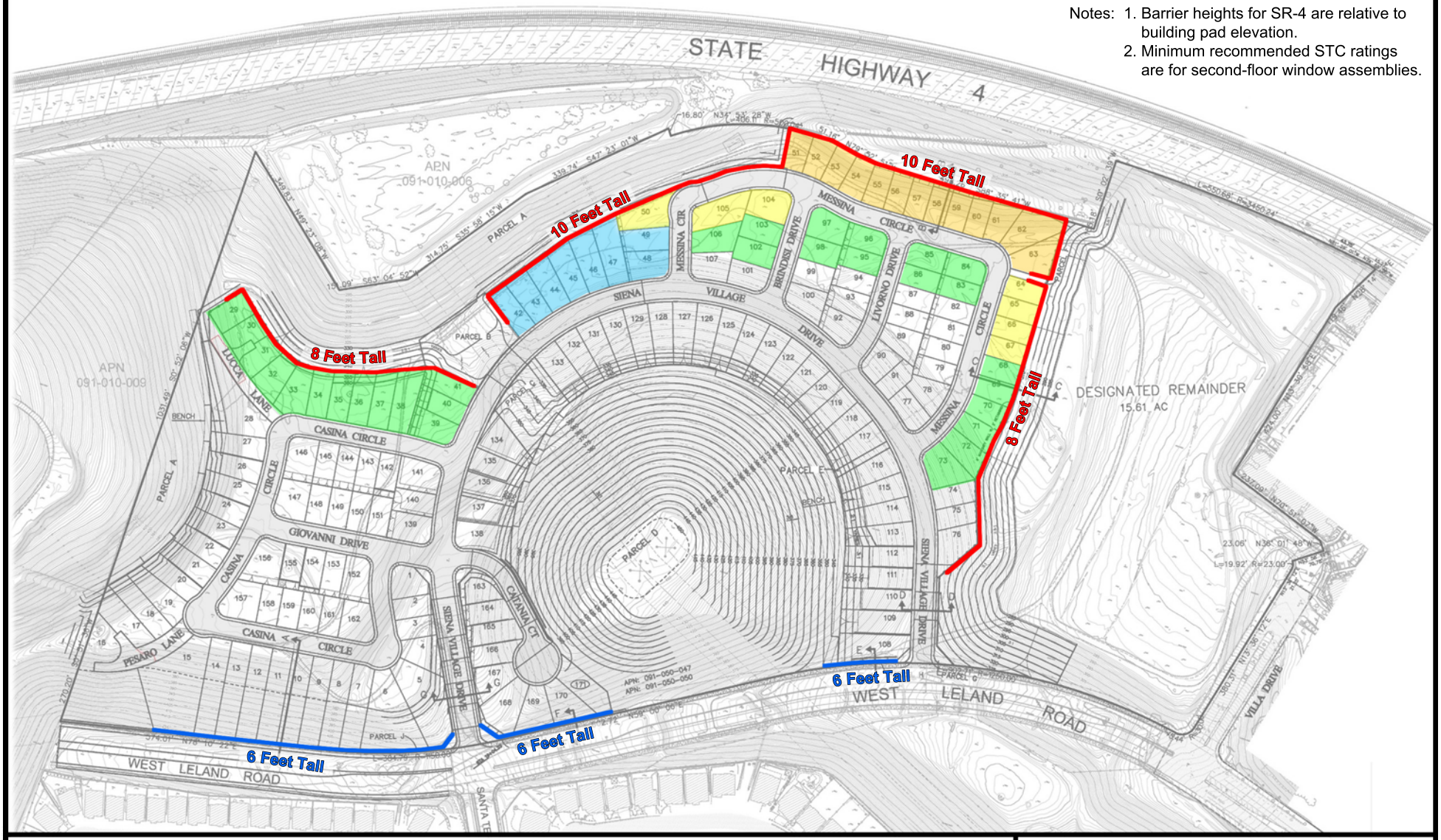
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution was adopted by the Planning Commission of the City of Pittsburg on February 25, 2025.

_____
JOHN FUNDERBURG III, SECRETARY
PITTSBURG PLANNING COMMISSION



Legend

- STC 40
- STC 34
- STC 32
- STC 30
- Recommended SR-4 Noise Barriers
- Proposed West Leland Road Noise Barriers

N

Scale (feet)

0 125 250

Siena Village at San Marco
Subdivision 9453
Pittsburg, California
Project Site Plan and
Recommended Noise Mitigation

Figure 2

BOLLARD Acoustical Consultants

Appendix G:
Applicable Mitigation Measures and Conditions of Approval

THIS PAGE INTENTIONALLY LEFT BLANK

Mitigation Measures and Conditions of Approval Applicable to the Modified Project

Mitigation Measure	Description
Aesthetics, Light, and Glare	
MM AES-1 (MM a(1))	**Ridgeline Protection** Require that all project construction occur at elevations below the major ridgeline portion of the site; i.e., below approximately the 750-foot contour.
MM AES-2 (MM b(1))	**Transmission Towers** As described in the Land Use section of this SEIR, the visual impacts of transmission lines on nearby residential and other important internal project vantage points could be reduced, although not to less than significant levels, by the strategic location of trees and other landscaping (see Section IV.A.3, Mitigation Measure a(5)).
MM AES-3 (MM b(2))	**Interior Landscapes** The potential visual monotony and other undesirable visual characteristics of project streets with uniform home setbacks and building heights could be mitigated by the introduction of more variation in unit design, the inclusion of more single- story elements in project two-story homes, the introduction of more single-story homes at selected locations along each street, and introduction of unit designs which do not emphasize the garage door in the front elevation.
MM AES-4 (MM a(2))	**General Design Controls** Incorporate in the final design and title provisions for the San Marco project measures and controls on architecture, grading, introduced landscaping, future tree removal, and ongoing landscape maintenance which are specifically formulated to reduce impacts on off-site vantage points. Emphasis should also be placed on the use of subdued appearing building materials and colors in order to minimize contrast with the surrounding hillside landscape.
MM AES-5 (MM a(3))	**Design Controls for Custom Lots** For custom home lots, incorporate architectural design standards in the individual lot CC&Rs to ensure against the construction of visually conspicuous residential structures, particularly on the most visually vulnerable north-facing and ridgetop lots.
MM AES-6 (MM a(4))	**Landscaping** Common and individual landscaping will have a substantial long-term effect in softening and reducing the visual impacts of the project. Given the importance of landscaping in reducing the visual impacts of the project, the following landscaping provisions should be included in the development program: • Planting plans, specifications, and long-term maintenance responsibilities for the Modified Project street trees, park, and other common landscaping (see Figure 10) should be formulated and detailed to the satisfaction of the City. These plans and specifications should provide reasonable assurances for the long-term health and survival of these common project landscape features. • A program of ongoing maintenance and replacement of introduced landscaping should be established by the applicant to the satisfaction of the City. • Project CC&Rs should include landscaping standards for private exterior areas which will ensure the compatibility of each homesite with the surrounding San Marco neighborhood and will avoid increased adverse impacts on off-site vantage points.

Mitigation Measure	Description
MM AES-7 (MM c(1))	**Views from Highway 4** Implementation of mitigations relating to increased tree planting; implementation of an effective landscaping and maintenance plan for Villages A, B, C, and M; and the requirement for use of subdued building materials and colors, and in particular, subdued roofing materials, would reduce project impacts on views from Highway 4. • Because the multi-family structures in Villages B, C, and M are the most highly visible portion of the site from Highway 4, the opportunity to provide dense landscaping in the open space areas surrounding these clusters of multi-family buildings would be particularly important. • In addition, the southern portions of Shore Acres Creek (i.e., the segment south of the PG&E transmission lines) and its westernmost tributary should be preserved, incorporated into the project design, and enhanced with additional native vegetation, to provide additional visual interest from the freeway as well as from internal viewpoints.
MM AES-8 (MM c(2))	Views from the Sea Breeze. Mota Ranch and Shore Acres Subdivisions. Implementation of all of the mitigation measures listed under (a) above would reduce project impacts on views from these three communities. Because most of the views from these areas are intermediate and distant views of the upper elevations of the project. measures involving the preservation of the uppermost project ridgeline (i.e., the General Plan designated "major ridge" and Open Space area) would be a particularly important mitigation measure.
MM AES-9 (MM c (3))	Views from West Pittsburg. Implementation of all of the mitigation measures listed under “a” above would reduce project impacts on views from the West Pittsburg community. Similar to Shore Acres, because most of the views from the West Pittsburg area are distant views of the higher portions of the site, the preservation of the uppermost ridgeline (i.e., the designated “major ridge” and Open Space area) would be a particularly important mitigation measure.
MM AES-10 (MM c(4))	Views from Other Locations. Mitigations relating to use of subdued building materials and colors, subdued roofing materials, and common landscaping would also be effective in reducing project impacts on Evora Road and Avila Road-Leland Road views. Mitigations relating to increased overall landscaping; landscaping in Villages A, B, C, and M; and use of subdued roofing materials would be particularly important for reducing impacts on views from Evora Road.
MM AES-11 (MM a(5))	**Light and Glare** The design of common project street lighting should incorporate use of low-intensity fixtures with the cone of light focused in a manner which avoids illuminating any nearby vertical surfaces. • The CC&Rs for each individual lot should include stringent parameters regarding exterior lighting to ensure against nighttime visual impacts on off-site vantage points. The exterior lighting parameters should stipulate low mounting heights and, where the exterior fixture may be exposed to a surrounding vantage point or vantage points, use of appropriate light refractors or diffusers. • Any project pathway illumination should be limited to low bollard fixtures. In addition, any use of exterior lighting at other project facilities, such as the community park and recreation facilities, should be subject to the same design standards as those described above for individual project lots.
Air Quality	
MM AQ-1 (MM a)	The severity of project construction period air pollutant emissions impacts can be reduced to less than significant levels through application of appropriate mitigation measures. In particular, dust control is required during all phases of construction to ensure that construction period impacts are mitigated. The Modified Project shall incorporate the following specific construction mitigation measures:

Mitigation Measure	Description
	• Suspend earthmoving or other dust-producing activities during periods of high winds when dust control measures are unable to avoid visible dust plumes. • Provide equipment and staffing for watering of all exposed or disturbed soil surfaces sufficient to suppress dust plumes, including weekends and holidays. An appropriate dust palliative or suppressant, added to water before application, should also be utilized. • Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. • Sweep construction area and adjacent streets of ail mud and debris, since this material can be pulverized and later resuspended by vehicle traffic. • Limit the speed of all construction vehicles to 15 miles per hour while on-site. • All materials transported by truck should be covered or wetted down as needed to suppress visible dust. • All excavated inactive portions of the site should be watered with an appropriate dust suppressant, covered or seeded.
MM AQ-2 (MM c(1))	**Land Use and Density** Land uses and densities can be manipulated to orient development population concentrations toward pedestrian/bicycle travel for local trips and to provide easy access to BART. The Modified Project locates the highest density development along Leland Road, the most likely route for future local transit route connections to BART and/or downtown Pittsburg, and thus appropriately places a large portion of the site population within easy walking or bicycling distance to transit. However, project land uses are exclusively residential, requiring residents to drive for all services. Placing one or more neighborhood commercial or convenience center within the project would be an effective way of reducing external trips and promoting bicycle/pedestrian modes of travel.
MM AQ-3 (MM c(2))	**Transportation System** The Modified Project includes a trail system connecting residences with the proposed recreational area. This trail system should be expanded to provide a bikeway along Leland Road to promote bicycle use for trips to BART. Transit pull-outs should be provided along the Leland Road frontage of the project to accommodate future transit service. When such service becomes available, transit amenities, such as information kiosks and shelters, should be installed. Secure bicycle parking areas for apartment residents should also be provided if individual garages are not provided.
MM AQ-4 (MM c(3))	**Fireplaces** Residential fireplaces are an air pollution source receiving increasing attention in recent years. Fireplace/woodstove restrictions have been adopted in a number of cities In California and the western United States, and it is likely that regional control of this source will be considered in the future. The impact of residential fireplace emissions of PM-10 and carbon monoxide can be reduced by restricting the number of fireplaces in residences to one per household and/or requiring residential use of EPA-certified woodstoves or fireplace inserts. EPA-certified woodstoves or fireplace inserts are 70 to 90 percent effective in reducing emissions from this source.
Biological Resources	
MM BIO-1 (MM a(1))	Complete appropriate revegetation and landscaping (emphasizing native trees, shrubs, and grasses) for heavily disturbed common areas.

Mitigation Measure	Description
Geology, Seismicity, and Soils	
MM GEO-1 (MM e(1))	**Analysis and Mitigation of Seismicity Prone Areas** As a condition of approval of the Tentative Map, a qualified geotechnical professional should analyze the susceptibility of the site to earthquake-induced land sliding, fill settlement due to dynamic forces, development of ground fissures, and potential for liquefaction. This analysis would require drilling test borings and conducting appropriate laboratory tests in area that could be so affected. Specifically, test borings and/or cone penetration tests should be completed where is anticipated that gills would be constructed over areas of deep, saturated alluvium that is susceptible to liquefaction; and on any unstable slopes that may affect the proposed development. Recommendations should be made to offset those earthquake-prone hazards. These recommendations could include avoidance or engineering solutions.
MM GEO-2 (MM e(2))	**Fault Related Feature Analysis and Mitigation** In addition, a geotechnical professional should assess the possibility for the sympathetic displacements along the fault-related features on the project. The evaluation should include radioisotopic dating of the surface soils or other chronostratigraphic techniques to evaluate the most recent episodes of movement along such features. Based on the results of the fault-feature activity evaluation, a geotechnical professional should establish appropriate structural setbacks from zones of potential faulting on the sire.
MM GEO-3 (MM e(3))	**Structure/Infrastructure Design** All project buildings, underground utilities and other improvements should be designed and constructed in accordance with all public agency requirements and City of Pittsburg building codes, particularly those sections of the codes regarding earthquake resistant design. The geotechnical report described above which would contain foundation recommendations for each lot should include earthquake design criteria in response to the site's soil profile coefficient.
MM GEO-4 (MM c(1))	**Slope Stability–General** In order to reduce potential impacts related to soil stability to less than significant levels, a qualified geotechnical professional should prepare a detailed map of unstable areas on the site, an analysis of each unstable area, and a detailed slope stabilization program. *Mapping Program*. A detailed mapping program should be conducted by a qualified geotechnical professional to identify every instance of past landsliding, earthflows, slumps, debris flows, debris basins, and erosional gullies; and every occurrence of colluvial swales, soil creep, rock falls, and adversely oriented bedding on the site. Unstable and potentially unstable slopes impacting the proposed grading plan should be evaluated for depth and character of unstable materials. Test borings and/or exploration pits should be completed as part of evaluation. *Slope Stability Analysis*. As part of the requirement for issuance of the Tentative Map, a series of slope stability analyses for critical cut slopes, fill slopes, and natural slopes, should be conducted by a qualified geotechnical professional to determine their stability under long-term static and short-term seismic loads. The analyses should incorporate saturated, residual shear strength parameters obtained from laboratory tests conducted on appropriate samples of earth materials recovered from the test borings and or exploration pits completed per mitigation measure suggested above. The impacts of the unstable conditions should be evaluated with respect to the proposed grading plan as a basis for determining the design, method of construction, extent and schedule of all stabilization measures.

Mitigation Measure	Description
	Detailed Sloped Stabilization Plan. In response to the detailed mapping and analysis described above, a qualified geotechnical professional should prepare specific recommendations for stabilization of all unstable areas. The plan should include detailed recommendations for the setbacks of structures from the crest lines of creek banks, cut slopes, fill slopes and natural slopes. The slope stabilization plan should also include the specific measures relating to grading listed below: • A qualified geotechnical professional and the project civil engineer should be present to inspect all project grading. • The geotechnical professional should provide detailed recommendations of the setback of structures from specific on-site crest lines of creek banks, cut slopes, fill slopes, and natural slopes. • The project civil engineer should ensure that all recommendations of the geotechnical are reflected in the grading plan and implemented by the developer. • Specific recommendations of the geotechnical professional on cut slopes, fill slopes for lot grading, public street construction, infrastructure construction, and slope stabilization should be implemented. • A geotechnical professional should inspect all proposed cut-and-fill slopes to ensure that they would remain adequately stable and protected from significant erosion. Drainage Benches lines with Portland cement concrete or asphalt concrete should be installed if necessary to achieve necessary stability. • As needed, a qualified geotechnical professional should modify and implement stabilization plans during construction. • All slope stabilization grading should be documented with as-built drawings and include as-built geologic map.
MM GEO-5 (MM c(2))	**Land sliding** The slope stabilization plan described above should pay particular attention to landslide areas. Based on the detailed mapping and stability analysis described above, the geotechnical professional should provide specific recommendations for stabilization of all landslides, potential landslides, and all off-site landslides that may impact on-site development. This work should include preparation of a detailed geologic map and performance of a subsurface investigation within each area with a high potential for future slope movement. A detailed construction plan should be prepared to stabilize landslides, potential landslide areas (including debris flows and rock fall areas), and off-site landslides. This plan should include detailed sections and plans showing limits of work and detailed grading specifications for performance of the stabilization work. Implementation of the plan should be completed before the sale of individual project lots.
MM GEO-6 (MM c(3))	**Soil Creep** Using the detailed mapping and stability analysis described above, the geotechnical professionals should provide specific recommendations to reduce damage to structures and infrastructure cause by slope creep should be provided, including recommendations for setbacks from the slopes subject to slope creep
MM GEO-7 (MM b(1))	**Expansive Earth Materials** Implementation of the following measure would reduce identified project impacts related to expansive earth materials to less than significant levels. *Grading/Foundation Design*. A standard soils test geotechnical investigation should be performed by a qualified geotechnical professional on each lot after subdivision grading is completed and prior to issuing building permits. The geotechnical professional should evaluate the expansion potential of native materials and fill on each lot and evaluate the subsurface conditions observed during grading. A report should be issued for each lot or group of lots with similar subsurface conditions along with recommendations for selective lot grading and foundation design and construction. The geotechnical

Mitigation Measure	Description
	professional should provide foundation design, soil preparation and selective grading recommendations which are appropriate for the on-site soil and geologic conditions observed after mass grading has been completed. A geotechnical professional should prepare specific recommendations for the modification of the presently proposed post-tensioned slab-on-grade foundation system to counteract soil swelling and shrinkage and for the treatment of expansive soils in all pavement and flatwork areas to ensure that the effects of soil expansion are minimized. *Drainage Plan*. To avoid impact of expansive earth materials due to improper surface drainage design, a registered civil engineer should design a surface drainage system for each lot. The drainage system should be compatible with the subdivision's drainage system. The drainage system for each lot should include the following provisions: • Portland cement concrete or asphalt concrete lined "V" ditches should be installed at the bases of all slopes greater than 15 feet high and adjacent to building pads. The ditches should drain to a suitable outlet. • All building pads should be rough graded with a two percent slope toward the streets. • The surface next to the house and associated structures should be graded with a slope of at least two percent away from the structure for a minimum distance of four feet. • The lot should be drained with swales which slope two percent and discharge to a suitable outlet. • All roof downspouts should be connected to a solid pipe collector system which discharges to a suitable outlet. • The crawl space of each house of unit should be connected to a solid pipe collector system which discharges at a suitable outlet. • Landscaping and walks should be installed such that the lot drainage system designed by the civil engineer is not disrupted. Water should not be allowed to pond on any lot. Conditions, covenants and restrictions for the subdivision should include the lot drainage requirements listed above. Specific reference to drainage requirements should also be included in the deed for each lot in order to prevent homeowners from altering drainage on the lot. The recommendations and plans related to drainage provided by the geotechnical professional and project civil engineer should be carried out completely and correctly by the developer's contractors. The geotechnical consultant and civil engineer should provide continuous inspection during construction in order to ensure that their recommendation and plans are properly implemented.
Hydrology and Water Quality	
MM HYD-1 (MM b(1))	**Erosion Control** The project grading plan should include an approved drainage and erosion control plan to minimize impacts from erosion and sedimentation during grading. This drainage and erosion control plan should conform to all standards adopted by Contra Costa County and those measures outlined in Section IV.D.3 of this SEIR (Soils and Geology). The plan should include such erosion control procedures as: • Restricting grading to the dry season; • Protecting all finished graded slopes from erosion using such techniques as hillslope benching, erosion control matting, and hydroseeding; • Protecting downstream storm drainage inlets from sedimentation; • Use of silt fencing to retain sediment on the project site; and • Any other suitable measures outlined in the Association of Bay Area Governments' (ABAG) Manual of Standard or Contra Costa County regulations.

Mitigation Measure	Description
MM HYD-2 (MM b(2))	**Drainage System Inspection** After construction is completed, all drainage culverts should be inspected for accumulated sediment. If sediment accumulation has occurred, these drainage structures should be cleared of debris and sediment.
MM HYD-3 (MM c)	**Water Quality Impacts** To mitigate potential water quality impacts to less than significant levels, the project applicant should apply for and obtain the necessary NPDES stormwater discharge permit (which applies to the grading of five or more acres of land) from the California Water Quality Control Board (RWQCB). This RWQCB permit requirement is relatively new. It is expected that the program for administering such permits will begin in October 1992. Though a specific regulatory program has not been instituted, development of the size will be required to address non-point source pollutants from sheet runoff, not just construction-related impacts. The Regional Board is currently developing guidelines identifying Best Management Practices (BMPs) for reducing non-point source pollutants. These practices vary, but generally include increased street cleaning, oil and grease separators for large parking areas, infiltration areas, and trash racks. Through these procedures and facilities are not currently required, they are expected to be required in the near future. If not incorporated into the drainage system design for the project, future regulations would possibly mandate costly retro-fitting of the storm drain system. The applicant should either: • Incorporated some of these facilities into the subdivision storm drainage design, • Design the retention and other drainage facilities in a way which will easily facilitate the future installation of non-point source pollutant control devices, and/or • Set aside funds to comply with future regulatory requirements. The RWQCB must also certify any Section 404 permit issued by the Army Corps of Engineers. This certification should be based on a RWQCB determination that the Section 404 permitted construction activity would comply with RWQCB water quality standards.
MM HYD-4 (MM a)	**Peak Runoff and Volume** The project-related increase in peak runoff volume would be adequately mitigated by the creation of on-site detention basins (approved by the CCCFCWCD) as described in the impact section. The CCCFCWCD has approved the design of the detention basins as described in the impact section. Therefore, it appears that this impact would be mitigated to less that significant levels by the virtue of the Modified Project design. No additional mitigation measures would be necessary. City staff has indicated that prior to Final Map approval, a hydrology report describing this system must be submitted to all affected agencies. The analysis must be presented with a complete set of hydraulic calculations and determination of peak stormwater discharge beneath the freeway. The analysis must show the capacity of the proposed retention basin and the recommendations of the CCCFCWCD.

Mitigation Measure	Description
Noise	
MM NOI-1 (MM a(1))	**Outdoor Noise Levels** Providing for noise levels that are consistent with the goals of the City of Pittsburg General Plan throughout the proposed development would require mitigation. Various combinations of noise abatement methods could be used to mitigate projected on-site noise levels. These could include the construction of berms of soundwalls, and redesign of the site plan to increase distance from the proposed homes to the adjacent noise source. Since one of the goals of the City of Pittsburg General Plan is to avoid the use of visible soundwalls, the required heights of both berms and soundwalls necessary to mitigate projected on-site noise levels have been calculated. Berms are generally more effective sound barriers than walls due to the increased acoustical effectiveness provided by the shape and content of a berm. • Highway 4. An eight-foot berm at the top of the slope along the elevated Highway 4 cross section as shown on Figure 43 would mitigate the projected noise intrusion into the project to levels below an Ldn of 60 dB. Alternatively, an 11-foot high soundwall could be constructed in the same location to achieve equivalent noise mitigation. Either of these two measures, or a combination of the two, would reduce noise impacts along Highway 4 to less than significant levels. • Willow Pass Road Extension. Mitigating noise exposure alone the extension of Willow Pass Road would require the use of a soundwall because the proposed site plan does not provide enough room for a berm. A wall seven-feet high on both sides of the Willow Pass Road Extension (Project Street A) would reduce the noise exposure for both the single-family homes on the east side and the multi-family homes on the west side to less than 60 dB. Because the multi-family homes would be located 10 to 15 feet below the road, the wall at this location would also reduce noise levels outside of the upper floors. Alternatively, the project would be redesigned to allow for a more visually acceptable berm along this route, rather than a noise wall. • Leland Road. The highest noise outside of a building along Leland Road west of the Willow Pass Road extension would be an Ldn of 62 dB. It is probable that such noise levels would be adequately attenuated on individual decks and patios by construction of local or individual fences with noise-abating specifications. Noise levels along Leland Road east of the Willow Pass extension, on the other hand, would be quite high, particularly outside of the single-family homes on the north side of the road in proposed Village A. A sound wall nine-feet high would be necessary to reduce noise levels in the yards of these homes to an Ldn less than 60 dB. The exterior noise levels for multi-family homes on the south side of Leland Road in this area would reach an Ldn of 65 dB. Because there are multi-family homes and because the primary outdoor use areas would be in the center of the development, it is anticipated that mitigation would take place for localized patios in the form of fences. The berms and walls recommended above provide a conceptual indication regarding the type of mitigation that would be required to make the project compatible with the noise environment and to reduce project noise-related impacts to less than significant levels. Precise locations and heights of berms, walls and fences would need to be determined at the project development stage.
MM NOI-2 (MM a(2))	**Indoor Noise Levels** The berms or walls would reduce noise levels outside of the first floors to below an Ldn of 60dB. This means that noise levels inside the first floor of homes in the area would be below and Ldn of 45 dB, even with first-floor windows open for ventilation. Second stories, however, could be exposed to noise levels in excess of 60 dB. In these cases, ventilation must be provided so that residents could keep the windows closed to meet the indoor noise standard. Additionally, in some cases, exterior noise levels may be severe enough to require the use of sound-rated glazing in upper floor windows.

Mitigation Measure	Description
MM NOI-3 (MM c(2))	**Construction Noise Impacts–On-site** To minimize the impact of project construction noise on new project residents, construction should be limited to daytime hours on weekdays between 8:00 a.m. and 5:00 p.m. All equipment used in the project should be adequately muffled and maintained.
Public Services	
MM PUB-1 (MM c(1))	**Response Time Impacts** A new fire station must be constructed at a location to be established in consultation with the District which will meet the District's response time standard. This location may be on the project site or elsewhere within the response time standard. The project's contribution toward the construction of this fire station would be collected via the Fire Facilities Element Fees and those additional charges described below as determined in consultation with the RFPD. In addition, the joining of Avila Road and Leland Road routes, should be clearly marked, with these markings placed in a location clearly visible to motorists.
MM PUB-2 (MM c(2))	**Personnel and Equipment Impacts** As a condition of approval, the project should be required to provide, to the satisfaction of the RFPD, its fair share of those local fire capital improvement and operating expenses which would not be adequately covered by Fire Facilities Element Fees or Benefit Assessment Fees from the project. No project homes should be occupied until adequate fire protection and suppression services are in place to the satisfaction of the District.
MM PUB-3 (MM c(3))	**Additional Measures** The Fire District has also recommended the following additional specific provisions to ensure adequate fire protection and fire suppression services for the project: • Water storage and pressure should be provided for the project as required by the Uniform Fire Code (UFC) Appendix Chapter III; • Fire sprinkler protection should be provided in all project structures, including single-family homes; • Fire-retardant roofing should be required for all project structures, including single-family homes; and • Adequate emergency vehicle access should be provided to all project homes, as required by the UFC and the Fire District.
MM PUB-4 (MM (c))	According to the Police Department, the creation of a new separate beat is warranted to accommodate the response time needs of the project and anticipated cumulative residential development in the southwest area to less than significant levels. The present four-beat structure is currently undergoing re-evaluation. However, this evaluation is more likely to result in the realignment of current beat boundaries, rather than the creation of additional beats. The Police Department anticipates that the creation of a new, fully staffed, separate southwest area beat would reduce project and cumulative impacts on police response time and citywide service levels to less than significant levels. New staffing should be funded by revenue flow increases to the City's General Fund due to anticipated cumulative southwest area growth. Several additional project measures have also been recommended by the Police Department to improve crime prevention and further reduce project impacts on the provision of police service These measures include: (1) provision of adequate, well lighted, accessible and non-isolated parking areas and visible entries for all multi-family structures; (2) provision of streets which are consistent with existing standards and do not vary in width; and (3) avoidance of developed open space (I.e., parks) which abut side and rear yards of residential dwellings.

Mitigation Measure	Description
MM PUB-5 (MM (c))	Assuming little change in current local school capacity conditions between now and project buildout (I.e., no new school construction), the project alone would result in over-enrollment at all elementary and middle schools in the District attended by project residents. Project adverse impacts on school enrollment would be partially mitigated through the existing impact fee requirements ($0.75 per residential square foot). According to the District, application of the current impact fee is expected to have minimal effect in covering the full cost of the school expansion needs generated by the project and by cumulative residential growth in the area. To mitigate the project contribution to the cumulative impact on school enrollment, approval of the project should be conditioned upon project commitment to fair share participation in a future added capital facilities program to be established Mount Diablo Unified School District. Project participation in the added capital facilities program should include the following: • Payment of existing school impact fees; • Payment of additional school impact fees established by the School District after the expiration of the existing fee agreement in 1994 so long as these additional fees are within State-mandated limits and have been adequately justified; and • Establishment of a Mello-Roos District for the project to fund the project's fair share of the cost of necessary school improvements which are not covered by the fee programs described above. The applicant's participation in the above listed mitigation requirements could be reduced to an extend mutually agreed upon by the City, the school district, and the applicant, in exchange for project participation in direct financing or construction of a new elementary school on the site.
MM PUB-6 (MM (1))	**Service Area Population** A project contribution of additional library facilities equivalent to the increase demand generated by the project would reduce project impacts to an insignificant level. This project contribution could include funding for additional books and additional library space to meet the accepted standard described under measures (2) and (3) below. Alternately, the provision of service facilities which could directly serve the project-generated population, such as a bookmobile, may also be considered.
MM PUB-7 (MM c(2))	**Square feet of Library Space Per Capita Ratio** With the project expected to ultimately add approximately 7,730 residents to the library service areas, project contribution of a fee adequate to construct 3,865 square feet of added library space in the form of an addition to an existing branch or a new library branch prior to project buildout would meet the standard of 0.5 square feet per capita. This action would reduce the impact of the project on County library space needs to a less than significant level.
MM PUB-8 (MM (3))	**Books Per Capita Ratio** With the project expected to generate 7,730 residents, a project contribution of a total of 15,460 volumes of books to build a new library branch of 7,730 volumes to each branch would meet the library's goal of two volumes of books per capita. This action would reduce the impact of the project on County library book needs to a less than significant level.
Utilities and Service Systems	
MM UTIL-1 (MM (c))	Implementation of the following measures would reduce project-related impacts on water service to less than significant levels:

Mitigation Measure	Description
	• The project should be responsible for construction of all improvements listed on page 4 of the City's Water Master Plan Update. The preliminary anticipated total cost of these improvements in 1990 dollars is $7,290,000. All final water system design specifications and constructed improvements would be subject to the approval of the City of Pittsburg. These specifications shall include adequate provisions for maintenance access to these facilities. • The project should pay its fair share of the cost of recent water treatment plant expansion and raw water storage facilities. • The overall project landscape plan which is described on page 73 of this SEIR should be revised and refined to include drought-tolerant plant species whenever possible. Future subarea landscape plans and guidelines for Villages A, C, D, and M should include similar provisions.
MM UTIL-2 (MM 3)	In order to adequately address project-related impacts on the local sewage collection and treatment system, the project would be required to pay the sewer development fees for DDSD Zone 1 as per the DDSD Schedule of Fees identified in the WPSMU. Applicant completion of a sewer capacity study would also be necessary to determine the size of the project sewer extension lines and the points of connection to the DDSD main facilities.
Condition of Approval	**Description**
Biological Resources	
COA BIO-1	If construction, grading, vegetation removal, or other project-related activities are scheduled during the nesting season, February 1 to August 31, a focused survey for active nests shall be conducted by a qualified Biologist within 7 days prior to the beginning of project-related activities. The survey shall consist of the entire project limits, as well as a minimum 500-foot buffer. If a lapse in project-related work of 7 days or longer occurs, another focused survey shall be required before project work can be reinitiated. If an active nest is found during surveys, qualified Biologist shall establish site- and species-specific no-work buffers. The buffer distances shall be specified to protect the bird's normal behavior to prevent nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed toward project personnel, standing up from a brooding position, and flying away from the nest. The qualified Biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. The qualified Biologist shall monitor the behavior of the birds (adults and young, when present) at the nest site to ensure that they are not disturbed by project work. Nest monitoring shall continue during project work until the young have fully fledged (have completely left the nest site and are no longer being fed by the parents), as determined by the qualified Biologist, unless otherwise approved in writing by the California Department of Fish and Wildlife (CDFW).
COA BIO-2	Pre-construction surveys for nesting burrowing owls within 250 feet of the site prior to commencement of construction activities between February 1 through August 31 are recommended. If occupied burrows are found, a qualified Biologist should determine the need (if any) for temporal restrictions on construction. The determination should be pursuant to criteria set forth by CDFW (CDFG, 2012).

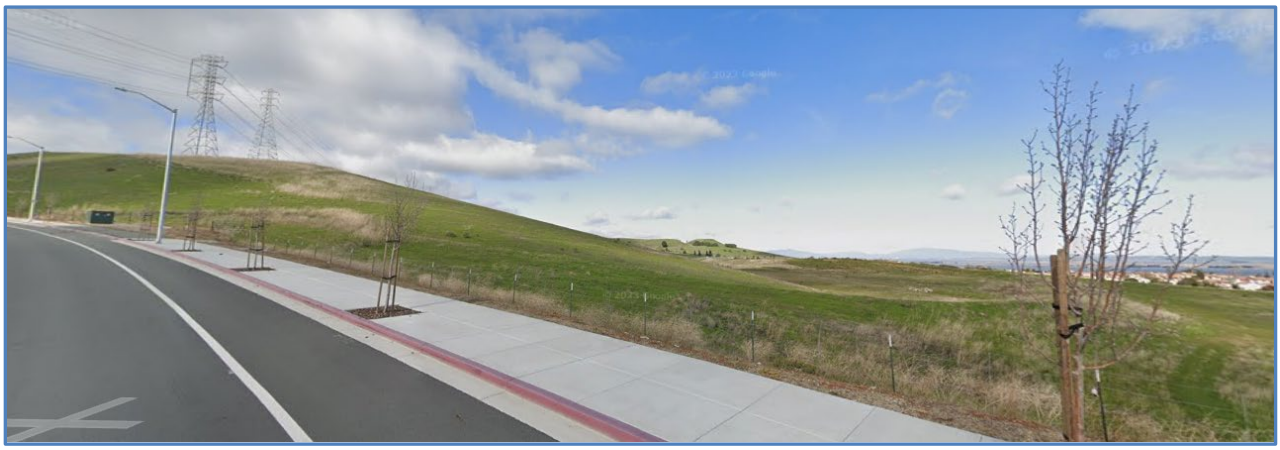
Mitigation Measure	Description
Cultural Resources	
COA CUL-1	If buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.
COA CUL-2	In the event of an inadvertent discovery or recognition of any human remains, Public Resources Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is inadvertent discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The Most Likely Descendant (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Section 5097.98, or 2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

Attachment 2
Photos of Site and Surroundings
Siena at San Marco Residential Subdivision, AP-24-0142 (DR)

Unit 17

Above: View of back side of Unit 17 from Hwy 4 looking south

Below: View of front side of Unit 17 from W Leland Rd looking north



Above: Body of the Unit 17 site, looking southwest from the northeast.

Above: Large hill in the approximate center of the Unit 17 site, looking south from the north edge.

Above: Southwest part of the Unit 17 site, looking northeast from the southwest corner of the site.

Above: Body of the Unit 17 site, looking northwest down the powerlines from the top of the large hill in the center of the site.

Above: Created detention basin adjacent to the northwest part of the Unit 17 site, looking northwest from the north edge of the site.

Above: Pipes associated with the storm drain network in the Unit 17 site, looking south from the northwest part of the site.

Unit 16

Above: South part of the Unit 16 site, looking northwest from the southeast part of the site.

Above: East edge of the Unit 16 site, looking north from the southeast part of the site.

Above: Existing storm drain structure in the west part of the Unit 16 site, looking northwest.

Above: North edge of the Unit 16 site, looking west along Leland Road.

Attachment 3
Map of Surrounding Uses
Siena at San Marco Residential Subdivision, AP-24-0142 (DR)

Project Site

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA
Legacy Builders, Inc.

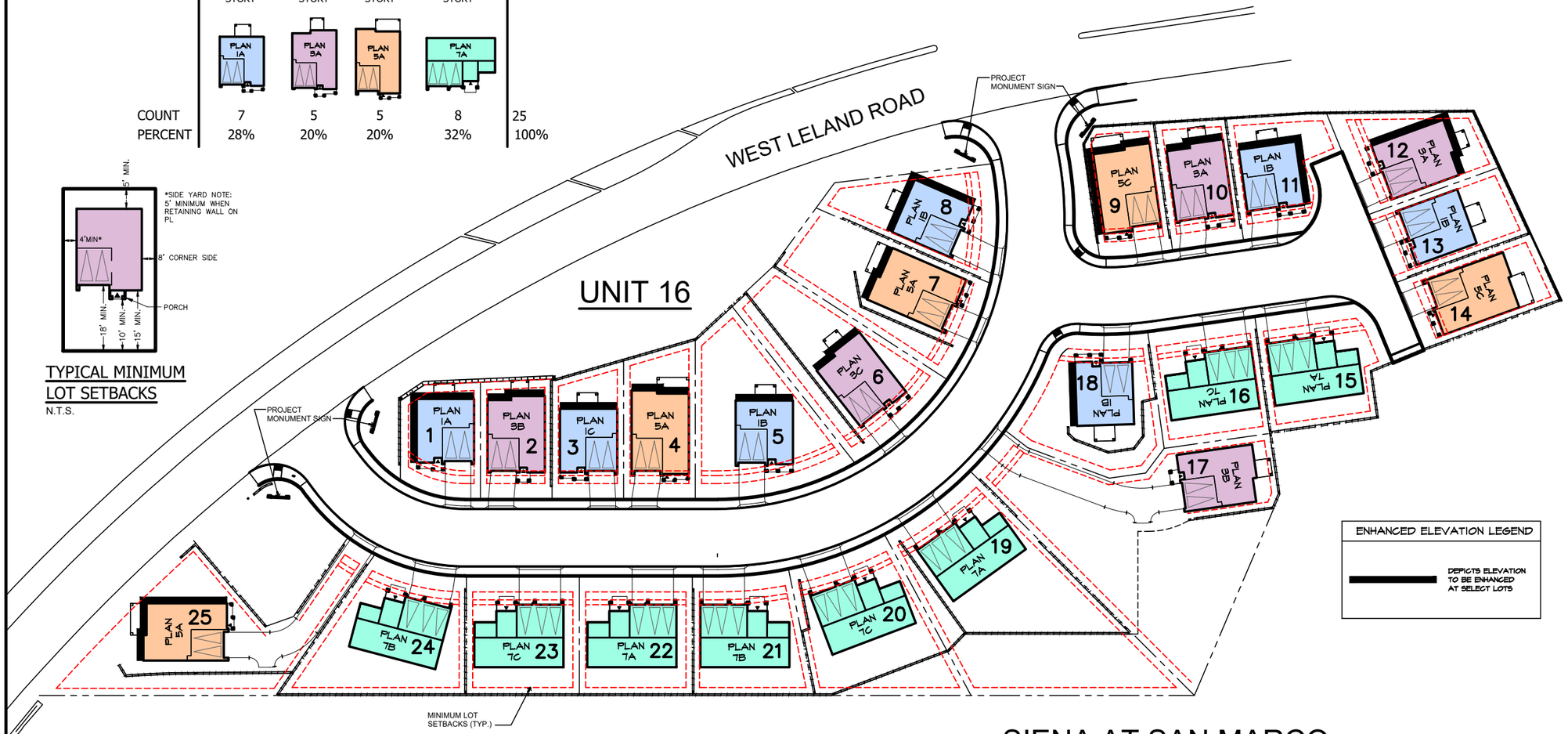
Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

Received by Planning (A Spells) 2-18-25

DISTRIBUTION TABLE

PLAN#	1 TWO STORY	3 TWO STORY	5 TWO STORY	7 THREE STORY	
	PLAN 1A	PLAN 3A	PLAN 5A	PLAN 7A	
COUNT	7	5	5	8	25
PERCENT	28%	20%	20%	32%	100%

TYPICAL MINIMUM LOT SETBACKS
N.T.S.



ENHANCED ELEVATION LEGEND

DEPICTS ELEVATION TO BE ENHANCED AT SELECT LOTS

SIENA AT SAN MARCO
SUBDIVISION 9554 UNITS 16 & 17
MASTER PLOTTING PLAN

PITTSBURG, CA

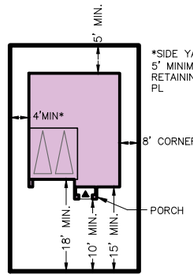
LEGACY DESIGN GROUP, LLC

DATE: 11-01-24 SCALE: 1'=30'

REVISED DATE: 2-18-25

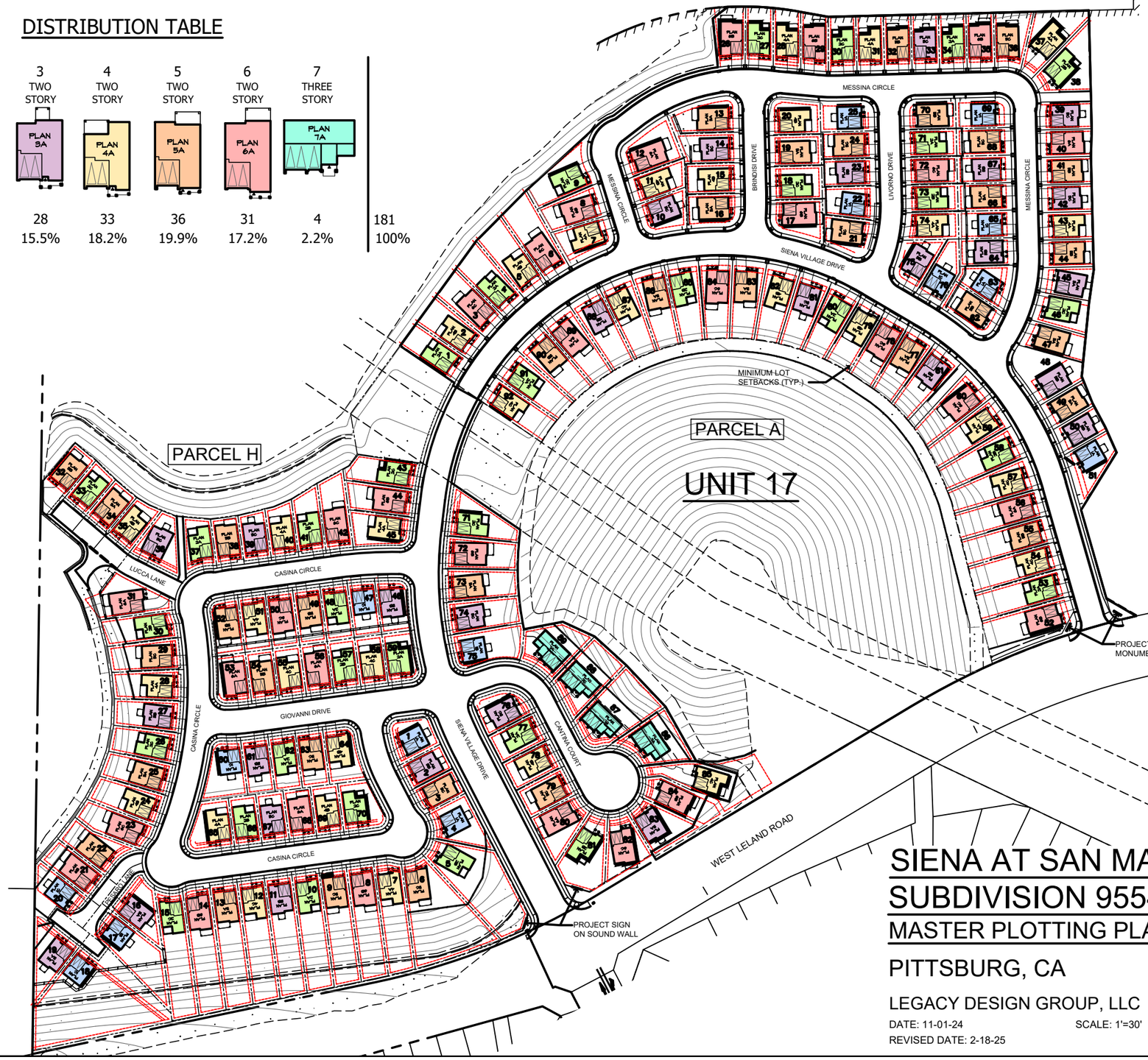
DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	5 TWO STORY	6 TWO STORY	7 THREE STORY	
	PLAN 1A	PLAN 2A	PLAN 3A	PLAN 4A	PLAN 5A	PLAN 6A	PLAN 7A	
COUNT	15	34	28	33	36	31	4	181
PERCENT	8.2%	18.8%	15.5%	18.2%	19.9%	17.2%	2.2%	100%



*SIDE YARD NOTE:
5' MINIMUM WHEN RETAINING WALL ON PL

TYPICAL MINIMUM LOT SETBACKS
N.T.S.



ENHANCED ELEVATION LEGEND

DEPICTS ELEVATION TO BE ENHANCED AT SELECT LOTS

SIENA AT SAN MARCO
SUBDIVISION 9554 UNITS 16 & 17
MASTER PLOTTING PLAN

PITTSBURG, CA

LEGACY DESIGN GROUP, LLC

DATE: 11-01-24 SCALE: 1'=30'

REVISED DATE: 2-18-25

Elevation A
Traditional

EXTERIOR MATERIALS:

A:
- FLAT CONCRETE TILE ROOFING
- GABLE & HIP ROOFS
- STUCCO BODY
- STUCCO TRIM
- FOAM CORBELS
- MOCK WOOD SHUTTERS
- FIBER CEMENT SHINGLE SIDING
- SIM. BRICK VENEER
- ROLL-UP GARAGE DOORS **WITH STANDARD WINDOW LITES**

B:
- FLAT CONCRETE TILE ROOFING
- GABLE & HIP ROOFS
- STUCCO BODY
- STUCCO TRIM
- FIBER CEMENT PANEL AND TRIM BATTEN
- MOCK WOOD SHUTTERS
- SIM. STONE VENEER
- ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

C:
- FLAT CONCRETE TILE ROOFING
- GABLE ROOFS
- STUCCO BODY
- STUCCO ACCENT SCORE JOINTS
- STUCCO TRIM
- FIBER CEMENT HORIZONTAL SIDING
- ACCENT VENTS
- STONE VENEER
- STANDING SEAM METAL ROOF
- ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

Elevation B
Farmhouse

Elevation C
Contemporary

Plan 1
Front Elevations

Siena at San Marco

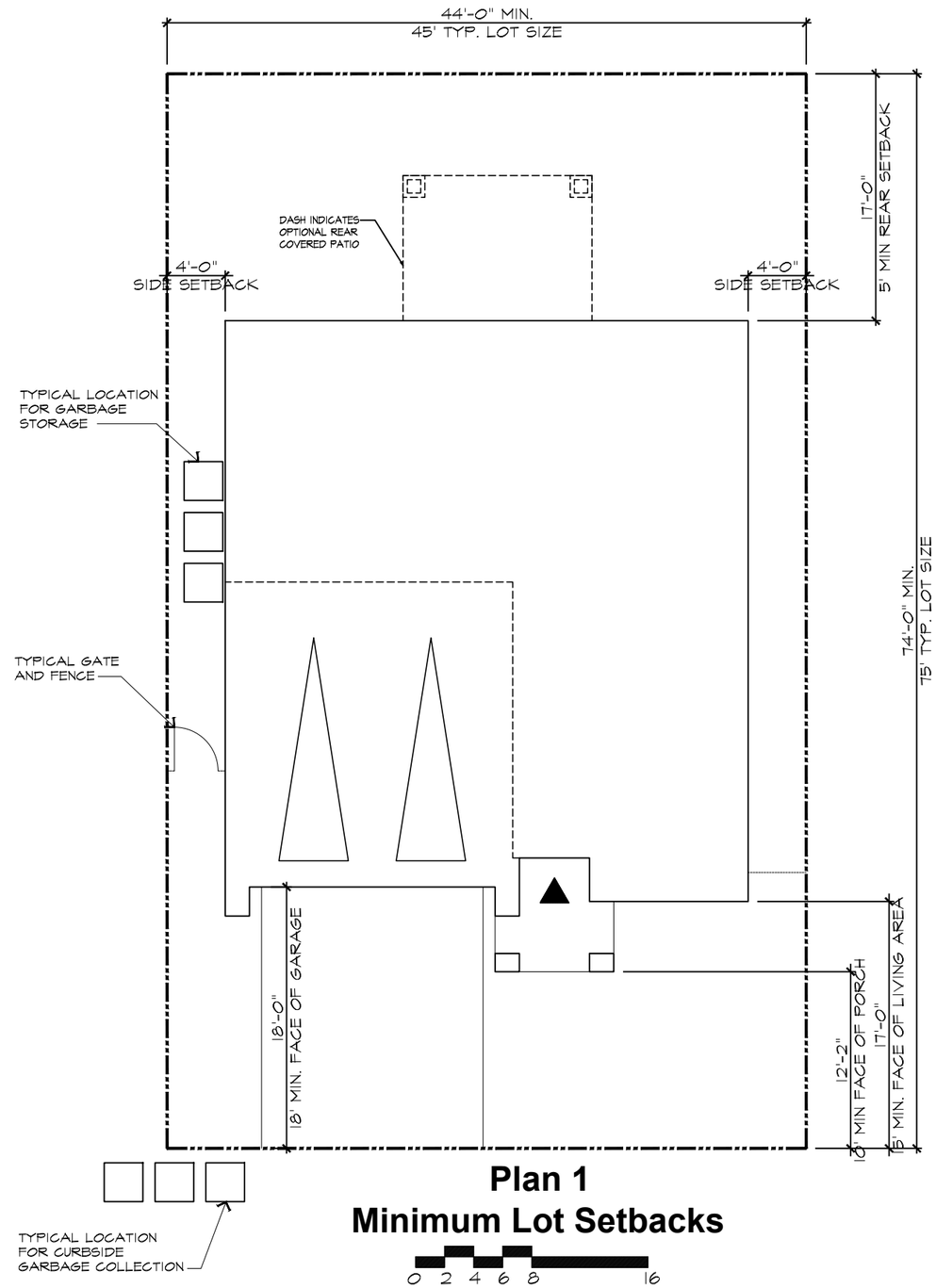
Units 16 & 17

City of Pittsburg, CA

92

NOTE:
NO TWO ADJACENT OR FRONT-FACING HOMES WILL HAVE THE SAME EXTERIOR ARCHITECTURAL STYLE OR COLOR SCHEME.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



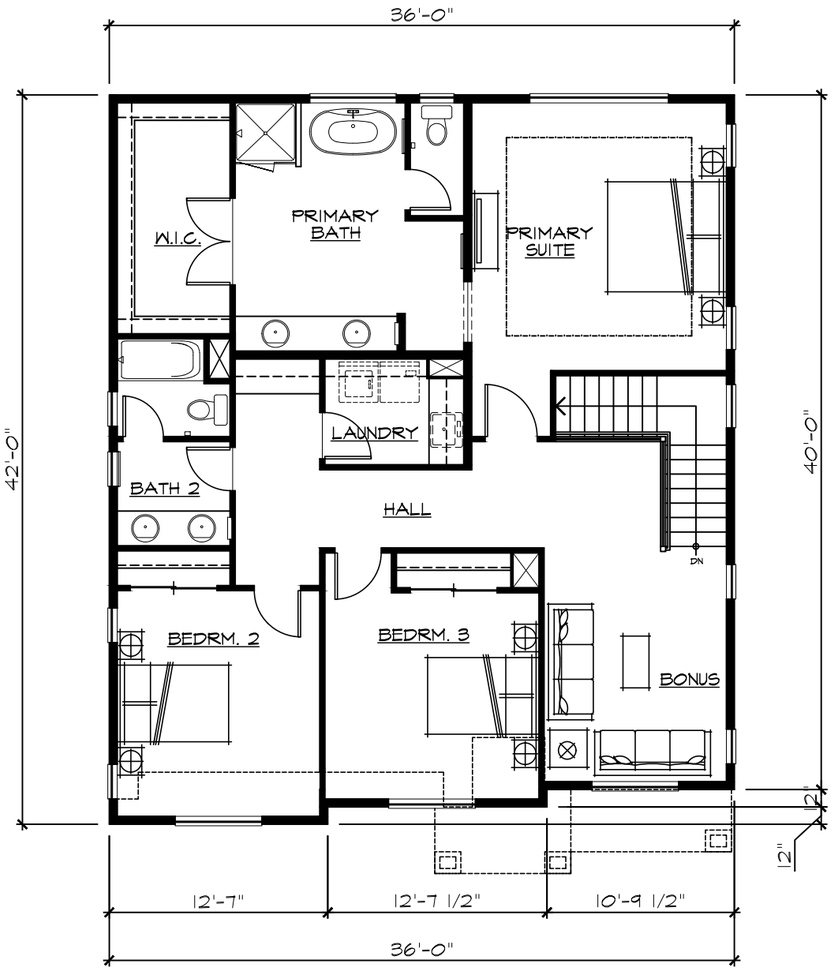
Plan 1
Minimum Lot Setbacks

City of Pittsburg
MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MINIMUM
PORCH - SETBACK	10' MINIMUM
FRONT SETBACK - TO GARAGE	18' MINIMUM
SIDE YARD - SETBACK	4' MINIMUM
CORNER SIDE YARD - SETBACK	8' MINIMUM
REAR YARD - SETBACK	5' MINIMUM

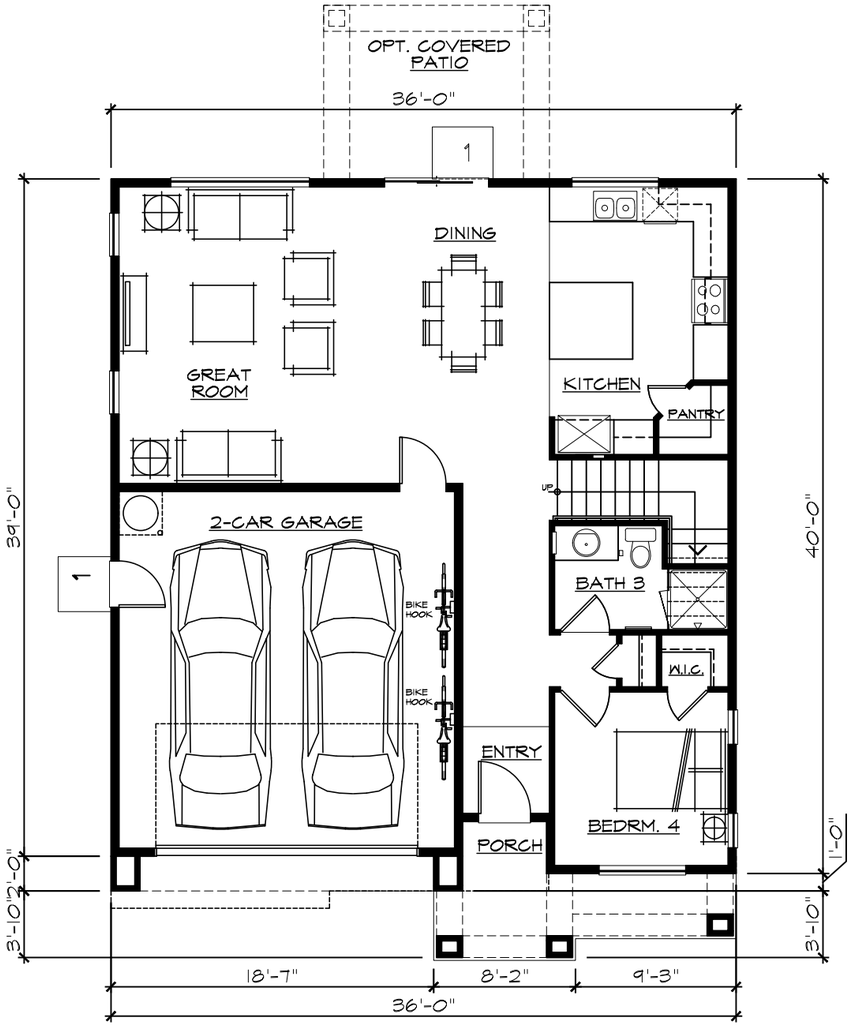
Siena at San Marco
Units 16 & 17
City of Pittsburg, CA
93

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Second Floor

FLOOR AREA: 1,390 SQ. FT.



First Floor

FLOOR AREA: 953 SQ. FT.

SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,343 SQ. FT.
GARAGE AREA:	417 SQ. FT.

Plan 1
Elevation 'A'

0 2 4 6 8 16

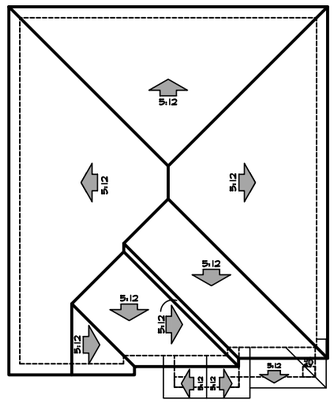
Siena at San Marco

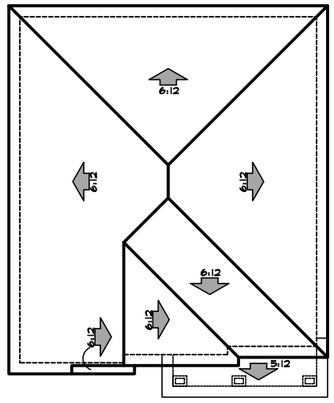
Units 16 & 17

City of Pittsburg, CA

94

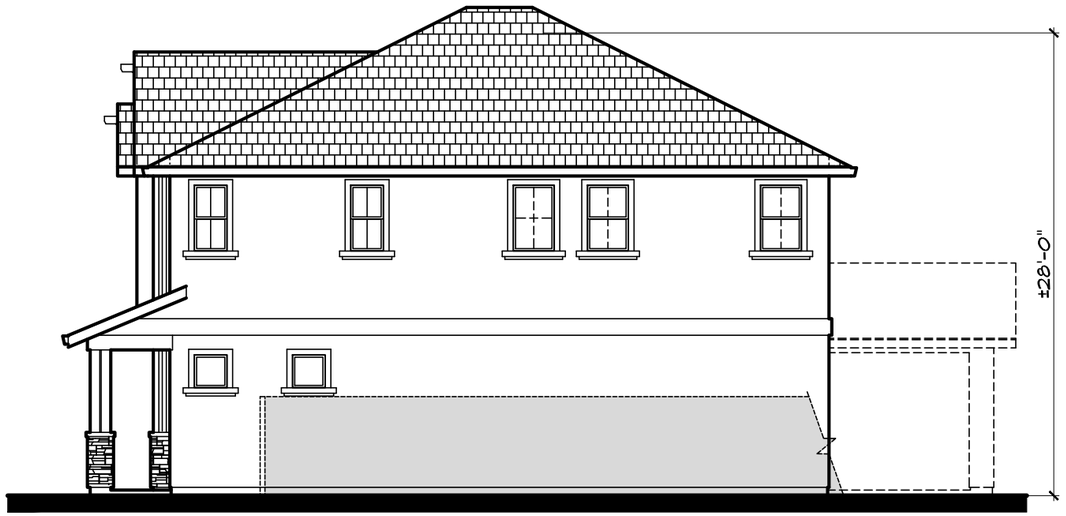
Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.


5:12
5:12
5:12

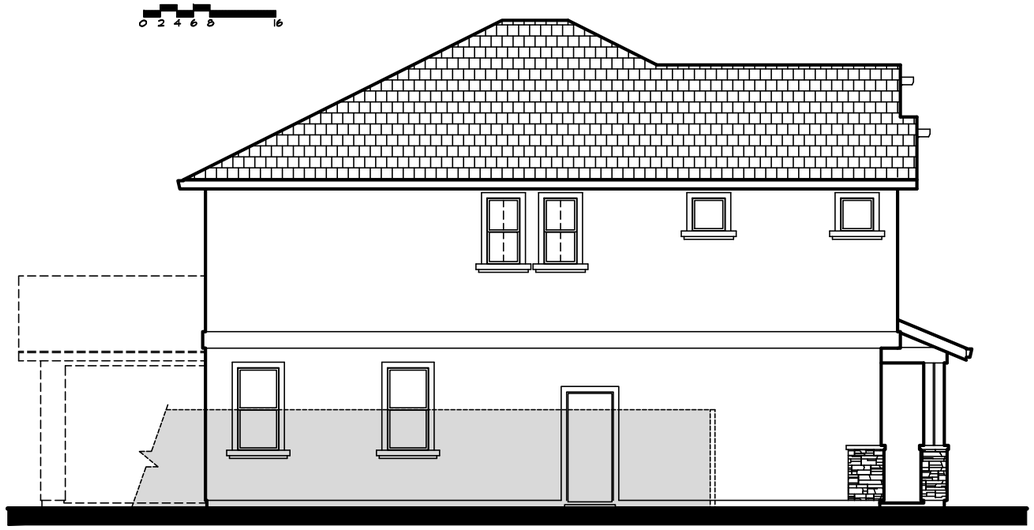


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 1
Elevation 'B'

0 2 4 6 8 16

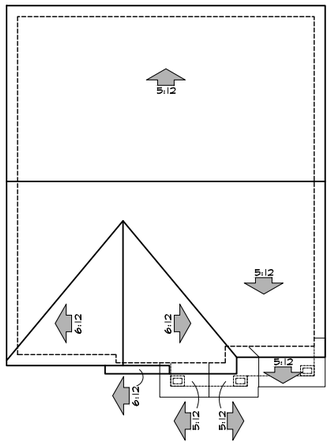
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

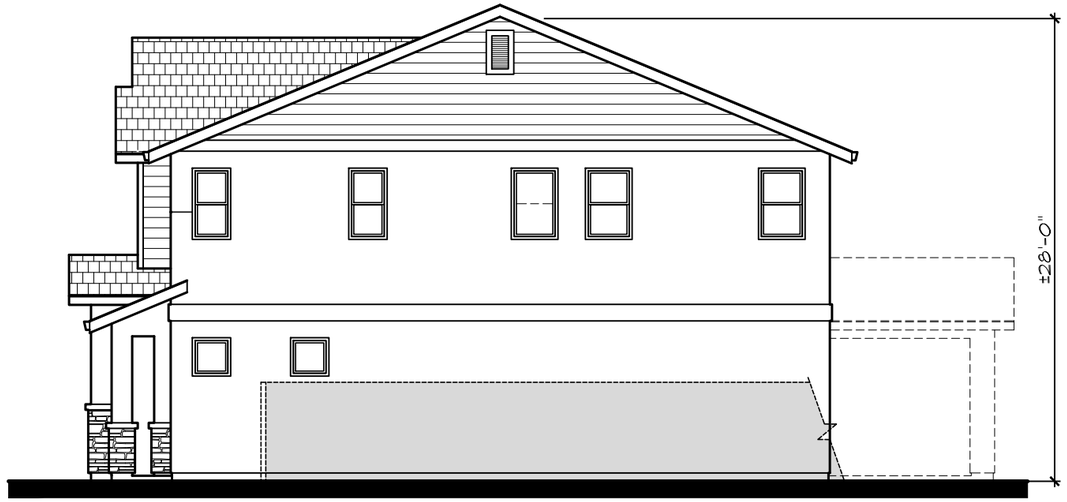
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

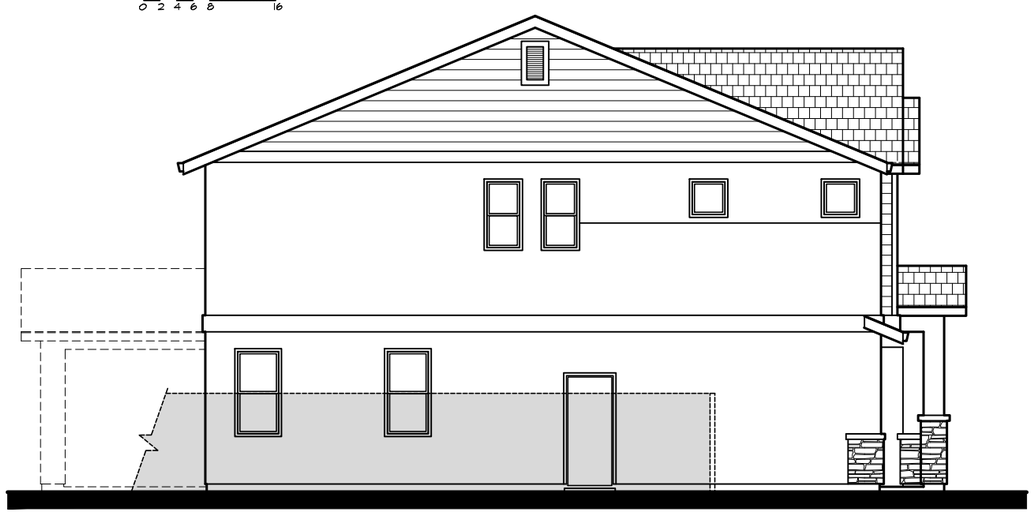


Roof Plan

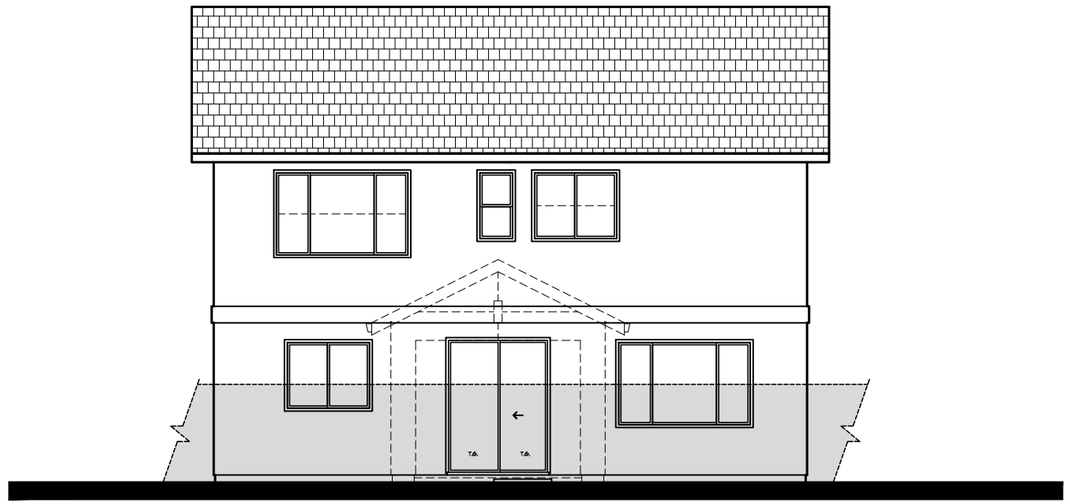
0 2 4 6 8 16



Right



Left



Rear

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Plan 1
Elevation 'C'

0 2 4 6 8 16

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

Elevation A
Traditional

EXTERIOR MATERIALS:

A:
FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT SHINGLE SIDING
SIM. BRICK VENEER
ROLL-UP GARAGE DOORS WITH OPTIONAL WINDOW LITES

B:
FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT HORIZONTAL SIDING
FIBER CEMENT PANEL AND TRIM BATTEN
MOCK WOOD SHUTTERS
SIM. STONE VENEER
ROLL-UP GARAGE DOORS WITH STANDARD WINDOW LITES

C:
FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO ACCENT SCORE JOINTS
STUCCO TRIM
FIBER CEMENT HORIZONTAL SIDING
MOCK WOOD SHUTTERS
ACCENT VENTS
SIM. STONE VENEER
STANDING SEAM METAL ROOF
ROLL-UP GARAGE DOORS WITH OPTIONAL WINDOW LITES

Elevation B
Farmhouse

Elevation C
Contemporary

Plan 2
Front Elevations

Siena at San Marco

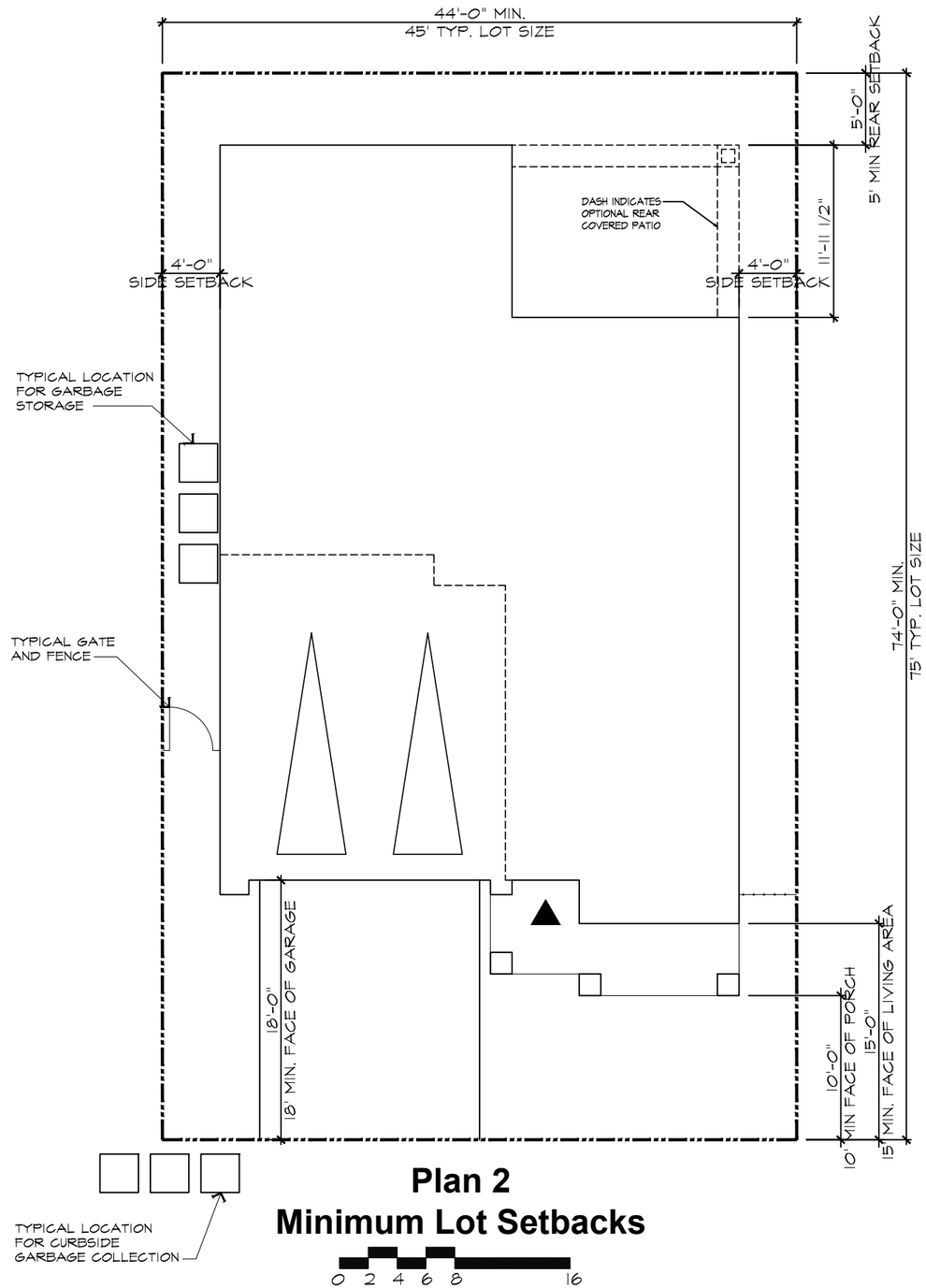
Units 16 & 17

City of Pittsburg, CA

98

NOTE:
NO TWO ADJACENT OR FRONT-FACING HOMES WILL HAVE THE SAME EXTERIOR ARCHITECTURAL STYLE OR COLOR SCHEME.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Plan 2
Minimum Lot Setbacks

Siena at San Marco

Units 16 & 17

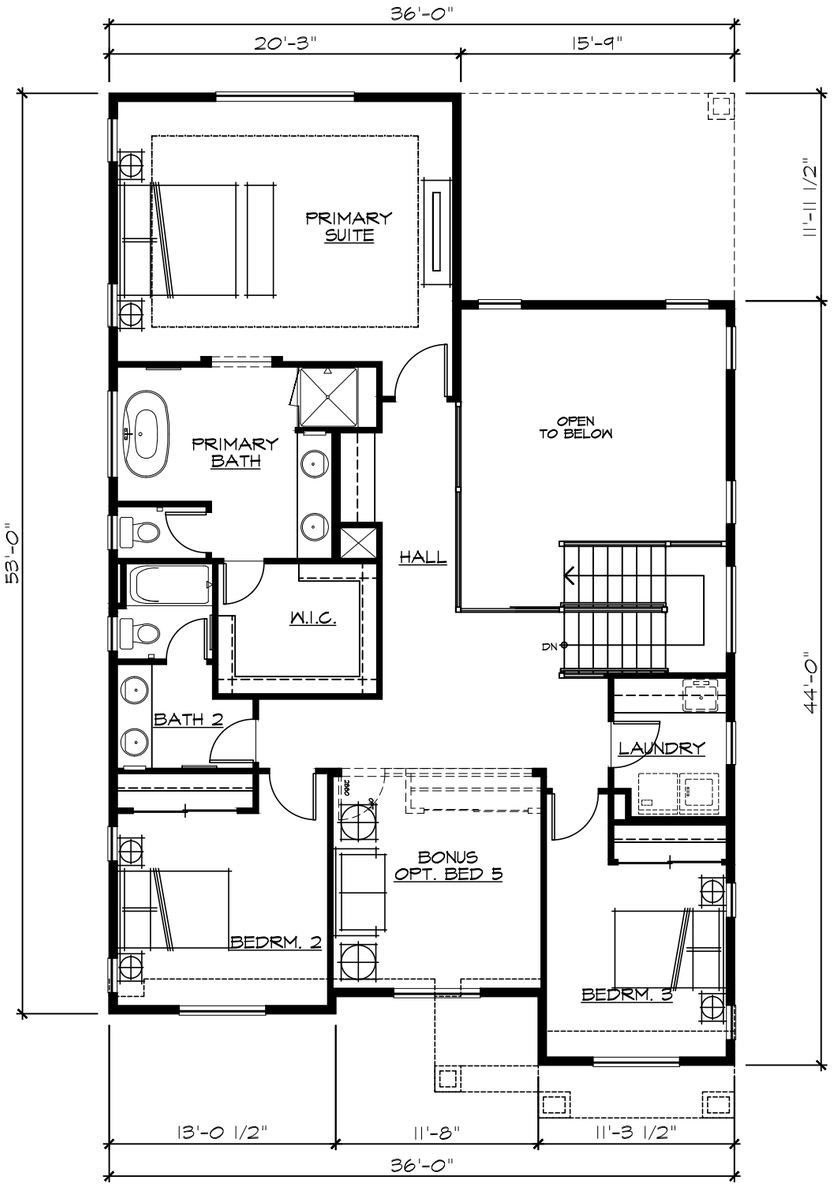
City of Pittsburg, CA

99

City of Pittsburg
MINIMUM REQUIREMENTS

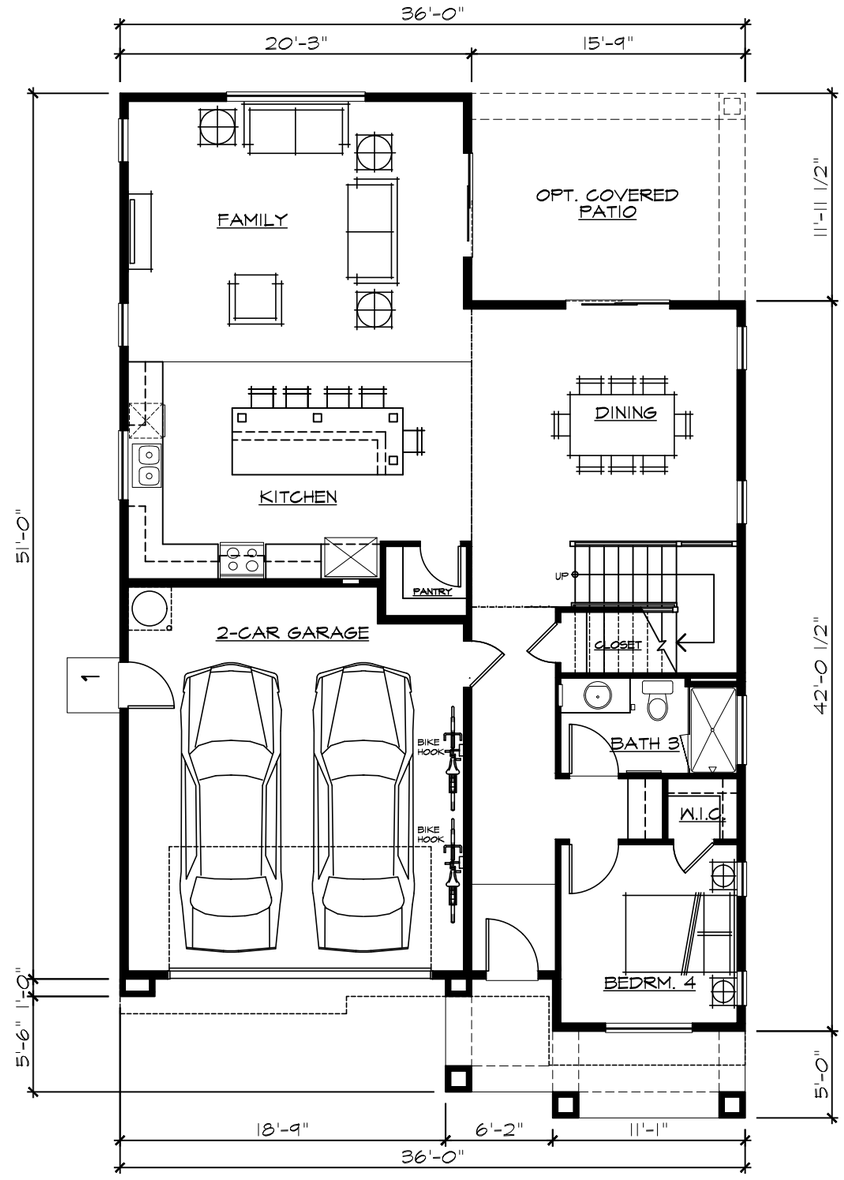
FRONT SETBACK - TO LIVING	15' MINIMUM
PORCH - SETBACK	10' MINIMUM
FRONT SETBACK - TO GARAGE	18' MINIMUM
SIDE YARD - SETBACK	4' MINIMUM
CORNER SIDE YARD - SETBACK	8' MINIMUM
REAR YARD - SETBACK	5' MINIMUM

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Second Floor

FLOOR AREA: 1,432 SQ. FT.



First Floor

FLOOR AREA: 1,244 SQ. FT.

Plan 2
Elevation 'A'

0 2 4 6 8 16

Siena at San Marco

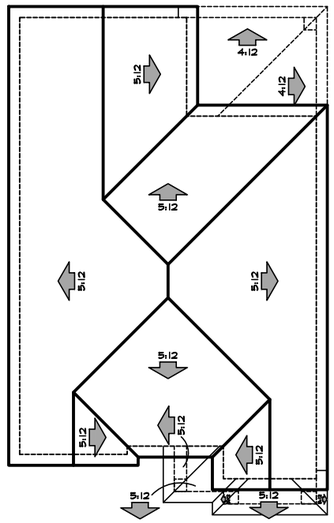
Units 16 & 17

City of Pittsburg, CA

100

SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,676 SQ. FT.
GARAGE AREA:	436 SQ. FT.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Roof Plan

0 2 4 6 8 16

Right

Left

Rear

Plan 2
Elevation 'A'

0 2 4 6 8 16

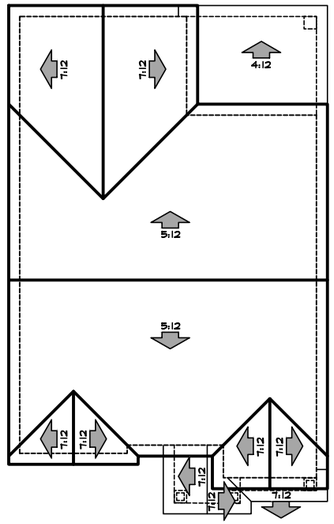
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Roof Plan

0 2 4 6 8 16

Right

Left

Rear

Plan 2
Elevation 'B'

0 2 4 6 8 16

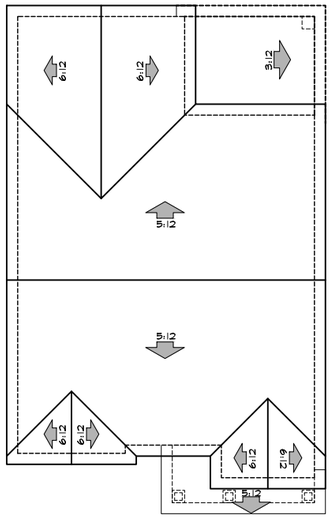
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

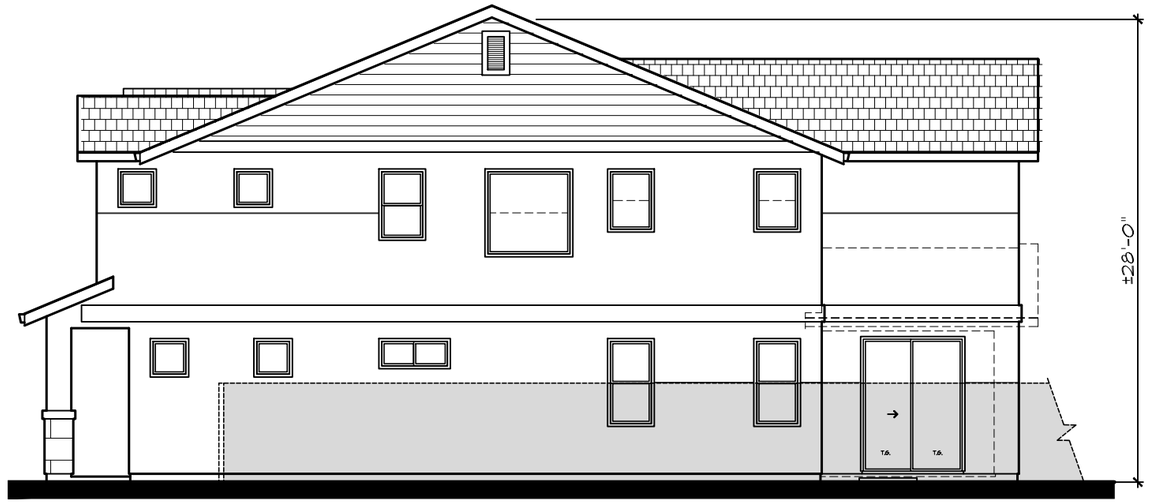
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



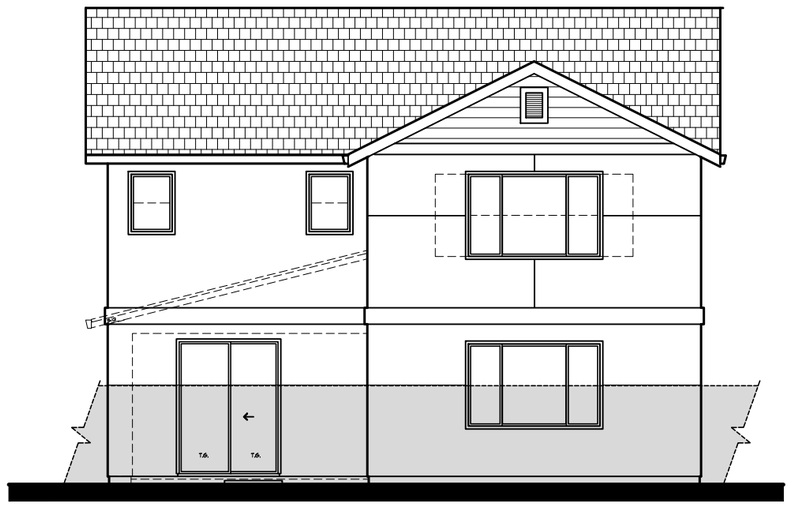
Roof Plan

0 2 4 6 8 16



Right

Left



Rear

Plan 2
Elevation 'C'

0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

Elevation A
Traditional

EXTERIOR MATERIALS:

A:
FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT SHINGLE SIDING
MOCK WOOD SHUTTERS
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

B:
FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT PANEL AND TRIM BATTEN
SIM. STONE VENEER
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

C:
FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO ACCENT SCORE JOINTS
STUCCO TRIM
FIBER CEMENT HORIZONTAL SIDING
ACCENT VENTS
STONE VENEER
STANDING SEAM METAL ROOF
ROLL-UP GARAGE DOORS **WITH STANDARD WINDOW LITES**

Elevation B
Farmhouse

Elevation C
Contemporary

Plan 3
Front Elevations

Siena at San Marco

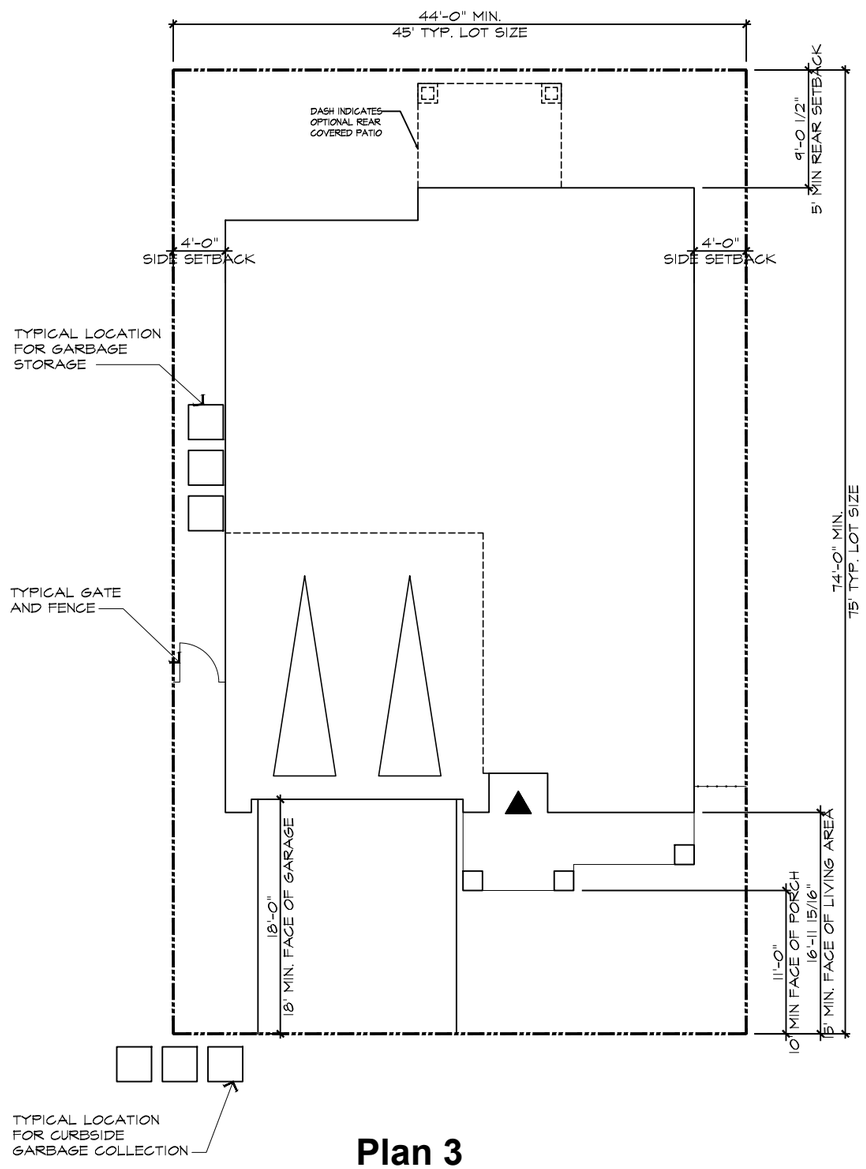
Units 16 & 17

City of Pittsburg, CA

104

NOTE:
NO TWO ADJACENT OR FRONT-FACING HOMES WILL HAVE THE SAME EXTERIOR ARCHITECTURAL STYLE OR COLOR SCHEME.

Date: November 1, 2024
Revised Date: February 18, 2025



City of Pittsburg
MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MINIMUM
PORCH - SETBACK	10' MINIMUM
FRONT SETBACK - TO GARAGE	18' MINIMUM
SIDE YARD - SETBACK	4' MINIMUM
CORNER SIDE YARD - SETBACK	8' MINIMUM
REAR YARD - SETBACK	5' MINIMUM

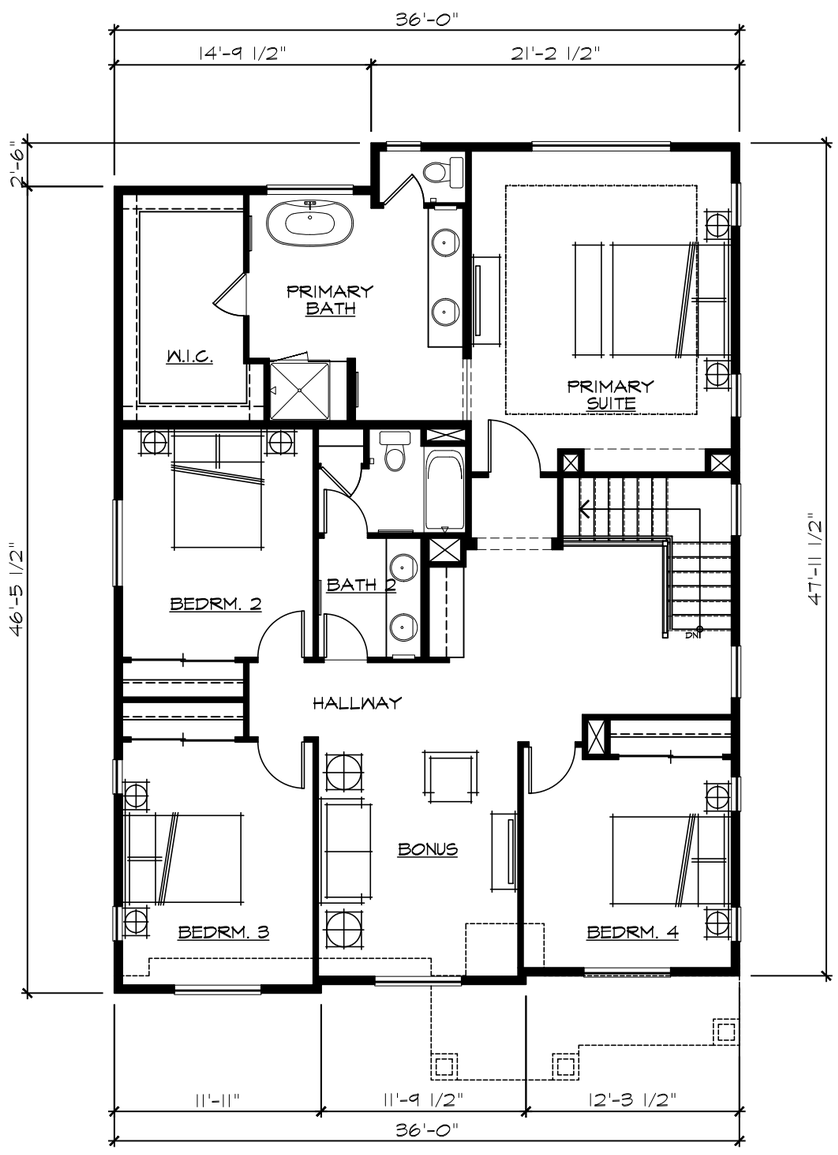
Plan 3
Minimum Lot Setbacks

0 2 4 6 8 16

Siena at San Marco
Units 16 & 17
City of Pittsburg, CA

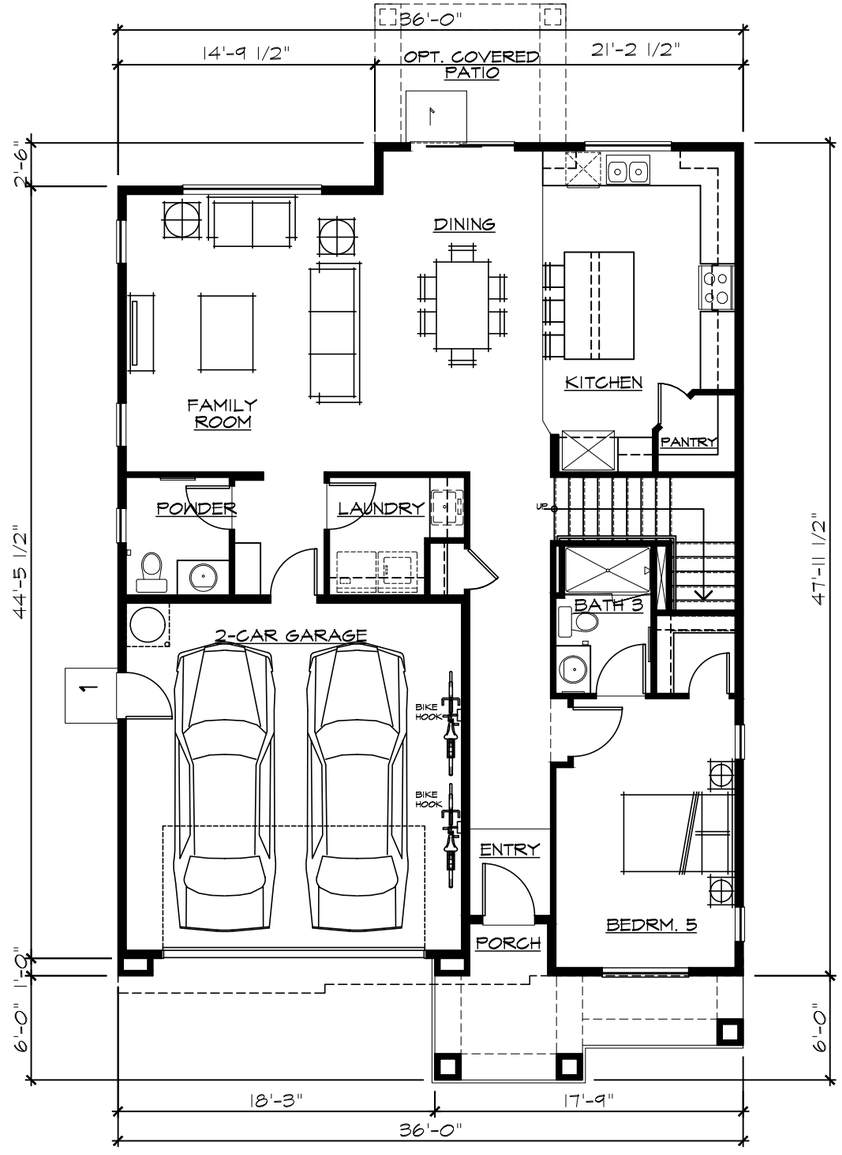
105

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Second Floor

FLOOR AREA: 1,637 SQ. FT.



First Floor

FLOOR AREA: 1,250 SQ. FT.

Plan 3
Elevation 'A'

0 2 4 6 8 16

Siena at San Marco

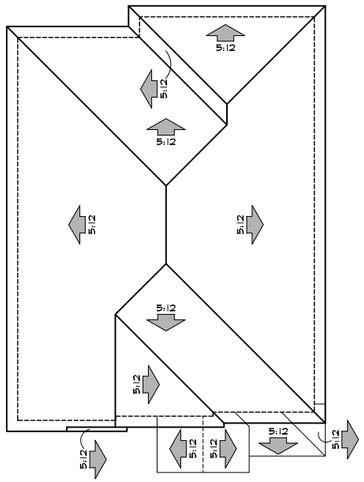
Units 16 & 17

City of Pittsburg, CA

106

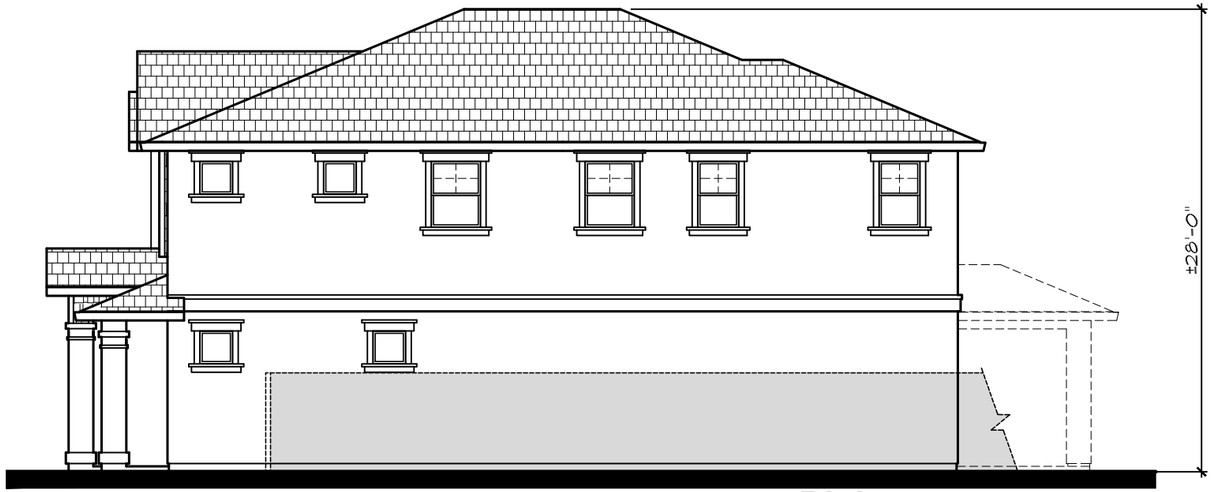
SQUARE FOOTAGE	
TOTAL LIVING AREA:	2,887 SQ. FT.
GARAGE AREA:	406 SQ. FT.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Roof Plan

0 2 4 6 8 16



Right

Left

Rear

Plan 3
Elevation 'A'

0 2 4 6 8 16

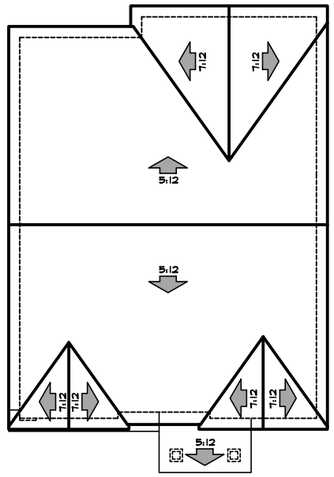
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

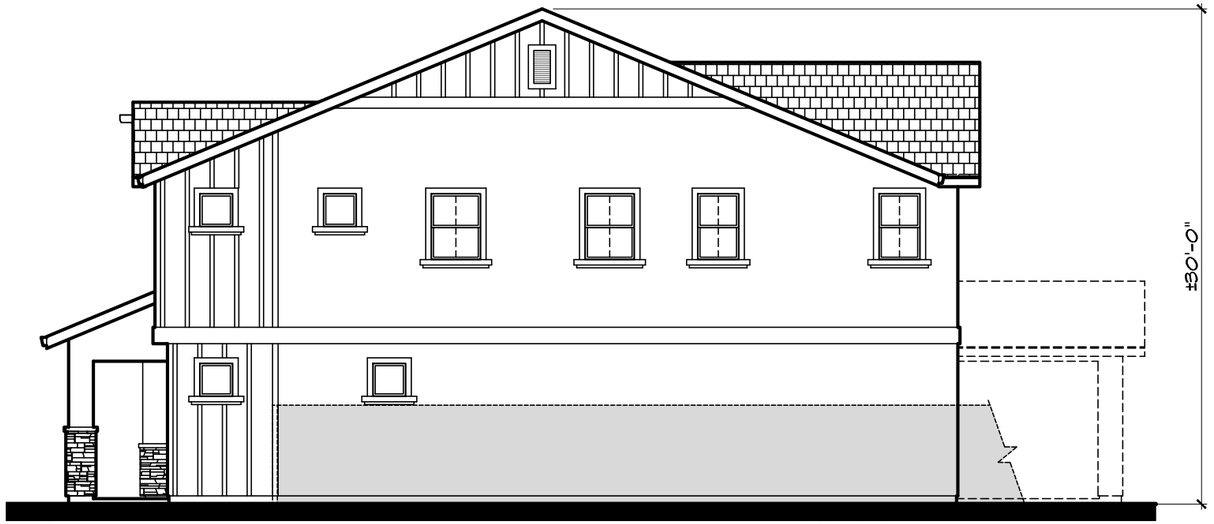
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

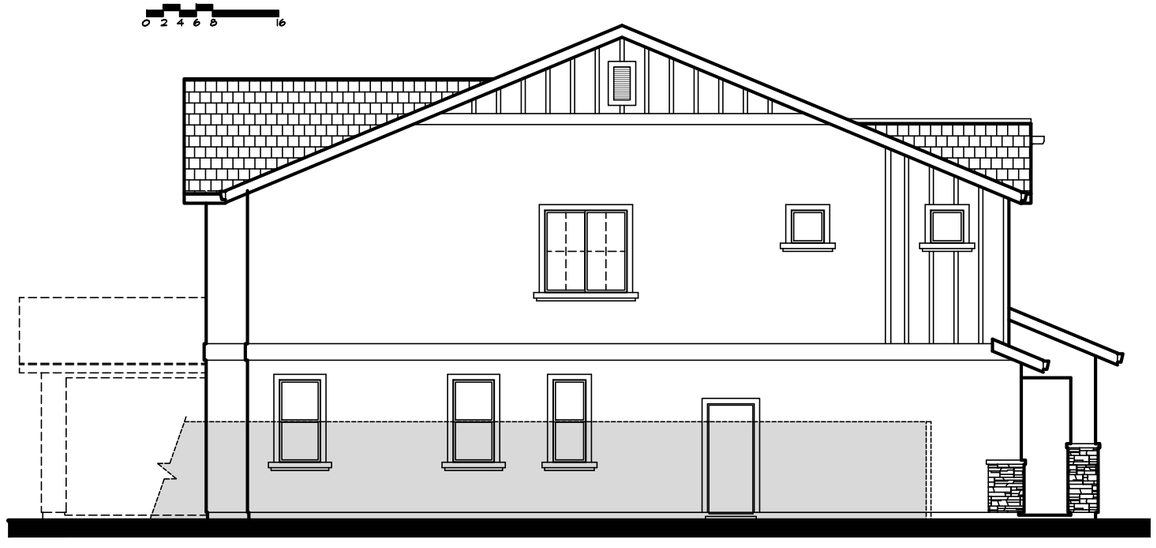


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 3
Elevation 'B'

0 2 4 6 8 16

Siena at San Marco

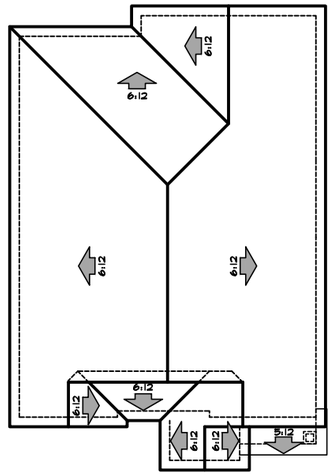
Units 16 & 17

City of Pittsburg, CA

108

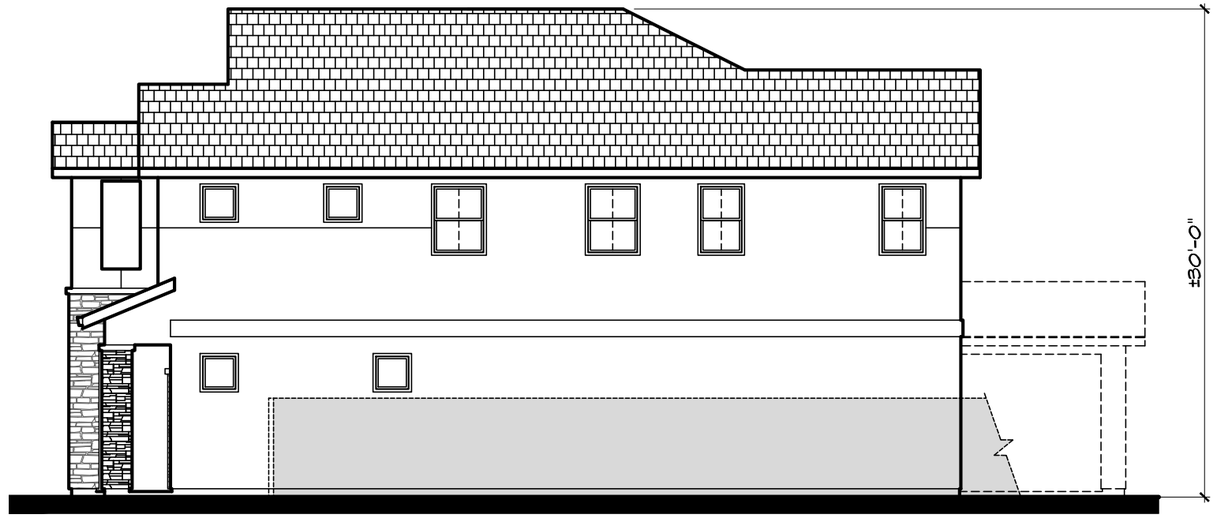
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

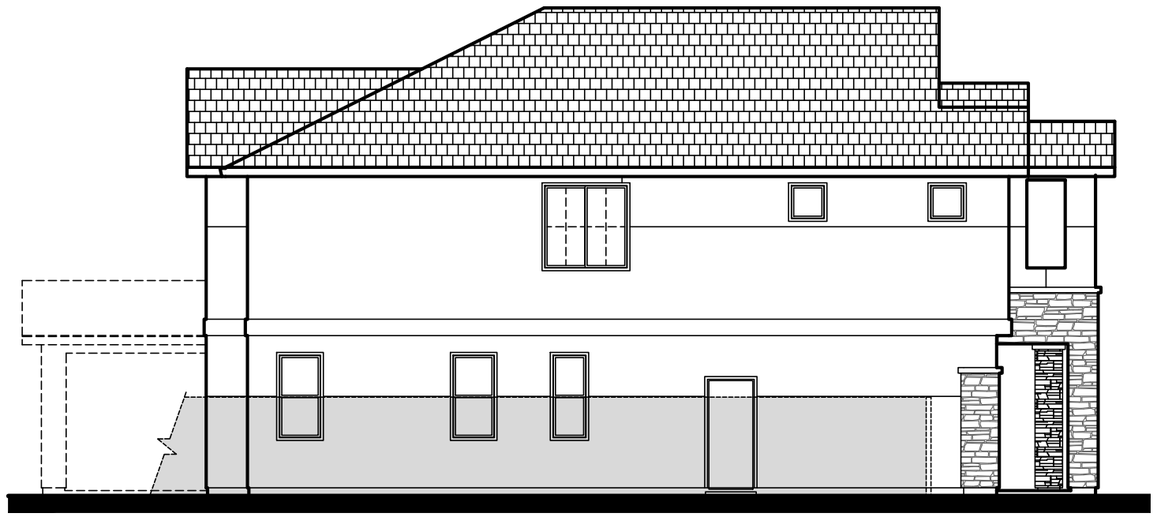


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 3
Elevation 'C'

0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

Elevation A
Traditional

EXTERIOR MATERIALS:

A: FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT SHINGLE SIDING
MOCK WOOD SHUTTERS
SIM. BRICK VENEER
ROLL-UP GARAGE DOORS **WITH STANDARD WINDOW LITES**

B: FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT PANEL AND TRIM BATTEN
STANDING SEAM METAL ROOF
SIM. STONE VENEER
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

C: FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO ACCENT SCORE JOINTS
STUCCO TRIM
FIBER CEMENT HORIZONTAL SIDING
ACCENT VENTS
STANDING SEAM METAL ROOF
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

Elevation B
Farmhouse

Elevation C
Contemporary

Plan 4
Front Elevations

Siena at San Marco

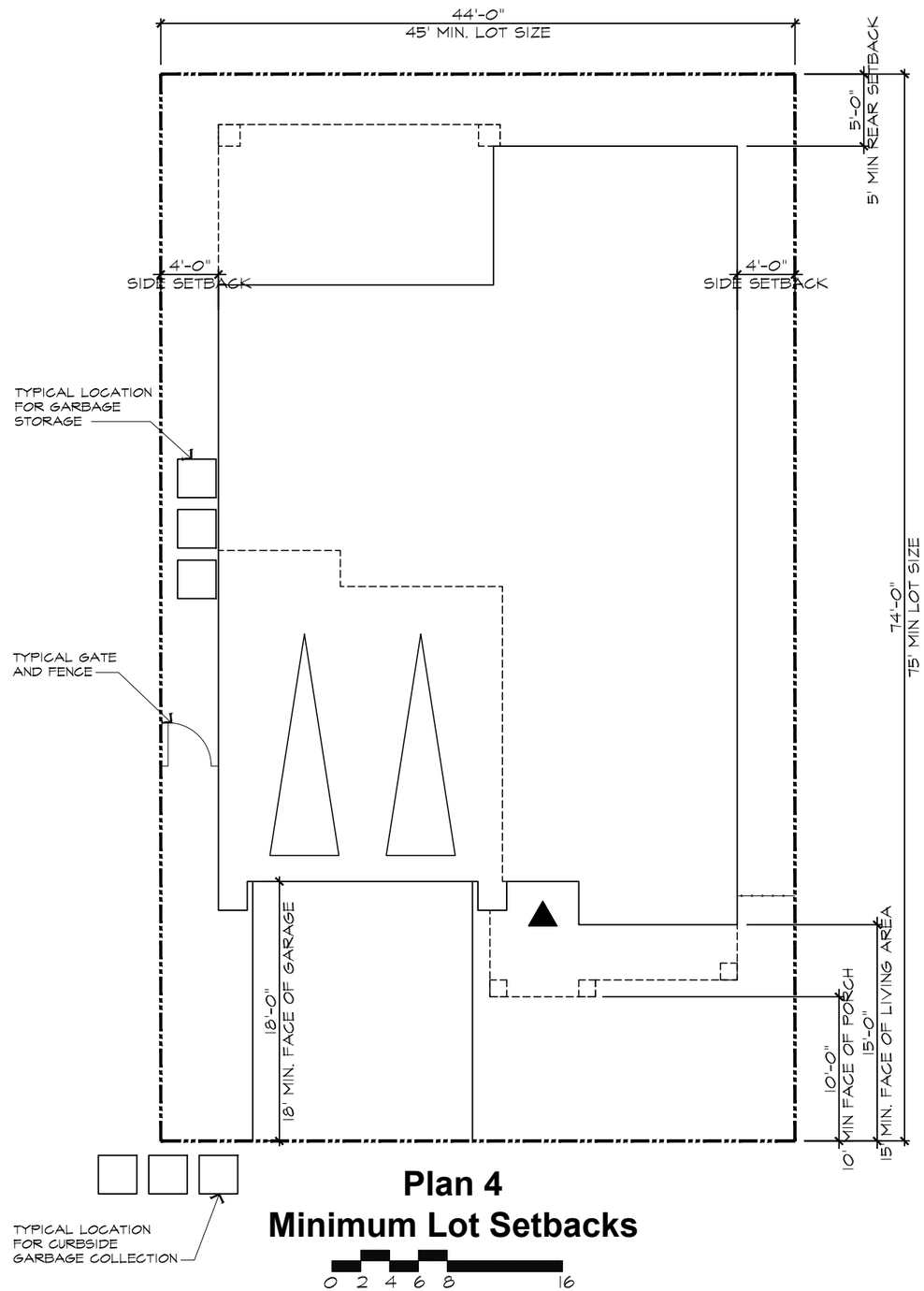
Units 16 & 17

City of Pittsburg, CA

110

NOTE:
NO TWO ADJACENT OR FRONT-FACING HOMES WILL HAVE THE SAME EXTERIOR ARCHITECTURAL STYLE OR COLOR SCHEME.

Date: November 1, 2024
Revised Date: February 18, 2025



Plan 4
Minimum Lot Setbacks

City of Pittsburg MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MINIMUM
PORCH - SETBACK	10' MINIMUM
FRONT SETBACK - TO GARAGE	18' MINIMUM
SIDE YARD - SETBACK	4' MINIMUM
CORNER SIDE YARD - SETBACK	8' MINIMUM
REAR YARD - SETBACK	5' MINIMUM

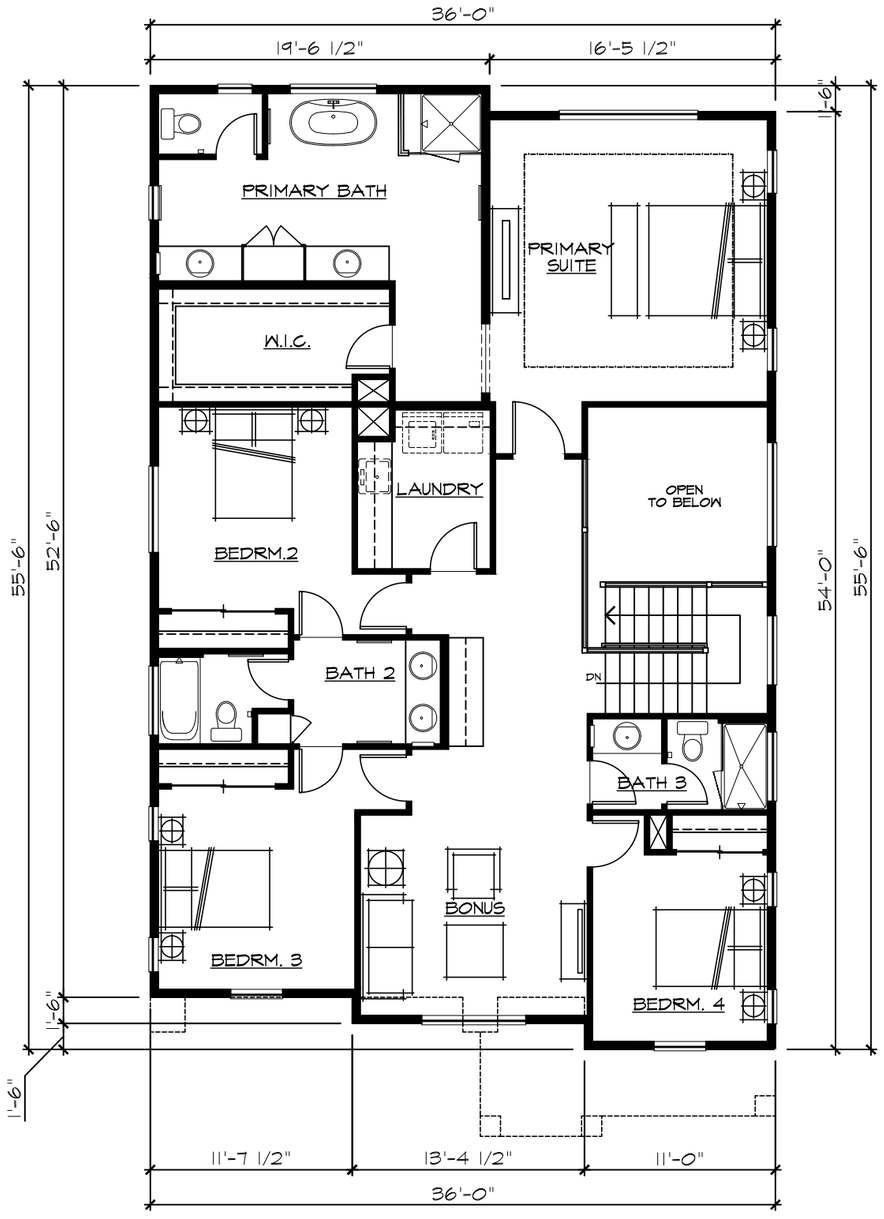
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

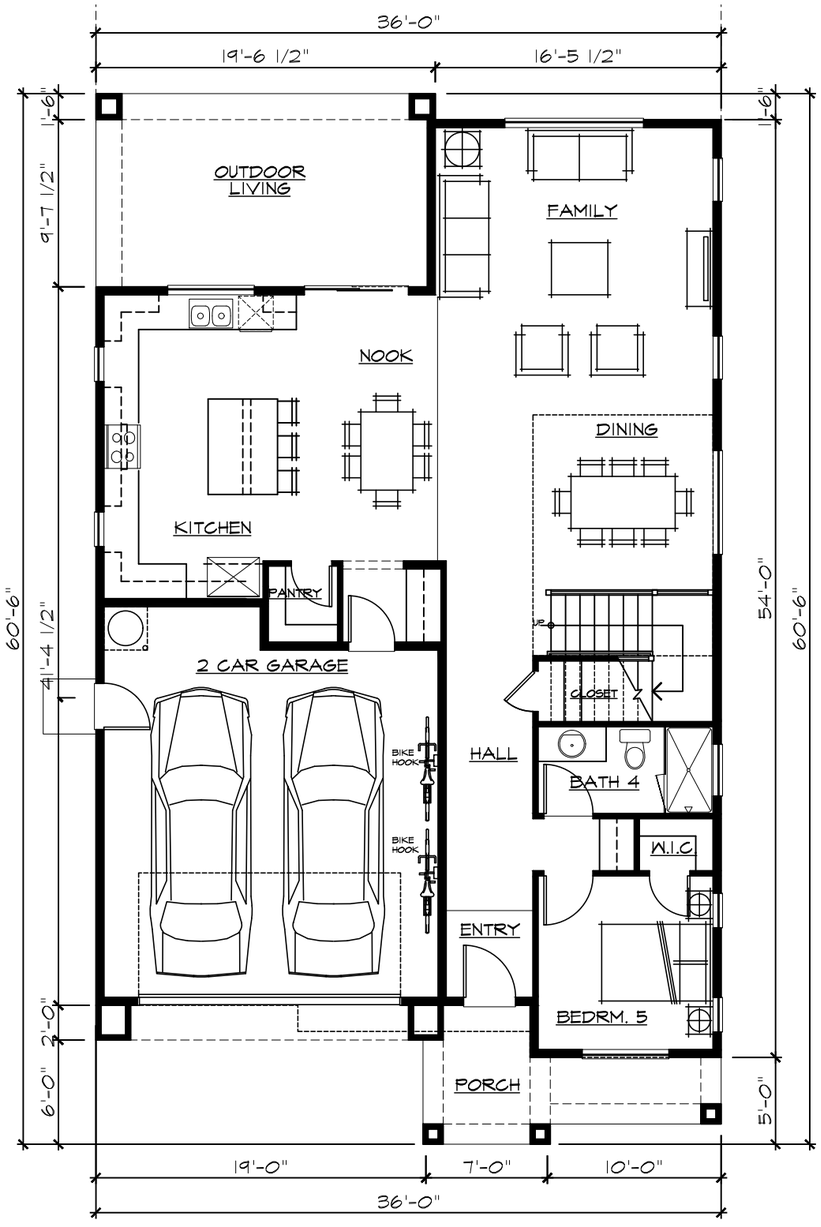
111

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Second Floor

FLOOR AREA: 1,741 SQ. FT.



First Floor

FLOOR AREA: 1,261 SQ. FT.

SQUARE FOOTAGE	
TOTAL LIVING AREA:	3,002 SQ. FT.
GARAGE AREA:	424 SQ. FT.

Plan 4
Elevation 'A'

0 2 4 6 8 16

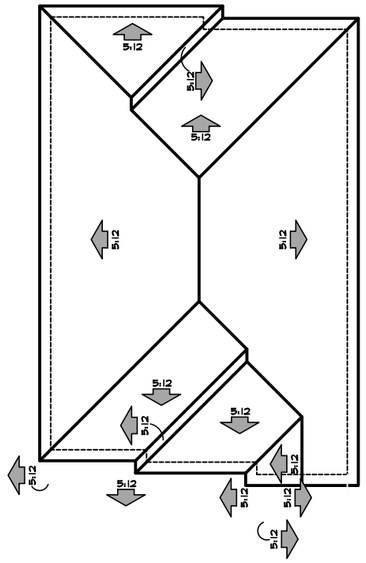
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

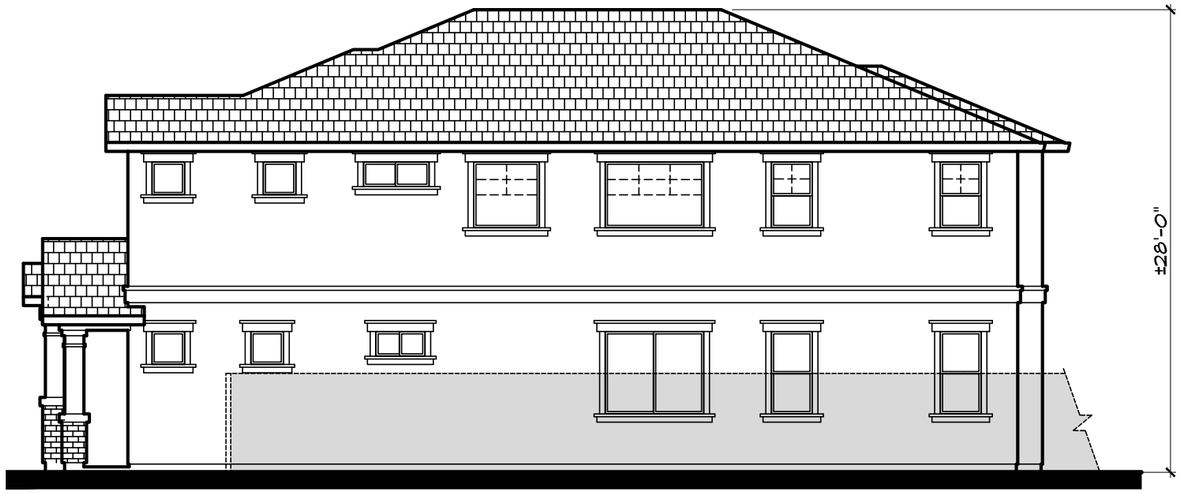
112

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

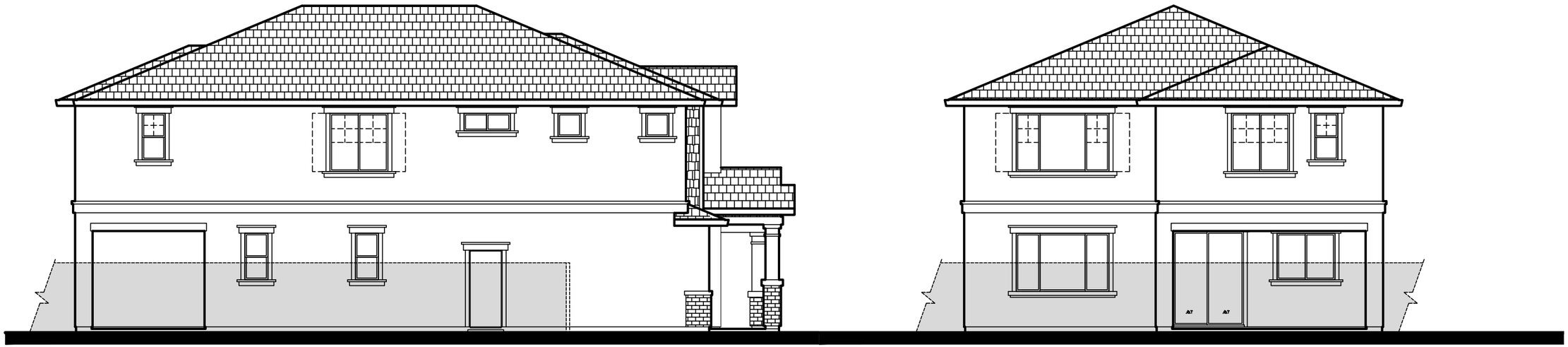


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 4
Elevation 'A'

0 2 4 6 8 16

Siena at San Marco

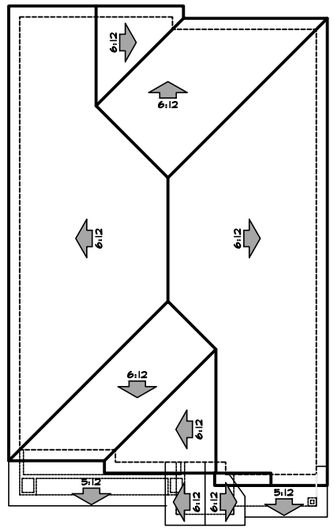
Units 16 & 17

City of Pittsburg, CA

113

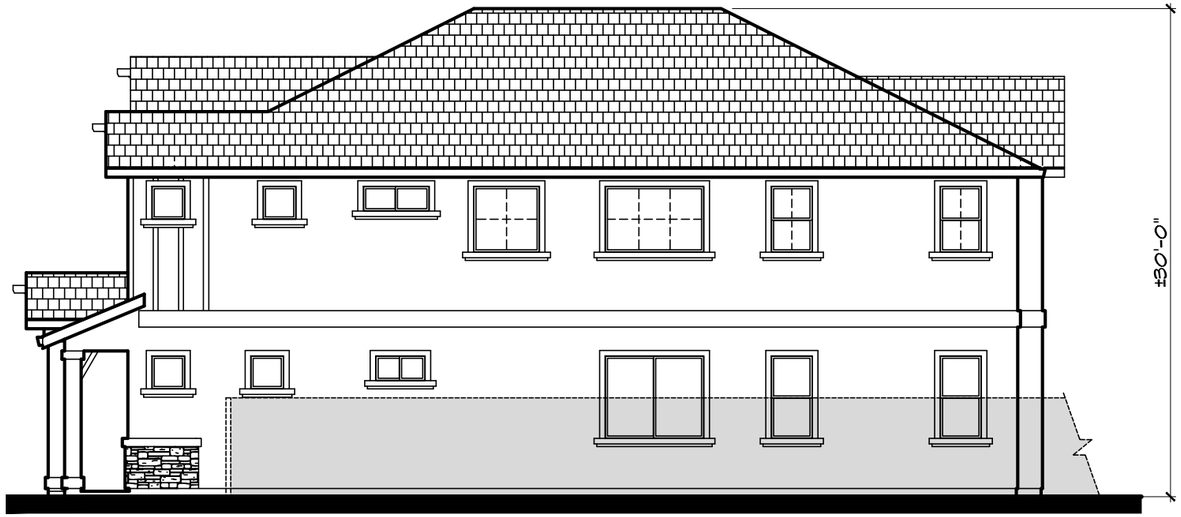
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

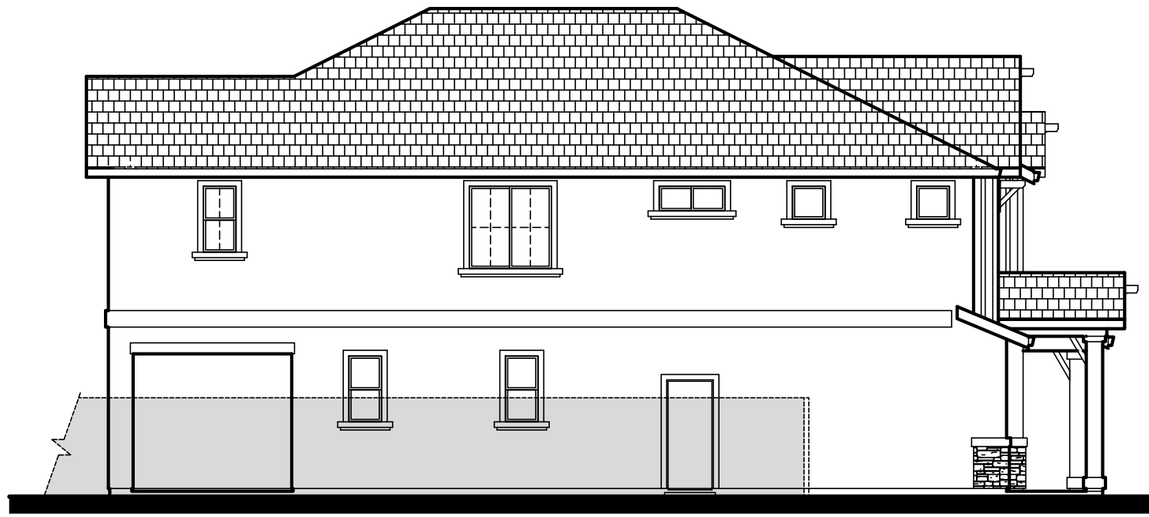


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 4
Elevation 'B'

0 2 4 6 8 16

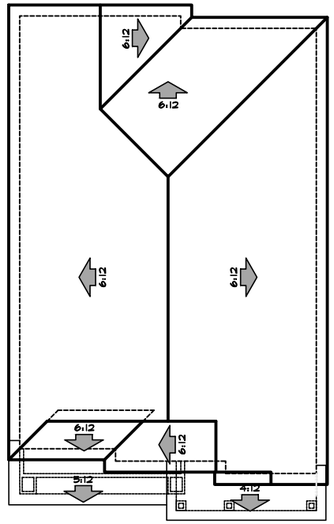
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

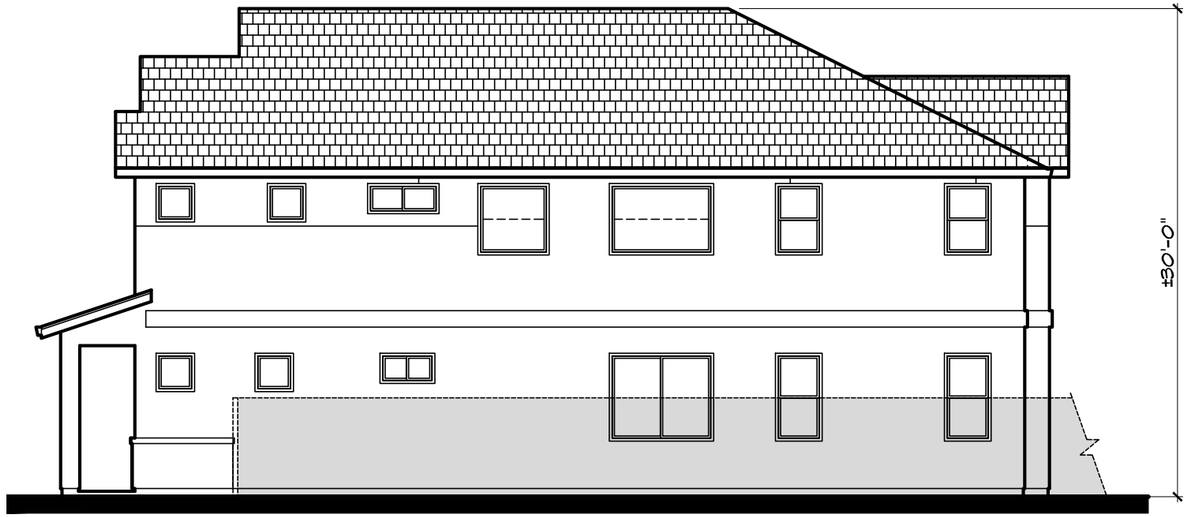
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

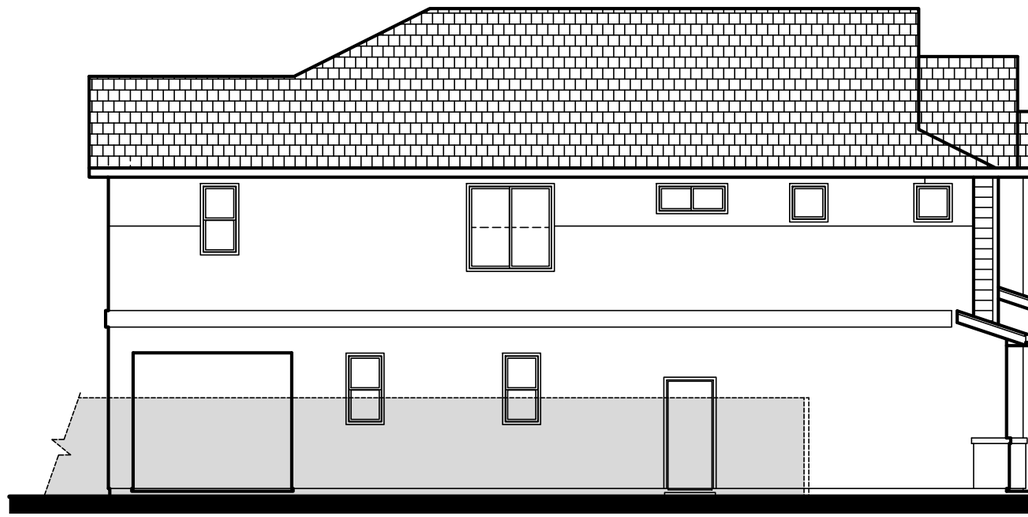


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 4
Elevation 'C'

0 2 4 6 8 16

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

Elevation A
Traditional

EXTERIOR MATERIALS:

A:
FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT SHINGLE SIDING
MOCK WOOD SHUTTERS
SIM. BRICK VENEER
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

B:
FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
STANDING SEAM METAL ROOF
SIM. STONE VENEER
FIBER CEMENT PANEL AND TRIM BATTEN
ROLL-UP GARAGE DOORS **WITH STANDARD WINDOW LITES**

C:
FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO ACCENT SCORE JOINTS
STUCCO TRIM
FIBER CEMENT HORIZONTAL SIDING
ACCENT VENTS
SIM. STONE VENEER
STANDING SEAM METAL ROOF
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

Elevation B
Farmhouse

Elevation C
Contemporary

Plan 5
Front Elevations

Siena at San Marco

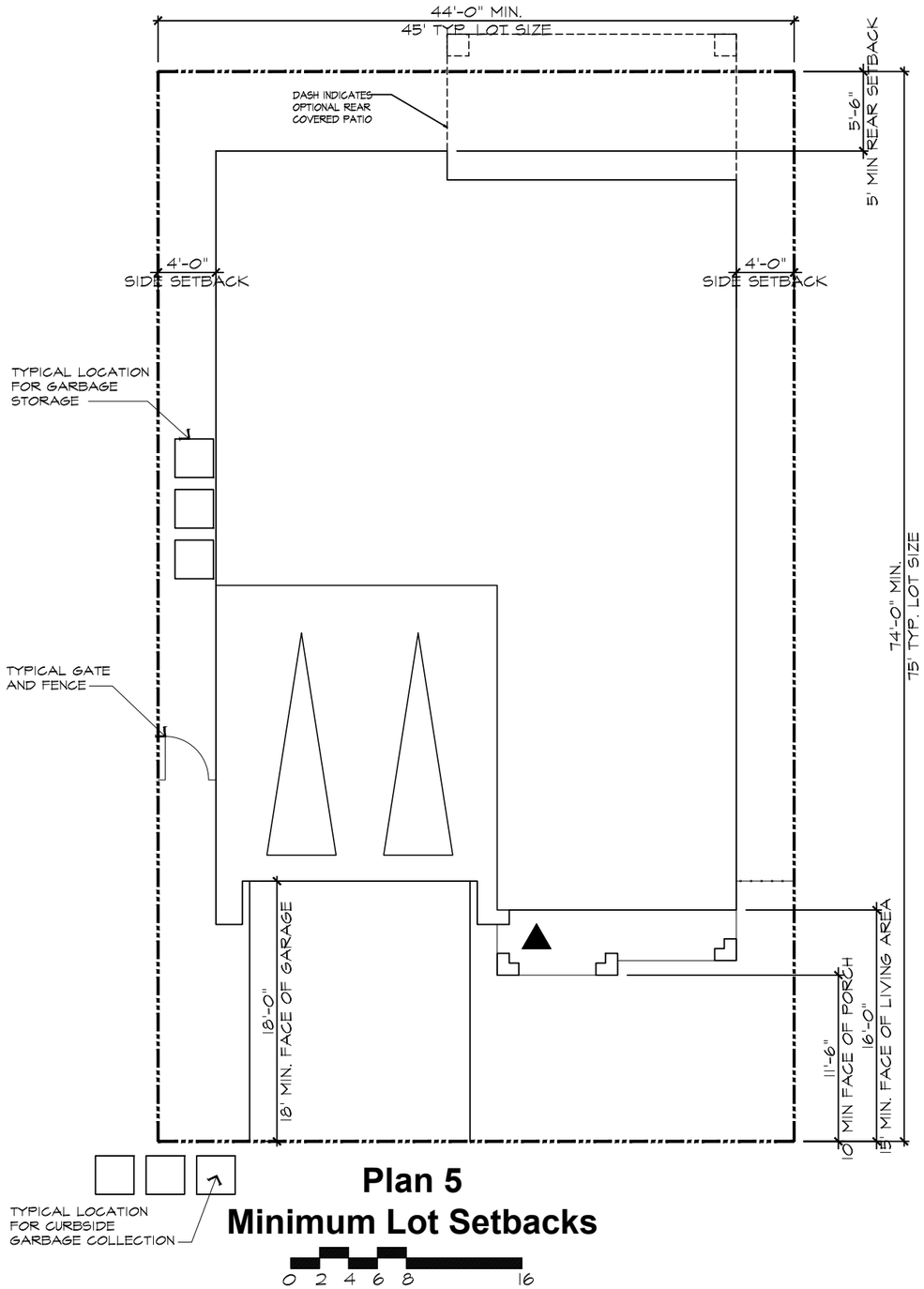
Units 16 & 17

City of Pittsburg, CA

116

NOTE:
NO TWO ADJACENT OR FRONT-FACING HOMES WILL HAVE THE SAME EXTERIOR ARCHITECTURAL STYLE OR COLOR SCHEME.

Date: November 1, 2024
Revised Date: February 18, 2025



Plan 5

Minimum Lot Setbacks

City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MINIMUM
PORCH - SETBACK	10' MINIMUM
FRONT SETBACK - TO GARAGE	18' MINIMUM
SIDE YARD - SETBACK	4' MINIMUM
CORNER SIDE YARD - SETBACK	8' MINIMUM
REAR YARD - SETBACK	5' MINIMUM

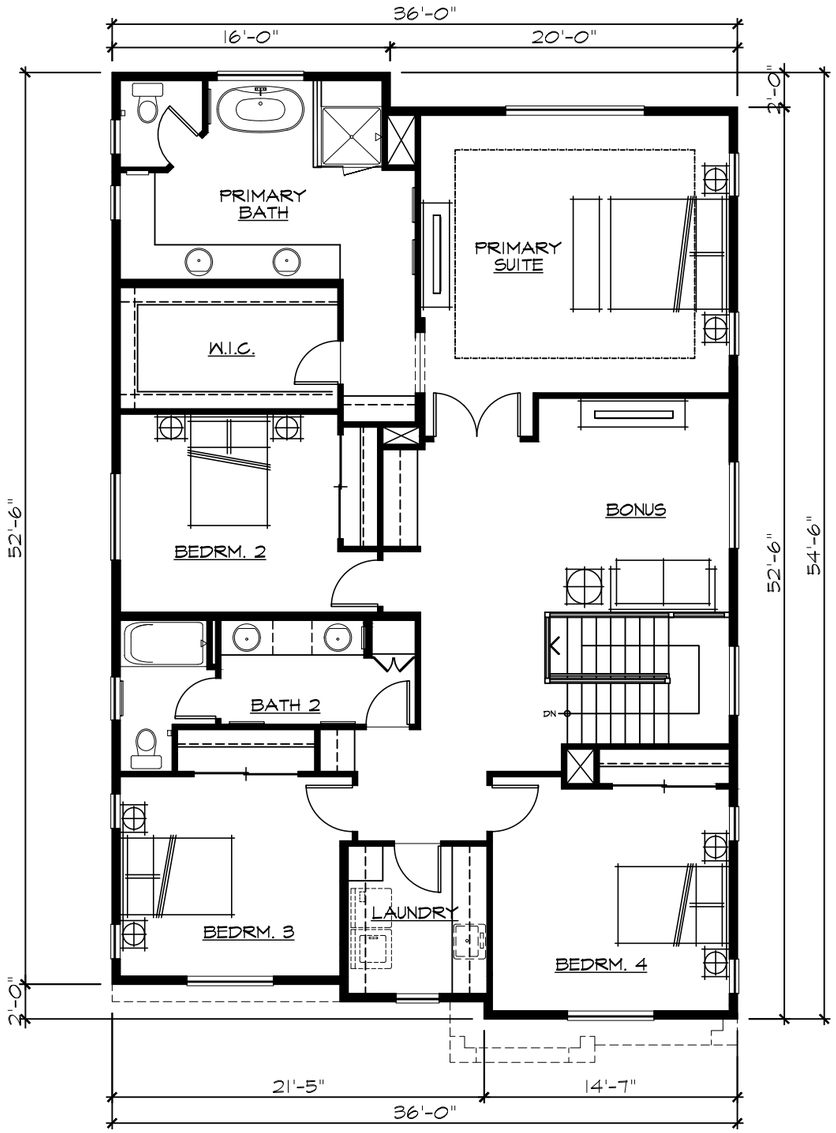
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

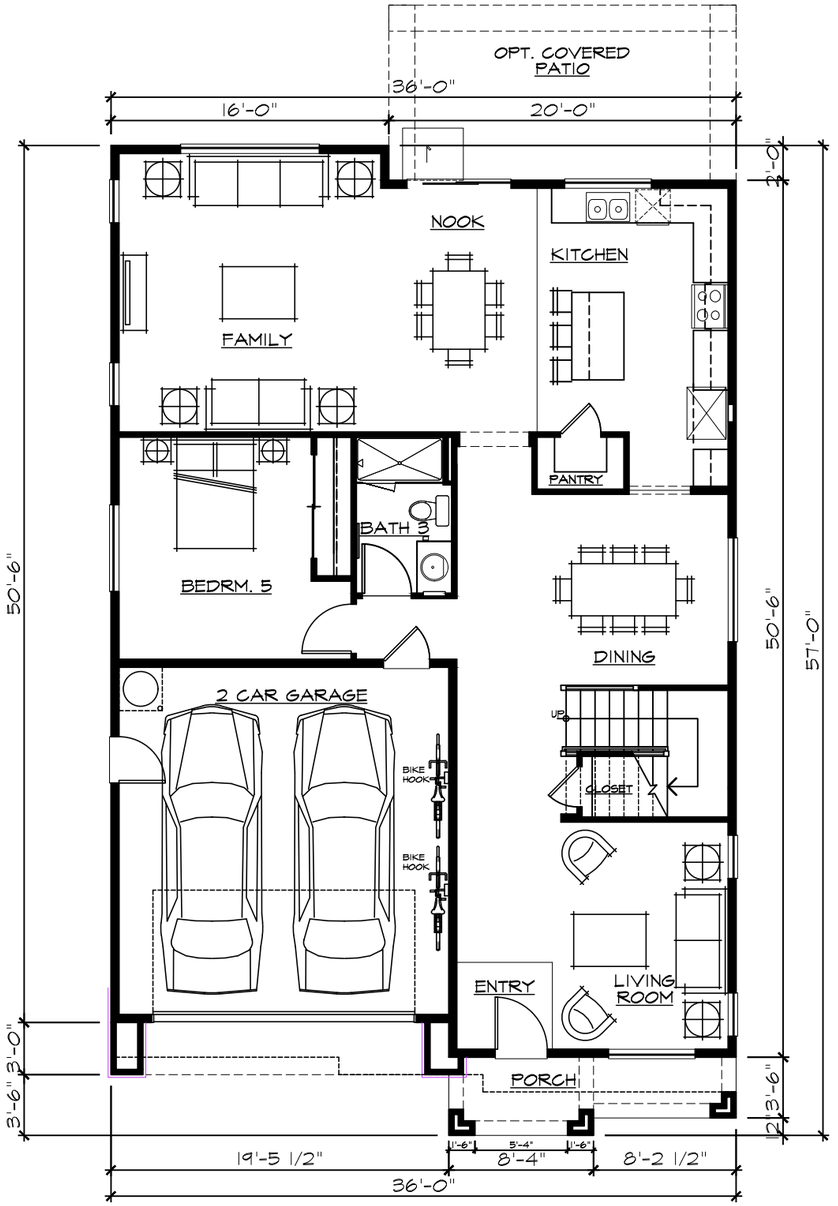
117

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Second Floor

FLOOR AREA: 1,818 SQ. FT.



First Floor

FLOOR AREA: 1,413 SQ. FT.

Plan 5
Elevation 'A'

0 2 4 6 8 16

Siena at San Marco

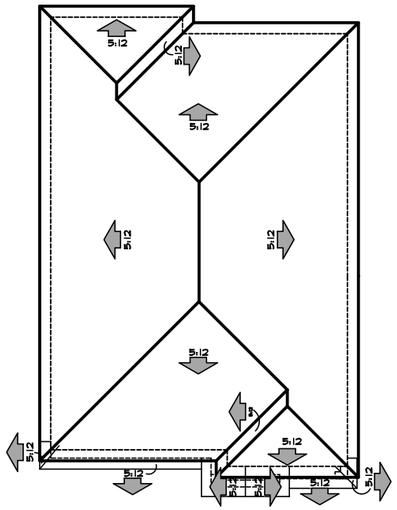
Units 16 & 17

City of Pittsburg, CA

118

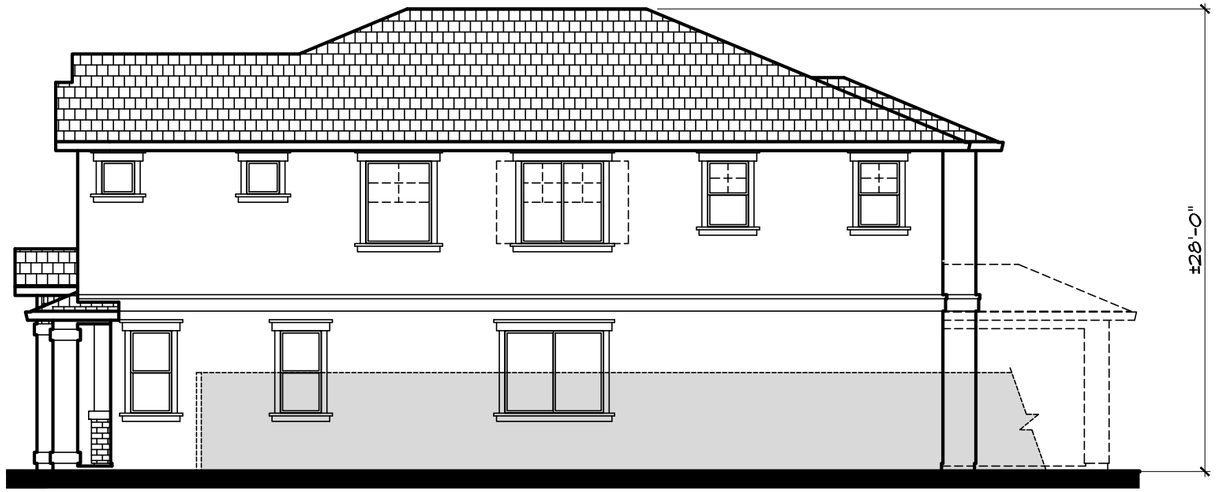
SQUARE FOOTAGE	
TOTAL LIVING AREA:	3,231 SQ. FT.
GARAGE AREA:	398 SQ. FT.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Roof Plan

0 2 4 6 8 16



Right

Left

Rear

Plan 5
Elevation 'A'

0 2 4 6 8 16

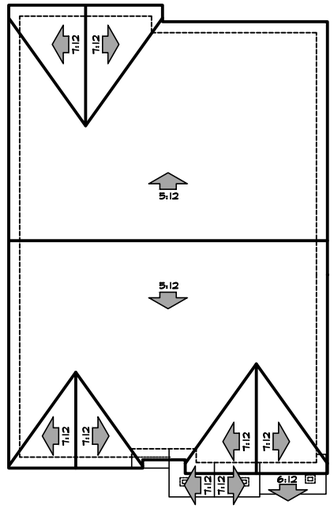
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Siena at San Marco

Units 16 & 17

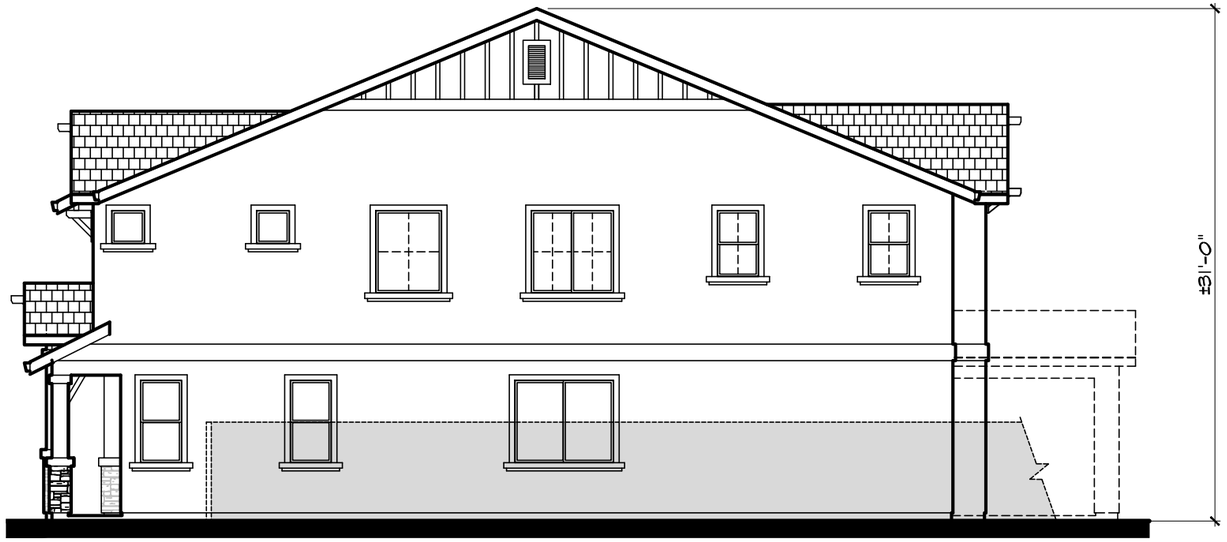
City of Pittsburg, CA

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

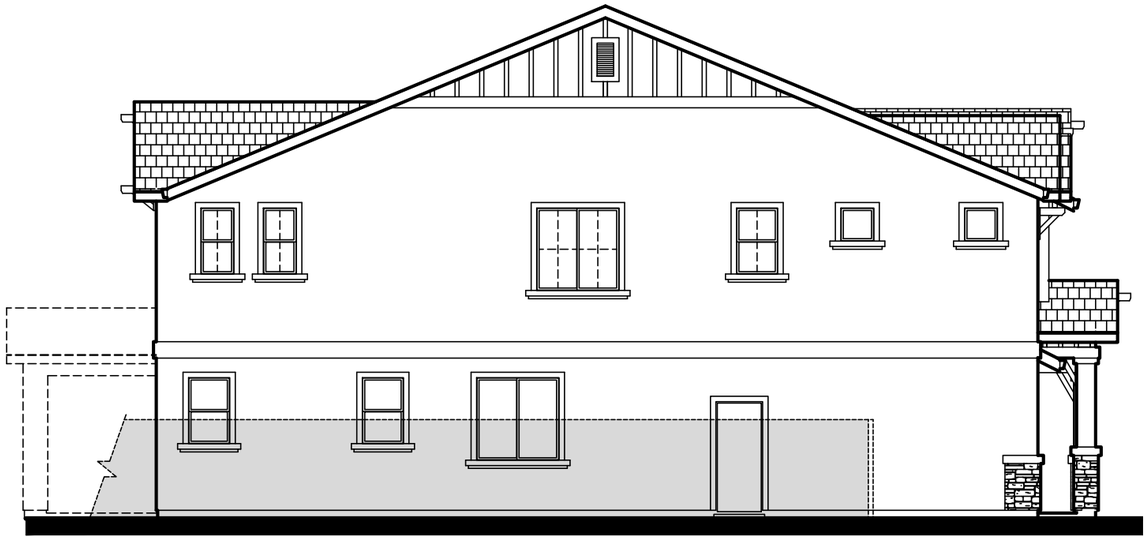


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 5
Elevation 'B'

0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

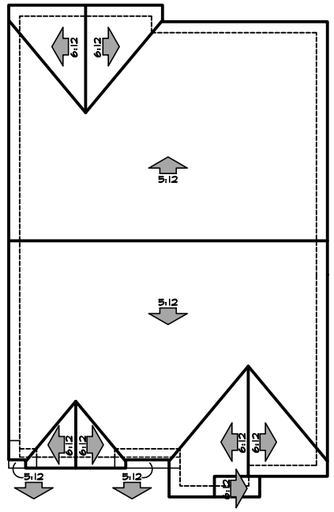
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

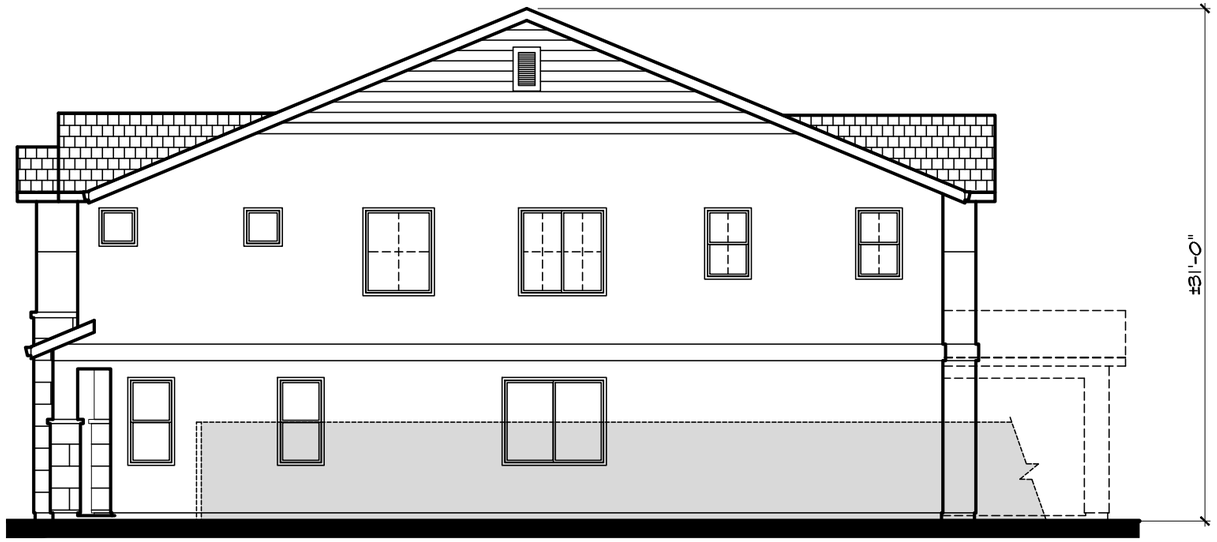
120

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

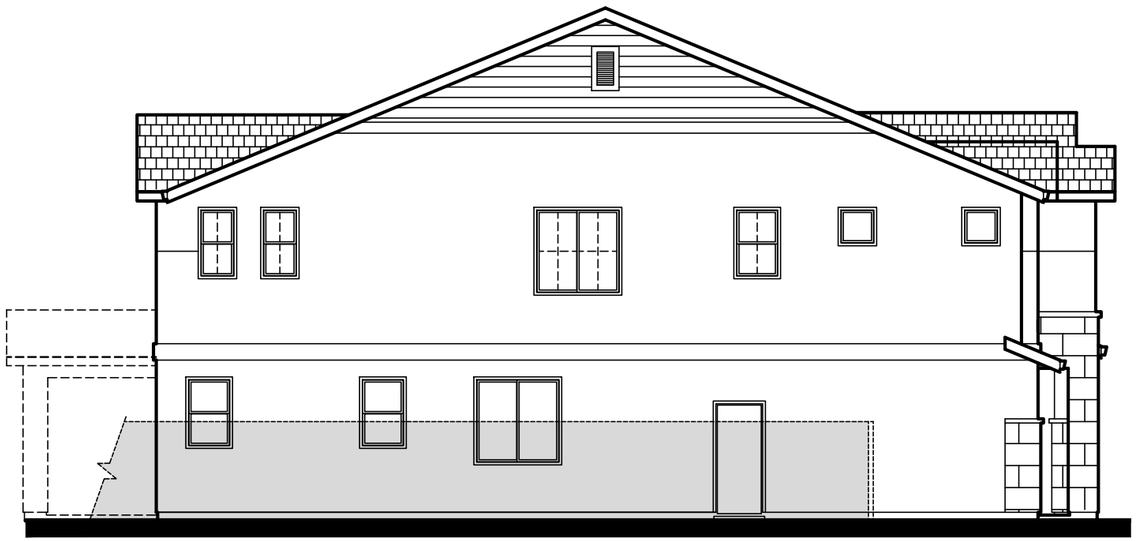


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 5
Elevation 'C'

0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

121

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

Elevation A
Traditional

EXTERIOR MATERIALS:

A: FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT SHINGLE SIDING
MOCK WOOD SHUTTERS
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

B: FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT PANEL AND TRIM BATTEN
STANDING SEAM METAL ROOF
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

C: FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO ACCENT SCORE JOINTS
STUCCO TRIM
ACCENT VENTS
STONE VENEER
STANDING SEAM METAL ROOF
ROLL-UP GARAGE DOORS **WITH STANDARD WINDOW LITES**

Elevation B
Farmhouse

Elevation C
Contemporary

Plan 6
Front Elevations

Siena at San Marco

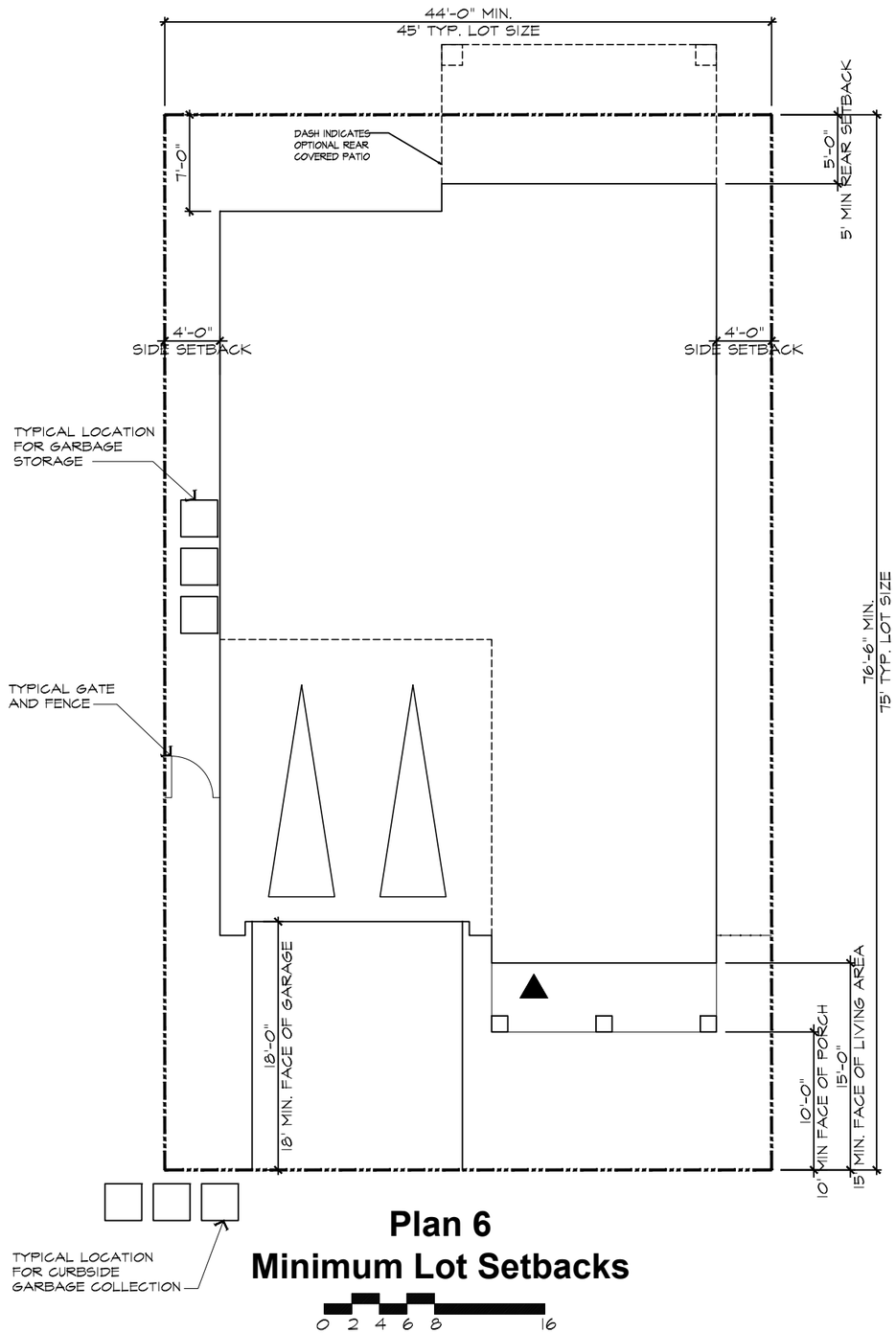
Units 16 & 17

City of Pittsburg, CA

122

NOTE:
NO TWO ADJACENT OR FRONT-FACING HOMES WILL HAVE THE SAME EXTERIOR ARCHITECTURAL STYLE OR COLOR SCHEME.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



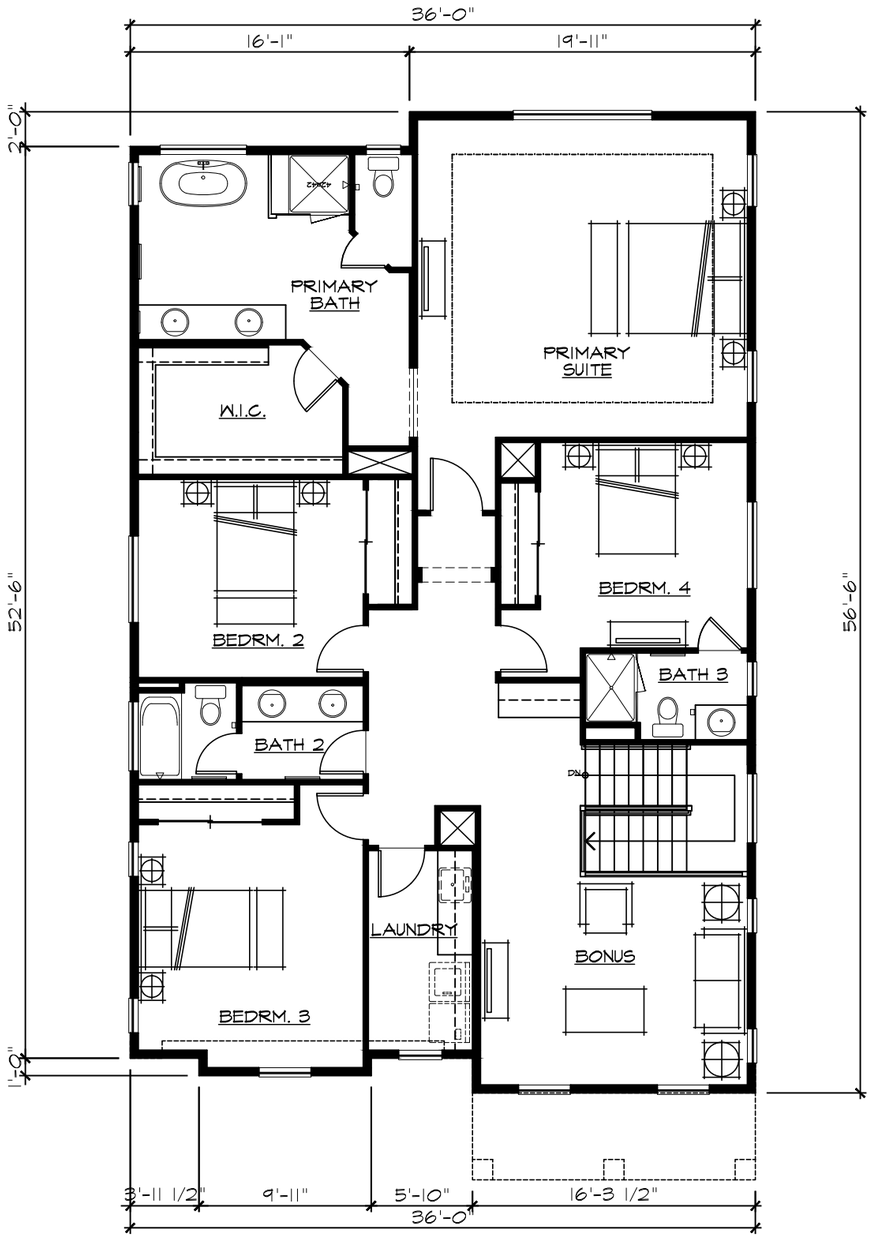
Plan 6
Minimum Lot Setbacks

City of Pittsburg
MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MINIMUM
PORCH - SETBACK	10' MINIMUM
FRONT SETBACK - TO GARAGE	18' MINIMUM
SIDE YARD - SETBACK	4' MINIMUM
CORNER SIDE YARD - SETBACK	8' MINIMUM
REAR YARD - SETBACK	5' MINIMUM

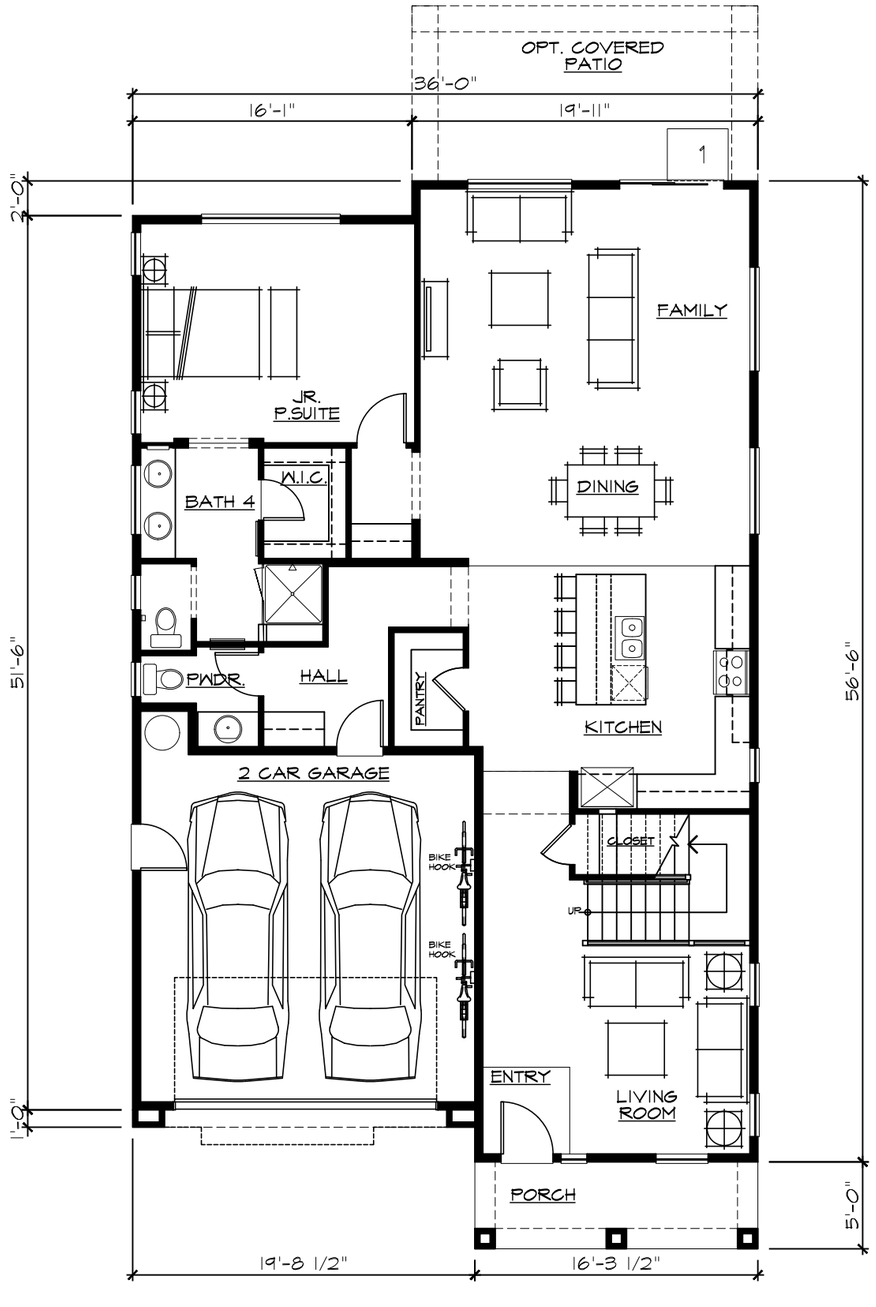
Siena at San Marco
Units 16 & 17
City of Pittsburg, CA
123

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Second Floor

FLOOR AREA: 1,905 SQ. FT.



First Floor

FLOOR AREA: 1,540 SQ. FT.

SQUARE FOOTAGE	
TOTAL LIVING AREA:	3,445 SQ. FT.
GARAGE AREA:	403 SQ. FT.

Plan 6
Elevation 'A'

0 2 4 6 8 16

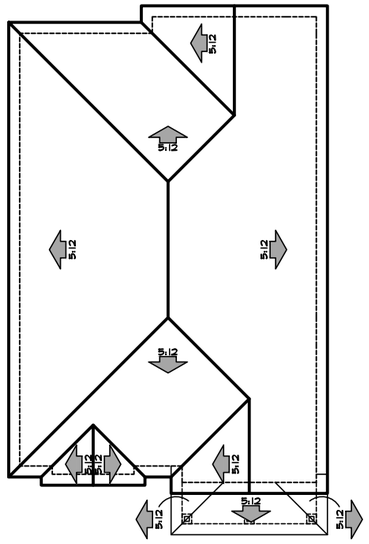
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

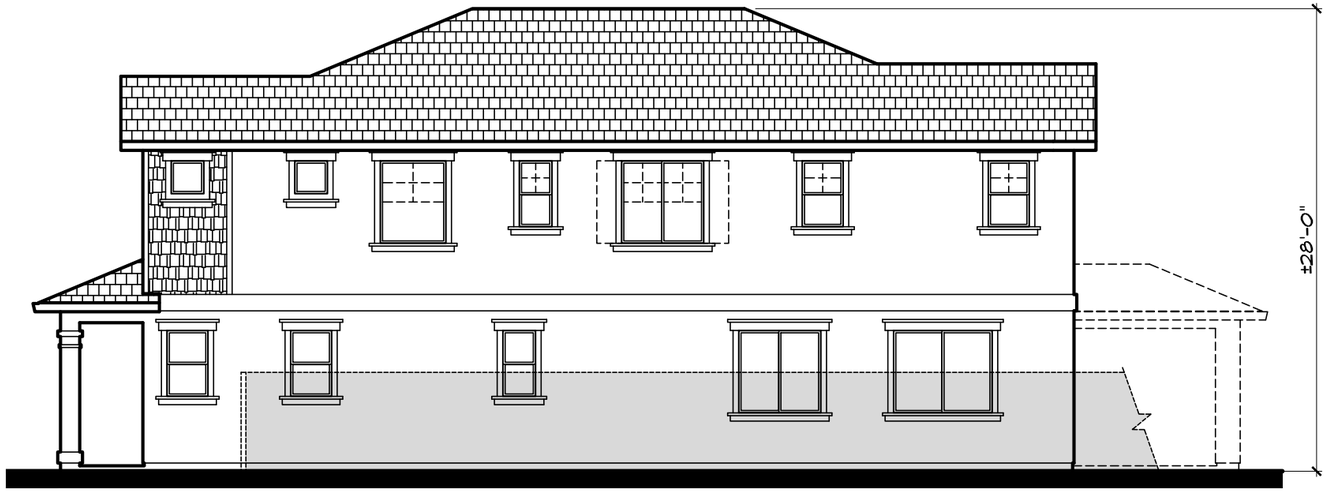
124

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

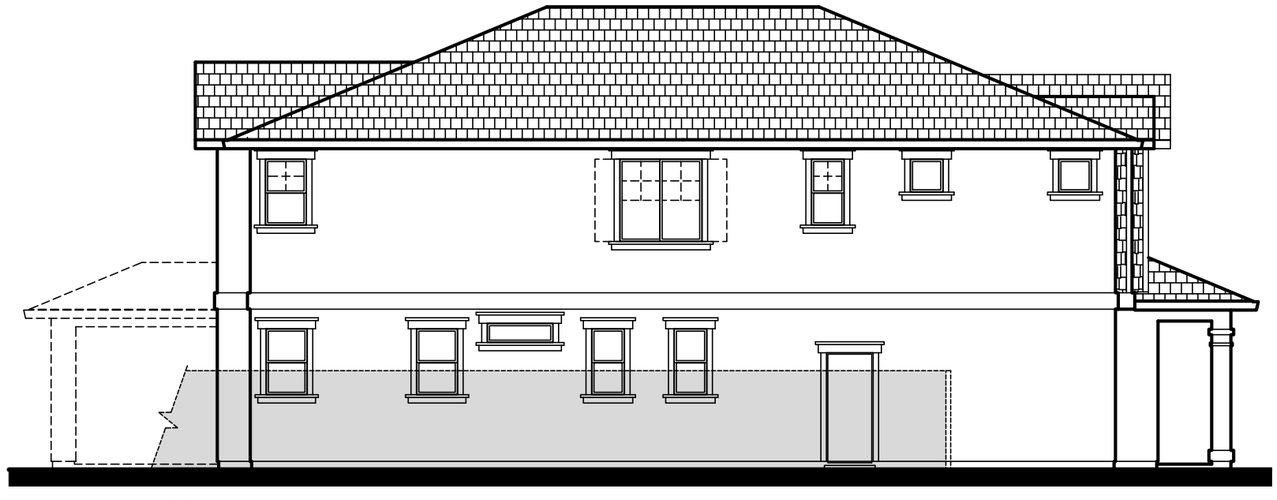


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 6
Elevation 'A'

0 2 4 6 8 16

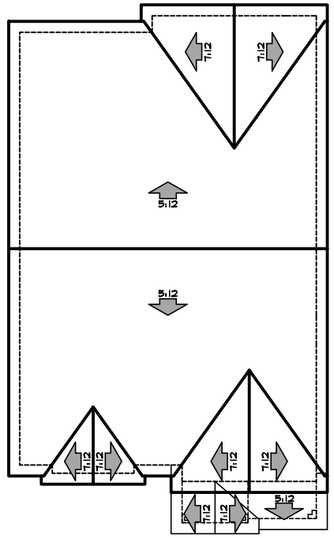
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Siena at San Marco

Units 16 & 17

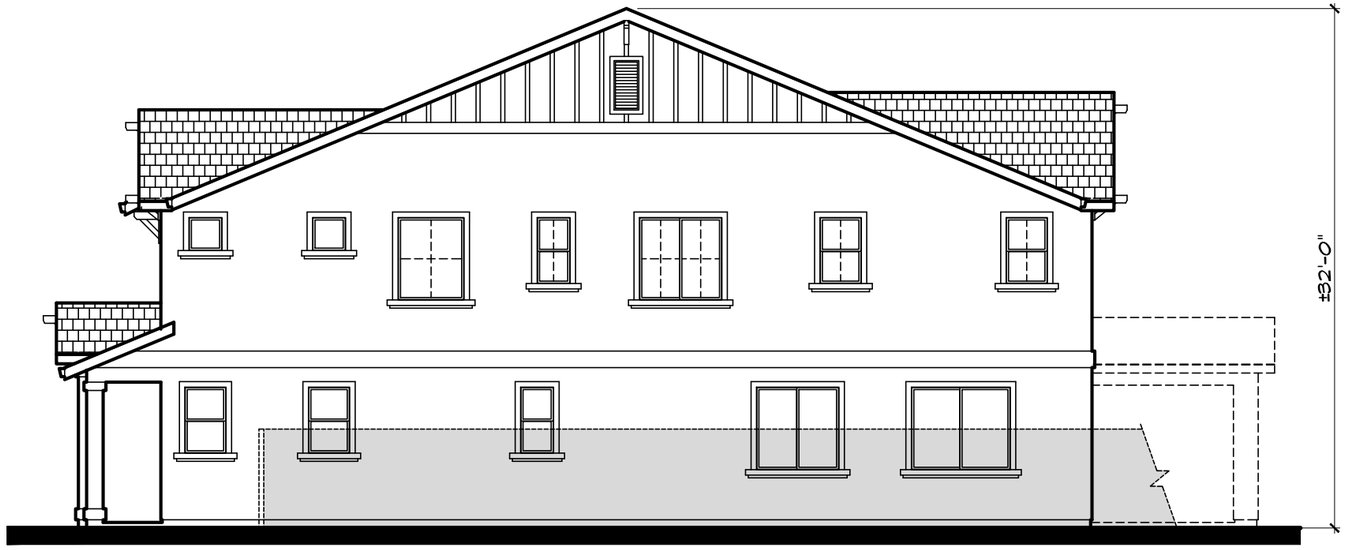
City of Pittsburg, CA

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

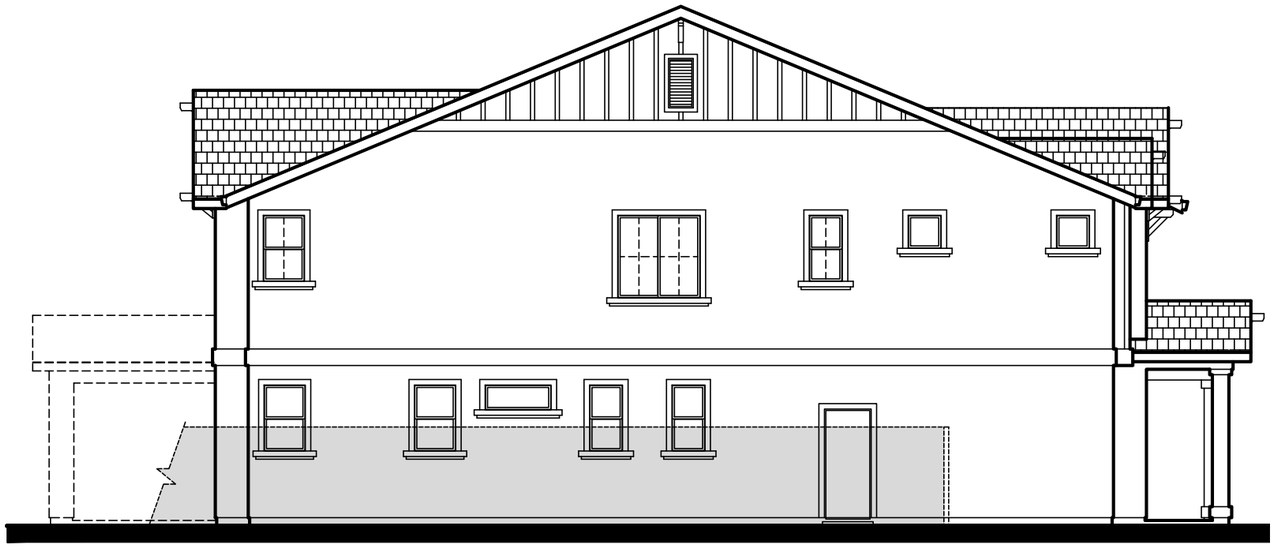


Roof Plan

0 2 4 6 8 16



Right



Left

Rear

Plan 6
Elevation 'B'

0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

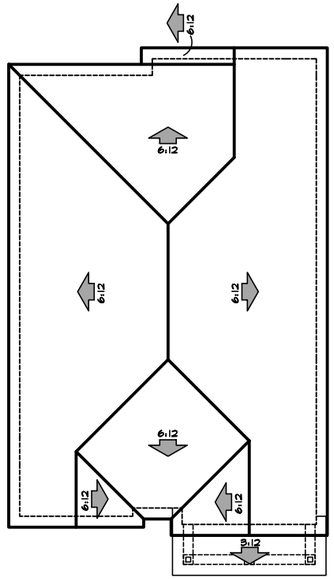
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

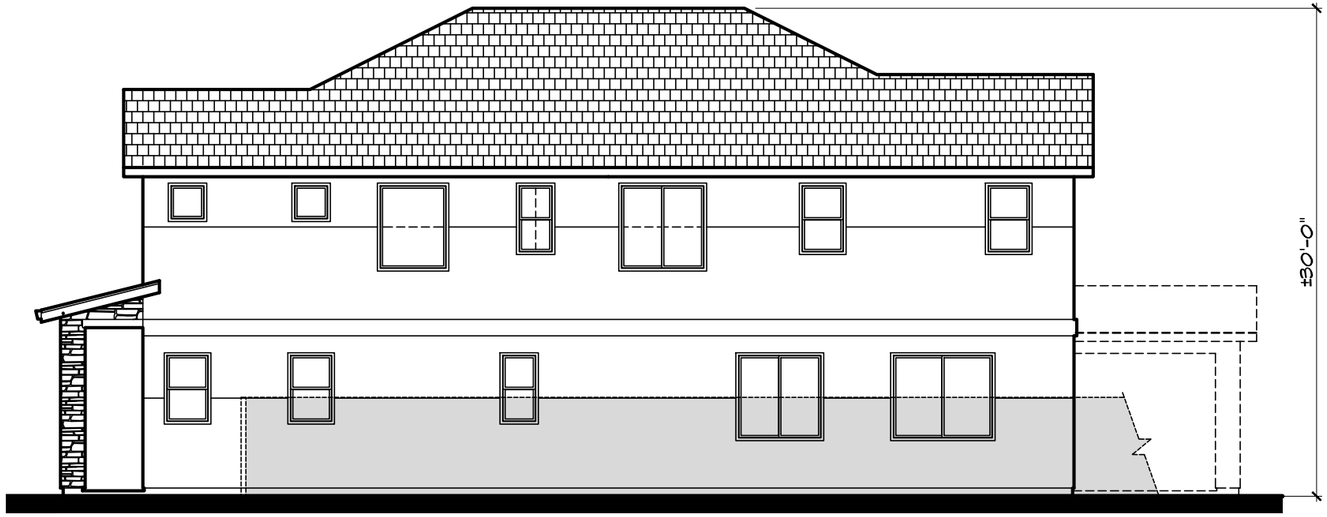
126

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

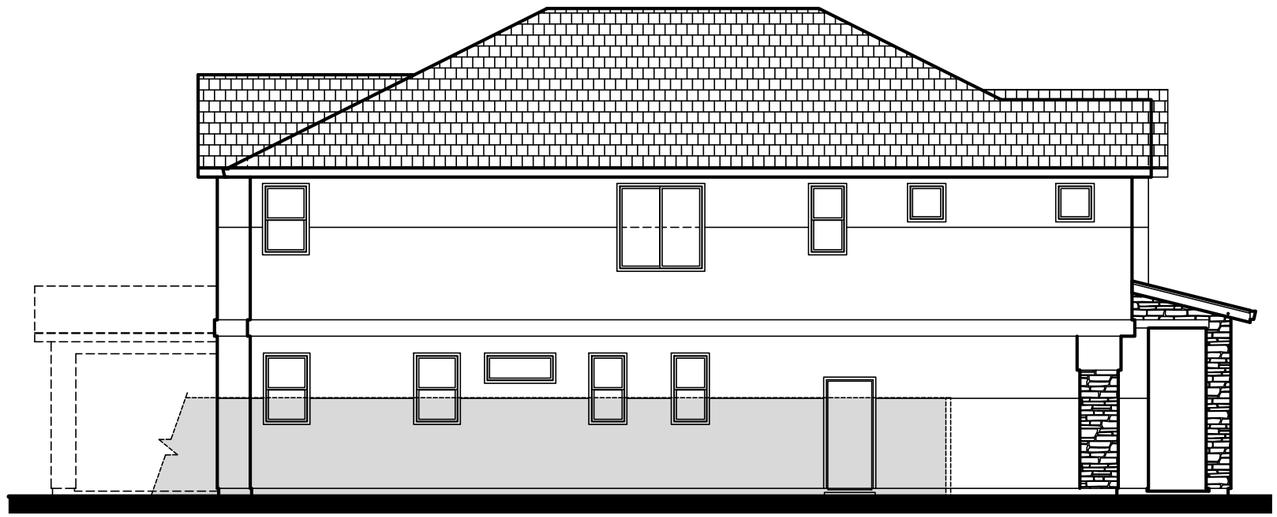


Roof Plan

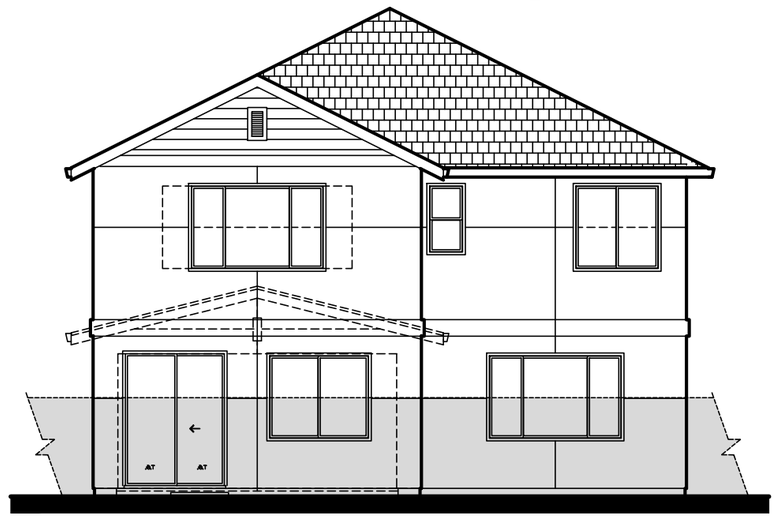
0 2 4 6 8 16



Right



Left



Rear

Plan 6
Elevation 'C'

0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

Elevation A
Traditional

EXTERIOR MATERIALS:

A: FLAT CONCRETE TILE ROOFING
GABLE & HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK WOOD SHUTTERS
FIBER CEMENT HORIZONTAL SIDING
SIM. BRICK VENEER
ROLL-UP GARAGE DOORS **WITH STANDARD WINDOW LITES**

B: FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FIBER CEMENT PANEL AND TRIM BATTEN
STANDING SEAM METAL ROOF
SIM. STONE VENEER
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

C: FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO ACCENT SCORE JOINTS
STUCCO TRIM
FIBER CEMENT HORIZONTAL SIDING
ACCENT VENTS
MOCK WOOD SHUTTERS
SIM. STONE VENEER
STANDING SEAM METAL ROOF
ROLL-UP GARAGE DOORS **WITH OPTIONAL WINDOW LITES**

Elevation B
Farmhouse

Elevation C
Contemporary

Plan 7
Front Elevations

Siena at San Marco

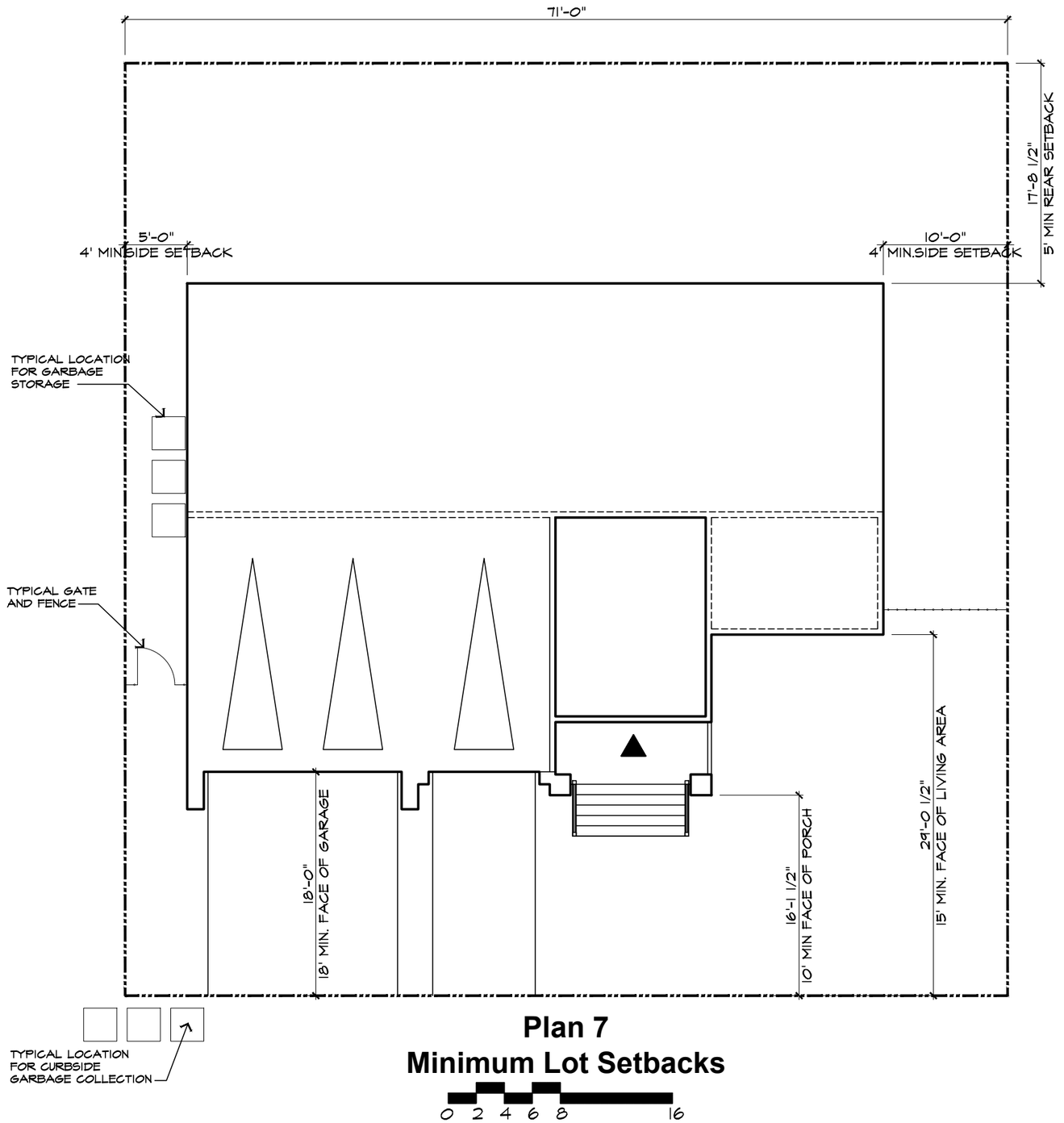
Units 16 & 17

City of Pittsburg, CA

128

NOTE:
NO TWO ADJACENT OR FRONT-FACING HOMES WILL HAVE THE SAME EXTERIOR ARCHITECTURAL STYLE OR COLOR SCHEME.

Date: November 1, 2024
Revised Date: February 18, 2025



City of Pittsburg
MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MINIMUM
PORCH - SETBACK	10' MINIMUM
FRONT SETBACK - TO GARAGE	18' MINIMUM
SIDE YARD - SETBACK	4' MINIMUM
CORNER SIDE YARD - SETBACK	8' MINIMUM
REAR YARD - SETBACK	5' MINIMUM

Plan 7
Minimum Lot Setbacks

0 2 4 6 8 16

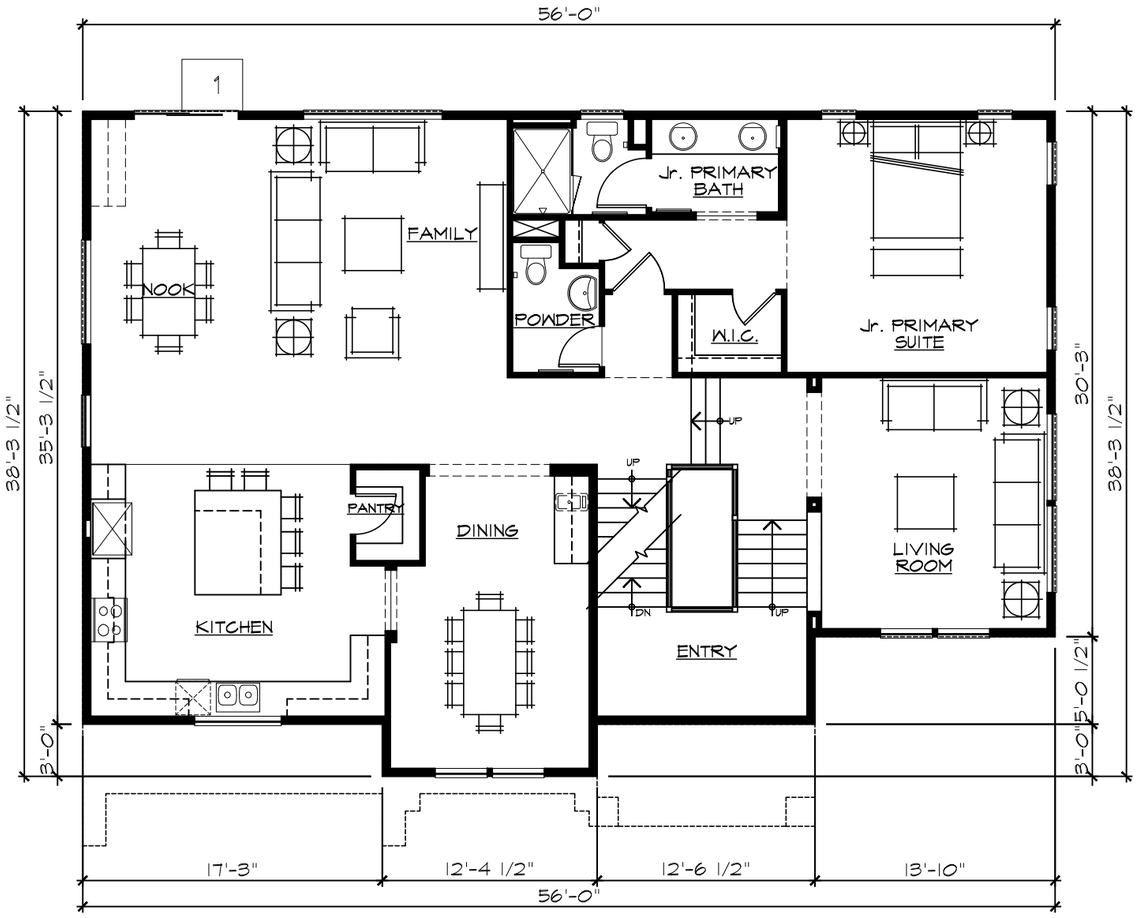
Siena at San Marco

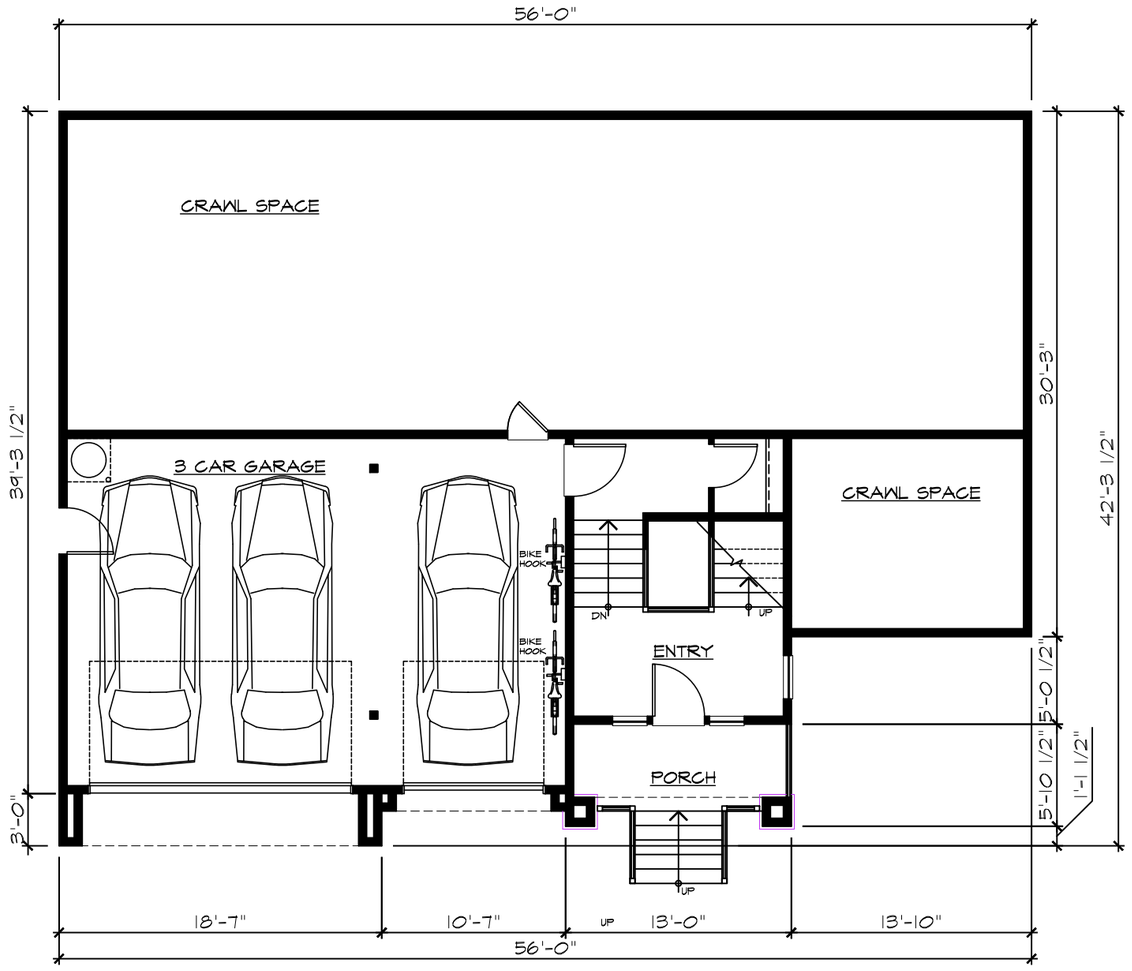
Units 16 & 17

City of Pittsburg, CA

129

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.





First Floor

FLOOR AREA: 1,853 SQ. FT.

Plan 7
Elevation 'A'

0 2 4 6 8 16

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

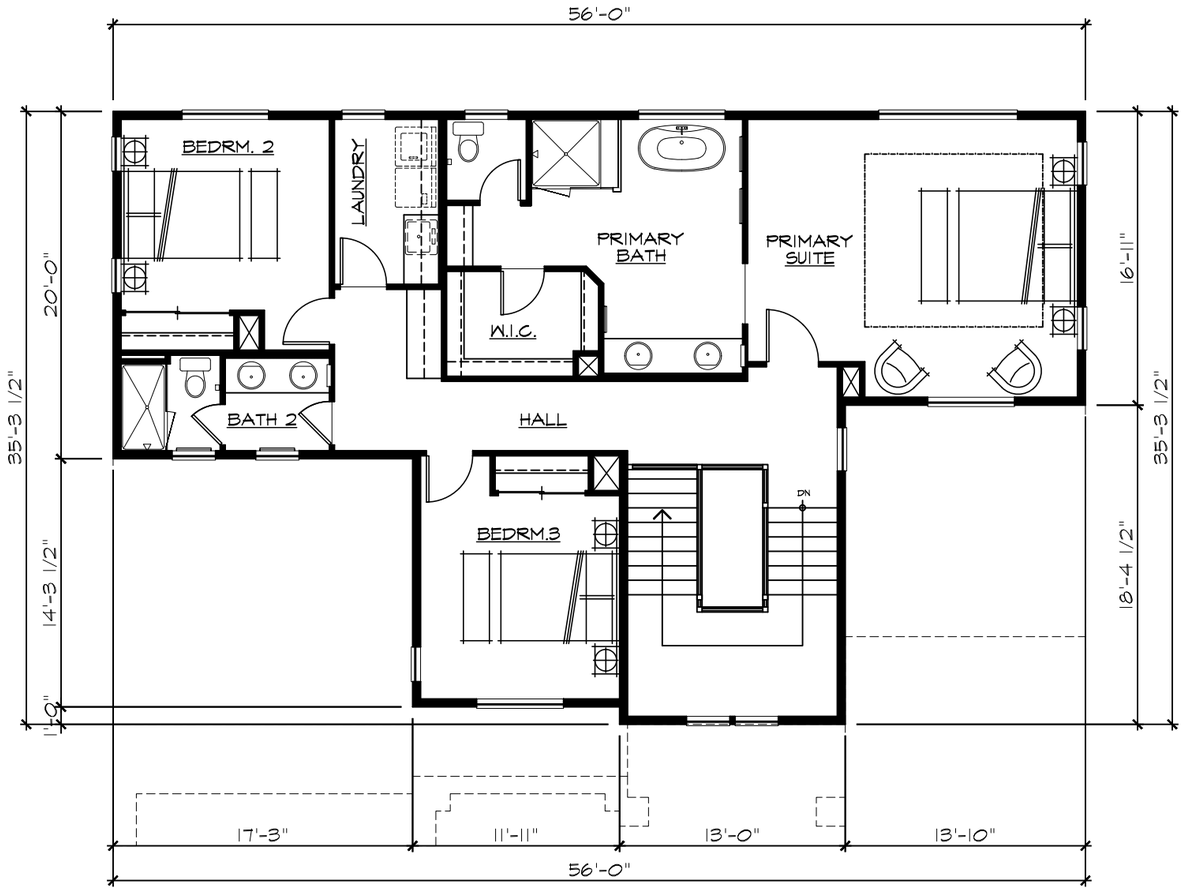
130

Basement Floor

FLOOR AREA:	220 SQ. FT.

SQUARE FOOTAGE	
TOTAL LIVING AREA:	3,519 SQ. FT.
GARAGE AREA:	612 SQ. FT.

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



Plan 7
Elevation 'A'

0 2 4 6 8 16

Siena at San Marco

Units 16 & 17

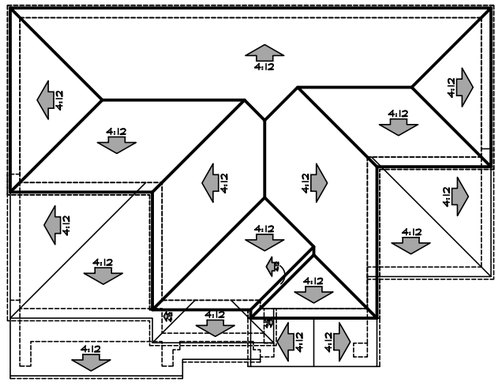
City of Pittsburg, CA

131

Second Floor

FLOOR AREA: 1,446 SQ. FT.

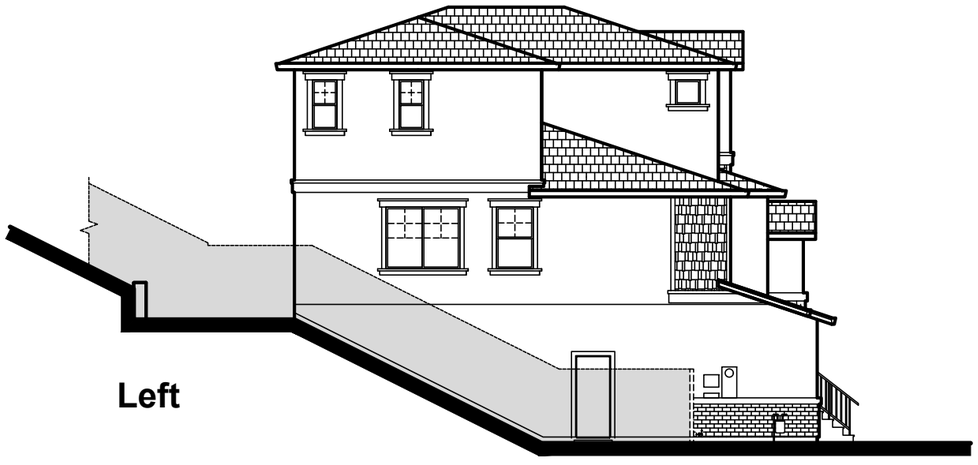
Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



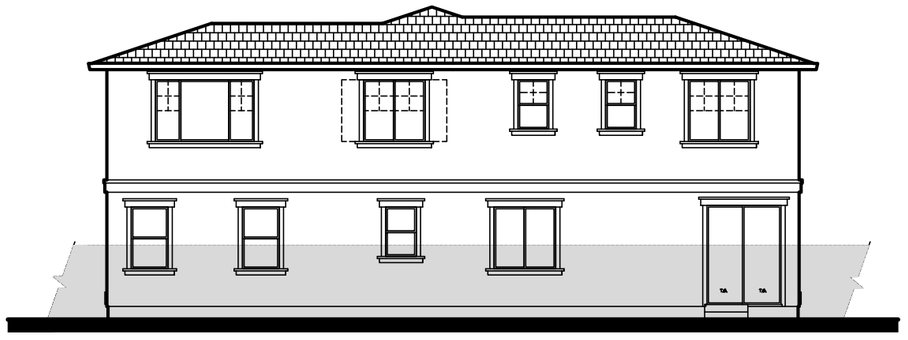
Roof Plan

0 2 4 6 8 16

Right



Left



Rear

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Plan 7
Elevation 'A'

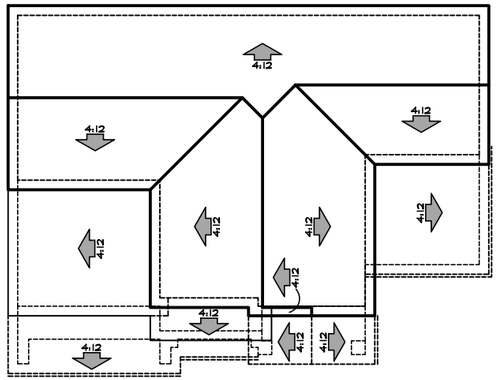
0 2 4 6 8 16

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

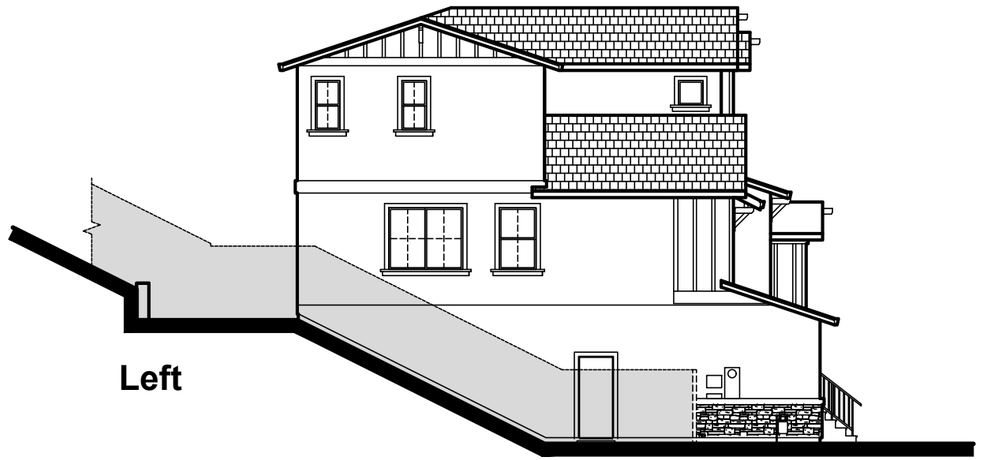
Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



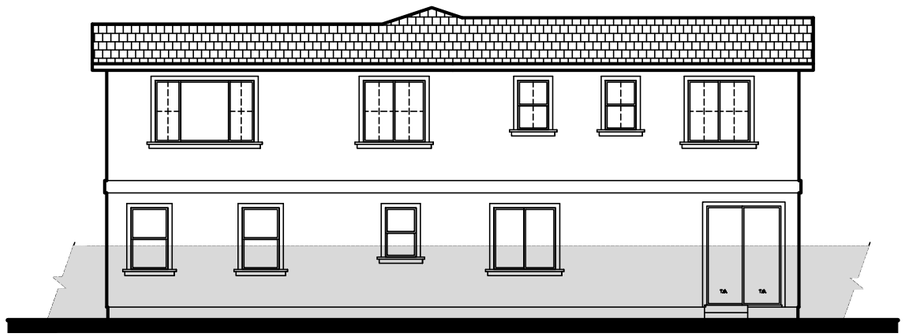
Roof Plan

0 2 4 6 8 16

Right



Left



Rear

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Plan 7
Elevation 'B'

0 2 4 6 8 16

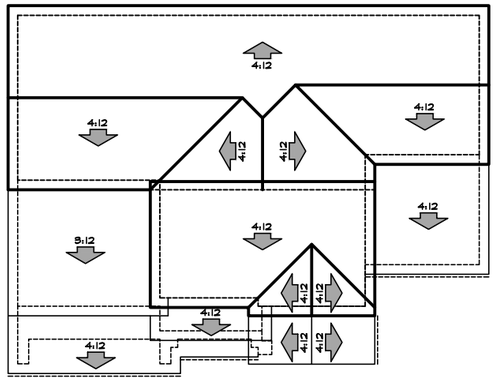
Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

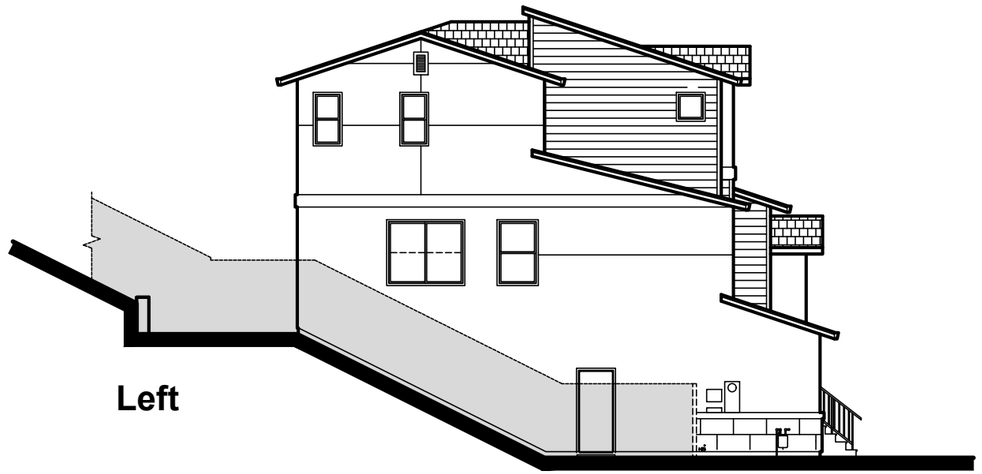
133

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.



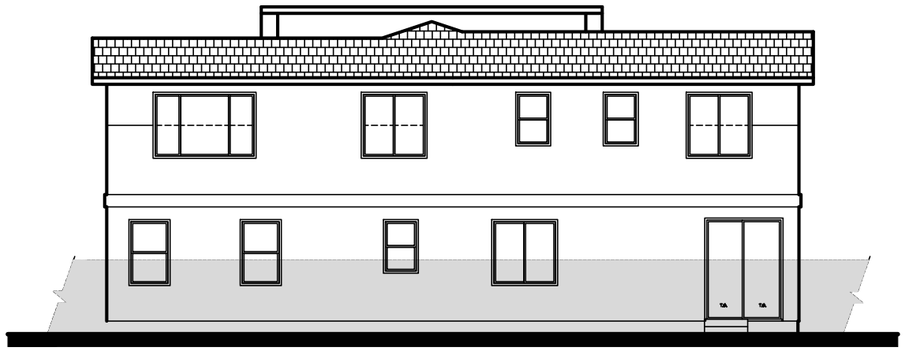
Roof Plan

0 2 4 6 8 16



Left

Right



Rear

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE AND REAR ELEVATIONS. THESE ENHANCEMENTS WILL BE PROVIDED IF VISIBLE FROM STREETS.

Plan 7
Elevation 'C'

0 2 4 6 8 16

Siena at San Marco

Units 16 & 17

City of Pittsburg, CA

Date: November 1, 2024
Revised Date: February 18, 2025
Legacy Design Group, LLC.

Siena at San Marco
Units 16 & 17
City of Pittsburg, CA

ELEVATION A: TRADITIONAL

SCHEME	BODY 1	BODY 2/ GARAGE DOOR	TRIM	ACCENT/ ENTRY DOOR	STANDING SEAM METAL ROOF	FLAT ROOF TILE (Boral/Eagle*)	STONE (Eldorado/Cultured Stone*)	BRICK (Eldorado Stone)
1	SW 7551 GREEK VILLA	SW 7037 BALANCED BEIGE	SW 9174 MOTH WING	SW 6096 JUTE BROWN	MEDIUM BRONZE	NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*	MOUNTAIN LEDGE - BITTEROOT/ BUCKS COUNTY COUNTRY LEDGESTONE*	TUNDRABRICK HARTFORD
2	SW 7012 CREAMY	SW 7744 ZEUS	SW 7528 WINDSOR GREIGE	SW 6174 ANDIRON	MEDIUM BRONZE	CHARCOAL BROWN BLEND 1FACS1131/ 4689 BROWN RANGE*	BLUFFSTONE - LA PLATA/ ASPEN COUNTRY LEDGESTONE*	TUNDRABRICK LATIGO
3	SW 7542 NATUREL	SW 9123 BARRO VERDE	SW 7008 ALABASTER	SW 6006 BLACK BEAN	MEDIUM BRONZE	NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*	CLIFFSTONE - MESQUITE/ ECHO RIDGE COUNTRY LEDGESTONE*	TUNDRABRICK ASHLAND
4	SW 7036 ACCESSIBLE BEIGE	SW 7502 DRY DOCK	SW 6147 PANDA WHITE	SW 7040 SMOKEHOUSE	MEDIUM BRONZE	CHARCOAL BROWN BLEND 1FACS1131/ 4689 BROWN RANGE*	BLUFFSTONE - BODEGA/ BUCKS COUNTY COUNTRY LEDGESTONE*	TUNDRABRICK HARTFORD

The electronic picture samples may vary from actual colors and appearance.
Legacy Builders, Inc. reserves the right to substitute/delete color, styles and/or change product brand.

Legacy Design Group, LLC
Date: November 1, 2024
Revised Date: February 18, 2025

Color Chart Key

Paint: Sherwin-Williams
Roofing: Boral or Eagle
Stone/Brick: Eldorado or Cultured Stone
Standing Seam Metal Roof: Western Metal Deck

Siena at San Marco
Units 16 & 17
City of Pittsburg, CA

ELEVATION B: FARMHOUSE

SCHEME	BODY 1	BODY 2/ GARAGE DOOR	TRIM	ACCENT/ ENTRY DOOR	STANDING SEAM METAL ROOF	FLAT ROOF TILE (Boral/Eagle*)	STONE (Eldorado/Cultured Stone*)	BRICK (Eldorado Stone)
5	SW 9170 ACIER	SW 7674 PEPPERCORN	SW 7005 PURE WHITE	SW 6258 TRICORN BLACK	DARK BRONZE	CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*	RUSTIC LEDGE - CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	CAPISTRANO ADOBE BAUTISTA
6	SW 7622 HAMBURG GRAY	SW 7066 GRAY MATTERS	SW 7636 ORIGAMI WHITE	SW 7069 IRON ORE	DARK BRONZE	BROWN BLEND 1FBCF3233/ 4689 BROWN RANGE*	MARQUEE 24 - DOVE TAIL / HUDSON BAY COUNTRY LEDGESTONE*	TUNDRABRICK RIVERBED
7	SW 7052 GRAY AREA	SW 6201 THUNDEROUS	SW 7042 SHOJI WHITE	SW 7048 URBANE BRONZE	DARK BRONZE	NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*	FIELDLEDGE - VENETO/ BUCK COUNTY DRESSED FIELDSTONE*	CAPISTRANO ADOBE BAUTISTA
8	SW 6235 FOGGY DAY	SW 2850 CHELSEA GRAY	SW 7636 ORIGAMI WHITE	SW 6237 DARK NIGHT	DARK BRONZE	CEDAR BLEND 1FBCF3293/ 5557 LIVE OAK*	MARQUEE 24 - DOVE TAIL / ASPEN DRESSED FIELDSTONE*	TUNDRABRICK LATIGO

The electronic picture samples may vary from actual colors and appearance.
Legacy Builders, Inc. reserves the right to substitute/delete color, styles and/or change product brand.

Legacy Design Group, LLC
Date: November 1, 2024
Revised Date: February 18, 2025

Color Chart Key

Paint: Sherwin-Williams
Roofing: Boral or Eagle
Stone/Brick: Eldorado or Cultured Stone
Standing Seam Metal Roof: Western Metal Deck

Siena at San Marco
Units 16 & 17
City of Pittsburg, CA

ELEVATION C: CONTEMPORARY

SCHEME	BODY 1	BODY 2/ GARAGE DOOR	TRIM	ACCENT/ ENTRY DOOR	STANDING SEAM METAL ROOF	FLAT ROOF TILE (Boral/Eagle*)	STONE (Eldorado/Cultured Stone*)	BRICK (Eldorado Stone)
9	SW 7689 ROW HOUSE TAN	SW 9105 ALMOND ROCA	SW 6385 DOVER WHITE	SW 7060 ATTITUDE GRAY	MEDIUM BRONZE	BROWN BLEND 1FBCF3233/ 4689 BROWN RANGE*	MOUNTAIN LEDGE - BUCKSKIN/ CARAMEL COUNTRY LEDGESTONE*	TUNDRABRICK LATIGO
10	SW 9117 URBAN JUNGLE	SW 7715 POTTERY URN	SW 7011 NATURAL CHOICE	SW 6153 PROTEGE BRONZE	MEDIUM BRONZE	DUNES TAN 1FBC019B/ 5557 LIVE OAK*	RUSTIC LEDGE - CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	TUNDRABRICK RIVERBED
11	SW 9117 URBAN JUNGLE	SW 6061 TANBARK	SW 7012 CREAMY	SW 7027 HICKORY SMOKE	MEDIUM BRONZE	CHARCOAL BROWN BLEND 1FACS1131/ 4689 BROWN RANGE*	BLUFFSTONE - BODEGA/ BUCKS COUNTY COUNTRY LEDGESTONE*	TUNDRABRICK HARTFORD
12	SW 7043 WORDLY GRAY	SW 9168 ELEPHANT EAR	SW 7014 EIDER WHITE	SW 9183 DARK CLOVE	DARK BRONZE	CEDAR BLEND 1FBCF3293/ 5557 LIVE OAK*	MARQUEE 24 - DOVE TAIL / ASPEN DRESSED FIELDSTONE*	TUNDRABRICK LATIGO

The electronic picture samples may vary from actual colors and appearance.
Legacy Builders, Inc. reserves the right to substitute/delete color, styles and/or change product brand.

Legacy Design Group, LLC
Date: November 1, 2024
Revised Date: February 18, 2025

Color Chart Key

Paint: Sherwin-Williams
Roofing: Boral or Eagle
Stone/Brick: Eldorado or Cultured Stone
Standing Seam Metal Roof: Western Metal Deck

SIENA AT SAN MARCO UNITS 16 & 17

PITTSBURG, CALIFORNIA

Attachment 5 - Landscape Plan
Siena at San Marco, AP-24-0142 (DR)

LANDSCAPE GENERAL NOTES

1. CONSTRUCTION DOCUMENTS ARE PART OF THE CONTRACT DOCUMENTS. BY SUBMITTING A BID OR STARTING WORK, THE CONTRACTOR SIGNIFIES UNDERSTANDING AND ACCEPTANCE OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS PROVIDED BY THE OWNER/DEVELOPER, INCLUDING BUT NOT LIMITED TO THE GENERAL CONDITIONS, SPECIAL CONDITIONS, PROJECT SPECIFICATIONS, CONSTRUCTION DOCUMENTS AND ANY ADDENDA (AS APPLICABLE).
2. THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH THE PLANS, CAREFULLY EXAMINE ALL THE CONTRACT DOCUMENTS AND BECOME SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO THIS CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF THAT CONTRACTOR'S ERROR, NEGLIGENCE OR FAILURE TO BECOME ACQUAINTED WITH THE CONDITIONS OF THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VISUALLY INSPECT THE SITE PRIOR TO STARTING THE WORK AND FOR DOCUMENTING DAMAGE TO ANY EXISTING FEATURES. ANY DAMAGE TO THE EXISTING STREETS, SIDEWALKS, ADJACENT PROPERTIES OR ANY EXISTING FEATURES THAT ARE TO REMAIN (INCLUDING BUT NOT LIMITED TO EXISTING PLANT MATERIAL AND UTILITIES) DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. COMPACTION BY JETTING IS NOT PERMITTED UNLESS SPECIFIC REPORTS ARE SUBMITTED BY THE GEOTECHNICAL ENGINEER TO THE ENGINEERING DIVISION STATING THAT COMPACTION OF BACKFILL BY JETTING IS AN ACCEPTABLE METHOD OF COMPACTION FOR THE SOILS ENCOUNTERED.
5. THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK DESCRIBED WITHIN THIS PLAN SET. ANY ITEMS REQUIRED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFFSITE. LAWN OR WEED REMOVAL SHALL BE COMPLETELY ERADICATED BY USING HERBICIDE AND MECHANICAL MEANS FOR REMOVAL.
6. ALL EXISTING FEATURES AND STRUCTURES NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE RETAINED AND PROTECTED IN PLACE. ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. LANDSCAPE SUBMITTALS (MANUFACTURERS PRODUCT SHEETS) AND MATERIALS SAMPLES SHALL BE PROVIDED PRIOR TO THE START OF THE WORK. LANDSCAPE SUBMITTALS SHALL INCLUDE, AT A MINIMUM, SOIL AMENDMENTS, IRRIGATION COMPONENTS, PLANT LISTS AND MATERIAL SAMPLES. SUBMITTALS SHALL BE PROVIDED A MINIMUM OF 45 DAYS PRIOR TO MATERIAL ORDERING.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING THE CONSTRUCTION PERIOD (OR WHENEVER SOIL IS LEFT EXPOSED). ALL DUST CONTROL MEASURES MUST BE IMPLEMENTED AS NECESSARY, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITIES ARE NOT OCCURRING (I.E. WEEKENDS OR HOLIDAYS).
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ELECTRICAL CONNECTION IN THE FIELD FOR THE IRRIGATION CONTROLLER. COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.
10. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, MACHINERY, UTILITIES, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER TEMPORARY OR PERMANENT, AND WHETHER INCORPORATED OR NOT INCORPORATED IN THE WORK.
11. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK, INCLUDING COORDINATION OF TRADES. ALL WORK SHALL BE ACCOMPLISHED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. THE CONTRACTOR SHALL EMPLOY A SUPERINTENDENT TO SUPERVISE THE WORK ON SITE WHO SHALL BE THE CONTRACTORS REPRESENTATIVE.
12. CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING AIR QUALITY, NOISE AND WORK HOUR REQUIREMENTS.
13. IF ANY HAZARDOUS MATERIALS, BURIAL MARKERS, ARCHEOLOGICAL MATERIALS OR WETLANDS ARE FOUND, CONTRACTOR SHALL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IN WRITING. WORK SHALL BE SUSPENDED UNTIL THE SIGNIFICANCE OF THE DISCOVERY IS ASSESSED BY A QUALIFIED PROFESSIONAL AND MITIGATION MEASURES ARE APPROVED.
14. DURING PROGRESSION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN A COPY OF THE DRAWINGS ON SITE IN A NEAT AND ORDERLY MANNER, INCLUDING ALL ADDENDA, REQUESTS FOR INFORMATION, SUPPLEMENTAL INFORMATION, APPROVED SUBSTITUTIONS, APPROVED SHOP DRAWINGS, AND OTHER DOCUMENTS AND MARK THIS COPY TO INDICATE FIELD CHANGES AND AS-BUILT CONDITIONS THROUGHOUT THE PROGRESSION OF THE WORK.
15. UNTIL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND MAINTAIN THE JOB SITE, INCLUDING ERECTING TEMPORARY FENCING, REMOVING TRASH, SWEEPING AND CLEANING. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS ON THE JOB SITE AND SHALL REPLACE ANY MATERIALS DAMAGED OR LOST THROUGH THEFT OR OTHER REASONS AT NO ADDITIONAL COST TO THE OWNER.

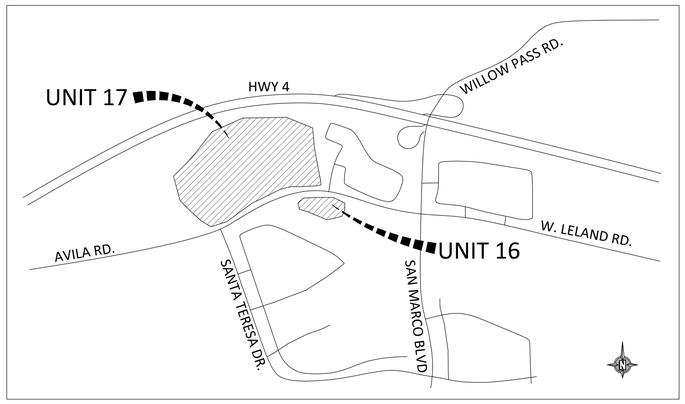
LANDSCAPE MAINTENANCE

1. THE MAINTENANCE PERIOD FOR THE PROJECT SHALL BE A MINIMUM OF 90 WORKING DAYS. THE CONTRACTOR SHALL INCLUDE A MINIMUM OF TWO DAYS PER WEEK OF SITE MAINTENANCE THROUGHOUT THE DURATION OF THE MAINTENANCE PERIOD.
2. THE MAINTENANCE PERIOD MAY BE EXTENDED BEYOND THE STATED NUMBER OF WORKING DAYS IF THE MAINTENANCE PROVIDED IS NOT DEEMED SUFFICIENT BY THE OWNER. ANY EXTENDED PERIODS OF MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ALL AREAS ARE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND WRITTEN NOTICE IS PROVIDED BY THE OWNER. A PRIME REQUIREMENT TO STARTING THE MAINTENANCE PERIOD, IS THAT ALL LANDSCAPE AREAS ARE PLANTED, WEED FREE, AND GROWING IN A HEALTHY VIGOROUS RATE; LAWN AREAS SHALL BE MOWN TWICE (AS APPLICABLE).
4. THE CONTRACTOR SHALL BEGIN MAINTAINING ALL AREAS IMMEDIATELY UPON INSTALLATION OF EACH LANDSCAPE ITEM, REGARDLESS IF THE MAINTENANCE PERIOD HAS BEGUN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE MAINTENANCE FOR ALL LANDSCAPE COMPONENTS. MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO WEEDING, SHRUB AND TREE CARE, IRRIGATION SCHEDULING AND ADJUSTMENTS, TRASH CLEAN-UP, AND GENERAL MONITORING. TRASH/DEBRIS SHALL BE LEGALLY DISPOSED OFF-SITE.
6. FERTILIZER SHALL BE APPLIED PER THE REQUIREMENTS OF THE SOILS ANALYSIS DURING THE MAINTENANCE PERIOD.
7. ALL PLANTER AREAS SHALL CONTAIN MINIMUM BARK DEPTHS NOTED ON THE PLANS AT ALL TIMES. REPLACE AND/OR FILL BARK AS NEEDED TO MAINTAIN MINIMUM DEPTHS UNTIL THE COMPLETION OF THE MAINTENANCE PERIOD.
9. PLANTER AREAS SHALL BE WEED-FREE AT ALL TIMES. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTINUOUSLY MAINTAINING ALL AREAS IN A WEED-FREE CONDITION BY USE OF HERBICIDES OR OTHER MEASURES, INCLUDING HAND WEEDING. SELECTIVE HERBICIDES SHALL BE USED AS NECESSARY TO MITIGATE CERTAIN WEEDS THAT MAY PRESENT. HAND WEED FIRST. HERBICIDES ARE TO BE USED SPARINGLY.
10. PRIOR TO THE START OF THE MAINTENANCE PERIOD, CONTRACTOR SHALL PROVIDE RECORD DRAWINGS, CONTROLLER CHARTS, O&M PROCEDURES/MANUALS AND A MAINTENANCE SCHEDULE DESCRIBING MAINTENANCE PRACTICES TO THE OWNER FOR REVIEW/APPROVAL. FAILURE TO SUBMIT THE REQUIRED CERTIFICATES MAY DELAY THE FINAL APPROVAL OF THE LANDSCAPE IMPROVEMENTS AND PROJECT CERTIFICATE OF OCCUPANCY

SHEET INDEX

L1.0	LANDSCAPE COVER SHEET
L2.0	IRRIGATION NOTES AND DETAILS
L2.1	TYPICAL LOT IRRIGATION PLANS
L2.2	TYPICAL LOT IRRIGATION PLANS
L2.3	TYPICAL LOT IRRIGATION PLANS
L3.0	PLANTING NOTES AND DETAILS
L3.1	UNIT 17 STREET TREE MASTER PLAN
L3.2	UNIT 17 STREET TREE MASTER PLAN
L3.3	UNIT 17 TYPICAL LOT PLANTING PLANS
L3.4	UNIT 17 TYPICAL LOT PLANTING PLANS
L3.5	UNIT 16 STREET TREE MASTER PLAN
L3.6	UNIT 17 TYPICAL LOT PLANTING PLANS
L4.0	WALL AND FENCING PLAN

VICINITY MAP-NTS



OWNER

WEST COAST HOME BUILDERS, INC.
4021 PORT CHICAGO HWY
CONCORD, CA 94520
CONTACT: RON NIXON
OFFICE: (925) 671-7711

LANDSCAPE ARCHITECT

MSLA LANDSCAPE ARCHITECTURE, INC.
306 CANYON FALLS DRIVE
FOLSOM, CALIFORNIA 95630
(916) 989-3372
CONTACT: MICHAEL SHULAR
MSHULAR@MSLADESIGN.COM

LANDSCAPE COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED 2/21/2025 DATE

APPROVAL SIGNATURES

PLANNING:

ENGINEERING:

CERTIFICATE OF COMPLETION

This certificate (or City/County Certificate) is to be completed by the applicant/owner upon completion of the landscape project. Contractor to coordinate all requirements with the owner and/or building inspector on required document(s) prior to final inspection. Contractor is responsible to include all minimum documents noted in this sample certificate as part of the landscape scope of work.

PART 1- PROJECT INFORMATION

Project Address and Contact Information

Date	Assessor's Parcel Number	
Project Name	Permit Number	
Name of Applicant	Phone Number	
	Fax Number	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner or His/Her Designee

Name of Applicant	Phone Number	
	Fax Number	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we received copies of all the documents within the landscape documentation package and the certificate of completion and that it is our responsibility to see that the project is maintained in accordance with the landscape and irrigation maintenance schedule."

Property Owner Signature Date

PART 2- CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based on periodic site observations, the work has been substantially completed in accordance with the water efficient landscape ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape documentation package"

Signature*	Date	
Name (print)	Telephone Number	
Title	Phone Number	
License Type and Number	Fax Number	
	Email Address	
Company	Street Address	
City	State	Zip Code

*Owner, owners representative or the installation contractor

PART 3- SAMPLE IRRIGATION SCHEDULE

Irrigation contractor shall prepare an irrigation schedule for the entire project designating irrigation run-times for each zone with days of operation per season (Spring, Summer, Fall and Winter), cycles per day and shall be set per specific site requirements. The final schedule shall consider plant water requirements, sun exposure and water application.

PART 4- SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Contractor to provide a written schedule for site planting and irrigation maintenance as required by the water efficient landscape ordinance, including a landscape waste diversion plan.

PART 5- LANDSCAPE IRRIGATION AUDIT REPORT

Provide an audit of the installed irrigation system conducted by a third party certified landscape irrigation auditor. Irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape. Audits to be performed per requirements stated in WELO code for production landscape installations (1 for every 7 lots or approximately 15% of total lots)

PART 6- SOIL MANAGEMENT REPORT

Contractor to attach the soils fertility report (per planting notes). Include a statement on contractors company letterhead certifying that all planters were amended per the recommendations of the soil fertility report. Include the certification as part of the certificate of completion. Reports to be performed per requirements stated in WELO code for production landscape installations (1 for every 7 lots or approximately 15% of total lots)

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: **Siena at San Marcos Unit 16**
Pittsburg, California

Maximum Applied Water Allowance (MAWA)
Area 3,669 ETAF: 0.55 Project Type: Residential
ETo 45.4 Station: Pittsburg SLA: 0

MAWA = (ETo) (0.62) [(ETAF x LA) + [(1-ETAF) x SLA]

56,801 Gallons Per Year

Hydrozone/ Planting Description	Plant Water Use	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Hydrozone Area (HA) (square feet)	ETAF X Area	Estimated Total Water Use
Corner Lot 1								
Shrubs	Low	0.2	Drip	0.81	0.25	1,109	274	7,708
Trees	Low	0.2	Bub	0.75	0.27	375	100	2,815
Corner Lot 2								
Shrubs	Low	0.2	Drip	0.81	0.25	1,169	289	8,125
Trees	Low	0.2	Bub	0.75	0.27	500	133	3,753
Interior Lot								
Shrubs	Low	0.2	Drip	0.81	0.25	391	97	2,717
Trees	Low	0.2	Bub	0.75	0.27	125	33	938
				Area Total		3,669	926	
Special Landscape Areas								
1				1	0	0	0	
2				1	0	0	0	
				Area Total		0	0	
							ETWU Total	26,056
							MAWA	56,801

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: **Siena at San Marcos Unit 17**
Pittsburg, California

Maximum Applied Water Allowance (MAWA)
Area 5,693 ETAF: 0.55 Project Type: Residential
ETo 45.4 Station: Pittsburg SLA: 0

MAWA = (ETo) (0.62) [(ETAF x LA) + [(1-ETAF) x SLA]

88,136 Gallons Per Year

Hydrozone/ Planting Description	Plant Water Use	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Hydrozone Area (HA) (square feet)	ETAF X Area	Estimated Total Water Use
Corner Lot 1								
Shrubs	Low	0.2	Drip	0.81	0.25	695	172	4,830
Trees	Med	0.4	Drip	0.81	0.49	50	25	695
Trees	Low	0.2	Bub	0.75	0.27	500	133	3,753
lawn	High	0.7	Bub	0.75	0.93	137	128	3,599
Corner Lot 2								
Shrubs	Low	0.2	Drip	0.81	0.25	1,315	325	9,139
Trees	Low	0.2	Bub	0.75	0.27	500	133	3,753
Lawn	High	0.7	Bub	0.75	0.93	159	148	4,177
Cul-De-Sac								
Shrubs	Low	0.2	Drip	0.81	0.25	410	101	2,850
Trees	Low	0.2	Bub	0.75	0.27	125	33	938
Lawn	High	0.7	Spray	0.75	0.93	109	102	2,864
Interior 1								
Shrubs	Low	0.2	Drip	0.81	0.25	549	136	3,816
Trees	Med	0.4	Drip	0.81	0.49	50	25	695
Trees	Low	0.2	Bub	0.75	0.27	125	33	938
Lawn	High	0.7	Spray	0.75	0.93	122	114	3,205
Interior 2								
Shrubs	Low	0.2	Drip	0.81	0.25	597	147	4,149
Trees	Low	0.2	Bub	0.75	0.27	250	67	1,877
Lawn	High	0.7	Spray	0.75	0.93	0	0	0
				Area Total		5,693	1,198	
Special Landscape Areas								
1				1	0	0	0	
2				1	0	0	0	
				Area Total		0	0	
							ETWU Total	51,278
							MAWA	88,136

Received by Planning (A Spells) 2-21-25

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LANDSCAPE ARCHITECT — MICHAEL SHULAR — No. 4890 — Exp. 05.31.25 — LICENSED — STATE OF CALIFORNIA

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Description	Date

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
LANDSCAPE COVER SHEET

L1.0

Sheet 1 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcos_16&17_CDs\Unit_17\Typicals\L1_125424_Siena_Unit17_Typical_COV.dwg, 2/21/2025 7:58:31 AM

IRRIGATION NOTES

1. THESE PLANS ARE DIAGRAMMATIC. ALL EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED TO COMPLETE THE WORK. CONTRACTOR IS RESPONSIBLE FOR INCLUDING ALL COMPONENTS REQUIRED TO COMPLETE THE WORK.
2. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES FOR MAXIMUM SYSTEM PERFORMANCE BEFORE AND AFTER EMITTER INSTALLATION.
3. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE WORK AS SPECIFIED IN THE SPECIFICATIONS AND AS SHOWN ON THE PLANS (IF APPLICABLE).
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
5. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS PRIOR TO BEGINNING WORK.
6. SUBSTITUTIONS, DELETIONS OR CHANGES TO THE PLANS OR SPECIFICATIONS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
7. ALL CONSTRUCTION SHALL CONFORM TO LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF WORK.
8. THE IRRIGATION PLAN IS SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY BASED ON ACTUAL FIELD CONDITIONS TO GUARANTEE ADEQUATE IRRIGATION COVERAGE TO ALL PLANT MATERIAL.
9. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE. TRENCHING WITHIN DRIPLINES OF TREES AND SHRUBS TO REMAIN SHALL BE DONE BY HAND. DAMAGE TO EXISTING TREE AND/OR PLANT MATERIAL TO REMAIN SHALL BE REPLACED BY THE CONTRACTOR IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.
10. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE CONTROLLER WIRING TO THE POWER SOURCE. THE INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL ORDINANCES THAT APPLY.
11. THE FINAL LOCATION OF THE IRRIGATION CONTROLLER SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
12. ALL MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
13. SCHEDULE 40 PVC PIPE SLEEVING (2X THE SIZE OF PIPE TO BE SLEEVED) IS REQUIRED FOR ALL IRRIGATION LINES THAT RUN UNDER HARDSCAPE. IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE PLACEMENT OF SLEEVING PRIOR TO PAVING OPERATIONS.
14. CONTRACTOR SHALL INSTALL DRIP AND SPRAY ON SEPARATE ZONES. FOR RETROFIT INSTALLATIONS, IN THE EVENT THAT DRIP AND SPRAY IRRIGATION ARE CONNECTED TO THE SAME ZONE, CONTRACTOR SHALL BE RESPONSIBLE FOR SEPARATION BY EITHER INSTALLING A NEW VALVE OR CONNECTING DRIP/SPRAY TO ADJACENT DRIP/SPRAY ZONES. IN EITHER CASE, VERIFICATION OF FLOW CAPACITY FOR MATERIAL SIZING SHALL BE PERFORMED PRIOR TO COMPLETING THE WORK.
15. PRESSURE TEST ALL LINES UNDER HYDROSTATIC PRESSURE OF 125 POUNDS PRIOR TO INSTALLATION OF VALVES. PRESSURE SHALL HOLD FOR A MINIMUM OF TWO (2) HOURS. ING OF THE SYSTEM SHALL BE PROVIDED PRIOR TO BACKFILL AND PLANTING OPERATIONS.
16. THREADED PLASTIC PIPE JOINTING: DO NOT USE SOLVENT CEMENT ON THREADED JOINTS, WRAP MALE PLASTIC THREADED JOINTS WITH TEFLON TAPE.
17. IRRIGATION VALVE BOXES SHALL BE NDS 10" ROUND WITH GREEN OR BLACK COVER, 13"X20" OR 14"X19" PRO SERIES RECTANGLE VALVE BOXES. SIZE OF BOX TO BE SELECTED TO ACCOMMODATE EASE OF ACCESS AND FUTURE MAINTENANCE OF VALVES. SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
18. AS-BUILT OR RECORD DRAWINGS SHALL BE PROVIDED PRIOR TO THE START OF THE MAINTENANCE PERIOD. AS-BUILT DRAWINGS SHALL BE PROVIDED ON CLEAN COPIES OF THE FINAL DRAWINGS AND SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THE FOLLOWING INFORMATION:
    - CONNECTION TO EXISTING WATER LINES AND/OR IRRIGATION CONNECTION.
    - IRRIGATION CONTROLLER.
    - GATE VALVES.
    - QUICK COUPLER VALVES.
    - ROUTING OF PRESSURE MAINLINE WITH OFFSET DIMENSIONS FROM KNOWN POINTS (MAXIMUM 100' ALONG ROUTING).
    - IRRIGATION CONTROL VALVES AND FINAL STATION NUMBERING.
19. A COLOR-CODED AND LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES (MINIMUM SIZE TO BE 11"x17").
20. IRRIGATION CONTRACTOR RESPONSIBLE TO ADJUST/TUNE THE IRRIGATION INSTALLATION TO ELIMINATE OVERSPRAY ONTO SIDEWALKS OR DRIVEWAYS.
21. CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION OF SUBSURFACE ITEMS PRIOR TO BACKFILL TO CONFIRM COMPONENTS WERE INSTALLED PER CONTRACT DOCUMENTS. PHOTOGRAPHS TO BE PROVIDED WITH CLOSE-OUT DOCUMENTS AT THE COMPLETION OF THE JOB.

IRRIGATION LEGEND

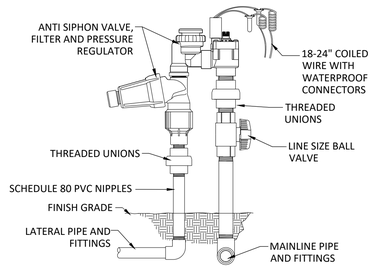
SYMBOL	MANUFACTURER	REMARKS
⊞	IRRIGATION POINT OF CONNECTION (WATER STUB PER UTILITY PLANS).	CONNECT PER DETAIL A, NEXT SHEET.
⊕	3/4" AUTOMATIC IRRIGATION CONTROL VALVES: HUNTER ACZ-075-25 DRIP ZONE CONTROL KIT (OR EQUAL) HUNTER PGV-075-ASV VALVES (OR EQUAL) FOR BUBBLERS AND LAWN	INSTALL PER MANUFACTURERS SPECIFICATIONS. SIZE PER PLAN. ADJUST/TUNE VALVES AS REQUIRED TO ENSURE PROPER WATER DISTRIBUTION TO ALL PLANTER AREAS.
C	HUNTER X-CORE 8-STATION INTERIOR PLASTIC WALL MOUNT CONTROLLER (OR EQUAL). COORDINATE FINAL LOCATION WITH OWNER. INSTALL WITH HUNTER SOLAR SYNC (WIRELESS SENSOR WITH MOUNTING ARM, DIGITAL MODULE AND RECEIVER)	PROVIDE 110V ELECTRICAL CONNECTION IN FIELD TO CONTROLLER LOCATION AS SHOWN AND AS APPROVED BY OWNER PRIOR TO INSTALLATION. INSTALL PER MANUFACTURERS SPECIFICATIONS.
▥	SLEEVING LOCATIONS FOR IRRIGATION LINE CROSSINGS. (SLEEVES TO BE 2X THE SIZE OF THE PIPE TO BE SLEEVED).	COORDINATE WITH SITE DEVELOPMENT PLANS AND OTHER TRADES.
~	HUNTER PLD BLANK NON-PRESSURE TUBE DRIP LINES (OR EQUAL)	INSTALL PER POINT SOURCE DRIP DETAILS ON THIS SHEET.
———	CLASS 200 PVC LATERAL LINES (NON-PRESSURE)	INSTALL PER IRRIGATION DETAILS. SIZE PER PLAN.
⌇	PIPE-HOP LOCATIONS	GRAPHIC TO DENOTE SEPARATION OF ZONES.
— — —	1" SCHEDULE 40 PVC IRRIGATION MAINLINE. ACTUAL LOCATION SHALL BE LOCATED WITHIN PLANTER AREAS.	IRRIGATION MAINLINE SHOWN UNDER PAVED AREAS FOR PLAN CLARITY ONLY.
o	HUNTER PROS-04-CV WITH PCN-50 BUBBLER NOZZLE (OR EQUAL). INSTALL WITH FACTORY INSTALLED CHECK VALVE. NOTE: INSTALL TWO (2) PER TREE- 1.0 GPM TOTAL PER TREE.	TRICKLE PATTERN .5 GPM 30 PSI

SPRINKLERS-

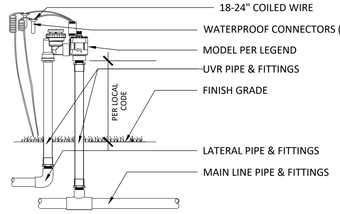
SYMBOL/ PATTERN*	MFG	MODEL NUMBER	RADIUS/ PATTERN	GPM	PRESSURE
①	HUNTER (OR EQUAL)	PRS30-06-CV WITH MP1000 ADJUSTABLE ARC NOZZLE	8'	.17-.34	30 PSI
⑱	HUNTER (OR EQUAL)	PRS30-06-CV WITH MP800 SR ADJUSTABLE ARC NOZZLE	6'-8'	.17-.33	30 PSI

*SYMBOL/PATTERN SHOWN FOR MP ROTATOR NOZZLES ARE DIAGRAMATICAL. CONTRACTOR IS RESPONSIBLE FOR SELECTION OF NOZZLE PATTERN (QUARTER, HALF, FULL, ETC) AND ADJUSTING SPRAY ARC TO MINIMIZE OVERSPRAY ONTO ADJACENT AREAS.

NOTES:
1. FULL CIRCLE SPRAY NOZZLES SHALL BE 360° FIXED PATTERN.
2. INSTALL SPRINKLER BODIES WITH FACTORY INSTALLED CHECK VALVES TO PREVENT LOW HEAD DRAINAGE.
3. INSTALL PER DETAIL C, SHEET L1.

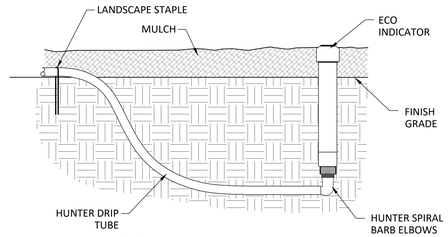


A- REMOTE CONTROL VALVE (DRIP)
NTS



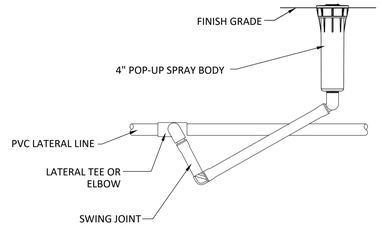
NOTE
ANTI-SIPHON VALVES TO BE INSTALLED A MIN 12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

B- REMOTE CONTROL VALVE (BUBBLER/SPRAY)
NTS

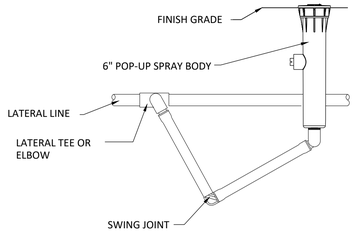


NOTES:
1. INSTALL AT END RUN OF ZONE.

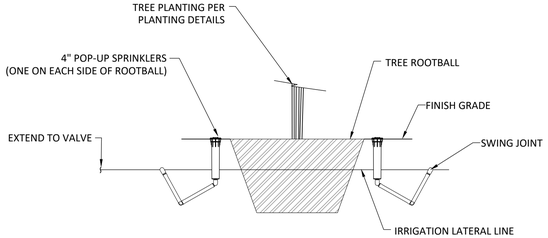
C-ECO INDICATOR INSTALLATION
NTS



D- 4" POP-UP SPRAY HEAD (BUBBLERS)
NTS

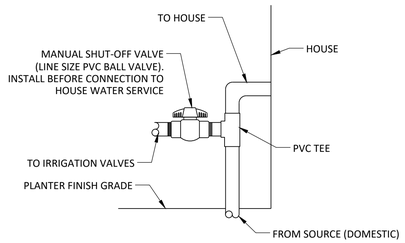


E- 6" POP-UP SPRAY HEAD (LAWN)
NTS



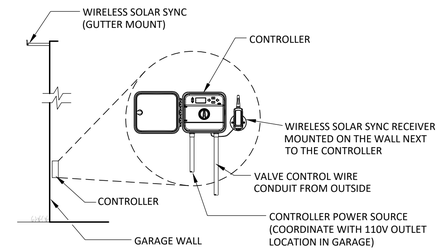
NOTES:
1. EVENLY SPACE BUBBLERS AROUND ROOTBALL.
2. INSTALL TWO BUBBLERS PER TREE.
3. DO NOT INSTALL IN LAWN AREAS.

F- TREE BUBBLERS
NTS

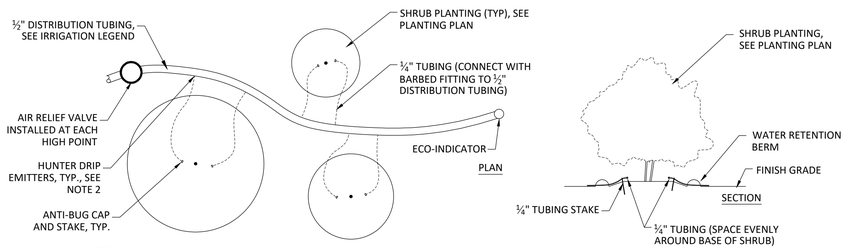


NOTE
COORDINATE INSTALLATION AND LOCATION WITH PLUMBING PLANS AND WATER SERVICE TO BUILDING

G- IRRIGATION POINT OF CONNECTION
NTS



H- IRRIGATION CONTROLLER DETAIL
NTS



NOTES:
1. MAXIMUM LENGTH OF ¼" TUBING NOT TO EXCEED 24" (OR AS RECOMMENDED BY MANUFACTURER).
2. INSTALL TWO (2) 1.0 GPH EMITTERS PER 1 GALLON SHRUB AND TWO (2) 2 GPH EMITTERS PER 5 GALLON SHRUB. SPACE EVENLY AROUND ROOTBALL.
3. INSTALL TREES ON SEPARATE ZONES BUBBLERS.
4. CONNECT ½" DISTRIBUTION LINE TO PVC LATERAL PER SECTION ABOVE.
5. INSTALL SOIL STAPLES 36" ON CENTER ALONG THE DISTRIBUTION TUBE AND AT EVERY FITTING.
6. ALL FITTINGS TO BE HUNTER PLD LOC FITTINGS.
7. EMITTERS TO BE HUNTER POINT SOURCE PRESSURE COMPENSATING SELF-PIERCING (MODELS HE-10-B & HE-20-B).

I- POINT SOURCE DRIP TUBE LAYOUT
NTS

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LICENSED LANDSCAPE ARCHITECT 6698 STATE OF CALIFORNIA Exp 05-31-25

Date: 1/26/2025

Date:	FEBRUARY 21, 2025
Drawn By:	MS
Checked By:	MS
Scale:	AS NOTED
Project Number:	125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
IRRIGATION NOTES AND DETAILS

L2.0

Sheet 2 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcos_16&17_CDs\Unit_17\Typicals\L2_125424_Siena_Unit17_Typical_IRR.dwg, 2/21/2025 7:58:33 AM

GENERAL LOT NOTES

1. ALL WALKS ON THIS PLAN ARE SCHEMATIC AND SHALL BE VERIFIED WITH CIVIL ENGINEERING PLANS.
2. VERIFY LOCATION OF ALL FENCES AND SIDE YARD GATES PRIOR TO INSTALLING ANY WALKS.
3. STUB REMAINING CONTROL WIRES IN BACK YARD FOR FUTURE USE.
4. HOUSE LAYOUT, DRIVEWAY AND OTHER BASE ITEMS ARE SHOW TO REPRESENT GENERAL LAYOUT AND ARE NOT MEANT TO SHOW SPECIFIC HOME LOT LAYOUT. ADJUST THE ACTUAL IRRIGATION LAYOUT AND ALL EQUIPMENT (INCLUDING SLEEVING AND LATER LINE LOCATIONS) BASED ON ACTUAL LOT AND HOME LAYOUT.

IRRIGATION POINT OF CONNECTION
CONNECT AT MAIN WATER CONNECTION AT HOUSE AND RUN PRESSURE MAINLINE WHERE INDICATED ON THE PLANS (CONFIRM LOCATION IN FIELD). VERIFY STATIC WATER PRESSURE ON SITE AND PRIOR TO INSTALLING IRRIGATION SYSTEM. THIS SYSTEM IS DESIGNED FOR A MAXIMUM FLOW OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 55 PSI AT THE POINT OF CONNECTION. THE CONTRACTOR MUST PERFORM A STATIC WATER PRESSURE TEST TO CONFIRM WATER PRESSURE AND NOTIFY LANDSCAPE ARCHITECT IF THE PRESSURE DIFFERS MORE THAN 10% THAN THE STATED DESIGN PRESSURE.

IRRIGATION WATERING SCHEDULE

SUMMER

ZONE	DURATION	DAYS PER WEEK	CYCLES
DRIP	94 MINUTES	5	2
BUBBLER	25 MINUTES	5	2
LAWN	48 MINUTES	5	1

FALL

ZONE	DURATION	DAYS PER WEEK	
DRIP	67 MINUTES	4	2
BUBBLER	18 MINUTES	4	2
LAWN	39 MINUTES	5	1

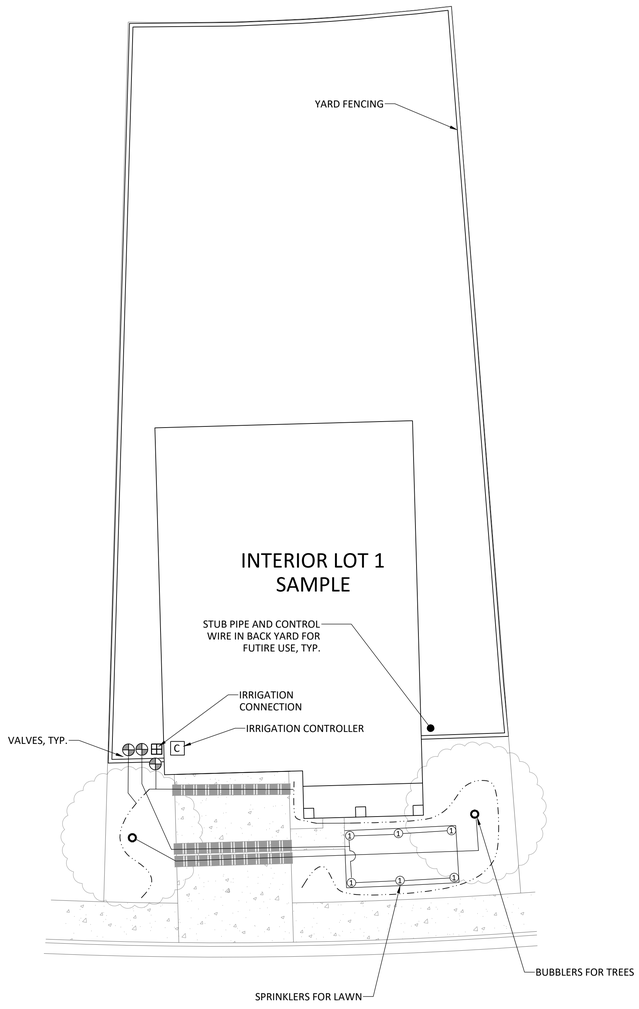
WINTER

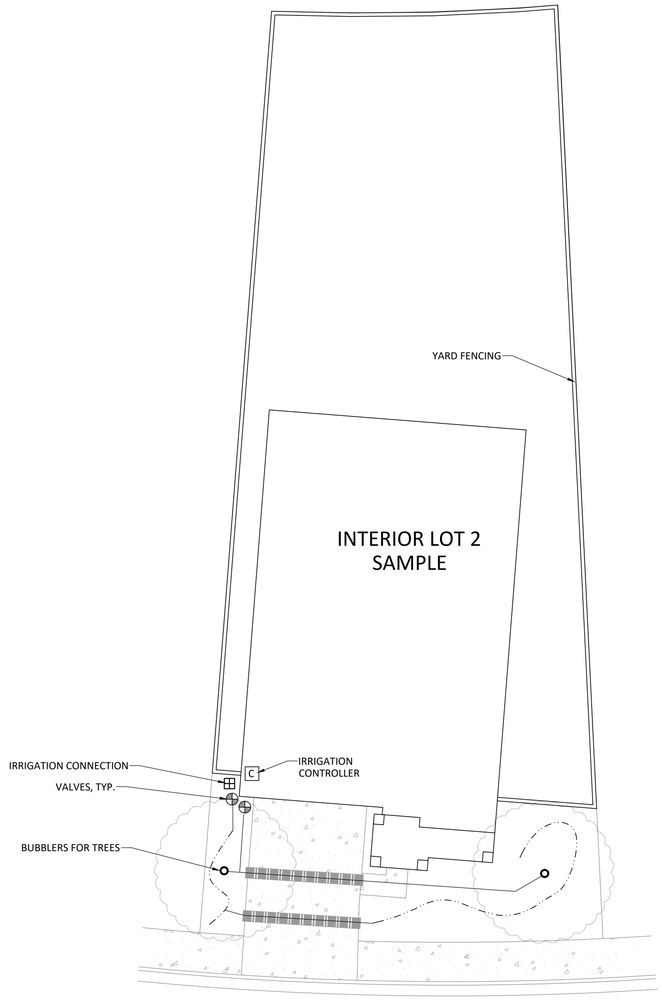
ZONE	DURATION	DAYS PER WEEK	
DRIP	27 MINUTES	2	1
BUBBLER	7 MINUTES	2	1
LAWN	18 MINUTES	2	1

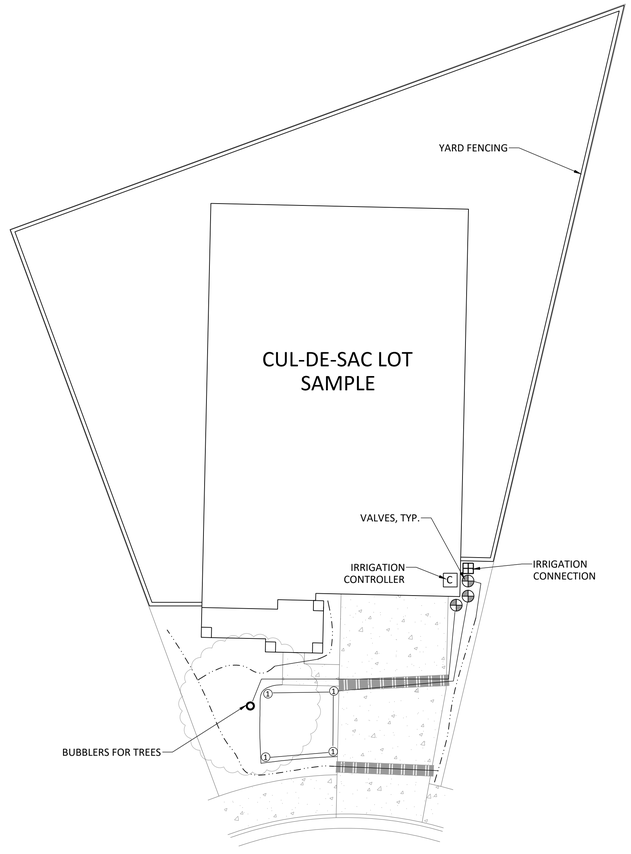
SPRING

ZONE	DURATION	DAYS PER WEEK	
DRIP	58 MINUTES	4	2
BUBBLER	15 MINUTES	4	2
LAWN	30 MINUTES	5	1

NOTES:
1. INCREASE RUN-TIMES BY 20% DURING THE ESTABLISHMENT PERIOD.
2. ADJUST RUN-TIMES BASED ON PLANT NEEDS AND SITE CONDITIONS.
3. CYCLE AND SOAK AS NECESSARY TO AVOID RUN-OFF.







NOTES:
1. ADJUST IRRIGATION LAYOUT BASED ON FINAL LOT AND PLANTING LAYOUTS.
2. STUB PIPE AND CONTROL WIRES IN BACK YARD FOR FUTURE USE.
3. INSTALL MINIMUM VALVES AS FOLLOWS:
   - CORNER LOTS: 1 TREE VALVE, 2 DRIP VALVES, 1 SPRAY VALVE (IF APPLICABLE).
   - INTERIOR LOT: 1 TREE VALVE, 1 DRIP VALVE, 1 SPRAY VALVE (IF APPLICABLE).

A- UNIT 17 TYPICAL FRONT YARD LANDSCAPES
SCALE: 1"=10'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LICENSED LANDSCAPE ARCHITECT 4698 STATE OF CALIFORNIA
Exp. 05.31.25

Date: 1/26/2025

Date:	FEBRUARY 21, 2025
Drawn By:	MS
Checked By:	MS
Scale:	AS NOTED
Project Number:	125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
TYPICAL LOT IRRIGATION PLANS

L2.1

Sheet 3 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcso_16&17_CDs\Unit_17\Typicals\L2_125424_Siena_Unit17_Typical_IRR.dwg, 2/21/2025 7:58:34 AM

GENERAL LOT NOTES

1. ALL WALKS ON THIS PLAN ARE SCHEMATIC AND SHALL BE VERIFIED WITH CIVIL ENGINEERING PLANS.
2. VERIFY LOCATION OF ALL FENCES AND SIDE YARD GATES PRIOR TO INSTALLING ANY WALKS.
3. STUB REMAINING CONTROL WIRES IN BACK YARD FOR FUTURE USE.
4. HOUSE LAYOUT, DRIVEWAY AND OTHER BASE ITEMS ARE SHOW TO REPRESENT GENERAL LAYOUT AND ARE NOT MEANT TO SHOW SPECIFIC HOME LOT LAYOUT. ADJUST THE ACTUAL IRRIGATION LAYOUT AND ALL EQUIPMENT (INCLUDING SLEEVING AND LATER LINE LOCATIONS) BASED ON ACTUAL LOT AND HOME LAYOUT.

IRRIGATION POINT OF CONNECTION

CONNECT AT MAIN WATER CONNECTION AT HOUSE AND RUN PRESSURE MAINLINE WHERE INDICATED ON THE PLANS (CONFIRM LOCATION IN FIELD). VERIFY STATIC WATER PRESSURE ON SITE AND PRIOR TO INSTALLING IRRIGATION SYSTEM. THIS SYSTEM IS DESIGNED FOR A MAXIMUM FLOW OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 55 PSI AT THE POINT OF CONNECTION. THE CONTRACTOR MUST PERFORM A STATIC WATER PRESSURE TEST TO CONFIRM WATER PRESSURE AND NOTIFY LANDSCAPE ARCHITECT IF THE PRESSURE DIFFERS MORE THAN 10% THAN THE STATED DESIGN PRESSURE.

IRRIGATION WATERING SCHEDULE

SUMMER

ZONE	DURATION	DAYS PER WEEK	CYCLES
DRIP	94 MINUTES	5	2
BUBBLER	25 MINUTES	5	2
LAWN	48 MINUTES	5	1

FALL

ZONE	DURATION	DAYS PER WEEK	
DRIP	67 MINUTES	4	2
BUBBLER	18 MINUTES	4	2
LAWN	39 MINUTES	5	1

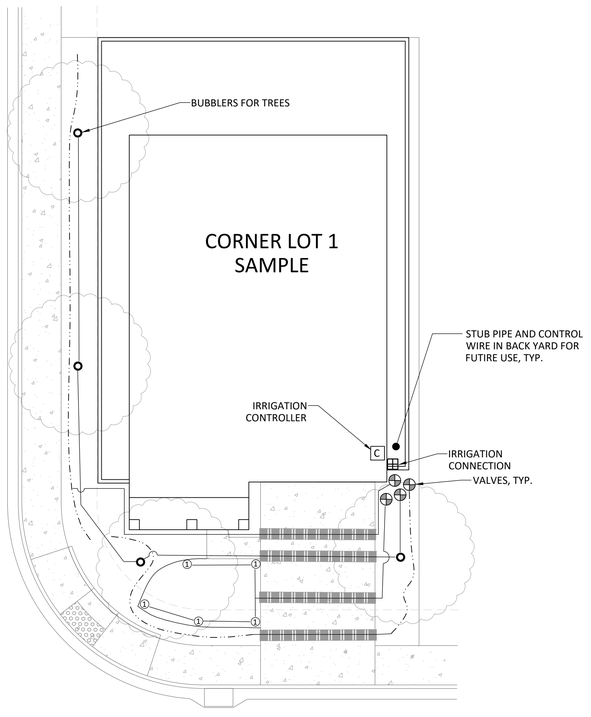
WINTER

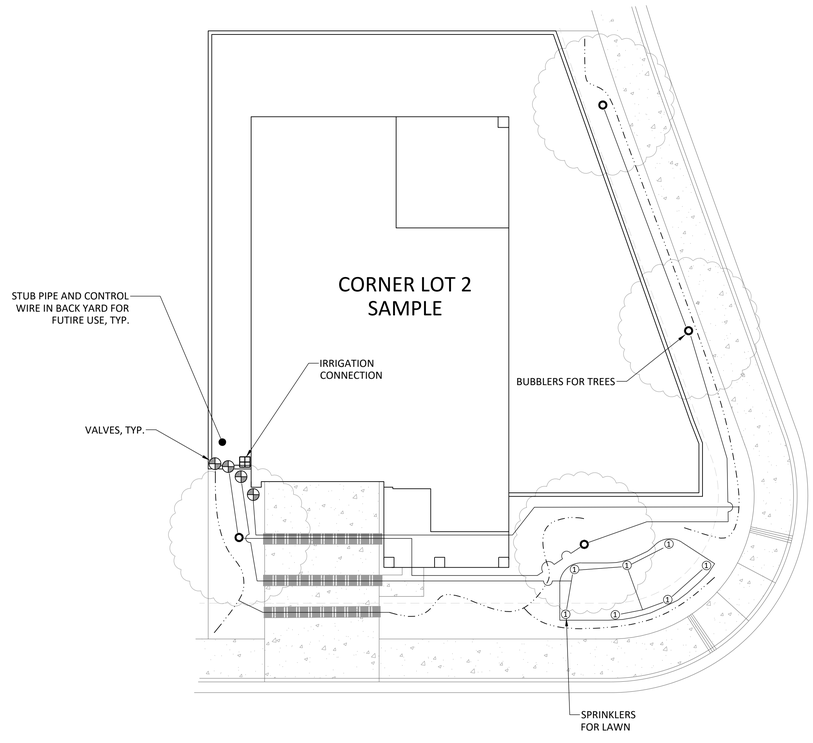
ZONE	DURATION	DAYS PER WEEK	
DRIP	27 MINUTES	2	1
BUBBLER	7 MINUTES	2	1
LAWN	18 MINUTES	2	1

SPRING

ZONE	DURATION	DAYS PER WEEK	
DRIP	58 MINUTES	4	2
BUBBLER	15 MINUTES	4	2
LAWN	30 MINUTES	5	1

NOTES:
1. INCREASE RUN-TIMES BY 20% DURING THE ESTABLISHMENT PERIOD.
2. ADJUST RUN-TIMES BASED ON PLANT NEEDS AND SITE CONDITIONS.
3. CYCLE AND SOAK AS NECESSARY TO AVOID RUN-OFF.





NOTES:
1. ADJUST IRRIGATION LAYOUT BASED ON FINAL LOT AND PLANTING LAYOUTS.
2. STUB PIPE AND CONTROL WIRES IN BACK YARD FOR FUTURE USE.
3. INSTALL MINIMUM VALVES AS FOLLOWS:
   - CORNER LOTS: 1 TREE VALVE, 2 DRIP VALVES, 1 SPRAY VALVE (IF APPLICABLE).
   - INTERIOR LOT: 1 TREE VALVE, 1 DRIP VALVE, 1 SPRAY VALVE (IF APPLICABLE).

A- UNIT 17 TYPICAL FRONT YARD LANDSCAPES

SCALE: 1"=10'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LANDSCAPE ARCHITECT 4698 LICENSED STATE OF CALIFORNIA
Exp 05.31.25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
TYPICAL LOT IRRIGATION PLANS

L2.2

Sheet 4 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcos_16&17_CDs\Unit_17\Typicals\L2_125424_Siena_Unit17_Typical_IRR.dwg, 2/21/2025 7:58:34 AM

GENERAL LOT NOTES

1. ALL WALKS ON THIS PLAN ARE SCHEMATIC AND SHALL BE VERIFIED WITH CIVIL ENGINEERING PLANS.
2. VERIFY LOCATION OF ALL FENCES AND SIDE YARD GATES PRIOR TO INSTALLING ANY WALKS.
3. STUB REMAINING CONTROL WIRES IN BACK YARD FOR FUTURE USE.
4. HOUSE LAYOUT, DRIVEWAY AND OTHER BASE ITEMS ARE SHOW TO REPRESENT GENERAL LAYOUT AND ARE NOT MEANT TO SHOW SPECIFIC HOME LOT LAYOUT. ADJUST THE ACTUAL IRRIGATION LAYOUT AND ALL EQUIPMENT (INCLUDING SLEEVING AND LATER LINE LOCATIONS) BASED ON ACTUAL LOT AND HOME LAYOUT.

IRRIGATION POINT OF CONNECTION

CONNECT AT MAIN WATER CONNECTION AT HOUSE AND RUN PRESSURE MAINLINE WHERE INDICATED ON THE PLANS (CONFIRM LOCATION IN FIELD). VERIFY STATIC WATER PRESSURE ON SITE AND PRIOR TO INSTALLING IRRIGATION SYSTEM. THIS SYSTEM IS DESIGNED FOR A MAXIMUM FLOW OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 55 PSI AT THE POINT OF CONNECTION. THE CONTRACTOR MUST PERFORM A STATIC WATER PRESSURE TEST TO CONFIRM WATER PRESSURE AND NOTIFY LANDSCAPE ARCHITECT IF THE PRESSURE DIFFERS MORE THAN 10% THAN THE STATED DESIGN PRESSURE.

IRRIGATION WATERING SCHEDULE

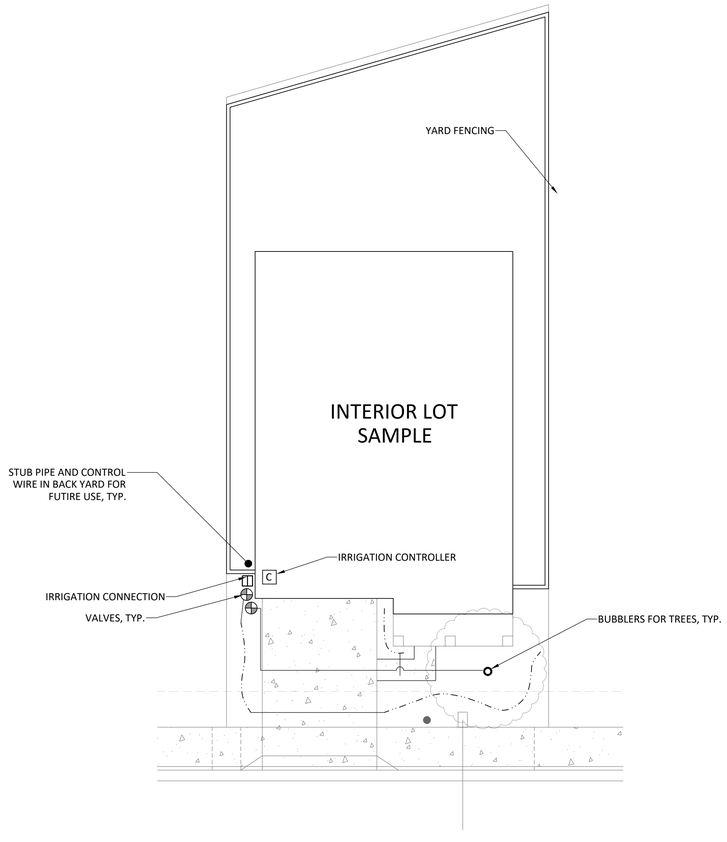
SUMMER			
ZONE	DURATION	DAYS PER WEEK	CYCLES
DRIP	94 MINUTES	5	2
BUBBLER	25 MINUTES	5	2
LAWN	48 MINUTES	5	1

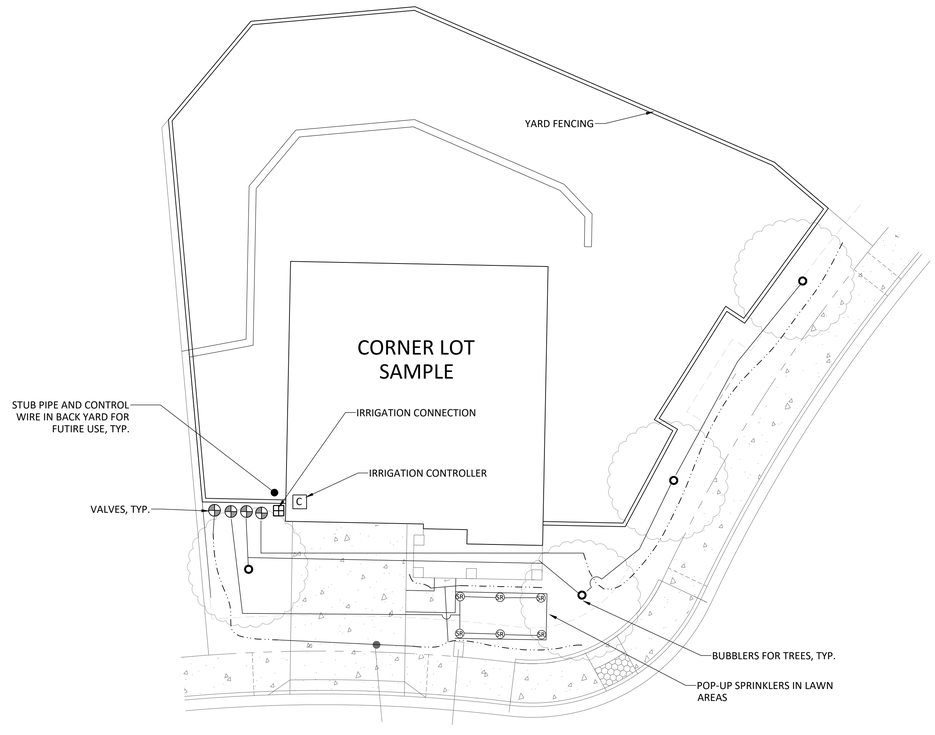
FALL		
ZONE	DURATION	DAYS PER WEEK
DRIP	67 MINUTES	4 2
BUBBLER	18 MINUTES	4 2
LAWN	39 MINUTES	5 1

WINTER		
ZONE	DURATION	DAYS PER WEEK
DRIP	27 MINUTES	2 1
BUBBLER	7 MINUTES	2 1
LAWN	18 MINUTES	2 1

SPRING		
ZONE	DURATION	DAYS PER WEEK
DRIP	58 MINUTES	4 2
BUBBLER	15 MINUTES	4 2
LAWN	30 MINUTES	5 1

NOTES:
1. INCREASE RUN-TIMES BY 20% DURING THE ESTABLISHMENT PERIOD.
2. ADJUST RUN-TIMES BASED ON PLANT NEEDS AND SITE CONDITIONS.
3. CYCLE AND SOAK AS NECESSARY TO AVOID RUN-OFF.





NOTES:
1. ADJUST IRRIGATION LAYOUT BASED ON FINAL LOT AND PLANTING LAYOUTS.
2. STUB PIPE AND CONTROL WIRES IN BACK YARD FOR FUTURE USE.
3. INSTALL MINIMUM VALVES AS FOLLOWS:
   - CORNER LOTS: 1 TREE VALVE, 2 DRIP VALVES, 1 SPRAY VALVE (IF APPLICABLE).
   - INTERIOR LOT: 1 TREE VALVE, 1 DRIP VALVE

A- UNIT 16 TYPICAL FRONT YARD LANDSCAPES
SCALE: 1"=10'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LICENSED LANDSCAPE ARCHITECT 4698 STATE OF CALIFORNIA
Exp. 05.31.25

Date: 1/26/2025

Date:	FEBRUARY 21, 2025	Checked By:	MS
Drawn By:	MS	Scale:	AS NOTED
Project Number:	125426.003		

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
TYPICAL LOT IRRIGATION PLANS

L2.3

Sheet 5 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcos_16&17_CDs\Unit_17\Typicals\L2_125424_Siena_Unit17_Typical_IRR.dwg, 2/21/2025 7:58:34 AM

PLANTING NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. PROVIDE MINIMUM SLOPE OF 1-1/2% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
3. THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
4. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
5. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES. DO NOT STORE CONSTRUCTION EQUIPMENT BELOW THE CANOPY OF ANY TREES TO REMAIN. DAMAGE TO ANY EXISTING TREES OR PLANT MATERIAL TO REMAIN SHALL BE REPLACED BACK TO ORIGINAL CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
6. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE CONTRACTOR SHALL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS COMPARABLE TO THE ORIGINAL SPECIFIED SPECIES. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER. CONTRACTOR TO SOURCE MULTIPLE NURSERIES WHEN ORDERING PLANT MATERIAL.
7. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
8. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK' AND MEET THE MINIMUM SIZES:

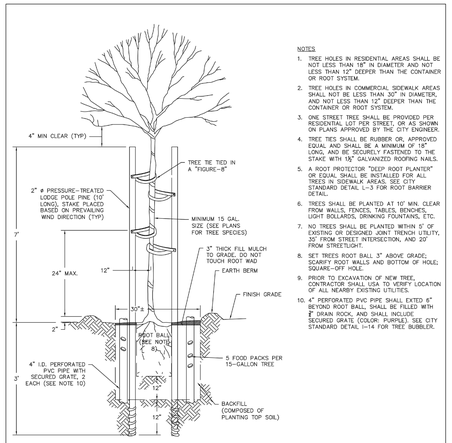
SHRUBS/GROUNDCOVER

	HEIGHT	SPREAD	TREES	HEIGHT	SPREAD	CALIPER
1 GAL.	9-11"	6-8"	15 GAL.	8'-11'	30-36"	1"- 1-1/4"
5 GAL.	18-24"	15-18"	24" BOX	11'-14'	36-48"	2"- 2-1/2"
15 GAL.	36-42"	36-42"	36" BOX	14'-16'	48-60"	3"- 3-1/2"

9. TREE ROOTS SHALL BE VISUALLY INSPECTED IN CONTAINERS PRIOR TO PLANTING. CONTRACTOR SHALL CONFIRM THAT NO CIRCLING ROOTS ARE LOCATED WITHIN THE TOP SOIL OF THE CONTAINER.
10. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 10' OF ANY CURB AND/OR HARDSCAPE PAVEMENT.
11. ALL PLANTER AREAS (AND/OR AREAS NOTED) SHALL RECEIVE A 3" LAYER OF WALK-ON FIR TYPE BARK MULCH.
12. ANY LAWN AREAS SHALL BE BID AS SOD UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL MAKE SCHEDULING PROVISIONS TO ASSURE THAT ALL SOD IS INSTALLED PRIOR TO OCTOBER 1. ANY LAWN INSTALLED AFTER OCTOBER 1 SHALL BE SUBJECT TO AN EXTENDED ESTABLISHMENT PERIOD (MINIMUM 6 MONTHS) TO GUARANTEE PROPER ESTABLISHMENT.
13. CONTRACTOR RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL AT ALL TIMES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE ALL MEASURES ARE FUNCTIONING PROPERLY.
14. ALL AREAS THAT ARE EXPOSED SHALL BE PLANTED WITH HYDROSEED MIX. NO AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS. EXPOSED SURFACES SHALL HAVE EROSION CONTROL MEASURES IN PLACE PRIOR TO OCTOBER 1.
15. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS, HARDSCAPES, SIDEWALKS OR OTHER NON-PLANTER AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
16. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE CIVIL EROSION CONTROL PLAN AND/OR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ADDITION TO THESE MINIMUM REQUIREMENTS (AS APPLICABLE).
17. ALL PLANTER AREAS TO BE FREE FROM DEBRIS, TRASH, CONSTRUCTION MATERIAL, WOOD, ETC WITHIN THE TOP 6" OF THE SOIL. SOIL SHALL BE FREE FROM STONES GREATER THAN 1" IN DIAMETER WITHIN THE TOP 6" OF SOIL PROFILE.

SOIL PREPARATION AND AMENDMENTS

1. THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED IMMEDIATELY AFTER ROUGH GRADING OPERATIONS AND SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT THROUGHOUT THE ENTIRE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
   - A. SOIL INFILTRATION RATE.
   - B. SOIL TYPE AND TEXTURE.
   - C. CATION EXCHANGE CAPACITY.
   - D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
   - E. RECOMMENDATIONS PER 1,000 SF FOR ALL AMENDMENTS INCLUDING FERTILIZER (NPK), COMPOST, GYPSUM, LIME, ETC.
   - F. RECOMMENDATIONS PLANT PIT BACKFILL AMENDMENTS.
   - G. FREQUENCY AND RATE OF FERTILIZER APPLICATION FOR THE DURATION OF THE MAINTENANCE PERIOD.
2. COMPOST AT A MINIMUM RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA (OR PER THE RECOMMENDATIONS OF THE SOILS TEST, WHICHEVER IS GREATER) SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
3. SOD AREAS SHALL BE PREPPED WITH A MIN 3" AMENDED SOIL (IF APPLICABLE). AMENDMENTS TO BE INSTALLED PER THE RECOMMENDATIONS OF THE SOILS REPORT. DO NOT INSTALL SOD ON NATIVE SOIL.
4. ALL SOIL PREPARATION AND AMENDMENTS SHALL BE ADDED TO THE SOIL PRIOR TO PLANTING. AMENDMENTS THAT MAY BE SHOWN ON THE PLAN ARE FOR BIDDING PURPOSES ONLY (UNLESS OTHERWISE NOTED). CONTRACTOR SHALL PROVIDE A SEPARATE LINE ITEM IN THE BID FOR SOIL AMENDMENTS.
5. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS TO BE INSTALLED AND SHALL NOT ALTER FINAL BID TO OWNER.



NOTES

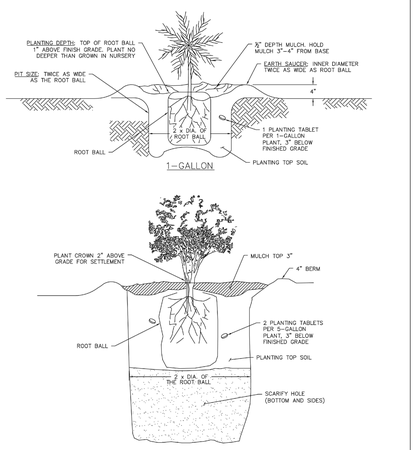
1. TREE HOLES IN RESIDENTIAL AREAS SHALL BE NOT LESS THAN 18" IN DIAMETER AND NOT LESS THAN 12" DEEPER THAN THE CONTAINER OR ROOT SYSTEM.
2. TREE HOLES IN COMMERCIAL SIDEWALK AREAS SHALL NOT BE LESS THAN 30" IN DIAMETER, AND NOT LESS THAN 12" DEEPER THAN THE CONTAINER OR ROOT SYSTEM.
3. ONE STREET TREE SHALL BE PROVIDED PER RESIDENTIAL LOT PER STREET, OR AS SHOWN ON PLANS APPROVED BY THE CITY ENGINEER.
4. TREE TIES SHALL BE RUBBER OR, APPROVED EQUAL, AND SHALL BE A MINIMUM OF 18" LONG, AND BE SECURELY FASTENED TO THE STAKE WITH 1¾" GALVANIZED ROOFING NAILS.
5. A ROOT PROTECTOR "DEEP ROOT PLANTER" OR EQUAL SHALL BE INSTALLED FOR ALL TREES IN SIDEWALK AREAS. SEE CITY STANDARD DETAIL L-3 FOR ROOT BARRIER DETAIL.
6. TREES SHALL BE PLANTED AT 10' MIN. CLEAR FROM WALLS, FENCES, TABLES, BENCHES, LIGHT BOLLARDS, DRINKING FOUNTAINS, ETC.
7. NO TREES SHALL BE PLANTED WITHIN 5' OF EXISTING OR DESIGNED JOINT TRENCH UTILITY, 35' FROM STREET INTERSECTION, AND 20' FROM STREETLIGHT.
8. SET TREES ROOT BALL 3" ABOVE GRADE; SCARIFY ROOT WALLS AND BOTTOM OF HOLE; SQUARE-OFF HOLE.
9. PRIOR TO EXCAVATION OF NEW TREE, CONTRACTOR SHALL USA TO VERIFY LOCATION OF ALL NEARBY EXISTING UTILITIES.
10. 4" PERFORATED PVC PIPE SHALL EXTEND 6" BEYOND ROOT BALL, SHALL BE FILLED WITH ¾" DRAIN ROCK, AND SHALL INCLUDE SECURED GRATE (COLOR: PURPLE). SEE CITY STANDARD DETAIL 1-14 FOR TREE BUBBLER.

APPROVED _____ DATE 3/8/23

DRAFT

NO.	DATE	REVISION	DRAWN BY: ALA	STANDARD DETAIL	SHEET 1 OF 1
1	2019-01-11	NOTES 9&10; ADDED MULCH	CHECKED BY: MK	TREE PLANTING	L-1
			DATE: 2019-01-11		
			SCALE: NTS		

CITY OF PITTSBURG



NOTES

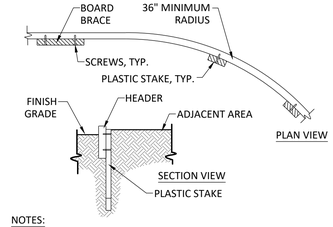
1. BACKFILL WITH PLANTING TOP SOIL.
2. PLANTER AREA SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED BEFORE PLANTING TO PREVENT GERMINATION OF WEED SEEDS.

APPROVED _____ DATE 3/8/23

DRAFT

NO.	DATE	REVISION	DRAWN BY: ALA	STANDARD DETAIL	SHEET 1 OF 1
			CHECKED BY: MK	SHRUB PLANTING	L-5
			DATE: 2019-01-11		
			SCALE: NTS		

CITY OF PITTSBURG

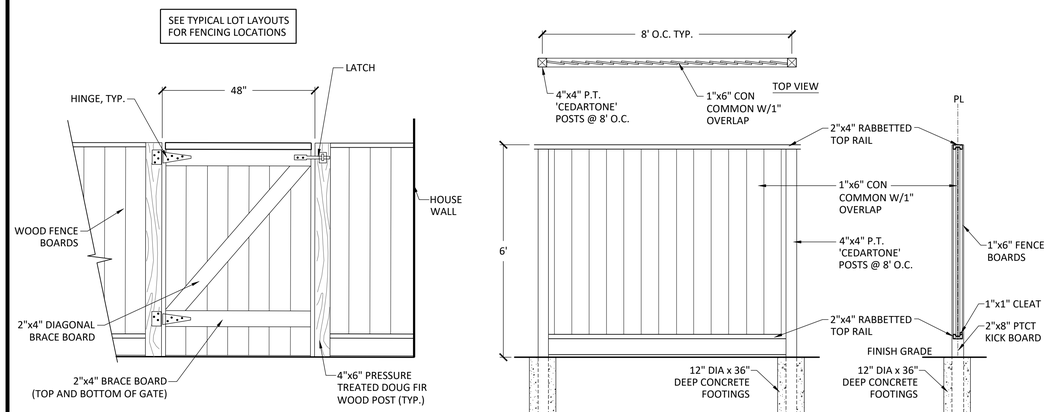


NOTES:

1. USE PLATED DECK SCREWS FOR ALL ATTACHMENTS.
2. INSTALL PLASTIC STAKE @ 6' O.C. MAX. (24" FOR RADIUS LOCATIONS).
3. FINISH GRADE: 1/2" SEED, 1" SOD, 3" SHRUB AREAS.
4. INSTALL BOARD BRACE AT EVERY SPLICE (MIN 8" LONG).
5. INSTALL EPIC EDGE COMPOSITE EDGE (OR APPROVED EQUAL). COLOR: CARMEL BROWN

A-LANDSCAPE EDGING
NTS

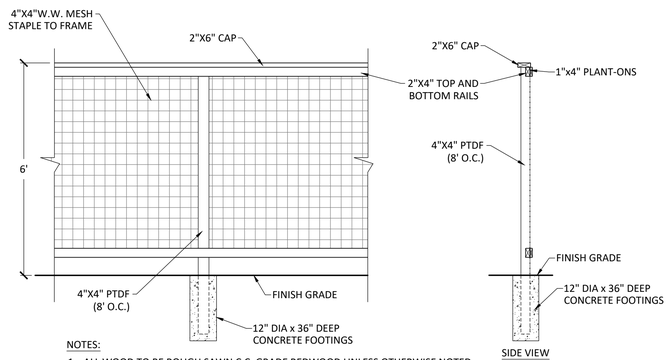
SEE TYPICAL LOT LAYOUTS FOR FENCING LOCATIONS



NOTES:

1. GOOD NEIGHBOR FENCE TO BE USED AT SIDE AND REAR PROPERTY LINES AT ABUTTING LOTS.
2. IN SIDE YARD CONDITIONS, ALL FENCES SHALL BE A MINIMUM 5'-0" FROM SIDEWALKS.
3. LUMBER IN CONTACT WITH SOIL SHALL BE FOUNDATION GRADE REDWOOD, CEDAR, OR PRESSURE-TREATED DOUGLAS FIR.
4. ALL OTHER WOOD SHALL BE REDWOOD OR CEDAR.
5. ALL NAILS AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED.
6. STAPLES WILL NOT BE ALLOWED.

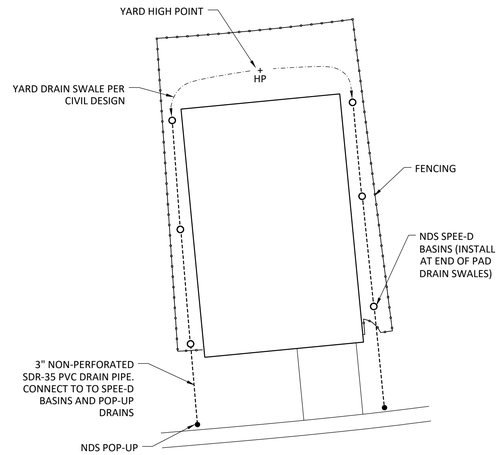
B-GOOD NEIGHBOR WOOD FENCE AND GATE DETAIL
NTS



NOTES:

1. ALL WOOD TO BE ROUGH SAWN C.C. GRADE REDWOOD UNLESS OTHERWISE NOTED.
2. HOLD TOP RAIL LEVEL; STEP FENCE AND ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES

C-OPEN VIEW WIRE FENCE DETAIL
NTS



NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE TO DRAIN INLETS. FINE GRADE AS NECESSARY TO PROVIDE POSITIVE SLOPE TO DRAINS AT THE END RUN OF PAD SWALES.
2. ADJUST FINAL LOCATION OF ALL BASINS, POP-UP DRAINS, PIPE, ETC. AS NECESSARY TO AVOID ANY SITE FEATURES NOT SPECIFICALLY SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR MINOR FIELD ADJUSTMENTS TO ACCOUNT FOR SITE SPECIFIC FEATURES TO ENSURE POSITIVE FLOW AND PROPER DRAINAGE.
3. ALL DRAINAGE COMPONENTS SHALL BE FREE OF DEBRIS TO ENSURE POSITIVE FLOW. MINIMUM PIPE SLOPE TO BE .5%.
4. INSTALL ALL COMPONENTS PER MANUFACTURERS SPECIFICATIONS.
5. PAD GRADING TO BE PERFORMED PER CIVIL GRADING PLANS. COORDINATE ALL WORK AND GRADES WITH CIVIL PLANS.
6. FIELD LOCATE AND CONNECT DOWNSPOUTS ON SIDE YARDS TO DRAINAGE SYSTEM.

D- TYPICAL LOT DRAINAGE
NTS

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LANDSCAPE ARCHITECT KIMBERLY MARTIN SELLERS No. 6090 REGISTERED STATE OF CALIFORNIA Exp 05.31.25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
PLANTING NOTES AND DETAILS

L3.0

Sheet 6 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcos_16&17_CDs\Unit_17\Typicals\L3_125424_Siena_Unit17_Typical_PLT.dwg, 2/21/2025 7:58:35 AM

PHASE 2 MASTER TREE LEGEND

	CERCIS MEXICANA/ MEXICAN REDBUD	58	LOW
	LAURUS NOBILIS/ SWEET BAY	83	LOW
	VITEX AGNUS-CASTUS/ CHASTE TREE	41	LOW
	ZELKOVA SERRATA 'VILLAGE GREEN'/ JAPANESE ZELKOVA	9	MED

UNIT 17 PHASE 2 SITE PLAN

0' 60' 30' 120'
SCALE: 1"=60'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LANDSCAPE ARCHITECT 6908 LICENSED STATE OF CALIFORNIA
Exp. 05.31.25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
UNIT 17 STREET TREE MASTER PLAN

L3.1

Sheet 7 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcso_16&17_CDs\Unit_17\Typicals\L3_125424_Siena_Unit17_Typical_PLT.dwg, 2/21/2025 7:58:36 AM

SEE TYPICAL LOT LAYOUTS FOR FENCING LOCATIONS

PHASE 1 MASTER TREE LEGEND

	COTINUS COGGYGRIA 'ROYAL PURPLE'/ SMOKE TREE	39	LOW
	OLEA EUROPAEA 'WILSONII'/ FRUITLESS OLIVE	47	LOW
	ULMUS PARVIFOLIA/ CHINESE ELM	47	LOW
	ZELKOVA SERRATA 'VILLAGE GREEN'/ JAPANESE ZELKOVA	46	MED

UNIT 17 PHASE 1 SITE PLAN

0' 60' 120' 30'

SCALE: 1"=60'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LICENSED LANDSCAPE ARCHITECT 4890 STATE OF CALIFORNIA

Exp. 05.31.25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
UNIT 17 STREET TREE MASTER PLAN

L3.2

Sheet 8 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcos_16&17_CDs\Unit_17\Typicals\L3_125424_Siena_Unit17_Typical_PLT.dwg, 2/21/2025 7:58:36 AM

INTERIOR LOT 1 SHRUB LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
	SOUTH/WEST PALETTE			
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	5 GAL	6	LOW
	GREVILLEA 'COASTAL GEM'/ SPREADING GREVILLEA	5 GAL	6	LOW
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	1 GAL	14	LOW
	LEUCOPHYLLUM X CANDIDUM 'MICROBURST'/ MICROBURST TEXAS SAGE	5 GAL	10	LOW
	NORTH/EAST PALETTE			
	RHAPHIOLEPIS UMBELLATA / HAWTHORNE	5 GAL.	15	LOW
	ROSMARINUS HUNTINGTON CARPET/ CREEPING ROSEMARY	5 GAL.	3	LOW
	TULBAGHIA VIOLACEA/ SOCIETY GARLEC	1 GAL.	9	LOW
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	5 GAL.	7	LOW

INTERIOR LOT 2 SHRUB LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
	SOUTH/WEST PALETTE			
	CALLISTEMON 'LITTLE JOHN'/ DWARF BOTTLEBRUSH	5 GAL	4	LOW
	LANTANA MONTEVIDENSIS/ TRAILING LANTANA	1 GAL	5	LOW
	SALVIA 'IGNITION WHITE'/ WHITE SAGE	1 GAL	5	LOW
	ACHILLEA PAPRIKA/ YARROW	1 GAL	10	LOW
	OLEA EUROPAEA 'MONTRA'/ LITTLE OLLIE DWARF OLIVE	5 GAL	3	LOW
	NORTH/EAST PALETTE			
	RHAPHIOLEPIS UMBELLATA / HAWTHORNE	5 GAL.	4	LOW
	ROSMARINUS HUNTINGTON CARPET/ CREEPING ROSEMARY	1 GAL.	5	LOW
	TULBAGHIA VIOLACEA/ SOCIETY GARLEC	1 GAL.	5	LOW
	CAREX TUMULICOLA/ SEDGE	1 GAL.	10	LOW
	XYLOSMA CONGESTUM 'COMPACTA'/ COMPACT XYLOSMA	5 GAL.	3	LOW

*LOT ADJUSTMENTS

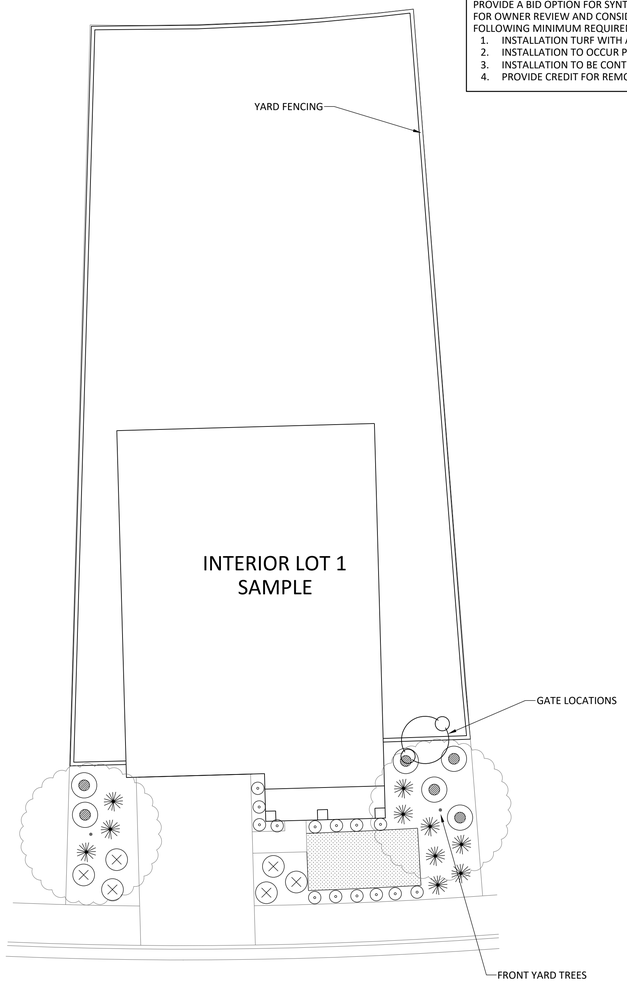
1. PLANTING PLANS ARE SCHEMATIC AND PROVIDED TO REPRESENT GENERAL DESIGN INTENT ONLY.
2. CONTRACTOR TO MAKE MINOR ADJUSTMENTS TO PLANT LAYOUT AND QUANTITIES PER VARIATIONS IN LOT CONFIGURATIONS AND HARDSCAPE.
3. FINAL BID COSTS SHALL BE DETERMINED BY ACTUAL NUMBER OF PLANTS INSTALLED PER LOT.
4. CONCRETE/HARDSCAPE SHOWN IS INFORMATIONAL ONLY AND TO BE INSTALLED BY OTHERS UNDER A SEPARATE CONTRACT.
5. SELECT PLANT SPECIES BASED ON SUN EXPOSURE OF EACH FRONT YARD PER THE IRRIGATION LEGEND PLANT LISTINGS.

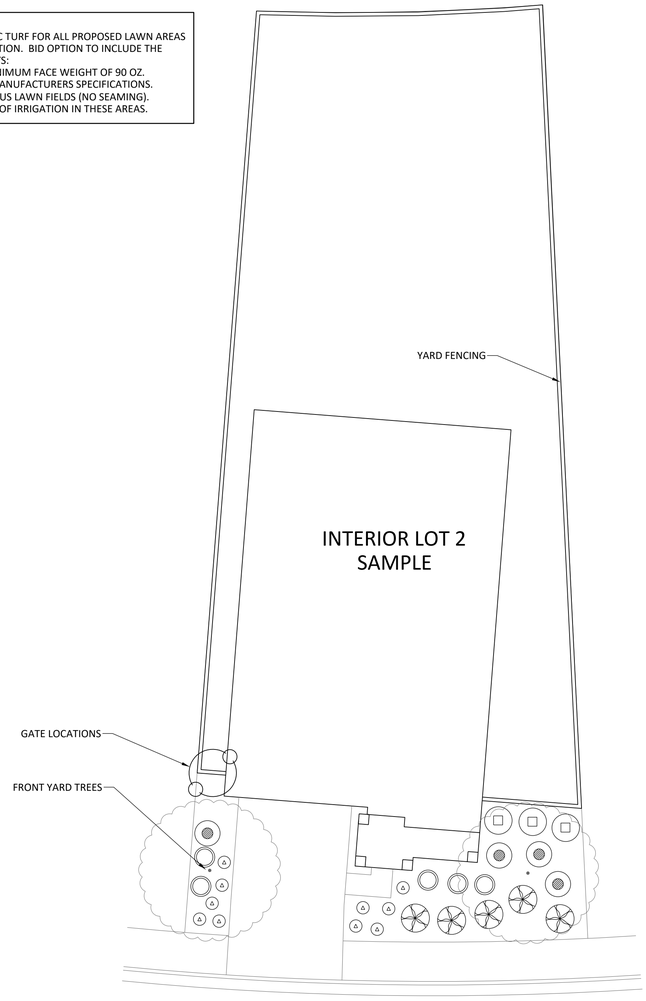
CUL-DE-SAC INTERIOR LOT SHRUB LEGEND

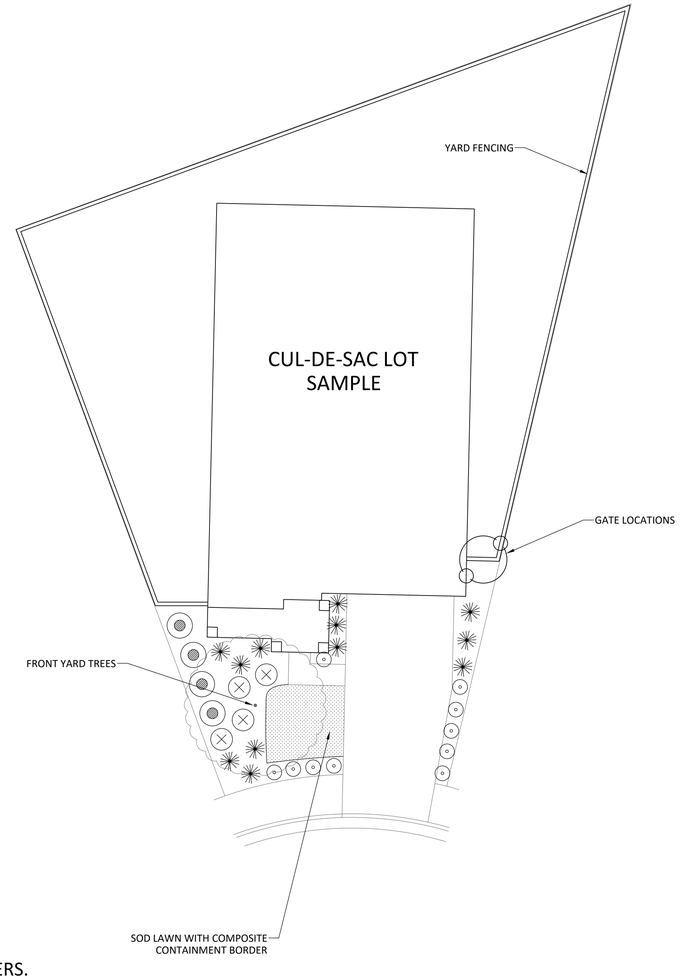
SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
	SOUTH/WEST PALETTE			
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	5 GAL	4	LOW
	GREVILLEA 'COASTAL GEM'/ SPREADING GREVILLEA	5 GAL	4	LOW
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	1 GAL	10	LOW
	LEUCOPHYLLUM X CANDIDUM 'MICROBURST'/ MICROBURST TEXAS SAGE	5 GAL	12	LOW
	NORTH/EAST PALETTE			
	RHAPHIOLEPIS UMBELLATA / HAWTHORNE	5 GAL.	4	LOW
	ROSMARINUS HUNTINGTON CARPET/ CREEPING ROSEMARY	5 GAL.	4	LOW
	TULBAGHIA VIOLACEA/ SOCIETY GARLEC	1 GAL.	10	LOW
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	5 GAL.	12	LOW

SYNTHETIC TURF OPTION NOTE:
PROVIDE A BID OPTION FOR SYNTHETIC TURF FOR ALL PROPOSED LAWN AREAS FOR OWNER REVIEW AND CONSIDERATION. BID OPTION TO INCLUDE THE FOLLOWING MINIMUM REQUIREMENTS:

1. INSTALLATION TURF WITH A MINIMUM FACE WEIGHT OF 90 OZ.
2. INSTALLATION TO OCCUR PER MANUFACTURERS SPECIFICATIONS.
3. INSTALLATION TO BE CONTINUOUS LAWN FIELDS (NO SEAMING).
4. PROVIDE CREDIT FOR REMOVAL OF IRRIGATION IN THESE AREAS.







NOTES:

1. SEE SHEET L3.1 AND L3.2 FOR TREE LEGEND, LOCATIONS AND QUANTITIES.
2. ALTERNATE PLANT SELECTIONS PER LOTS FOR INTERIOR LOTS 1 & 2.
3. INSTALL ALL LAWN AREAS A MINIMUM OF 24" FROM HARDSCAPE WITH LANDSCAPE EDGE BORDERS.

A- UNIT 17 TYPICAL FRONT YARD LANDSCAPES

SCALE: 1"=10'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LICENSED LANDSCAPE ARCHITECT 4690 STATE OF CALIFORNIA MARK STEVENS Exp. 05.31.25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
UNIT 17 TYPICAL LOT PLANTING PLANS

L3.3

Sheet 9 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcso_16&17_CDs\Unit_17\Typicals\L3_125424_Siena_Unit17_Typical_PLT.dwg, 2/21/2025 7:58:37 AM

CORNER LOT 1 SHRUB LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
	SOUTH/WEST PALETTE			
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	1 GAL	15	LOW
	GREVILLEA 'COASTAL GEM'/ SPREADING GREVILLEA	5 GAL	3	LOW
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	1 GAL	9	LOW
	LEUCOPHYLLUM X CANDIDUM 'MICROBURST'/ MICROBURST TEXAS SAGE	5 GAL	7	LOW
	NORTH/EAST PALETTE			
	RHAPHIOLEPIS UMBELLATA / HAWTHORNE	5 GAL.	15	LOW
	ROSMARINUS HUNTINGTON CARPET/ CREEPING ROSEMARY	1 GAL.	3	LOW
	TULBAGHIA VIOLACEA/ SOCIETY GARLEC	5 GAL.	9	LOW
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	1 GAL.	7	LOW

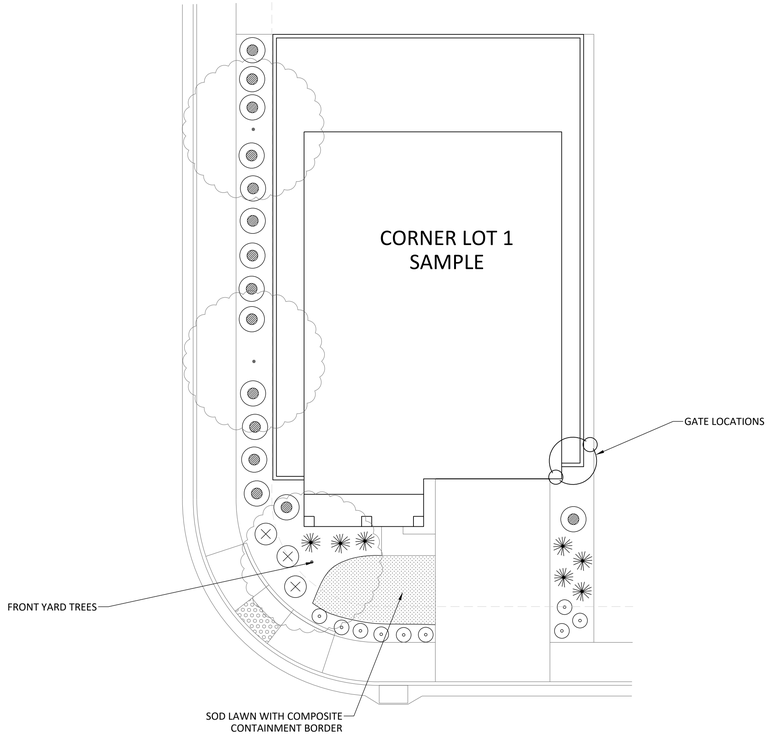
CORNER LOT 2 SHRUB LEGEND

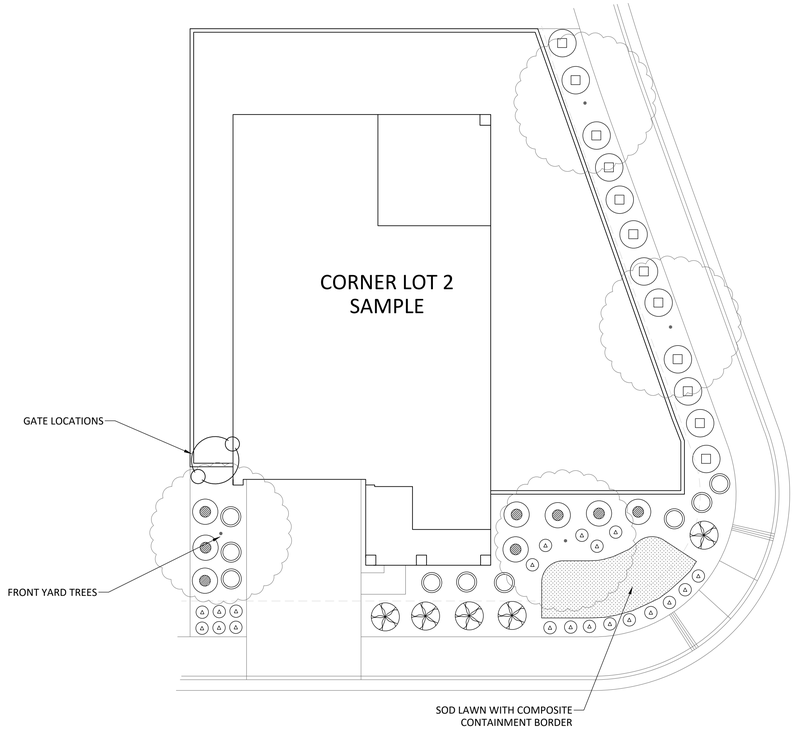
SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
	SOUTH/WEST PALETTE			
	CALLISTEMON 'LITTLE JOHN'/ DWARF BOTTLEBRUSH	5 GAL	8	LOW
	LANTANA MONTEVIDENSIS/ TRAILING LANTANA	1 GAL	5	LOW
	SALVIA 'IGNITION WHITE'/ WHITE SAGE	1 GAL	9	LOW
	ACHILLEA PAPRIKA/ YARROW	1 GAL	20	LOW
	OLEA EUROPAEA 'MONTRA'/ LITTLE OLLIE DWARF OLIVE	5 GAL	12	LOW
	NORTH/EAST PALETTE			
	RHAPHIOLEPIS UMBELLATA / HAWTHORNE	5 GAL.	8	LOW
	ROSMARINUS HUNTINGTON CARPET/ CREEPING ROSEMARY	1 GAL.	5	LOW
	TULBAGHIA VIOLACEA/ SOCIETY GARLEC	1 GAL.	9	LOW
	CAREX TUMULICOLA/ SEDGE	1 GAL.	20	LOW
	XYLOSMA CONGESTUM 'COMPACTA'/ COMPACT XYLOSMA	5 GAL.	12	LOW

*LOT ADJUSTMENTS

1. PLANTING PLANS ARE SCHEMATIC AND PROVIDED TO REPRESENT GENERAL DESIGN INTENT ONLY.
2. CONTRACTOR TO MAKE MINOR ADJUSTMENTS TO PLANT LAYOUT AND QUANTITIES PER VARIATIONS IN LOT CONFIGURATIONS AND HARDSCAPE.
3. FINAL BID COSTS SHALL BE DETERMINED BY ACTUAL NUMBER OF PLANTS INSTALLED PER LOT.
4. CONCRETE/HARDSCAPE SHOWN IS INFORMATIONAL ONLY AND TO BE INSTALLED BY OTHERS UNDER A SEPARATE CONTRACT.
5. SELECT PLANT SPECIES BASED ON SUN EXPOSURE OF EACH FRONT YARD PER THE IRRIGATION LEGEND PLANT LISTINGS.

SYNTHETIC TURF OPTION NOTE:
PROVIDE A BID OPTION FOR SYNTHETIC TURF FOR ALL PROPOSED LAWN AREAS FOR OWNER REVIEW AND CONSIDERATION. BID OPTION TO INCLUDE THE FOLLOWING MINIMUM REQUIREMENTS:
1. INSTALLATION TURF WITH A MINIMUM FACE WEIGHT OF 90 OZ.
2. INSTALLATION TO OCCUR PER MANUFACTURERS SPECIFICATIONS.
3. INSTALLATION TO BE CONTINUOUS LAWN FIELDS (NO SEAMING).
4. PROVIDE CREDIT FOR REMOVAL OF IRRIGATION IN THESE AREAS.





NOTES:
1. SEE SHEET L3.1 AND L3.2 FOR TREE LEGEND, LOCATIONS AND QUANTITIES.
2. ALTERNATE PLANT SELECTIONS PER LOTS FOR CORNER LOTS 1 & 2.
3. INSTALL ALL LAWN AREAS A MINIMUM OF 24" FROM HARDSCAPE WITH LANDSCAPE EDGE BORDERS.

A- UNIT 17 TYPICAL FRONT YARD LANDSCAPES
SCALE: 1"=10'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LICENSED LANDSCAPE ARCHITECT 4900 MICHAEL STANLEY STATE OF CALIFORNIA
Exp. 05-31-25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
UNIT 17 TYPICAL LOT PLANTING PLANS

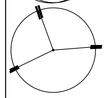
L3.4

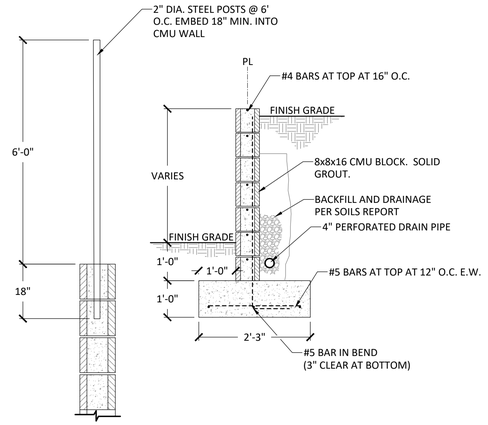
Sheet 10 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcso_16&17_CDs\Unit_17\Typicals\L3_125424_Siena_Unit17_Typical_PLT.dwg, 2/21/2025 7:58:38 AM

SEE TYPICAL LOT LAYOUTS FOR FENCING LOCATIONS

MASTER TREE LEGEND

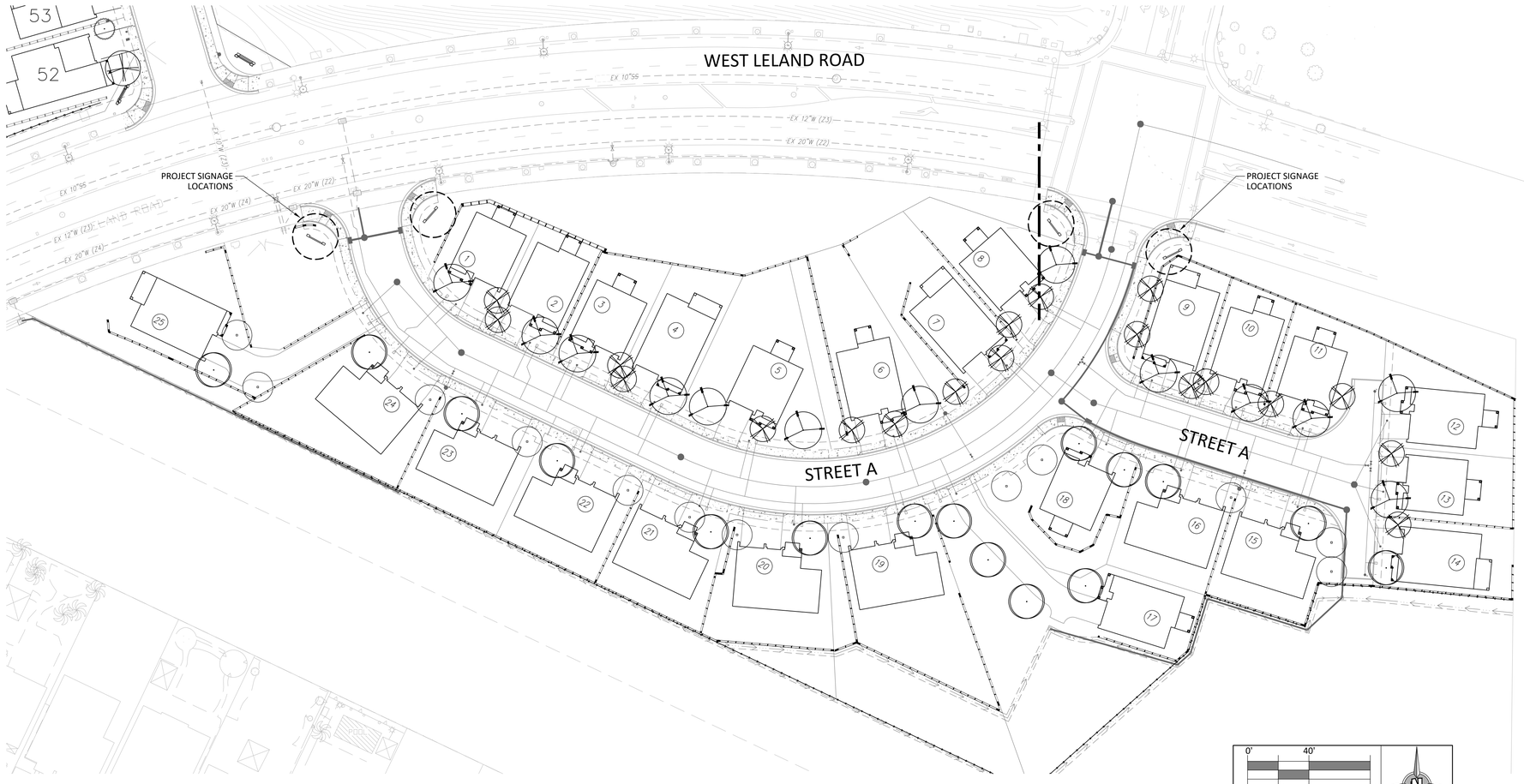
	CERCIS MEXICANA/ MEXICAN REDBUD	13	LOW
	LAURUS NOBILIS/ SWEET BAY	16	LOW
	ULMUS PARVIFOLIA/ CHINESE ELM	13	LOW
	VITEX AGNUS-CASTUS/ CHASTE TREE	19	LOW



TYPICAL FENCE CONNECTION AS OCCURS

NOTES:
1. THE RETAINING WALL SCHEMATIC IS PROVIDED TO GENERALLY DESCRIBE DESIGN INTENT ONLY AND IS NOT INTENDED TO BE USED FOR FINAL INSTALLATION AND OR PERMITTING PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL DESIGN AND STRUCTURAL CALCULATIONS FOR PERMITTING. PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL. THE SHOP DRAWINGS SHALL INCLUDE ALL NECESSARY CALCULATIONS REQUIRED FOR PERMIT APPROVAL.
2. HEIGHTS AND LOCATIONS OF WALLS SHALL BE CONFIRMED PER CIVIL GRADING DESIGN.

A-LOT RETAINING WALL SCHEMATIC
NTS



UNIT 16 SITE PLAN

0' 40' 20' 80'
SCALE: 1"=40'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LANDSCAPE ARCHITECT 4600 LICENSED STATE OF CALIFORNIA
Exp. 05.31.25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS | Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
UNIT 16 STREET TREE MASTER PLAN

L3.5

Sheet 11 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcso_16817_CDs\Unit_17\Typicals\L3_125424_Siena_Unit17_TypicaL_PLT.dwg, 2/21/2025 7:58:38 AM

INTERIOR LOT SHRUB LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
	SOUTH/WEST PALETTE			
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	5 GAL	3	LOW
	GREVILLEA 'COASTAL GEM'/ SPREADING GREVILLEA	5 GAL	4	LOW
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	1 GAL	16	LOW
	LEUCOPHYLLUM X CANDIDUM 'MICROBURST'/ MICROBURST TEXAS SAGE	5 GAL	8	LOW
	NORTH/EAST PALETTE			
	RHAPHIOLEPIS UMBELLATA / HAWTHORNE	5 GAL.	3	LOW
	ROSMARINUS HUNTINGTON CARPET/ CREEPING ROSEMARY	5 GAL.	4	LOW
	TULBAGHIA VIOLACEA/ SOCIETY GARLEC	1 GAL.	16	LOW
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	5 GAL.	8	LOW

INTERIOR LOT 2 SHRUB LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
	SOUTH/WEST PALETTE			
	CALLISTEMON 'LITTLE JOHN'/ DWARF BOTTLEBRUSH	5 GAL	4	LOW
	LANTANA MONTEVIDENSIS/ TRAILING LANTANA	1 GAL	5	LOW
	SALVIA 'IGNITION WHITE'/ WHITE SAGE	1 GAL	5	LOW
	ACHILLEA PAPRIKA/ YARROW	1 GAL	10	LOW
	OLEA EUROPAEA 'MONTRA'/ LITTLE OLLIE DWARF OLIVE	5 GAL	4	LOW
	NORTH/EAST PALETTE			
	RHAPHIOLEPIS UMBELLATA / HAWTHORNE	5 GAL.	4	LOW
	ROSMARINUS HUNTINGTON CARPET/ CREEPING ROSEMARY	1 GAL.	5	LOW
	TULBAGHIA VIOLACEA/ SOCIETY GARLEC	1 GAL.	5	LOW
	CAREX TUMULICOLA/ SEDGE	1 GAL.	10	LOW
	XYLOSMA CONGESTUM 'COMPACTA'/ COMPACT XYLOSMA	5 GAL.	3	LOW

*LOT ADJUSTMENTS

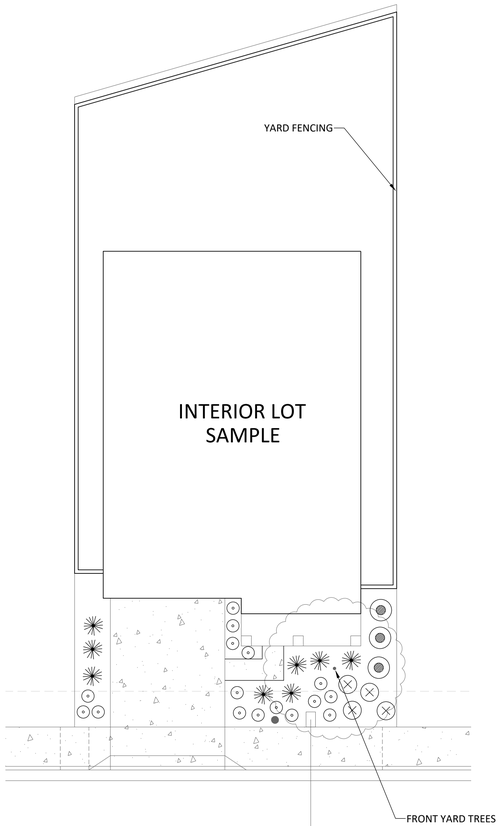
1. PLANTING PLANS ARE SCHEMATIC AND PROVIDED TO REPRESENT GENERAL DESIGN INTENT ONLY.
2. CONTRACTOR TO MAKE MINOR ADJUSTMENTS TO PLANT LAYOUT AND QUANTITIES PER VARIATIONS IN LOT CONFIGURATIONS AND HARDSCAPE.
3. FINAL BID COSTS SHALL BE DETERMINED BY ACTUAL NUMBER OF PLANTS INSTALLED PER LOT.
4. CONCRETE/HARDSCAPE SHOWN IS INFORMATIONAL ONLY AND TO BE INSTALLED BY OTHERS UNDER A SEPARATE CONTRACT.
5. SELECT PLANT SPECIES BASED ON SUN EXPOSURE OF EACH FRONT YARD PER THE IRRIGATION LEGEND PLANT LISTINGS.

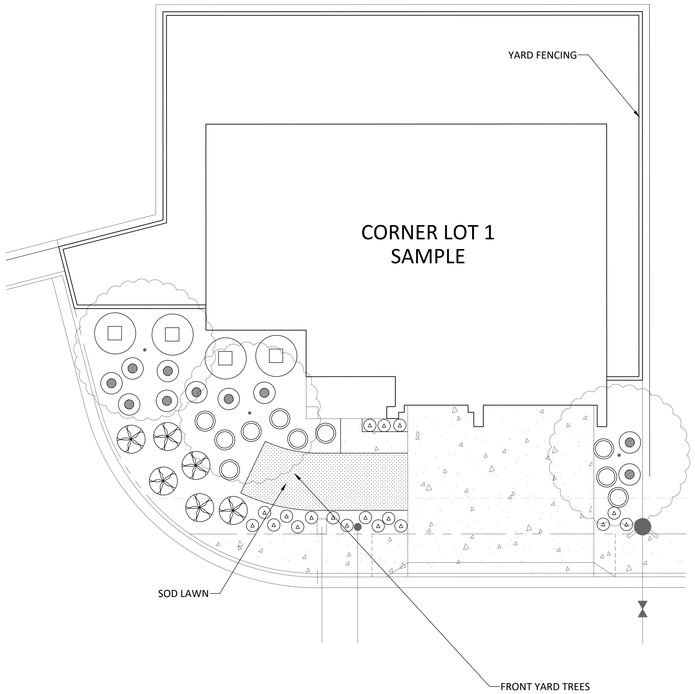
CORNER LOT 1 SHRUB LEGEND

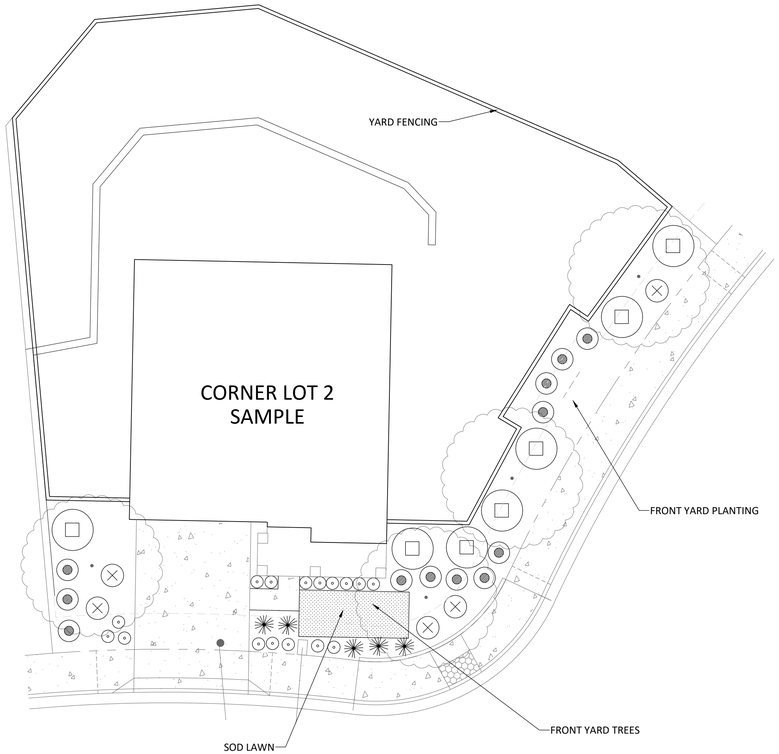
SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE
	SOUTH/WEST PALETTE			
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	1 GAL	12	LOW
	GREVILLEA 'COASTAL GEM'/ SPREADING GREVILLEA	5 GAL	5	LOW
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	1 GAL	16	LOW
	LEUCOPHYLLUM X CANDIDUM 'MICROBURST'/ MICROBURST TEXAS SAGE	5 GAL	5	LOW
	OLEA EUROPAEA 'MONTRA'/ LITTLE OLLIE DWARF OLIVE	5 GAL	7	LOW
	NORTH/EAST PALETTE			
	RHAPHIOLEPIS UMBELLATA / HAWTHORNE	5 GAL.	12	LOW
	ROSMARINUS HUNTINGTON CARPET/ CREEPING ROSEMARY	1 GAL.	5	LOW
	TULBAGHIA VIOLACEA/ SOCIETY GARLEC	5 GAL.	16	LOW
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	1 GAL.	5	LOW
	XYLOSMA CONGESTUM 'COMPACTA'/ COMPACT XYLOSMA	5 GAL.	7	LOW

SYNTHETIC TURF OPTION NOTE:
PROVIDE A BID OPTION FOR SYNTHETIC TURF FOR ALL PROPOSED LAWN AREAS FOR OWNER REVIEW AND CONSIDERATION. BID OPTION TO INCLUDE THE FOLLOWING MINIMUM REQUIREMENTS:

1. INSTALLATION TURF WITH A MINIMUM FACE WEIGHT OF 90 OZ.
2. INSTALLATION TO OCCUR PER MANUFACTURERS SPECIFICATIONS.
3. INSTALLATION TO BE CONTINUOUS LAWN FIELDS (NO SEAMING).
4. PROVIDE CREDIT FOR REMOVAL OF IRRIGATION IN THESE AREAS.







NOTE: SEE SHEET L3.5 FOR TREE LEGEND, LOCATIONS AND QUANTITIES

A- UNIT 16 TYPICAL FRONT YARD LANDSCAPES
SCALE: 1"=10'-0"

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LANDSCAPE ARCHITECT · CHRISTINA M. SHELLEY · LICENSED · 4698 · STATE OF CALIFORNIA
Exp. 05.31.25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

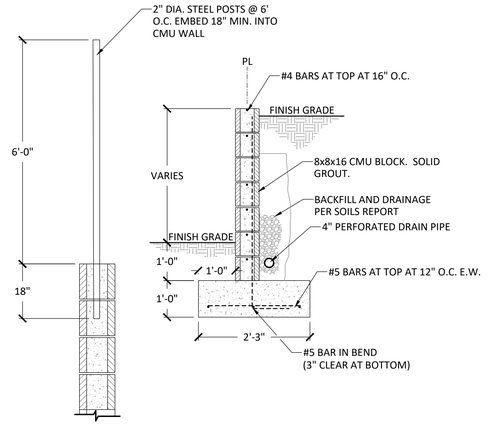
No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
UNIT 16 TYPICAL LOT PLANTING PLANS

L3.6

Sheet 12 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcso_16&17_CDs\Unit_17\Typicals\L3_125424_Siena_Unit17_Typical_PLT.dwg, 2/21/2025 7:58:39 AM



TYPICAL FENCE CONNECTION AS OCCURS

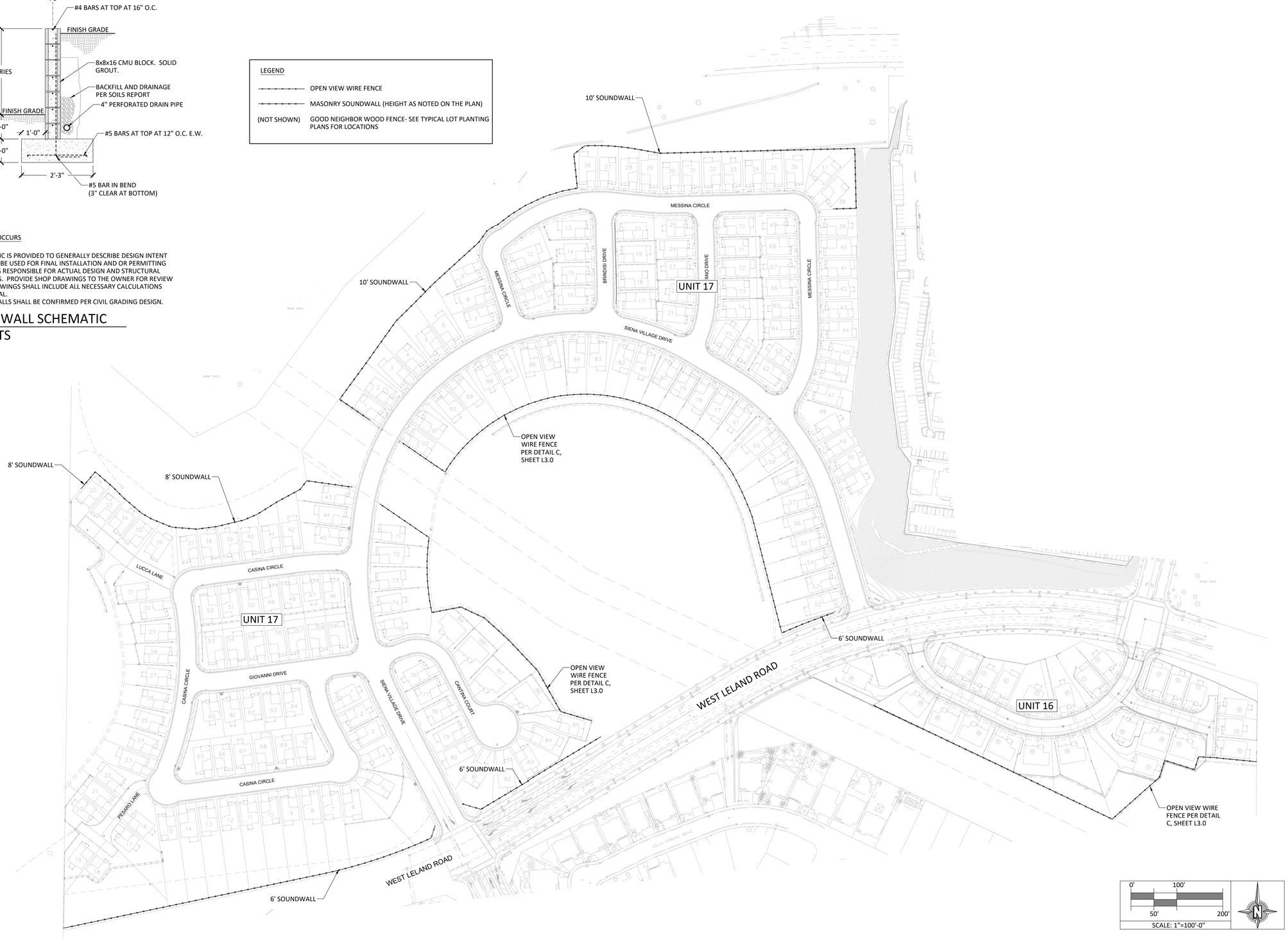
NOTES:

1. THE RETAINING WALL SCHEMATIC IS PROVIDED TO GENERALLY DESCRIBE DESIGN INTENT ONLY AND IS NOT INTENDED TO BE USED FOR FINAL INSTALLATION AND OR PERMITTING PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL DESIGN AND STRUCTURAL CALCULATIONS FOR PERMITTING. PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL. THE SHOP DRAWINGS SHALL INCLUDE ALL NECESSARY CALCULATIONS REQUIRED FOR PERMIT APPROVAL.
2. HEIGHTS AND LOCATIONS OF WALLS SHALL BE CONFIRMED PER CIVIL GRADING DESIGN.

A-LOT RETAINING WALL SCHEMATIC
NTS

LEGEND

- OPEN VIEW WIRE FENCE
- MASONRY SOUNDWALL (HEIGHT AS NOTED ON THE PLAN)
- (NOT SHOWN) GOOD NEIGHBOR WOOD FENCE- SEE TYPICAL LOT PLANTING PLANS FOR LOCATIONS



OVERALL DEVELOPMENT FENCING PLAN

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

LANDSCAPE ARCHITECT · KIMBERLY MILLER · No. 6690 · LICENSED · STATE OF CALIFORNIA
Exp. 05.31.25

Date: 1/26/2025

Date: FEBRUARY 21, 2025
Drawn By: MS
Checked By: MS
Scale: AS NOTED
Project Number: 125426.003

REVISIONS

No.	Date	Description

SIENA AT SAN MARCO UNITS 16 & 17
WEST LEYLAND DRIVE
PITTSBURG, CALIFORNIA
WALL AND FENCING PLAN

L4.0

Sheet 13 of 13

C:\MSLA\Projects\2024\125424_Siena_at_San_Marcos_16&17_CDs\Unit_17\Typicals\L3_125424_Siena_Unit17_Typical_PLT.dwg, 2/21/2025 7:58:39 AM

Attachment 6
General Plan Consistency Table
Siena at San Marco (Units 16 & 17), AP-24-0142 (DR)

General Plan Goal/Policy	Analysis
Land Use Element	
Goal 2-1: Promote optimal, orderly, well-planned, and diverse land uses, including a compact urban form within the City's projected municipal boundary that provides a mix and distribution of uses to meet Pittsburg's needs, including mixed-use development, infill development, and reuse and revitalization of underutilized and brownfield sites.	**Consistent.** The proposed project would be infill development that would revitalize a long-standing vacant and underutilized site.
Goal 2-2: Promote a diversity of housing types, including opportunities for homeownership, hillside estates smaller lot, infill, mixed-use, and high-density housing, that are available at a range of costs to meet the City's housing needs and households of all income groups.	**Consistent.** The proposed project would be smaller lot and infill development.
Growth Management	
G-3-2: Ensure that new residential, commercial, industrial, and other non-public growth contributes its share of the costs for the facilities needed to serve that growth.	**Consistent.** The proposed project would be subject to conditions requiring payment of Local and Regional Traffic Mitigation Fees and other Engineering Exactions.
Urban Design	
4-P-3.3: Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles.	**Consistent.** The proposed project is within the San Marco Development Area with streets, sidewalks, crosswalks and bicycle facilities surrounding the proposed development.
Transportation	
G-3-3: Support regional transportation and land use planning, including implementation of voter-approved measures addressing growth and traffic management and participation in regional planning efforts.	**Consistent.** The proposed project would be subject to conditions requiring payment of Local and Regional Traffic Mitigation Fees.

Attachment 6
Development Review Design Guidelines
Siena at San Marco (Units 16 and 17), AP-24-0142 (DR)

Design Review Guideline	Meets Guideline?
Section I: Residential (Single Family/Duplex)	
1.a: Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2"x4" (wood or styrofoam/stucco) window and door reveal treatment on all building elevations.	**Yes.** The proposed homes incorporate reliefs and architectural treatments on all building elevations.
1.b: Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.	**Yes.** The proposed homes incorporate tile roof material.
1.c: Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation.	**Yes.** The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
1.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	**Yes.** The depth of the front yard is 15 feet to porch and 20 feet to garage, which is consistent with Design Review approvals in Resolution Nos. 9366 and 9421 adopted by the Planning Commission in 2002 and 2003 for these subdivisions.
1.e: Decorative masonry walls should be provided between all arterial streets and future homes.	**Yes.** Soundwalls will be installed along the exterior of the subdivision.
1.f: Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).	**Yes.** The roof slope of the proposed homes is greater than 4:12.

1.g: Provide articulated garage doors on all garages.	**Yes.** The proposed homes will have articulated garage doors, some homes come standard with window lites.
1.h: Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.	**Yes.** Three garage door designs are provided so that garage design alternates every other house.
1.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	**N/A.** Seventy-foot wide lots are not proposed as part of the project.
1.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	**Yes.** The applicant has provided seven different floor plans, all of which have a garage frontage of no more than 60% of the allowable lot frontage.
1.k: Provide board-on-board fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.	**Yes.** Six-foot-high, wood, board-on-board fencing will be installed along all side and rear yards.
1.l: The architectural treatments (such as sidings, shingles, window, and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.	**Yes.** Architectural treatments on the front facades of all homes are carried around to the sides and rear elevations of the buildings.

Section II. Neighborhood / Subdivision Design	
2.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate.	**Yes.** Entry monuments are proposed.
2.b: Perimeter wall and/or sound wall pilasters should not be greater than 50 feet on center.	**Conditionally.** Proposed perimeter sound walls will not exceed 10 feet in height. A condition of approval requires decorative, masonry sound wall with wall caps and simulated stone veneer at each wall pilaster.
2.c: Sound walls exceeding 6 feet in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.	
2.d: All masonry walls should include a wall cap.	
2.e: Retaining walls, exceeding three feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound walls.	**Conditionally.** All retaining walls adjacent to public right-of-ways shall be provided with decorative treatment.
2.f: Masonry or sound walls should be staggered when adjacent to public right of ways.	**Conditionally.**
2.g: Single story units should be located on corner lots whenever possible.	**N/A.** None of the 206 units are single-story.
2.h: Developer should select, at least one of the schemes provided in Appendix 1 of the DRDGs for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.	**Conditionally.** Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes, and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.

2.i: Construct fence/walls at top-down slope banks. Design fence at top of slope to take advantage of potential views.	**Yes.**
2.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	**Yes.**
2.k: Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.	**N/A.** There are no existing trees on the project site.
2.l: Landscaped portions of set-backs, excluding sidewalk along public streets, should not be less than the height of the fence or sound wall.	**Yes.** The front and corner side yards of all lots will comply with Pittsburg Municipal Code (PMC) section 18.84.300.
2.m: Landscaping areas shall not be less than three feet wide, between the curbs.	**Yes.** The front and corner side yards of all lots will comply with Pittsburg Municipal Code (PMC) section 18.84.300.
2.n: Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.	**Yes.** Open wire fencing will be used adjacent to all open spaces.
Section VI. Green Building Design Guideline	
6.A.1: Solar energy systems should be an option to the homebuyer by the builder.	**Yes.** All dwellings include solar-ready features consisting of a minimum of two

6.A.2: For homes without solar energy systems, green roofs or cool roofs, roofing should include the following features: a) A minimum of 300 square feet of unobstructed roof area facing within 30 degrees of south. b) South facing sloped roofs should be at an angle of approximately 38 degrees.	dedicated spaces for future solar system installation marked in the main electrical distribution panel, in compliance with the city of Pittsburg Green Building Design Guidelines.
6.A.3: The external design of homes should feature up to date energy efficiency technologies: a) For infill housing, homes without solar energy systems should be covered with a cool roof. b) Roof overhangs should be sized to block the high summer sun but allow the lower winter sun to enter windows.	**Conditionally.** The project is required to meet the Residential Mandatory Measures specified under the 2022 California Green Building Standards Code, Part 11.
6.A.4: Deciduous trees of approved native species should be planted to the south and west of the home to shade the home during summer and allow solar heat gain during winter.	**Yes.** The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
6.A.5: Secure and convenient storage for at least two bicycles should be provided.	**Yes.** Fixed bicycle parking for at least one bicycle be provided within every unit.
6.A.6: Outdoor design and features should maximize landscaping water conservation.	**Yes.** The project would provide drought-tolerant landscaping, including shrubs, drought-tolerant ground cover and bark.

6.B.1: Non-invasive, drought tolerant shade trees should be planted in the landscaping strips that are located between curb and sidewalk such that tree canopies will shade as much street surface as possible. Shade trees should be selected and placed so that they will not block solar access to neighboring structures' south-facing roofs.	**Yes.** Non-invasive, drought tolerant trees will be used for landscaping and are placed to shade as much street surface as possible.
6.B.2: Streetlights and street trees should be spaced so that street lighting is not blocked and made less effective by street trees.	**Conditionally.**
6.B.3: Subdivisions should be designed to maximize potential solar energy generation	**Yes.** All dwellings include solar-ready features consisting of a minimum of two dedicated spaces for future solar system installation marked in the main electrical distribution panel, in compliance with the city of Pittsburg Green Building Design Guidelines.
6.B.4: Subdivisions should be designed around common open space areas that promote neighborhood community building. Such open spaces can include bicycle and pedestrian only plaza spaces, community garden spaces, or vegetated open space. Privately maintained open space should total ¾ acres for every square mile or portion thereof, with a minimum of ¾ acres for any project greater than 12 acres No individual privately maintained common open space location should be smaller than ¼ acre.	**Yes.** The project site is situated around a PG&E corridor which may be utilized as outdoor open space.
6.B.5: Vehicular Connectivity: Local streets should form a well-connected network that provides for safe, direct, and convenient vehicular access.	**Yes.** West Leland Road and San Marco Boulevard are both part of a well-connected street network.

6.B.6: Bicycle/Pedestrian Connectivity: Subdivisions should include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external bicycle and pedestrian facilities and streets.	**N/A.** There is an existing bicycle lane along the frontage of the property.
6.B.7: New streetlight electrical grid systems should be planned to supply future curbside electric vehicle charging stations. A 220/240V electrical supply should be extended to curbside spaces. The conduit should connect to an installed charging unit or an electrical pedestal or a well where a charging station may be installed in the future. Spacing of charging units, pedestals, or wells should be at least one per 50 potential curbside parking spaces in residential subdivisions.	**N/A.** The project does not incorporate curbside parking to meet the minimum off-street parking requirements nor does the project consist of more than 50 parking spaces.

City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: **February 25, 2025**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Siena at San Marco Residential Subdivision (Units 16 and 17), AP-24-0142 (DR)
This is a public hearing on a request for Design Review approval to construct 206 new, single-family dwellings within three existing subdivisions located on an approximately 58-acre portion of the San Marco project site located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1519 (Planned Development, Ordinance No. 24-1519) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071. Note: Subdivision Nos. 9554, 9687 and 9688 were approved on February 5, 2024, under City Council Resolution No. 24-14425).

Environmental Determination
A Final Supplemental Environmental Impact Report (SEIR) was prepared and certified in accordance with CEQA to examine the potential environmental effects of the original project (Final EIR for the San Marco Subdivision). The Pittsburg City Council certified the Final SEIR in Resolution No. 93-7888 on January 19, 1993, making the required findings under CEQA (State Clearinghouse No. 91073029). An Addendum to the certified Final SEIR was prepared in accordance with CEQA Guidelines Section 15164 to address the proposed project (Siena at San Marco Units 16 and 17) and to determine whether and to what extent the Final SEIR remains sufficient to address the potential impacts of the proposed project. Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

PROJECT PLANNER: Alison Spells, (925) 252-6987 or aspells@pittsburgca.gov

---

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a 300-ft. radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project? The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

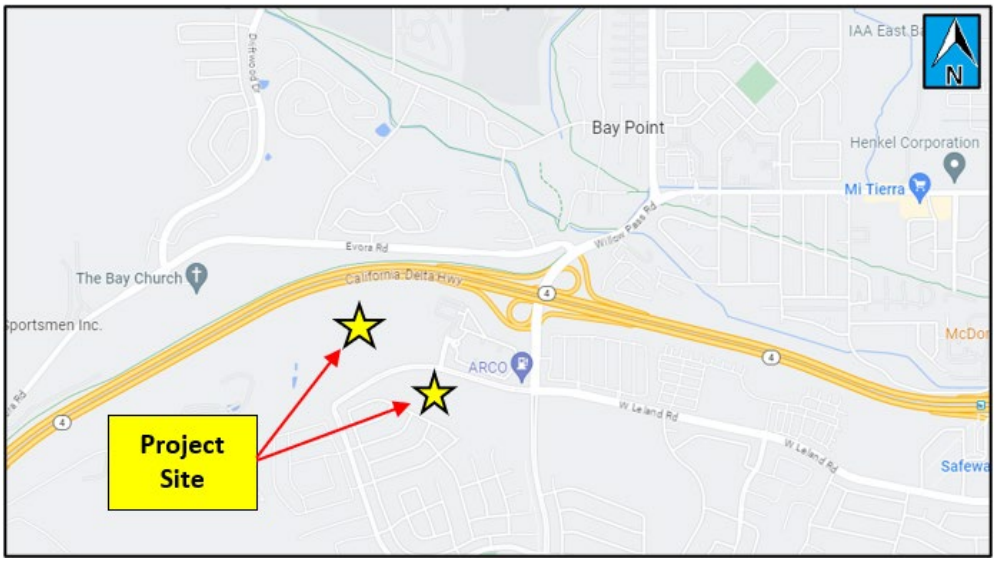
What can I do if I have comments on the project? Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Para información en español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Siena at San Marco Residential Subdivision (Units 16 and 17), AP-24-0142 (DR)
Location: Immediately south of Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits. Assessor's Parcel Nos. 091-050-072 and a portion of 091-050-071.



City of Pittsburg
California
Community and Economic Development Department
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 25, 2025

ITEM: Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise Delegated Design Review Authority

ORIGINATED BY: City of Pittsburg, Zoning Administrator, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing for a Fence Height Exception pursuant to PMC 18.32.010.B.3. included with this is a notice of intent to Exercise Delegated Design Review Authority.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Conduct a Zoning Administrator Public Hearing and Notice of Intent to Exercise Delegated Design Review Authority.

BACKGROUND:

Fence Height Exception

The modification request is for a Fence Heigh Exception to install a 6'7" tall wrought-iron fence along the front property line of each parcel. The fence is proposed to include an automatic rolling gate at each driveway. The allowable fence height within this Zoning Designation is 4' 5" and one-half inches pursuant to Pittsburg Municipal Code section 18.84.205 (B)(2). The request for the Fence Height Exception has been filed due to theft, vandalism, and security and safety for future residents.

Delegated Design Review Authority

Delegated Design Review Authority: Planning Commission Resolution No. 9444, as later amended by Resolution No. 9918, allows for delegation of nine categories of design review applications from the Planning Commission to the Zoning Administrator, as follows:

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

The intent of the delegation is to allow a more efficient approval process for non-controversial design review applications, without compromising the integrity of the design review process or removing from public scrutiny those projects that would be most visible or of high interest to the general public. Prior to approving any delegated design review application, the Zoning Administrator must notify the Commission of his or their intent to exercise delegated design review authority. Copies of resolutions approving any delegated design review application must also be provided to the Commission.

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received one application requiring a Zoning Administrator public hearing and Administrative Design Review:

1. **Galloway Triplexes – Modification to Design Review Approval and Fence Height Exception (AP-24-0138, [ADR, FHE]).**

This is an application BY Rhonda Murray on behalf of J D Framing Inc., requesting Zoning Administrator consideration to modify Design Review approval of architectural and site development plans for the Galloway Triplexes located at 172, 345, and 467 W. 10th Street within the M (Mixed Use) District. The modification also includes request for a Fence Heigh Exception to install a 6’7” tall wrought-iron fence along the front property line of each parcel. The fence is proposed to include an automatic rolling gate at each driveway. The allowable fence height within this Zoning Designation is 4’ 5” pursuant to Pittsburg Municipal Code section 18.84.205 (B)(2). The request for the Fence Height Exception has been filed due to theft, vandalism, and security and safety for future residents. Assessor’s Parcel Number: 085-226-014, 085-211-004, and 085-241-003.

This Fence Height Exception is delegated to the Zoning Administrator under PMC section 18.32.010(B)(C).

This Administrative Design Review is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.850.C., authorize the Zoning Administrator to hear and decide on applications for approval of variances, exceptions to fence regulations, tree removal permits. large day care homes, small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission.

Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent.

ATTACHMENTS:

1. Notice of Intent (NOI) – AP-24-0138 (ADR, FHE)
2. Galloway Triplexes – AP-24-0138 – Fence Height Exception
3. Galloway Triplexes – AP-24-0138 – Administrative Design Review
4. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT

TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT TO PLANING COMMISSION RESOLUTION NO. 9918 AND TO CONDUCT A ZONING ADMINSTRATOR PUBLC HEARING PURSUANT TO PMC 18.32.010.

Galloway Triplexes – Modification to Design Reivew Approval and Fence Height Exception (AP-24-0138, [ADR, FHE]).

This is an application BY Rhonda Murray on behalf of J D Framing Inc., requesting Zoning Administrator consideration to modify Design Review approval of architectural and site development plans for the Galloway Triplexes located at 172, 345, and 467 W. 10th Street within the M (Mixed Use) District. The modification also includes request for a Fence Heigh Exception to install a 6'7" tall wrought-iron fence along the front property line of each parcel. The fence is proposed to include an automatic rolling gate at each driveway. The allowable fence height within this Zoning Designation is 4.5' pursuant to Pittsburg Municipal Code section 18.84.205 (B)(2). The request for the Fence Height Exception has been filed due to theft, vandalism, and security and safety for future residents. Assessor's Parcel Number: 085-226-014, 085-211-004, and 085-241-003.

This Adminstrative Design Review is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

This Fence Height Exception is delegated to the Zoning Administrator under PMC section 18.32.010(B)(C).

December 18, 2024

City of Pittsburg
Community and Economic Development – Planning
65 Civic Avenue
Pittsburg, CA 94565

Re: Fence Height Exception Request

To Whom it may concern

We are requesting the Fence Height Exception for security and safety due to theft and vandalism of our property. The need for a higher level of fence will provide better security and safety for our residents. We have provided pictures of neighboring homes with fencing higher than 4'.

Thank you for your reconsideration of the fencing

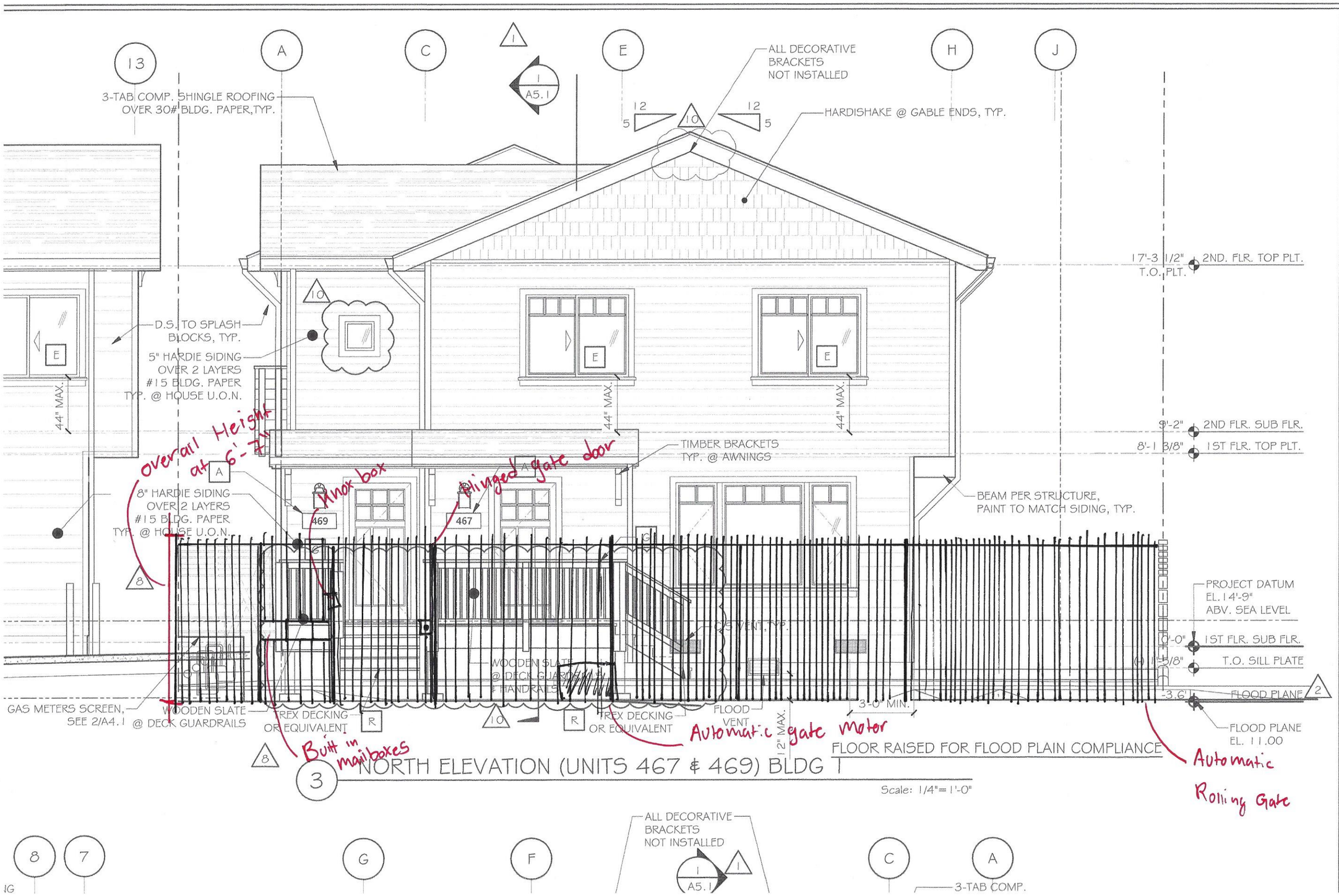
Sincerely

JD Framing, Inc.

32'-8" from building to fence
14'-3" from building to fence
10'-8" from building to fence
10' from edge of sidewalk to fence

27'-9" from building to fence
14'-2-1/2" from building to fence
13'-7-1/2" from building to fence
10'-10" from edger of sidewalk to fence

32'-8" from building to fence
16'-3/4" from building to fence
10'-5" from Building to fence
10' from edge of sidewalk to fence



#	REVISIONS	BY
1	02/23/20	SL
2	04/03/20	GB
5	11/30/22	LL
8	06/27/23	LL
8	09/14/23	LL
10	PER PLNG 08/09/24	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

UILDING 1
10TH STREET
94565-2417

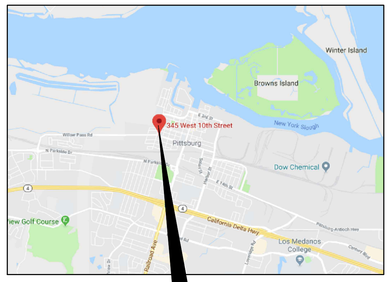
8

PROPOSED FENCE

NEIGHBORING PROPERTIES

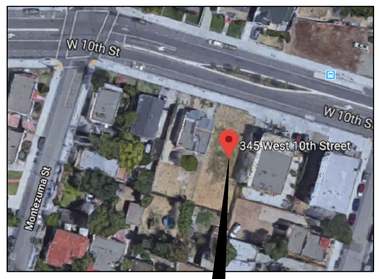
4X4

345, 347,349 WEST 10TH STREET



VICINITY MAP

345 W 10TH ST
PITTSBURG, CA 94565



AERIAL VIEW

AREA OF WORK

SYMBOLS LEGEND

- ### — ADDRESS SIGN
- # — REVISION
- # — DOOR NUMBER
- # — WINDOW NUMBER
- # — KEYNOTE
- # — TAG NUMBER
- DRYER VENT
- TANKLESS WATER HEATER
- GAS METER
- ELECTRICAL METER
- SUBPANEL
- CONDENSER
- H.B. — HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- F.G. — ¾" FUEL GAS VALVE
- ELEV — DATUM POINT
- #/xx — EXTERIOR ELEVATION
- HT. — RISER

- CUT LINE
- DETAIL — #, AX.X
- MATERIAL — MATERIAL
- FRAMING — FRAMING INDICATOR
- KEYNOTE — #
- TAG — #
- WALL TYPE — ASSY#
- # — GRID LINE
- #, xx — SECTION REFERENCE
- #, xx — DETAIL REFERENCE
- X, xx — DETAIL CALL-OUT
- NORTH — NORTH ARROW
- SLOPE — ROOF PITCH

SCOPE OF WORK

NEW MULTI-FAMILY HOUSING UNITS WITH ATTACHED CARPORTS

BUILDING 1:
UNIT 345 : 2-BEDROOMS / 1 ½ BATH TOWNHOUSES
UNIT 347: 2-BEDROOMS / 1 BATH FLATS OVER 2 CAR ATTACHED CARPORT

BUILDING 2:
UNIT 349: 2-BEDROOMS / 1 BATH FLAT OVER 2 CAR ATTACHED CARPORT

SITE DATA

APN	085-211-004-8
ZONE	M (DEVELOPED AS RHD)
OCCUPANCY CLASSIFICATION	R-3
CONSTRUCTION TYPE	V-B
LOT SIZE	6,250 SF

DEFERRED SUBMITTALS

1. FIRE SPRINKLER DESIGN BY OTHERS - NFPA 13D SPRINKLERS SHALL BE INSTALLED TO PROTECT ALL AREAS OF A NEW DWELLING UNIT. FIRE SPRINKLERS SHALL BE DESIGNED AND INSTALLED PER 2016 CRC, SECTION R313.
2. TRUSS DESIGN BY OTHERS. TO BE APPROVED BY CITY ENGINEER OF RECORD.
3. PERMIT REQUIRED FOR ANY WORK IN RIGHT OF WAY.
4. GAS LINE CALCULATIONS

GENERAL NOTES

THE FOLLOWING NOTES REQUIRE MANDATORY COMPLIANCE BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS WORKING ON THIS PROJECT.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING, ELECTRICAL, PLUMBING, ENERGY AND MECHANICAL CODES AND CITY OR COUNTY MUNICIPLE CODE, AND TO INDUSTRY STANDARDS.
2. ALL WORK, MATERIAL AND CONSTRUCTION SHALL BE DONE IN CONFORMANCE WITH THE STANDARDS OF LOCAL SANITATION AND FLOOD CONTROL DISTRICT. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
3. EXISTING UTILITIES MUST NOT BE INTERRUPTED UNTIL THE UTILITY COMPANY HAS PROVIDED ALTERNATE SERVICE FACILITIES. THE CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THE APPROPRIATE AGENCIES AND UTILITY COMPANIES.
4. APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER AND CONTRACTOR OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN, IF DURING THE COURSE OF CONSTRUCTION OF THESE IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OR COUNTY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OF DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER/DEVELOPER BEFORE PROCEEDING WITH THE WORK.
6. A COMPLETE SET OF STAMPED APPROVED PLANS MUST BE ON THE JOB SITE.
7. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

CODES & STANDARDS

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF PITTSBURG ORDINANCES

NOTE:
SPECIAL INSPECTION ITEMS:
A. SPECIAL INSPECTION IS REQUIRED FOR STEEL CONSTRUCTION AND WELDING. (BUILDING 1) (CBC 1705.2)
B. SPECIAL INSPECTION FOR CONCRETE CONSTRUCTION IS REQUIRED FOR THE MAT FOUNDATION SINCE THE CALCULATIONS USE A CONCRETE STRENGTH OF C=3,000 PSI. (CBC 1705.3)
C. SPECIAL INSPECTION IS REQUIRED FOR THE SIPS SHEAR WALL PRODUCT. (ICC-ES EVALUATION REPORT ESR-2233 §4.3.1)

ABREVIATIONS

@	AT
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ADJ	ADJACENT/ADJUSTBLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
BLW	BELOW
BLDG	BUILDING
BLK	BLOCK
BM	BEAM/BENCH MARK
BOTT	BOTTOM
BRK	BRICK
BRKT	BRACKET
BTWN	BETWEEN
CAB	CABINET
C.J.	CEILING JOINT
℄	CENTER LINE
CLNG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY BLOCK
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
Ø	DIAMETER
DBL	DOUBLE
DET	DETAIL
D.F.	DOUGLAS FIR
DH	DOUBLE HUNG
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWGS	DRAWINGS
(E)	EXISTING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISHED
F.J.	FLOOR JOIST
FLR	FLOOR
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FOUNDATION
FOS	FACE OF STUD
FN	FACE NAIL
FT	FOOT
FTG	FOOTING
F/AU	FORCE AIR UNIT
GA	GAUGE
GAL	GALVANIZED
GB	GYPSUM BOARD
GD	GRADE
GL	GLASS
GLB	GLUE LAMINATED BEAM
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HB	HOSE BIBB
HD	HOLDOWN
HDR	HEADER
HORIZ	HORIZONTAL
HT	HEIGHT
HR	HOUR
IN	INCH
INSUL	INSULATION
INT	INTERIOR
LNDRY	LAUNDRY
MAX	MAXIMUM
MFGR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW
N	NORTH
NTS	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
OH	OVER HANG
P.A.	POST ABOVE
P.B.	POST BELOW
/	PER
PEN	PLYWOOD EDGE NAIL
PL	PLATE
PLYWD	PLYWOOD
PNL	PANEL
PSI	POUNDS PER SQUARE INCH
PT	PRESURE TREATED
PVMT	PAVEMENT
R	RISER
R/A	RETURN AIR
RCP	REFLECTED CEILING PLAN
REF	REFRIGERATOR
REQ'D	REQUIRED
REV	REVISION
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SCHED	SCHEDULE
SIM	SIMILAR
SL	SLIDER
SQ	SQUARE
SSW	SIMPSON SHEAR WALL
SW	SHEAR WALL
T	TREAD
T&B	TOP AND BOTTOM
TEMP	TEMPERED
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WASHER
W/	WITH
WC	WATER CLOSET
W/D	WASHER & DRYER
WH	WATER HEATER
W/O	WITHOUT
WP	WATER PROOF

NOTE:
1. LANDSCAPING TO BE BROUGHT INTO COMPLIANCE BY BUILDER.
2. WROUGHT-IRON FENCE AT FRONT PROPERTY LINE TO BE CUT DOWN TO COMPLIANT HEIGHT OF 4'-6" BY BUILDER.
3. GAS METER SCREEN TO BE INSTALLED PER PG&E GREENBOOK.

FRONT ELEVATION

COLOR LEGEND

	LOCATION	COLOR
1	COOL ROOF - ALL HOUSES	OWENS CORNING 'SUMMERWOOD' DURATION COOL SERIES
2	DECORATIVE TRIM - ALL HOUSES (BARGE BOARDS, GUTTERS, AND DOWNSPOUTS)	SHERWIN WILLIAMS 'EXTRA WHITE' 7006
3	~~SHAKE ACCENTS - ALL HOUSES (GABLE ENDS, PORCH WALLS)~~ NOT IN THE SCOPE	~~KELLY-MOORE 'HAMMERED PEWTER' HLS4263~~
4	FRONT DOOR & GARAGE DOOR-ALL HOUSES	SHERWIN WILLIAMS 'EXTRA WHITE' 7006
5	HARDIPLANK SIDING - 345 WEST 10TH ST	SHERWIN WILLIAMS 'DRESS BLUE' 9176
6	WINDOW/DOOR TRIM - 345 WEST 10TH ST	SHERWIN WILLIAMS 'EXTRA WHITE' 7006
7	TIMBER BRACES	SHERWIN WILLIAMS 'DRESS BLUE' 9176

PROJECT TEAM

OWNER
NAME JOSE DOMINGUEZ
TITLE JD FRAMING
CONTACT (925) 267-2053

SOILS ENGINEER
NAME ALAN KROPP & ASSOCIATES
TITLE SOILS ENGINEER
ADDRESS 2140 SHATTUCK AVENUE #910
BERKELEY, CA 94704
CONTACT (510) 898-2420

LANDSCAPE DESIGNER
NAME MAURA BALDWIN
TITLE PANORAMIC DESIGN GROUP
LANDSCAPE DESIGN
ADDRESS 3060 EL CERRITO PLAZA #510
EL CERRITO, CA 94530
CONTACT (510) 367-3028

DESIGNER/ENGINEER
NAME GWEN BERTOLAMI
BERTOLAMI ENGINEERING
TITLE MECHANICAL ENGINEER
ADDRESS 1941 OAK PARK BLVD.
PLEASANT HILL, CA 94523
CONTACT (925) 381-7400

SURVEYOR
NAME DYLAN GONSALVES
TITLE SURVEYOR
ADDRESS 30 OAKVUE COURT
PLEASANT HILL, CA 94523
CONTACT (925) 787-0463

IRRIGATION DESIGNER
NAME LORI PALMQUIST
TITLE IRRIGATION DESIGN CONSULTANT
ADDRESS 5757 CLINTON AVENUE
RICHMOND, CA 94805
CONTACT (510) 374-6360

AREAS

UNIT	LIVINGSPACE	STORAGE	PORCH	DECKS	GARAGE PARKING	BIKES	TRASH
UNIT 345	1,029 SF	41 SF	32 SF	116 SF	233 SF	29 SF	54 SF
UNIT 347	1,058 SF	41 SF	23 SF	95 SF	233 SF	29 SF	54 SF
UNIT 349	988 SF	106 SF	70 SF	70 SF	477 SF	90 SF	45 SF

SHEET INDEX

NOTE:
GALLOWAY ENTERPRISE OR CURRENT OWNER WILL BE RESPONSIBLE FOR THE RED CURB, NO PARKING SIGNS, SOUND WALLS, LANDSCAPING, TREES, IRRIGATION, AND FENCES

CS	COVER SHEET
C1.1	SITE PLAN
C1.2	SITE DETAILS
C2	UTILITY PLAN
C2.1	GRADING CUT & FILL PLAN
C3	EROSION CONTROL & DRAINAGE PLAN
C4.1	BMP'S, CAL GREEN & MANDATORY MEASURES
C4.2	BMP'S, CAL GREEN & MANDATORY MEASURES
GB-1	GREEN BUILDING CHECKLIST
GB-2	GREEN BUILDING CHECKLIST
	TOPOGRAPHIC AND BOUNDARY SURVEY
A1.0	GENERAL NOTES
A1.1	1ST FLOOR PLAN - BUILDING 1 (UNITS 345 & 347)
A1.2	2ND FLOOR PLAN - BUILDING 1 (UNITS 345 & 347)
A1.3	1ST & 2ND FLOOR PLANS - BUILDING 2 (UNIT 349)
A2.1	REFLECTED CEILING PLANS BUILDING1
A2.2	REFLECTED CEILING PLANS BUILDING 2
A3	ROOF PLANS
A4.1	ELEVATIONS - BUILDING 1
A4.2	ELEVATIONS - BUILDING 1 (UNIT 345 & 347)
A4.3	ELEVATIONS - BUILDING 2 (UNIT 349)
A5.1	SECTIONS - BUILDING 1
A5.2	SECTIONS - BUILDING 2
A5.3	SECTIONS - STAIRS
A6	SCHEDULES
A7.1	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LAYOUT AND PLANTING NOTES AND DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION NOTES AND DETAILS
L2.2	DRIP NOTES AND DETAILS
L2.3	WATER CALCS AND HYDROZONE MAP
L2.4	PIPE AND TUBING PLAN
L2.5	IRRIGATION SCHEDULES
S-1	FOUNDATION PLANS - BUILDING 1& 2 (UNITS 345, 347, & 349)
S-2.0	ROOF & SECOND FLOOR FRAMING PLANS - BUILDING 1(UNITS 345&347)
S-2.1	ROOF & SECOND FLOOR FRAMING PLANS - BUILDING 2(UNIT 349)
S-3.0- S-3.2	FOUNDATION DETAILS
S-4.1- S-4.2	SIPS DETAILS
S-5.1- S-5.3	FRAMING DETAILS
S-5.4	ROOF FRAMING DETAILS
S-6	DECK DETAILS
S-7	DECK DETAILS - BUILDING 2
T-1	TITLE 24
T-2	TITLE 24
T-3	TITLE 24

NOTE:
UPON THE COMPLETION OF THE STRUCTURE, THE ELEVATION OF THE LOWEST FLOOR SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR, AND SUBMITTED TO THE BUILDING INSPECTOR. SUCH CERTIFICATION SHALL BE PROVIDED TO THE FLOORPLAIN ADMINISTRATOR FOR REVIEW.
ALL NEW CONSTRUCTION WITH FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE USABLE SOLELY FOR STORAGE, INCLUDING TRASH ENCLOSURE, THAT ARE SUBJECT TO FLOODING, SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE ENTRY AND EXIT OF FLOODWATER.

VERIFY FLOODPLAIN VENTS INSTALLED ARE FEMA COMPLIANT AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.

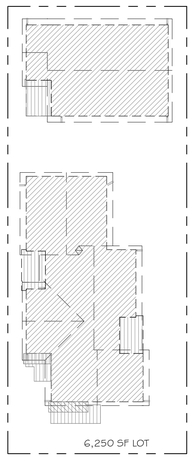
#	REVISIONS	BY
1	02/23/20	SL
2	PER PUBLIC WORK 05/18/20	LL
4	PER OWNER 07/07/21	LL
5	09/13/23	LL
6	PER PLNG 08/09/2024	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

COVER SHEET
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER — GWEN BERTOLAMI LYSONS — No. M 30360 — EXP 6-30-24 — MECHANICAL — STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	CS



3 LOT COVERAGE DIAGRAM

N.T.S.

LOT COVERAGE CALCULATIONS

ALLOWABLE COVERAGE RHD ZONE (SINGLE-FAMILY DWELLINGS, ATTACHED)= 90%

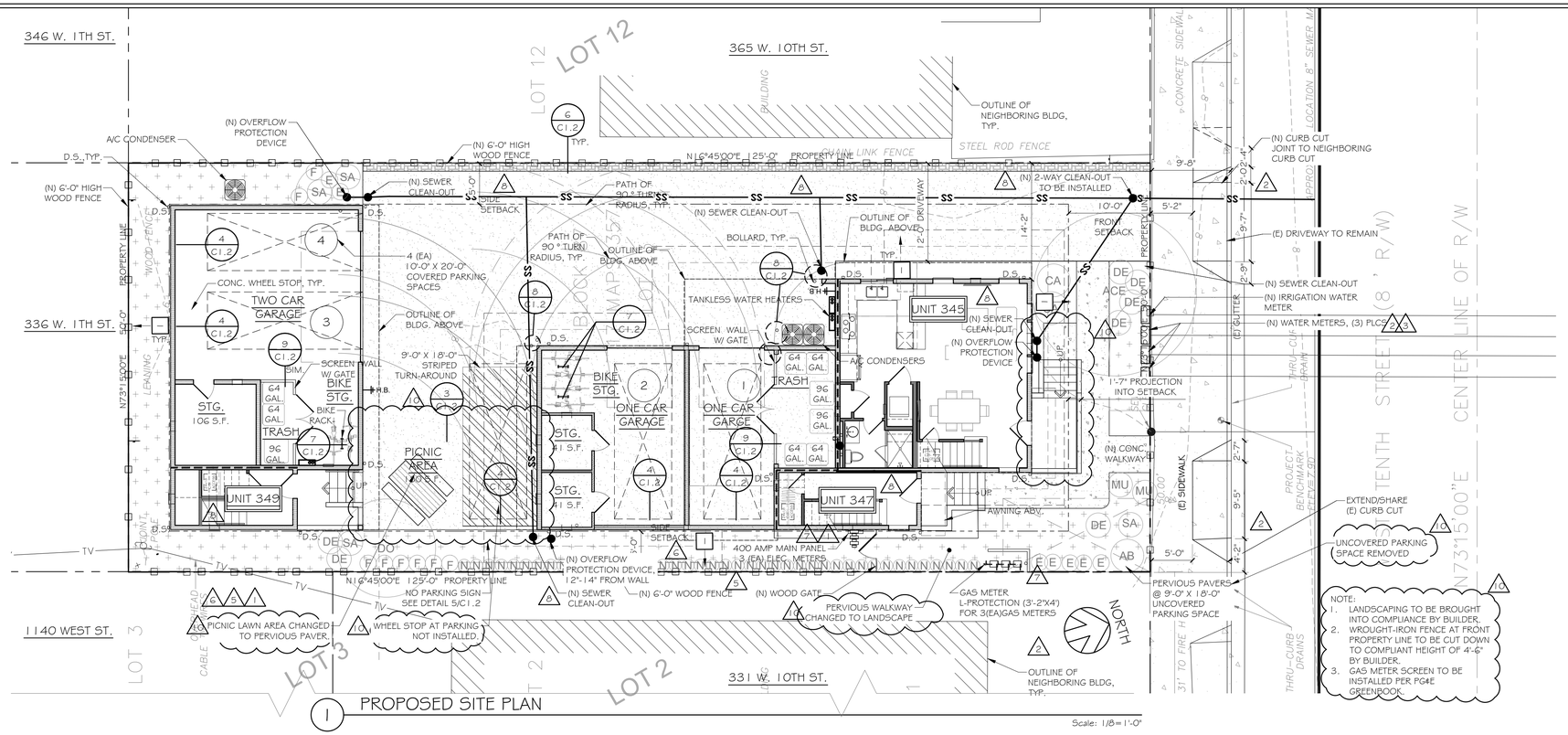
BUILDING FOOTPRINT

PROPOSED BUILDING COVERAGE	2,536 SF
PROPOSED DECK COVERAGE	281 SF
TOTAL PROPOSED COVERAGE	2,817 SF

LOT COVERAGE

TOTAL PROPOSED FOOTPRINT	2,817 SF
LOT AREA	÷ 6,250 SF
	0.4507

= 45.07% LOT COVERAGE = COMPLIES



1 PROPOSED SITE PLAN

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

SITE KEYNOTES

1 FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 5% FOR AT LEAST 10 FT. FROM THE STRUCTURE (CBC 1804.3)

SITE SYMBOLS LEGEND

H.B. HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE

GAS METER

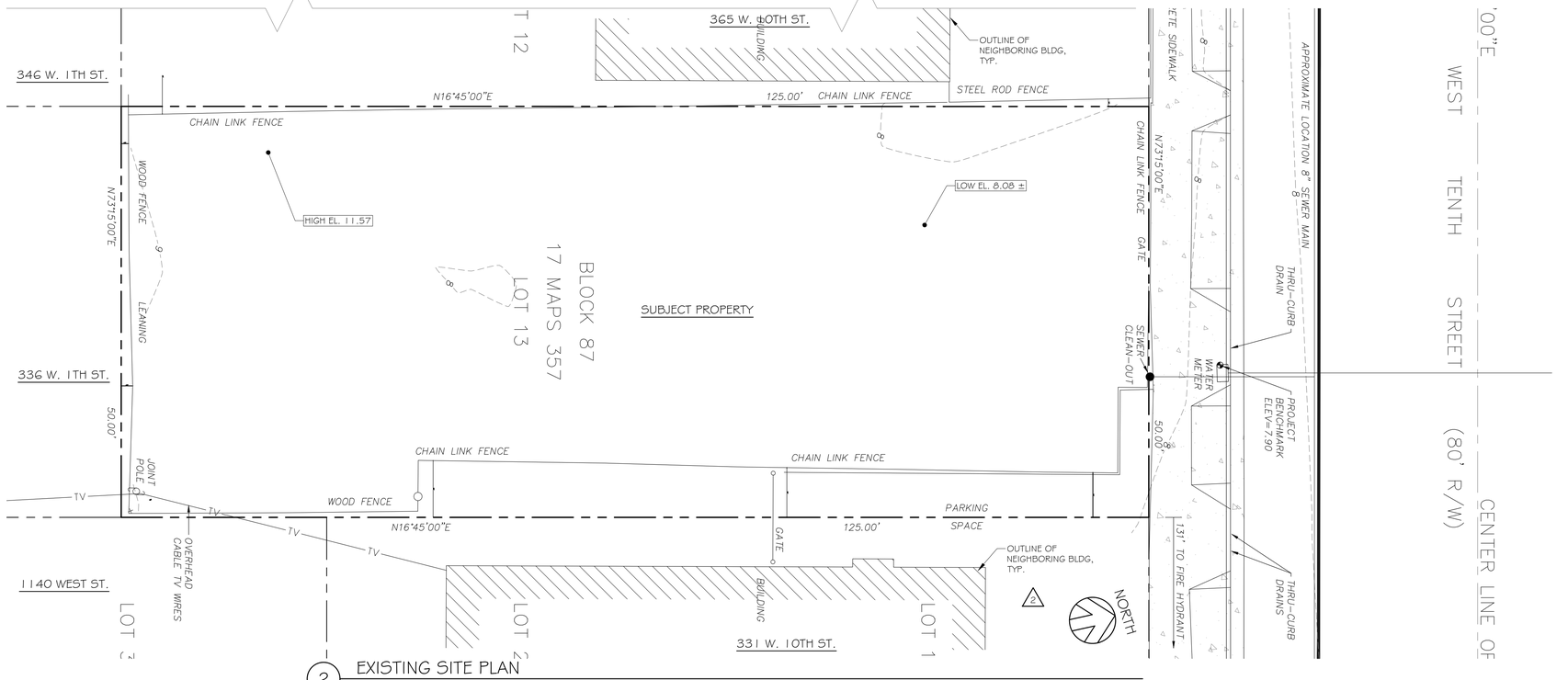
ELECTRIC METER

MAIN PANEL

NOTE:

ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING, GAS METER, AND AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES ARE DESIGNED AND/OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.

PROVIDE A "GAS SHUT-OFF" VALVE AS REQUIRED BY PITTSBURG MUNICIPAL CODE 15.34.020. THE VALVE SHALL BE LOCATED TO PROTECT THE ENTIRE BUILDING. (REQUIRED FOR ANY NEW BUILDING, ALTERATION OR ADDITION IF THE PROJECT COST IS MORE THAN $50,000.00)



2 EXISTING SITE PLAN

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

#	REVISIONS	BY
1	02/23/20	SL
2	PER P.C. 05/18/20	LL
2	PER TRAFFIC P.C. 05/18/20	G.B.
3	PER ENGINEERING P.C.05/18/20	G.B.
5	11/30/22	LL
6	03/24/23	LL
7	05/03/23	LL
8	09/13/23	LL
10	PER PLNG 08/09/2024	LL

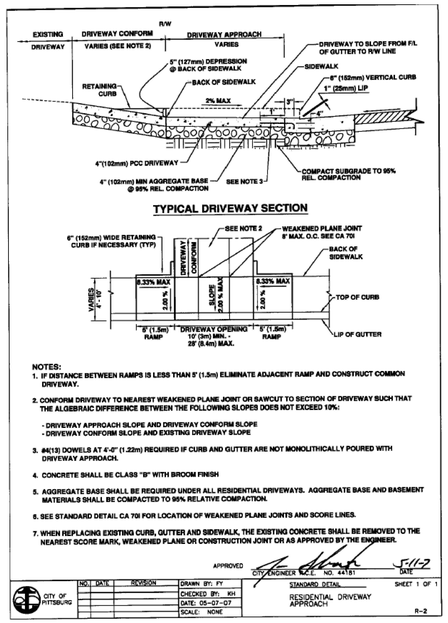
Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

SITE PLAN

345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

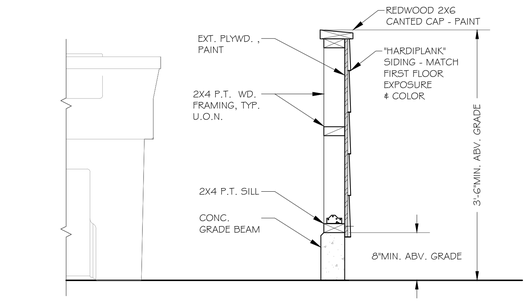
REGISTERED PROFESSIONAL ENGINEER
GWEN A. BERTOLAMI
LYSONS
No. 19000
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	C1.1



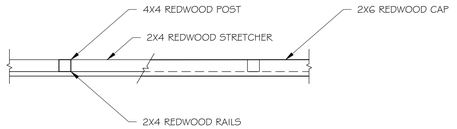
10 RESIDENTIAL DRIVEWAY APPROACH

Scale: NTS



9 TRASH ENCLOSURE

Scale: 1" = 1'-0"



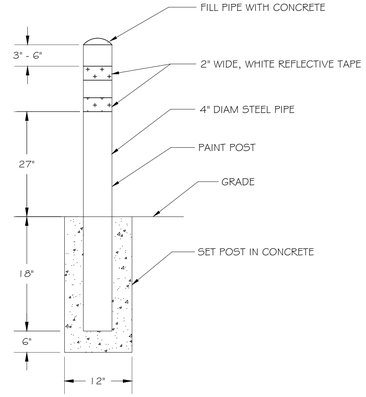
PLAN

SPECIFICATIONS:

SIGN COLOR: WHITE/RED
MANUFACTUROR: PUBLIC SAFETY INDUSTRIES EQUAL OR BETTER.
THICKNESS/DEPTH: 1/2"

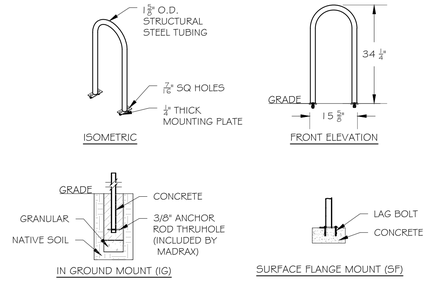
NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

FRONT VIEW



8 BOLLARD DETAIL

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

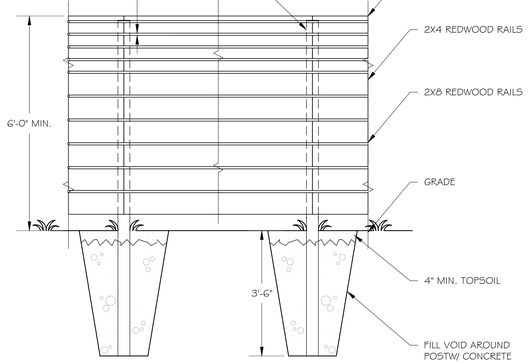


NOTE:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

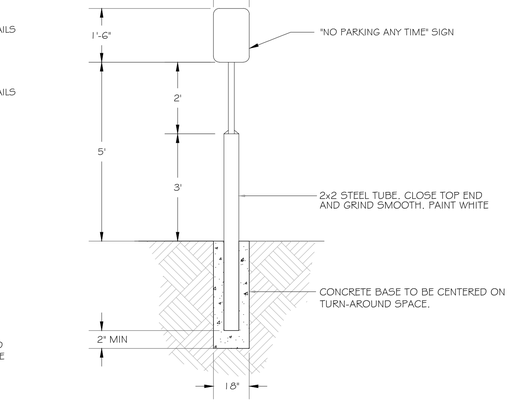
7 BIKE 'U' RACK DETAIL

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



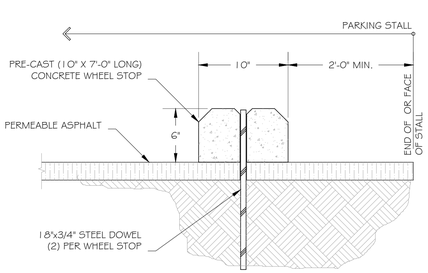
6 FENCE DETAIL

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



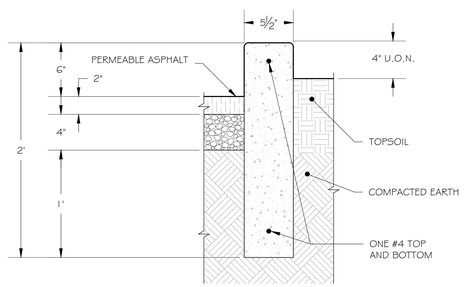
5 SIGN POST DETAIL

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



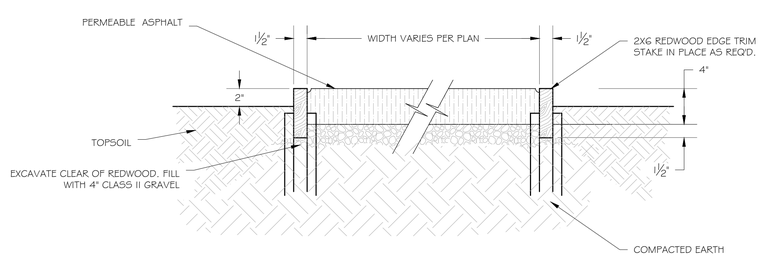
4 PRE-CAST WHEEL STOP

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



3 CONCRETE CURB

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



2 PERVIOUS WALKWAY W/ WOOD DIVIDERS

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

	REVISIONS	BY
2	PER TRAFFIC P.C. 05/18/20	G.B.
3	09/13/23	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

SITE DETAILS
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER GWEN BERTOLAMI LYSONS No. 24800 EXP 3-30-24 CIVIL STATE OF CALIFORNIA

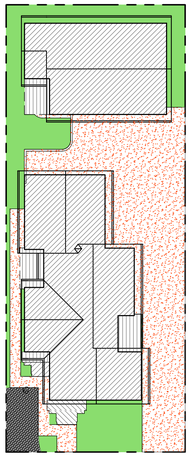
DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	C1.2

SITE SYMBOLS LEGEND

- H.B. — HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- GAS METER
- ELECTRIC METER
- MAIN PANEL
- F.G. — FUEL GAS VALVE

SITE KEYNOTES

1. HOSE BIBS - A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER, INSTALLED AT LEAST 6" ABOVE THE HIGHEST POINT OF USAGE, SHALL PROTECT HOSE BIBS.
2. (1) SEWER AND (1) WATER CONNECTION REQUIRED PER UNIT. EXISTING LATERALS MAY NOT BE USED.
3. * WATER SERVICE REQUIRED FOR EACH METER
   * 1" METER REQUIRED FOR EACH UNIT



BULDING & OVERHANGS >2'-6"
PERMEABLE ASPHALT
PERVIOUS SURFACE
PERVIOUS PAVERS

20% LOT = MIN. PERVIOUS REQ'D.

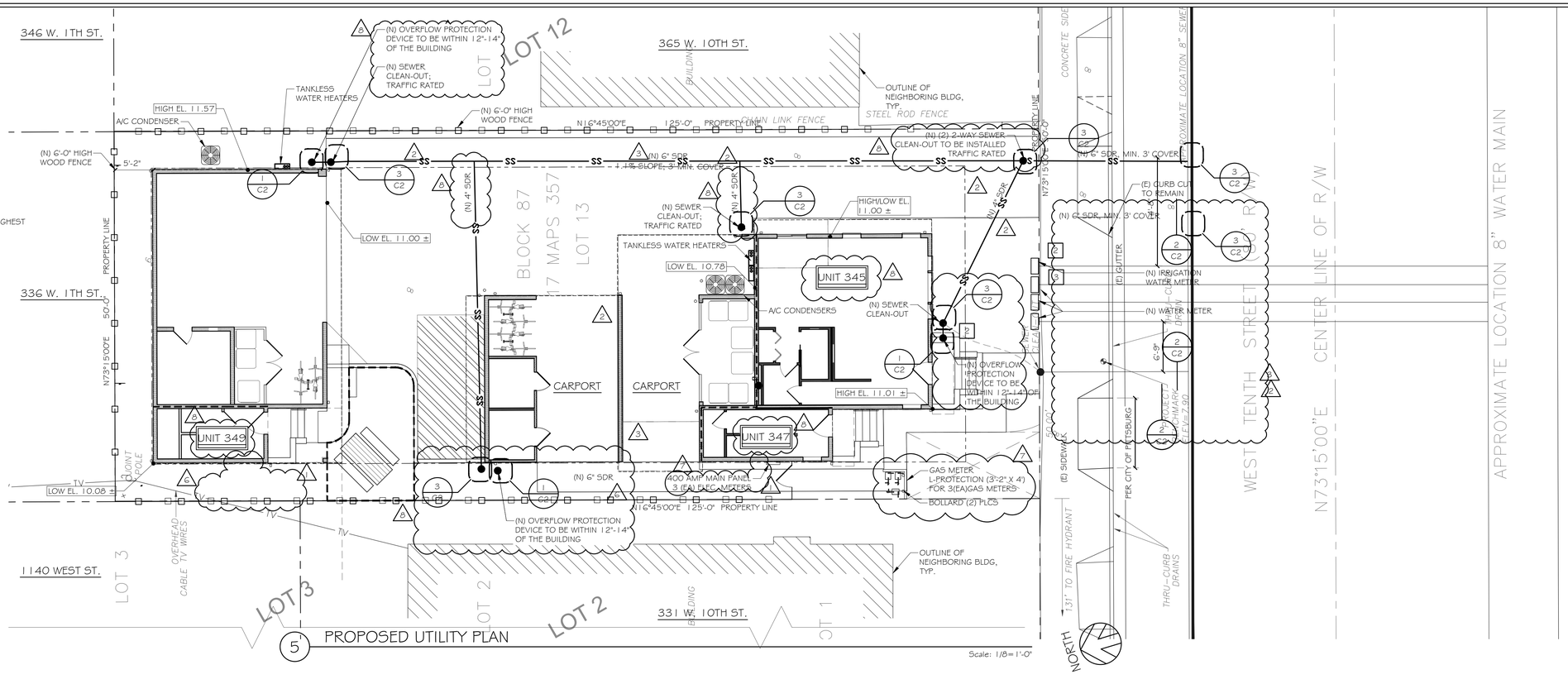
LANDSCAPING (PERVIOUS) / LOT = PERVIOUS PROVIDED
1344 S.F. (PERVIOUS) / 6250 SF (LOT) = 0.215 (PERVIOUS PROVIDED)
= 21.5% PERVIOUS PROVIDED

21.5% = > 20% = COMPLIES

LOT - PERVIOUS = IMPERVIOUS
6,250 S.F. - 1,344 S.F. = 4,906 S.F. IMPERVIOUS

4 IMPERVIOUS CALCULATIONS

N.T.S.



5 PROPOSED UTILITY PLAN

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

SANITARY SEWER NOTES

1. See City Ordinance and CCCSD Sections 1 - 15 for design criteria and details.
2. Use S-2 for sanitary sewer lateral details. When S-2 conflicts with CCCSD details or specifications, the S-2 detail shall prevail.
3. All other improvements shall be constructed per Central Contra Costa Sanitary District (CCCSD) details numbered DWG 1- DWG 52.
4. Trench width-use City Detail R-5.
5. Wherever "the Engineer" or "County Engineer" is used, this refers to the City Engineer.
6. No steps in any structures. (MH, Vaults, etc.)
7. Central Contra Costa Sanitary District CCCSD Details (DWG 1 through DWG 52) may be purchased at the following location:

   CCCSD Offices
   5019 Imhoff Place
   Martinez, CA 94553
   (925) 229-3690
   Or is available online at http://centralsan.org/index.cfm?navid=920
8. Sanitary sewer mains, sewer manholes, and sewer lateral services (side sewers) shall be constructed in accordance with the Central Contra Costa Sanitary District (CCCSD) Standard Specifications, Sections 18 through 23 and selected Standard Details, as modified by these City Standards. City of Pittsburg Standard Specifications, Part 2 – Technical Provisions, Sections 1 through 16 shall not apply except where the CCCSD Standard Specifications are silent.
9. Where the CCCSD Standard Specifications and Standard Drawings make reference to "District," that term shall mean the City of Pittsburg. Except where modified by these City Standards, the Contractor shall furnish all materials and perform all construction operations and installations, television inspection, and testing of new facilities, regardless of contradictory language in the CCCSD standards stating that the work will be performed by the "District."

Keith R. Halvorson 6/12/13
APPROVED City Engineer R.C.E. 29232 DATE

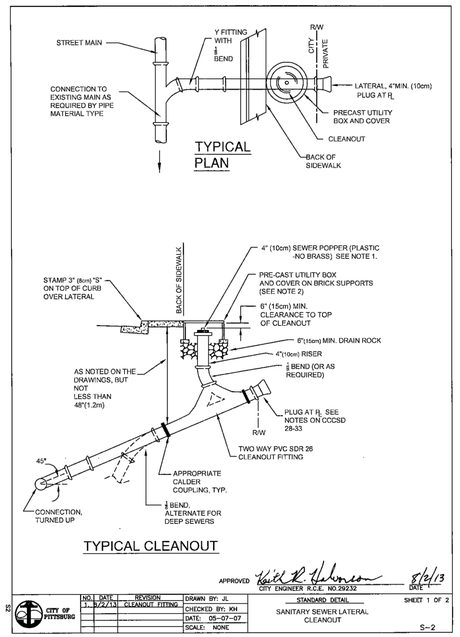
City of Pittsburg	No.	Date	Revision	Drawn by:	Standard Detail	Sheet 1 of 2
	3	6/12/13	Update	Checked by: KH	Sanitary Sewer Notes	S-1
				Date: 05-07-07		
				Scale: None		

SANITARY SEWER LATERAL CLEANOUT NOTES

1. Jones Stephens Corp., sewer pop-up cleanout and relief valve, (part no. S62-304) 3" x 4" No hub, or approved equal, where required. (No brass).
2. Christy F8 utility box and F8D reinforced concrete lid, or approved equal.
3. On laterals 6" (15cm) and larger, use 45° combination wye and 1/8 bend.
4. Riser to be max. 6" (15cm) diameter riser material to be the same as lateral.
5. The minimum lateral slope shall be ¼" per foot (63mm per meter), for 4" (10cm) diameter pipe, and 1/8" per foot (32mm per meter) for 6" (15cmm) diameter pipe.
6. All lateral piping and fittings shall be the same diameter.
7. Install sanitary sewer backwater overflow device when the pad elevation is less than 12" (30.5cm) above nearest upstream sewer manhole rim or the finished floor (if known) is less than 12" (30.5cm) above the nearest upstream sewer manhole rim.
8. Where utility box is to be located in an area subject to vehicular traffic loading, the permittee shall furnish a traffic box for H/20 loading. Traffic box shall be Christy B9" x D box with a B9-61G reading lid or approved equal. Cover shall have a reading hp.
9. SSCO are to be at least 3' clear of driveway flares and a minimum of 5' from water lateral.

APPROVED CITY ENGINEER R.C.E. NO. 44181 DATE 5-11-7

City of Pittsburg	No.	Date	Revision	Drawn by:	Standard Detail	Sheet 2 of 2
				Checked by: KH	Sanitary Sewer Lateral Cleanout Notes	S-2
				Date: 05-07-07		
				Scale: None		



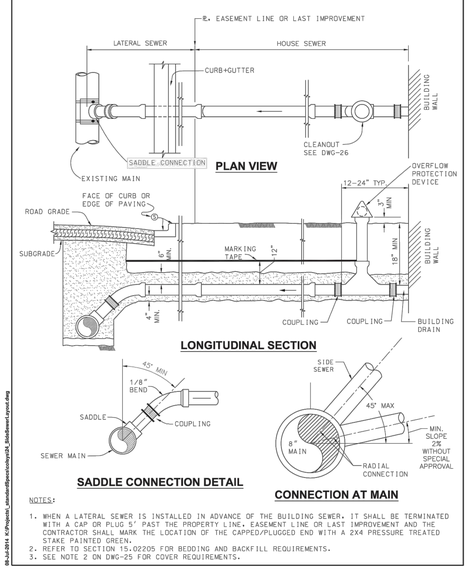
3 CLEANOUT RISERS

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

DWG-24

CENTRAL CONTRA COSTA SANITARY DISTRICT
MARTINEZ, CALIFORNIA

SIDE SEWER LAYOUT
(CONNECTION TO EXISTING MAIN)



SADDLE CONNECTION DETAIL — CONNECTION AT MAIN

NOTES:
1. WHEN A LATERAL SEWER IS INSTALLED IN ADVANCE OF THE BUILDING SEWER, IT SHALL BE TERMINATED WITH A CAP OR PLUG 5' PAST THE PROPERTY LINE. EASEMENT LINE OR LAST IMPROVEMENT AND THE CONTRACTOR SHALL MARK THE LOCATION OF THE CAPPED/PLUGGED END WITH A 2X4 PRESSURE TREATED STAKE, PAINTED GREEN.
2. REFER TO SECTION 15.02205 FOR BEDDING AND BACKFILL REQUIREMENTS.
3. SEE NOTE 2 ON DWG-25 FOR COVER REQUIREMENTS.

09-Jul-2014 K:\Projects_structs\Standards\style24_SideSewerLayout.dwg

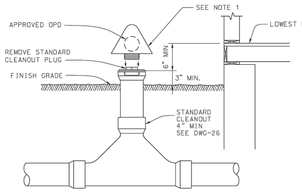
2 SIDE SEWER LAYOUT

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

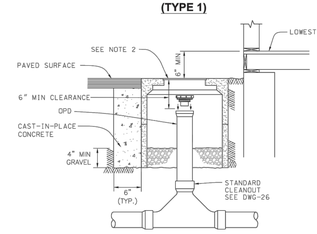
DWG-23

CENTRAL CONTRA COSTA SANITARY DISTRICT
MARTINEZ, CALIFORNIA

OVERFLOW PROTECTION DEVICES



(TYPE 1)



(TYPE 2)

NOTES:
1. AN OVERFLOW PROTECTION DEVICE, PER CCCSD'S APPROVED MATERIALS LIST, IS REQUIRED ON ALL SIDE SEWERS. SPECIFIC LOCATION SHALL BE DETERMINED BY THE CONTRACTOR AND THE PROPERTY OWNER.
2. SEE APPROVED MATERIALS LIST FOR TRAFFIC AND NON-TRAFFIC AREA PRECAST UTILITY BOXES AND GRATED LIDS.

09-Jul-2014 K:\Projects_structs\Standards\style23_OverflowProtectionDevices.dwg

1 OVERFLOW PROTECTION DEVICE DETAIL

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

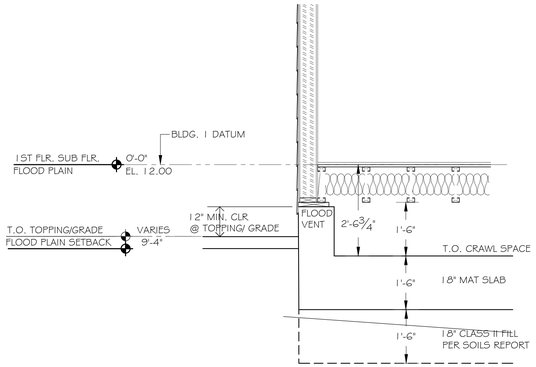
#	REVISIONS	BY
1	02/23/20	SL
2	PER ENGINEERING P.C.05/18/20	G.B.
3	PER ENGINEERING P.C. 06/30/20	G.B.
6	03/24/23	LL
7	05/03/23	LL
8	09/13/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

UTILITY PLAN
345, 347,349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

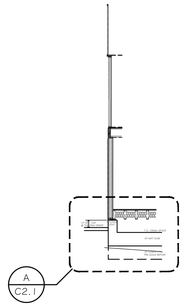
REGISTERED PROFESSIONAL ENGINEER — GWEN BERTOLAMI LYSONS — No. 27650 — EXP. 9-30-24 — CIVIL — STATE OF CALIFORNIA

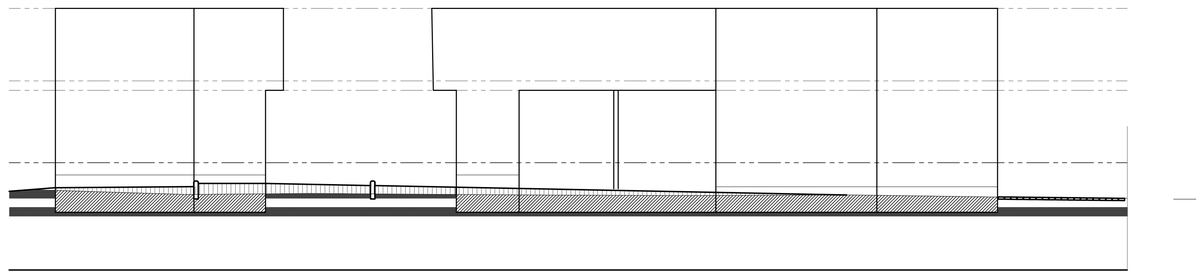
DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	C2



A CUT & FILL SECTION SCHEMATIC

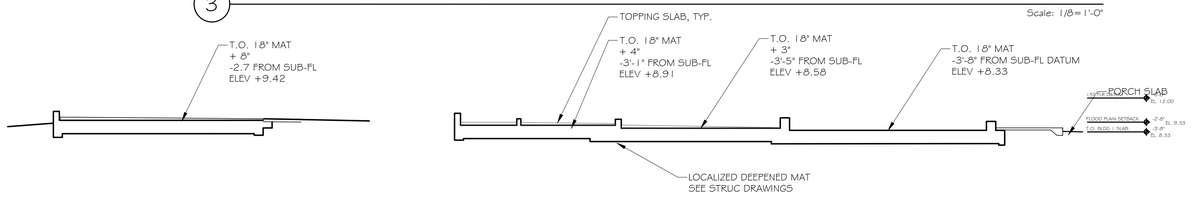
Scale: 1/2"=1'-0"





3 CUT & FILL SECTION REVIEW

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



2 MAT SECTION CUT (SEE SECTION VIEWS FOR ADDED DETAIL)

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

GEOTECHNICAL OBSERVATIONS

1. SEE GEOTECHNICAL INVESTIGATION REPORT 2958 DATED FEB 8, 2019 FOR THIS PROJECT.
2. SEE GRADING SHEET C-2.1 AND DETAIL A/S3.0 WHICH REFER TO THE SOILS REPORT.
3. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE/INSPECT THE FOLLOWING:
   - FOUNDATION SUBGRADE PRIOR TO PLACEMENT OF NON-EXPANSIVE FILL
   - REINFORCING STEEL/CONCRETE PLACEMENT
   - UTILITY TRENCH EXCAVATION AND BACKFILL
4. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE/TEST COMPACTION OF THE SCARIFIED SUBGRADE AND PLACEMENT/COMPACTION OF THE 18-INCHES OF NON-EXPANSIVE FILL UNDERLYING THE MAT SLAB.

CUT:

BLDG 1 MAT:	169 CU YDS
BLDG 2 MAT:	101 CU YDS
FRNT PORCH:	7.1 CU YDS
REAR PORCH	3.6 CU YDS
TOTAL CUT:	281 CU YDS

FILL (NON ENGINEERED):

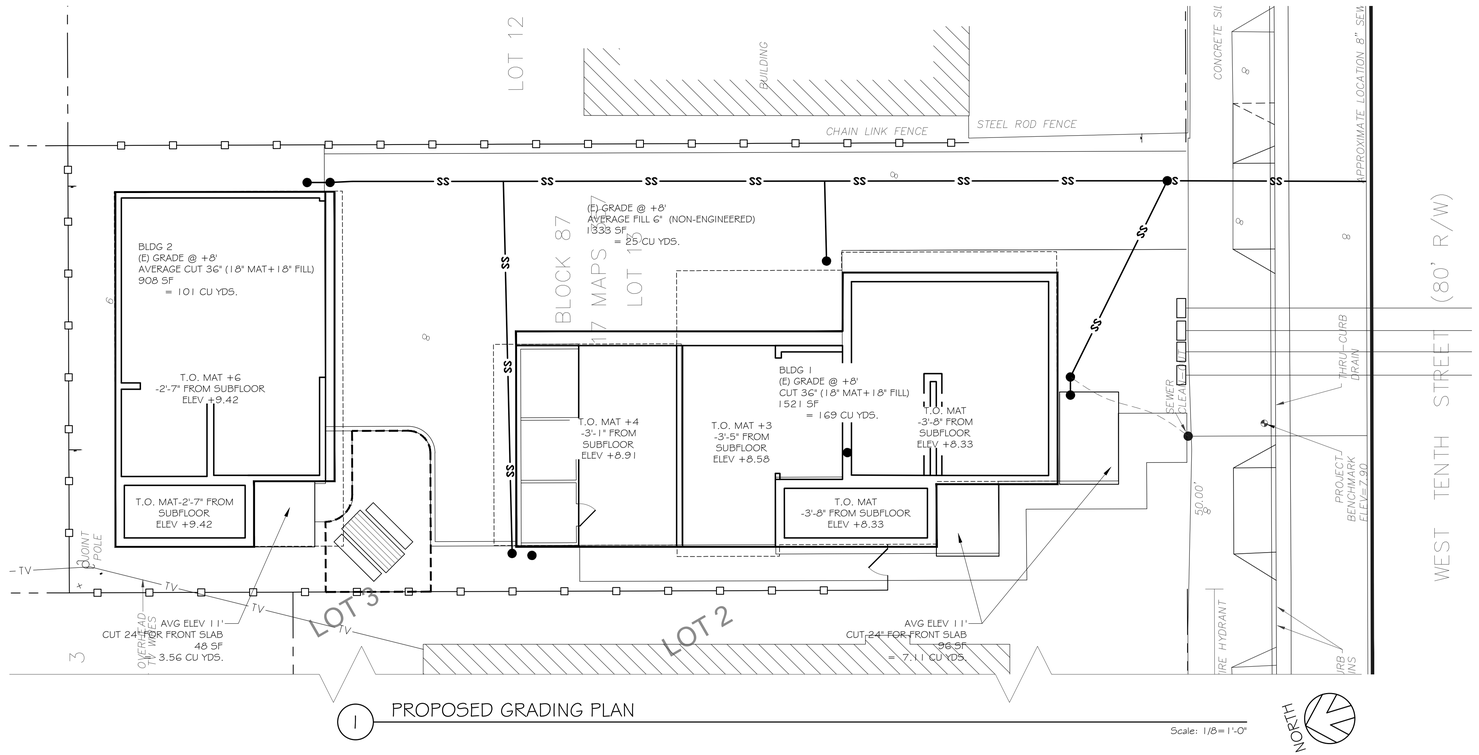
DRIVEWAY	25 CU YDS

FILL, CLASS II AGG

BLDG 1 MAT:	95 CU YDS
BLDG 2 MAT:	50 CU YDS
PORCHES:	8.0 CU YDS
DRIVEWAY:	16 CU YDS
TOTAL CLASS II FILL:	169 CU YDS

4 CUT & FILL CALCS

N.T.S.



1 PROPOSED GRADING PLAN

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

NORTH

#	REVISIONS	BY
2	PER GEO 03/30/20	G.B.
3	09/13/23	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

GRADING PLAN
345, 347,349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER GWEN BERTOLAMI LYSONG No. C 76080 EXP. 9-30-24 CIVIL STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	C2.1

EROSION CONTROL NOTES:

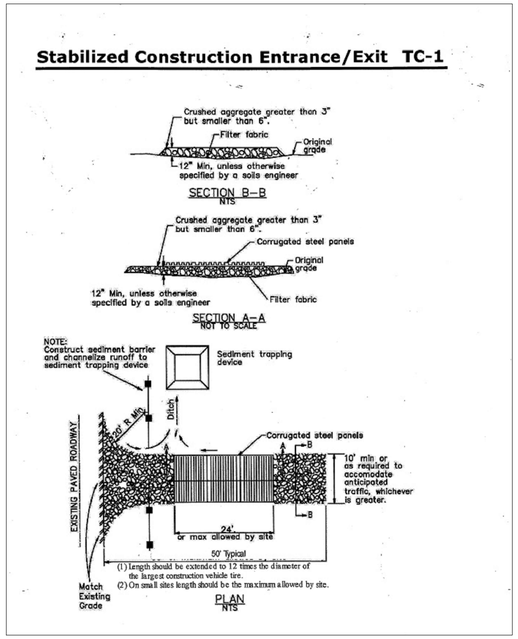
1. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1ST TO MAY 1ST. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER 1ST AND MAY 1ST UNLESS AUTHORIZED BY THE CITY GRADING DEPARTMENT.
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY GRADING DEPARTMENT.
3. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
4. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
5. TEMPORARY EROSION CONTROL DEVICES WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED ONLY WHEN THE PROJECT ENGINEER SO DIRECTS AND REVIEWED BY THE GRADING INSPECTOR.
6. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND REMOVED DAILY AND AS DIRECTED BY THE INSPECTOR.
7. AFTER SEWER LATERAL AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHALL BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
8. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL ALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1ST TO MAY 1ST).
9. STRAW WATTLES AND SANDBAGS SHALL BE STOCKPILED AS SHOWN ON THE EROSION CONTROL PLAN READY TO BE PLACED IN POSITION WHEN RAIN FORECAST IS 40% OR WHEN DIRECTED BY THE INSPECTOR.
10. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE, AND/OR GRAVEL OR OTHER MATERIALS APPROVED BY THE PROJECT ENGINEER AND THE GRADING INSPECTOR.
11. THE DOWNSTREAM STORM SYSTEM SHOULD BE INSPECTED TO VERIFY THAT THE SYSTEM IS CLEAR OF OBSTRUCTIONS AND FUNCTIONING PROPERLY.
12. AS PART OF THE EROSION CONTROL MEASURES, THE UNDERGROUND STORM DRAIN FACILITIES SHOULD BE INSTALLED COMPLETE AS SHOWN ON THESE PLANS.
13. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE PROJECT ENGINEER AND THE GRADING INSPECTOR.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL." MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE GRADING INSPECTOR.
15. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (SEEDED) TO THE SATISFACTION OF THE GRADING INSPECTOR.

WASTE REMOVAL:

CONTRACTOR TO ARRANGE COLLECTION & REMOVAL OF WASTE THROUGH:

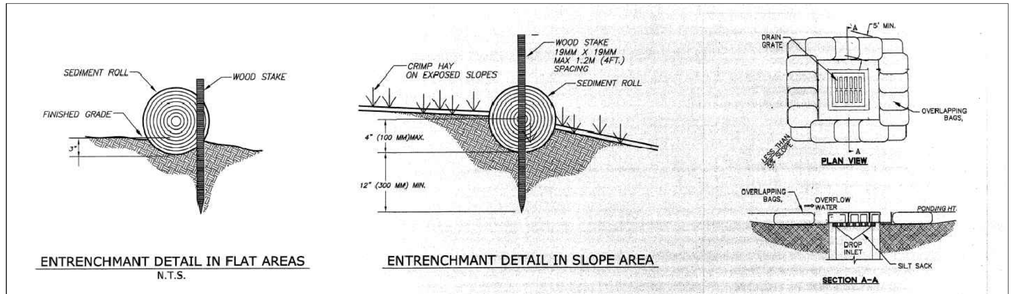
PITTSBURG DISPOSAL SERVICE

Stabilized Construction Entrance/Exit TC-1



4 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



3 STRAW WATTLE DETAILS

N.T.S.

2 INLET PROTECTION DETAIL

N.T.S.

STRAW WATTLE LINE

STORM DRAIN

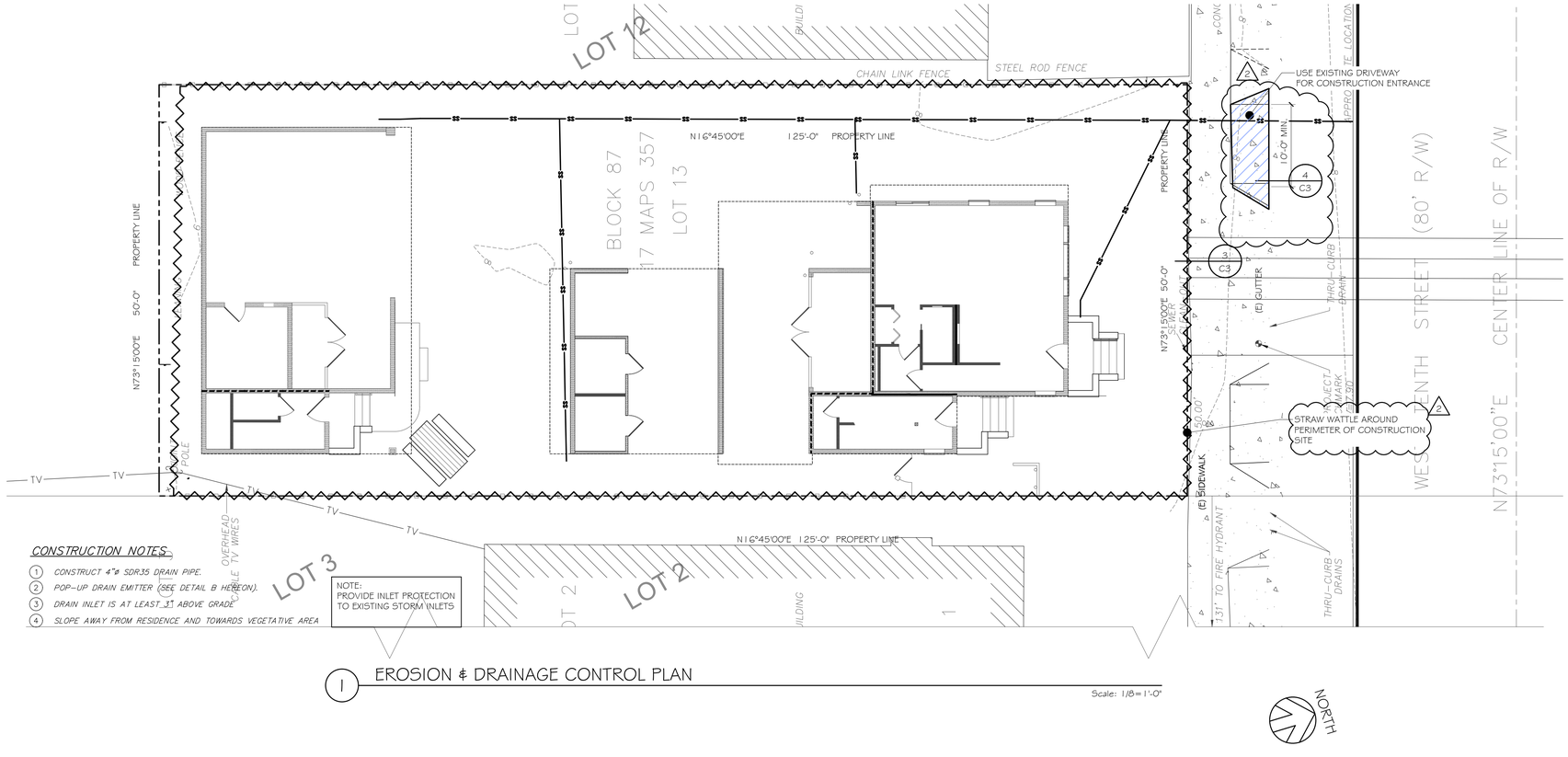
SEWER LINE

DI DRAIN INLET, SEE DETAIL 2/C3

SDMH STORM DRAIN MANHOLE

SSMH SANITARY SEWER MANHOLE

RETAINING WALL



1 EROSION & DRAINAGE CONTROL PLAN

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

#	REVISIONS	BY
2	PER ENGINEERING P.C. 05/18/20	G.B.
3	09/13/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

EROSION CONTROL & DRAINAGE PLAN
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER GWEN BERTOLAMI LYSONS No. 90080 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	C3

CALGreen RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

SECTION	REQUIREMENTS
Chapter 1 - ADMINISTRATION	
	Scope
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
Chapter 3 - GREEN BUILDING	
	Additions and alterations
301.1.1	• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration. • Note directs code users to Civil Code Section 1101.1 et seq., regarding replacement of non-compliant plumbing fixtures.
	Low-rise and high-rise buildings
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
Division 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)	
	Storm water drainage and retention during construction
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
	Grading and paving
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception for additions and alterations which do not alter the existing drainage path.
	Electric vehicle (EV) charging for new construction
4.106.4	• Comply with Section 4.106.4.1 and 4.106.4.2 for future installation and use of EV chargers. • Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. • Exceptions on a case-by-case basis as determined by the Local Enforcing Agency: 1. Where there is no commercial power supply. 2. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than $400.00 per dwelling unit.
	EV charging: 1- & 2-family dwellings/townhouses with attached private garages
4.106.4.1 & 4.106.4.1.1	• Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. • Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. • Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Service panel or subpanel circuit

CALGreen RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

SECTION	REQUIREMENTS
4.106.4.1 & 4.106.4.1.1 continued	directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
	EV charging for multifamily dwellings
4.106.4.2	• Applies to building sites with 17 or more multifamily dwelling units constructed on the site. • 3% of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. **Note:** Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
	EV charging space (EV space) locations
4.106.4.2.1	• Construction documents shall indicate the location of proposed EV spaces. At least 1 EV space shall be located in common use areas and available for use by all residents. • When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least 1 of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.
	EV charging space (EV space) dimensions
4.106.4.2.2	EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet. 2. The minimum width of each EV space shall be 9 feet. 3. One in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. a) Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.
	Single EV space required
4.106.4.2.3	• Install listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. ▪ The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). ▪ The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.

CALGreen RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

SECTION	REQUIREMENTS
4.106.4.2.3 continued	• Construction documents shall identify the raceway termination point. • The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
	Multiple EV spaces required
4.106.4.2.4	• Construction documents shall indicate raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at full rated amperage of the EVSE. • Plan design shall be based upon a 40-ampere minimum branch circuit. • Raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
	Identification
4.106.4.2.5	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. **Notes:** 1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 12-01. Website: http://www.dot.ca.gov/hq/traffops/policy/13-01.pdf 2. See Vehicle Code Section 22511 for EV charging space signage in off-parking facilities and for use of EV charging spaces. 3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf
Division 4.2- ENERGY EFFICIENCY	
	Scope
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2016 California Energy Code.

CALGreen RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

SECTION	REQUIREMENTS
Division 4.3 – WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)	
	Water conserving plumbing fixtures and fittings
4.303.1	Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 Water Closets: ≤ 1.28 gal/flush 4.303.1.2 Wall Mounted Urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush 4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi 4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gpm @ 80 psi, or only one shower outlet is to be in operation at a time 4.303.1.4.1 Residential Lavatory Faucets: Maximum Flow Rate ≤ 1.2 gpm @ 60 psi; Minimum Flow Rate ≥ 0.8 gpm @ 20 psi 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi 4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle 4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm
	Standards for plumbing fixtures and fittings
4.303.2	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
Division 4.3 – WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)	
	Outdoor potable water use in landscape areas
4.304.1	After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following: 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, or 2. Projects with aggregate landscape areas less than 2500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)	
	Rodent proofing
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)	
	Construction waste reduction of at least 65%
4.408.1	• Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance.

CALGreen RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

SECTION	REQUIREMENTS
4.408.1 continued	• Documentation is required per Section 4.408.5. **Exceptions:** 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
	Construction waste management plan
4.408.2	Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
	Waste management company
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
	Waste stream reduction alternative
4.408.4 **4.408.4.1**	• (LR) Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. • Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)	
	Operation and maintenance manual
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
	Recycling by occupants
4.410.2	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et. seq. are not required to comply with the organic waste portion of this section.

CALGreen RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

SECTION	REQUIREMENTS
Division 4.5 – ENVIRONMENTAL QUALITY (FIREPLACES)	
	General
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
Division 4.5 – ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)	
	Protection during construction
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
	Adhesives, sealants and caulks
4.504.2.1	Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroentylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations (CCR), Title 17, commencing with Section 94507.
	Paints and coatings
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings catergories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37, of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

CALGreen RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

SECTION	REQUIREMENTS
	Aerosol paints and coatings
4.504.2.3	Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(e)(1) and (f)(1) of the CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
	Carpet systems
4.504.3	Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: 1. Carpet and Rug Institute's Green Label Plus Program 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Indoor Advantage™ Gold
	Carpet cushion
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program.
	Carpet adhesive
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.
	Resilient flooring systems
4.504.4	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools Program) 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350)
	Composite wood products
4.504.5	• Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements

CALGreen RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017

2016 CALGREEN CODE

SECTION	REQUIREMENTS
4.504.5 continued	for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et. seq.), as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. • Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).
	Documentation
4.504.5.1	Verification of compliance shall be provided as requested by the enforcing agency, and as required in Section 4.504.5.1.
Division 4.5 – ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)	
	Concrete slab foundations
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
	Capillary break
4.505.2.1	A capillary break shall be installed in compliance with at least 1 of the following: 1. A 4-inch thick base of 1/2-inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concreate and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.
	Moisture content of building materials
4.505.3	Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade-stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

#	REVISIONS	BY
1	09/13/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

BMPS, CAL GREEN & MANDATORY MEASURES
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	C4.1

RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2017
2016 CALGREEN CODE

SECTION	REQUIREMENTS
Division 4.5 – ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & EXHAUST)	
	Bathroom exhaust fans
4.506.1	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%. b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.
Division 4.5 – ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)	
	Heating and air conditioning system design
4.507.2	Heating and air conditioning systems shall be sized, designed, and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems functions are acceptable.
CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATION (QUALIFICATIONS, VERIFICATIONS)	
	Installer training
702.1	HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2017
2016 CALGREEN CODE

SECTION	REQUIREMENTS
	Special inspection
702.2	Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
	Documentation
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Regional Water Quality Control Board or local hazardous waste management agency for help in determining what testing should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-SAVWRE

Storm drain polluters may be liable for fines of $10,000 or more per day!

For more detailed information:
Get a copy of the "Field Manual" — (510) 622-2465 or www.abag.ca.gov/bayarea/sfrp/reports/construction.html

REVISIONS	BY
1 09/13/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

BMPS, CAL GREEN & MANDATORY MEASURES
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER
GWEN BERTOLAMI LYSONS
No. C58020
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	C4.2

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

INSPECTOR SIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no commercial power supply.
2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than $400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code,* Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code,* Chapter 2, to the building.

INSPECTOR SIGNOFF

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Indentification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code.*

Notes:

1. The California Department of Transportation adopts and publishes the "Californa Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/trafficops/policy/13-01.pdf

2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.

3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses.

Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. *For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.*

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

INSPECTOR SIGNOFF

4.304 OUTDOOR WATER USE

4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this [*California Green Building Standards*] code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazaradous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

INSPECTOR SIGNOFF

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indication they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichoroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

REVISIONS	BY
1 09/14/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

GREEN BUILDING CHECKLIST
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER
GWEN BERTOLAMI
LYSONS
No. 39600
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DATE	05/07/18
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	GB-1

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JANUARY 1, 2017 ERRATA)

INSPECTOR SIGNOFF

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**CURRENT VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2,3	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

INSPECTOR SIGNOFF

TABLE 4.504.5 - FORMALDEHYDE LIMITS1	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are edacceptable.

INSPECTOR SIGNOFF

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

INSPECTOR SIGNOFF

#	REVISIONS	BY
1	09/13/23	LL

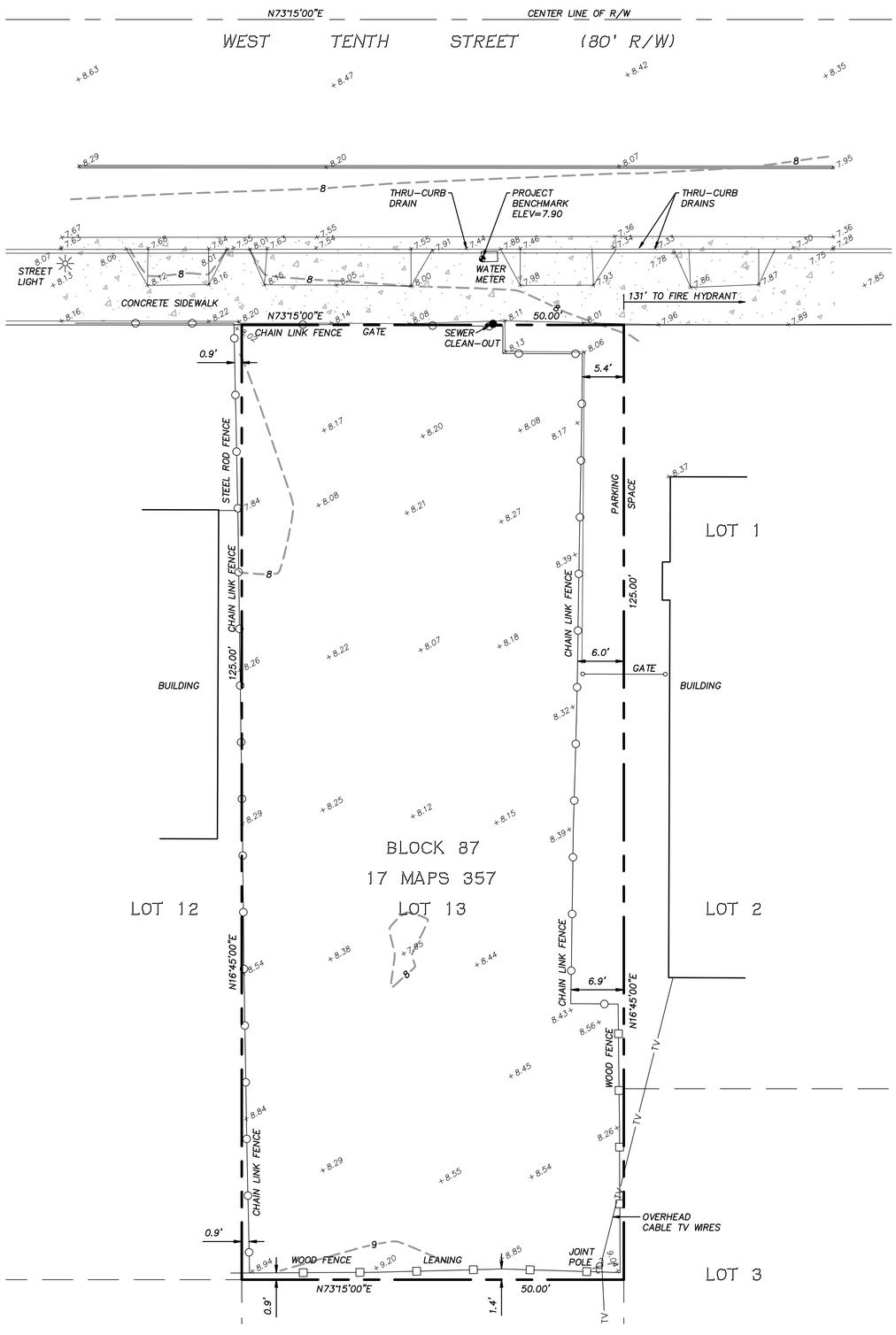
Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

GREEN BUILDING CHECKLIST
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER
GWEN BERTOLAMI
LYSONS
No. 37000
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

DATE	05/07/18
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	GB-2

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*



TOPOGRAPHIC AND BOUNDARY SURVEY

345 WEST TENTH STREET
CITY OF PITTSBURG

CONTRA COSTA COUNTY – CALIFORNIA
SCALE: 1 INCH = 8 FEET AUGUST 2017

GRAPHIC SCALE

8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

ASSESSOR PARCEL NUMBER:

085-211-004

LOT AREA:

6,250± SQUARE FEET

LEGAL DESCRIPTION

LOT 13, BLOCK 87, MAP OF AMENDMENT No. 2, OFFICIAL MAP OF THE CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA, FILED JANUARY 17, 1919, MAP BOOK 17, PAGE 357, CONTRA COSTA COUNTY RECORDS.

NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. UNDERGROUND UTILITIES EXIST BENEATH THE SIDEWALK.

2. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON NAVD 88 DATUM, DETERMINED BY A GPS SURVEY WITH AN OPUS SOLUTION. PK NAIL SET IN CORNER OF RUBBER BASE AROUND WATER METER LID, ELEVATION 7.90

3. A TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, WHICH DISCLOSED NO EASEMENTS AFFECTING THE SUBJECT PROPERTY.

4. 1' CONTOUR INTERVAL.

5. ENCROACHMENTS ARE SHOWN. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO RESOLVE THEM.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

MARIANNE HEAD IN: MAY 2017

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON JUNE 5, 2017

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DYLAN M. GONSALVES — 5-9-2018 DATE

LICENSED LAND SURVEYOR — DYLAN M. GONSALVES — NO. 8475 — STATE OF CALIFORNIA

DMG ENGINEERING, Inc.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

DMG ENGINEERING, Inc.
RESTRICTED ENGINEERING DRAWINGS
The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of DMG ENGINEERING, Inc. Drawings noted as Preliminary/Schematic Design/Concept contain information that is conceptual subject to verification and/or change. The engineer makes no claim for accuracy of conceptual information or of information supplied by others.

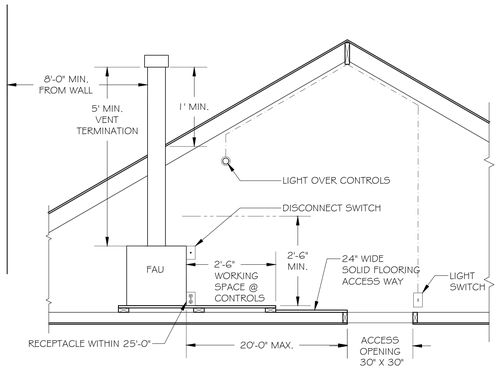
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/9/18	ADJUSTED ELEVATIONS TO NAVD 88 DATUM	

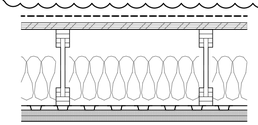
TOPOGRAPHIC AND BOUNDARY SURVEY
345 WEST TENTH STREET
CITY OF PITTSBURG – CALIFORNIA
SCALE: 1 INCH = 8 FEET AUGUST 2017

SHEET 1
OF 1 SHEETS
ORIG.DWG: 8-11-2017
REV.DWG: 5-9-2018
JOB: 17-112

E:\Land Projects 2006\17112GALLDWAY\dwg\345-WEST-TENTH-5-9-2018.dwg 5/9/2018 12:23:10 PM PDT



DETAIL SOURCE:
"CERTAINTEED; GYPSUM BOARD SYSTEMS MANUAL; FIRE RESISTANCE AND SOUND CONTROL DESIGN MANUAL"
URL:DOCS.CERTAINEED.COM/GYPSUM-BOARD-SYSTEMS-MANUAL
PAGE 41



System Performance
1 HR Fire
54 STC
FIRE: NRC 98-764
SOUND:NRC 95-115a

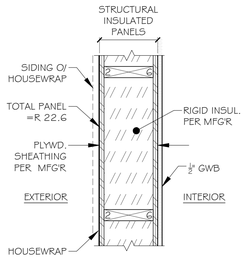
SYSTEM WFF154

12.7MM (1/2") CERTAINTEED TYPE C PRODUCTS OR 15.9MM (5/8") CERTAINTEED TYPE X PRODUCTS 2 LAYERS. WOOD JOISTS OR WOOD I-JOISTS, RESILIENT CHANNELS AND INSULATION. SUBFLOOR PLYWOOD, OSB OR WAFERBOARD.

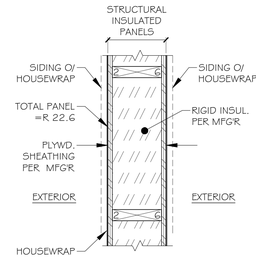
FASTEN BASE LAYER PERPENDICULAR TO FURRING CHANNELS WITH 32MM (1 1/4") SCREWS SPACED 300MM (12") O.C. LOCATE EDGE JOINTS BETWEEN JOISTS. END JOINTS STAGGERED 1200MM (48"). FASTEN FACE LAYER PERPENDICULAR TO FURRING CHANNELS WITH 41MM (15/8") SCREWS SPACED 300MM (12") O.C. JOINTS MUST BE STAGGERED. LOCATE END JOINTS OF FACE LAYER AT DOUBLE RESILIENT CHANNELS. LOCATE SCREWS 38MM (1 1/2") FROM EDGES OF BOARD. TAPE AND FINISH JOINTS WITH CERTAINTEED PRODUCTS.

5 ATTIC FURNACE DETAIL

NOT TO SCALE



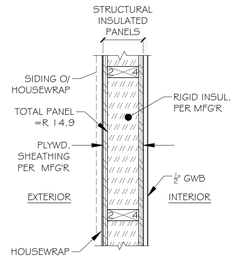
1ST FLR. EXTERIOR WALL



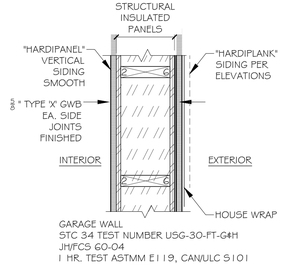
1ST FLR. EXTERIOR WALL

4 1 HR CEILING/FLOOR ASSEMBLY

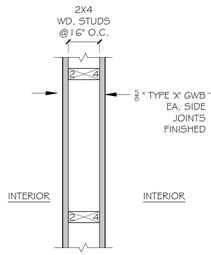
NOT TO SCALE



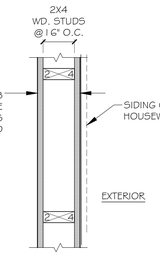
2ND. FLR. EXTERIOR WALL



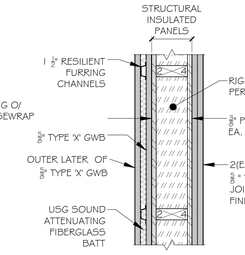
1 HR. GARAGE SEPARATION WALL



1 HR. INTERIOR STORAGE SEPARATION WALL

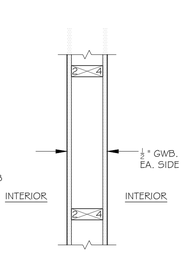


1 HR. EXTERIOR WALL

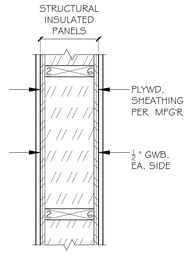


1 HR. AREA SEPARATION WALL STC - 51 ASTM E90

(SEE TESTING SUMMARY THIS PAGE)



INTERIOR, PARTITION WALL

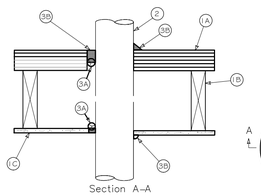


2X6 INTERIOR. SHEAR WALL

3 WALL TYPES

NOT TO SCALE

F-C-1069



1. FLOOR/CEILING ASSEMBLY:
   A.. FLOORING SYSTEM: 5/8" THICK PLYWOOD/2"X 4" CONTINUOUS WOOD DECKING.
   B. WOOD JOIST: NOM. 2" X 10" LUMBER JOIST.
   C. CEILING SYSTEM: 1 LAYER OF 5/8" GYPSUM WALLBOARD, PER UL DESIGN.
2. METALLIC PIPE:
   A. STEEL PIPE: 8" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE: 8" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT: 4" DIAMETER (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR STEEL CONDUIT.
   D. COPPER TUBING: 4" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   E. COPPER PIPE: 4" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE. ANNULAR SPACE FROM MINIMUM 0" TO MAXIMUM 7/8".
3. FORMING AND FIRE STOP MATERIALS:
   A. FORMING MATERIAL (OPTIONAL): FOAM BACKER ROD PACKED INTO OPENING AS A PERMANENT FORM.
   B. TYPE IA: MINIMUM 1/2" THICK SEALANT APPLIED WITHIN THE ANNULUS, FLUSH WITH THE TOP OF THE FLOOR AND BOTTOM OF THE CEILING ASSEMBLIES.
   ADDITIONAL SEALANT TO BE APPLIED SUCH THAT A MINIMUM 1/2" CROWN IS FORMED AROUND THE PENETRATING ITEM.

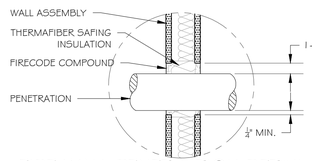
2 RATED FLOOR PENETRATION DETAIL

NOT TO SCALE

PENETRATIONS NOTE:

PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING, VENTILATING, OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS.

ANSI/UL 1479 (ASTM E814)



1 FIRE WALL PENETRATION DETAIL

NOT TO SCALE

GENERAL CODE NOTES

1. ALL HABITABLE SPACES, HALLWAYS, KITCHENS, STORAGE ROOMS, & LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7'-0" (7'-6" IN OAKLAND); EXCEPTION: AT BATHROOMS, THE MINIMUM HEIGHT MUST BE NO LESS THAN 6'-8". FOR ROOMS WITH SLOPED CEILINGS, AT LEAST 50% OF THE REQUIRED FLOOR AREA MUST HAVE A CEILING HEIGHT OF AT LEAST 7'-0" AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF LESS THAN 5'-0".
2. PROVIDE FIREBLOCKING AND DRAFT STOPPING IN CONCEALED LOCATIONS OF COMBUSTIBLE CONSTRUCTION IN ACCORDANCE WITH THE 2016 CRC, SECTIONS R302.11 & R302.12
3. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. (CGBSC 4.406.1)
5. ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE A MIN. OF 3'-0" FROM PROPERTY LINE, AND AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING.
6. ALL WALL AND CEILING FINISHES MUST CONFORM TO A FLAME SPREAD INDEX NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450
7. ALL GYPSUM BOARD, STUCCO, PLASTER, AND LATH SHALL BE INSTALLED AS PER 2016 CRC, CHAPTER 7. NOTE: WHEN LATH IS APPLIED OVER WOOD BASE SHEATHING, INCLUDE TWO LAYERS OF GRADE D PAPER. 2016 CRC, SECTION R703.6.3.
8. PROVIDE WEATHER PROTECTION ON ALL EXTERIOR WALLS LOCATED ABOVE GRADE THAT ARE NOT CONSTRUCTED OF CONCRETE OR MASONRY. 2016 CRC, SECTION R703.1.
9. MINIMUM ROOF DECK SLOPE TO BE NO LESS THAN 1/4" PER FOOT, I.E. 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2% SLOPE).
10. AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES HAVING A MIN. OPENING SIZE OF 1/4" AND A MAX. OPENING SIZE OF 1/2", IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS. OPENINGS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTION IN ACCORDANCE W/ CRC.
11. VENTING OF WASTE LINES SHALL BE CAST IRON OR COPPER U.O.N.
12. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. (CGBSC 4.406.1)

VENTILATION NOTES

1. WATER PROVIDE READILY ACCESSIBLE NATURAL VENTILATION DIRECTLY TO THE OUTDOORS FOR ALL HABITABLE ROOMS WITHIN A DWELLING UNIT EQUAL TO 4 PERCENT OF THE FLOOR AREA VENTILATED. (CRC R303.1)
2. -ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE PROVIDED WITH AN AGGREGATE GLAZING AREA OF NOT LESS THAN 3 SQUARE FEET OF WHICH AT LEAST ONE HALF MUST BE OPENABLE OR BE MECHANICALLY VENTILATED WITH THE EXHAUST AIR GOING DIRECTLY TO THE OUTSIDE. (CRC R303.3

PLUMBING NOTES

1. PLUMBING WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL COMPLY WITH UNIFORM PLUMBING CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR SECURING SEPARATE PLUMBING PERMIT.
2. ALL NONCOMPLIANT PLUMBING FIXTURES MUST BE REPLACED TO MEET CURRENT WATER-CONSERVING STANDARDS (CALIFORNIA CIVIL CODE SECTIONS 1101.1 THROUGH 1101.8).
3. WATER SAVING DEVICES (TOILETS, SHOWER HEADS, AND FAUCETS) SHALL COMPLY WITH LOCAL ORDINANCES.
4. ALL WATER CLOSETS TO BE LOW FLOW (MAX. OF 1.28 GALS. / FLUSH)
5. ALL LAVATORY FAUCETS SHALL HAVE A MAXIMUM VOLUME OF 1.5 GALLONS PER MINUTE AT 60 P.S.I. (CGBSC SECTION 4.303.1.4. & CPC SECTION 403.7)
6. ALL KITCHEN FAUCETS SHALL HAVE A MAXIMUM VOLUME OF 1.8 GALLONS PER MINUTE AT 60 P.S.I. (CGBSC SECTION 4.303.1.4.4.)
7. ALL HOSE BIBBS (INTERNAL AND EXTERNAL) SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE, INSTALLED AT LEAST 6" ABOVE THE HIGHEST POINT OF USAGE, SHALL PROTECT HOSE BIBS.
8. WATER HEATER (NEW OR EXISTING) SHALL BE INSTALLED 18" MIN. ABOVE THE GARAGE FLOOR.
9. GRAY WATER SYSTEM - PROVIDE CONTROL ALLOWING USER TO DIRECT FLOW TO THE IRRIGATION, DISPOSAL FIELD, OR BUILDING SEWER. THE DIRECTION CONTROL OF THE GRAY WATER SHALL BE CLEARLY LABELED AND READILY ACCESSIBLE TO THE USER. INCLUDE ANY OTHER APPLICABLE GRAY WATER SYSTEM INFORMATION TO THIS PROJECT PER CPC SECTION 1602.

BATHROOM NOTES

1. WATER SAVING DEVICES (TOILETS, SHOWER HEADS, AND FAUCETS) SHALL COMPLY WITH LOCAL ORDINANCES.
2. ALL WATER CLOSETS TO BE LOW FLOW (MAX. OF 1.28 GALS. / FLUSH)
3. BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH THE CAPACITY OF 50 CFM PER INTERMITTENT OR 25 CFM CONTINUOUS; BATHROOM EXHAUST FANS MUST BE CAPABLE OF 5 AIR CHANGES PER HOUR AND THE SWITCH FOR THE FAN AND THE LIGHT MUST BE SEPARATE.
4. WALLS MUST HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OVER DUROCK OR APPROVED EQUIVALENT 72" ABOVE DRAIN.
5. PROVIDE 30" CLEAR WIDTH AT WATER CLOSET AND 24" CLEAR WIDTH IN FRONT OF WATER CLOSET. DOOR SWING MAY PROTRUDE ON THIS AREA.
6. PRESSURE BALANCE OR THERMOSTATICALLY CONTROLLED INDIVIDUAL MIXING VALVES ARE REQUIRED.
7. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS BELOW

1
a. SHOWERHEADS = 1.8 GPM MAX
b. LAVATORY FAUCETS = 1.2 GPM MAX
c. SINK FAUCETS= 1.8 GPM MAX

LIGHT NOTES

1. PROVIDE NATURAL OR ARTIFICIAL LIGHT TO ALL HABITABLE ROOMS WITHIN A DWELLING UNIT. NATURAL LIGHT SHALL BE EQUAL TO 8 PERCENT OF THE FLOOR AREA SERVED. ARTIFICIAL LIGHT SHALL HAVE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (CRC R303.1)

MECHANICAL NOTES

1. MECHANICAL WORK SHALL BE DESIGNED AS-BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, AND SHALL COMPLY WITH CA MECHANICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR SECURING SEPARATE MECHANICAL PERMIT.
2. FOR ATTIC MOUNTED MECHANICAL EQUIPMENT, PROVIDE SMOKE DETECTOR AND LIGHT WITH SWITCH LOCATED NEAR ACCESSORY, ELECTRIC RECEPTACLE, CATCH PAN WITH OVERFLOW. PROVIDE DOUBLE CEILING JOISTS TO SUPPORT 3/4" PLYWOOD CATWALK (36" DEEP, MIN., ADJACENT TO SERVICE SIDE OF EQUIPMENT).
3. AIR CONDITIONING EQUIPMENT DESIGNED INTO A FIXED POSITION SHALL BE SECURELY FASTENED.
4. VENT DRYER WITH SHEET METAL VENT TO OUTSIDE AS PER I.M.C. REQUIREMENTS. TERMINATION OF ALL AIR DUCTS SHALL BE AT LEAST 3' AWAY FROM OPENINGS INTO THE BUILDINGS AND PROPERTY LINES.
5. MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. (NFPA 54:10.4.3.1). WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES (0.062 M²) FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY THE OTHER APPROVED MEANS. (CMC SECTION 504.4.1)
6. HEATING AND COOLING DUCTS SHALL BE INSULATED.
7. HERS TESTING OF DUCT REQUIRED FOR NEW ADDITION IF DUCT LENGTH IS GREATER THAN 40'.
8. GAS APPLIANCES SHALL HAVE IGNITER TYPE PILOTS.
9. AN APPROVED SEISMIC GAS SHUT-OFF DEVICE OR AN APPROVED EXCESS FLOW GAS SHUT-OFF DEVICE SHALL BE INSTALLED DOWNSTREAM OF THE GAS UTILITY METER AND EXCESS FLOW GAS SHUT-OFF DEVICES SHALL BE INSTALLED AT EACH GAS FUEL APPLIANCE OUTLET ON EACH FUEL GAS LINE WHERE THE GAS LINE SERVES ANY NEW BUILDING CONTAINING FUEL GAS PIPING .
10. FUEL BURNING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION OR FLAME FAILURE. CPC 1210.9.1.1
11. GAS PIPING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON OUTSIDE. CPC SEC 1211.0
12. PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED. (DUCTLESS) FANS ARE NOT ACCEPTABLE IN ROOMS CONTAINING TUBS OR SHOWERS.
13. DUCTS MAY PASS THROUGH THE WALLS OR A CEILING SEPARATING A PRIVATE GARAGE FROM A DWELLING UNIT PROVIDED THE DUCTS WITHIN THE GARAGE ARE CONSTRUCTED OF STEEL HAVING A THICKNESS OF NOT LESS THAN 26 GAUGE GALVANIZED SHEET STEEL AND THE DUCT HAS NO OPENINGS INTO THE GARAGE. 2016 CRC, SECTION R302.5.2.

KITCHEN

1. KITCHEN TO HAVE A CLEAR PASSAGE OF NOT LESS THAN 3 FEET BETWEEN THE COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS CBC 1208.1
2. AUTOMATIC GAS SEISMIC SHUT OFF VALVE MAY BE REQUIRED. PMC SECTION 15.52.

R SIPs Testing Summary

Structural

STANDARD	ASTM E72	ICC ES AC04	ASTM E455	ASTM E695	IBC Sec. 1607
TEST TITLE	STRENGTH TESTS OF PANELS FOR BUILDING CONSTRUCTION	ICC ES SANDWICH PANEL ACCEPTANCE CRITERIA	ROOF DIAPHRAGM CONSTRUCTIONS	RESISTANCE TO IMPACT LOADING	CONCENTRATED FLOOR LOAD
ALSO KNOWN AS:	ASTM E 1803				UBC Sec. 1607
RESULTS	- Axial Load - Transverse Load - Racking Shear [1] See R-Control SIP Load Design Charts for structural capacities	[1] R-Control SIPs meet AC04 requirements [4] See R-Control SIP ICC ES Code Report	Diaphragm design capacity up to 850 plf [1] See R-Control SIP Load Design Charts	Panel supported on short ends withstood repetitive impacts to the center of 90 ft. lbs., 240 ft. lbs., and 600 ft. lbs. with no deleterious effects.	Meets 2,000 lb. concentrated floor load requirement. Floor panels successfully supported 6,000 lbs placed on 30" x 30" area at various locations on the panel and panel joints.

Fire

STANDARD	ASTM E84	UL 1715	ASTM E119	ASTM E119	ASTM E119
TEST TITLE	SURFACE BURNING CHARACTERISTICS	CORNER ROOM BURN	FIRE TEST OF BUILDING CONSTRUCTION AND MATERIALS	FIRE TEST OF BUILDING CONSTRUCTION AND MATERIALS	FIRE TEST OF BUILDING CONSTRUCTION AND MATERIALS
ALSO KNOWN AS:	UL 723 UBC STAN. 8-1 NFPA 255	UBC 26-3	UL 263 UBC STAN. 7-1 NFPA 251	UL 263 UBC STAN. 7-1 NFPA 251	UL 263 UBC STAN. 7-1 NFPA 251
RESULTS	[1] EPS Core Flame Spread - 20 Smoke Development 150-300 [3] Interior of panel covered with 1/2" gypsum board Flame Spread - 10 Smoke Development-0 [3] Interior of panel covered With BlazeGuard® Flame Spread - 5 Smoke Development 10-35 [3] Exterior of panel covered with 3/8" plywood Flame Spread - 130-160 Smoke Development 95-190	Pass - Using 1/2" gypsum board on the interior of the R-Control SIP Pass - Using BlazeGuard® on the interior of the R-Control SIP	20 Min. Fire Resistant wall assembly 5/8" gypsum board as interior finish	[2] 60 Min. Fire Resistant wall assemblies 2 layers 5/8" Type X gypsum board as fire side finish. Passed 30 PSI hose stream. Double 2X connection and 1 layer 5/8" Type C gypsum board as fire side finish. Passed 30 PSI hose stream.	[2,4] 60 Min. Fire Resistant Roof/Ceiling Assemblies UL PS17 2 layers 5/8" Type X gypsum board as interior finish UL P822 sprayed fire proofing as interior finish

[1,2,3,4,5,6] See back for Notes

Testing Summary R SIPs

Energy/Sound

STANDARD	ORNL	ASTM C236	ORNL	ASTM E90	ASTM C423
TEST TITLE	STEADY STATE THERMAL PERFORMANCE OF BUILDING ASSEMBLIES	STEADY STATE THERMAL PERFORMANCE OF BUILDING PANELS BY GUARDED HOT BOX	BLOWER DOOR	SOUND TRANSMISSION CLASS (STC)	SOUND ABSORPTION
ALSO KNOWN AS:	WHOLE WALL R-VALUE	R-VALUE	AIR INFILTRATION		
RESULTS	4 1/2" R-Control SIP with 1/2" gypsum board and plywood siding R=14.1 2 x 4 and batt insulation with 1/2" gypsum board and plywood siding R=9.6 2 x 6 and batt insulation with 1/2" gypsum board and plywood siding R=13.7	6 1/2" R-Control SIP & 1/2" gypsum board mechanically fastened to the interior of the panel R=21.2 Typical 2 x 6 construction using fiberglass batts tested under same standard. R = 17.2	Controlled room built with 4 1/2" R-Control SIP 9 cfm air leakage Typical 2 x 6 construction using fiberglass batts tested under same configuration. 126 cfm air leakage	R-Control SIP and one layer 1/2" gypsum board STC = 29 R-Control SIP and one layer 1/2" gypsum board using resilient channels and 1/2" fiberglass STC = 39 R-Control SIP and two layers 5/8" Type X gypsum board on one side. Two layers 5/8" Type X gypsum board separated using 1 1/2" Z-furring channels and 1" sound attenuating fiberglass batt opposite side STC = 51	6 1/2" R-Control SIP Noise Reduction Coefficient = 0.15 Sound Absorption average = 0.17

Components

COMPONENT	OSB	ADHESIVE	ADHESIVE	EPS CORE	EPS CORE
TEST TITLE	WOOD-BASED STRUCTURAL PANELS	ADHESIVES FOR STRUCTURAL LAMINATED WOOD PRODUCTS	SANDWICH PANEL ADHESIVES	SPECIFICATION FOR POLYSTYRENE INSULATION	TERMITE EXPOSURE
STANDARD	DOC PS2-92	ASTM D 2559	ICC ES AC05	ASTM C578	ICC ES EG239
RESULTS	OSB meets Exposure I 24/16 span rating	Adhesive meets strength requirements of Class 2 Type II adhesive	Adhesive used in R-Control SIP manufacture meets ICC ES Acceptance Criteria for sandwich panel adhesive	Foam-Control EPS with Perform Guard core exceeds the minimum values in ASTM C578	[2,5] Foam-Control EPS with Perform Guard core recognized by ICC ES to be in compliance with Evaluation Guide 239

[1,2,3,4,5,6] See back for Notes

#	REVISIONS	BY
1	02/23/20	SL
2	PER P.C. 05/18/20	LL
3	09/13/23	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

GENERAL CODE NOTES
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER GWEN BERTOLAMI LYSONS No. P-19080 EXP. 6-30-24 CIVIL STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.0

FLOOD RELIEF OPENING CALCULATIONS

QTY. 2 MIN. FEMA-COMPLIANT FLOOD VENTS PER ENCLOSED SPACE. OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER. BOTTOM OF ALL OPENINGS MAX. 1'-0" ABOVE GRADE, 151 PER SF MIN. REQ'D.

UNIT A

565 SF FOOTPRINT = 565.5 SI REQ'D.
565 SI ÷ 129 SI (EA) 8"X16" VENT = 4.38 REQ'D.
5 VENTS REQ'D.

5 VENTS PROVIDED

UNIT B

133 SF FOOTPRINT = 133 SI REQ'D.
133 SI ÷ 129 SI (EA) 8"X16" VENT = 1.03 REQ'D.
2 VENTS REQ'D.

2 VENTS PROVIDED

STORAGE A (STORAGE B SIM.)

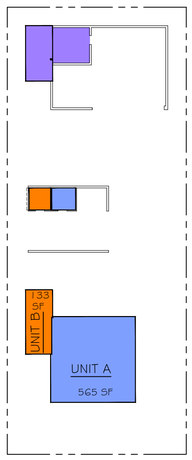
41 SF FOOTPRINT = 41 SI REQ'D.
41 SI ÷ 129 SI (EA) 8"X16" VENT = 0.32 REQ'D.
2 MIN. VENTS REQ'D.

2 VENTS PROVIDED

CRAWLSPACE VENTILATION CALCULATIONS - BUILDING 1

UNDERFLOOR AREAS SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS, WITH MINIMUM NET AREA OF VENTILATION OPENINGS OF 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA. ON SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. (CRC R408.1)

OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH W/ MESH OPENINGS OF 1/4" IN DIMENSION.



UNIT 345

NET AREA 565 SF
AREA 565 SF / 150 SF REQ'D. = 3.76 SF REQ'D.

CRAWLSPACE VENTING REQ'D 3.76
16"X8" CRAWLSPACE VENTS ÷ 0.65 NFVA / VENT
5.79 = 6 CRAWLSPACE VENTS REQ'D.

6 CRAWLSPACE VENTS PROVIDED

UNIT 347

NET AREA 133 SF
AREA 133 SF / 150 SF REQ'D. = 0.886 SF REQ'D.

CRAWLSPACE VENTING REQ'D 0.886
16"X8" CRAWLSPACE VENTS ÷ 0.65 NFVA / VENT
1.364 = 2 CRAWLSPACE VENTS REQ'D.

2 CRAWLSPACE VENTS PROVIDED

WALL TYPE LEGEND

- SIPS WALL
- EXTERIOR STICK-FRAMED WALL
- PARTITION WALL
- 1-HR GARAGE SEPARATION WALL
- 1-HR AREA SEPARATION WALL
- UNCONDITIONED PARTITION WALL
- 2XG INT. SHEAR WALL

KEYNOTES

SG SAFETY GLAZING - PROVIDE SAFETY GLAZING FOR ALL GLAZING IN LOCATIONS SPECIFIED AS HAZARDOUS IN THE 2022 (CRC R308.4) GLAZING, OPERABLE OR FIXED, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR.

E EGRESS WINDOW - THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR C.R.C. SECTION R310.2.2.

1 ATTIC ACCESS 22" X 30" MIN.

2 CRAWL SPACE ACCESS - UNDER FLOOR ACCESS MINIMUM 18" X 24" (CRC R408.4)

3 MINIMUM 3'X3' LANDING FOR OUT SWINGING EGRESS DOORS WITH A MINIMUM 1 1/2" FROM THRESHOLD TO FLOOR ELEVATION. FOR NON-EGRESS, IN-SWINGING DOORS, A MAXIMUM 7 3/4" IS PERMITTED FROM THE THRESHOLD TO THE FLOOR ELEVATION.

4 WORKING SPACE - THERE SHALL BE A MINIMUM 30" WIDE X 36" DEEP CLEAR WORKING SPACE IN FRONT OF THE PANEL (CEC 110.26)

5 FURNACE SHALL BE ACCSSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION. CMC 305.0

6 WATER HEATERS - PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 608.5) PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER. (CPC 508.2, CRC R301.2.2.3.7) INSTALL SO THAT BURNERS OR IGNITION DEVICE IS LOCATED AT LEAST 18" ABOVE THE FLOOR AND SHALL BE PROPERLY STRAPPED TO THE BUILDING STRUCTURE FOR SEISMIC STABILITY AT THE UPPER AND LOWER THIRDS

7 WASHING MACHINES - INSTALL LAUNDRY TRAY OR AUTOMATIC WASHER STANDPIPE (CPC TABLE 422.1)

8 DRYER DUCTS - A DRYER DUCT IS REQUIRED AND SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH A BACK-DRAFT DAMPER. MUST BE 4" RIGID AND NOT MORE THAN 14' OVERALL LENGTH WITH NO MORE THAN TWO 90 DEGREE BENDS, UNLESS INDICATED OTHERWISE BY THE MANUFACTURER AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. CMC SECTION 504.3.2

9 FIRE SEPARATION DOOR - 20 MINUTE RATED DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING. CRC SECTION R302.5.1

10 MINIMUM 5/8 INCH TYPE 'X' GYPSUM BOARD APPLIED TO WALL ON GARAGE SIDE OR STORAGE AREA.

11 MINIMUM ½ INCH TYPE 'X' GYPSUM BOARD APPLIED TO CEILING ON GARAGE SIDE OR STORAGE AREA.

12 UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER (CMC 916.1.2)

13 WATER CLOSETS - THE WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 15" FROM THE CENTERLINE TO A WALL OR CABINET ON EACH SIDE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET SHALL BE NOT LESS THAN 24". WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT EXCEEDING 1.28 GALLONS.

14 BATHROOMS - GENERAL

WALLS - SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET AND 72" ABOVE THE FLOOR SHOWER; COMPARTMENTS SHALL HAVE A MINIMUM FLOOR AREA OF NO LESS THAN 1,024 SQ. IN. AND ARE CAPABLE OF ENCOMPASSING A 30" CIRCLE

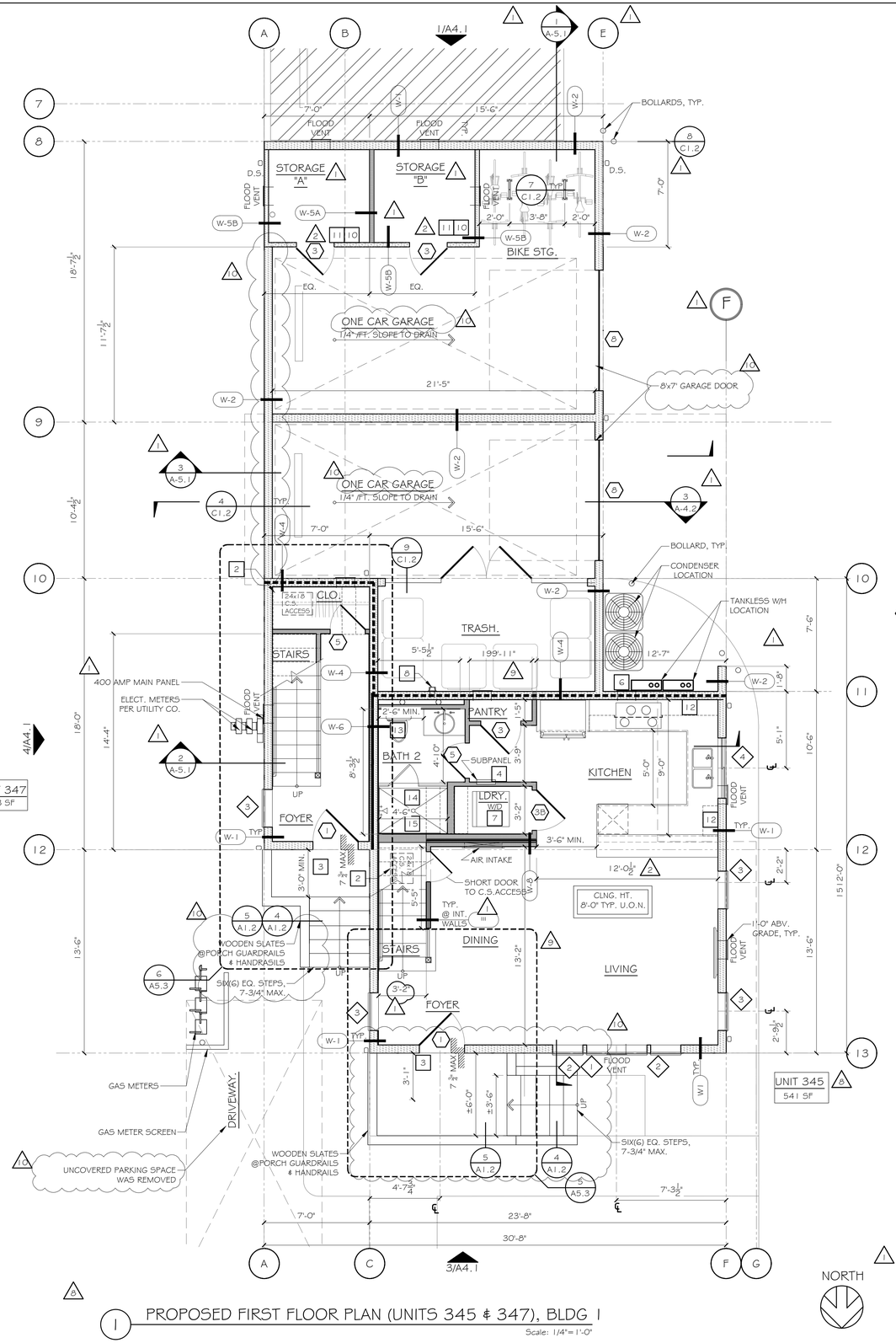
15 CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND CEILING PANELS IN SHOWER AREAS. MOISTURE RESISTANT GWB MINIMUM 6'-0" SURROUNDING SHOWERS (CRC R307.2)

FLOORS - ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 SI AND ARE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE FINISH FLOOR OF THE SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN ¼" PER FOOT NOR MORE THAN ½" PER FOOT.

DOORS - SHOWER DOORS SHALL OPEN SO AS TO PROVIDE A MINIMUM 22" OPENING FOR EGRESS

SHOWER HEADS - ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GPM BY A SINGLE VALVE; IF A SINGLE VALVE CONTROLS MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY THE VALVE SHALL NOT EXCEED 1.8 GPM. PROVIDE SHOWER AND TUB-SHOWER COMBINATIONS WITH COMBINATION VALVES - MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A SHOWER, TUB-SHOWER COMBINATION, BATHTUB OR WHIRLPOOL BATHTUB FILL SHALL BE LIMITED TO 120° F.

HAND SHOWERS - HAND SHOWERS SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE OR ASSEMBLY



1 PROPOSED FIRST FLOOR PLAN (UNITS 345 & 347), BLDG 1
Scale: 1/4"=1'-0"

#	REVISIONS	BY
1	02/23/20	SL
2	PER P.C. 05/18/20	LL
8	09/13/23	LL
9	CLIENT REV. 02/19/24	LL
10	PER PLNG 08/09/24	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

1ST FLOOR PLAN - BUILDING 1 (UNITS A&B)
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER — GWEN BERTOLAMI — LYSONS — No. C 49082 EXP. 6-30-24 — CIVIL — STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.1

WALL TYPE LEGEND

- SIPS WALL
- EXTERIOR STICK-FRAMED WALL
- PARTITION WALL
- 1-HR GARAGE SEPARATION WALL
- 1-HR AREA SEPARATION WALL
- UNCONDITIONED PARTITION WALL
- 2XG INT. SHEAR WALL

2 WALL TYPES - SEE 3/A1.0

NOT TO SCALE

NATURAL LIGHT & VENTILATION CALCULATIONS - BUILDING 2

R303 LIGHT, VENTILATION AND HEATING. PROVIDE ADEQUATE NATURAL LIGHT AND VENTILATION FOR HABITABLE ROOMS WITHIN A DWELLING UNIT. THE MINIMUM OPERABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL NOT BE LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM AGGREGATE GLAZING AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8 PERCENT OF SUCH ROOM.

UNIT 345

BEDROOM 1 REQUIRED:

NATURAL LIGHT = 5F X 8% (GLAZING) MIN.= 115 SF X 0.08
= 9.2 SF MIN.

20 SF PROVIDED

VENTILATION = 5F X 4% (OPERABLE AREA) = 115 SF X 0.04
= 4.6 SF MIN.

10 SF PROVIDED

BEDROOM 2 REQUIRED:

NATURAL LIGHT = 5F X 8% (GLAZING) MIN.= 123 SF X 0.08
= 9.84 SF MIN.
40 SF PROVIDED

VENTILATION = 5F X 4% (OPERABLE AREA) = 123 SF X 0.04
= 4.92 SF MIN.

20 SF PROVIDED

UNIT 347

BEDROOM 1 REQUIRED:

NATURAL LIGHT = 5F X 8% (GLAZING) MIN.= 104 SF X 0.08
= 8.32 SF MIN.

20 SF PROVIDED

VENTILATION = 5F X 4% (OPERABLE AREA) = 104 SF X 0.04
= 4.15 SF MIN.

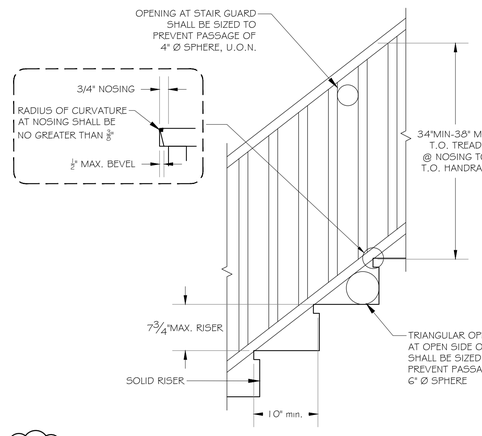
10 SF PROVIDED

BEDROOM 2 REQUIRED:

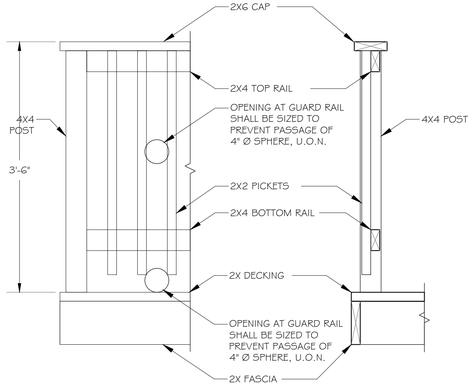
NATURAL LIGHT = 5F X 8% (GLAZING) MIN.= 137 SF X 0.08
= 10.96 SF MIN.
32.5 SF PROVIDED

VENTILATION = 5F X 4% (OPERABLE AREA) = 137 SF X 0.04
= 5.48 SF MIN.

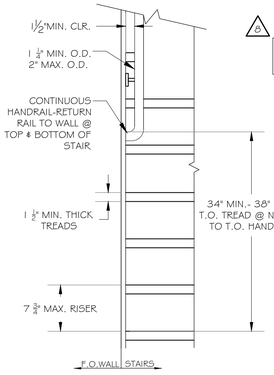
16.25 SF PROVIDED



5 RESIDENCE STAIR GUARD DETAIL — Scale: 1"= 1'-0"



4 RESIDENCE DECK GUARDRAIL DETAIL — Scale: 1"= 1'-0"



3 HANDRAIL DETAIL — Scale: 1"= 1'-0"

KEYNOTES

- SG — SAFETY GLAZING - PROVIDE SAFETY GLAZING FOR ALL GLAZING IN LOCATIONS SPECIFIED AS HAZARDOUS IN THE 2016 (CRC R308.4) GLAZING, OPERABLE OR FIXED, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR.
- E — EGRESS WINDOW - THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR C.R.C. SECTION R310.2.2.
- 1 — ATTIC ACCESS 22" X 30" MIN.
- 2 — CRAWL SPACE ACCESS - UNDER FLOOR ACCESS MINIMUM 18" X 24" (CRC R408.4)
- 3 — MINIMUM 3X3' LANDING FOR OUT SWINGING EGRESS DOORS WITH A MINIMUM 1 1/2" FROM THRESHOLD TO FLOOR ELEVATION. FOR NON-EGRESS, IN-SWINGING DOORS, A MAXIMUM 7 3/4" IS PERMITTED FROM THE THRESHOLD TO THE FLOOR ELEVATION.
- 4 — WORKING SPACE - THERE SHALL BE A MINIMUM 30" WIDE X 36" DEEP CLEAR WORKING SPACE IN FRONT OF THE PANEL [CEC 110.26]
- 5 — FURNACE SHALL BE ACCSSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION. CMC 305.0
- 6 — WATER HEATERS - PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 608.5) PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER. (CPC 508.2, CRC R301.2.2.3.7) INSTALL SO THAT BURNERS OR IGNITION DEVICE IS LOCATED AT LEAST 18" ABOVE THE FLOOR AND SHALL BE PROPERLY STRAPPED TO THE BUILDING STRUCTURE FOR SEISMIC STABILITY AT THE UPPER AND LOWER THIRDS
- 7 — WASHING MACHINES - INSTALL LAUNDRY TRAY OR AUTOMATIC WASHER STANDPIPE (CPC TABLE 422.1)
- 8 — DRYER DUCTS - A DRYER DUCT IS REQUIRED AND SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH A BACK-DRAFT DAMPER. MUST BE 4" RIGID AND NOT MORE THAN 14' OVERALL LENGTH WITH NO MORE THAN TWO 90 DEGREE BENDS, UNLESS INDICATED OTHERWISE BY THE MANUFACTURER AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. CMC SECTION 504.3.2
- 9 — FIRE SEPARATION DOOR - 20 MINUTE RATED DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING. CRC SECTION R302.5.1
- 10 — MINIMUM 5/8 INCH TYPE 'X' GYPSUM BOARD APPLIED TO WALL ON GARAGE SIDE OR STORAGE AREA .
- 11 — MINIMUM ½ INCH TYPE 'X' GYPSUM BOARD APPLIED TO CEILING ON GARAGE SIDE OR STORAGE AREA.
- 12 — UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER [CMC 916.1.2]
- 13 — WATER CLOSETS - THE WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 15" FROM THE CENTERLINE TO A WALL OR CABINET ON EACH SIDE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET SHALL BE NOT LESS THAN 24". WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT EXCEEDING 1.28 GALLONS.
- 14 — BATHROOM GLAZING - SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE (CRC R308.4.5)
- 15 — BATHROOMS - GENERAL

  WALLS - SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET AND 72" ABOVE THE FLOOR SHOWER; COMPARTMENTS SHALL HAVE A MINIMUM FLOOR AREA OF NO LESS THAN 1,024 SQ. IN. AND ARE CAPABLE OF ENCOMPASSING A 30" CIRCLE

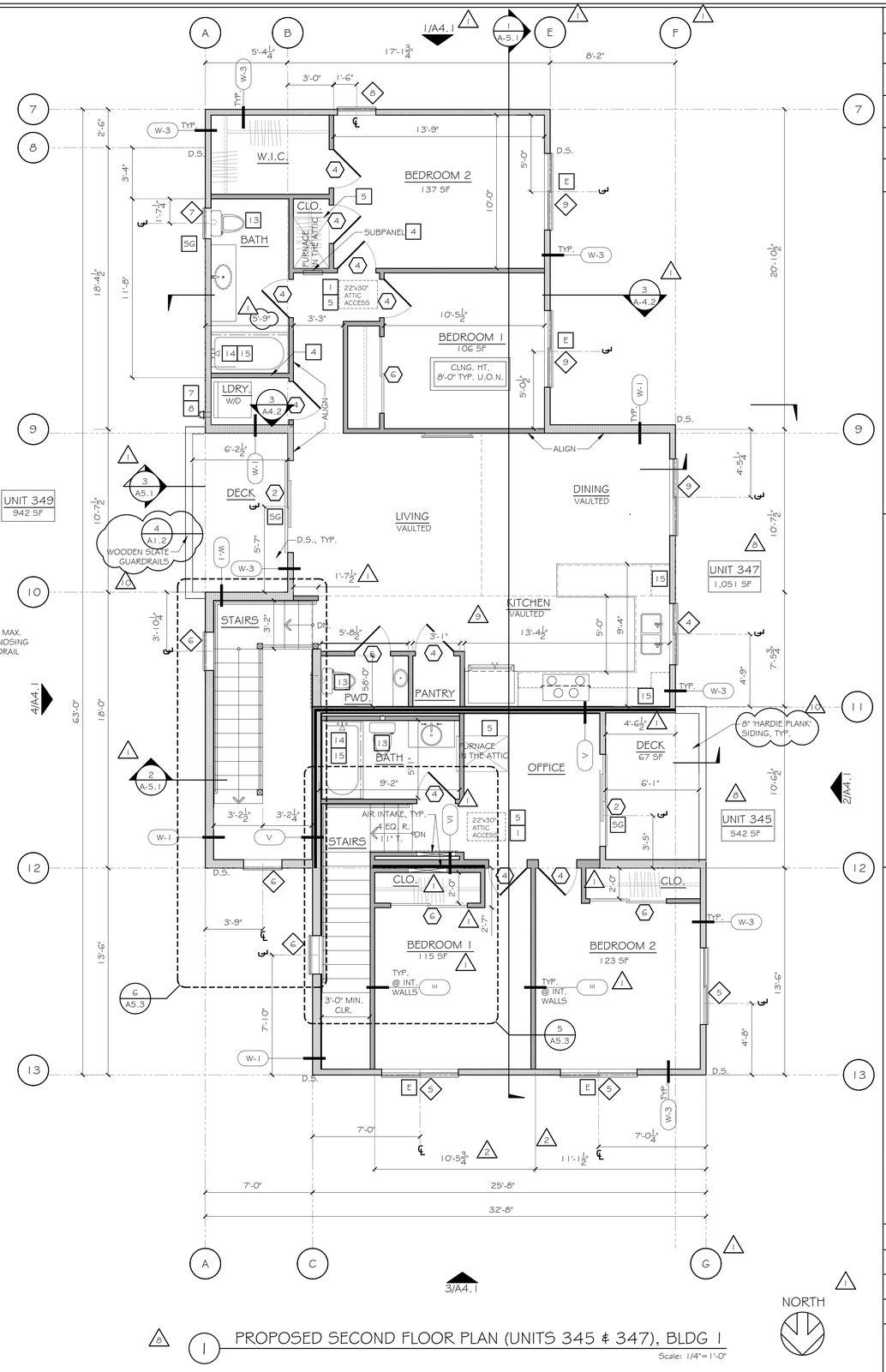
  CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND CEILING PANELS IN SHOWER AREAS. MOISTURE RESISTANT GWB MINIMUM 6'-0" SURROUNDING SHOWERS (CRC R307.2)

  FLOORS - ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 SI AND ARE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE FINISH FLOOR OF THE SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN ¼" PER FOOT NOR MORE THAN ½" PER FOOT.

  DOORS - SHOWER DOORS SHALL OPEN SO AS TO PROVIDE A MINIMUM 22" OPENING FOR EGRESS

  SHOWER HEADS - ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GPM BY A SINGLE VALVE; IF A SINGLE VALVE CONTROLS MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY THE VALVE SHALL NOT EXCEED 1.8 GPM. PROVIDE SHOWER AND TUB-SHOWER COMBINATIONS WITH COMBINATION VALVES - MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A SHOWER, TUB-SHOWER COMBINATION, BATHTUB OR WHIRLPOOL BATHTUB FILL SHALL BE LIMITED TO 120° F.

  HAND SHOWERS - HAND SHOWERS SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE OR ASSEMBLY



1 PROPOSED SECOND FLOOR PLAN (UNITS 345 & 347), BLDG 1 — Scale: 1/4"= 1'-0"

#	REVISIONS	BY
1	02/23/20	SL
2	PER P.C. 05/18/20	LL
3	09/13/23	LL
4	CLIENT REV. 02/19/24	LL
5	PER PLNG 08/09/24	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

2ND FLOOR PLAN - BUILDING 1 (UNITS A & B)
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER — GWEN BERTOLAMI LYSONG — No. C 76080 EXP. 6-30-24 — CIVIL — STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.2

NATURAL LIGHT & VENTILATION CALCULATIONS - BUILDING 2

R303 LIGHT, VENTILATION AND HEATING. PROVIDE ADEQUATE NATURAL LIGHT AND VENTILATION FOR HABITABLE ROOMS WITHIN A DWELLING UNIT. THE MINIMUM OPERABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL NOT BE LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. THE MINIMUM AGGREGATE GLAZING AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8 PERCENT OF SUCH ROOM.

UNIT 349

BEDROOM 1 REQUIRED:

NATURAL LIGHT = SF X 8% (GLAZING) MIN.= 104 SF X 0.08
= 8.32 SF MIN.

20 SF PROVIDED

VENTILATION = SF X 4% (OPERABLE AREA) = 104 SF X 0.04
= 4.15 SF MIN.

10 SF PROVIDED

BEDROOM 2 REQUIRED:

NATURAL LIGHT = SF X 8% (GLAZING) MIN.= 137 SF X 0.08
= 10.96 SF MIN.
32.5 SF PROVIDED

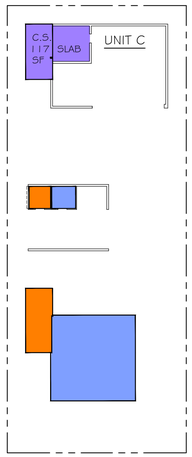
VENTILATION = SF X 4% (OPERABLE AREA) = 137 SF X 0.04
= 5.48 SF MIN.

16.25 SF PROVIDED

CRAWLSPACE VENTILATION CALCULATIONS - BUILDING 2

UNDERFLOOR AREAS SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS, WITH MINIMUM NET AREA OF VENTILATION OPENINGS OF 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA. ON SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. (CRC R408.1)

OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH W/ MESH OPENINGS OF 1/4" IN DIMENSION.



UNIT 349

NET AREA 117 SF
AREA 117 SF /150 SF REQ'D. = 0.78 SF REQ'D.

CRAWLSPACE VENTING REQ'D 0.78
16"X8" CRAWLSPACE VENTS + 0.65 NFVA / VENT
1.2 = 2 CRAWLSPACE VENTS REQ'D.

2 CRAWLSPACE VENTS PROVIDED

WALL TYPE LEGEND

- SIPS WALL
- EXTERIOR STICK-FRAMED WALL
- PARTITION WALL
- 1-HR GARAGE SEPARATION WALL
- 1-HR AREA SEPARATION WALL
- UNCONDITIONED PARTITION WALL
- 2XG INT. SHEAR WALL

KEYNOTES

SG SAFETY GLAZING - PROVIDE SAFETY GLAZING FOR ALL GLAZING IN LOCATIONS SPECIFIED AS HAZARDOUS IN THE 2022(CRC R308.4) GLAZING, OPERABLE OR FIXED, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR.

E EGRESS WINDOW - THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR C.R.C. SECTION R310.2.2.

1 ATTIC ACCESS 22" X 30" MIN.

2 CRAWL SPACE ACCESS - UNDER FLOOR ACCESS MINIMUM 18" X 24" (CRC R408.4)

3 MINIMUM 3'X3' LANDING FOR OUT SWINGING EGRESS DOORS WITH A MINIMUM 1 1/2" FROM THRESHOLD TO FLOOR ELEVATION. FOR NON-EGRESS, IN-SWINGING DOORS, A MAXIMUM 7 3/4" IS PERMITTED FROM THE THRESHOLD TO THE FLOOR ELEVATION.

4 WORKING SPACE - THERE SHALL BE A MINIMUM 30" WIDE X 36" DEEP CLEAR WORKING SPACE IN FRONT OF THE PANEL (CEC 110.26)

5 FURNACE SHALL BE ACCSSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION. CMC 305.0

6 WATER HEATERS - PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 608.5) PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER. (CPC 508.2, CRC R301.2.2.3.7) INSTALL SO THAT BURNERS OR IGNITION DEVICE IS LOCATED AT LEAST 18" ABOVE THE FLOOR AND SHALL BE PROPERLY STRAPPED TO THE BUILDING STRUCTURE FOR SEISMIC STABILITY AT THE UPPER AND LOWER THIRDS

7 WASHING MACHINES - INSTALL LAUNDRY TRAY OR AUTOMATIC WASHER STANDPIPE (CPC TABLE 422.1)

8 DRYER DUCTS - A DRYER DUCT IS REQUIRED AND SHALL TERMINATE OUTSIDE THE BUILDING AND BE EQUIPPED WITH A BACK-DRAFT DAMPER. MUST BE 4" RIGID AND NOT MORE THAN 14' OVERALL LENGTH WITH NO MORE THAN TWO 90 DEGREE BENDS, UNLESS INDICATED OTHERWISE BY THE MANUFACTURER AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. CMC SECTION 504.3.2

9 FIRE SEPARATION DOOR - 20 MINUTE RATED DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING. CRC SECTION R302.5.1

10 MINIMUM 5/8 INCH TYPE 'X' GYPSUM BOARD APPLIED TO WALL ON GARAGE SIDE OR STORAGE AREA.

11 MINIMUM ½ INCH TYPE 'X' GYPSUM BOARD APPLIED TO CEILING ON GARAGE SIDE OR STORAGE AREA.

12 UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER [CMC 916.1.2]

13 WATER CLOSETS - THE WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 15" FROM THE CENTERLINE TO A WALL OR CABINET ON EACH SIDE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET SHALL BE NOT LESS THAN 24". WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT EXCEEDING 1.28 GALLONS.

14 BATHROOM GLAZING - SAFETY GLAZING IS REQUIRED IN ENCLOSURES AND WALLS FACING HOT TUBS, SAUNAS, STEAM ROOMS, SHOWERS AND TUBS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE (CRC R308.4.5)

15 BATHROOMS - GENERAL

WALLS - SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET AND 72" ABOVE THE FLOOR SHOWER; COMPARTMENTS SHALL HAVE A MINIMUM FLOOR AREA OF NO LESS THAN 1,024 SQ. IN. AND ARE CAPABLE OF ENCOMPASSING A 30" CIRCLE

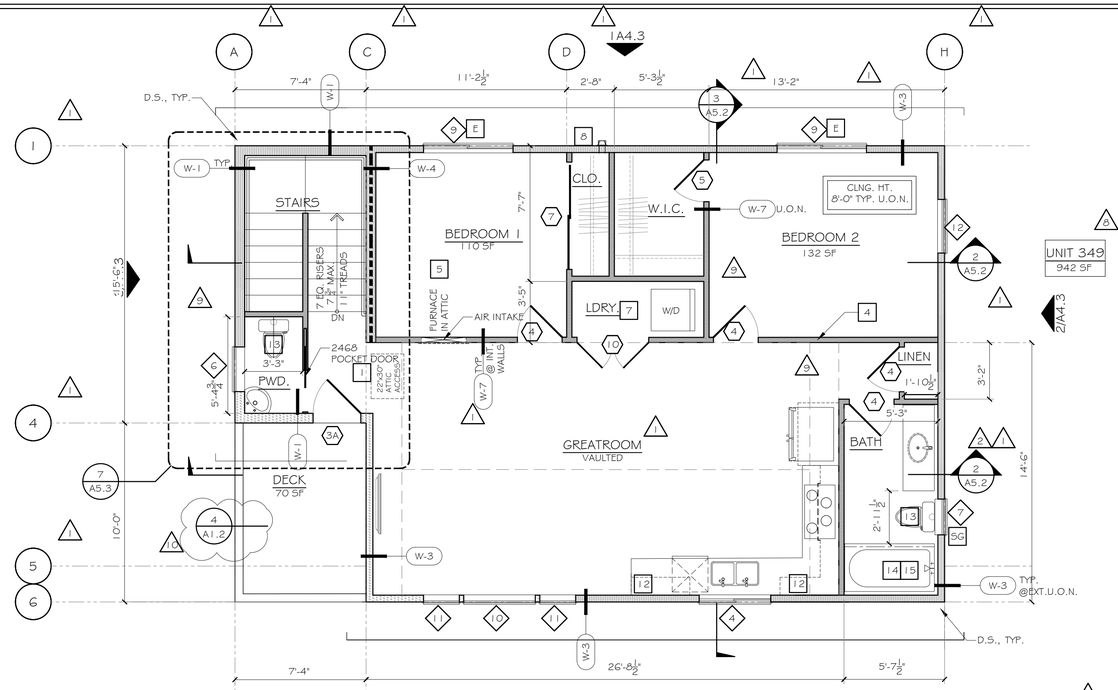
CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND CEILING PANELS IN SHOWER AREAS. MOISTURE RESISTANT GWB MINIMUM 6'-0" SURROUNDING SHOWERS (CRC R307.2)

FLOORS - ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 SI AND ARE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE FINISH FLOOR OF THE SHOWER RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN ¼" PER FOOT NOR MORE THAN ½" PER FOOT.

DOORS - SHOWER DOORS SHALL OPEN SO AS TO PROVIDE A MINIMUM 22" OPENING FOR EGRESS

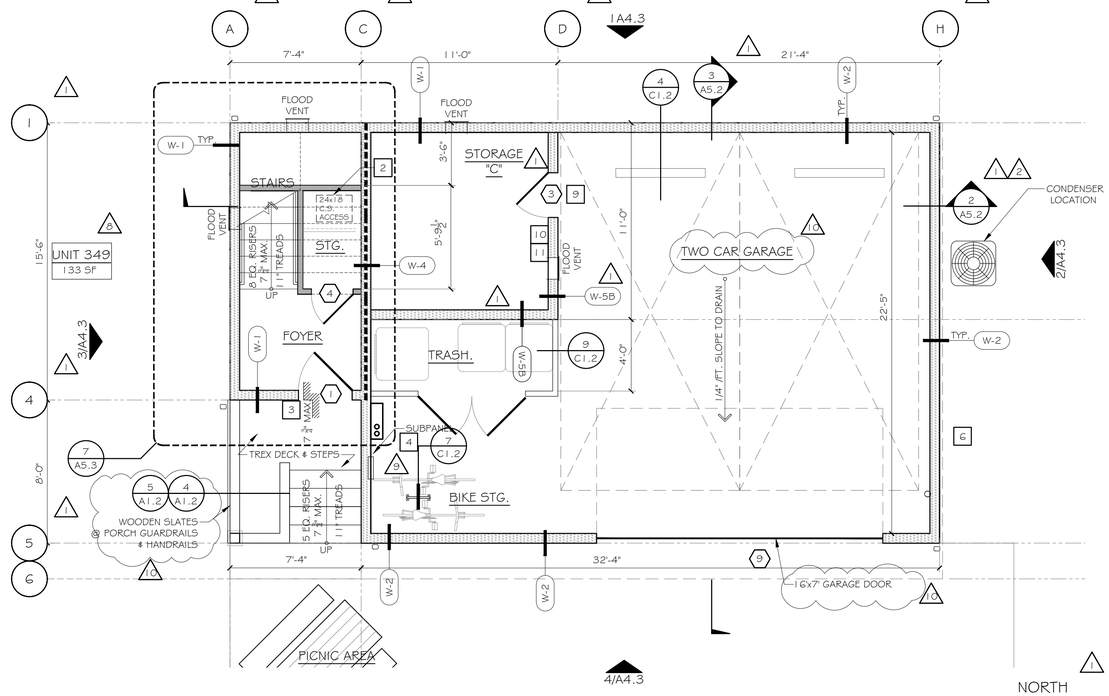
SHOWER HEADS - ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GPM BY A SINGLE VALVE. IF A SINGLE VALVE CONTROLS MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS CONTROLLED BY THE VALVE SHALL NOT EXCEED 1.8 GPM. PROVIDE SHOWER AND TUB-SHOWER COMBINATIONS WITH COMBINATION VALVES - MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A SHOWER, TUB-SHOWER COMBINATION, BATHTUB OR WHIRLPOOL BATHTUB FILL SHALL BE LIMITED TO 120° F.

HAND SHOWERS - HAND SHOWERS SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE OR ASSEMBLY



2 PROPOSED SECOND FLOOR PLAN (UNIT 349), BLDG 2

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



1 PROPOSED FIRST FLOOR PLAN (UNIT 349), BLDG 2

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

#	REVISIONS	BY
1	02/23/20	SL
2	PER P.C. 05/18/20	LL
8	09/13/23	LL
9	CLIENT REV. 02/19/24	LL
10	PER PLNG 08/09/24	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

FLOOR PLANS - BUILDING 2 (UNIT 349)
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.3

ELECTRICAL NOTES

1. A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVE THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION- WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.)
4. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS, MINIMUM 20-AMP CIRCUIT. CEC SEC. 210.11C3
5. PROVIDE MIN. TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN AND SHALL HAVE NO OTHER OUTLETS. CEC SEC. 210.52B2
6. PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE. CEC SEC. 210.11C2
7. ALL 125-VOLT, SINGLE-PHASE, 15 & 20 AMPERE RECEPTACLES INSTALLED IN THE BATHROOM, LAUNDRY ROOM, KITCHEN, GARAGE & OUTDOOR AREA SHALL HAVE (GFCI) GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION. CEC 210.8(A)
8. ALL 120-VOLT, SINGLE PHASE, 15 AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, OR SIMILAR ROOM OR AREAS SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION TYPE, AND TAMPER RESISTANT RECEPTACLES INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER 2022 CEC SEC. 210.12 AND 406.12
9. MEMBRANE PENETRATIONS BY ELECTRICAL BOXES ON THE OPPOSITE SIDES OF WALLS TO BE SPACED 24 INCHES MINIMUM OR IN ACCORDANCE WITH THE OTHER EXCEPTIONS SPECIFIED IN CRC R302.4.2.
10. IN EVERY HABITABLE ROOM AN ELECTRICAL OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM ANY OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH, THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, AND FIXED ROOM DIVIDERS. CEC 210.52(A)(1)(2)&(3)
11. AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED IN HALLWAYS OF 10 FEET OR MORE IN LENGTH. THE HALL LENGTH SHALL BE CONSIDERED THE LENGTH ALONG THE CENTERLINE OF THE HALL WITHOUT PASSING THROUGH A DOORWAY. CEC 210.52 (H)
12. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, AND ATTACHED GARAGES OR DETACHED GARAGES WITH POWER AND AT OUTDOOR ENTRANCES/EXITS. CEC 210.70 (A)(1)&(2)
13. ALL GENERAL-PURPOSE RECEPTACLES MOUNTED AT 12" FROM FLOOR UNLESS OTHERWISE NOTED.
14. PROVIDE MECHANICAL VENTILATION AND APPLICABLE CONTROLS IN ALL ROOMS CONTAINING BATHING FIXTURES PER 2022 CRC R303.3, 2022 CMC AND 2022 CGBC SECTION 4.506
15. THE SWITCH TO TURN ON MASTER BATH VANITY LIGHTS TO BE ILLUMINATED TYPE.
16. SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE AND MASONRY WALLS AND CONCRETE FLOORS. CPC 313.10.1.
17. SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. 2022 CRC SEC. R314.5
18. CARBON MONOXIDE ALARMS TO BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CRC R315.
19. IN DWELLING UNITS, SMOKE ALARMS SHALL BE INSTALLED ON THE WALL OR CEILING OF THE AREA IMMEDIATELY OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH ROOM USED FOR SLEEPING PURPOSES, AND ON EACH STORY WITHIN THE DWELLING UNIT. IN DWELLINGS WITH BASEMENTS, AN ALARM SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS AND DOES NOT HAVE AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM NEED ONLY BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL, AN ALARM SHALL BE INSTALLED ON EACH LEVEL. WHERE THE CEILING HEIGHT OF A ROOM THAT OPENS ONTO A HALLWAY SERVING A BEDROOM EXCEEDS THE HEIGHT OF THE HALLWAY BY 24 INCHES, SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM A COMMERCIAL SOURCE AND HAVE A BATTERY BACK UP. WHEN MORE THAN ONE SMOKE ALARM IS BEING PROVIDED THE ALARMS SHALL BE INTERCONNECTED. CRC R314.
20. OUTDOOR RECEPTACLES AT BOTH THE FRONT AND REAR OF THE HOME TO BE WITHIN 6 FEET 6 INCHES OF GRADE, WEATHERPROOF AND GFCI PROTECTED (WP/GFCI). CEC 210-52(E), 210-8(A)(3).
21. LIGHT FIXTURES IN TUB/SHOWER ENCLOSURES SHALL BE SUITABLE FOR DAMP LOCATIONS.
22. IN ALL AREAS SPECIFIED IN 2022 CEC 406.12, ALL 125-VOLTS, 15 AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
23. IN ALL AREAS SPECIFIED IN 2022 CEC 210.8(A), ALL 125-VOLT SINGLE PHASE, 15 AND 20-AMPERE RECEPTACLES IN THE LOCATIONS SPECIFIED SHALL HAVE (GFCI) GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. INCLUDING THE GARAGE DOOR OPENER RECEPTACLE
24. A MIN. 1-INCH ELECTRICAL CONDUIT SHALL BE PROVIDED FROM THE ELECTRICAL SERVICE EQUIPMENT TO AN ACCESSIBLE LOCATION IN THE ATTIC OR OTHER LOCATION APPROVED BY THE BUILDING OFFICIAL.
25. A INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES PROVISIONS FOR CONNECTING AT LEAST THREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL AS SPECIFIED IN CEC 800.100(B) AND CEC 250.94
26. A MINMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN THE BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM AND SHALL BE CONTROLLED BY VACANCY SENSORS. CA ENERGY CODE SECTION 150.0(k)5
27. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDINGS OR OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY, OR MAY BE LOW EFFICACY IF IT MEETS ALL THE FOLLOWING REQUIREMENTS:
   - III. CONTROLLED BY A MANUAL ON AND OFF SWITCH
   - II. CONTROLLED BY A PHOTOCELL AND MOTION SENSOR
   - III. CONTROLLED BY A MOTION SENSOR IN CONJUNCTION WITH A PHOTOCONTROL, ASTRONOMICAL TIME BLOCK, OR AND ENERGY MANAGEMENT CONTROL SYSTEM

KITCHEN

1. INSTALL ELECTRICAL RECEPTACLES AT COUNTER SPACE WIDER THAN 12 INCHES LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24 INCHES FROM RECEPTACLE. CEC210.52 (C) (1)
2. INSTALL AT LEAST ONE RECEPTACLE OUTLET AT KITCHEN ISLAND COUNTERS 24 INCHES X 12 INCHES OR LARGER CEC210.52 (C) (2)
3. INSTALL AT LEAST ONE RECEPTACLE OUTLET AT KITCHEN PENINSULA COUNTERS 24 INCHES X 12 INCHES OR LARGER MEASURED FROM THE CONNECTING EDGE. CEC 210.52 (C) (3)
4. PROVIDE TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN THAT ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, DISPOSALS, DISHWASHERS, OR MICROWAVES. THEY MAY ONLY SERVE THE REQUIRED COUNTERTOP/WALL OUTLETS AND THE REFRIGERATOR. CEC 210.11 (C)(1) AND 210.52 (B) (1).
5. KITCHEN COUNTERTOP RECEPTACLES SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP OR -12 INCHES BELOW AND MAY NOT BE INSTALLED FACE-UP IN THE COUNTER, UNLESS APPROVED BY TYPE. CEC 210.52 (C) (5)
9. ALL RECEPTACLES THAT SERVE THE COUNTER AREA SHALL BE GFCI PROTECTED IN KITCHEN AREA. CEC SEC. 210.52C
10. KITCHEN ENERGY COMPLIANCE FORMS WILL BE PROVIDED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION TO VERIFY HERS TESTING HAS BEEN COMPLETED AND LIGHTING PROVIDED PER THE ENERGY DESIGN DOCUMENTS.
11. KITCHEN (HOOD) FAN SHALL HAVE A MIN. AIR FLOW OF 100 CFM. AND TO BE VENTED TO THE EXTERIOR

ELECTRICAL SYMBOLS LEGEND

- 110 OUTLET ARCH FAULT OUTLET
- GFCI DUPLEX
- GFCI WATERPROOF
- 220 GFCI DUPLEX
- ELECTRICAL VEHICLE CHARGER
- OCCUPANCY SENSOR
- SWITCH
- SWITCH (3-WAY)
- SWITCH (DIMMER)
- SWITCH (OCCUPANCY SENSOR)
- SWITCH (MANUAL ON / VACANCY SENSOR)
- SWITCH (3-WAY DIMMER)
- JUNCTION BOX
- LED CEILING MOUNTED LIGHT
- LED PENDANT
- LED CAN LIGHT
- LED RECESSED FOR DAMP LOCATION
- WALL MOUNTED WATER-PROOF EXTERIOR LED LIGHT
- LED WALL MOUNTED LIGHT
- LED FIXTURE (UNDER CABINET)
- WATER-PROOF EXTERIOR MOTION ACTIVATED LED LIGHT
- COMBINATION CARBON MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS. HARDWIRE WITH BATTERY BACKUP
- EXHAUST HOOD FAN 100 CFM MIN.
- EXHAUST FAN W/ HUMIDITY SENSOR 50 CFM MIN.
- ELECTRICAL PANEL. MIN. SIZE 3-WIRE, 100-AMP PANEL. VERIFY SIZE & LOCATION
- OCCUPANCY SENSOR
- CEILING RETURN AIR GRILL
- CEILING FAN
- WHOLE HOUSE FAN
- CEILING REGISTER
- RETURN AIR GRILL
- GARAGE DOOR OPENER
- LED CEILING MOUNTED FIXTURE
- DSL
- CABLE

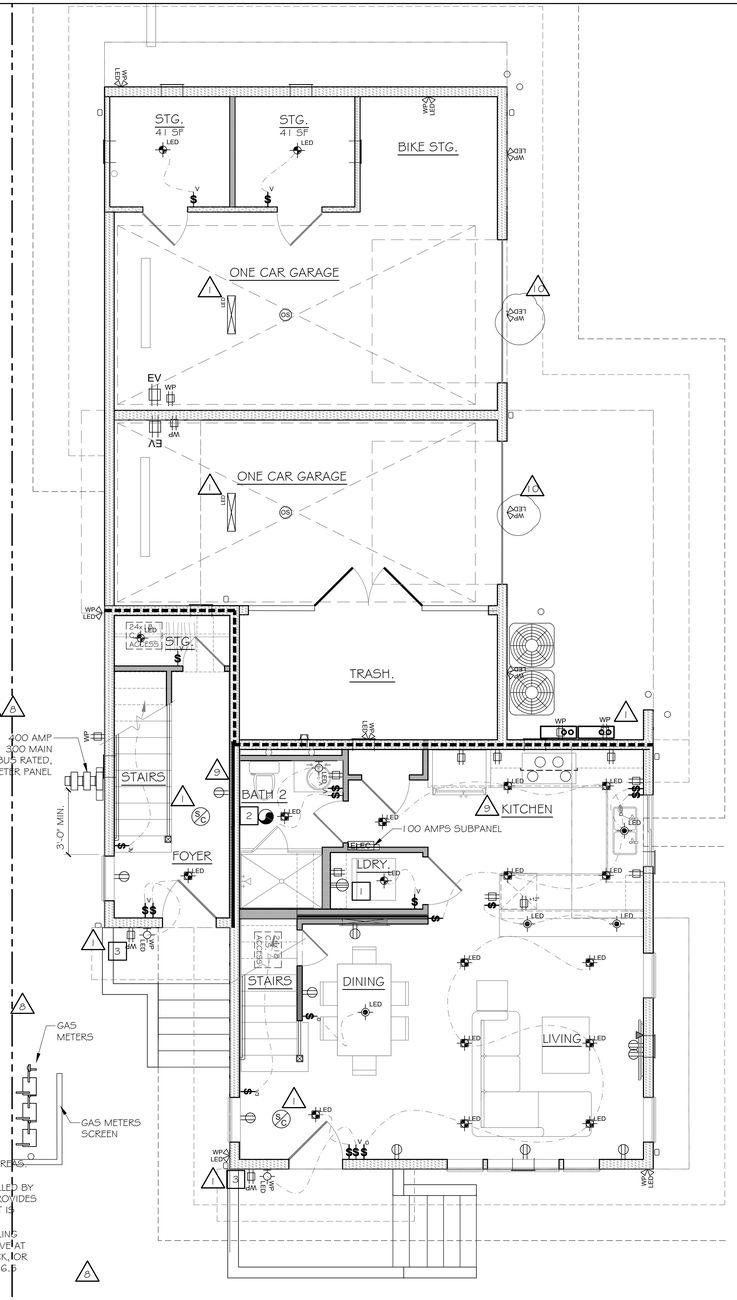
KEYNOTES

1. PROVIDE A MINIMUM OF ONE 220 AMP RECEPTACLE IN THE LAUNDRY AREAS. (CEC 210.52F)
2. FANS IN BATHROOMS CONTAINING A TUB OR SHOWER TO BE CONTROLLED BY A HUMIDISTAT AND BE ENERGY STAR RATED. IF THE BATHROOM FAN PROVIDES THE CONTINUOUS VENTILATION AS REQUIRED BY THE ENERGY CODE, IT IS EXEMPT. CGBC 4.506
3. BALCONIES, DECKS, AND PORCHES THAT ARE ATTACHED TO THE DWELLING UNIT AND ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE BALCONY, DECK, OR PORCH. THE RECEPTACLE OUTLET SHALL NOT BE LOCATED MORE THAN 6.5 FEET ABOVE THE BALCONY, DECK OR PORCH WALKING SURFACE. CEC 210.52(E)(3).

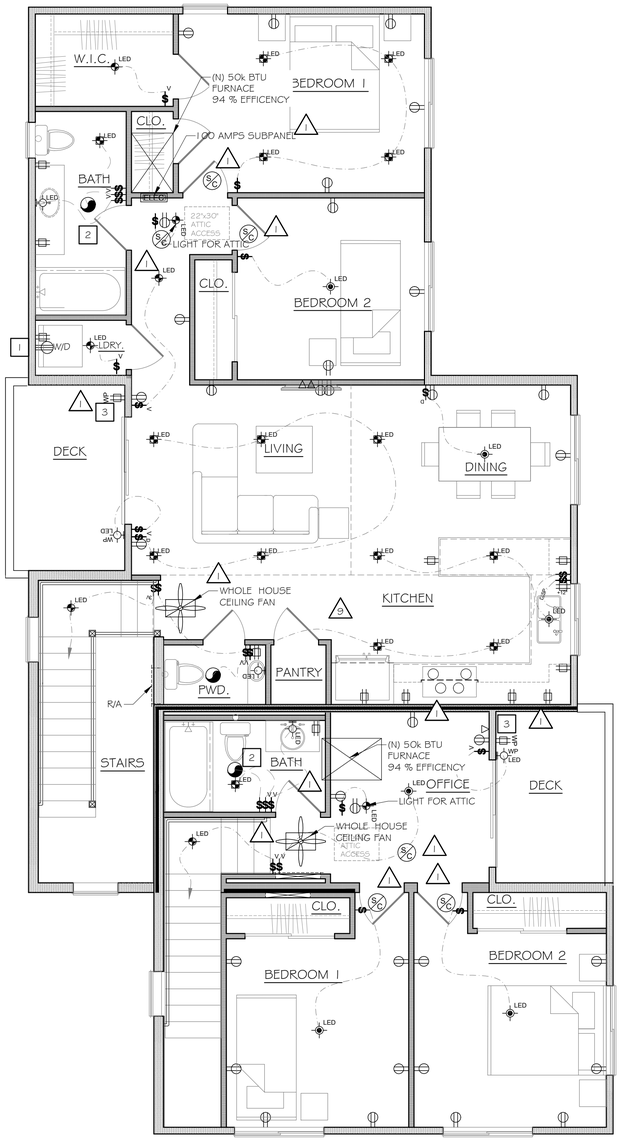
ELECTRIC VEHICLE CHARGER NOTES

FOR ELECTRICAL VEHICLE (EV) CHARGING TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS PER CGBSC §4.106.4.1

A. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 280/240-VOLT BRANCH CIRCUIT.
B. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 280/240-VOLT BRANCH CIRCUIT.
C. THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1-INCH INSIDE DIAMETER.
D. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
E. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".
F. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
G. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS "EV CAPABLE".



2 FIRST FLOOR REFLECTED CEILING PLAN (UNITS 345 & 347), BLDG 1
Scale: 1/4"= 1'-0"



1 SECOND FLOOR REFLECTED CEILING PLAN (UNITS 345 & 347), BLDG 1
Scale: 1/4"= 1'-0"

CONTINUOUS VENTILATION

UNIT 345 = 1,029 SF

ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2

QFAN = 0.01XAFLOOR + 7.5X(NBR + 1) WHERE:
AFLOOR = CONDITIONED FLOOR AREA, FT², NBR = NUMBER OF BEDROOMS; NOT TO BE LESS THAN ONE, QFAN = MINIMUM FAN AIRFLOW RATING, (CFM)

AFLOOR = 1,029 SF NBR = 2; NOT TO BE LESS THAN ONE

QFAN = (0.01 X 1,029 SF) + [7.5 X (2+1)]
= 10.29 SF + 22.5
= 32.79 CFM MIN.

CONTRACTOR TO PROVIDE MINIMUM OR GREATER CFM. WHOLE HOUSE FAN

CONTINUOUS VENTILATION

UNIT 347 = 1,058 SF

ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2

QFAN = 0.01XAFLOOR + 7.5X(NBR + 1) WHERE:
AFLOOR = CONDITIONED FLOOR AREA, FT², NBR = NUMBER OF BEDROOMS; NOT TO BE LESS THAN ONE, QFAN = MINIMUM FAN AIRFLOW RATING, (CFM)

AFLOOR = 1,058 SF NBR = 2; NOT TO BE LESS THAN ONE

QFAN = (0.01 X 1,058 SF) + [7.5 X (2+1)]
= 10.58 SF + 22.5
= 33.08 CFM MIN.

CONTRACTOR TO PROVIDE MINIMUM OR GREATER CFM. WHOLE HOUSE FAN

#	REVISIONS	BY
1	02/23/20	SL
2	09/13/23	LL
3	CLIENT REV. 02/19/24	LL
4	PER PLNG 08/09/24	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

REFLECTED CEILING PLAN BUIDING 1

345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

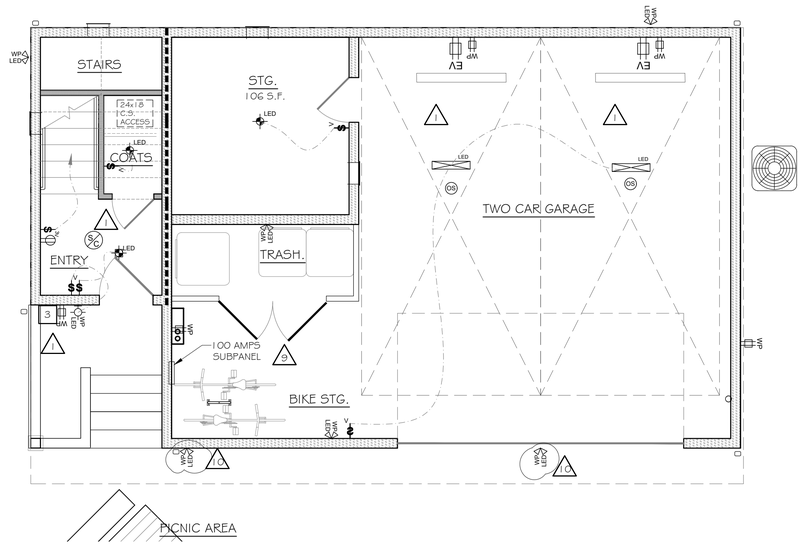
5

REGISTERED PROFESSIONAL ENGINEER — GWEN BERTOLAMI LYSONS — No. 19-6020 EXP. 6-30-24 — CIVIL — STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A2.1

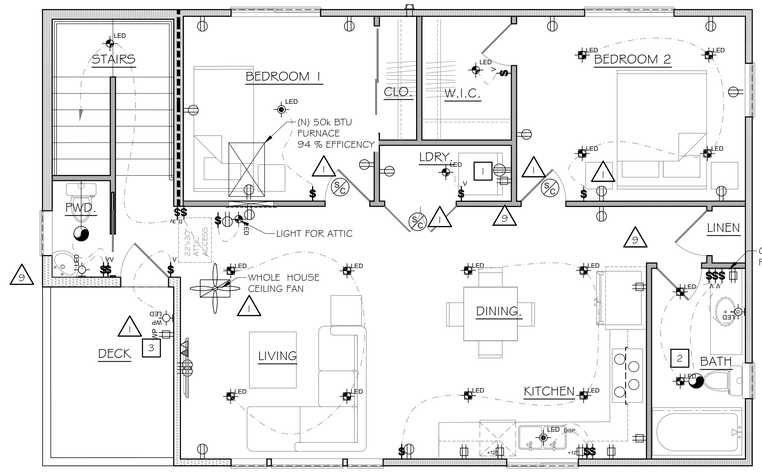
ELECTRICAL NOTES

1. A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVE THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION- WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.)
4. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS, MINIMUM 20-AMP CIRCUIT. CEC SEC. 210.11C3
5. PROVIDE MIN. TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN AND SHALL HAVE NO OTHER OUTLETS. CEC SEC. 210.52B2
6. PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY THE LAUNDRY RECEPTACLE. CEC SEC. 210.11C2
7. ALL 125-VOLT, SINGLE-PHASE, 15 & 20 AMPERE RECEPTACLES INSTALLED IN THE BATHROOM, LAUNDRY ROOM, KITCHEN, GARAGE & OUTDOOR AREA SHALL HAVE (GFCI) GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION. CEC 210.8(A)
8. ALL 120-VOLT, SINGLE PHASE, 15 AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, OR SIMILAR ROOM OR AREAS SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION TYPE, AND TAMPER RESISTANT RECEPTACLES INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER 2022 CEC SEC. 210.12 AND 406.12
9. MEMBRANE PENETRATIONS BY ELECTRICAL BOXES ON THE OPPOSITE SIDES OF WALLS TO BE SPACED 24 INCHES MINIMUM OR IN ACCORDANCE WITH THE OTHER EXCEPTIONS SPECIFIED IN CRC R302.4.2.
10. IN EVERY HABITABLE ROOM AN ELECTRICAL OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM ANY OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH, THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, AND FIXED ROOM DIVIDERS. CEC 210.52(A)(1)(2)#(3)
11. AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED IN HALLWAYS OF 10 FEET OR MORE IN LENGTH. THE HALL LENGTH SHALL BE CONSIDERED THE LENGTH ALONG THE CENTERLINE OF THE HALL WITHOUT PASSING THROUGH A DOORWAY. CEC 210.52 (H)
12. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, AND ATTACHED GARAGES OR DETACHED GARAGES WITH POWER AND AT OUTDOOR ENTRANCES/EXITS. CEC 210.70 (A0(1)#(2)
13. ALL GENERAL-PURPOSE RECEPTACLES MOUNTED AT 12" FROM FLOOR UNLESS OTHERWISE NOTED.
14. PROVIDE MECHANICAL VENTILATION AND APPLICABLE CONTROLS IN ALL ROOMS CONTAINING BATHING FIXTURES PER 2022 CRC R303.3, 2022 CMC AND 2022 CGBC SECTION 4.506
15. THE SWITCH TO TURN ON MASTER BATH VANITY LIGHTS TO BE ILLUMINATED TYPE.
16. SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE AND MASONRY WALLS AND CONCRETE FLOORS. CPC 313.10.1.
17. SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. 2022 CRC SEC. R314.5
18. CARBON MONOXIDE ALARMS TO BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CRC R315.
19. IN DWELLING UNITS, SMOKE ALARMS SHALL BE INSTALLED ON THE WALL OR CEILING OF THE AREA IMMEDIATELY OUTSIDE EACH SEPARATE SLEEPING AREA, IN EACH ROOM USED FOR SLEEPING PURPOSES, AND ON EACH STORY WITHIN THE DWELLING UNIT. IN DWELLINGS WITH BASEMENTS, AN ALARM SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS AND DOES NOT HAVE AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM NEED ONLY BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL, AN ALARM SHALL BE INSTALLED ON EACH LEVEL. WHERE THE CEILING HEIGHT OF A ROOM THAT OPENS ONTO A HALLWAY SERVING A BEDROOM EXCEEDS THE HEIGHT OF THE HALLWAY BY 24 INCHES, SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM A COMMERCIAL SOURCE AND HAVE A BATTERY BACK UP. WHEN MORE THAN ONE SMOKE ALARM IS BEING PROVIDED THE ALARMS SHALL BE INTERCONNECTED. CRC R314.
20. OUTDOOR RECEPTACLES AT BOTH THE FRONT AND REAR OF THE HOME TO BE WITHIN 6 FEET 6 INCHES OF GRADE, WEATHERPROOF AND GFCI PROTECTED (WP/GFCI). CEC 210-52(E), 210-8(A)(3).
21. LIGHT FIXTURES IN TUB/SHOWER ENCLOSURES SHALL BE SUITABLE FOR DAMP LOCATIONS.
22. IN ALL AREAS SPECIFIED IN 2022 CEC 406.12, ALL 125-VOLTS, 15 AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
23. IN ALL AREAS SPECIFIED IN 2022 CEC 210.8(A), ALL 125-VOLT SINGLE PHASE, 15 AND 20-AMPERE RECEPTACLES IN THE LOCATIONS SPECIFIED SHALL HAVE (GFCI) GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. INCLUDING THE GARAGE DOOR OPENER RECEPTACLE
24. A MIN. 1-INCH ELECTRICAL CONDUIT SHALL BE PROVIDED FROM THE ELECTRICAL SERVICE EQUIPMENT TO AN ACCESSIBLE LOCATION IN THE ATTIC OR OTHER LOCATION APPROVED BY THE BUILDING OFFICIAL.
25. A INTERSYSTEM BONDING ELECTRODE WHICH INCLUDES PROVISIONS FOR CONNECTING AT LEAST THREE GROUNDING OR BONDING CONDUCTORS REQUIRED FOR COMMUNICATIONS SYSTEMS SHALL BE INSTALLED EXTERNALLY AT THE SERVICE ENTRANCE PANEL AS SPECIFIED IN CEC 800.100(B) AND CEC 250.94
26. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN THE BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM AND SHALL BE CONTROLLED BY VACANCY SENSORS. CA ENERGY CODE SECTION 150.0(k)5
27. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDINGS OR OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY, OR MAY BE LOW EFFICACY IF IT MEETS ALL THE FOLLOWING REQUIREMENTS:
    - III. CONTROLLED BY A MANUAL ON AND OFF SWITCH
    - II. CONTROLLED BY A PHOTOCELL AND MOTION SENSOR
    - III. CONTROLLED BY A MOTION SENSOR IN CONJUNCTION WITH A PHOTOCONTROL, ASTRONOMICAL TIME BLOCK, OR AND ENERGY MANAGEMENT CONTROL SYSTEM



2 FIRST FLOOR REFLECTED CEILING PLAN (UNIT 349), BLDG 2

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



1 SECOND FLOOR REFLECTED CEILING PLAN (UNIT 349), BLDG 2

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

KITCHEN

1. INSTALL ELECTRICAL RECEPTACLES AT COUNTER SPACE WIDER THAN 12 INCHES LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24 INCHES FROM RECEPTACLE. CEC210.52 (C) (1)
2. INSTALL AT LEAST ONE RECEPTACLE OUTLET AT KITCHEN ISLAND COUNTERS 24 INCHES X 12 INCHES OR LARGER CEC210.52 (C) (2)
3. INSTALL AT LEAST ONE RECEPTACLE OUTLET AT KITCHEN PENINSULA COUNTERS 24 INCHES X 12 INCHES OR LARGER MEASURED FROM THE CONNECTING EDGE. CEC 210.52 (C) (3)
4. PROVIDE TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN THAT ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, DISPOSALS, DISHWASHERS, OR MICROWAVES. THEY MAY ONLY SERVE THE REQUIRED COUNTERTOP/WALL OUTLETS AND THE REFRIGERATOR. CEC 210.11 (C)(1) AND 210.52 (B) (1).
5. KITCHEN COUNTERTOP RECEPTACLES SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP OR -12 INCHES BELOW AND MAY NOT BE INSTALLED FACE-UP IN THE COUNTER, UNLESS APPROVED BY TYPE. CEC 210.52 (C) (5)
9. ALL RECEPTACLES THAT SERVE THE COUNTER AREA SHALL BE GFCI PROTECTED IN KITCHEN AREA. CEC SEC. 210.52C
10. KITCHEN ENERGY COMPLIANCE FORMS WILL BE PROVIDED TO THE FIELD INSPECTOR PRIOR TO FINAL INSPECTION TO VERIFY HERS TESTING HAS BEEN COMPLETED AND LIGHTING PROVIDED PER THE ENERGY DESIGN DOCUMENTS.
11. KITCHEN (HOOD) FAN SHALL HAVE A MIN. AIR FLOW OF 100 CFM. AND TO BE VENTED TO THE EXTERIOR

ELECTRICAL SYMBOLS LEGEND

- 110 OUTLET ARCH FAULT OUTLET
- GFCI DUPLEX
- GFCI WATERPROOF
- 220 GFCI DUPLEX
- GFCI ELECTRICAL VEHICLE CHARGER
- OCCUPANCY SENSOR
- SWITCH
- SWITCH (3-WAY)
- SWITCH (DIMMER)
- SWITCH (OCCUPANCY SENSOR)
- SWITCH (MANUAL ON / VACANCY SENSOR)
- SWITCH (3-WAY DIMMER)
- JUNCTION BOX
- LED CEILING MOUNTED LIGHT
- LED PENDANT
- LED CAN LIGHT
- LED RECESSED FOR DAMP LOCATION

- WALL MOUNTED WATER-PROOF EXTERIOR LED LIGHT
- LED WALL MOUNTED LIGHT
- LED FIXTURE (UNDER CABINET)
- WATER-PROOF EXTERIOR MOTION ACTIVATED LED LIGHT
- COMBINATION CARBON MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS. HARDWIRE WITH BATTERY BACKUP
- EXHAUST HOOD FAN 100 CFM MIN.
- EXHAUST FAN W/ HUMIDITY SENSOR 50 CFM MIN.
- ELECTRICAL PANEL. MIN. SIZE 3-WIRE, 100-AMP PANEL. VERIFY SIZE & LOCATION
- OCCUPANCY SENSOR
- CEILING RETURN AIR GRILL
- CEILING FAN
- WHOLE HOUSE FAN
- CEILING REGISTER
- RETURN AIR GRILL
- GARAGE DOOR OPENER
- LED CEILING MOUNTED FIXTURE CABLE
- DSL

KEYNOTES

1. PROVIDE A MINIMUM OF ONE 220 AMP RECEPTACLE IN THE LAUNDRY AREAS. (CEC 210.52F)
2. FANS IN BATHROOMS CONTAINING A TUB OR SHOWER TO BE CONTROLLED BY A HUMIDISTAT AND BE ENERGY STAR RATED. IF THE BATHROOM FAN PROVIDES THE CONTINUOUS VENTILATION AS REQUIRED BY THE ENERGY CODE, IT IS EXEMPT. CGBC 4.506
3. BALCONIES, DECKS, AND PORCHES THAT ARE ATTACHED TO THE DWELLING UNIT AND ARE ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE BALCONY, DECK, OR PORCH. THE RECEPTACLE OUTLET SHALL NOT BE LOCATED MORE THAN 6.5 FEET ABOVE THE BALCONY, DECK OR PORCH WALKING SURFACE. CEC 210.52(E)(3).

ELECTRIC VEHICLE CHARGER NOTES

FOR ELECTRICAL VEHICLE (EV) CHARGING TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS PER CGBSC §4.106.4.1

A. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 280/240-VOLT BRANCH CIRCUIT.

B. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 280/240-VOLT BRANCH CIRCUIT.

C. THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1-INCH INSIDE DIAMETER.

D. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.

E. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

F. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

G. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS "EV CAPABLE".

CONTINUOUS VENTILATION

UNIT 349 = 988 SF

ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2

QFAN = 0.01xAFLOOR + 7.5x(NBR + 1) WHERE:
AFLOOR = CONDITIONED FLOOR AREA, FT², NBR = NUMBER OF BEDROOMS; NOT TO BE LESS THAN ONE, QFAN = MINIMUM FAN AIRFLOW RATING, (CFM)

AFLOOR = 988 SF NBR = 2; NOT TO BE LESS THAN ONE

QFAN = (0.01 X 988 SF) + [7.5 X (2+1)]
= 9.88 SF + 22.5
= 32.38 CFM MIN.

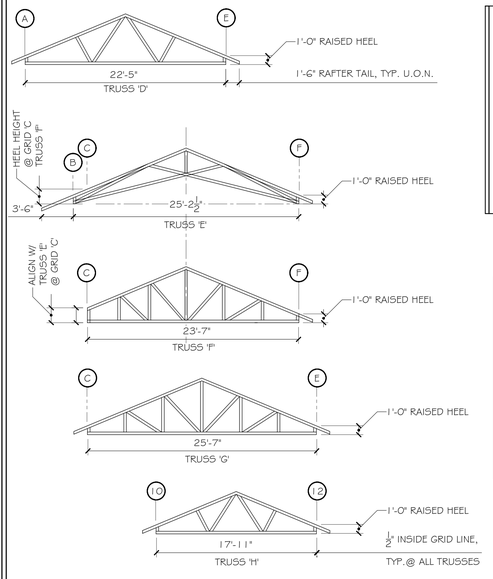
CONTRACTOR TO PROVIDE MINIMUM OR GREATER CFM. WHOLE HOUSE FAN

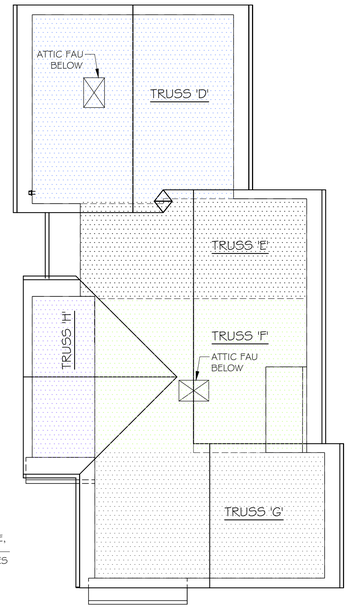
#	REVISIONS	BY
1	02/23/20	SL
3	09/13/23	LL
5	CLIENT REV. 02/19/24	LL
6	PER PLNG 08/09/24	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

REFLECTED CEILING PLAN BUILDING 2
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

DATE 04/15/2019
SCALE AS SHOWN
DRAWN BY SL
DWG FILE
SHEET A2.2





8 TRUSS TYPE DIAGRAMS FOR BUILDING 1

TRUSS MANUFACTURER- VERIFY DIMENSIONS IN FIELD

NOT TO SCALE

ROOF VENTILATION CALCULATIONS

PROVIDE A MINIMUM NET FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED AND 50% OF THE REQUIRED OPENING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

ROOF VENTING & CALCULATIONS TO BE FIELD VERIFIED BY CONTRACTOR.

VENTS USED:

HIGH VENTS:
'O'HAGIN' FIRE & ICE ATTIC VENTS MODEL: TAPERED LOW-PROFILE
@ 72 SI NFVA EA.

LOW VENTS:
'VULCAN' MODEL: VE (VULCAN EAVE) VE3522
@ 415I NFVA EA.

BUILDING 1 - ZONE 1:

NET AREA: 544 SF
544 ÷ 300 (HIGH AND LOW EACH) = 1.813 SF VENTING REQ'D
X 144 IN/SF = 261.12 SI VENTING REQ'D

HIGH:
SI VENTING REQ'D ÷ VENT SI NFVA = VENTS REQ'D
261.12 SI ÷ 72 SI = 3.626 = 4 VENTS REQ'D
= 4 VENTS PROVIDED

LOW:
SI VENTING REQ'D ÷ VENT SI NFVA = VENTS REQ'D
261.12 SI ÷ 41 SI = 6.369 = 7 VENTS REQ'D
= 8 VENTS PROVIDED

BUILDING 1 - ZONE 2:

NET AREA: 1057 SF
1057 ÷ 300 (HIGH AND LOW EACH) = 3.523 SF VENTING REQ'D
X 144 IN/SF = 507.36 SI VENTING REQ'D

HIGH:
SI VENTING REQ'D ÷ VENT SI NFVA = VENTS REQ'D
507.36 SI ÷ 72 SI = 7.046 = 8 VENTS REQ'D
= 10 VENTS PROVIDED

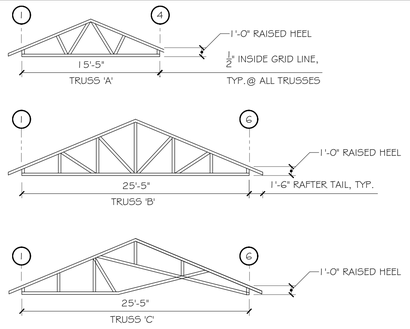
LOW:
SI VENTING REQ'D ÷ VENT SI NFVA = VENTS REQ'D
507.36 SI ÷ 41 SI = 12.375 = 13 VENTS REQ'D
= 20 VENTS PROVIDED

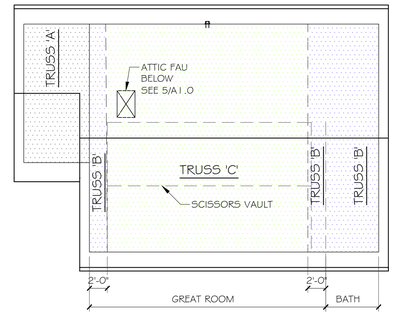
BUILDING 2 - ZONE 3:

NET AREA: 942 SF
942 ÷ 300 (HIGH AND LOW EACH) = 3.14 SF VENTING REQ'D
X 144 IN/SF = 462.16 SI VENTING REQ'D

HIGH:
SI VENTING REQ'D 4 VENT = VENTS REQ'D
462.16 ÷ 72 SI = 6.28 = 7 VENTS REQ'D
= 8 VENTS PROVIDED

LOW:
SI VENTING REQ'D 4 VENT = VENTS REQ'D
462.16 ÷ 41 SI = 11.272 = 12 VENTS REQ'D
= 16 VENTS PROVIDED





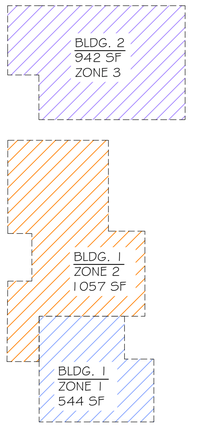
6 TRUSS TYPE DIAGRAMS FOR BUILDING 2

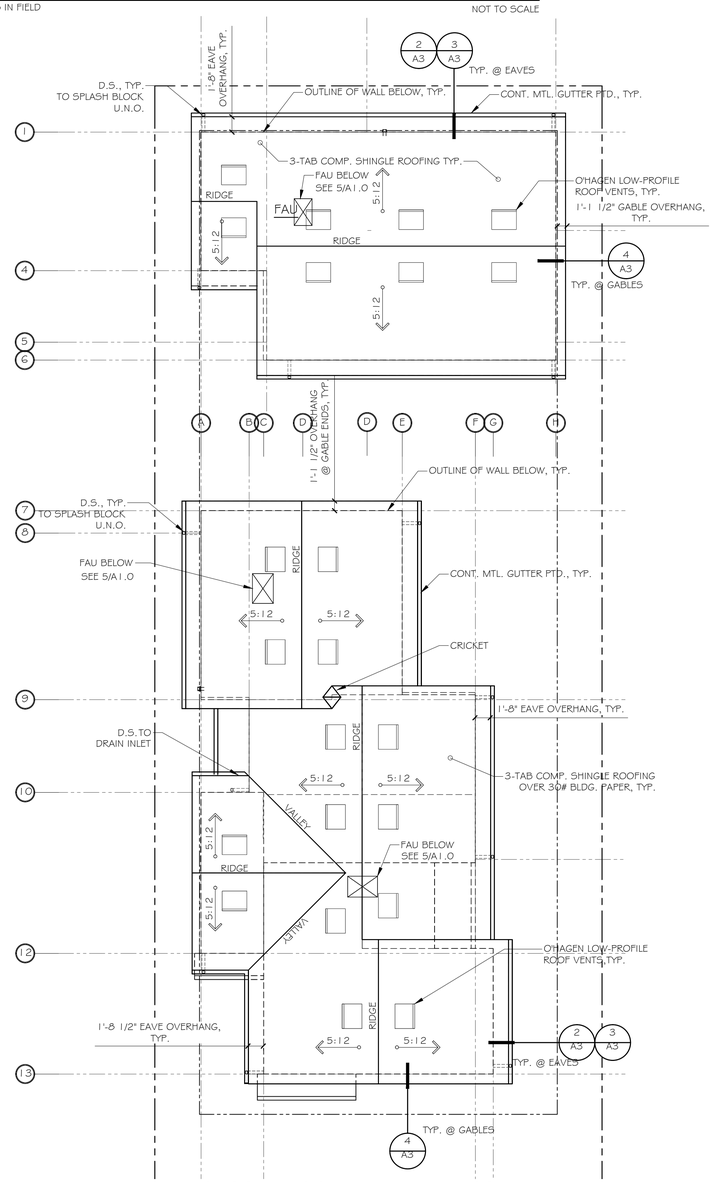
TRUSS MANUFACTURER- VERIFY DIMENSIONS IN FIELD

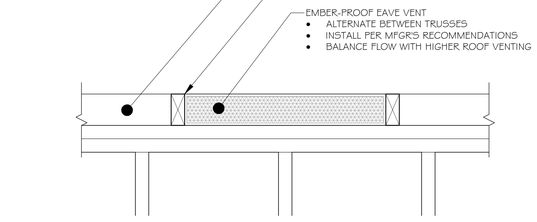
NOT TO SCALE

7 ATTIC VENTING ZONES

NOT TO SCALE

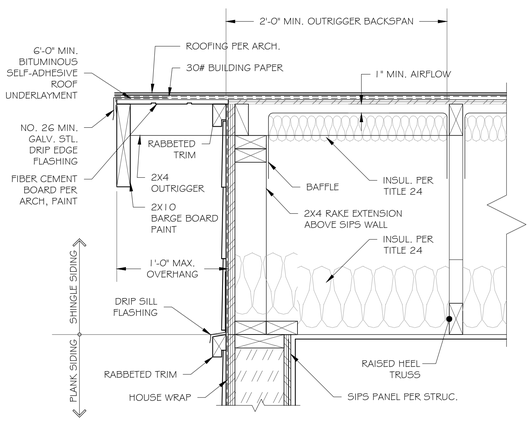






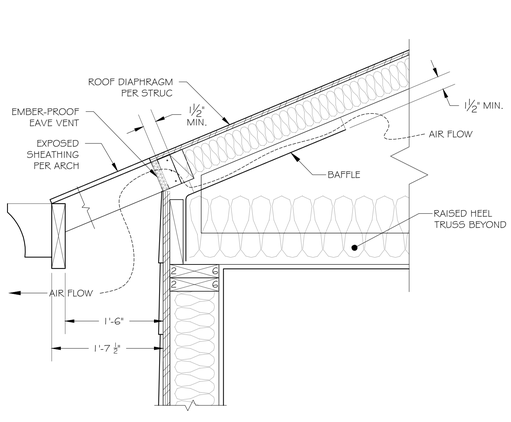
5 EMBER-PROOF EAVE VENT

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



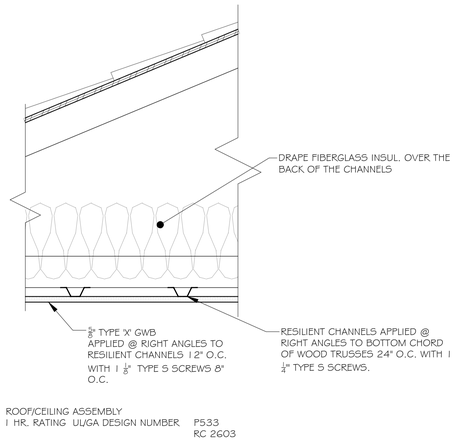
4 GABLE END DETAIL

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



3 BAFFLE AT EAVE VENT

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



ROOF/CEILING ASSEMBLY
1 HR. RATING UL/GA DESIGN NUMBER P533
RC 2603

2 ONE-HOUR RATED CEILING

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

1 PROPOSED ROOF PLAN BUILDINGS 1 & 2

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

#	REVISIONS	BY
8	09/13/23	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

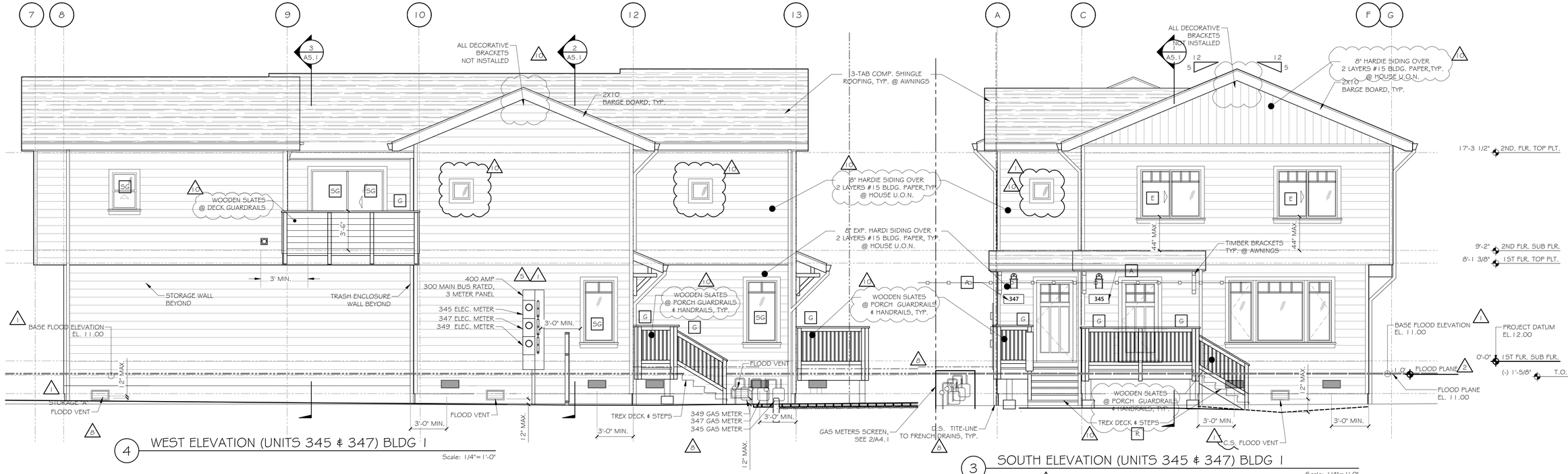
8

ROOF PLANS

345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER
GWEN BERTOLAMI
LYSONS
No. C-60000
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A3



KEYNOTES

- SG — SAFETY GLAZING - PROVIDE SAFETY GLAZING FOR ALL GLAZING IN LOCATIONS SPECIFIED AS HAZARDOUS IN THE 2016 (CRC R308.4) GLAZING, OPERABLE OR FIXED, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR.
- E — EGRESS WINDOW - MAX. 44" ABOVE FINISHED FLOOR TO SILL HEIGHT, THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR- MIN. 5.7 S.F. NET CLEAR. C.R.C. SECTION R310.2.2.
- R — RISER HEIGHT - MAX. 7 3/4"
- G — GUARDRAIL - MIN. 42" HIGH
- F — FLOOD VENT
- A — ADDRESS - ARABIC NUMBERS OR ALPHABETICAL LETTERS 4" HIGH, MIN. 1/2" STROKE WIDTH ON CONTRASTING BACKGROUND. WHERE ACCESS IS BY PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (R319.1)

ADDRESS NUMBERS SHALL BE PLACED ON, OVER, OR ADJACENT TO THE FRONT DOOR OR GATE USED AS THE ENTRACE TO A BUILDING. NUMBERS SHALL BE LIGHTED, EITHER INTERNALLY OR EXTERNALLY, AND SHALL BE EASILY SEEN FROM THE STREET. (PITTSBURG MUNICIPAL CODE 15.44)

FLOOD RELIEF OPENING CALCULATIONS

QTY. 2 MIN. FEMA-COMPLIANT FLOOD VENTS PER ENCLOSED SPACE. OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER. BOTTOM OF ALL OPENINGS MAX. 1'-0" ABOVE GRADE, 1SI PER SF MIN. REQ'D.

BUILDING 1
565 SF FOOTPRINT = 565.5 SI REQ'D.
565 SI ÷ 129 SI (EA) 8"X16" VENT = 4.38 REQ'D.
5 VENTS REQ'D.

5 VENTS PROVIDED

BUILDING 1 STAIR
133 SF FOOTPRINT = 133 SI REQ'D.
133 SI ÷ 129 SI (EA) 8"X16" VENT = 1.03 REQ'D.
2 VENTS REQ'D.

2 VENTS PROVIDED

STG. A (STG.B SIM.)
41 SF FOOTPRINT = 41 SI REQ'D.
41 SI ÷ 129 SI (EA) 8"X16" VENT = 0.32 REQ'D.
2 MIN. VENTS REQ'D.

2 VENTS PROVIDED

#	REVISIONS	BY
1	02/23/20	SL
2	04/03/20	GB
5	11/30/22	LL
8	08/22/23	LL
15	PER PLNG 08/09/24	LL

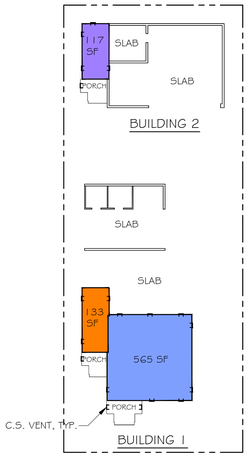
Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS - BUILDING 1

345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER GWEN BERTOLAMI LYSONS No. 90380 EXP. 9-30-24 CIVIL STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A4.1



4 CRAWL SPACE DIAGRAM

N.T.S.

CRAWLSPACE VENTILATION NOTE:

UNDERFLOOR AREAS SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS, WITH MINIMUM NET AREA OF VENTILATION OPENINGS OF 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDERFLOOR AREA. ON SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. (CRC R408.1)

OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH W/ MESH OPENINGS OF 1/4" IN DIMENSION.

VENTING & CALCULATIONS TO BE FIELD VERIFIED BY CONTRACTOR.

CRAWLSPACE VENTING REQUIREMENTS

(BUILDING 1)

NET AREA = 698 SF
NFVA REQ'D = NET AREA SF/150

8" X 14" VULCAN EMBER-PROOF FOUNDATION VENTS (EQUAL OR BETTER) @ 62 NFVA EA.

NFVA REQ'D = 698/150 = 04.653 SF
4.653 SF X 144 SI/FT = 670 SI

670 SI (AREA REQ'D) / 62 NFVA (S.I. PER VENT)= 10.80 VENTS = 11 VENTS MIN.

11 VENTS PROVIDED
3 ADDITIONAL UNDER PORCHES

(BUILDING 2)

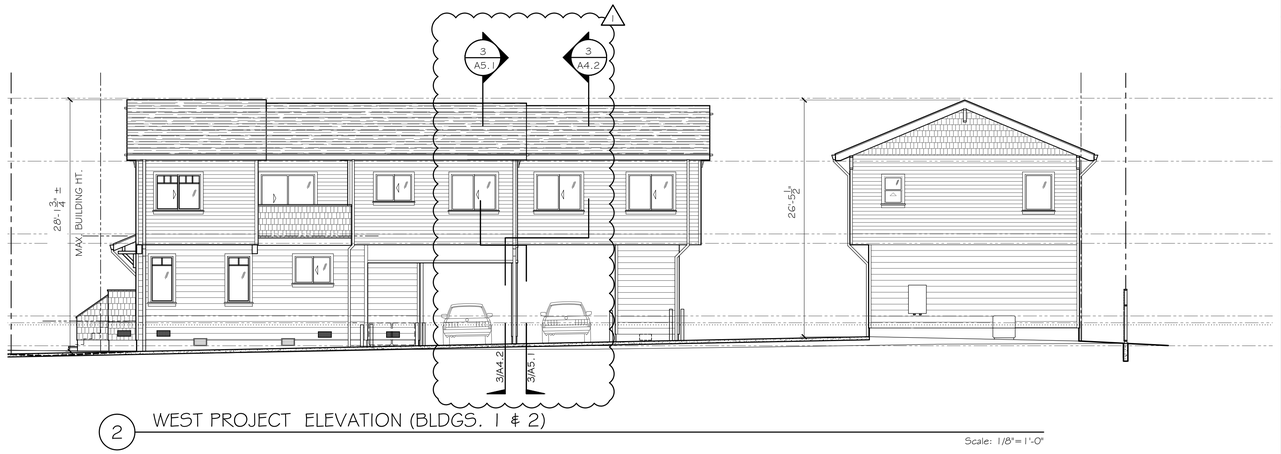
NET AREA = 117 SF
NFVA REQ'D = NET AREA SF/150

8" X 14" VULCAN EMBER-PROOF FOUNDATION VENTS (EQUAL OR BETTER) @ 62 NFVA EA.

NFVA REQ'D = 117/150 = 0.78 SF
0.78 SF X 144 SI/FT = 112.32 SI

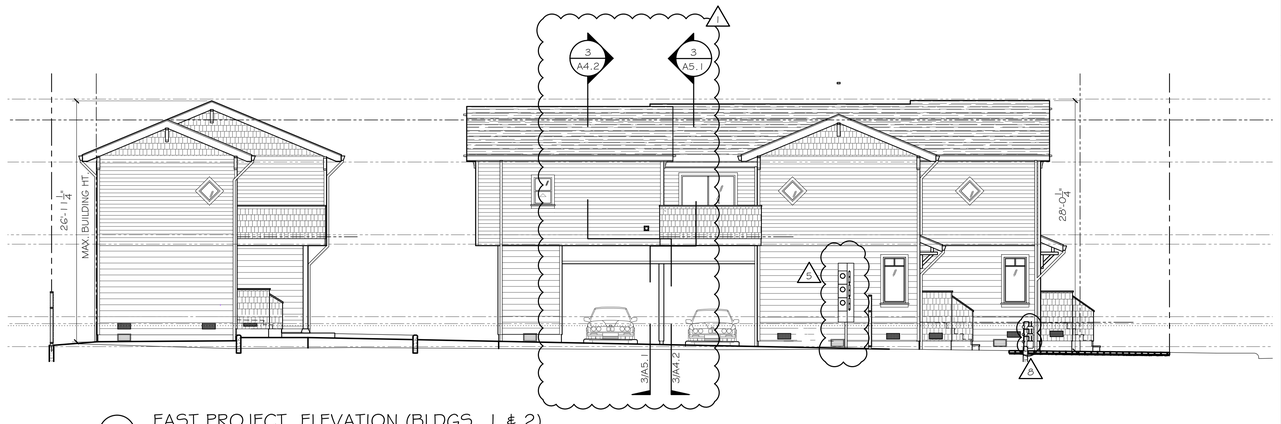
112.32 SI (AREA REQ'D) / 62 NFVA (S.I. PER VENT)= 1.81 VENTS = 2 VENTS MIN.

4 VENTS PROVIDED
1 ADDITIONAL UNDER PORCHES



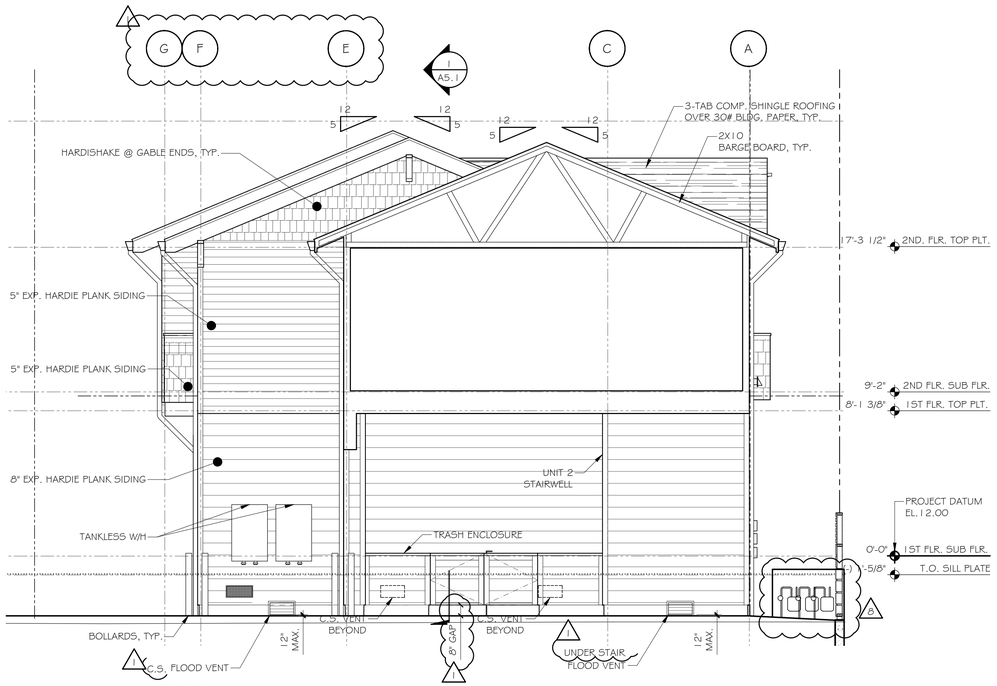
2 WEST PROJECT ELEVATION (BLDGS. 1 & 2)

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



1 EAST PROJECT ELEVATION (BLDGS. 1 & 2)

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



3 NORTH UNIT 347 SECTION/ UNIT 345 ELEVATION BLDG. 1

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

KEYNOTES

SG SAFETY GLAZING - PROVIDE SAFETY GLAZING FOR ALL GLAZING IN LOCATIONS SPECIFIED AS HAZARDOUS IN THE 2016 (CRC R308.4) GLAZING, OPERABLE OR FIXED, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR.

E EGRESS WINDOW - MAX. 44" ABOVE FINISHED FLOOR TO SILL HEIGHT, THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR- MIN. 5.7 S.F. NET CLEAR. C.R.C. SECTION R310.2.2.

R RISER HEIGHT - MAX. 7 3/4"

G GUARDRAIL - MIN. 42" HIGH

F FLOOD VENT

A ADDRESS - ARABIC NUMBERS OR ALPHABETICAL LETTERS 4" HIGH, MIN. 1/2" STROKE WIDTH ON CONTRASTING BACKGROUND. WHERE ACCESS IS BY PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (R319.1)

ADDRESS NUMBERS SHALL BE PLACED ON, OVER, OR ADJACENT TO THE FRONT DOOR OR GATE USED AS THE ENTRACE TO A BUILDING. NUMBERS SHALL BE LIGHTED, EITHER INTERNALLY OR EXTERNALLY, AND SHALL BE EASILY SEEN FROM THE STREET. (PITTSBURG MUNICIPAL CODE 15.44) 1

FLOOD RELIEF OPENING CALCULATIONS

QTY. 2 MIN. FEMA-COMPLIANT FLOOD VENTS PER ENCLOSED SPACE. OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER. BOTTOM OF ALL OPENINGS MAX. 1'-0" ABOVE GRADE, 1SI PER SF MIN. REQ'D.

BUILDING 1
565 SF FOOTPRINT = 565.5 SI REQ'D.
565 SI÷ 129 SI (EA) 8"X16" VENT = 4.38 REQ'D.
5 VENTS REQ'D.

5 VENTS PROVIDED

BUILDING 1 STAIR
133 SF FOOTPRINT = 133 SI REQ'D.
133 SI÷ 129 SI (EA) 8"X16" VENT = 1.03 REQ'D.
2 VENTS REQ'D.

2 VENTS PROVIDED

STG. A (STG.B SIM.)
41 SF FOOTPRINT = 41 SI REQ'D.
41 SI÷ 129 SI (EA) 8"X16" VENT = 0.32 REQ'D.
2 MIN. VENTS REQ'D.

2 VENTS PROVIDED

#	REVISIONS	BY
1	02/23/20	SL
2	08/22/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS - BUILDING 1 (UNITS 345 & 347)

345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

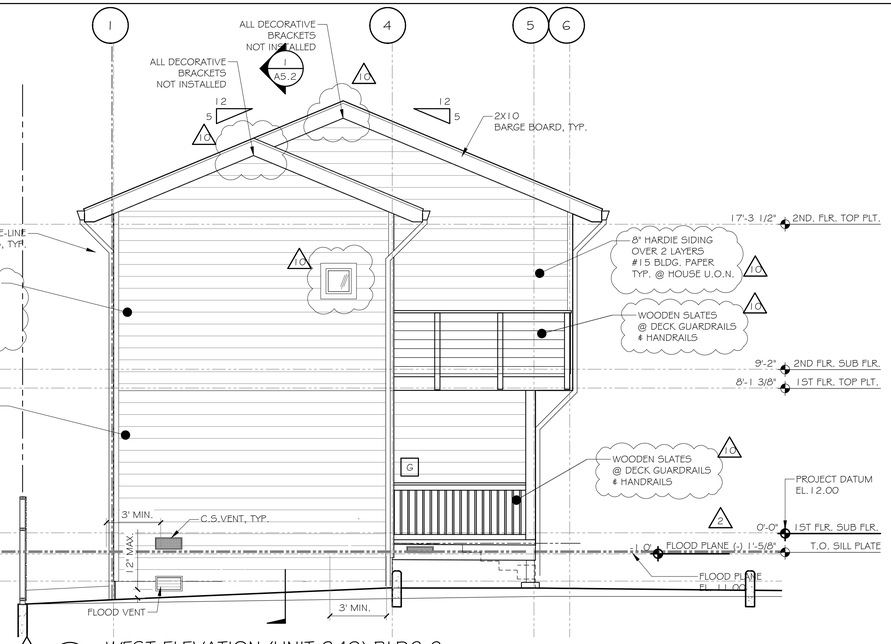
2

REGISTERED PROFESSIONAL ENGINEER
GWEN BERTOLAMI LYSONS
No. 34260
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A4.2

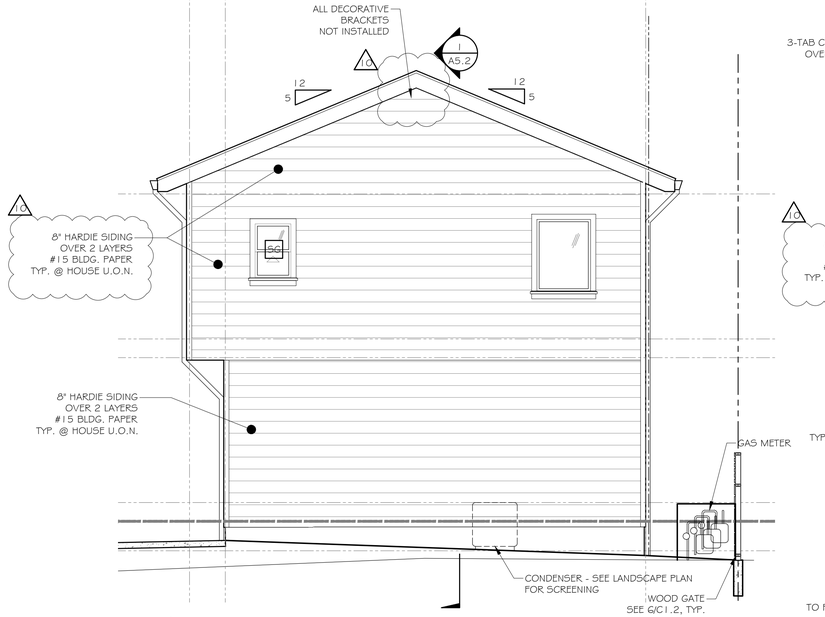
4 SOUTH ELEVATION (UNIT 349) BLDG 2

1/4"= 1'-0



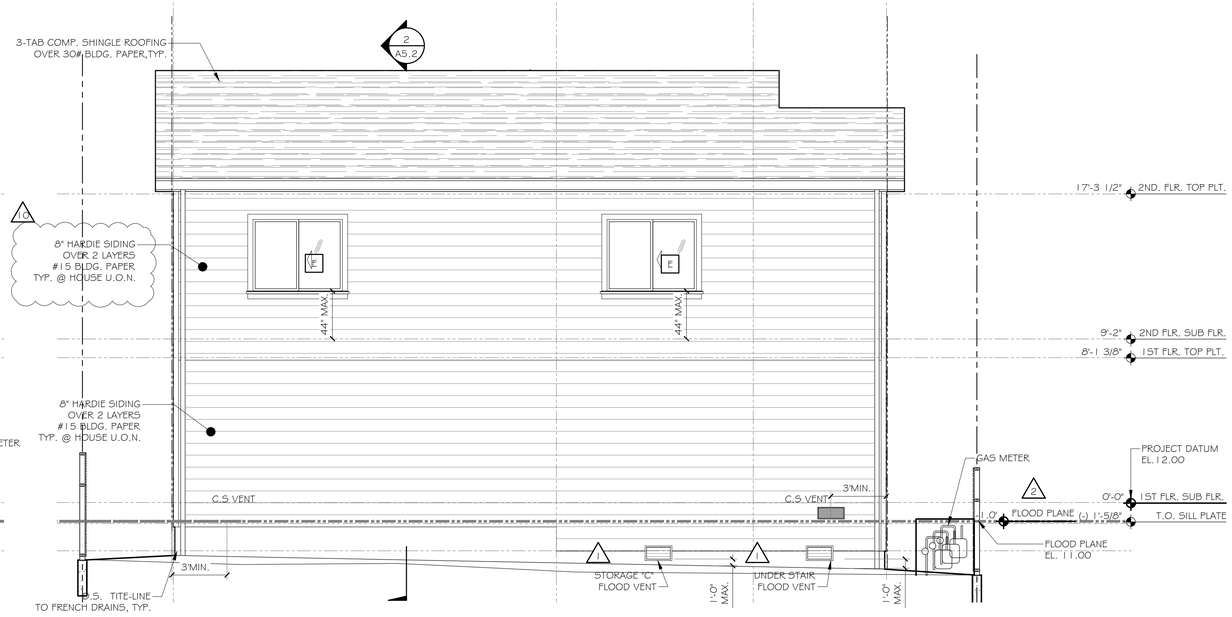
3 WEST ELEVATION (UNIT 349) BLDG 2

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



2 EAST ELEVATION (UNIT 349) BLDG 2

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



1 NORTH ELEVATION (UNIT 349) BLDG 2

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

KEYNOTES

- SG — SAFETY GLAZING - PROVIDE SAFETY GLAZING FOR ALL GLAZING IN LOCATIONS SPECIFIED AS HAZARDOUS IN THE 2016 (CRC R308.4) GLAZING, OPERABLE OR FIXED, ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR.
- E — EGRESS WINDOW - MAX. 44" ABOVE FINISHED FLOOR TO SILL HEIGHT, THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR- MIN. 5.7 S.F. NET CLEAR. C.R.C. SECTION R310.2.2.
- R — RISER HEIGHT - MAX. 7 3/4"
- G — GUARDRAIL - MIN. 42" HIGH
- F — FLOOD VENT
- A — ADDRESS - ARABIC NUMBERS OR ALPHABETICAL LETTERS 4" HIGH, MIN. 1/2" STROKE WIDTH ON CONTRASTING BACKGROUND. WHERE ACCESS IS BY PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (R319.1)

  ADDRESS NUMBERS SHALL BE PLACED ON, OVER, OR ADJACENT TO THE FRONT DOOR OR GATE USED AS THE ENTRACE TO A BUILDING. NUMBERS SHALL BE LIGHTED, EITHER INTERNALLY OR EXTERNALLY, AND SHALL BE EASILY SEEN FROM THE STREET. (PITTSBURG MUNICIPAL CODE 15.44)

FLOOD RELIEF OPENING CALCULATIONS

QTY. 2 MIN. FEMA -COMPLIANT FLOOD VENTS PER ENCLOSED SPACE. OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER. BOTTOM OF ALL OPENINGS MAX. 1'-0" ABOVE GRADE, 1SI PER SF MIN. REQ'D.

BUILDING 2
117 SF FOOTPRINT = 117 SI REQ'D.
117 SI + 129 SI (EA) 8"X16" VENT = 0.91 REQ'D.
2 MIN. VENTS REQ'D.

2 VENTS PROVIDED

STG. C
106 SF FOOTPRINT = 106 SI REQ'D.
106 SI + 129 SI (EA) 8"X16" VENT = 0.82 REQ'D.
2 MIN. VENTS REQ'D.

2 VENTS PROVIDED

#	REVISIONS	BY
1	02/23/20	SL
2	04/03/20	SL
5	11/30/22	LL
8	09/13/23	LL
13	PER PLNG 08/09/24	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS - BUILDING 2 (UNIT 349)

345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

8

REGISTERED PROFESSIONAL ENGINEER — GWEN A. BERTOLAMI — No. 37600 — EXP. 12-30-24 — CIVIL — STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A4.3

W-1 1ST FLOOR EXTERIOR WALL ASSEMBLY
- 8" EXPOSURE 'HARDIEPLANK', PAINT PER COLOR SCHEDULE
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIE
- NOMINAL 2X6 SIPS WALL PANELS
- ½" TYPE GWB

W-2 1ST FLOOR EXTERIOR WALL ASSEMBLY
- 8" EXPOSURE 'HARDIEPLANK', PAINT PER COLOR SCHEDULE
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- NOMINAL 2X6 SIPS WALL PANELS
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- 8" EXPOSURE 'HARDIEPLANK', OR HARDIPANEL (PER ELEVATION) PAINT PER COLOR SCHEDULE

W-3 2ND FLOOR EXTERIOR WALL ASSEMBLY
- 8" EXPOSURE 'HARDIEPLANK', PAINT PER COLOR SCHEDULE
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- NOMINAL 2X4 SIPS WALL PANELS
- ½" TYPE GWB

W-4 1 HR GARAGE SEPARATION WALL ASSEMBLY
- 8" EXPOSURE 'HARDIEPLANK' EXTERIOR SIDE, PAINT PER COLOR SCHEDULE
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- NOMINAL 2X6 SIPS WALL PANELS
- ⅝" TYPE 'X' GWB EA. SIDE, JOINTS FINISHED
- 'HARDIPANEL' VERTICAL SIDING SMOOTH

W-5A INTERIOR STORAGE WALL ASSEMBLY
- ⅝" TYPE 'X' GWB
- NOMINAL 2X4 WOOD FRAMING
- ⅝" TYPE 'X' GWB

W-5B EXTERIOR STORAGE WALL ASSEMBLY
- ⅝" TYPE 'X' GWB
- NOMINAL 2X4 WOOD FRAMING
- ⅝" TYPE 'X' GWB
- HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- 'HARDIPANEL' VERTICAL SIDING SMOOTH EXTERIOR SIDE

W-6 INTERIOR AREA SEPARATION WALL (SEE TYPE 'V' 3/A1.0)
- ⅝" TYPE 'X' GWB.
- 1 ½" RESILIENT FURRING CHANNELS, SOUND BATT BETWEEN
- ⅝" TYPE 'X' GWB.
- NOMINAL 2X4 SIPS WALL PANELS
- 2(EA.) LAYERS ⅝" TYPE 'X' GWB., JOINTS FINISHED.

W-7 INTERIOR PARTITION WALL
- 1/2" GWB
- NOMINAL 2X4 WOOD FRAMING
- 1/2" GWB

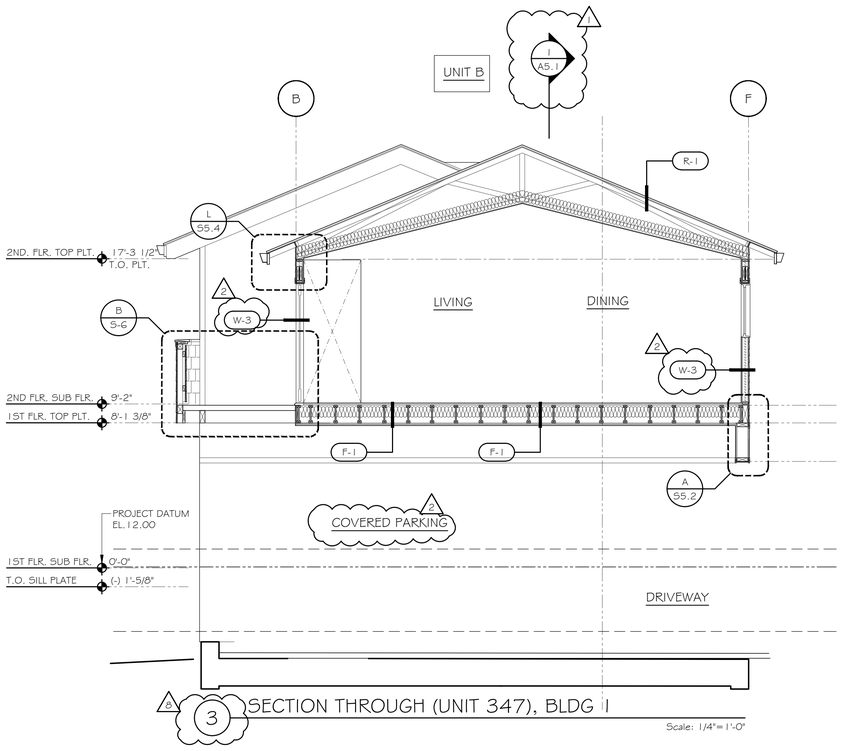
W-8 INTERIOR 2X6 SHEAR WALL (LINE 12 ONLY)
- ½" GWB
- ½" PLYWOOD
- NOMINAL 2X6 WOOD FRAMING
- ½" PLYWOOD
- ½" GWB

R TYPICAL ROOF ASSEMBLY
- OWENS CORNING 'SUMMERWOOD' DURATION SERIES COOL ROOFING
- 30# BUILDING PAPER
- 'GRACE' ICE & WATER SHIELD (EQUAL OR BETTER) BITUMINOUS SELF-ADHESIVE ROOF UNDERLAYMENT @ RAKE EDGES, RIDGES, & VALLEYS
- PLYWOOD MEMBRANE PER STRUC
- R-13 BATT INSULATION TOP CHORD/RAFTER
- R-38 BATT INSULATION BOTTOM CHORD/CEILING JOIST
- ½" GWB
- ¾" 'ARTISAN' V-GROOVE FIBER CEMENT PANELS AT ALL EXPOSED OVERHANGS, PAINT TO MATCH SIDING
- DRIP EDGE FLASHING AT ENTIRE PERIMETER

F-1 EXTERIOR 1 HR. FLOOR OVER PARKING (SEE DETAIL 4/A1.0)
- FLOORING
- ¾" PLYWOOD OR OSB SUB FLOOR
- WOOD "I" JOISTS PER STRUC
- R-19 BATT INSULATION
- RESILIENT FURRING CHANNELS
- 2(EA.) LAYERS ⅝" TYPE 'X' GWB

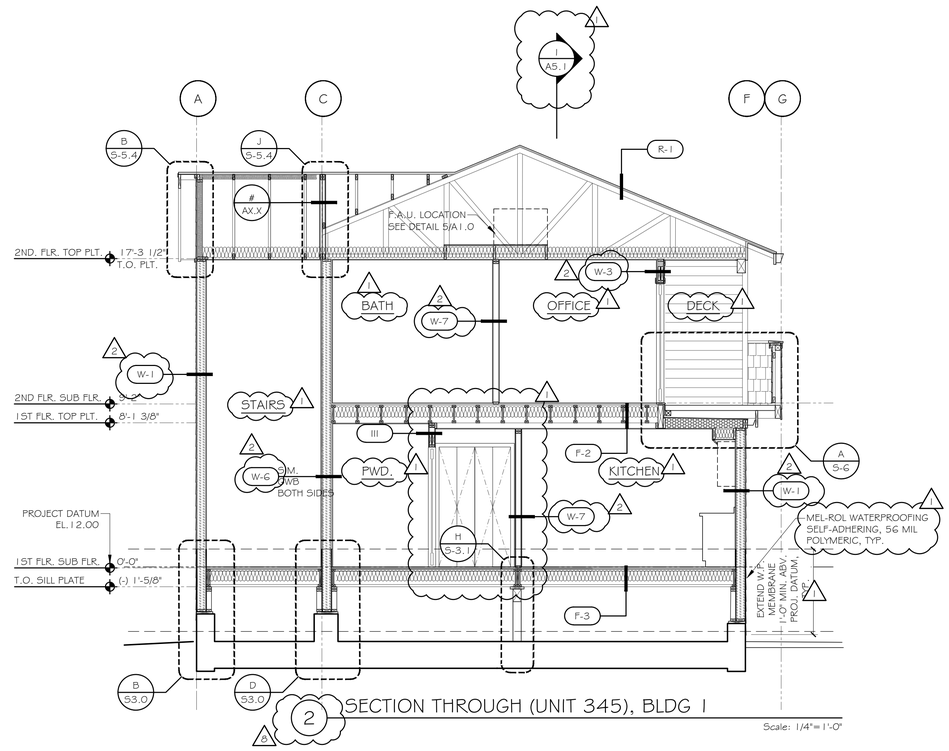
F-2 INTERIOR FLOOR
- FLOORING
- ¾" PLYWOOD OR OSB SUB FLOOR
- WOOD "I" JOISTS PER STRUC
- R-11 SOUND BATT INSULATION
- ½" TYPE 'X' GWB

F-3 FLOOR OVER CRAWL SPACE
- FLOORING
- ¾" PLYWOOD OR OSB SUB FLOOR
- WOOD "I" JOISTS PER STRUC
- R-19 FOIL-FACED BATT INSULATION



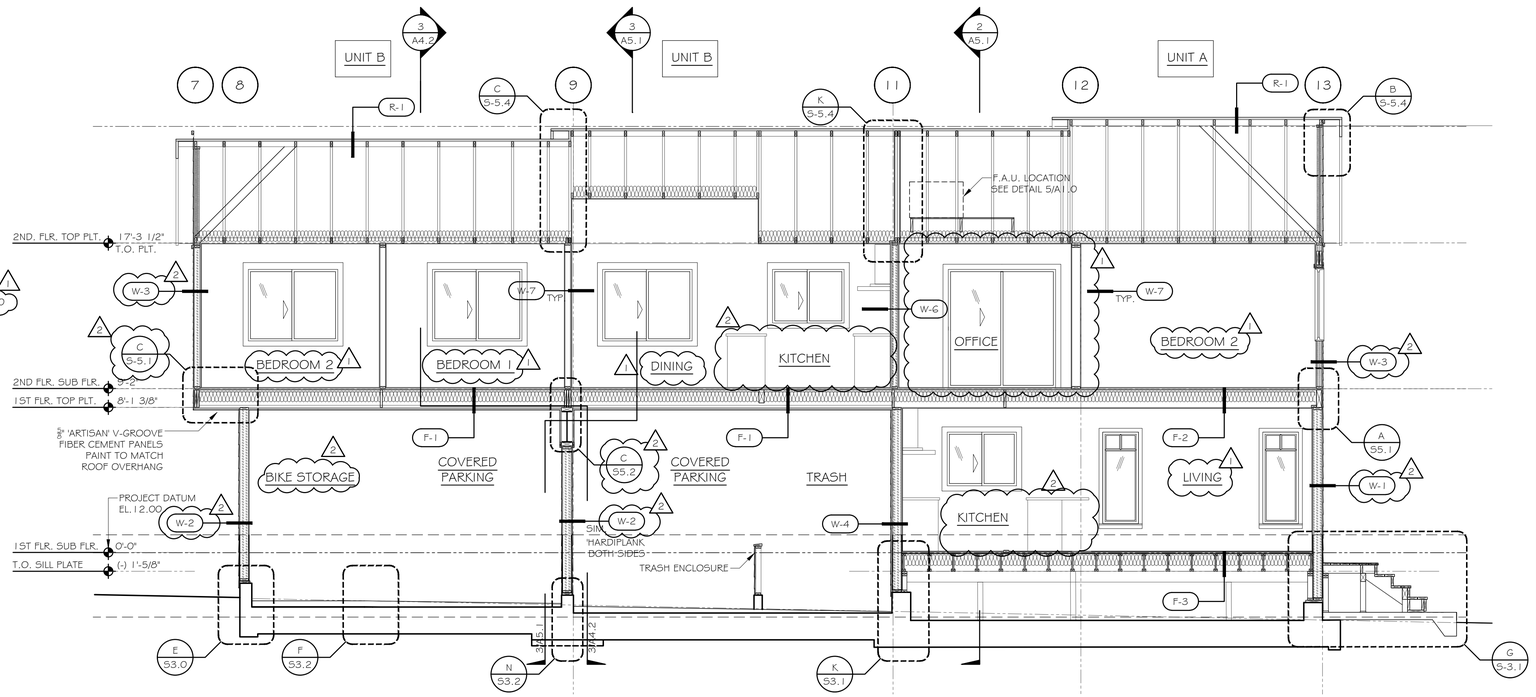
3 SECTION THROUGH (UNIT 347), BLDG 1

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



2 SECTION THROUGH (UNIT 345), BLDG 1

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



1 LONGITUDINAL SECTION (UNITS 345 & 347), BLDG 1

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

#	REVISIONS	BY
1	02/23/20	SL
2	PER P.C. 05/18/20	LL
3	09/13/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

SECTIONS - BUILDING 1
345, 347,349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER — GWEN A. BERTOLAMI — LYSONS — No. C-49202 EXP. 6-30-24 — CIVIL — STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A5.1

2

W-1 1ST FLOOR EXTERIOR WALL ASSEMBLY
- 8" EXPOSURE 'HARDIEPLANK', PAINT PER COLOR SCHEDULE
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIE
- NOMINAL 2X6 SIPS WALL PANELS
- ½" TYPE GWB

W-2 1ST FLOOR EXTERIOR WALL ASSEMBLY
- 8" EXPOSURE 'HARDIEPLANK', PAINT PER COLOR SCHEDULE
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- NOMINAL 2X6 SIPS WALL PANELS
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- 8" EXPOSURE 'HARDIEPLANK', OR HARDIPANEL (PER ELEVATION) PAINT PER COLOR SCHEDULE

W-3 2ND FLOOR EXTERIOR WALL ASSEMBLY
- 8" EXPOSURE 'HARDIEPLANK', PAINT PER COLOR SCHEDULE
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- ⅜" PLYWOOD
- NOMINAL 2X2 WOOD STUDS SOLID FILL RIGID INSULATION
- ⅜" PLYWOOD
- ½" TYPE GWB

W-4 1 HR GARAGE SEPARATION WALL ASSEMBLY
- 8" EXPOSURE 'HARDIEPLANK' EXTERIOR SIDE, PAINT PER COLOR SCHEDULE
- 'HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- NOMINAL 2X6 SIPS WALL PANELS
- ⅝" TYPE 'X' GWB EA. SIDE, JOINTS FINISHED
- 'HARDIPANEL' VERTICAL SIDING SMOOTH

W-5A INTERIOR STORAGE WALL ASSEMBLY
- 5/8" TYPE 'X' GWB
- NOMINAL 2X4 WOOD FRAMING
- 5/8" TYPE 'X' GWB

W-5B EXTERIOR STORAGE WALL ASSEMBLY
- 5/8" TYPE 'X' GWB
- NOMINAL 2X4 WOOD FRAMING
- 5/8" TYPE 'X' GWB
- HARDIEWRAP' (EQUAL OR BETTER) WEATHER BARRIER
- 'HARDIPANEL' VERTICAL SIDING SMOOTH EXTERIOR SIDE

W-6 INTERIOR AREA SEPARATION WALL (SEE TYPE 'V' 3/A1.1)
- 5/8" TYPE 'X' GWB.
- 1 ½" RESILIENT FURRING CHANNELS, SOUND BATT BETWEEN
- 5/8" TYPE 'X' GWB.
- ⅜" PLYWOOD
- NOMINAL 2X4 WOOD FRAMINING SOLID FILL RIGID INSULATION
- ⅜" PLYWOOD
- 2(EA.) LAYERS 5/8" TYPE 'X' GWB., JOINTS FINISHED.

W-7 INTERIOR PARTITION WALL
- 1/2" GWB
- NOMINAL 2X4 WOOD FRAMING
- 1/2" GWB

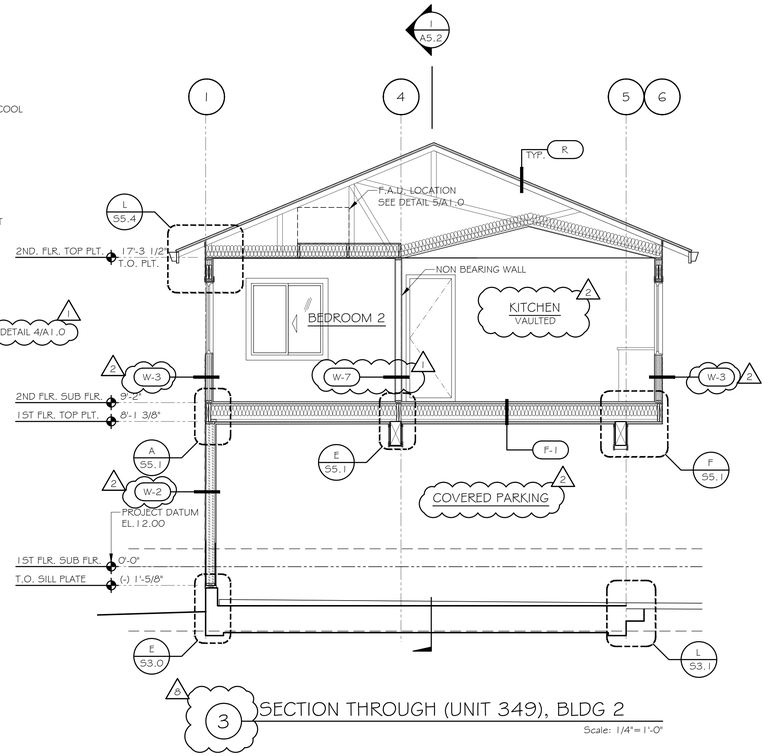
W-8 INTERIOR 2X6 SHEAR WALL (LINE 12 ONLY)
- ½" GWB
- ½" PLYWOOD
- NOMINAL 2X6 WOOD FRAMING
- ½" PLYWOOD
- ½" GWB

R TYPICAL ROOF ASSEMBLY
- OWENS CORNING 'SUMMERWOOD' DURATION SERIES COOL ROOFING
- 30# BUILDING PAPER
- 'GRACE' ICE & WATER SHIELD (EQUAL OR BETTER) BITUMINOUS SELF-ADHESIVE ROOF UNDERLAYMENT @ RAKE EDGES, RIDGES, & VALLEYS
- PLYWOOD MEMBRANE PER STRUC
- R-13 BATT INSULATION TOP CHORD/RAFTER
- R-38 BATT INSULATION BOTTOM CHORD/CEILING JOIST
- ½" GWB
- ⅜" 'ARTISAN' V-GROOVE FIBER CEMENT PANELS AT ALL EXPOSED OVERHANGS, PAINT TO MATCH SIDING
- DRIP EDGE FLASHING AT ENTIRE PERIMETER

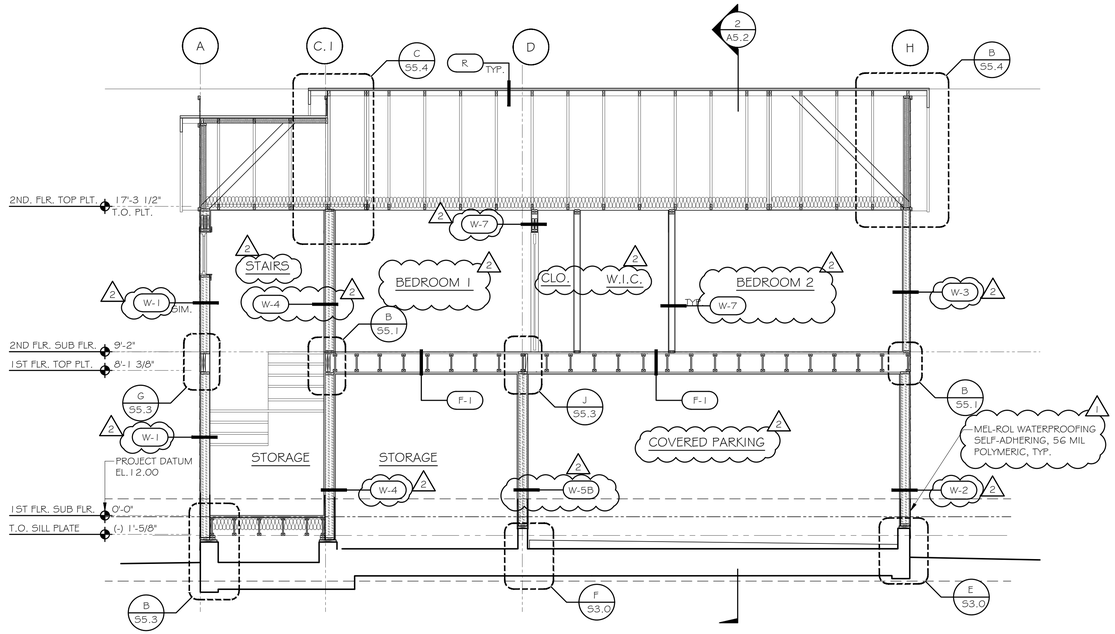
F-1 EXTERIOR 1 HR. FLOOR OVER PARKING (SEE DETAIL 4/A1.0)
- FLOORING
- ¾" PLYWOOD OR OSB SUB FLOOR
- WOOD "I" JOISTS PER STRUC
- R-19 BATT INSULATION
- RESILIENT FURRING CHANNELS
- 2(EA.) LAYERS ⅝" TYPE 'X' GWB

F-2 INTERIOR FLOOR
- FLOORING
- ¾" PLYWOOD OR OSB SUB FLOOR
- WOOD "I" JOISTS PER STRUC
- R-11 SOUND BATT INSULATION
- ½" TYPE 'X' GWB

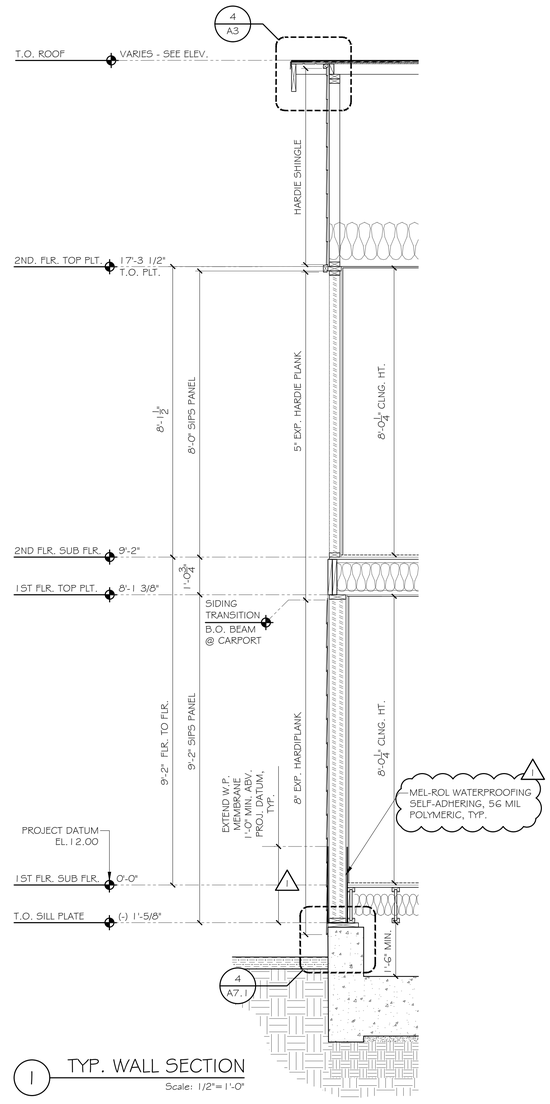
F-3 FLOOR OVER CRAWL SPACE
- FLOORING
- ¾" PLYWOOD OR OSB SUB FLOOR
- WOOD "I" JOISTS PER STRUC
- R-19 FOIL-FACED BATT INSULATION



3 SECTION THROUGH (UNIT 349), BLDG 2
Scale: 1/4"= 1'-0"



6 2 SECTION THROUGH (UNIT 349), BLDG 2
Scale: 1/4"= 1'-0"



1 TYP. WALL SECTION
Scale: 1/2"= 1'-0"

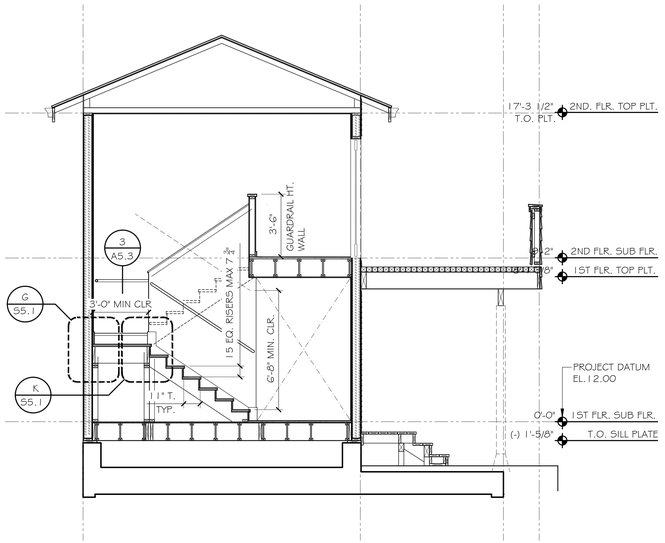
#	REVISIONS	BY
1	02/23/20	SL
2	PER P.C. 05/18/20	LL
3	09/13/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

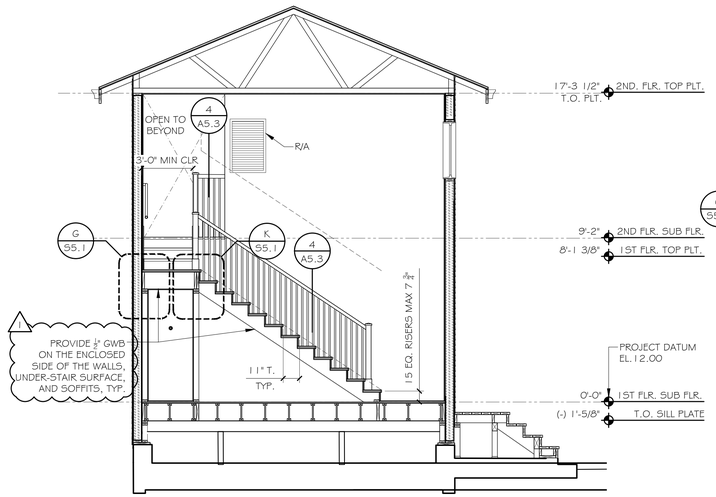
3 SECTIONS - BUILDING 2
345, 347,349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER GWEN BERTOLAMI LYSONS No. 37000 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

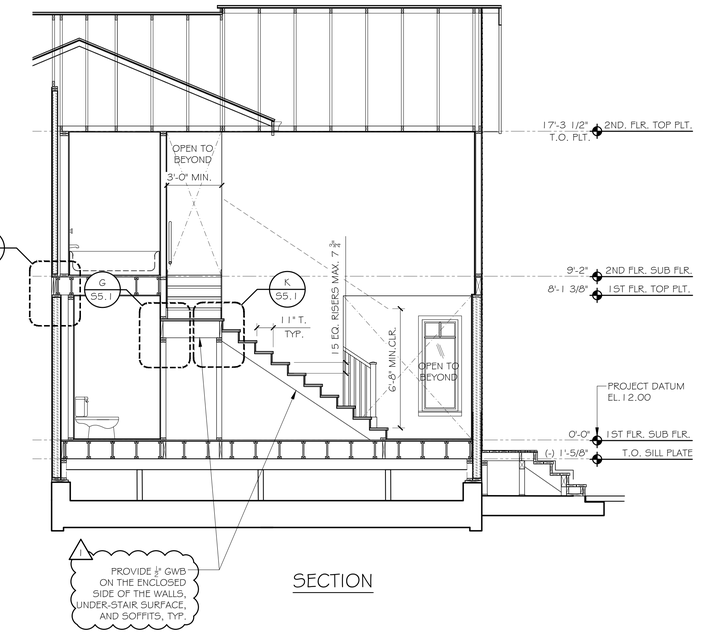
DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A5.2



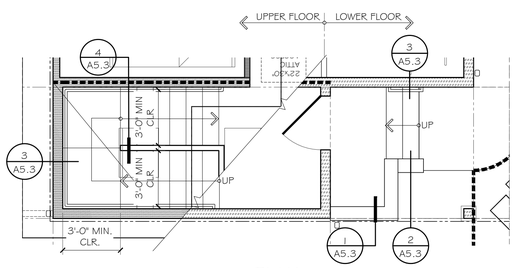
SECTION



SECTION



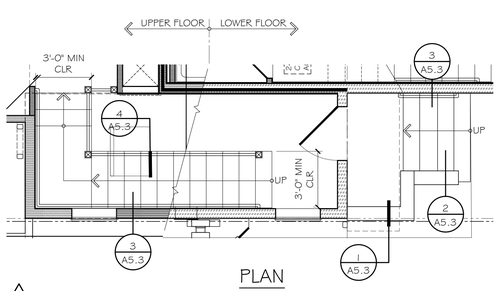
SECTION



PLAN

7 STAIR SECTIONS - (UNIT 349), BUILDING 2

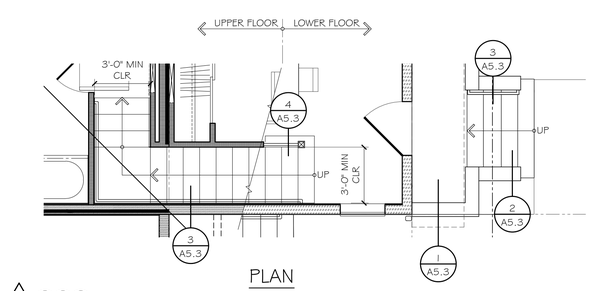
Scale: 1/4"= 1'-0"



PLAN

6 STAIR SECTIONS - (UNIT 347), BUILDING 1

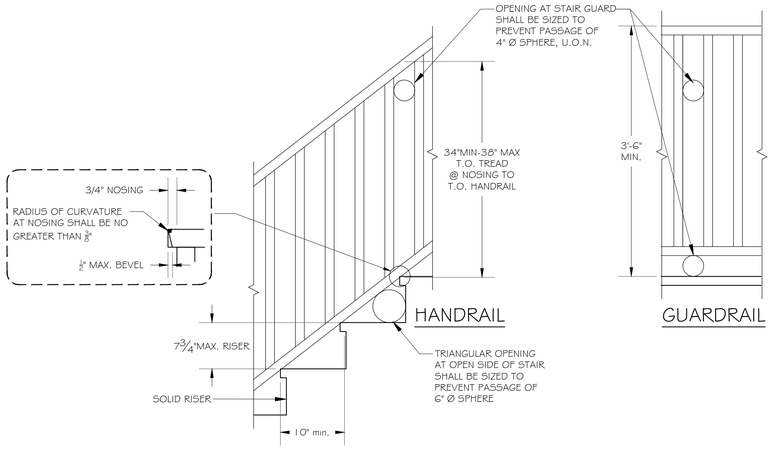
Scale: 1/4"= 1'-0"



PLAN

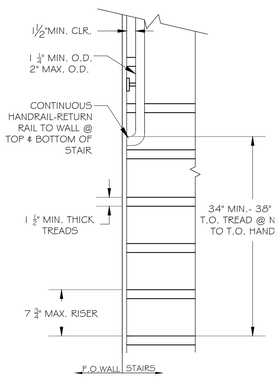
5 STAIR SECTIONS - (UNIT 345), BUILDING 1

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



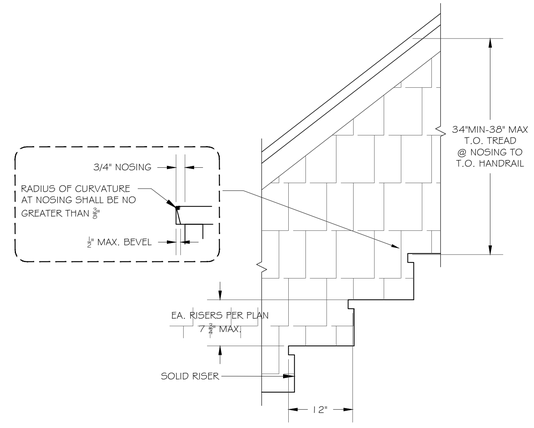
4 RESIDENCE STAIR GUARD DETAIL

Scale: 1"= 1'-0"



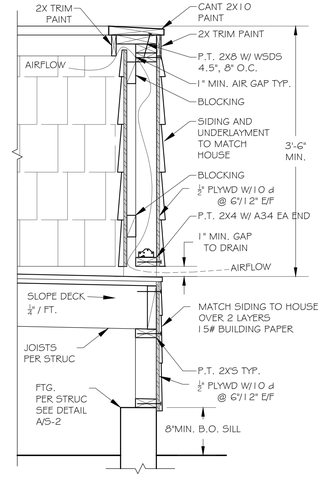
3 HANDRAIL DETAIL

Scale: 1"= 1'-0"



2 RESIDENCE STAIR GUARD DETAIL

Scale: 1"= 1'-0"



1 VENTED GUARDRAIL DETAIL

Scale: 1"= 1'-0"

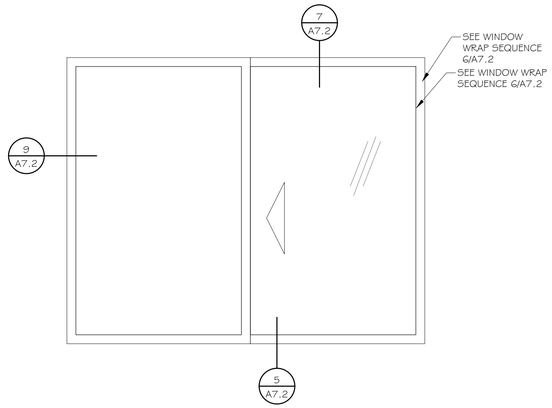
#	REVISIONS	BY
1	02/23/20	SL
2	09/13/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

SECTIONS - STAIRS
345, 347, 349 STH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER
GWENDOLYN MARIE BERTOLAMI
No. C70060
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

DATE	03/28/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A5.3



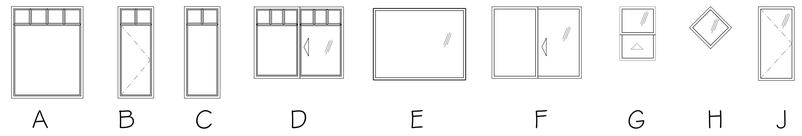
TITLE 24 NOTE: ZONE 12 CLIMATE ZONE

WINDOW / DOOR NOTES

1. ALL NEW WINDOWS SHALL COMPLY WITH THE CURRENT ENERGY CODE MANDATORY MINIMUM STANDARDS UNLESS PERFORMANCE METHOD DEMONSTRATES COMPLIANCE
2. WINDOWS USED AS EMERGENCY ESCAPE EGRESS MUST CONFORM TO THE FOLLOWING STANDARDS: MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (5 SQ. FT. FOR GRADE-FLOOR OPENING); MIN. NET CLEAR OPENING HEIGHT OF 24"; MIN. NET CLEAR OPENING WIDTH OF 20"; MAX. SILL HEIGHT NOT GREATER THAN 44" ABOVE FINISH FLOOR; WINDOW MUST OPEN DIRECTLY TO STREET, PUBLIC ALLEY, YARD OR EXIT COURT.
3. TEMPORARY NFRC LABELS ON NEW WINDOWS AND EXTERIOR DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION.

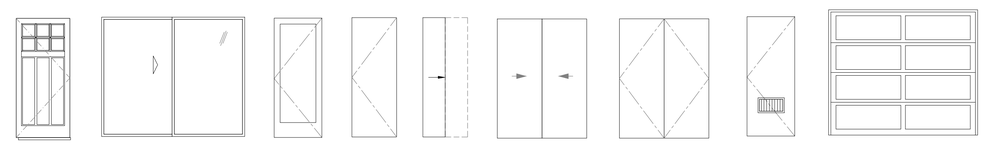
PROPOSED WINDOW SCHEDULE V.I.F. WINDOWS BY OWNER/ INSTALLED BY CONTRACTOR

WINDOW	WINDOW SIZE			WINDOW TYPE	QTY	GLAZING			EGRESS	NOTES
	W	x	H			U-FACTOR	SHGC	TEMPERED		ALL WINDOWS ARE MILGARD MONTECITO SERIES VINYL WINDOWS
1	4'-0"	x	5'-0"	A	1	0.20	0.22			FIXED (MULLION ON TOP)
2	2'-0"	x	5'-0"	B	2	0.27	0.19			CASEMENT (MULLION ON TOP)
3	2'-6"	x	5'-0"	A	4	0.28	0.22	TEMPERED		FIXED (MULLION ON TOP)
4	4'-0	x	3'-0"	F	3	0.29	0.21			SLIDER
5	5'-0"	x	4'-0"	D	3	0.29	0.21		EGRESS	SLIDER (MULLION ON TOP)
6	1'-4"	x	1'-4"	H	4	0.28	0.22			FIXED
7	2'-0"	x	3'-0"	G	2	0.29	0.21	TEMPERED		SINGLE HUNG
8	2'-6"	x	5'-0"	E	1	0.28	0.22	TEMPERED		FIXED
9	5'-0"	x	4'-0"	F	5	0.29	0.21		EGRESS	SLIDER
10	4'-0"	x	4'-0"	E	1	0.28	0.22			FIXED
11	2'-0"	x	4'-0"	J	2	0.27	0.19			CASEMENT
12	3'-0	x	4'-0"	E	1	0.28	0.22			FIXED



PROPOSED DOOR SCHEDULE V.I.F. DOORS BY OWNER/INSTALLED BY CONTRACTOR

DOOR #		DOOR SIZE			DOOR TYPE	QTY	GLAZING			COMMENTS	NOTES
		W	x	H			U-VALUE	SHGC	TEMPERED		
1		3'-0"	x	6'-8"	A	3				EXTERIOR WITH/STRP	S/C WOOD
2		6'-0"	x	6'-8"	B	3	0.28	0.21	TEMPERED	EXTERIOR WITH/STRP	SLIDING GLASS DOOR
3		2'-8"	x	6'-8"	D	4					H/C WOOD
3A		2'-8"	x	6'-8"	D	1				EXTERIOR WITH/STRP	S/C WOOD
3B		2'-8"	x	6'-8"	H	1					H/C WOOD WITH VENT
4		2'-6"	x	6'-8"	C	15	-				H/C WOOD
5		2'-4"	x	6'-8"	C	4					H/C WOOD
5A		2'-4"	x	6'-8"	E	1					H/C WOOD POCKET
6		5'-0"	x	6'-8"	F	3					H/C WOOD BI-PASS
7		6'-0"	x	6'-8"	F	1					H/C WOOD BI-PASS
10	PR	4'-0"	x	6'-8"	G	1					H/C WOOD
8		8'-0"	x	7'-0"	J	2				EXTERIOR WITH/STRP	GARAGE DOOR
9		16'-0"	x	7'-0"	J	1				EXTERIOR WITH/STRP	GARAGE DOOR



1 DOOR TYPE

NTS

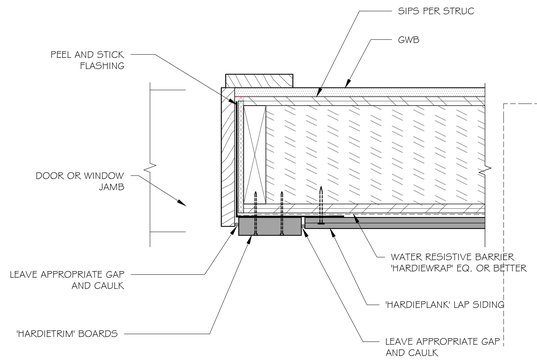
#	REVISIONS	BY
1	02/23/20	SL
5	09/13/23	LL
10	PER PLNG 08/09/2024	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

SCHEDULES
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

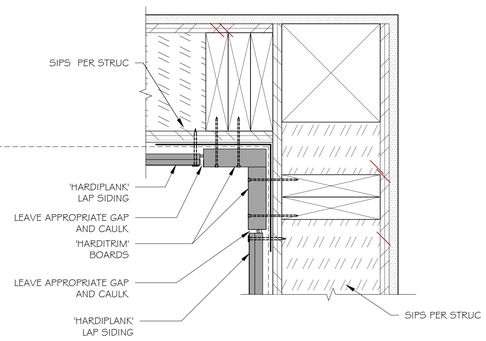
REGISTERED PROFESSIONAL ENGINEER
GWEN BERTOLAMI LYSONS
No. 57900
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A6



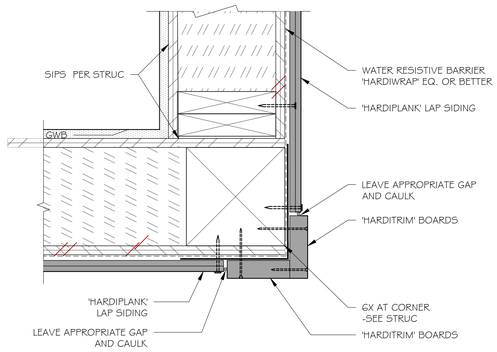
10 WINDOW/DOOR JAMB W/ HARDIE SIDING & TRIM

3"= 1'-0"



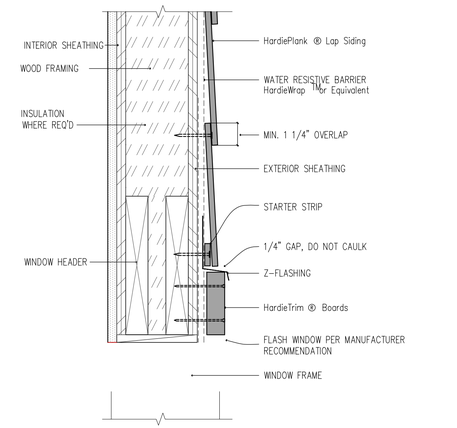
9 INTERIOR CORNER TRIM W/ HARDIE SIDING

3"= 1'-0"



8 EXTERIOR CORNER TRIM W/ HARDIE SIDING

3"= 1'-0"



7 WINDOW/DOOR HEAD DETAIL W/ HARDIE SIDING

3"= 1'-0"

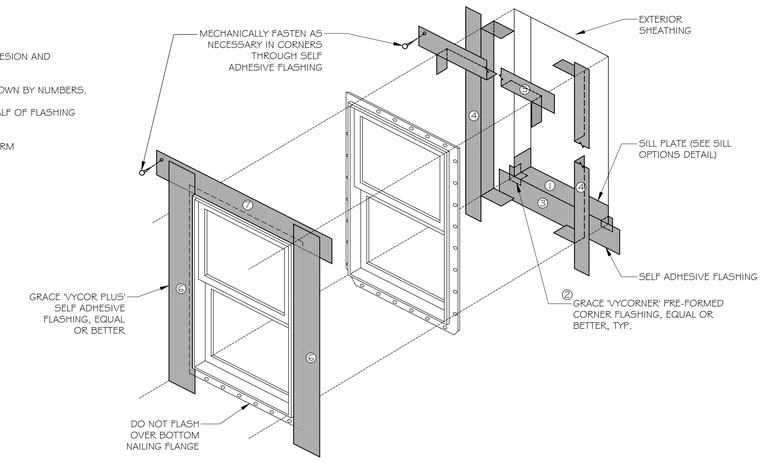
NOTES:

A. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ADHESION AND FLASHING.

B. INSTALL SELF-ADHESIVE FLASHING IN ORDER AS SHOWN BY NUMBERS.

C. IF APPLICABLE, LEAVE RELEASE PAPER ON LOWER HALF OF FLASHING UNTIL FUTURE TIE-IN.

D. INSTALL UNDER WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS.

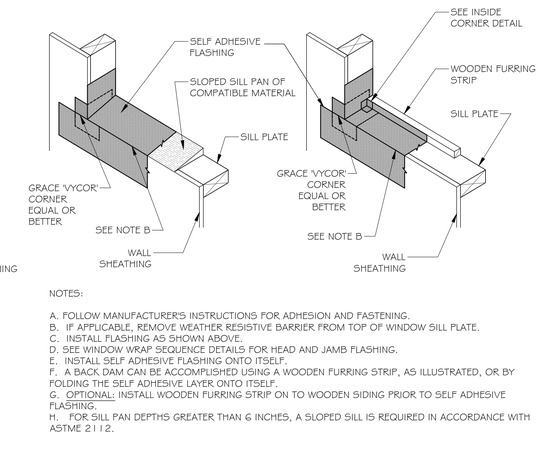


6 WINDOW WRAP SEQUENCE

ISOMETRIC VIEW

(BEFORE WEATHER RESISTIVE BARRIER)

NOT TO SCALE



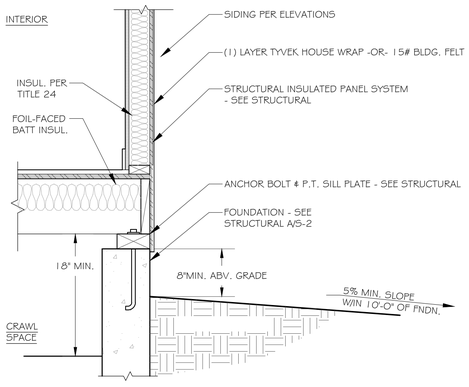
NOTES:

A. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ADHESION AND FASTENING.
B. IF APPLICABLE, REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE.
C. INSTALL FLASHING AS SHOWN ABOVE.
D. SEE WINDOW WRAP SEQUENCE DETAILS FOR HEAD AND JAMB FLASHING.
E. INSTALL SELF ADHESIVE FLASHING ONTO ITSELF.
F. A BACK DAM CAN BE ACCOMPLISHED USING A WOODEN FURRING STRIP, AS ILLUSTRATED, OR BY FOLDING THE SELF ADHESIVE LAYER ONTO ITSELF.
G. OPTIONAL: INSTALL WOODEN FURRING STRIP ON TO WOODEN SIDING PRIOR TO SELF ADHESIVE FLASHING.
H. FOR SILL PAN DEPTHS GREATER THAN 6 INCHES, A SLOPED SILL IS REQUIRED IN ACCORDANCE WITH ASTME 2112.

5 BOTTOM CORNER & SILL OPTIONS DETAIL

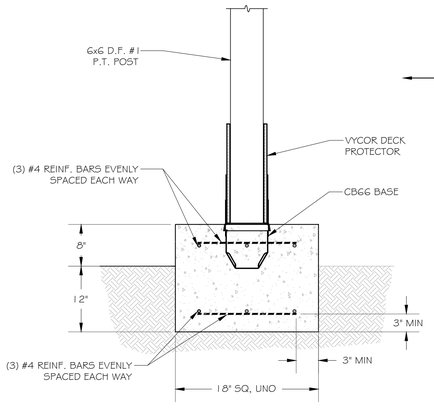
ISOMETRIC VIEW

NOT TO SCALE



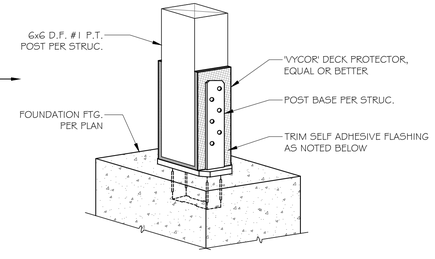
4 SIDING AT GRADE

SCALE: 1"= 1'-0"



3 TYPICAL WATERPROOFING DETAILS

SCALE: 1"= 1'-0"



NOTES:

A. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ADHESION AND FASTENING.

B. APPLY 'VYCOR' DECK PROTECTOR, EQUAL OR BETTER, ONTO PRESSURE TREATED WOOD WHEREVER GALVANIZED CONNECTORS WOULD COME IN CONTACT WITH PRESSURE TREATED WOOD.

C. FASTEN GALVANIZED CONNECTOR PER MANUFACTURER'S GUIDLINES AND USE APPROPRIATE HOT-DIPPED GALVANIZED FASTENERS PER ASTM A153.

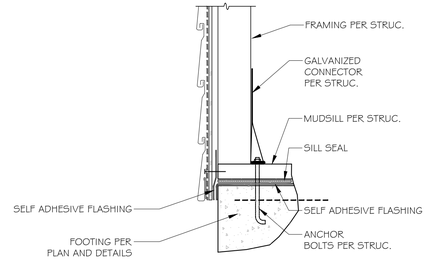
D. ALL EXPOSED SELF ADHESIVE FLASHING SHOULD BE TRIMMED FLUSH TO GALVANIZED CONNECTOR TO PREVENT EXPOSURE.

E. SELF ADHESIVE FLASHING DOES NOT NEED TO BE TRIMMED IF COVERED WITH DECORATIVE TRIM OR OTHER APPROPRIATE MATERIAL.

2 TYPICAL WATERPROOFING DETAILS

ISOMETRIC VIEW

SCALE: 1"= 1'-0"



1 WATERPROOFING MUDSILL

SCALE: 1"= 1'-0"

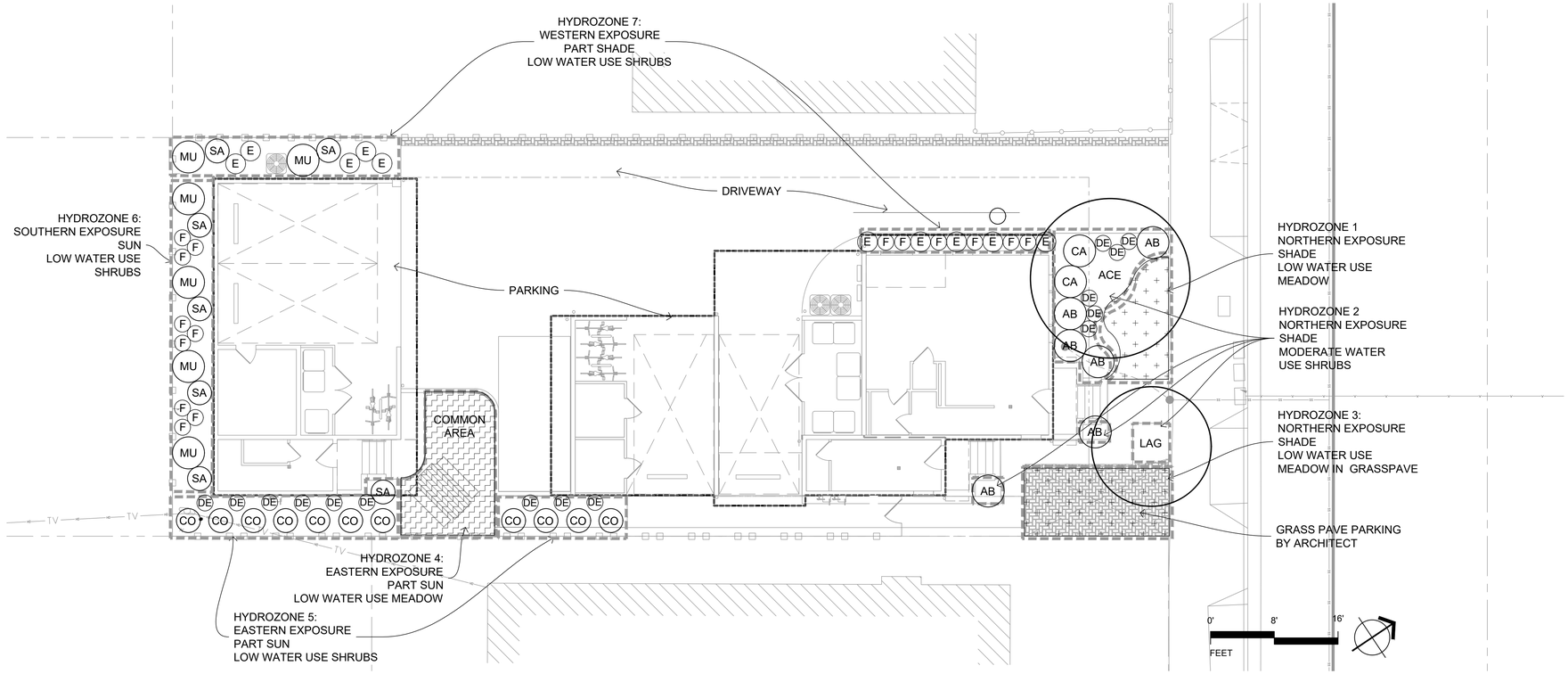
REVISIONS	BY
1 09/13/23	LL

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

DETAILS
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2428

REGISTERED PROFESSIONAL ENGINEER
GWEN BERTOLAMI
LYSONS
No. C-78080
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

DATE	04/15/2019
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A7.1



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE HEIGHT X WIDTH	WATER USE	DESCRIPTION
CANOPY TREES						
ACE	ACER CIRCINATUM	VINE MAPLE	15 GAL	25x25	M	NATIVE, MULTI-TRUNK, SHADE
ACCENT TREES						
LAG	LAGERSTROEMIA 'MIAMI'	MIAMI CRAPE MYRTLE	15 GAL	25X15	L	MULTI-TRUNK, CORAL FLOWERS
MEDIUM SHRUBS						
AB	ABUTILON 'CORAL EARRINGS'	'CORAL EARRINGS' FLOWERING MAPLE	5 GAL	4X4	M	CORAL FLOWERS
CA	CARPENTERIA CALIFORNICA	ELIZABETH BUSH ANEMONE	5 GAL	5X4	M	NATIVE
CO	CORREA 'SISTER DAWN'	SISTER DAWN AUSTRALIAN FUCHSIA	5 GAL	3X3	L	CORAL FLOWERS
MU	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4X4	L	NATIVE
SA	SALVIA JAMENSIS 'SIERRA SAN ANTONIO'	CORAL AUTUMN SAGE	5 GAL	3X3	L	CORAL FLOWERS
SMALL SHRUBS						
DE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2X2	L	NATIVE
E	ERIGERON 'MOERHEIMII'	SANTA BARBARA DAISY	1 GAL	1X2	L	
F	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2X2	L	NATIVE
N	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	1 GAL	2X2	VL	NATIVE
MEADOWS						
	CAREX TEXENSIS	CATLIN SEDGE	1 GAL 4-INCH IN GRASSPAVE	1X1	L	
	FESTUCA RUBRA 'MOLATE'	MOLATE FESCUE	1 GAL	1X1	L	NATIVE

PLANTING DESIGN INTENT: THE PLANTING DESIGN IS SIMPLE AND NATURALISTIC IN KEEPING WITH THE SURROUNDING NATIVE DELTA GRASSLANDS ECOSYSTEM. THE PLANT PALETTE CONSISTS OF LOW-MAINTENANCE, LOW-WATER USE, CALIFORNIA NATIVE AND MEDITERRANEAN SPECIES. ADEQUATE SPACING IS PROVIDED SO THAT SHEARING OR CLIPPING IS NOT NECESSARY. THESE SPECIES HAVE LOW NUTRIENT REQUIREMENTS AND DO NOT REQUIRE FERTILIZERS.

PLANT PALETTE: SHADES OF CORAL

PLANT SIZE IN FT UNLESS OTHERWISE NOTED

WATER USE: VL=VERY LOW, L=LOW, M=MODERATE, H=HIGH

STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE STATEMENTS OF COMPLIANCE

APPLICANT STATEMENT

THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMITS A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE DATE

LANDSCAPE DESIGNER STATEMENT

THIS PLAN COMPLIES WITH THE CRITERIA OF THE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

9/20/18

APPLICANT SIGNATURE DATE

*LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR OR OTHER AUTHORIZED PERSON

PANORAMIC DESIGN GROUP
LANDSCAPE ARCHITECTURE
510-367-3028
mbaldwin.pdg@gmail.com

STAMP:

LICENSED LANDSCAPE ARCHITECT
MARA BALDWIN
No. 5802
9-30-2018
date
STATE OF CALIFORNIA

CLIENT:

BERTOLAMI ENGINEERING
1941 OAK PARK BLVD.
SUITE 2G
PLEASANT HILL, CA

PROJECT:

345 WEST 10TH ST.
PITTSBURG, CA

SUBMITTAL:

10-11-18 PERMIT SUBMITTAL
11-26-18 PERMIT RE-SUBMITTAL

THIS PLAN IS DIAGRAMMATIC IN NATURE. IT IS MEANT AS A GENERAL GUIDE TO CONSTRUCTION ONLY. IT IS NOT FULLY DETAILED, NOR EXHAUSTIVELY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO VERIFY, SELECT, AND RESOLVE ALL ELEMENTS. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR QUALITY CONTROL, CONSTRUCTION STANDARDS, AND FOR COMPLIANCE WITH CODES.

CALL BEFORE YOU DIG
811
NOTIFY UNDERGROUND SERVICE ALERT
AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

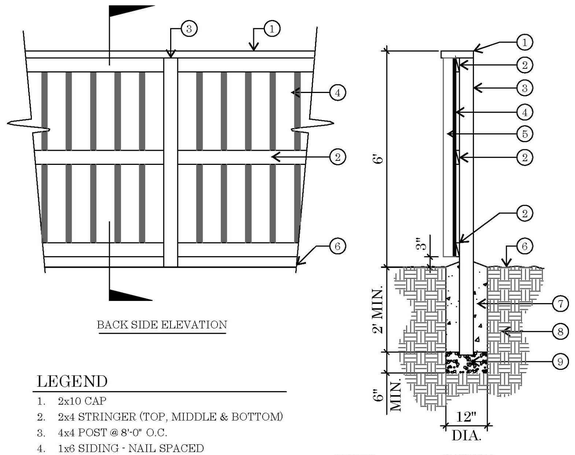
SHEET TITLE:

LANDSCAPE PLAN

SHEET #:

L1.0

PLOT DATE: 181124



BACK SIDE ELEVATION

LEGEND

1. 2x10 CAP
2. 2x4 STRINGER (TOP, MIDDLE & BOTTOM)
3. 4x4 POST @ 8'-0" O.C.
4. 1x6 SIDING - NAIL SPACED
5. 2x4 VERTICAL PICKET - NAIL SPACED
6. FINISH GRADE
7. CONCRETE FOOTING
8. 90% COMPACTED SUBGRADE (MIN.)
9. GRAVEL BASE

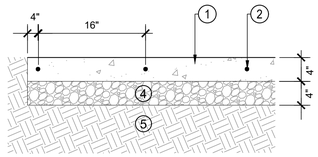
NOTES:

- ALL WOOD TO BE SMOOTH REDWOOD
- ALL POST TO BE PRESSURE TREATED
- DO NOT STEP FENCE. FOLLOW GRADE WHERE NECESSARY.

SECTION

1 PERIMETER WOOD FENCING

SCALE: N.T.S.



1. CONCRETE WITH BROOM FINISH PERPENDICULAR TO EDGE OF PAVING
2. 1/4" RADIUS HAND TOOLED (GROOVER) CONTROL JOINT. PROVIDE CONTROL AND EXPANSION JOINTS AS SHOWN ON PLAN AND REQUIRED BY STRUCTURAL ENGINEER
3. #4 REBAR @ 16" O.C. BOTH WAYS. 4" CLEARANCE ON ENDS, CENTER SECURELY IN FORMWORK
4. AGGREGATE BASE, CLASS 2, COMPACT TO 95%
5. COMPACTED SUBGRADE, 95%

2 CONCRETE PAVING-PEDESTRIAN

SCALE: 1"=1'-0"

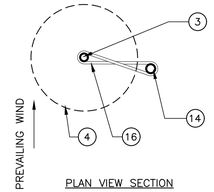
TREE PLANTING:

1. FILL TREE PIT WITH WATER. IF WATER HAS NOT DRAINED OUT IN 24 HOURS THEN DRILL AUGER HOLE.
2. FILL WITH 3/4 INCH DRAIN ROCK
3. TREE, SET PLUMB
4. ROOTBALL
5. FINISH GRADE
6. CROWN
7. PLANT PIT DEPTH VARIES. DIG HOLE TO DEPTH REQUIRED TO ENSURE CROWN IS 4 INCHES ABOVE FINISH GRADE. SCARIFY SIDES.
8. MOUND SOIL TO ADJUST ROOTBALL HEIGHT
9. EXISTING SITE SOIL
10. BACKFILL WITH SOIL FROM PLANTING PIT
11. WATERING BERM, SEE TABLE
12. COMPOST: 3 INCH DEPTH, DO NOT TILL.
13. MULCH, 4 INCH DEPTH, TAPER AT ROOT FLARE, HOLD 1 FOOT BACK FROM CROWN

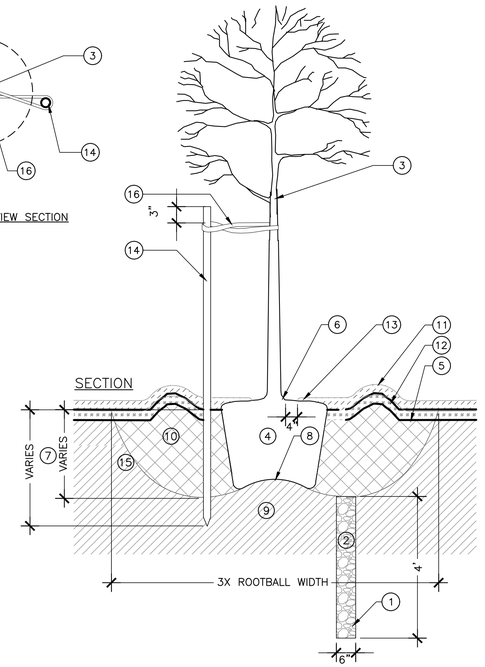
TREE STAKING:

14. TREE STAKE (1) – HEIGHT AS REQUIRED TO SUPPORT TREE SET PLUMB, DO NOT PENETRATE ROOTBALL.
15. STAKE DEPTH AS REQUIRED TO SUPPORT TREE
16. ARBOR TIE: IN FIGURE 8 LOOP AROUND TREE & STAKES AS SHOWN. SCREW TO STAKES – 2 SCREWS PER STAKE

NOTES:
1. STAKE TREES ONLY AS NEEDED
2. REMOVE STAKES AFTER 1 YEAR MAX



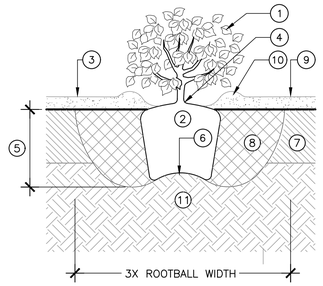
PLAN VIEW SECTION



SECTION

3 TREE PLANTING

SCALE: NTS



1. SHRUB, SET PLUMB
2. ROOTBALL
3. FINISH GRADE
4. CROWN, SCRAPE AWAY SOIL TO EXPOSE ROOT FLARE
5. PLANT PIT DEPTH VARIES. DIG HOLE TO DEPTH REQUIRED TO ENSURE CROWN IS 2" ABOVE FINISH GRADE.
6. MOUND SOIL TO ADJUST ROOTBALL HEIGHT
7. AMENDED PLANTING SOIL
8. BACKFILL WITH SOIL FROM PLANTING PIT
9. MULCH, HOLD 3" FROM CROWN
10. WATERING BERM
11. UNAMENDED SITE SOIL

4 SHRUB PLANTING

SCALE: N.T.S.

PLANTING NOTES

1. ENSURE INSTALLATION BY LANDSCAPE CONTRACTOR WITH CURRENT VALID C-27 LICENSE.
2. THE ENTIRE PLANT PALETTE IS A DIVERSE GROUP OF LOW-MAINTENANCE, REDUCED WATER-USE, NATIVE AND CLIMATE ADAPTED SPECIES.
3. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE.
4. CAREFULLY INVESTIGATE EXISTING FIELD CONDITIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY POTENTIAL CONFLICT WITH DESIGN.
5. QUALITY ASSURANCE: SPECIFIED PLANTS TO CONFORM TO APPROVED NAMES IN "A CHECKLIST OF WOODY ORNAMENTAL PLANTS OF CALIFORNIA" MANUAL 32. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OUTLINED BY THE ASSOCIATION OF NURSERYMEN, "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1-2004. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN. KEEP PLANTS WELL WATERED IN CONTAINERS UNTIL PLANTING LAYOUT IS APPROVED BY OWNER'S REPRESENTATIVE.
6. PLANT SUBSTITUTIONS ARE NOT PERMITTED.
7. DO NOT USE HERBICIDES, PESTICIDES OR FUNGICIDES. IF ISSUES ARISE WITH PESTS OR PATHOGENS CONTACT LANDSCAPE ARCHITECT.
8. TREE STAKES: 2" DIA UNTREATED LODGEPOLE PINE
9. TREE TIES: ARBOR TIE
10. DO NOT USE ROOT BARRIERS.
11. DO NOT USE WEED CLOTH.
12. SITE PREPARATION:
    A. CLEAR ALL GROUND AREAS TO BE PLANTED OF ALL WEEDS AND DEBRIS PRIOR TO BEGINNING THE WORK.
    B. REMOVE WEEDS AND GRASSES WITH THE ROOTS. DO NOT USE HERBICIDES.
    C. DO NOT COMPACT SOIL.
13. PLANTING:
    A. DIG INDIVIDUAL PLANTING HOLES.
    B. PLANT AS SHOWN IN DETAILS.
    C. REMOVE NURSERY STAKES AND TIES.
14. TREE PLANTING:
    A. FILL ALL TREE PITS WITH WATER TO TEST FOR DRAINAGE. IF PIT DRAINS WITHIN EIGHT HOURS PROCEED WITH THE TREE PLANTING DETAIL. IF WATER DOES NOT DRAIN WITHIN EIGHT HOURS DIG A TWELVE-INCH DIAMETER SUMP TO FOUR FEET DEEP OR TO A DEPTH WHERE WATER DRAINS WITHIN EIGHT-HOUR PERIOD. FILL SUMPS WITH DRAIN ROCK. OWNER'S REPRESENTATIVE TO BE PRESENT AT ALL TREE PIT DRAINAGE TESTS. COORDINATE TEST TO OCCUR DURING FIRST OR SECOND SITE VISIT.
    B. PLANT TREE AS SHOWN IN DETAIL.
21. MAINTENANCE:
    A. DO NOT SHEAR, CLIP, TRIM, OR ADD FERTILIZERS
    B. DO NOT REMOVE PLANT DEBRIS FROM PLANTING AREAS; KEEP IN PLACE AS MULCH.
    C. MAINTAIN 3-INCHES OF ORGANIC MULCH AT ALL TIMES.
    D. AFTER ONE YEAR, REMOVE TREE STAKES.

PANORAMIC DESIGN GROUP
LANDSCAPE ARCHITECTURE
510-367-3028
mbaldwin.pdg@gmail.com

STAMP:

CLIENT:

BERTOLAMI ENGINEERING
1941 OAK PARK BLVD.
SUITE 2G
PLEASANT HILL, CA

PROJECT:

345 WEST 10TH ST.
PITTSBURG, CA

SUBMITTAL:

10-11-18	PERMIT SUBMITTAL
11-26-18	PERMIT RE-SUBMITTAL

THIS PLAN IS DIAGRAMMATIC IN NATURE. IT IS MEANT AS A GENERAL GUIDE TO CONSTRUCTION ONLY. IT IS NOT FULLY DETAILED, NOR EXHAUSTIVELY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO VERIFY, SELECT, AND RESOLVE ALL ELEMENTS. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR QUALITY CONTROL, CONSTRUCTION STANDARDS, AND FOR COMPLIANCE WITH CODES.

NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

SHEET TITLE:

LAYOUT & PLANTING NOTES & DETAILS

SHEET #:

L1.1

PLOT DATE: 181124

Irrigation Legend

Quantity	Symbol	Description
Flow Sensor		
1		CST Flow sensor 1 inch FSI-T10-001
Backflow Devices		
1		Febco 860 - 1"
Control Valves		
7		Hunter PCZ-101 Drip Control Zone Kit
1		Master valve - Hunter ICV-101G
Irrigation Accessories		
1		Hunter I-Core - 6-station plastic wall mount
1		Hunter Solar Sync sensor - wireless - WSS
12		Netafim manual line-flushing valve - #TLSOV
8		Hunter Eco-Indicator - ECO-ID
4		Nibco 1" isolation valve (ball valve)
Mainline Pipe		
150 ft.		Schedule 40 1"
Lateral Pipe		
350 ft.		Schedule 40 3/4"
PVC Sleeves		
60 ft.		2" Class 200 PVC
Drip Tubing		
850 ft.		Netafim TLCV4-12 (flow .4 gph, 12" spacing)
175 ft.		17mm Netafim Blank polyethylene tubing
1		Hunter EcoMat for grass pave area (100 ft. roll)
TBD	See details page	Netafim Micro Tubing Adaptor - TLMTUBEADP
TBD	See notes	Netafim Emitter plug - TLDPLUG

Zone 1
Low water
96 sq. ft.
Precip. rate: 0.43 in/hr
.5 gpm

Zone 5:
Low water
239 sq. ft.
Precip. rate: 0.43 in/hr
1.2 gpm

Zone 2
Moderate water
198 sq. ft. (144 lin ft)
Precip. rate: 0.43 in/hr
1.0 gpm

Zone 6
Low water
216 sq. ft.
Precip. rate: 0.43 in/hr
1.0 gpm

Zone 3:
Low water
165 sq. ft.
Eco-Mat: 0.83 in/hr
1.4 gpm

Zone 7
Low water
206 sq. ft.
Precip. rate: 0.43 in/hr
1.0 gpm

Zone 4:
Low water
181 sq. ft.
Precip. rate: 0.43 in/hr
0.9 gpm

1. Landscape area: 1,301 sq. ft.
2. Soil type: Clay
3. Static pressure: 76 psi
4. Inline drip application rate:
   Zones 1, 2, 4, 5, 6, 7: 0.48 in/hr
   Zone 3: 0.83 in/hr

Designer's Statement:

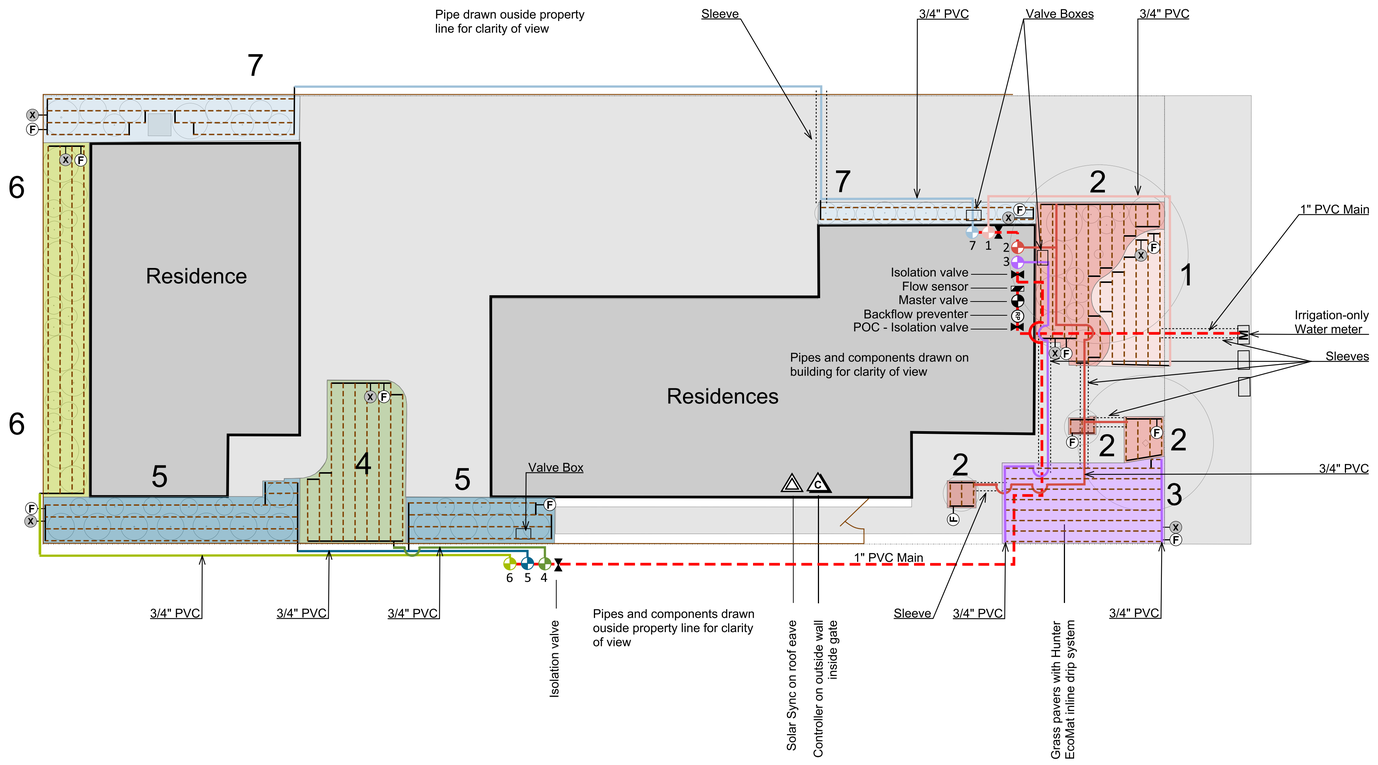
This plan complies with the criteria of the Water Efficient Landscaping Ordinance and applies them accordingly for the efficient use of water in this irrigation design plan.

Lori D. Palmquist — *November 26, 2018*

Lori D. Palmquist, CID, CIC, CLIA, CLWM
Certification ID# 005656
Irrigation Design and Consultation
510-374-6360
Irrigation Association Certifications:
Irrigation Designer, Irrigation Contractor,
Irrigation Auditor, and Landscape Water Manager

General Notes

1. A diagram of the hydrozone plan shall be kept with the irrigation controller for subsequent management purposes.
2. A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed Landscape Contractor for the project.
3. An irrigation audit report shall be completed at the time of final inspection.
4. Irrigation water supply is city supplied potable water from the existing water meter located at the sidewalk.
5. At the time of final inspection, the permit applicant must provide the owner of the property with a Certificate of Completion, Certificate of Installation, Irrigation Schedule, schedule of landscape maintenance, and schedule of irrigation maintenance.



Irrigation Notes

Drip

1. Zones 1, 2, 4, 5, 6, and 7 are dripped with Netafim TLCV4-12 grid. The emitter spacing is 12", and the row spacing is 16" for all zones. Zone 3 uses Hunter EcoMat with emitter spacing of 12" and row spacing of 14".
2. Ensure that all plants have one emitter positioned on the root ball. If an emitter does not fall directly on top of a root ball, use the Netafim Micro Tubing Adaptor plugged into a nearby Netafim inline emitter, and run 1/4" drip tube onto root ball, and stake down.
3. On the edges of the drip zones, start the emitter line rows no more than 4" from the hardscaping edge.
4. The supply and exhaust headers for each grid consists of 17 mm blank Netafim polyethylene tubing. Zone 3 uses 3/4" PVC for both headers.
5. All zones have 3/4" PVC running directly from the valve to where the zone begins. These individual pipe sizes are clearly marked on this plan. Be sure to install the correct size pipe or tubing, as they are designed to handle the maximum flow of each zone.
6. Drip grids and sub-grids have a flush point at the hydraulic opposite end of the supply header. Install per installation detail.
7. The drip zones have dashed lines drawn in marking the positions of all the drip tubing.
8. For blank polyethylene tubing, use Netafim brand (brown) 17mm tubing. This is for best fit when using insert (barbed) fittings.
8. Temporarily plug any emitters that will not be needed with Netafim plug. This plug can be easily removed later, when the roots have reached that area.

Valves

1. Valves are 1" Hunter control zone kits with pre-installed filters and 25 psi pressure regulators. They are to be installed per installation detail.
2. All valve manifolds have an isolation valve directly upstream.
3. Run field wires from each valve manifold to the controller along the main pipe.

Pipes

1. The mainline pipe is 1" schedule 40 PVC all the way from the water meter, through the point of connection, and onward to each valve manifold. Connect to the city water supply where shown on plan.

Controller, Weather Sensor, and Irrigation Sub-Meter

1. The irrigation controller is a Hunter I-CORE - 6-station controller installed on the outside wall of the front residence.
2. Hunter wireless Solar Sync is the weather sensor, installed on roof eave with no obstruction from above. Ensure the weather sensor is in a sunny spot, and that nothing blocks rain.
3. There is a master valve directly downstream of the irrigation sub-meter. Be sure to wire it to controller.

Grass Pavers Parking Space

1. The grass pavers area is to be irrigated with Hunter EcoMat. It is essential that installing contractor get in touch with the Hunter representative before installing this product, to ensure it gets installed correctly. She will come to the site to train the installers. Christine Hawkins: (650) 288-5308
2. See EcoMat construction detail on Notes and Details sheet.

48 Feet

Lori Palmquist
CID, CIC, CLIA, CLWM
5757 Clinton Avenue
Richmond, CA 94805
510-374-6360

look for WaterSense • Meets EPA Criteria

SHEET DESCRIPTION:
Color Irrigation Design
For printing in 11 x 17

PROJECT:
345 West 10th Street
Pittsburg, CA 94565

REVISIONS:
None

DATE:
11/26/2018

JOB NUMBER:
1

DRAWN BY:
LP

CHECKED BY:
MB

SCALE:
1" = 8' 0" - (When printed at 24 x 36)

SHEET:
Supplemental - Not for plan set

Irrigation Legend

Quantity	Symbol	Description
Flow Sensor		
1		CST Flow sensor 1 inch FSI-T10-001
Backflow Devices		
1		Febco 860 - 1"
Control Valves		
7		Hunter PCZ-101 Drip Control Zone Kit
1		Master valve - Hunter ICV-101G
Irrigation Accessories		
1		Hunter I-Core - 6-station plastic wall mount
1		Hunter Solar Sync sensor - wireless - WSS
12		Netafim manual line-flushing valve - #TLSOV
8		Hunter Eco-Indicator - ECO-ID
4		Nibco 1" isolation valve (ball valve)
Mainline Pipe		
150 ft.		Schedule 40 1"
Lateral Pipe		
350 ft.		Schedule 40 3/4"
PVC Sleeves		
60 ft.		2" Class 200 PVC
Drip Tubing		
850 ft.		Netafim TLCV4-12 (flow .4 gph, 12" spacing)
175 ft.		17mm Netafim Blank polyethylene tubing
1		Hunter EcoMat for grass pave area (100 ft. roll)
TBD	See details page	Netafim Micro Tubing Adaptor - TLMTUBEADP
TBD	See notes	Netafim Emitter plug - TLDPLUG

Zone 1
Low water
96 sq. ft.
Precip. rate: 0.43 in/hr
.5 gpm

Zone 2
Moderate water
198 sq. ft. (144 lin ft)
Precip. rate: 0.43 in/hr
1.0 gpm

Zone 3:
Low water
165 sq. ft.
Eco-Mat: 0.83 in/hr
1.4 gpm

Zone 4:
Low water
181 sq. ft.
Precip. rate: 0.43 in/hr
0.9 gpm

Zone 5:
Low water
239 sq. ft.
Precip. rate: 0.43 in/hr
1.2 gpm

Zone 6
Low water
216 sq. ft.
Precip. rate: 0.43 in/hr
1.0 gpm

Zone 7
Low water
206 sq. ft.
Precip. rate: 0.43 in/hr
1.0 gpm

1. Landscape area: 1,301 sq. ft.
2. Soil type: Clay
3. Static pressure: 76 psi
4. Inline drip application rate:
   Zones 1, 2, 4, 5, 6, 7: 0.48 in/hr
   Zone 3: 0.83 in/hr

Designer's Statement:

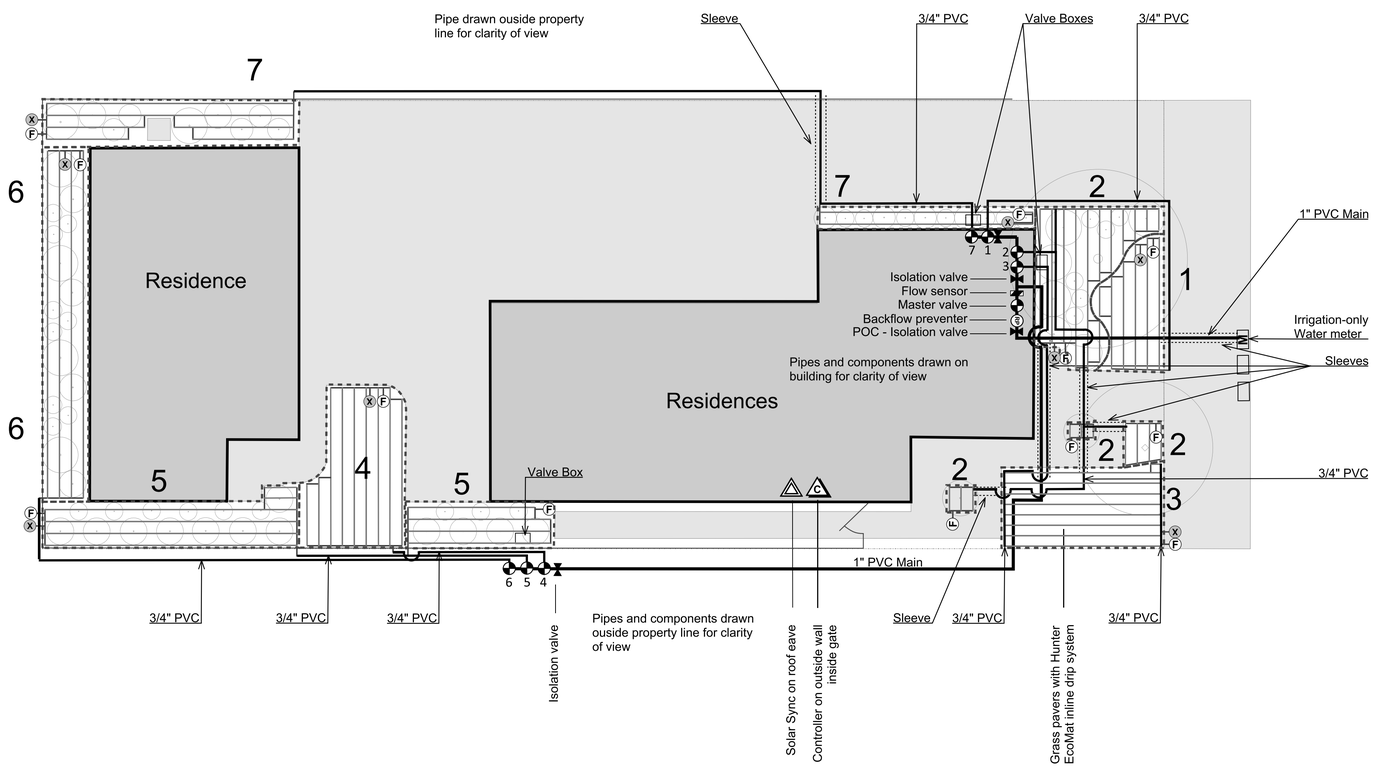
This plan complies with the criteria of the Water Efficient Landscaping Ordinance and applies them accordingly for the efficient use of water in this irrigation design plan.

Lori D. Palmquist — *November 26, 2018*

Lori D. Palmquist, CID, CIC, CLIA, CLWM
Certification ID# 005656
Irrigation Design and Consultation
510-374-6360
Irrigation Association Certifications:
Irrigation Designer, Irrigation Contractor,
Irrigation Auditor, and Landscape Water Manager

General Notes

1. A diagram of the hydrozone plan shall be kept with the irrigation controller for subsequent management purposes.
2. A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed Landscape Contractor for the project.
3. An irrigation audit report shall be completed at the time of final inspection.
4. Irrigation water supply is city supplied potable water from the existing water meter located at the sidewalk.
5. At the time of final inspection, the permit applicant must provide the owner of the property with a Certificate of Completion, Certificate of Installation, Irrigation Schedule, schedule of landscape maintenance, and schedule of irrigation maintenance.



Irrigation Notes

Drip

1. Zones 1, 2, 4, 5, 6, and 7 are dripped with Netafim TLCV4-12 grid. The emitter spacing is 12", and the row spacing is 16" for all zones. Zone 3 uses Hunter EcoMat with emitter spacing of 12" and row spacing of 14".
2. Ensure that all plants have one emitter positioned on the root ball. If an emitter does not fall directly on top of a root ball, use the Netafim Micro Tubing Adaptor plugged into a nearby Netafim inline emitter, and run 1/4" drip tube onto root ball, and stake down.
3. On the edges of the drip zones, start the emitter line rows no more than 4" from the hardscaping edge.
4. The supply and exhaust headers for each grid consists of 17 mm blank Netafim polyethylene tubing. Zone 3 uses 3/4" PVC for both headers.
5. All zones have 3/4" PVC running directly from the valve to where the zone begins. These individual pipe sizes are clearly marked on this plan. Be sure to install the correct size pipe or tubing, as they are designed to handle the maximum flow of each zone.
6. Drip grids and sub-grids have a flush point at the hydraulic opposite end of the supply header. Install per installation detail.
7. The drip zones have dashed lines drawn in marking the positions of all the drip tubing.
8. For blank polyethylene tubing, use Netafim brand (brown) 17mm tubing. This is for best fit when using insert (barbed) fittings.
8. Temporarily plug any emitters that will not be needed with Netafim plug. This plug can be easily removed later, when the roots have reached that area.

Valves

1. Valves are 1" Hunter control zone kits with pre-installed filters and 25 psi pressure regulators. They are to be installed per installation detail.
2. All valve manifolds have an isolation valve directly upstream.
3. Run field wires from each valve manifold to the controller along the main pipe.

Pipes

1. The mainline pipe is 1" schedule 40 PVC all the way from the water meter, through the point of connection, and onward to each valve manifold. Connect to the city water supply where shown on plan.

Controller, Weather Sensor, and Irrigation Sub-Meter

1. The irrigation controller is a Hunter I-CORE - 6-station controller installed on the outside wall of the front residence.
2. Hunter wireless Solar Sync is the weather sensor, installed on roof eave with no obstruction from above. Ensure the weather sensor is in a sunny spot, and that nothing blocks rain.
3. There is a master valve directly downstream of the irrigation sub-meter. Be sure to wire it to controller.

Grass Pavers Parking Space

1. The grass pavers area is to be irrigated with Hunter EcoMat. It is essential that installing contractor get in touch with the Hunter representative before installing this product, to ensure it gets installed correctly. She will come to the site to train the installers. Christine Hawkins: (650) 288-5308
2. See EcoMat construction detail on Notes and Details sheet.

48 Feet

Lori Palmquist
CID, CIC, CLIA, CLWM
5757 Clinton Avenue
Richmond, CA 94805
510-374-6360

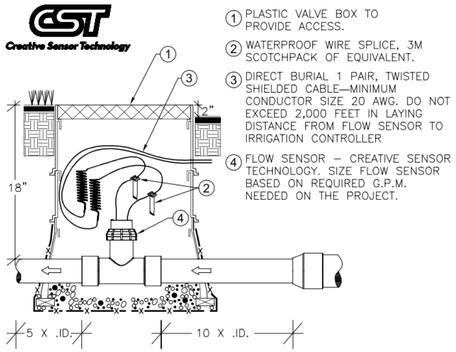
SHEET DESCRIPTION:
Irrigation Plan

PROJECT:
345 West 10th Street
Pittsburg, CA 94565

REVISIONS:
None

DATE: 11/26/2018
JOB NUMBER: 1
DRAWN BY: LP
CHECKED BY: MB
SCALE: 1" = 8' 0"

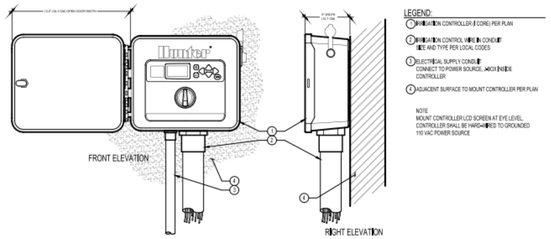
L2.0



1. PLASTIC VALVE BOX TO PROVIDE ACCESS.
2. WATERPROOF WIRE SPLICE, 3M SCOTCHPACK OF EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE—MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER
4. FLOW SENSOR – CREATIVE SENSOR TECHNOLOGY. SIZE FLOW SENSOR BASED ON REQUIRED G.P.M. NEEDED ON THE PROJECT.

MINIMUM UPSTREAM AND DOWNSTREAM DISTANCES BETWEEN ANY VALVE OR FITTING AND THE FLOW SENSOR

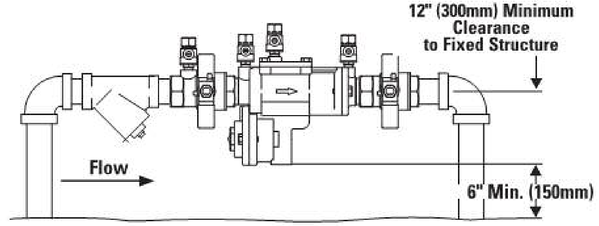
(1) CST FLOW SENSOR INSTALLATION
N.T.S. 328485–06



(XX) I CORE - WALL MOUNT
Hunter C.ICORE.01
NOT TO SCALE

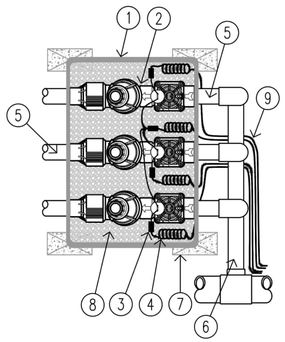
Typical Installation

Series 860 ½" - 2" (15 - 50mm)
Outdoor Installation



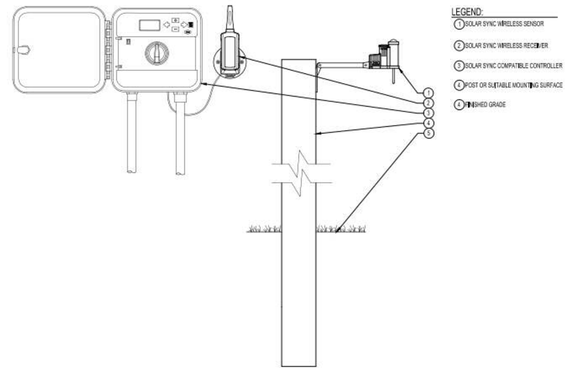
IMPORTANT: INQUIRE WITH GOVERNING AUTHORITIES FOR LOCAL INSTALLATION REQUIREMENTS

TOP VIEW



1. STANDARD VALVE BOX
2. DRIP ZONE KIT MODEL PCZ–101–XX FILTER, REGULATOR 25 OR 40 PSI
3. WATERPROOF CONNECTORS(2)
4. 18–24" COILED WIRE
5. SCH 80 T.O.E. NIPPLE
6. MAIN LINE PIPE & FITTINGS
7. BRICK SUPPORTS (4)
8. 3/4" MINUS WASHED GRAVEL
9. CONTROL WIRE

(XX) DRIP CONTROL ZONE
SCALE: 1.5" = 1'–0" Hunter IRRIGATION DETAIL



(XX) SOLAR SYNC WIRELESS WITH GENERIC WALL MOUNT CONTROLLER
[redacted]-S.SS.04
NOT TO SCALE

Lori Palmquist
CID, CIC, CLIA, CLWM
5757 Clinton Avenue
Richmond, CA 94805
510-374-6360

look for WaterSense • Meets EPA • Criteria

SHEET DESCRIPTION:
Irrigation Notes and Details

PROJECT:
345 West 10th Street
Pittsburg, CA 94565

REVISIONS:
None

DATE:
11/26/2018

JOB NUMBER:
1

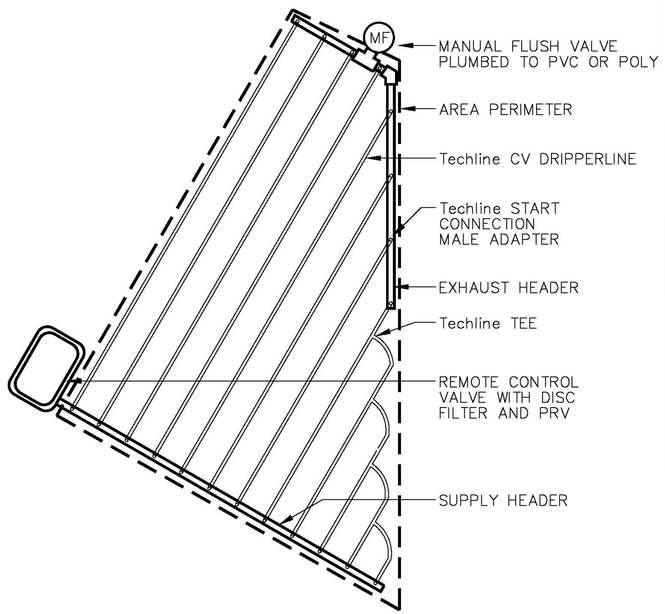
DRAWN BY:
LP

CHECKED BY:
MB

SCALE:
No scale

L2.1

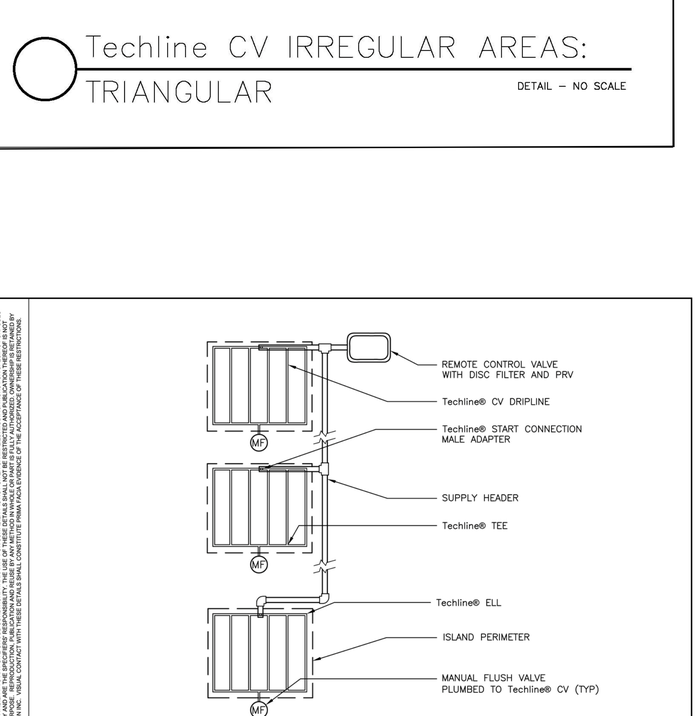
Detail C104



Techline CV IRREGULAR AREAS: TRIANGULAR

DETAIL – NO SCALE

LIMITATIONS:
ALLOWING FOR A WIDE VARIETY OF APPLICATIONS AND CONDITIONS, NETAFIM IRRIGATION INC. IS NOT RESPONSIBLE FOR CORRECTNESS OR APPLICABILITY TO ANY SPECIFIC APPLICATION. ALL INFORMATION, INCLUDING BUT NOT LIMITED TO SPECIFICATIONS, WARRANTY, RECOMMENDATIONS AND DRAWINGS, IS SUBJECT TO CHANGE WITHOUT NOTICE. NETAFIM IRRIGATION INC. MAKES NO WARRANTY FOR SUITABILITY IS NOT GIVEN OR IMPLIED. MODIFICATIONS FOR SPECIFIC PURPOSES MAY BE NECESSARY AND ARE THE SPECIFIER'S RESPONSIBILITY. THE USE OF THESE DETAILS SHALL NOT BE RESTRICTED AND PUBLICATION THEREOF IS NOT INTENDED AS A PERMISSION TO COPY OR USE ANY PATENTED ITEM WITHOUT THE CONSENT OF THE PATENTEE. ANY SUCH USE IS STRICTLY PROHIBITED. REPRODUCTION, PUBLICATION AND REUSE BY ANY METHOD IN WHOLE OR PART IS FULLY AUTHORIZED. OWNERSHIP IS RETAINED BY NETAFIM IRRIGATION INC. VISUAL CONTACT WITH THESE DETAILS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

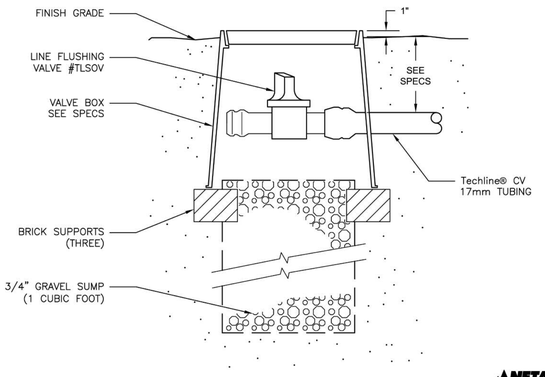


00 Techline® CV ISLAND LAYOUT

NOT TO SCALE

DETAIL – C103

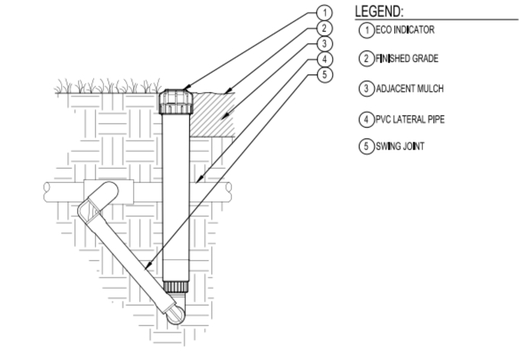
LIMITATIONS:
ALLOWING FOR A WIDE VARIETY OF APPLICATIONS AND CONDITIONS, NETAFIM IRRIGATION INC. IS NOT RESPONSIBLE FOR CORRECTNESS OR APPLICABILITY TO ANY SPECIFIC APPLICATION. ALL INFORMATION, INCLUDING BUT NOT LIMITED TO SPECIFICATIONS, WARRANTY, RECOMMENDATIONS AND DRAWINGS, IS SUBJECT TO CHANGE WITHOUT NOTICE. NETAFIM IRRIGATION INC. MAKES NO WARRANTY FOR SUITABILITY IS NOT GIVEN OR IMPLIED. MODIFICATIONS FOR SPECIFIC PURPOSES MAY BE NECESSARY AND ARE THE SPECIFIER'S RESPONSIBILITY. THE USE OF THESE DETAILS SHALL NOT BE RESTRICTED AND PUBLICATION THEREOF IS NOT INTENDED AS A PERMISSION TO COPY OR USE ANY PATENTED ITEM WITHOUT THE CONSENT OF THE PATENTEE. ANY SUCH USE IS STRICTLY PROHIBITED. REPRODUCTION, PUBLICATION AND REUSE BY ANY METHOD IN WHOLE OR PART IS FULLY AUTHORIZED. OWNERSHIP IS RETAINED BY NETAFIM IRRIGATION INC. VISUAL CONTACT WITH THESE DETAILS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



00 MANUAL LINE FLUSHING VALVE TLSOV PLUMBED TO TUBING

NOT TO SCALE

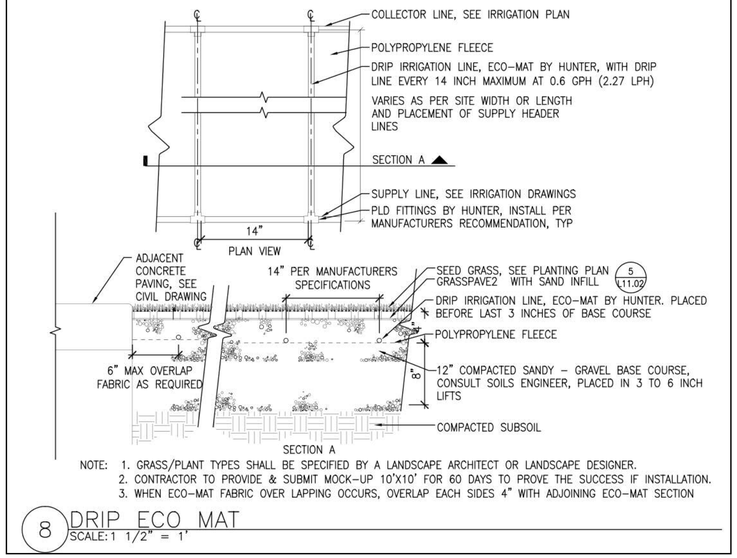
DETAIL – D211



XX ECO INDICATOR - SWING JOINT

HM.EI.01

NOT TO SCALE



NOTE: 1. GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.
2. CONTRACTOR TO PROVIDE & SUBMIT MOCK-UP 10'X10' FOR 60 DAYS TO PROVE THE SUCCESS IF INSTALLATION.
3. WHEN ECO-MAT FABRIC OVER LAPPING OCCURS, OVERLAP EACH SIDES 4" WITH ADJOINING ECO-MAT SECTION

8 DRIP ECO MAT

SCALE: 1 1/2" = 1'

EMITTER MICRO-TUBING ADAPTER

Model TLMTUBEADP

Dripper Plug Ring

(Not for use with Techline CV)

Model TLDPLUG

Item 32000-006015

LLori Palmquist
CID, CIC, CLIA, CLWM
5757 Clinton Avenue
Richmond, CA 94805
510-374-6360

SHEET DESCRIPTION:
Drip Details

PROJECT:
345 West 10th Street
Pittsburg, CA 94565

REVISIONS:
None

DATE:
11/26/2018

JOB NUMBER:
1

DRAWN BY:
LP

CHECKED BY:
MB

SCALE:
No scale

L2.2

Water Efficient Landscape Worksheet

Site Address: 345 West 10th Street, Pittsburg, CA 94565

Reference Evapotranspiration (ETo): 45.2 inches

Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Zone 1 (low water)	0.2	Drip	0.81	0.25	96	24	673
Zone 2 (moderate water)	0.5	Drip	0.81	0.62	198	123	3,447
Zone 3 (low water)	0.2	Drip	0.81	0.25	165	41	1,149
Zone 4 (low water)	0.2	Drip	0.81	0.25	181	45	1,261
Zone 5 (low water)	0.2	Drip	0.81	0.25	239	60	1,681
Zone 6 (low water)	0.2	Drip	0.81	0.25	216	54	1,513
Zone 7 (low water)	0.2	Drip	0.81	0.25	206	51	1,429
Totals					**1,301**	**398**	**11,153**
				Totals	(A) 1,301	(B) 398	
Special Landscape Areas							
				Totals	(C) 0	(D) 0	
						ETWU Total	**11,153**
						Maximum Allowed Water Allowance (MAWA)	**16,407**
MAWA = (45.2) x (0.62) [(.45 x 1301) + (0)]							
ETWU = 45.2 x 0.62 x ETAF x Area							

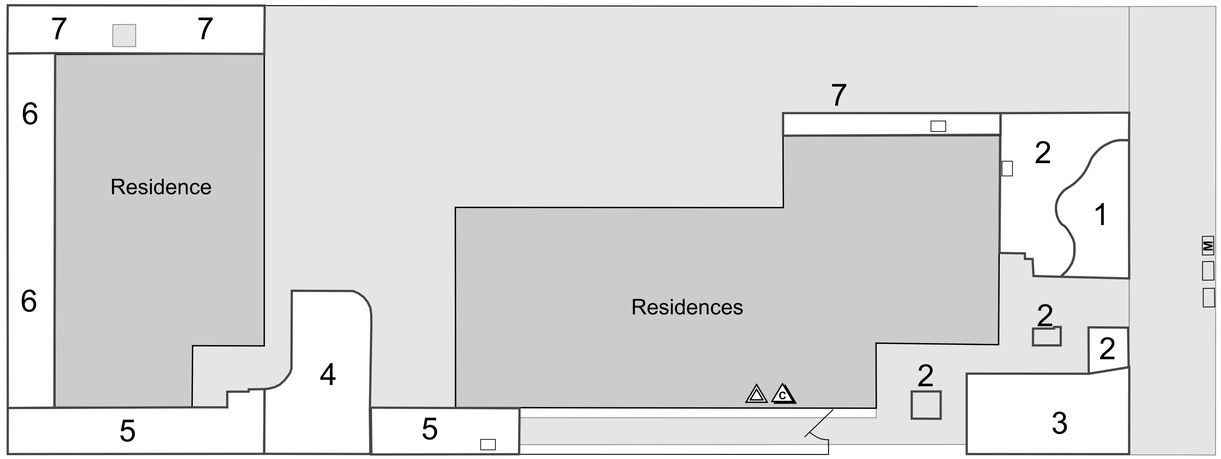
ETAF Calculations			
Regular Landscape Areas			Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Total ETAF x Area	(B) 398		
Total Area	(A) 1301		
Average ETAF	**0.31**	B / A	
All Landscape Areas			
Total ETAF x Area	398	(B + D)	
Total Area	1301	(A + C)	
Sitewide ETAF	**0.31**	(B+D) / (A+C)	

Zone 6
Low water
216 sq. ft.
Precip. rate: 0.43 in/hr
1.0 gpm

Zone 7
Low water
206 sq. ft.
Precip. rate: 0.43 in/hr
1.0 gpm

Zone 2
Moderate water
198 sq. ft.
Precip. rate: 0.43 in/hr
1.0 gpm

Zone 1
Low water
96 sq. ft.
Precip. rate: 0.43 in/hr
.5 gpm



Zone 5:
Low water
239 sq. ft.
Precip. rate: 0.43 in/hr
1.2 gpm

Zone 4:
Low water
181 sq. ft.
Precip. rate: 0.43 in/hr
0.9 gpm

Zone 3:
Low water
165 sq. ft.
Eco-Mat: 0.83 in/hr
1.4 gpm

Lori Palmquist
CID, CIC, CLIA, CLWM
5757 Clinton Avenue
Richmond, CA 94805
510-374-6360

look for WaterSense Meets EPA Criteria

SHEET DESCRIPTION:
Water Calcs &
Hydrozone Map

PROJECT:
345 West 10th Street
Pittsburg, CA 94565

REVISIONS:
None

DATE:
11/26/2018

JOB NUMBER:
1

DRAWN BY:
LP

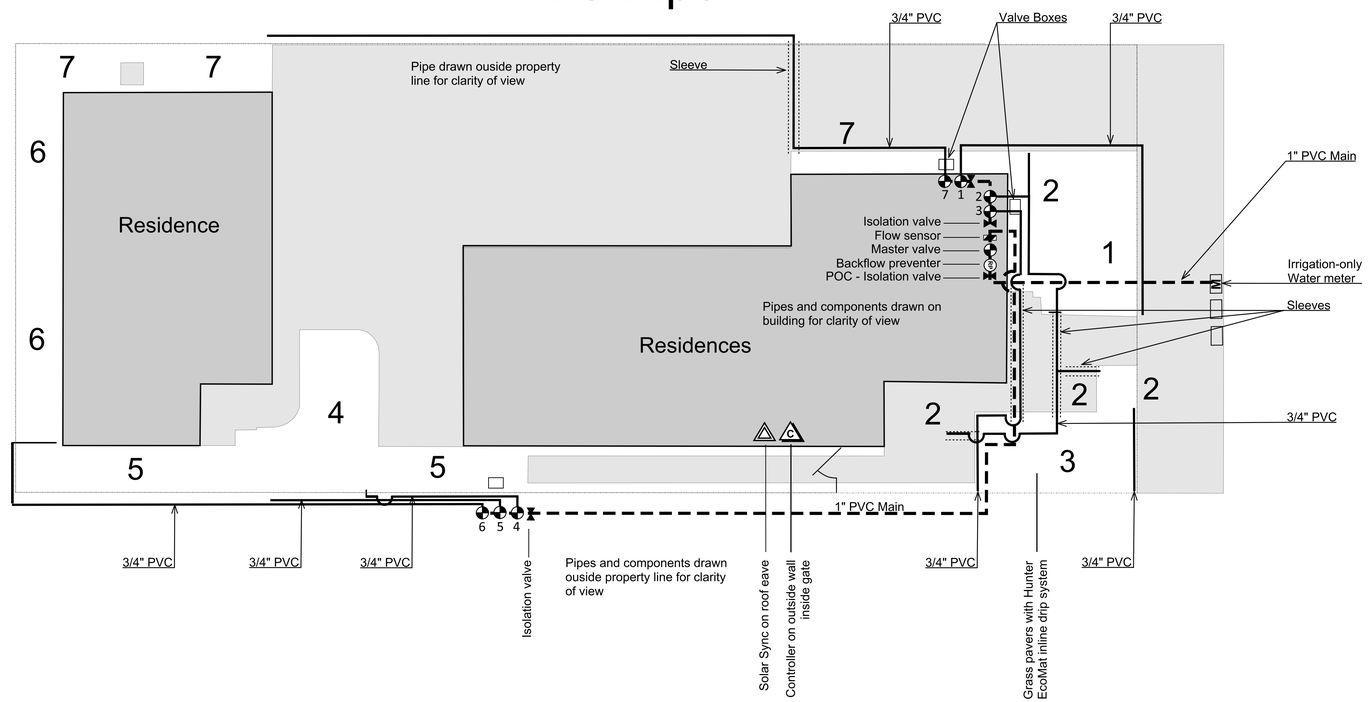
CHECKED BY:
MB

SCALE:
1" = 8' 0"

L2.3

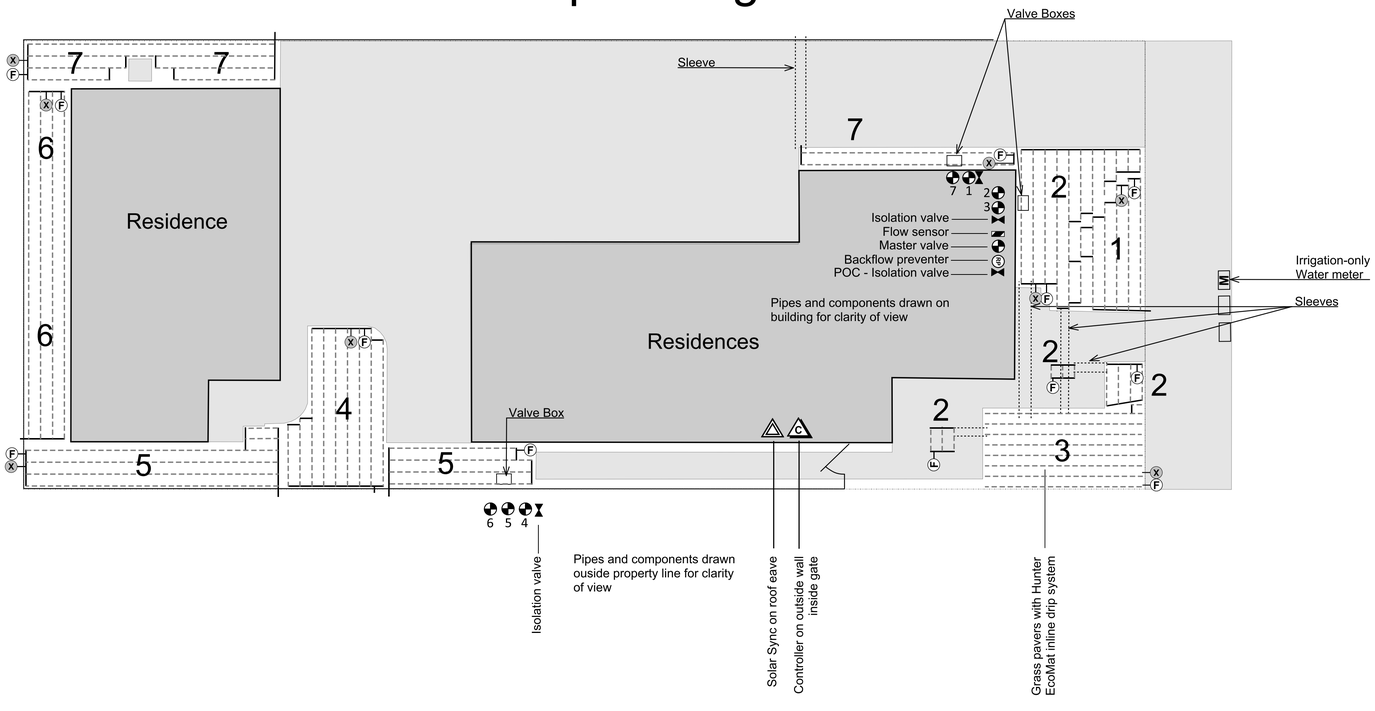
PVC Pipe

PVC Legend
- 1" PVC main
- 3/4" PVC



Drip Tubing

Drip Tubing Legend
- Blank polyethylene
- Inline drip



Lori Palmquist
CID, CIC, CLIA, CLWM
5757 Clinton Avenue
Richmond, CA 94805
510-374-6360

SHEET DESCRIPTION:
Pipe and Tubing Plan

PROJECT:
345 West 10th Street
Pittsburg, CA 94565

REVISIONS:
None

DATE:
11/26/2018

JOB NUMBER:
1

DRAWN BY:
LP

CHECKED BY:
MB

SCALE:
1" = 8' 0"

L2.4

Establishment Irrigation Schedule

When the landscape is new, program the following schedule into the controller. Use the part of the schedule that provides daily run times for "Peak" or summer time (gray shaded box). The Solar Sync will adjust the run times for every month other than July, based on the weather data it collects. The Solar Sync sensor should be set to Region 2. The run time minutes for the other three seasons are only provided in this schedule in case the Solar Sync is not being used.

The number of minutes shown below for each zone for establishing the landscape reflect that each zone will be watered as if it were made up of all high-water plants. This will ensure that the new plants are watered correctly while they are getting established. See UC Davis Irrigation Plant Trials for more information on this strategy.

Establishment Schedule (the first year after planting)

Zones, Program	Plant Type	Exposure	Application Rate	Peak Weekly ETo (July)	Peak Min. Per Day (Summer)	Peak Days Per Week (Summer)	Minutes Per Day (Fall)	Days Per Week (Fall)	Minutes Per Day (Winter)	Days Per Week (Winter)	Minutes Per Day (Spring)	Days Per Week (Spring)
1 (PRG A)	Low water	Shade	.48 in/hr	1.67 in.	**65 min.**	**3 days**	30 min.	3 days	25 min.	1 day	35 min.	3 days
3 (PRG A)	Low water	Shade	.83 in/hr	1.67 in.	**37 min.**	**3 days**	27 min.	3 days	15 min.	1 day	31 min.	3 days
4 (PRG A)	Low water	Part Sun	.48 in/hr	1.67 in.	**60 min.**	**3 days**	25 min.	3 days	20 min.	1 day	30 min.	3 days
5 (PRG B)	Low water	Part Sun	.48 in/hr	1.67 in.	**65 min.**	**3 days**	30 min.	3 days	25 min.	1 day	35 min.	3 days
6 (PRG B)	Low water	Sun	.48 in/hr	1.67 in.	**60 min.**	**3 days**	38 min.	2 days	20 min.	1 day	30 min.	3 days
7 (PRG B)	Low water	Part Shade	.48 in/hr	1.67 in.	**60 min.**	**3 days**	25 min.	3 days	20 min.	1 day	30 min.	3 days
2 (PRG C)	Mod. Water	Shade	.48 in/hr	1.67 in.	**80 min.**	**2 days**	34 min.	2 days	16 min.	1 day	42 min.	2 days

Mature Irrigation Schedule

Once the plants are established (after at least a year), use the following schedule. Program in the peak schedule in the gray box. The run time minutes will be adjusted by the Solar Sync sensor according to the weather data it collects. Only the run time minutes will be adjusted by the Solar Sync. The watering days and start times will remain the same. The run time minutes for the other three seasons are only provided in this schedule in case the Solar Sync is not being used.

Mature Schedule (after plants are established)

Zones, Program	Plant Type	Exposure	Application Rate	Peak Weekly ETo (July)	Peak Min. Per Day (Summer)	Peak Days Per Week (Summer)	Minutes Per Day (Fall)	Days Per Week (Fall)	Minutes Per Day (Winter)	Days Per Week (Winter)	Minutes Per Day (Spring)	Days Per Week (Spring)
1 (PRG A)	Low water	Shade	.48 in/hr	1.67 in.	**16 min.**	**3 days**	15 min.	2 days	15 min.	1 day	17 min.	2 days
3 (PRG A)	Low water	Shade	.83 in/hr	1.67 in.	**10 min.**	**3 days**	8 min.	2 days	5 min.	1 day	10 min.	2 days
4 (PRG A)	Low water	Part Sun	.48 in/hr	1.67 in.	**14 min.**	**3 days**	13 min.	2 days	13 min.	1 day	15 min.	2 days
5 (PRG B)	Low water	Part Sun	.48 in/hr	1.67 in.	**16 min.**	**3 days**	15 min.	2 days	15 min.	1 day	17 min.	2 days
6 (PRG B)	Low water	Sun	.48 in/hr	1.67 in.	**14 min.**	**3 days**	13 min.	2 days	13 min.	1 day	15 min.	2 days
7 (PRG B)	Low water	Part Shade	.48 in/hr	1.67 in.	**14 min.**	**3 days**	13 min.	2 days	13 min.	1 day	15 min.	2 days
2 (PRG C)	Mod. Water	Shade	.48 in/hr	1.67 in.	**57 min.**	**2 days**	25 min.	2 days	16 min.	1 day	34 min.	2 days

Irrigation Maintenance Schedule

During First Six Weeks After Installation:

1. Check controller and landscape every two weeks to ensure that the automatic program is functioning well, and the plants are thriving.
2. Check watering history on controller
3. Check that all data in controller are current and correct.
4. Turn on all zones and walk through to ensure proper function of all components.

Every Six Months:

1. Flush all drip zones to remove any debris from the system.
2. Flush all drip filters at the valves every six months.
3. Turn on each zone, and walk through to ensure that all is functioning well. Make any repairs or adjustments needed.

Annually:

1. Perform an annual full-system irrigation check. Make any needed repairs or adjustments.

Lori Palmquist
CID, CIC, CLIA, CLWM
5757 Clinton Avenue
Richmond, CA 94805
510-374-6360

Certified Irrigation Designer™ CID Irrigation Association

look for WaterSense Meets EPA California

SHEET DESCRIPTION:
Irrigation Schedules

PROJECT:
345 West 10th Street
Pittsburg, CA 94565

REVISIONS:
None

DATE:
11/26/2018

JOB NUMBER:
1

DRAWN BY:
LP

CHECKED BY:
MB

SCALE:
No scale

L2.5

CONCRETE

A. CONCRETE REQUIREMENTS (BASED ON UNIT WEIGHT OF 145-150 PCF):

1. FOOTINGS, RETAINING WALLS AND PIERS: ¾" MAXIMUM AGGREGATE SIZE, 4" MAXIMUM SLUMP, AND 3000 PSI AT 28 DAYS. (DESIGNED FOR 2500 PSI). APPLY FORM SEALERS AND MOISTEN FORMS PRIOR TO PLACING CONCRETE.

2. INTERIOR SLABS ON GRADE: 1" MAXIMUM AGGREGATE SIZE 3-1/2" SLUMP, 3000 PSI AT 28 DAYS. (DESIGNED FOR 2500 PSI.) PRIOR TO SLAB ON GRADE POURS, THOROUGHLY SOAK UNDERLYING BASE. FINISH INTERIOR SLABS FOR A FLOAT FINISH FOLLOWED BY A MONOLITHIC TEEL TROWEL FINISH.

B. REMOVE FORMS AFTER CONCRETE HAS PROPERLY CURRED AND HAS REACHED SUFFICIENT STRENGTH TO SUPPORT LOADS. REMOVE FORMS WITHOUT INJURING OR SPALLING CONCRETE. REMOVE SNAP TIES AND OTHER BREAK OFF ACCESSORIES COMPLETELY. PROTECT EXPOSED CONCRETE FROM DAMAGE OR STAINING UNTIL FINAL ACCEPTANCE.

C. REINFORING STEEL:
1. DEFORMED BILLET STEEL BARS, ASTM A615, GRADE 40 (UP TO #4) OR GRADE 60 (#5 AND OVER), AS SHOWN ON THE DRAWINGS.

2. METAL ACCESSORIES: PROVIDE NON-CORROSIVE SPACERS, CHAIRS, TIES, ETC. AS REQUIRED FOR SPACING, ASSEMBLING AND SUPPORTING REINFORCEMENT IN PLACE.

3. SPLICES: SPLICES OF CONTINUOUS REINFORCEMENT USED IN WALLS, GRADE BEAMS, ETC, SHALL HAVE A MINIMUM LAP OF 48 BAR DIAMETERS BUT NOT LESS THAN 2'-0". ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE GROUND, AND SPACED AWAY FROM THE FORM AS SPECIFIED BY THE DRAWING. SPLICING SHALL BE IN ACCORDANCE WITH ACI-318, LATEST ADDITION.

CALGREEN MANDATORY MEASURES - CONCRETE SLAB FOUNDATIONS

SECTION 4.505.2:
CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19, OR THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, RESPECTIVELY, SHALL ALSO COMPLY WITH THIS SECTION.

SECTION 4.505.2.1:
A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST 1 OF THE FOLLOWING:

1. A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

TABLE 1—ALLOWABLE IN-PLANE SHEAR STRENGTH (POUNDS PER FOOT)
FOR SIP SHEAR WALLS (SEISMIC LOADS IN SEISMIC DESIGN CATEGORIES A, B, C, D, E AND F)[1,2,3]

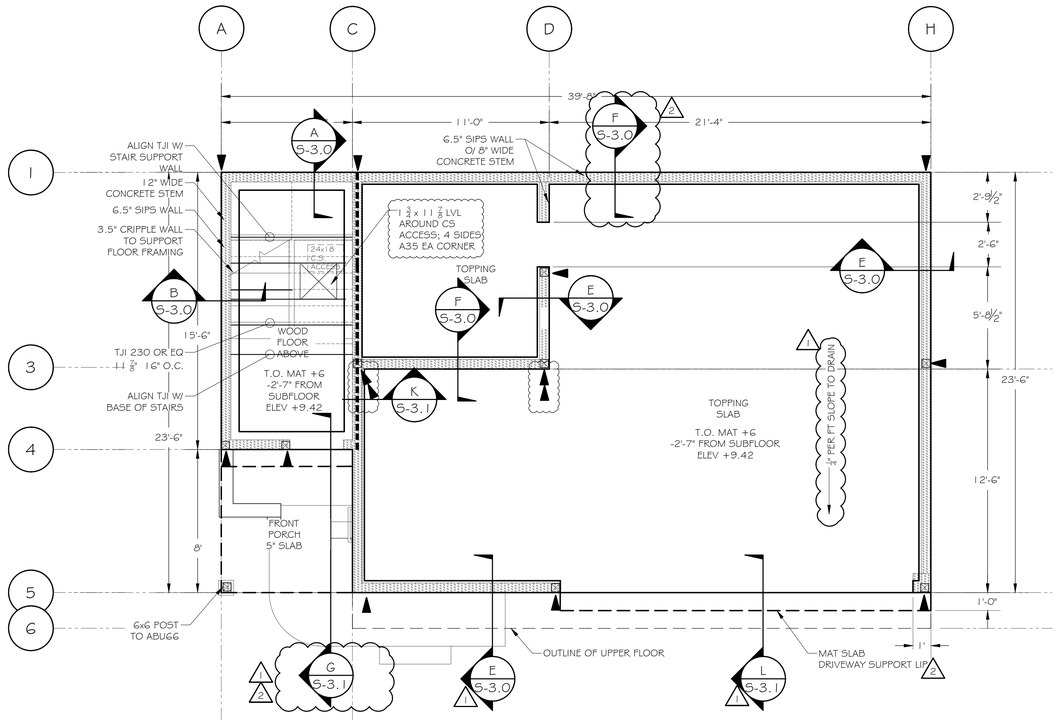
Spline Type[4]	Framing Minimum SG[5]	Minimum Facing Connections[2]			Shear Strength[6] (plf)
		Chord[2]	Plate[2]	Spline[4]	
Block, Surface, or Lumber Spline (Type S, Type L)	0.50	0.113" x 2¼" nails, 6" on center	0.113" x 2¼" nails, 3" on center	(7/16" thick, 3" wide spline) 0.113" x 2¼" nails, 6" on center	360
	0.50	0.113" x 2¼" nails, 6" on center	0.113" x 2¼" nails, 6" on center	(7/16" thick, 3" wide spline) 0.113" x 2¼" nails, 6" on center	360

For SI: 1 inch = 25.4 mm; 1 plf = 14.6 N/m.
[1] Shear strength values, as published in this table, are limited to assemblies resisting wind or seismic forces where the aspect ratio (height:width) does not exceed 1:1 for Type S panel connections or 2:1 for Type L panel connections.
[2] Chords, hold-downs and connections to other structural elements shall be reviewed and approved by a registered design professional.
[3] The shear wall configurations in Table 1 are permitted in Seismic Design Categories D, E and F. Such walls shall be designed using the seismic design coefficients and limitations provided in ASCE 7-10 for light-framed walls sheathed with wood structural panels rated for shear resistance (SFRS A13). These SIP panels shall use the following factors for design: Response Modification Coefficient, R = 6.5, System Overstrength Factor, Ω_0 = 3.0; Deflection Amplification Factor, C_d = 4.0.
[4] Spline type at SIP-to-panel SIP, solid chord members are required at each end of each shear wall segment. Dimensional double lumber splines must be interconnected using 10d common nails [0.148-inch-diameter x 3 inches (3.8 mm x 76 mm)] spaced 5-inches (127 mm) on center.
[5] Required connections must be made on each side of the SIP. Dimensional or engineered lumber shall have an equivalent specific gravity not less than specified in the table for the framing.
[6] For design to resist seismic forces, shear wall height-width ratios greater than 2:1, but not exceeding 3.5:1, are permitted for assemblies using lumber splines provided the allowable shear strength values in this table are multiplied by 2w/h.

TABLE 1—ALLOWABLE IN-PLANE SHEAR STRENGTH (POUNDS PER FOOT)
FOR SIP SHEAR WALLS (SEISMIC LOADS IN SEISMIC DESIGN CATEGORIES A, B, C, D, E AND F)[1,2,3]

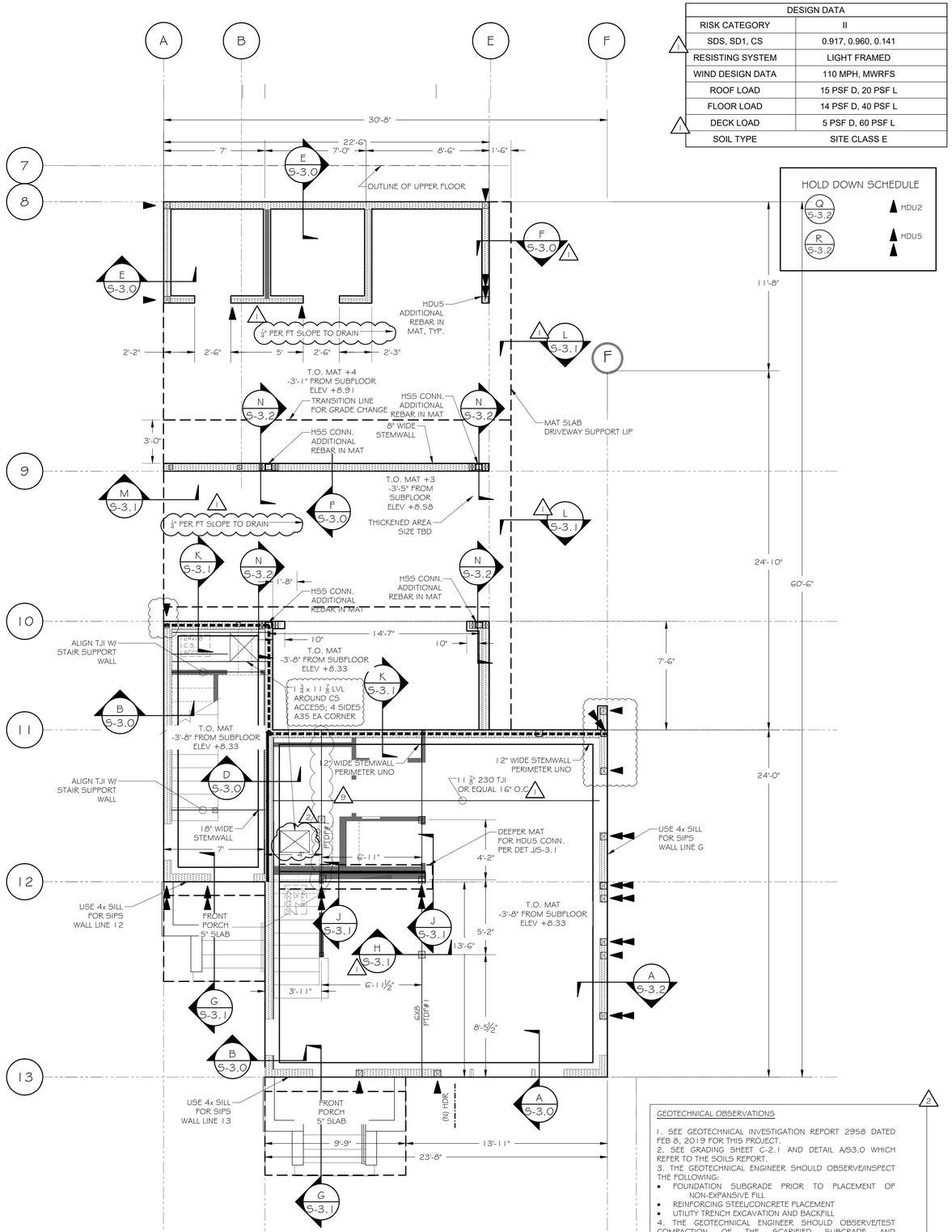
Spline Type[4]	Framing Minimum SG[5]	Minimum Facing Connections[2]			Shear Strength[6] (plf)
		Chord[2]	Plate[2]	Spline[4]	
Block, Surface, or Lumber Spline (Type S, Type L)	0.50	0.113" x 2½" nails, 3" on center staggered (½" edge distance and ¾" edge distance)	0.113" x 2½" round head nails, 3" on center staggered (½" and ¾" edge distances)	(7/16" thick, 3" wide spline) 0.113" x 2½" nails, 3" on center staggered (½" edge distance and ¾" edge distance)	720
	0.50	0.113" x 2½" nails, 2" on center staggered (½" edge distance and ¾" edge distance)	0.113" x 2½" round head nails, 2" on center, staggered (½" and ¾" edge distances)	(7/16" thick, 3" wide spline) 0.113" x 2½" nails, 2" on center staggered (½" edge distance and ¾" edge distance)	920

For SI: 1 inch = 25.4 mm; 1 plf = 14.6 N/m.
[1] Shear strength values, as published in this table, are limited to assemblies resisting wind or seismic forces where the aspect ratio (height:width) does not exceed 1:1 for Type S panel connections or 2:1 for Type L panel connections.
[2] Chords, hold-downs and connections to other structural elements shall be reviewed and approved by a registered design professional.
[3] The shear wall configurations in Table 1 are permitted in Seismic Design Categories D, E and F. Such walls shall be designed using the seismic design coefficients and limitations provided in ASCE 7-10 for light-framed walls sheathed with wood structural panels rated for shear resistance (SFRS A13). These SIP panels shall use the following factors for design: Response Modification Coefficient, R = 6.5, System Overstrength Factor, Ω_0 = 3.0; Deflection Amplification Factor, C_d = 4.0.
[4] Spline type at SIP-to-SIP joints, solid chord members are required at each end of each shear wall segment. Dimensional double lumber splines must be interconnected using 10d common nails [0.148-inch-diameter x 3 inches (3.8 mm x 76 mm)] spaced 5-inches (127 mm) on center.
[5] Required connections must be made on each side of the SIP. Dimensional or engineered lumber shall have an equivalent specific gravity not less than specified in the table for the framing.
[6] For design to resist seismic forces, shear wall height-width ratios greater than 2:1, but not exceeding 3.5:1, are permitted for assemblies using lumber splines provided the allowable shear strength values in this table are multiplied by 2w/h.



1 FOUNDATION PLAN BUILDING 2

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



HOLD DOWN SCHEDULE

Q S-3.2	HDU2
R S-3.2	HDU5

2 FOUNDATION PLAN BUILDING 1

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

GEOTECHNICAL OBSERVATIONS

1. SEE GEOTECHNICAL INVESTIGATION REPORT 2958 DATED FEB 8, 2019 FOR THIS PROJECT.
2. SEE GRADING SHEET C-2.1 AND DETAIL A/S3.0 WHICH REFER TO THE SOILS REPORT.
3. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE/INSPECT THE FOLLOWING:
- FOUNDATION SUBGRADE PRIOR TO PLACEMENT OF NON-EXPANSIVE FILL
- REINFORCING STEEL/CONCRETE PLACEMENT
- UTILITY TRENCH EXCAVATION AND BACKFILL
4. THE GEOTECHNICAL ENGINEER SHOULD OBSERVE/TEST COMPACTION OF THE SCARIFIED SUBGRADE AND PLACEMENT/COMPACTION OF THE 18-INCHES OF NON-EXPANSIVE FILL UNDERLYING THE MAT SLAB.

DESIGN DATA	
RISK CATEGORY	II
SDS, SD1, CS	0.917, 0.960, 0.141
RESISTING SYSTEM	LIGHT FRAMED
WIND DESIGN DATA	110 MPH, MWRFS
ROOF LOAD	15 PSF D, 20 PSF L
FLOOR LOAD	14 PSF D, 40 PSF L
DECK LOAD	5 PSF D, 60 PSF L
SOIL TYPE	SITE CLASS E

#	REVISIONS	BY
1	PER P.C.	G.B.
2	PER GEO 03/30/20	G.B.
3	PER P.C. 05/18/20	G.B.
4	09/14/23	LL
5	CLIENT REV. 02/19/24	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

FOUNDATION PLAN
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER GWEN BERTOLAMI LYSONS No. C 49880 EXP. 6-30-24 CIVIL STATE OF CALIFORNIA

DATE	03/22/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	S-1

PRE-MANUFACTURED ROOF TRUSSES

A. PRE-MANUFACTURED TIMBER TRUSSES SHALL BE DESIGNED AND FABRICATED WITH ICBO APPROVED PLATE FASTENERS. LUMBER USED IN TRUSSES SHALL BE DOUGLAS FIR. TRUSSES SHALL BE DESIGNED BY A REGISTERED CIVIL ENGINEER, LICENSED IN CALIFORNIA; DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE PROVIDED FOR REVIEW BY THE ARCHITECT, THEN SUBMITTED TO THE BUILDING DEPARTMENT.

1. UNLESS NOTED ON THE DRAWINGS, TRUSS LOADING SHALL CONFORM TO THE FOLLOWING:
ROOF TRUSSES:

TOP CHORD LOADING:	D.L.	=	12 PSF
	L. L.	=	20 PSF
BOTTOM CHORD LOADING:	D.L.	=	5 PSF
	L. L.	=	10 PSF (*)
	TOTAL	=	37 PSF

MAXIMUM TOTAL LOAD DEFLECTION - SPAN/360 OR 1/2" WHICHEVER IS LESS.
(*) NOT SIMULTANEOUS WITH TOP CHORD L. L.

B. TRUSS MANUFACTURER SHALL SUPPLY ALL HANGERS, CLIPS, PLATES, BLOCKS, BRIDGING, AND ALL OTHER ITEMS RELATIVE TO THEIR UNITS.
C. ALL TRUSSES SHALL BE DELIVERED TO THE SITE, BUNDLE WRAPPED AND PIECE-MARKED FOR LOCATIONS. TRUSSES SHALL NOT BE FIELD CUT.
D. CONNECTOR PLATES:
ALL CONNECTOR PLATES SHALL BE A MINIMUM THICKNESS OF 0.036" AND SHALL BE STEEL MEETING REQUIREMENTS OF ASTM A446 GRADE A AS A MINIMUM, HOT DIPPED GALVANIZED PER ASTM A525, G60 COATING (UNLESS PLACED IN HIGHLY CORROSIVE ENVIRONMENTS.
E. GIRDER TRUSSES: DESIGN SPECIAL TRUSSES FOR SAME CRITERIA AS STANDARD TRUSSES INCLUDING THE EFFECTS OF TRIBUTARY LOADS FROM IN-FRAMING MEMBERS. SEE FRAMING PLAN FOR TRUSS LAYOUTS. THE TRUSS MANUFACTURER SHALL SUBMIT THE DESIGN AND DETAIL OF ALL CONNECTORS REQUIRED TO TRANSFER LOADS TO THE SPECIAL TRUSSES, U.N.O. ON THE PLANS.
F. COLLECTOR TRUSSES: DESIGN SPECIAL TRUSSES FOR SAME CRITERIA AS STANDARD TRUSSES INCLUDING THE EFFECTS OF LATERAL LOADS AS NOTED ON FRAMING PLANS. SEE FRAMING PLAN FOR TRUSS LAYOUTS. THE TRUSS MANUFACTURER SHALL SUBMIT THE DESIGN AND DETAIL OF ALL CONNECTORS REQUIRED TO TRANSFER LOADS TO THE SPECIAL TRUSSES, U.N.O. ON THE PLANS.
G. PROVIDE MINIMUM OF (2) STUDS BELOW THE BEARING POINTS OF ALL GIRDER AND HIP TRUSSES AND CARRY DOWN TO FOUNDATION LEVEL, TYPICAL.
H. EXECUTION:
1. INSPECT THE INSTALLED WORK OF OTHER TRADES AND VERIFY THAT SUCH WORK HAS BEEN SO INSTALLED AS TO ALLOW ROUGH CARPENTRY TO PRODUCE SURFACES TO THE REQUIRED DESIGN.
2. PROVIDE ALL PERMANENT STRUCTURAL CROSS BRACING TO ENSURE OVERALL RIGIDITY OF THE DIAPHRAGM IN ACCORDANCE WITH THE ARCHITECTURAL AND ENGINEERING PLANS FOR THE STRUCTURE.
3. CUT ALL WOOD MEMBERS FOR A TIGHT FIT. DO NOT SHIM. ERECT ALL MEMBERS STRAIGHT, PLUMB, AND ACCURATELY LOCATED.
I. INSTALL ALL BACKING, BLOCKING AND STRIPPING REQUIRED FOR THE WORK OF OTHER TRADES.
J. BRACE ALL TRUSSES AND PREFABRICATED WOOD JOISTS DURING ERECTION AND AFTER PERMANENT INSTALLATION.
K. FABRICATED TRUSSES: PRIOR TO INSTALLATION OF TRUSSES, TWO COPIES OF THE FOLLOWING MATERIALS BEARING THE APPROVAL OF THE ENGINEER OF RECORD (BERTOLAMI ENGINEERING) IN THE FORM OF A SEPARATE LETTER MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AT LEAST TWO WEEKS PRIOR TO FRAME INSPECTION:
(1) TRUSS LAYOUT DRAWINGS; AND (2) TRUSS CALCULATIONS AND DETAILS SHOWING AXIAL AND BENDING STRESSES AND JOINT DESIGNS, CLEARLY INDICATING THAT DESIGNS CONFORM TO 2016 CBC.

NOTE:
ENGINEER OF RECORD SHALL PROVIDE A LETTER OR SHOP STAMP ON THE COVER SHEET OF THE TRUSS DRAWINGS INDICATING THE TRUSS DESIGN PACKAGE HAS BEEN FAVORABLY REVIEWED WITHOUT EXCEPTION WITH THE SUBMITTAL TO THE BUILDING DEPARTMENT.

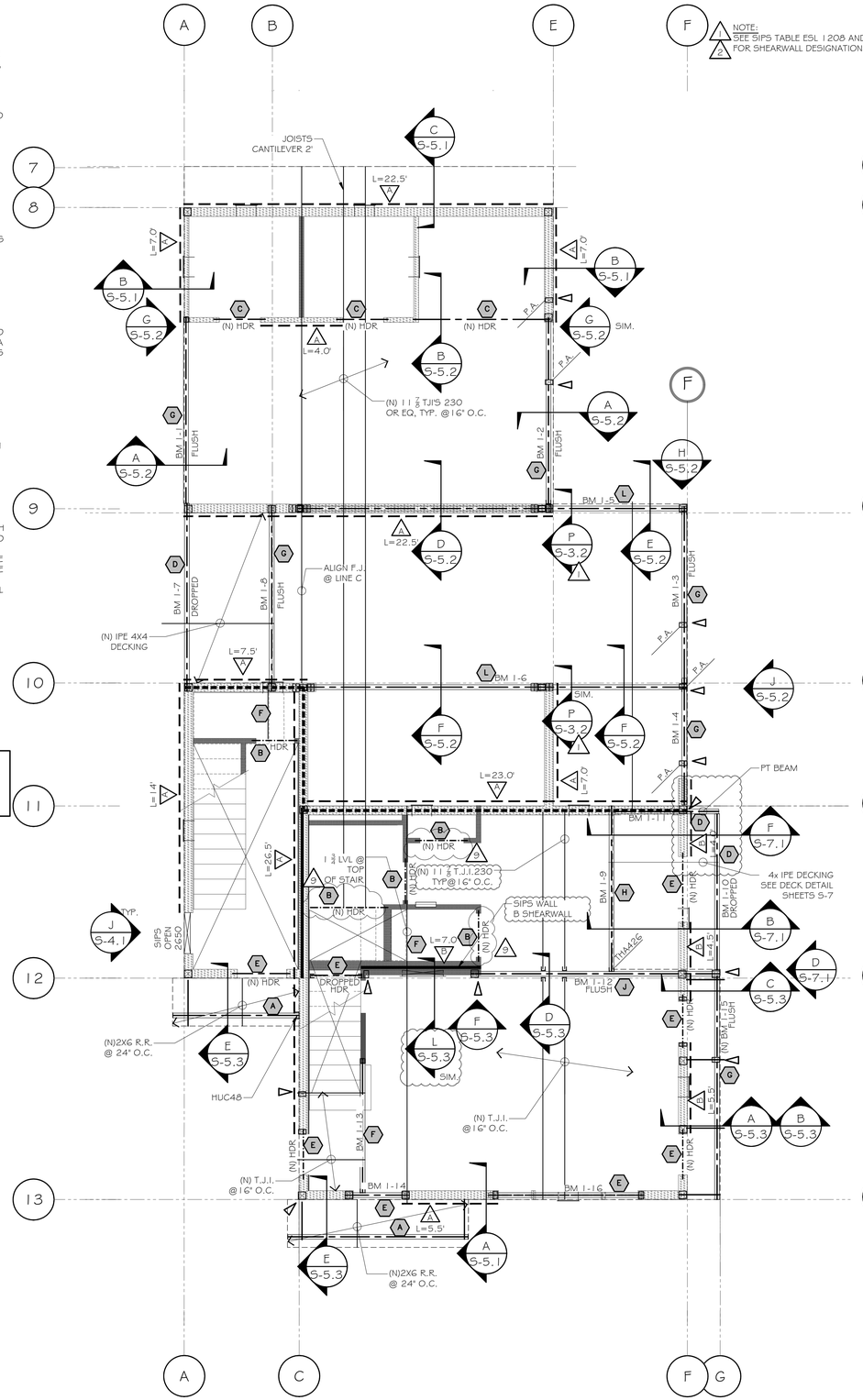
#	NEW BEAM SCHEDULE
A	4x6 PTDF#1
B	4x8 DF#1
C	4x12 DF#1
D	6x8 DF#1
E	6x12 DF#1
F	1 3/4" X 11 7/8" PSL 2.0E
G	5¼" X 11 7/8" PSL 2.0E
H	3½" x 14" PSL 2.0E
J	7" x 14" PSL 2.0E
K	7" x 18" PSL 2.0E
L	W21 x 50
M	6x8 PTDF#2 GIRDER

STRAP SCHEDULE
△ MSTC40

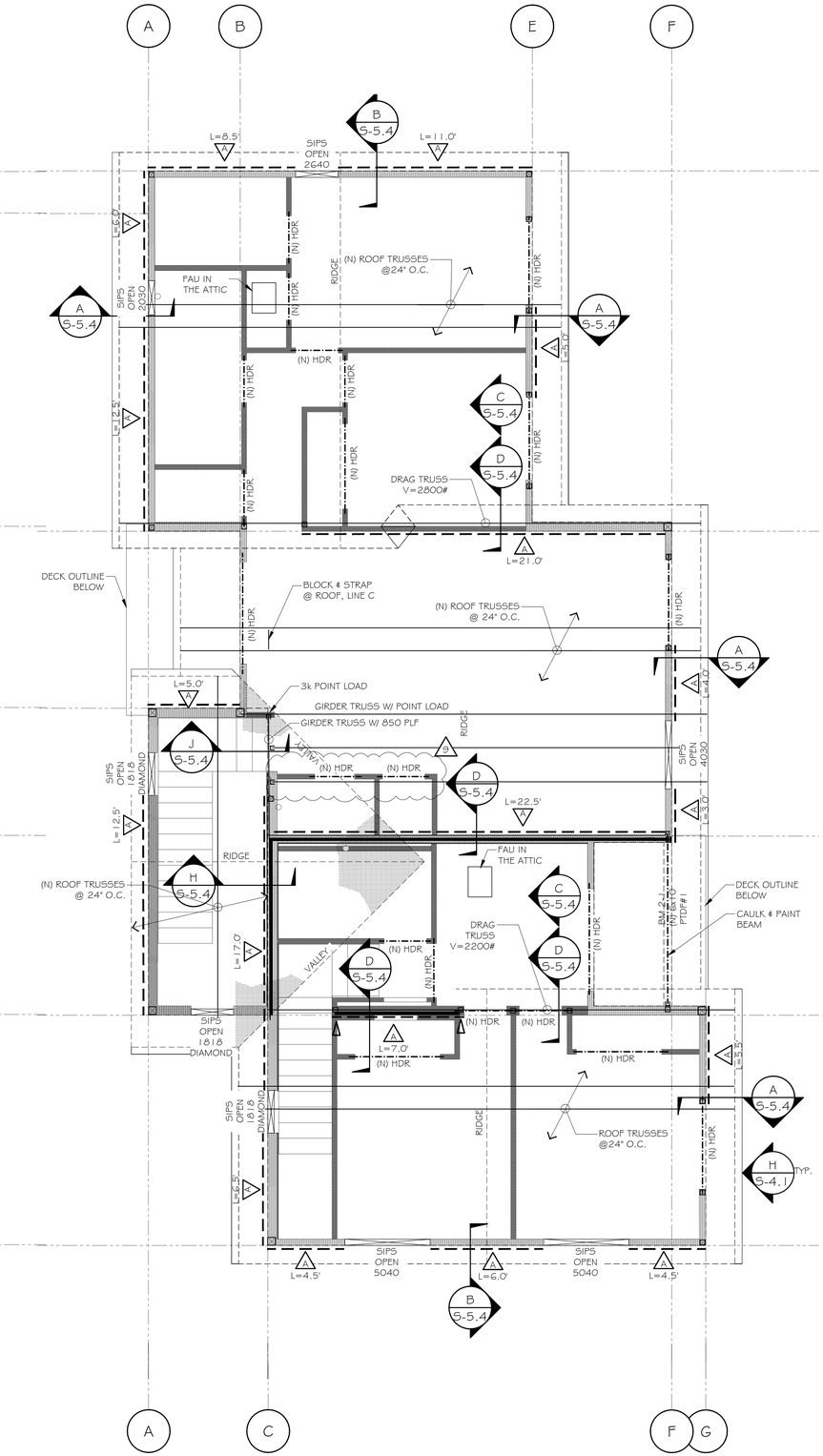
HEADER SCHEDULE

EXTERIOR HEADERS	4x12 DF#1 MIN.
INTERIOR HEADERS	4x10 DF#1 MIN.

NOTE:
SEE SIPS TABLE E5L 1208 AND 1207 FOR SHEARWALL DESIGNATIONS, SHEET S-1



1 SECOND FLOOR FRAMING PLAN BUILDING 1
Scale: 1/4"= 1'-0"



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

#	REVISIONS	BY
1	PER P.C.	G.B.
2	PER P.C. 05/18/20	G.B.
3	09/14/23	LL
4	CLIENT REV. 02/19/24	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

ROOF FRAMING & 2ND FLOOR FRAMING PLAN (BLDG 1)
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2415

5

REGISTERED PROFESSIONAL ENGINEER
GWEN BERTOLAMI
LYSONS
No. C56000
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

DATE	03/22/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	S-2.0

ROUGH LUMBER:

A. ALL ROUGH CARPENTRY WORK SHALL CONFORM WITH, AS A MINIMUM STANDARD, THE 2016 CBC LATEST EDITION, WHERE MORE STRINGENT REQUIREMENTS ARE NOT CALLED FOR ON THE DRAWINGS.
B. FRAMING LUMBER: SHALL BE DOUGLAS FIR - LARCH, GRADED BY WCL 13, RULE #16.
   1. STUDS: 2 X 4: STUD GRADE;
   2. RAFTERS, JOISTS, STRUCTURAL LIGHT FRAMING AND HEADERS: NO. 2 OR BETTER. KILN DRIED IF USED WITH FLOOR TRUSSES OR ABUTTING EXISTING FRAMING IN PLACE, OR UNDER TILE FLOORS.
   3. BEAMS AND STRINGERS: NO. 1.
   4. PLATES, BLOCKS AND MISCELLANEOUS: NO. 2.
   5. EXPOSED POSTS AND BEAMS: NO. 1 APPEARANCE GRADE, FREE OF HEART CENTER.

C. SILLS AND MEMBERS IN CONTACT WITH CONCRETE: PRESSURE TREATED DOUGLAS FIR. (MEMBERS EXPOSED TO VIEW SHALL BE FOUNDATION GRADE REDWOOD.)
D. PLYWOOD: SHALL BE DOUGLAS FIR PLYWOOD, PRODUCT STANDARD PS-1. SEE FLOOR AND ROOF FRAMING PLANS AND SHEAR WALL SCHEDULE FOR SIZES AND TYPES.
E. GLUE FOR GLUED FLOOR CONSTRUCTION: APA PERFORMANCE SPECIFICATION AFG-01.
F. HANGERS, CLIPS AND FASTENERS: AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, OR APPROVED EQUAL. ALL CONNECTORS FOR EXTERIOR EXPOSURE OR AGAINST PRESSURE TREATED LUMBER SHALL BE GALVANIZED.
G. USE ONLY COMMON WIRE NAILS OR SPIKES OF THE DIMENSION SHOWN IN THE 2016 CBC NAILING SCHEDULE, TABLE 2304.10.1. PROVIDE PENETRATION INTO THE PIECE RECEIVING THE POINT OF NOT LESS THAN 1/2 THE LENGTH OF THE NAIL OR SPIKE. NAIL WITHOUT SPLITTING WOOD, PRE-BORE AS REQUIRED. REPLACE ALL SPLIT MEMBERS. REMOVE ALL NAILS WHICH DO NOT ACCURATELY PENETRATE THE WOOD FOR THE REQUIRED DISTANCE AND REPLACE WITH PROPER NAILING.
H. FOR BOLTING, DRILL HOLES 1/16 INCH LARGER IN DIAMETER THAN THE BOLTS. DRILL STRAIGHT AND TRUE FROM ONE SIDE ONLY. BOLT THREADS MUST NOT BEAR ON WOOD. FOR WOOD SCREWS, PRE-BORE HOLES SAME DIAMETER AS ROOT OF THREAD. ENLARGE HOLES TO SHANK DIAMETER FOR THE LENGTH OF THE SHANK. SCREW, DO NOT DRIVE. ALL LAG AND WOOD SCREWS. USE PLATE WASHERS OR MALLEABLE IRON WASHERS UNDER NUTS AND HEADS OF BOLTS OR SCREWS.
I. ALL NEW FRAMING LUMBER UNDER DRY SERVICE CONDITIONS SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT THE TIME OF INSTALLATION AND FABRICATION.
J. FASTENERS FOR PRESSURE PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

ENGINEERED STRUCTURAL LUMBER

A. CERTIFICATES: FURNISH AITC CERTIFICATE OF CONFORMANCE, STATING GLUE-LAMINATED MEMBERS WERE PRODUCED IN ACCORDANCE WITH ANSI STANDARD A190.1.
B. PARALLAMS [PSL'S]: BY THE TRUS JOIST CORPORATION (OR APPROVED EQUAL) SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:

   FB = 2900 PSI
   FV = 290 PSI
   E = 2,000,000 PSI
   FC = 750 PSI

C. MICROLLAMS [LVL'S]: BY THE TRUS JOIST CORPORATION (OR APPROVED EQUAL) SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:

   FB = 2600 PSI
   FV = 285 PSI
   E = 1,900,000 PSI
   FC = 750 PSI

CALGREEN MANDATORY MEASURES - COMPOSITE WOOD PRODUCTS

SECTION 4.504.4:
- HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN THE AIR RESOURCES BOARD'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET. SEQ.), AS SHOWN IN TABLE 4.504.5. DOCUMENTATION IS REQUIRED PER SECTION 4.504.5.1.
- DEFINITION OF COMPOSITE WOOD PRODUCTS: COMPOSITE WOOD PRODUCTS INCLUDE HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD. "COMPOSITE WOOD PRODUCTS" DO NOT INCLUDE HARDBOARD, STRUCTURAL PLYWOOD, STRUCTURAL PANELS, STRUCTURAL COMPOSITE LUMBER, ORIENTED STRAND BOARD, GLUED LAMINATED TIMBER, PREFABRICATED WOOD I-JOISTS, OR FINGER-JOINED LUMBER, ALL AS SPECIFIED IN CCR, TITLE 17, SECTION 93120.1(A).

SECTION 4.504.5:
- VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY, AND AS REQUIRED IN SECTION 4.504.5.1.

SECTION 4.504.5.1:
- VERIFICATION OF COMPLIANCE SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY, AND AS REQUIRED IN SECTION 4.504.5.1.

CALGREEN MANDATORY MEASURES - MOISTURE CONTENT OF BUILDING MATERIALS

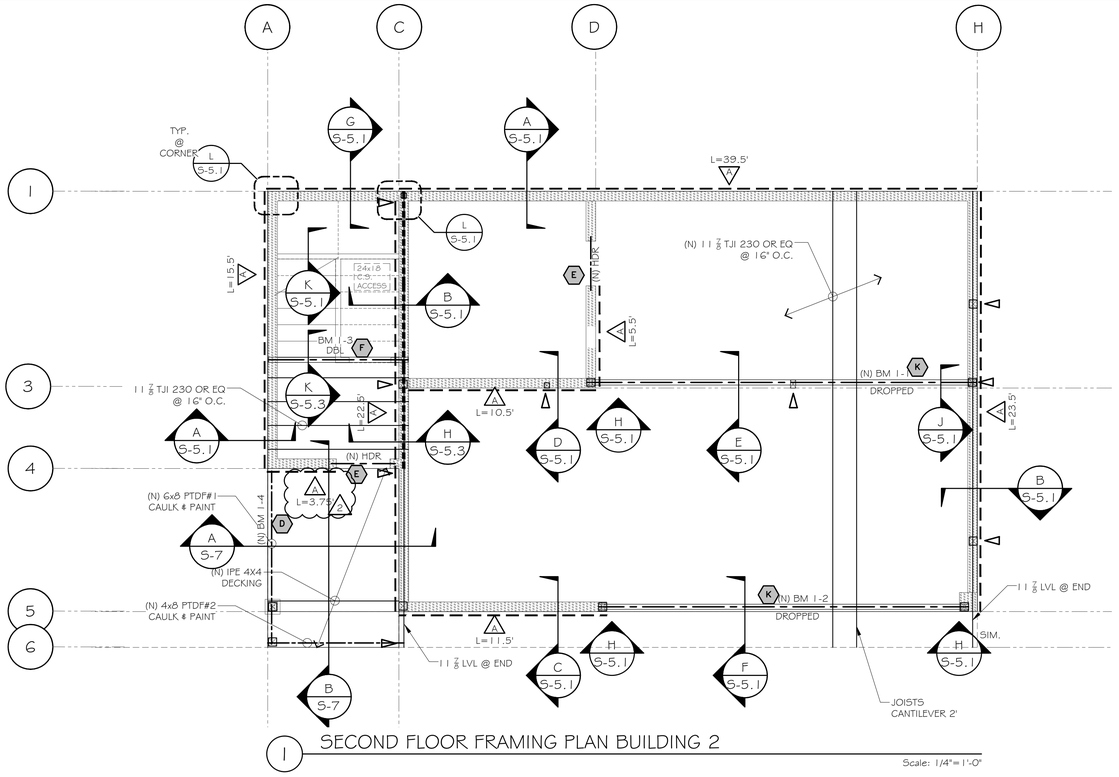
SECTION 4.505.3:
BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8.
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED.
3. AT LEAST 3 RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.

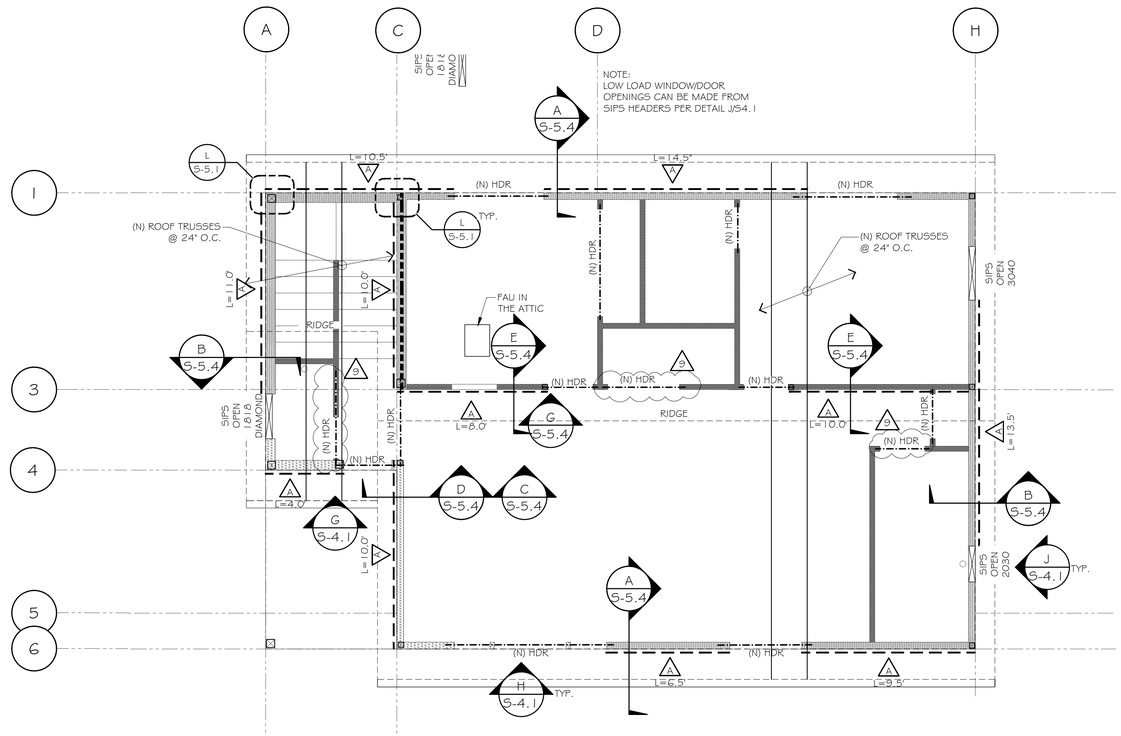
FASTENING

FASTENING (NAILING) SCHEDULE SHOULD MEET THE REQUIREMENTS OF 2016 CBC TABLE 2304.10.1.



1 SECOND FLOOR FRAMING PLAN BUILDING 2

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



2 ROOF FRAMING PLAN BUILDING 2

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

NOTES:

2 1. SEE SHEET S-1 FOR SHEAR WALL SCHEDULE FOR SIPS WALLS.

2. ENGINEER OF RECORD SHALL PROVIDE A LETTER OR SHOP STAMP ON THE COVER SHEET OF THE TRUSS DRAWINGS INDICATING THE TRUSS DESIGN PACKAGE HAS BEEN FAVORABLY REVIEWED WITHOUT EXCEPTION WITH THE SUBMITTAL TO THE BUILDING DEPARTMENT.

HOLD DOWN SCHEDULE

Q S-3.2	HDU2
R S-3.2	HDU5

#	NEW BEAM SCHEDULE
A	4x6 PTDF#1
B	4x8 DF#1
C	4x12 DF#1
D	6x8 DF#1
E	6x12 DF#1
F	1 3/4" X 11 7/8" PSL 2.0E
G	5¼" X 11 7/8" PSL 2.0E
H	3½" x 14" PSL 2.0E
J	7" x 14" PSL 2.0E
K	7" x 18" PSL 2.0E
L	W21 x 50
M	6x8 PTDF#2 GIRDER

STRAP SCHEDULE

MSTC40

1 HEADER SCHEDULE

EXTERIOR HEADERS	4x12 DF#1 MIN.
INTERIOR HEADERS	4x10 DF#1 MIN.

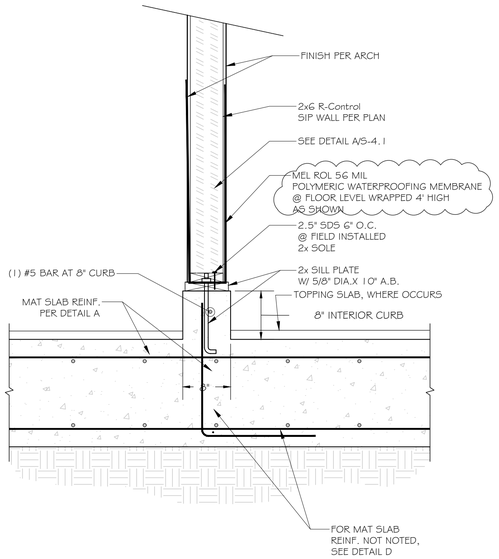
#	REVISIONS	BY
1	PER P.C.	G.B.
2	PER P.C. 05/18/20	G.B.
3	09/14/23	LL
4	CLIENT REV. 02/19/24	LL

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

ROOF FRAMING & 2ND FLOOR FRAMING PLAN (BLDG 2)
345, 347, 349 WEST 10TH STREET
PITTSBURG, CA 94565-2415

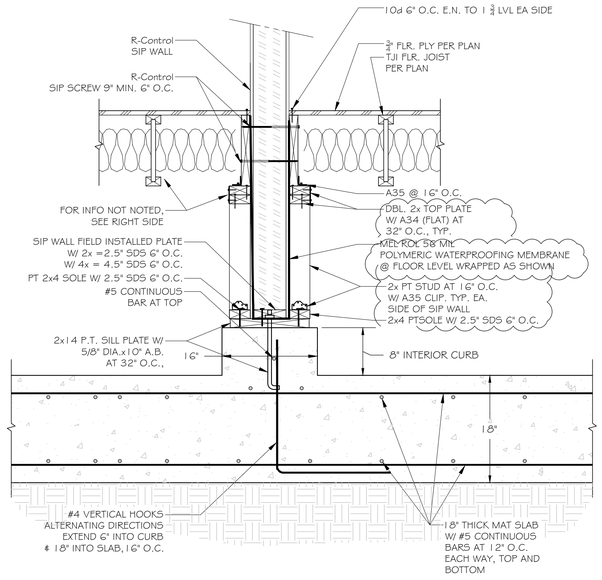
REGISTERED PROFESSIONAL ENGINEER GWEN BERTOLAMI LYSONS No. C-58080 EXP. 6-30-24 CIVIL STATE OF CALIFORNIA

DATE	03/22/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	S-2.1



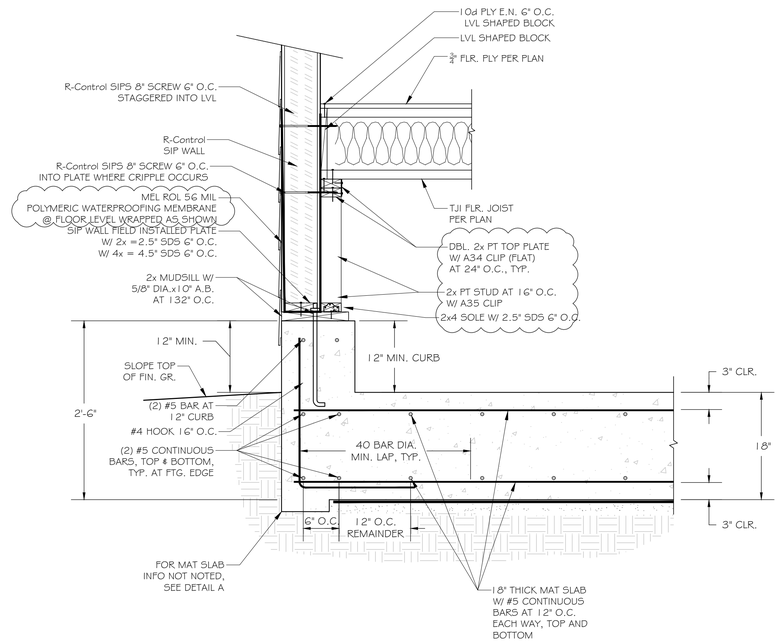
F EXTERIOR SIPS WALL

Scale: 1" = 1'-0"



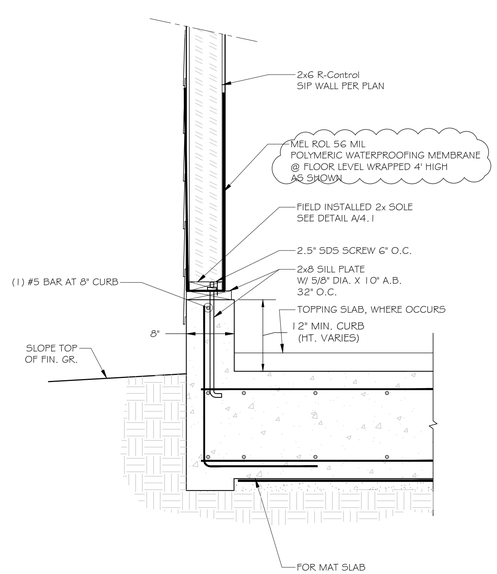
D THICKENED MAT SLAB - PERPEND. JOIST

Scale: 1" = 1'-0"



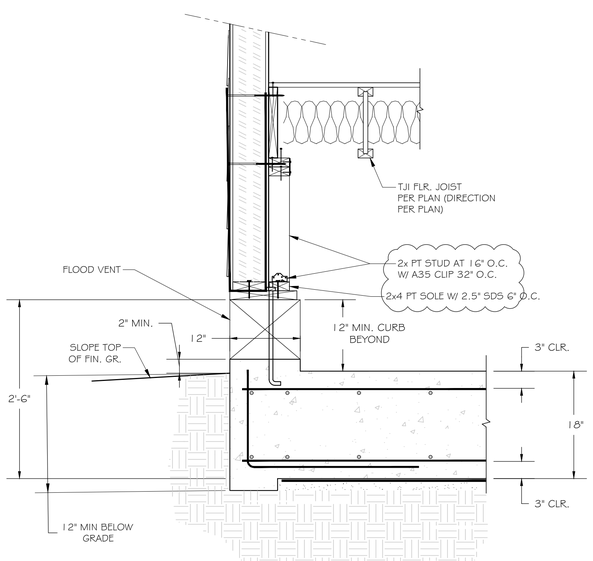
B EXTERIOR WALL @ MAT (JOISTS PERPENDICULAR)

Scale: 1" = 1'-0"



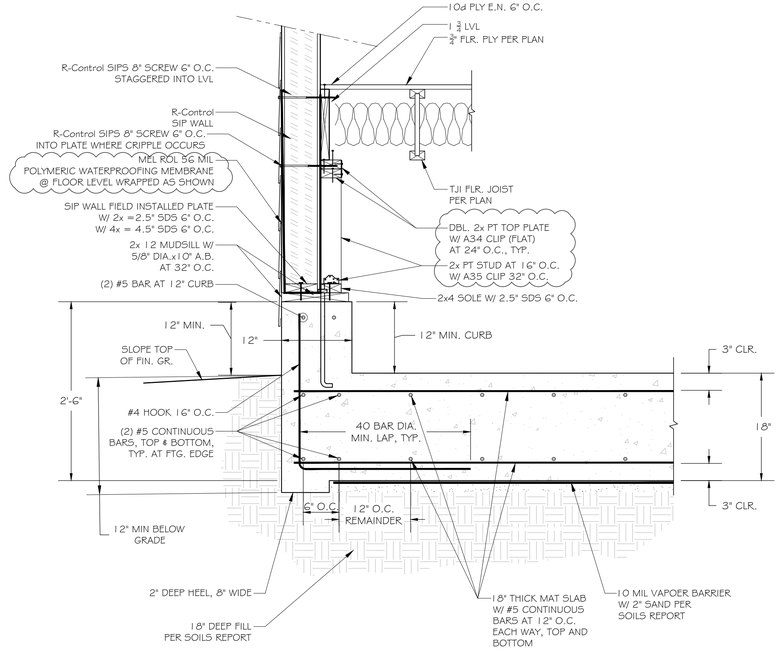
E EXTERIOR WALL, GARAGE/CARPORT

Scale: 1" = 1'-0"



C SECTION @ VENT, TYP.

Scale: 1" = 1'-0"



A EXTERIOR WALL @ MAT (JOISTS PARALLEL)

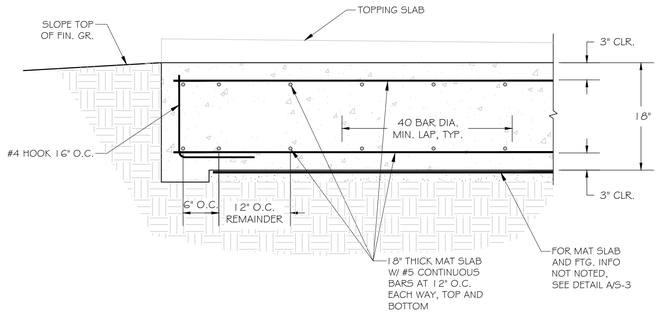
Scale: 1" = 1'-0"

#	REVISIONS	BY
1	PER P.C.	G.B.

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

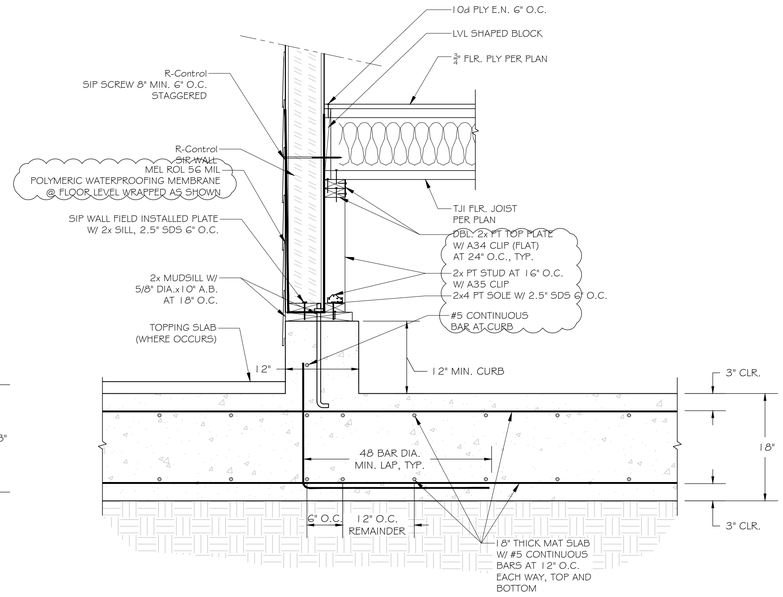
FOUNDATION DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE	03/28/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	S-3.0



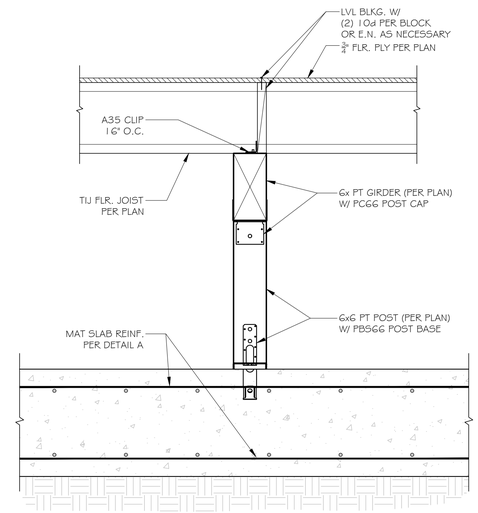
M INTERIOR WALL @ GARAGE, LINE A (MAT EDGE DETAIL)

Scale: 1" = 1'-0"



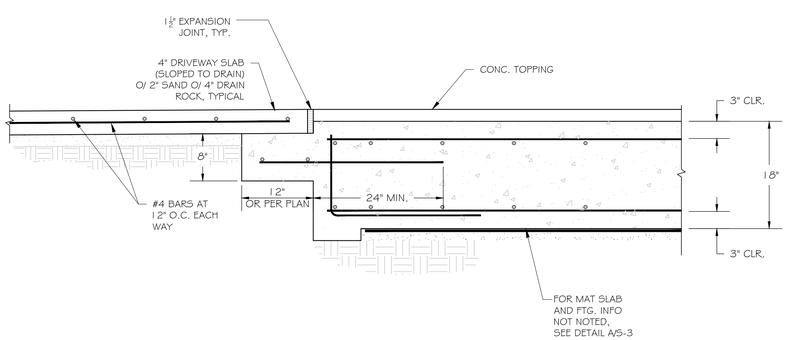
K EXTERIOR WALL AT CARPORT/GARAGE

Scale: 1" = 1'-0"



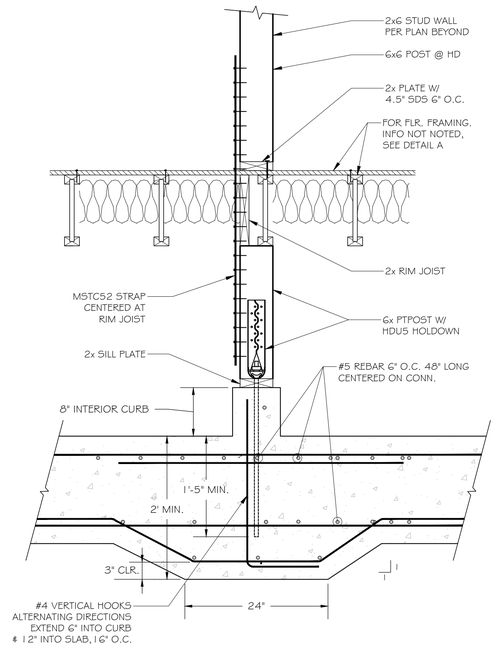
H GIRDER CONNECTION

Scale: 1" = 1'-0"



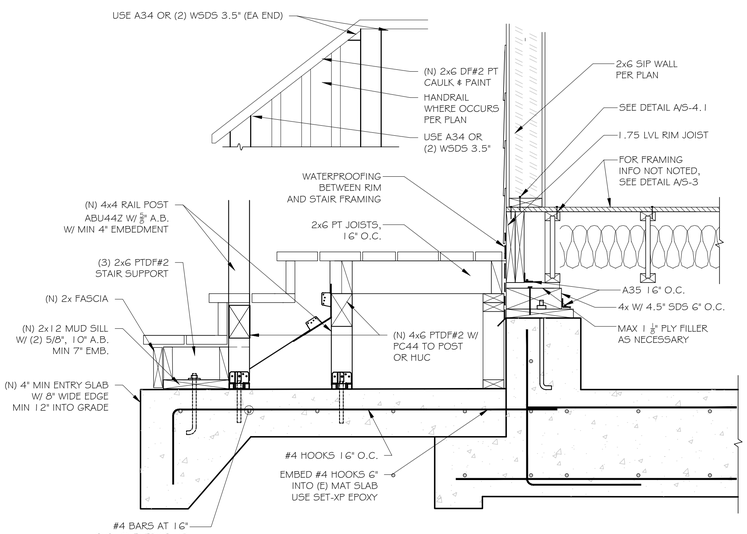
L DRIVEWAY SLAB @ GARAGE

Scale: 1" = 1'-0"



J SHEAR WALL HOLD DOWN

Scale: 1" = 1'-0"



G FDN @ FRONT STEPS

Scale: 1" = 1'-0"

REVISIONS	BY

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

FOUNDATION DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE	03/28/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	S-3.1

CONCRETE

A. CONCRETE REQUIREMENTS (BASED ON UNIT WEIGHT OF 145-150 PCF):

1. FOOTINGS, RETAINING WALLS AND PIERS: ¾" MAXIMUM AGGREGATE SIZE, 4" MAXIMUM SLUMP, AND 3000 PSI AT 28 DAYS. (DESIGNED FOR 2500 PSI). APPLY FORM SEALERS AND MOISTEN FORMS PRIOR TO PLACING CONCRETE.

2. INTERIOR SLABS ON GRADE: 1" MAXIMUM AGGREGATE SIZE 3-1/2" SLUMP, 3000 PSI AT 28 DAYS. (DESIGNED FOR 2500 PSI.) PRIOR TO SLAB ON GRADE POURS, THOROUGHLY SOAK UNDERLYING BASE. FINISH INTERIOR SLABS FOR A FLOAT FINISH FOLLOWED BY A MONOLITHIC TEEL TROWEL FINISH.

B. REMOVE FORMS AFTER CONCRETE HAS PROPERLY CURRED AND HAS REACHED SUFFICIENT STRENGTH TO SUPPORT LOADS. REMOVE FORMS WITHOUT INJURING OR SPALLING CONCRETE. REMOVE SNAP TIES AND OTHER BREAK OFF ACCESSORIES COMPLETELY. PROTECT EXPOSED CONCRETE FROM DAMAGE OR STAINING UNTIL FINAL ACCEPTANCE.

C. REINFORING STEEL:
1. DEFORMED BILLET STEEL BARS, ASTM A615, GRADE 40 (UP TO #4) OR GRADE 60 (#5 AND OVER), AS SHOWN ON THE DRAWINGS.

2. METAL ACCESSORIES: PROVIDE NON-CORROSIVE SPACERS, CHAIRS, TIES, ETC. AS REQUIRED FOR SPACING, ASSEMBLING AND SUPPORTING REINFORCEMENT IN PLACE.

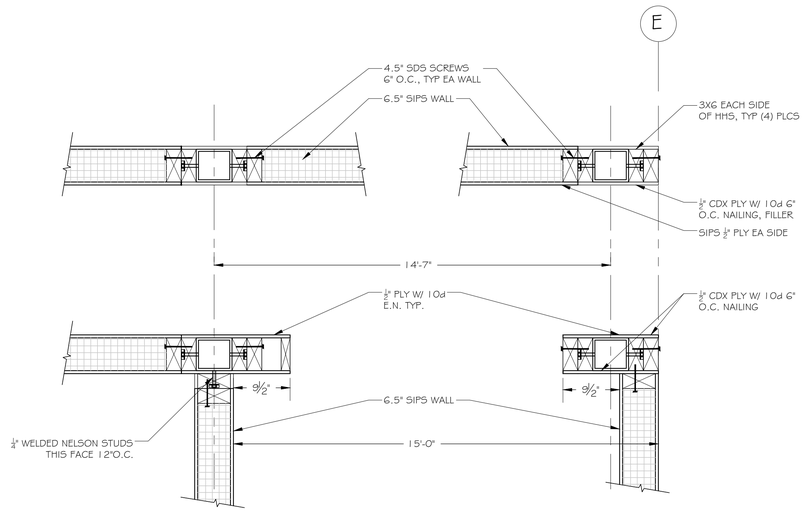
3. SPLICES: SPLICES OF CONTINUOUS REINFORCEMENT USED IN WALLS, GRADE BEAMS, ETC, SHALL HAVE A MINIMUM LAP OF 48 BAR DIAMETERS BUT NOT LESS THAN 2'-0". ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE GROUND, AND SPACED AWAY FROM THE FORM AS SPECIFIED BY THE DRAWING. SPLICING SHALL BE IN ACCORDANCE WITH ACI-318, LATEST ADDITION.

CALGREEN MANDATORY MEASURES - CONCRETE SLAB FOUNDATONS

SECTION 4.505.2:
CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19, OR THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, RESPECTIVELY, SHALL ALSO COMPLY WITH THIS SECTION.

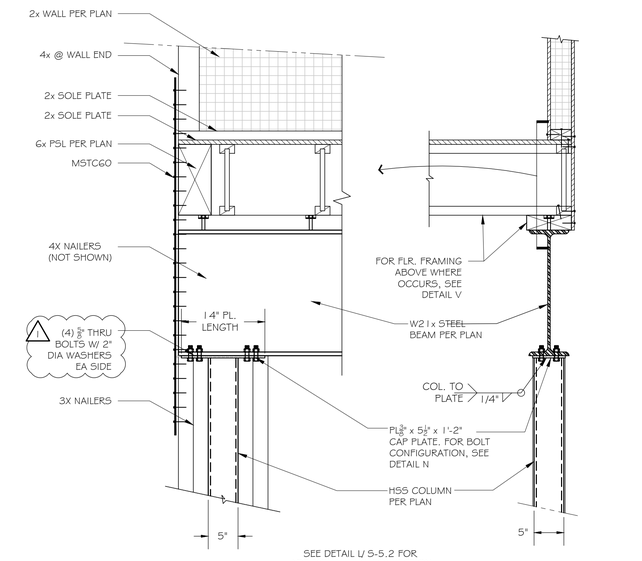
SECTION 4.505.2.1:
A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST 1 OF THE FOLLOWING:

1. A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.



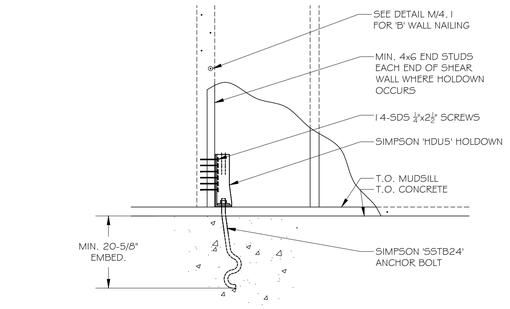
S STEEL POSITION & PLY CONNECTION

Scale: 1" = 1'-0"



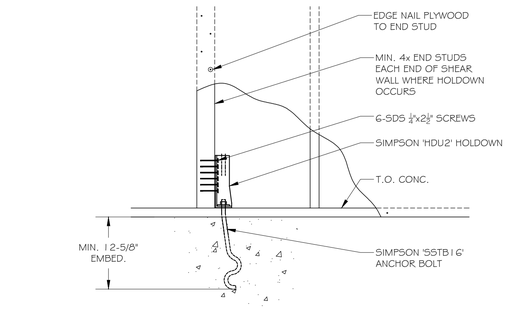
P STEEL CONN. AT TOP

Scale: 1" = 1'-0"



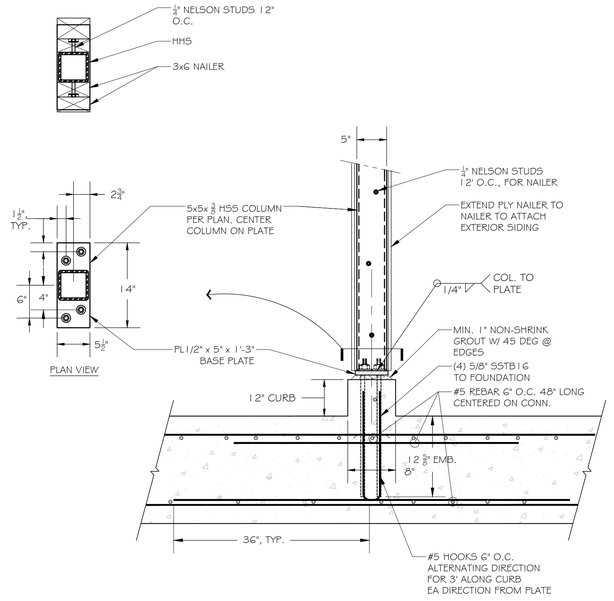
R HDU5 HD IN (N) FDN

Scale: 1" = 1'-0"



Q HDU2 HD IN (N) FDN

Scale: 1" = 1'-0"



N HSS @ FDN CONN.

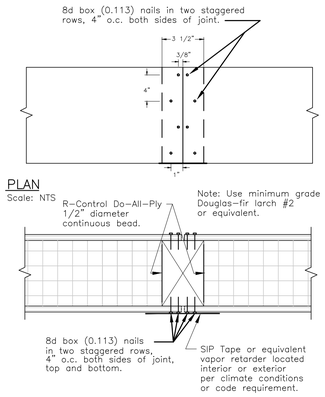
Scale: 1" = 1'-0"

#	REVISIONS	BY
1	PER P.C.	G.B.

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

FOUNDATION DETAILS
GALLOWAY TRI-PLEX
W. 10TH STREET DECK DETAILS
PITTSBURG, CA

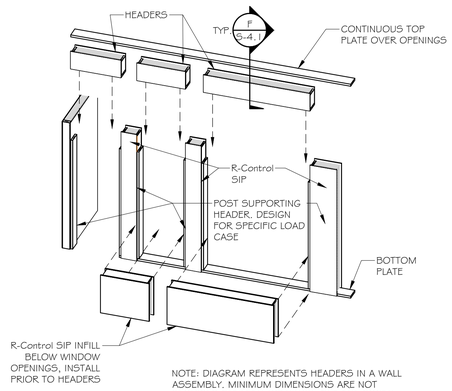
DATE 02/28/2019
SCALE AS SHOWN
DRAWN BY GB
DWG FILE
SHEET S-3.2



SIPS DETAIL 102k

M TYPICAL SIPS 'B' WALL CONN (540plf)

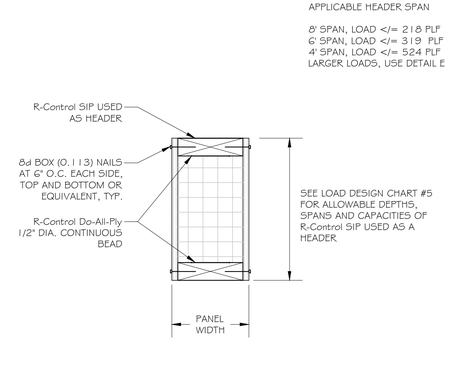
Scale: 1" = 1'-0"



SIPS DETAIL 112

J SIP WALL, NO 4x HEADER ALT

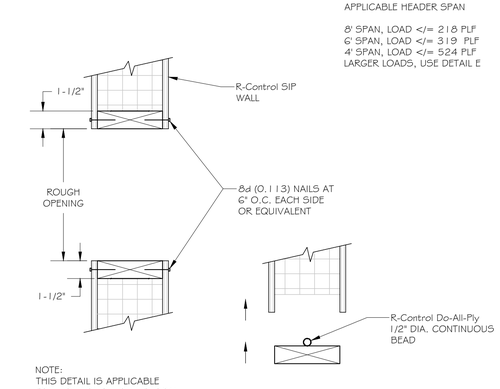
Scale: 1" = 1'-0"



SIPS DETAIL 113

F TYPICAL SIP HEADER PLATES

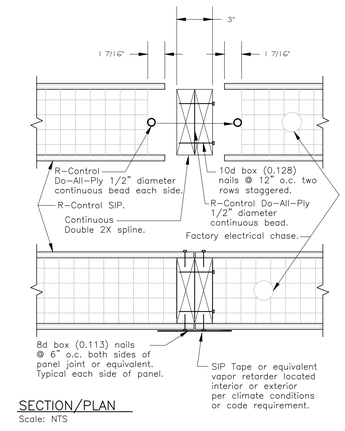
Scale: 1" = 1'-0"



SIPS DETAIL 115

C SIP WALL CONN TO FOUNDATION

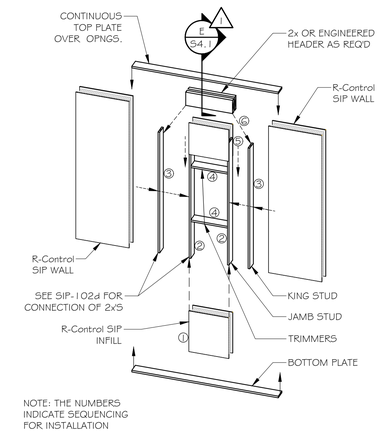
Scale: 1" = 1'-0"



SIPS DETAIL 102d

L TYPICAL SIPS 'A' WALL CONN (335plf)

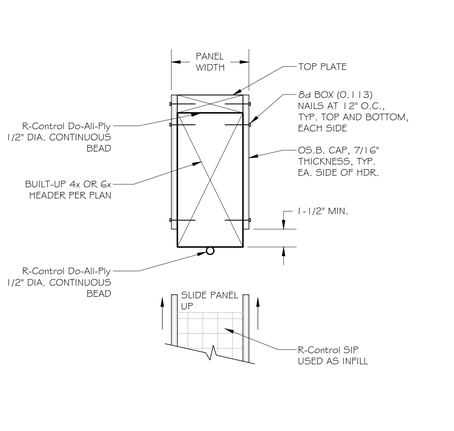
Scale: 1" = 1'-0"



SIPS DETAIL 112b

H HEADER INFILL ISO DETAIL

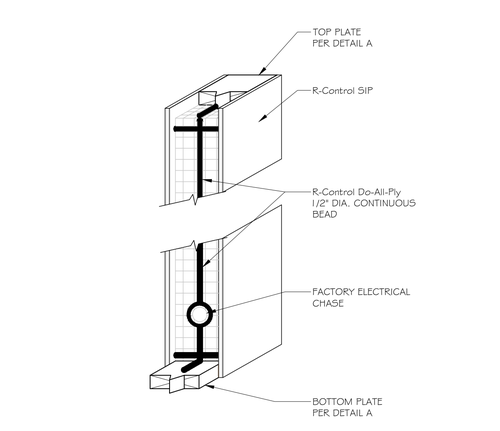
Scale: 1" = 1'-0"



BE DETAIL

E 4x HEADER INFILL

Scale: 1" = 1'-0"

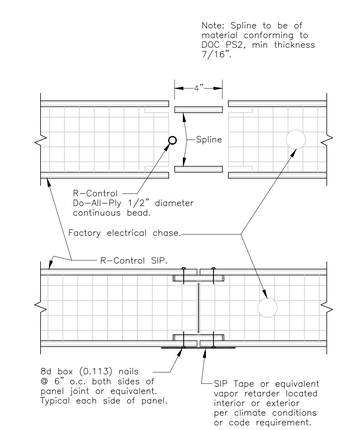


SIPS DETAIL 101b

B TYPICAL SIP WALL PANEL

Scale: 1" = 1'-0"

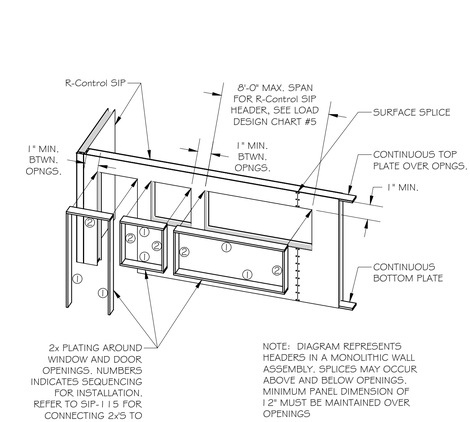
Note: Spline to be of material conforming to DOC PS2, min thickness 7/16".



SIPS DETAIL 102d

K ALTERNATE SIPS 'A' WALL CONN. (335 PLF)

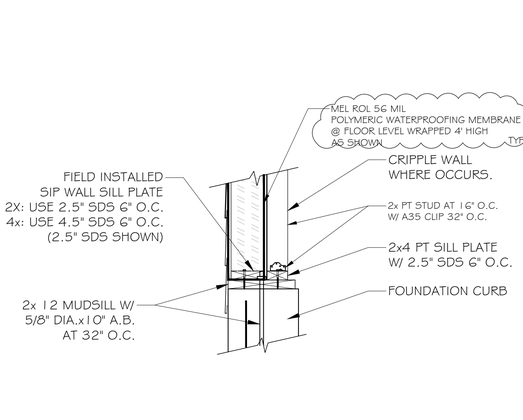
Scale: 1" = 1'-0"



SIPS DETAIL 115

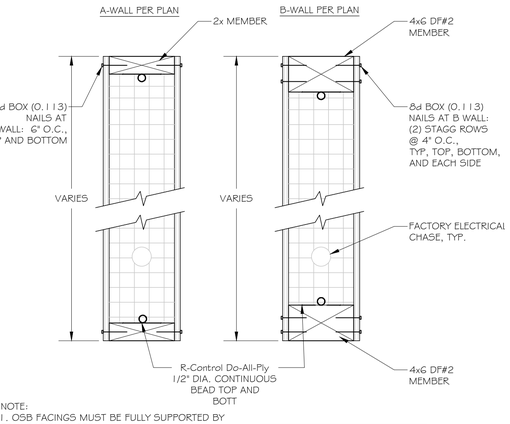
G SIP WALL, NO 4x HEADER, ALT

Scale: 1" = 1'-0"



D WALL TO FOUNDATION CONN., TYP.

Scale: 1" = 1'-0"



SEE SHEET S4.2 FOR SIPS NOTES

SIPS DETAIL 101c

A TYPICAL SIPS WALL

Scale: 1" = 1'-0"

#	REVISIONS	BY
1	PER P.C.	G.B.

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

SIPS DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE 03/28/2019
SCALE AS SHOWN
DRAWN BY GB
DWG FILE
SHEET S-4.1

R-Control SIPS Do's

1.) Handle SIPs with appropriate care.
2.) Store SIPs fully supported off the ground.
3.) Protect SIPs from weather with breathable covering.
4.) Lift and place SIPs with appropriate equipment.
5.) Provide level and square foundations or supporting floors.
6.) Install SIPs in accordance with approved drawings.
7.) Separate SIP facings and untreated plates from contact with concrete.
8.) Support both SIP facings fully on foundation or floors.
9.) When using cap or sill plates, use equal to full SIP width and offset plates joints from spline joints.
10.) Provide adequate bracing of SIPs during installation.
11.) Use factory provided electrical chases in SIP core.
12.) When using 2X, engineered wood, or I-Beam splines, use only continuous members.
13.) Provide appropriate end bearing for roof SIPs.
14.) Install fasteners flush to SIP facing surface.
15.) Protect SIPs from weather as soon as practical after installation.
16.) Use code approved flashings and exterior wall & roof coverings.
17.) Use code approved thermal barriers on interior.
18.) Have SIP structural requirements reviewed by a qualified design professional.
19.) Have any field modifications to SIPs, such as openings/penetrations reviewed by a qualified design professional.

R-Control SIPS Don'ts

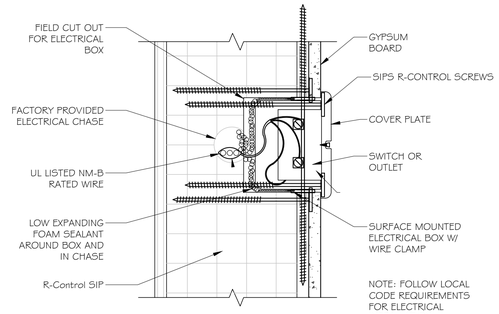
1.) Don't drop SIPs on corners.
2.) Don't store SIPs directly on the ground.
3.) Don't leave SIPs exposed to weather for an extended period of time.
4.) Don't lift or place SIPs without appropriate equipment.
5.) Don't overcut OSB facings at openings.
6.) Don't have SIP facings and untreated plates in direct contact with concrete.
7.) Don't have unsupported SIP facings.
8.) Don't have cap or sill plates less than full SIP width or have plate joints aligned with spline joints.
9.) Don't install SIPs without adequate bracing.
10.) Don't cut SIP facings for electrical chases, use factory provided chases in SIP core.
11.) Don't have cuts in 2X or I-Beam splines.
12.) Don't overdrive fasteners into SIP facings.
13.) Don't have unsupported horizontal joints in walls.
14.) Don't install plumbing in SIPs.
15.) Don't install recessed lights in SIPs.
16.) Don't install SIPs without structural review by a qualified design professional.
17.) Don't make any field modifications to SIPs, such as openings/penetrations, without review by a qualified design professional.

R-Control Do-All-Ply and SIP Tape

1.) Make certain surfaces are clean, dry, and free of dirt and foreign materials prior to placement of R-Control Do-All-Ply or SIP Tape.
2.) Store R-Control Do-All-Ply and SIP Tape in a warm area prior to installation during cold weather.
3.) Place R-Control Do-All-Ply in straight CONTINUOUS 1/2 in. diameter beads as shown in details.
4.) Place R-Control SIP Tape at joints between SIPs as shown in details.
5.) After SIP Tape installation, use a hard roller to apply pressure to the SIP Tape surface to promote adhesion.
6.) Apply SIP Tape or equivalent vapor retarder on interior or exterior of SIP per climate conditions or code requirement.
7.) Refer to R-Control Do-All-Ply and SIP Tape material safety data sheets.

NOTE: It is the responsibility of the installer to apply R-Control Do-All-Ply and R-Control SIP Tape properly.

Failure to install R-Control Do-All-Ply and R-Control SIP Tape in accordance with instructions and as shown in details will reduce the durability of the SIP structure.



SIPS DETAIL 129a

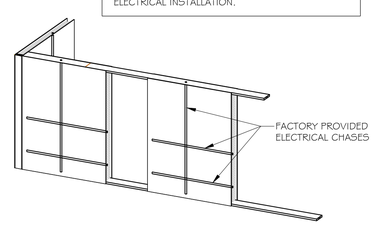
Q LIGHT SWITCH BOX IN SIP PANEL

Scale: 1" = 1'-0"

NOTES:
1. FACTORY PROVIDED ELECTRICAL CHASES MUST BE PRE-ARRANGED WITH THE R-Control SIP MANUFACTURER PRIOR TO FABRICATION OF THE PANELS.

2. SIP INSTALLER SHALL PROVIDE FIELD DRILLED HOLES IN TOP PLATES, SILL/BASE PLATES, VERTICAL PLATES AND THROUGH FLOORS TO ACCESS ELECTRICAL CHASES.

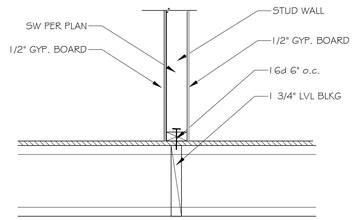
3. FOLLOW LOCAL CODE REQUIREMENTS FOR ELECTRICAL INSTALLATION.



SIPS DETAIL 129

P CHASE LOCATION IN SIP PANEL

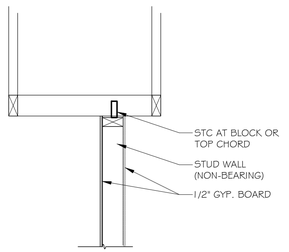
Scale: 1" = 1'-0"



SIPS DETAIL 132

V TYP NON-BEARING WALL TO FLOOR

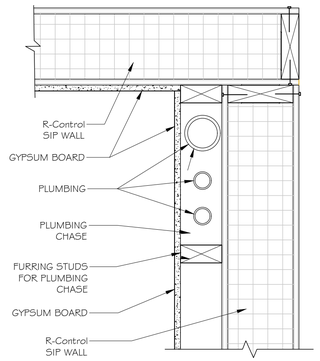
Scale: 1" = 1'-0"



SIPS DETAIL 132

W TYP. INTERIOR NON-BEARING WALL TO TRUSS

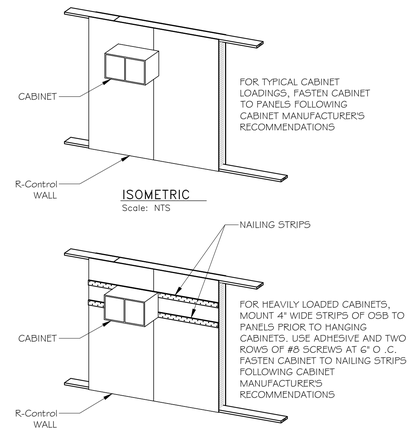
Scale: 1" = 1'-0"



SIPS DETAIL 130

U WALL CHASE

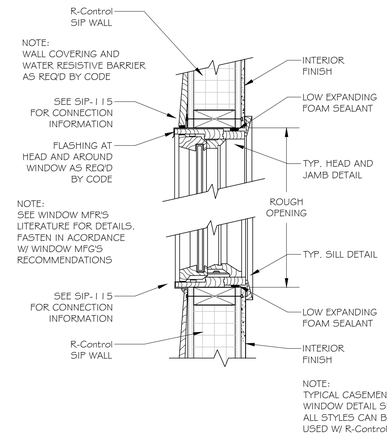
Scale: 1" = 1'-0"



SIPS DETAIL 130

T CABINET ATTACHMENT

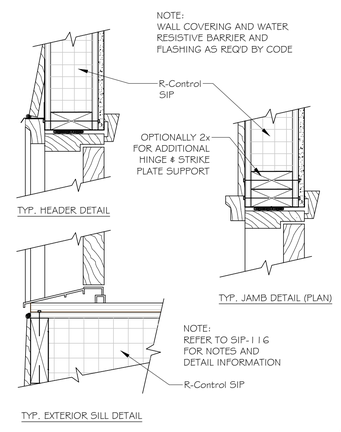
Scale: 1" = 1'-0"



SIPS DETAIL 116

S WINDOW FRAMING IN SIP PANEL

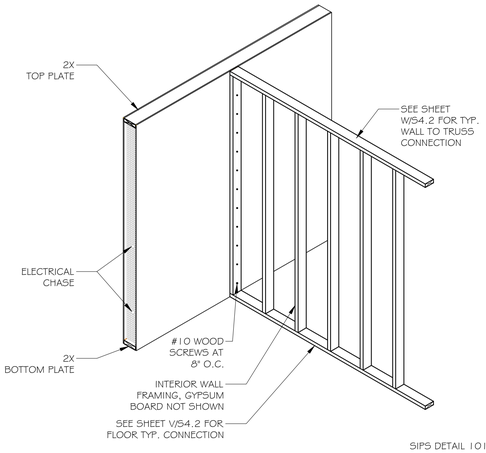
Scale: 1" = 1'-0"



SIPS DETAIL 117

R DOOR FRAMING IN SIP PANEL

Scale: 1" = 1'-0"



SIPS DETAIL 101c

N INTERIOR WALL INTERSECTION

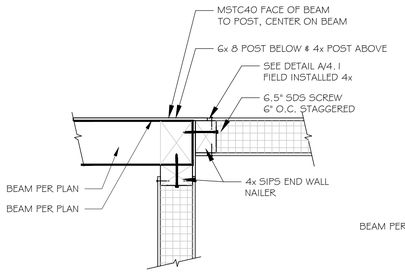
Scale: 1" = 1'-0"

#	REVISIONS	BY

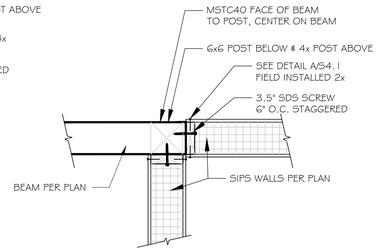
Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

SIPS DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE 03/28/2019
SCALE AS SHOWN
DRAWN BY GB
DWG FILE
SHEET S-4.2



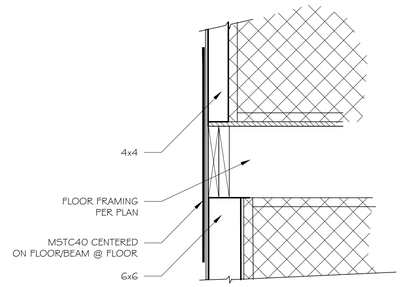
7" WIDE DROPPED BEAM AT CORNER

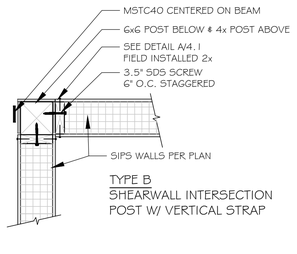


5.25 DROPPED BEAM AT CORNER

M BEAM CONN. PLAN VIEW

Scale: 1" = 1'-0"



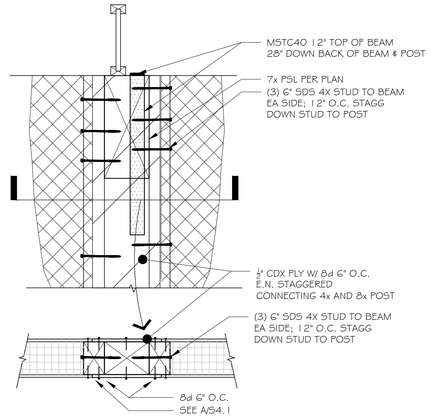


TYPE B
SHEARWALL INTERSECTION
POST W/ VERTICAL STRAP

TYPE A
SHEARWALL INTERSECTION
POST W/ VERTICAL STRAP

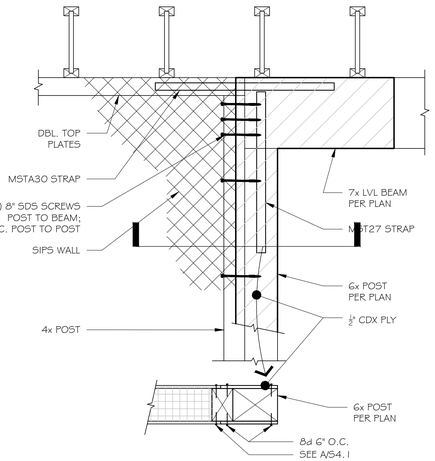
L WALL CONNECTION- PLAN VIEW

Scale: NTS



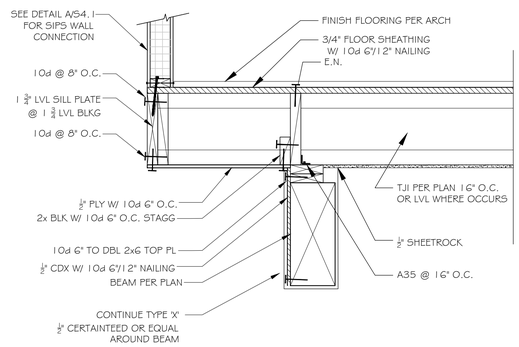
J BEAM CONNECTION

Scale: 1" = 1'-0"



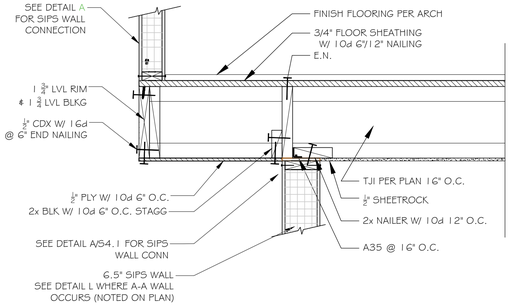
H BEAM CONNECTION

Scale: 1" = 1'-0"



F WALL SECTION

Scale: 1" = 1'-0"

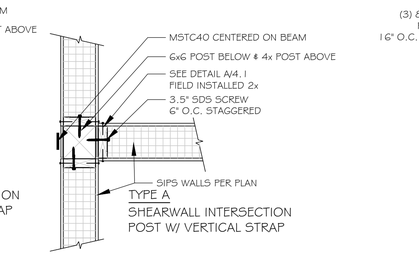


C WALL SECTION

Scale: 1" = 1'-0"

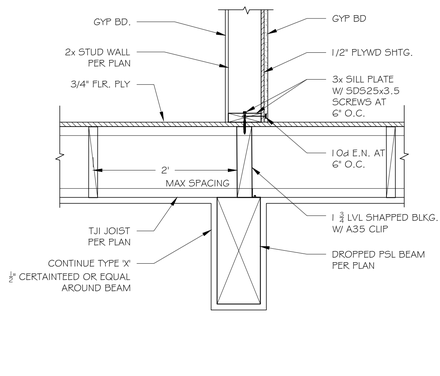
K STAIR FLOOR CONN.

Scale: 1" = 1'-0"



G WALL SECTION

Scale: 1" = 1'-0"

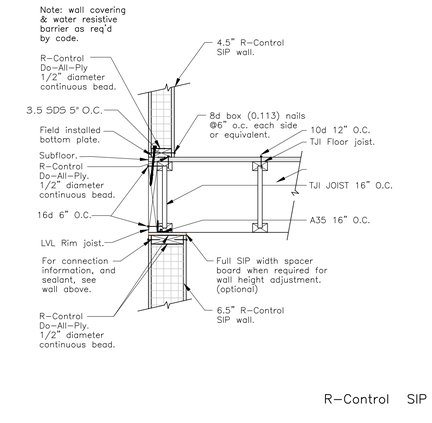


E BEAM AT INTERIOR WALL

Scale: 1" = 1'-0"

D WALL SECTION

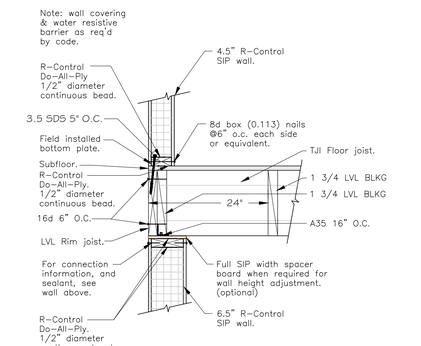
Scale: 1" = 1'-0"



R-Control SIP

B WALL SECTION, JOISTS PERPENDICULAR

Scale: 1" = 1'-0"



R-Control® SIP

A WALL SECTION

Scale: 1" = 1'-0"

REVISIONS	BY
1 PER P.C.	G.B.
2 PER P.C. 05/07/20	G.B.

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

FRAMING DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE 03/28/2019
SCALE AS SHOWN
DRAWN BY GB
DWG FILE
SHEET S-5.1

1 BOLTS & STRUCTURAL STEEL

A. BOLTS SHALL CONFORM TO ASTM A307 AND SHALL HAVE STANDARD WASHERS WHERE HEAD OR NUT BEARS ON WOOD.

B. USE ASTM A992 STRUCTURAL STEEL AND ASTM A36 MISCELLANEOUS IRON, UNO CONFORM TO A.I.SC. SPECIFICATIONS OF STANDARD PRACTICES. USE A.W.S. SPECIFICATIONS FOR WELDING.

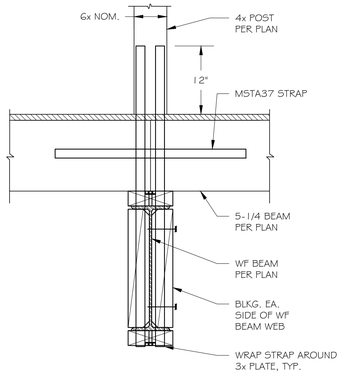
C. USE ASTM A500 GRADE B (46 KSI YIELD) FOR RECTANGULAR TUBULAR STEEL MEMBERS.

D. SHOP PAINTING: CLEAN STEEL THROROULY. APPLY ONE COAT OF PAINT (RUST INHIBITIVE) EVENLY AND COMPLETELY. SPOT PAINT, IN FIELD ABRASIONS AND CHIPS IN SHOP COAT AFTER ERECTION, USING SAME PAINT. OWNER MAY HAVE SPECIAL PAINT REQUIREMENTS WHICH MAY NEED TO BE MET AND SHOULD BE CONSULTED PRIOR TO CONSTRUCTION.

E. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

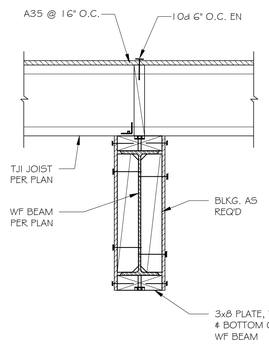
SPECIAL INSPECTIONS

1 THE SPECIAL INSPECTIONS FOR STEEL ELEMENTS OF BUILDINGS AND STRUCTURES PER CBC SECTION 1704.3 AND TABLE 1704.3 IS X NOT _____ REQUIRED.



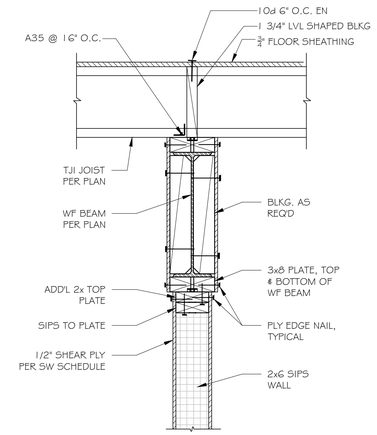
J WF WALL END CONNECTION

Scale: 1" = 1'-0"



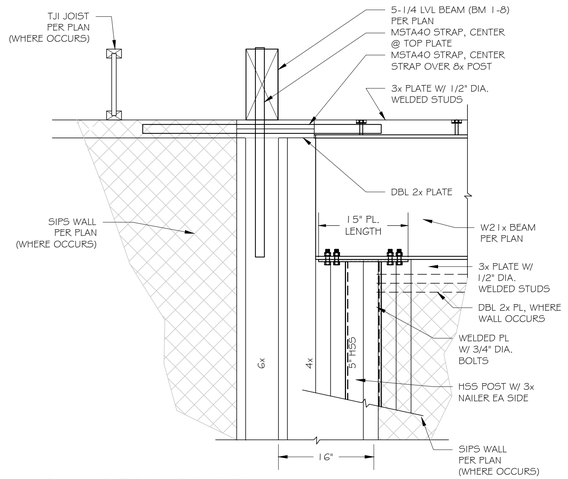
F W21 @ LINE 10

Scale: 1" = 1'-0"



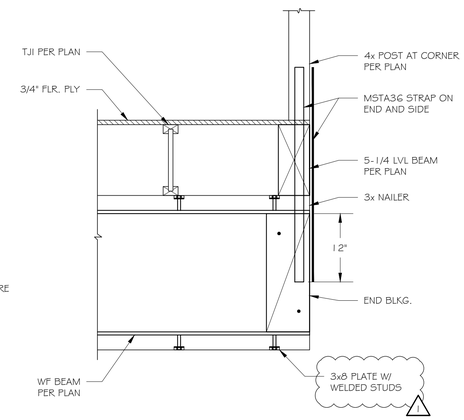
C WF BEAM AT CARPORT WALL

Scale: 1" = 1'-0"



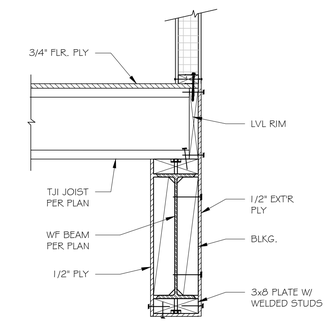
L WF BEAM TO SIPS WALL

Scale: 1" = 1'-0"



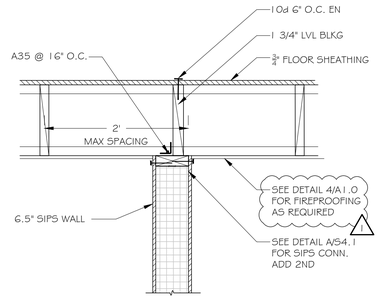
H BEAM END CONNECTION

Scale: 1" = 1'-0"



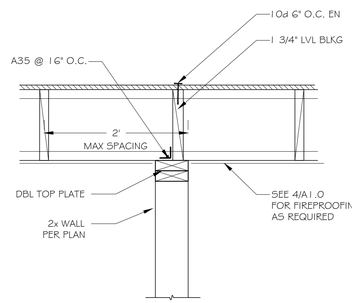
E W21 @ CANTILEVER LINE 9

Scale: 1" = 1'-0"



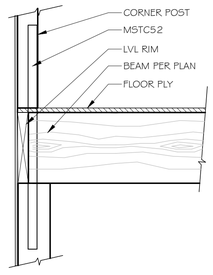
B WALL SECTION

Scale: 1" = 1'-0"



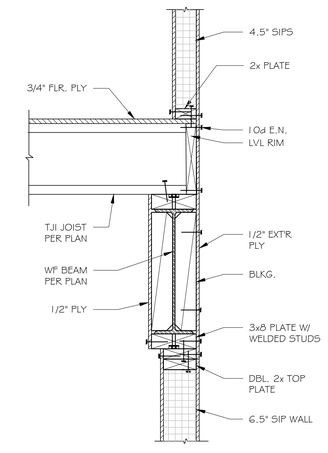
K NON-BEARING 2X WALL SECTION

Scale: 1" = 1'-0"



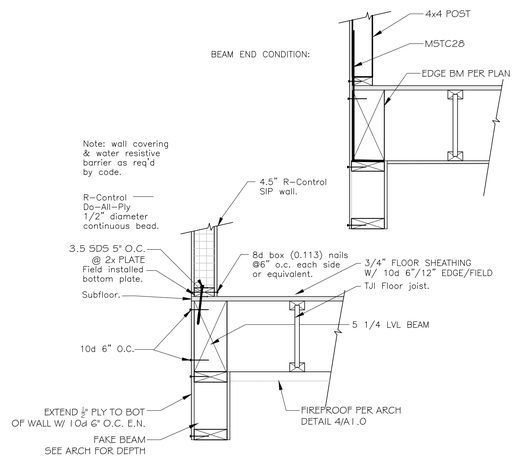
G FLUSH BM @ CORNER

Scale: NTS



D W21 O/ WALL

Scale: 1" = 1'-0"



A WALL SECTION WITH BEAM BELOW

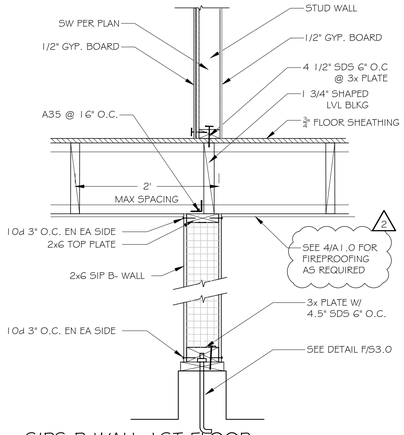
Scale: 1" = 1'-0"

#	REVISIONS	BY
1	PER P.C.	G.B.

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

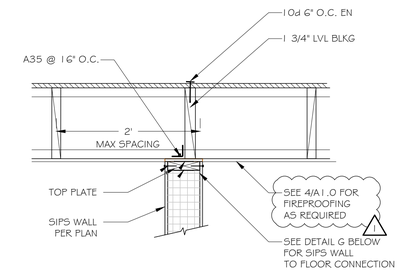
FRAMING DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURG, CA

DATE 03/28/2019
SCALE AS SHOWN
DRAWN BY GB
DWG FILE
SHEET S-5.2



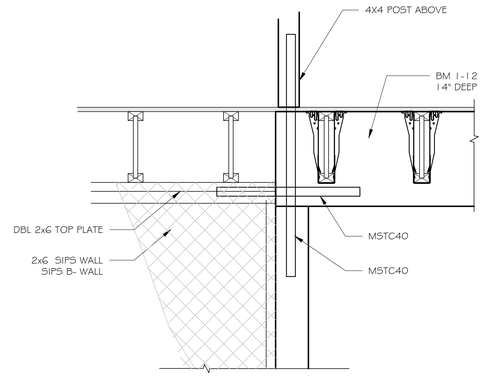
2 M SIPS B WALL 1ST FLOOR

Scale: 1" = 1'-0"



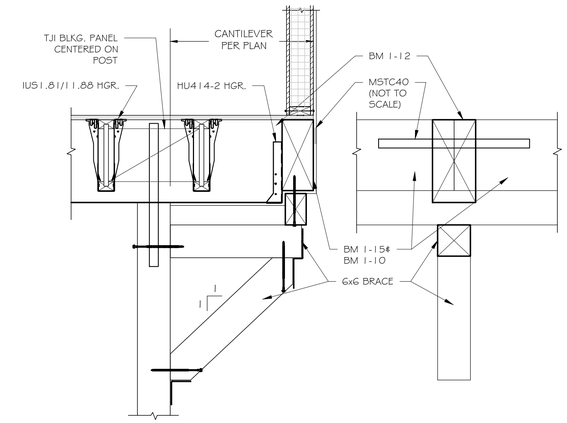
J WALL SECTION @ STAIRS

Scale: 1" = 1'-0"



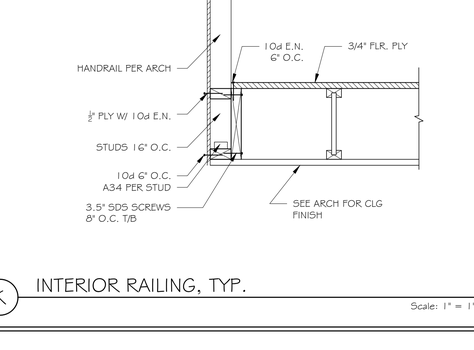
F WALL SECTION WITH BEAM BELOW

Scale: 1" = 1'-0"



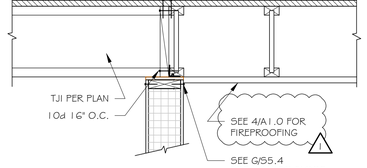
C CANTILEVERED BEAM W/ DIAG. BRACE

Scale: 1" = 1'-0"



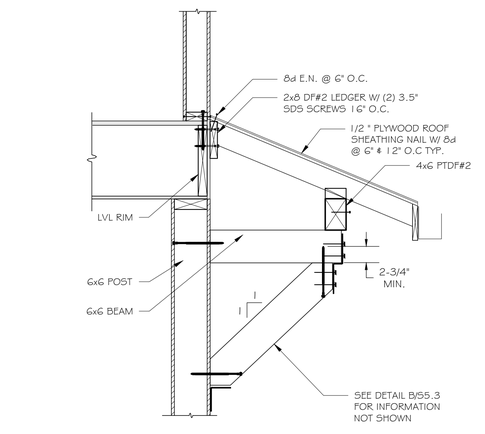
2 L SIPS B WALL W/ CRIPPLE BELOW FLOOR

Scale: 1" = 1'-0"



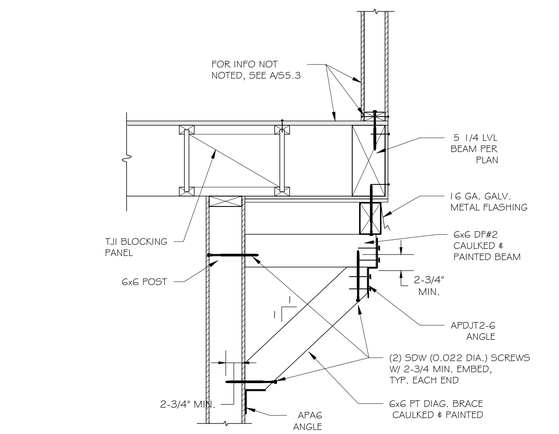
H WALL SECTION @ STAIRS

Scale: 1" = 1'-0"



E WALL SECTION WITH BEAM BELOW

Scale: 1" = 1'-0"

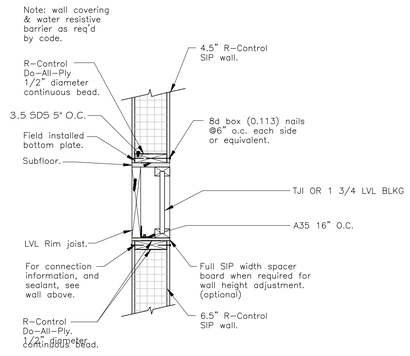


B WALL SECTION WITH DIAG. BRACE

Scale: 1" = 1'-0"

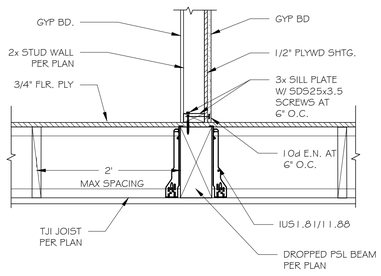
K INTERIOR RAILING, TYP.

Scale: 1" = 1'-0"



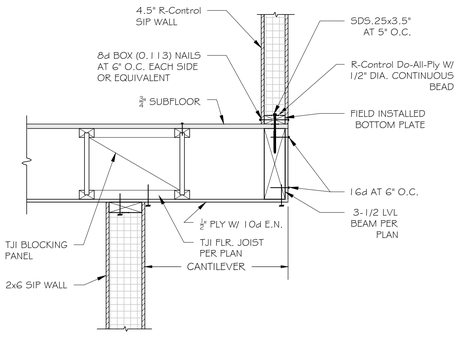
G WALL SECTION @ STAIRS

Scale: 1" = 1'-0"



D WALL SECTION WITH BEAM BELOW

Scale: 1" = 1'-0"



A WALL SECTION WITH BEAM BELOW

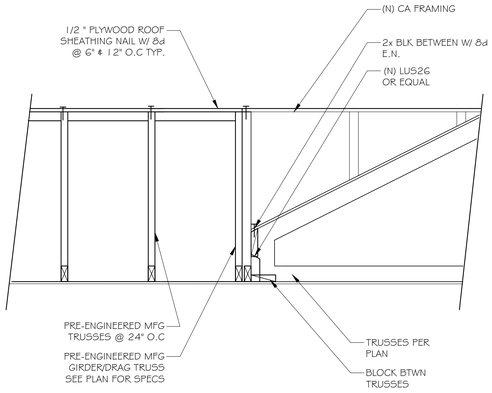
Scale: 1" = 1'-0"

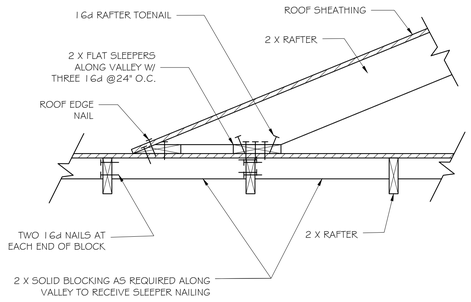
REVISIONS	BY
1 PER P.C.	G.B.
2 PER P.C. 05/07/20	G.B.

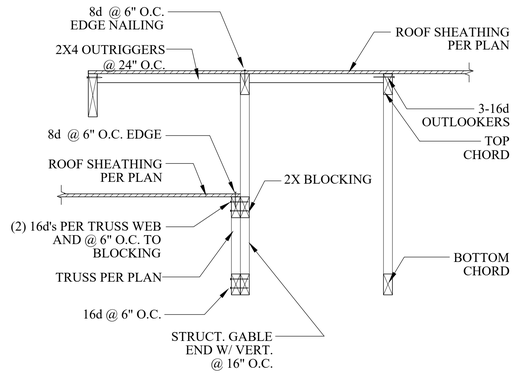
Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

FRAMING DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE	03/28/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	S-5.3

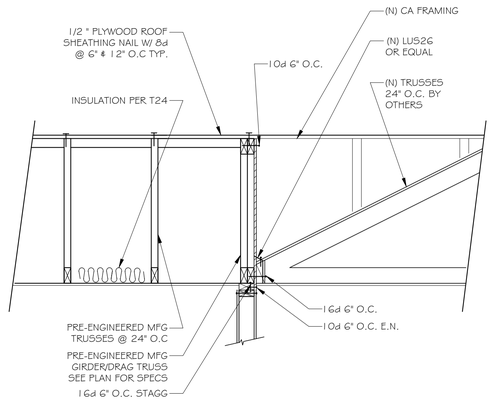






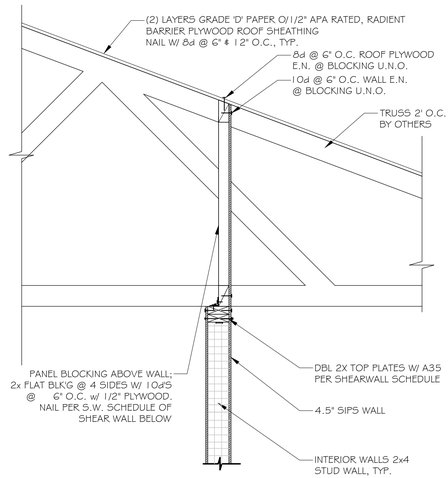
J (N) ROOF FRAMING

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



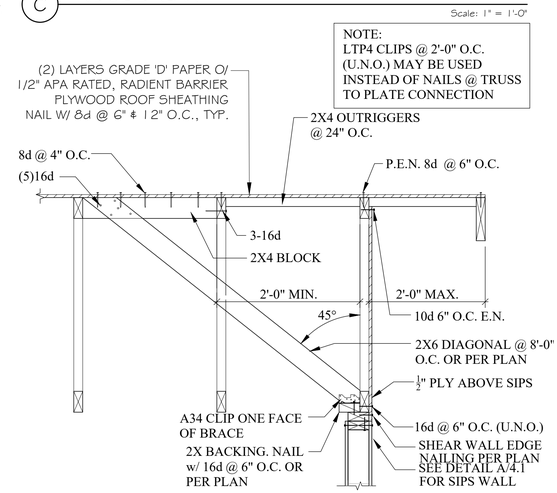
F CA FRAMING DETAIL

Scale: 1" = 1'-0"



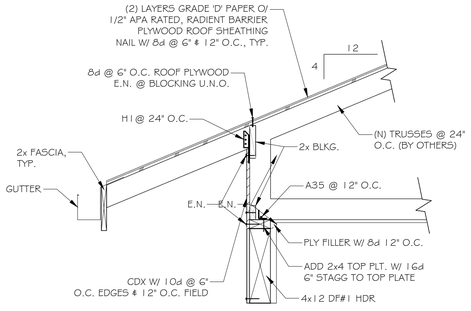
C RIDGE BREAK

Scale: 1" = 1'-0"



L TRUSS SECTION W/ HEADER

Scale: 1" = 1'-0"



H (N) ROOF FRAMING

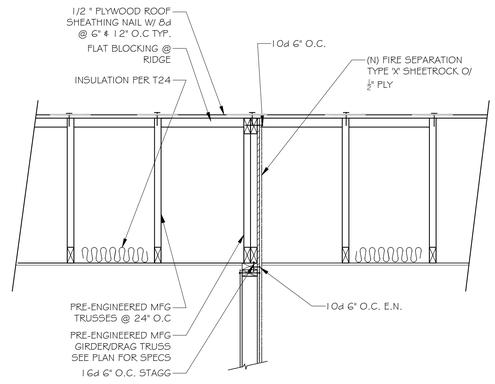
Scale: 3/4" = 1'-0"

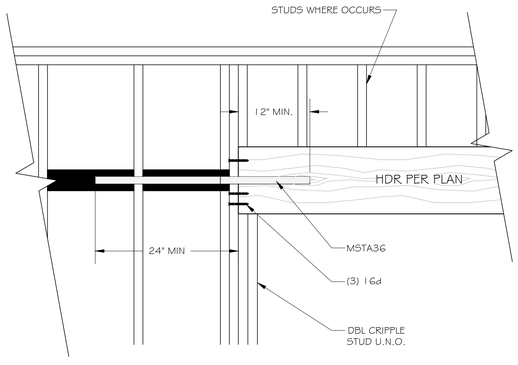
E SECTION

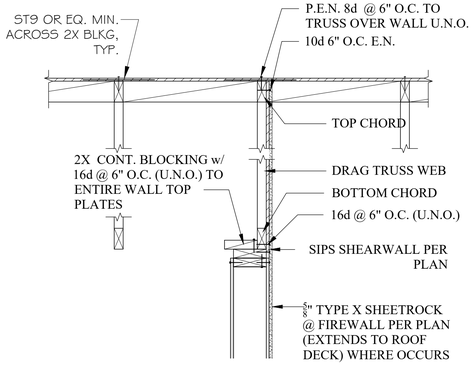
Scale: 1" = 1'-0"

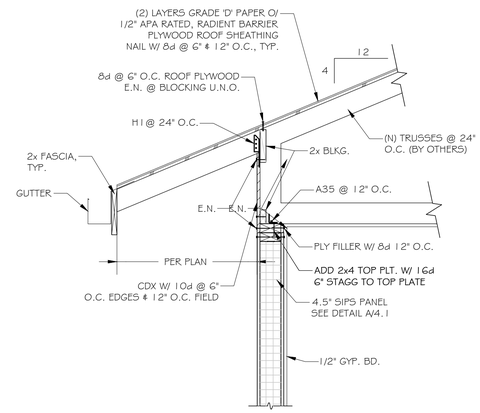
B SECTION

Scale: 1" = 1'-0"









K (N) ROOF FRAMING

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

G TYP HEADER DETAIL @ INTERNAL SHEAR WALLS

Scale: 1" = 1'-0"

D SECTION

Scale: 1" = 1'-0"

A SECTION

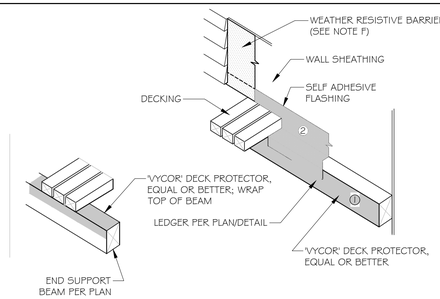
Scale: 1" = 1'-0"

#	REVISIONS	BY

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

ROOF FRAMING DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE	03/28/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	S-5.4



NOTES:

A. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ADHESION AND FASTENING.

B. RIPCORD CAN BE REMOVED FROM SELF ADHESIVE FLASHING FOR EASE OF INSTALLATION.

C. INSTALL SELF ADHESIVE FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS.

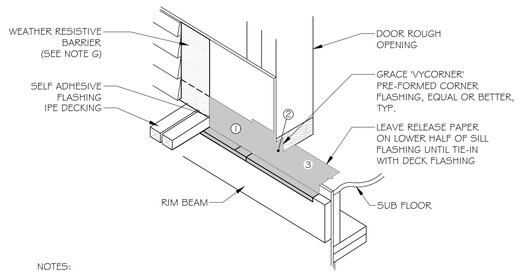
D. ENSURE THAT THE SELF ADHESIVE FLASHINGS ARE NOT PERMANENTLY EXPOSED TO UV.

E. DETAIL ALSO RELEVANT FOR ALL SELF ADHESIVE FLASHINGS.

F. REFER TO LOCAL BUILDING CODE REQUIREMENTS FOR WEATHER RESISTIVE BARRIER.

E CORROSION RESISTANCE FOR GALV. JST. HANGER

ISOMETRIC VIEW — Scale: NONE



NOTES:

A. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR ADHESION AND FASTENING.

B. RIPCORD CAN BE REMOVED FROM SELF ADHESIVE FLASHING FOR EASE OF INSTALLATION.

C. INSTALL SELF ADHESIVE FLASHING IN ORDER AS SHOWN BY NUMBERS.

D. INSTALL SELF ADHESIVE FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS.

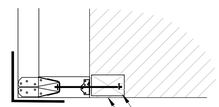
E. INSTALL SELF ADHESIVE FLASHING AROUND REMAINING DOOR UNIT PER DETAILS (VCRDET-100 TO 103, 111 AND 200).

F. DETAIL ALSO RELEVANT FOR ALL SELF ADHESIVE FLASHINGS.

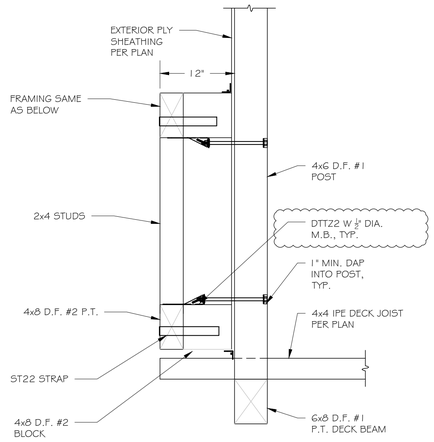
G. REFER TO LOCAL BUILDING REQUIREMENTS FOR WEATHER RESISTIVE BARRIER

F EXTERIOR DOOR SILL COVER

ISOMETRIC VIEW — Scale: NONE

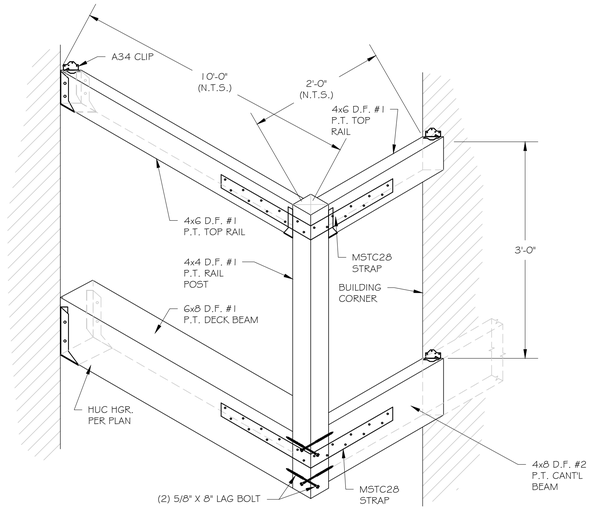


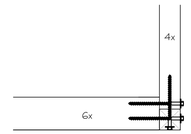
PLAN VIEW



D DECK RAIL TO CORNER WALL- EAST DECK

Scale: NONE

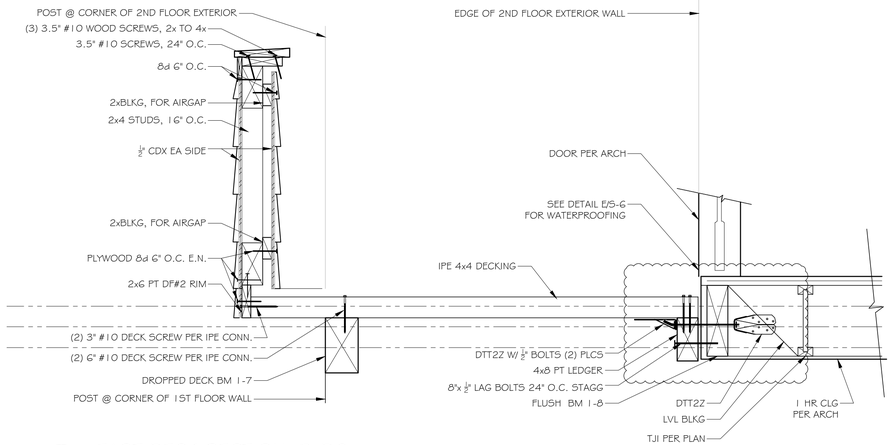




PLAN VIEW

C WEST DECK FRAMING - ISOMETRIC VIEW

Scale: NONE

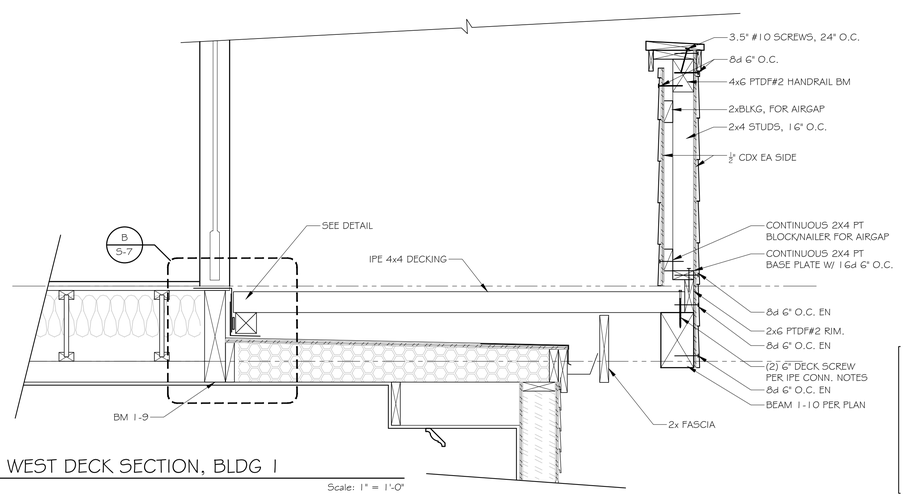


B EAST DECK SECTION, BLDG 1

Scale: 1" = 1'-0"

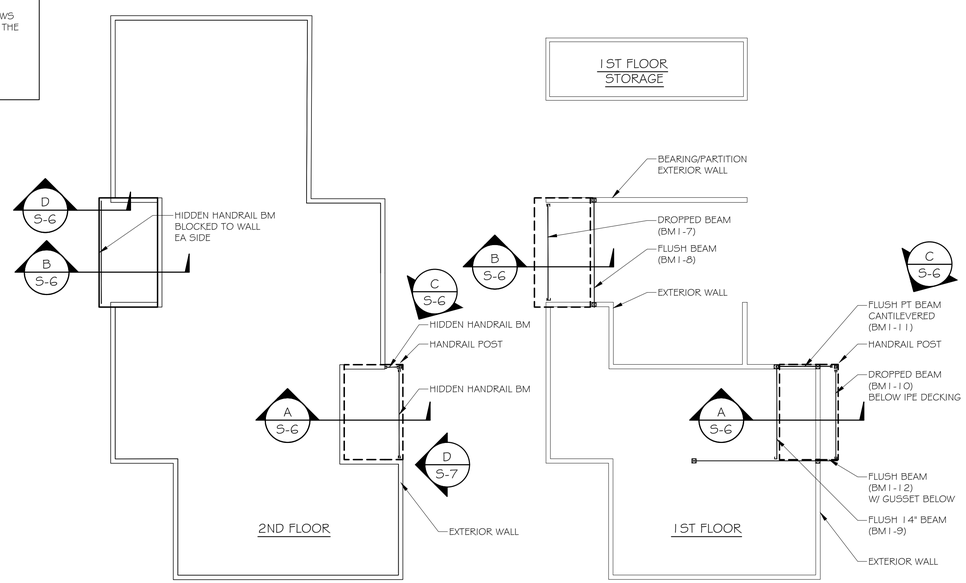
IPE CONNECTION
1. COUNTERSINK A ⅜" HOLE TO THE FACE OF THE DECK BOARD
2. PRE-DRILL A PILOT HOLE STRAIGHT THROUGH USING A ¼" DRILL BIT.
3. USE 305 OR 316 GRADE STAINLESS STEEL DECK SCREWS
4. SCREW THE IPE DECK BOARDS SO THEY HOLD FIRM TO THE LEDGER.
5. USE STAINLESS STEEL #8 TRIM HEAD SCREWS

USE CARBON TIPPED SAW BLADES FOR CUTTING.



A WEST DECK SECTION, BLDG 1

Scale: 1" = 1'-0"



I DECK LAYOUT SCHEMATIC

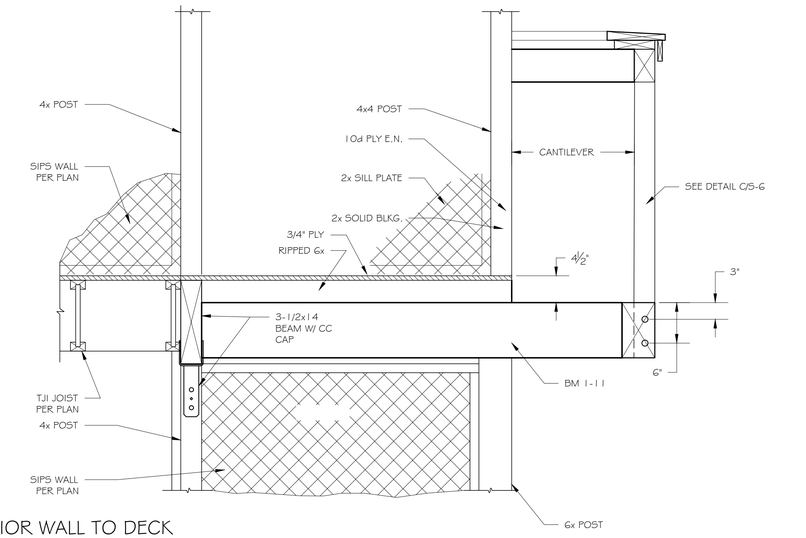
Scale: 1/8"=1'-0"

REVISIONS	BY
1 PER P.C.	G.B.

Gwen Bertolami
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

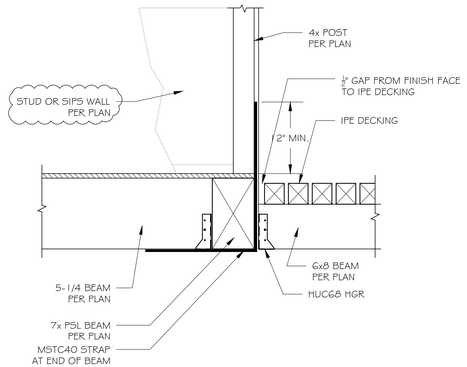
DECK DETAILS
GALLOWAY TRI-PLEX
W. 10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE	03/28/2019
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	S-6



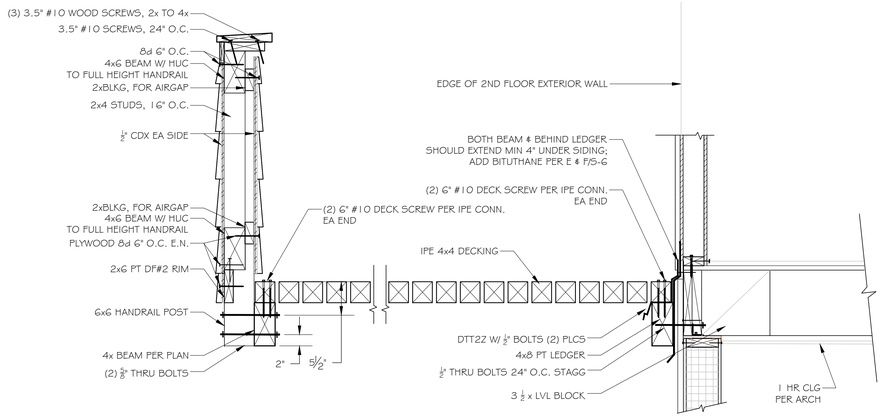
E EXTERIOR WALL TO DECK

Scale: 1" = 1'-0"



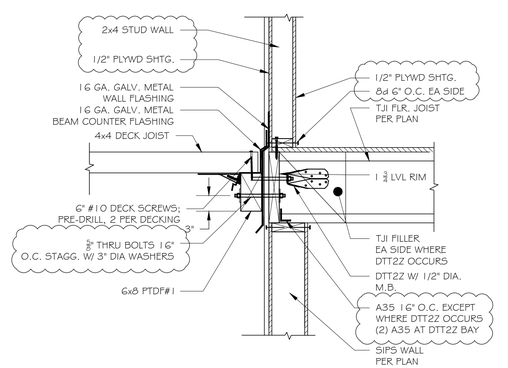
D CORNER OF END WALL CONDITION

Scale: 1" = 1'-0"



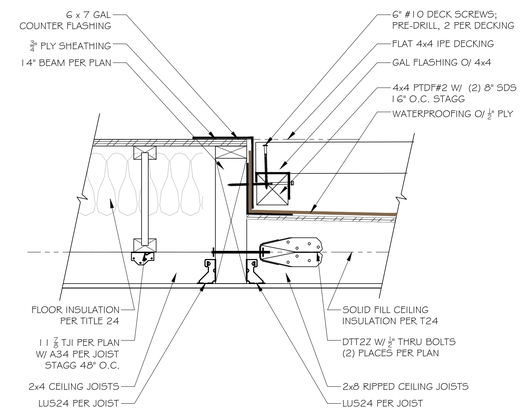
B REAR DECK SECTION, BLDG 2 172/345

Scale: 1" = 1'-0"



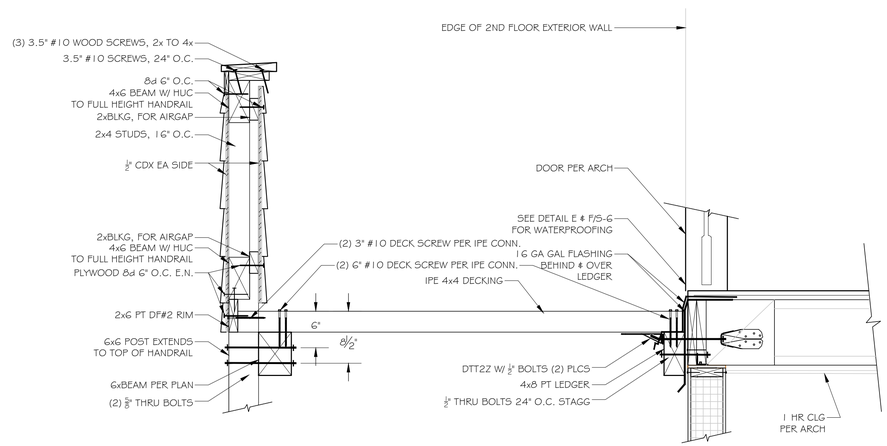
F EXTERIOR WALL TO DECK

Scale: 1" = 1'-0"



C DECK TO WALL CONN. WEST DECK

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



A REAR DECK SECTION, BLDG 2 463

Scale: 1" = 1'-0"

REVISIONS	BY
1 PER P.C.	G.B.

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 70
Pleasant Hill, California 94523
(925) 448-2875

DECK DETAILS
GALLOWAY TRI-PLEX
W.10TH STREET DECK DETAILS
PITTSBURGE, CA

DATE 03/28/2019
SCALE AS SHOWN
DRAWN BY GB
DWG FILE
SHEET S-7

GENERAL INFORMATION					
01	Project Name	345 West 10th Street			
02	Calculation Description	Title 24 Analysis			
03	Project Location	345 West 10th Street			
04	City	Pittsburg	05	Standards Version	Compliance 2017
06	Zip Code	94565	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ12	09	Software Version	EnergyPro 7.2
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	45
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft^2)	3350	15	Number of Zones	6
16	Slab Area (ft^2)	0	17	Number of Stories	2
18	Addition Cond. Floor Area(ft^2)	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft^2)	n/a	21	Glazing Percentage (%)	14.0%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	21.86	19.79	2.07	9.5%
Space Cooling	18.99	18.54	0.45	2.4%
IAQ Ventilation	1.23	1.23	0.00	0.0%
Water Heating	6.42	5.66	0.76	11.8%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	**48.50**	**45.22**	**3.28**	**6.8%**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01
Project Name: 345 West 10th Street **Calculation Date/Time:** 09:50, Sat, Sep 01, 2018 **Page 2 of 13**
Calculation Description: Title 24 Analysis **Input File Name:** 345 W 10th Street.ribd16x

ENERGY DESIGN RATING

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to"zero out" its TDV energy. Because EDR includes consideration of components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).
As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for Information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen

EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
43.5	41.7	0.0	41.7

- ☐ **Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.**
- ☐ **Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.**
- ☐ **Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ12 (Sacramento) (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System must be verified.**

Notes:
- **Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules**

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- **Window overhangs and/or fins**
- **Structurally insulated panel (SIP) assembly**

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- **High quality insulation installation (QII)**
- **IAQ mechanical ventilation**

Cooling System Verifications:
- **Minimum Airflow**
- **Verified EER**
- **Verified SEER**
- **Fan Efficacy Watts/CFM**

HVAC Distribution System Verifications:
- **Duct Sealing**

Domestic Hot Water System Verifications:
- **-- None --**

Registration Number: 218-P010247720A-000-000-0000000-0000 Registration Date/Time: 2018-09-01 10:02:19 HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06282018-1149 Report Generated at: 2018-09-01 09:51:54

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01
Project Name: 345 West 10th Street **Calculation Date/Time:** 09:50, Sat, Sep 01, 2018 **Page 3 of 13**
Calculation Description: Title 24 Analysis **Input File Name:** 345 W 10th Street.ribd16x

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
345 West 10th Street	3350	1	6	6	0	3

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Unit 1 Floor 1	Conditioned	HVAC System 11	565	8	DHW Sys 1	n/a
Unit 1 Floor 2	Conditioned	HVAC System 11	542	8	DHW Sys 1	n/a
Unit 2 Floor 1	Conditioned	HVAC System 22	133	8	DHW Sys 3	n/a
Unit 2 Floor 2	Conditioned	HVAC System 22	1051	8	DHW Sys 3	n/a
Unit 3 Floor 1	Conditioned	HVAC System 33	117	8	DHW Sys 5	n/a
Unit 3 Floor 2	Conditioned	HVAC System 33	942	8	DHW Sys 5	n/a

Registration Number: 218-P010247720A-000-000-0000000-0000 Registration Date/Time: 2018-09-01 10:02:19 HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06282018-1149 Report Generated at: 2018-09-01 09:51:54

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01
Project Name: 345 West 10th Street **Calculation Date/Time:** 09:50, Sat, Sep 01, 2018 **Page 4 of 13**
Calculation Description: Title 24 Analysis **Input File Name:** 345 W 10th Street.ribd16x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window & Door Area (ft^2)	Tilt (deg)
se5	Unit 1 Floor 1	6 SIP Wall	135	Left	108	12.5	90
ne5	Unit 1 Floor 1	6 SIP Wall	45	Front	189	60	90
nw3	Unit 1 Floor 1	6 SIP Wall	315	Right	192	37	90
sw3	Unit 1 Floor 1	6 SIP Wall	135	Left	58	0	90
Interior Surface	Unit 1 Floor 1>>__Garage__	R-13 Wall	n/a	n/a	124	0	n/a
Raised Floor 2	Unit 1 Floor 1	R-19 Floor Crawlspace	n/a	n/a	565	n/a	n/a
se11	Unit 1 Floor 2	4 SIP Wall	135	Left	108	2.25	90
ne10	Unit 1 Floor 2	4 SIP Wall	45	Front	205	40	90
nw6	Unit 1 Floor 2	4 SIP Wall	315	Right	108	20	90
sw8	Unit 1 Floor 2	4 SIP Wall	225	Back	52	0	90
nw7	Unit 1 Floor 2	4 SIP Wall	315	Right	81	39.999	90
Interior Surface 2	Unit 1 Floor 2>>Unit 2 Floor 2	R-0 Wall1	n/a	n/a	232	0	n/a
Roof	Unit 1 Floor 2	R-38 HP Attic Option B	n/a	n/a	542	n/a	n/a
Interior Surface 7	Unit 1 Floor 2>>Unit 1 Floor 1	R-0 Floor No Crawlspace	n/a	n/a	542	n/a	n/a
se4	Unit 2 Floor 1	6 SIP Wall	135	Left	144	12.5	90
ne4	Unit 2 Floor 1	6 SIP Wall	45	Front	56	20	90
sw5	Unit 2 Floor 1	6 SIP Wall	135	Left	56	0	90
Interior Surface 3	Unit 2 Floor 1>>__Garage__	R-13 Wall	n/a	n/a	56	0	n/a
Interior Surface 4	Unit 2 Floor 1>>Unit 1 Floor 1	R-0 Wall1	n/a	n/a	86	0	n/a
Raised Floor 3	Unit 2 Floor 1	R-19 Floor Crawlspace	n/a	n/a	133	n/a	n/a
se8	Unit 2 Floor 2	4 SIP Wall	135	Left	167	6	90
ne8	Unit 2 Floor 2	4 SIP Wall	45	Front	43	0	90
se9	Unit 2 Floor 2	4 SIP Wall	135	Left	85	39.999	90
sw7	Unit 2 Floor 2	4 SIP Wall	225	Back	43	0	90
se10	Unit 2 Floor 2	4 SIP Wall	135	Left	144	2.25	90
ne9	Unit 2 Floor 2	4 SIP Wall	45	Front	56	2.25	90
ne11	Unit 2 Floor 2	4 SIP Wall	45	Front	36	0	90
nw8	Unit 2 Floor 2	4 SIP Wall	315	Right	148	32	90
sw9	Unit 2 Floor 2	4 SIP Wall	225	Back	64	0	90
nw9	Unit 2 Floor 2	4 SIP Wall	315	Right	167	40	90

Registration Number: 218-P010247720A-000-000-0000000-0000 Registration Date/Time: 2018-09-01 10:02:19 HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06282018-1149 Report Generated at: 2018-09-01 09:51:54

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01
Project Name: 345 West 10th Street **Calculation Date/Time:** 09:50, Sat, Sep 01, 2018 **Page 5 of 13**
Calculation Description: Title 24 Analysis **Input File Name:** 345 W 10th Street.ribd16x

sw10	Unit 2 Floor 2	4 SIP Wall	225	Back	180	12.5	90
Interior Surface 5	Unit 2 Floor 2>>__Garage__	R-13 Wall	n/a	n/a	58	0	n/a
Roof 2	Unit 2 Floor 2	R-38 HP Attic Option B	n/a	n/a	1051	n/a	n/a
Raised Floor	Unit 2 Floor 2	R-19 Floor No Crawlspace	n/a	n/a	860	n/a	n/a
se1	Unit 3 Floor 1	6 SIP Wall	135	Left	124	0	90
ne1	Unit 3 Floor 1	6 SIP Wall	45	Front	56	20	90
sw2	Unit 3 Floor 1	6 SIP Wall	225	Back	56	0	90
Interior Surface 6	Unit 3 Floor 1>>__Garage__	R-13 Wall	n/a	n/a	124	0	n/a
Raised Floor 4	Unit 3 Floor 1	R-19 Floor Crawlspace	n/a	n/a	117	n/a	n/a
se6	Unit 3 Floor 2	4 SIP Wall	135	Left	124	2.25	90
ne6	Unit 3 Floor 2	4 SIP Wall	45	Front	56	39.999	90
se7	Unit 3 Floor 2	4 SIP Wall	135	Left	80	0	90
ne7	Unit 3 Floor 2	4 SIP Wall	45	Front	261	44	90
nw5	Unit 3 Floor 2	4 SIP Wall	315	Right	204	18	90
sw6	Unit 3 Floor 2	4 SIP Wall	225	Back	317	24	90
Roof 3	Unit 3 Floor 2	R-38 HP Attic Option B	n/a	n/a	942	n/a	n/a
Interior Surface 8	Unit 3 Floor 2>>__Garage__	R-19 Floor No Crawlspace1	n/a	n/a	760	n/a	n/a
Interior Surface 9	Unit 3 Floor 2>>Unit 3 Floor 1	R-0 Floor No Crawlspace	n/a	n/a	20	n/a	n/a
nw4	__Garage__	R-0 Wall	315	Right	60	0	90
sw4	__Garage__	R-0 Wall	225	Back	124	0	90
se2	__Garage__	R-0 Wall	135	Left	64	0	90
ne2	__Garage__	R-0 Wall	45	Front	261	0	90
nw1	__Garage__	R-0 Wall	315	Right	188	0	90
sw1	__Garage__	R-0 Wall	315	Right	261	0	90
Raised Floor 5	__Garage__	R-0 Floor Crawlspace	n/a	n/a	107	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Unit 1 Floor 2	Attic RoofUnit 1 Floor 2	Ventilated	0	0.1	0.85	No	No
Attic Unit 2 Floor 2	Attic RoofUnit 2 Floor 2	Ventilated	0	0.1	0.85	No	No
Attic Unit 3 Floor 2	Attic RoofUnit 3 Floor 2	Ventilated	0	0.1	0.85	No	No

Registration Number: 218-P010247720A-000-000-0000000-0000 Registration Date/Time: 2018-09-01 10:02:19 HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06282018-1149 Report Generated at: 2018-09-01 09:51:54

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01
Project Name: 345 West 10th Street **Calculation Date/Time:** 09:50, Sat, Sep 01, 2018 **Page 6 of 13**
Calculation Description: Title 24 Analysis **Input File Name:** 345 W 10th Street.ribd16x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft^2)	U-factor	SHGC	Exterior Shading
2650 Fixed	Window	se5 (Left-135)	----	----	1	12.5	0.28	0.22	Insect Screen (default)
2050 Casement	Window	ne5 (Front-45)	----	----	1	10.0	0.27	0.19	Insect Screen (default)
4050 Fixed	Window	ne5 (Front-45)	----	----	1	20.0	0.28	0.22	Insect Screen (default)
2050 Casement 2	Window	ne5 (Front-45)	----	----	1	10.0	0.27	0.19	Insect Screen (default)
2650 Fixed 2	Window	nw3 (Right-315)	----	----	1	12.5	0.28	0.22	Insect Screen (default)
2650 Fixed 3	Window	nw3 (Right-315)	----	----	1	12.5	0.28	0.22	Insect Screen (default)
4030 Slider	Window	nw3 (Right-315)	----	----	1	12.0	0.29	0.21	Insect Screen (default)
1616 Fixed	Window	se11 (Left-135)	1.5	1.5	1	2.3	0.28	0.22	Insect Screen (default)
5040 Slider	Window	ne10 (Front-45)	5.0	4.0	1	20.0	0.29	0.21	Insect Screen (default)
5040 Slider 2	Window	ne10 (Front-45)	5.0	4.0	1	20.0	0.29	0.21	Insect Screen (default)
5040 Slider 3	Window	nw6 (Right-315)	5.0	4.0	1	20.0	0.29	0.21	Insect Screen (default)
6068 Sliding Glass Door	Window	nw7 (Right-315)	6.0	6.7	0.995	40.0	0.28	0.21	Insect Screen (default)
2650 Fixed 4	Window	se4 (Left-135)	----	----	1	12.5	0.28	0.22	Insect Screen (default)
2030 Single Hung	Window	se8 (Left-135)	2.0	3.0	1	6.0	0.29	0.21	Insect Screen (default)
6068 Sliding Glass Door 2	Window	se9 (Left-135)	6.0	6.7	0.995	40.0	0.28	0.21	Insect Screen (default)
1616 Fixed 2	Window	se10 (Left-135)	----	----	1	2.3	0.28	0.22	Insect Screen (default)
1616 Fixed 3	Window	ne9 (Front-45)	----	----	1	2.3	0.28	0.22	Insect Screen (default)
4030 Slider 2	Window	nw8 (Right-315)	4.0	3.0	1	12.0	0.29	0.21	Insect Screen (default)
5040 Slider 4	Window	nw8 (Right-315)	5.0	4.0	1	20.0	0.29	0.21	Insect Screen (default)
5040 Slider 5	Window	nw9 (Right-315)	5.0	4.0	1	20.0	0.29	0.21	Insect Screen (default)
5040 Slider 6	Window	nw9 (Right-315)	5.0	4.0	1	20.0	0.29	0.21	Insect Screen (default)
2650 Fixed 5	Window	sw10 (Back-225)	----	----	1	12.5	0.28	0.22	Insect Screen (default)
1616 Fixed 4	Window	se6 (Left-135)	----	----	1	2.3	0.28	0.22	Insect Screen (default)
6068 Sliding Glass Door 3	Window	ne6 (Front-45)	6.0	6.7	0.995	40.0	0.28	0.21	Insect Screen (default)
2040 Casement	Window	ne7 (Front-45)	2.0	4.0	1	8.0	0.27	0.19	Insect Screen (default)
4040 Fixed	Window	ne7 (Front-45)	4.0	4.0	1	16.0	0.28	0.22	Insect Screen (default)
2040 Casement 2	Window	ne7 (Front-45)	2.0	4.0	1	8.0	0.27	0.19	Insect Screen (default)
4030 Slider 3	Window	ne7 (Front-45)	4.0	3.0	1	12.0	0.29	0.21	Insect Screen (default)
2030 Single Hung 2	Window	nw5 (Right-315)	----	----	1	6.0	0.29	0.21	Insect Screen (default)

Registration Number: 218-P010247720A-000-000-0000000-0000 Registration Date/Time: 2018-09-01 10:02:19 HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06282018-1149 Report Generated at: 2018-09-01 09:51:54

#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

TITLE 24
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE
SCALE AS SHOWN
DRAWN BY GB
DWG FILE
SHEET T-

3040 Fixed	Window	nw5 (Right-315)	----	----	1	12.0	0.28	0.22	Insect Screen (default)
3040 Slider	Window	sw6 (Back-225)	3.0	4.0	1	12.0	0.29	0.21	Insect Screen (default)
3040 Slider 2	Window	sw6 (Back-225)	3.0	4.0	1	12.0	0.29	0.21	Insect Screen (default)

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door	ne5	20.0	0.50
Door 2	ne4	20.0	0.50
Door 3	ne1	20.0	0.50

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
	Overhang					Left Fin				Right Fin			
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
1616 Fixed	2	0.1	2	2	0	0	0	0	0	0	0	0	0
5040 Slider	2	0.1	2	2	0	0	0	0	0	0	0	0	0
5040 Slider 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0
5040 Slider 3	2	0.1	2	2	0	0	0	0	0	0	0	0	0
6068 Sliding Glass Door	6	0.1	6	6	0	6	0	1.5	0	6	0	2.5	0
2030 Single Hung	2	0.1	2	2	0	0	0	0	0	0	0	0	0
6068 Sliding Glass Door 2	2	0.1	2	2	0	6	0	1.5	0	6	0	2.5	0
4030 Slider 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0
5040 Slider 4	2	0.1	2	2	0	0	0	0	0	0	0	0	0
5040 Slider 5	2	0.1	2	2	0	0	0	0	0	0	0	0	0
5040 Slider 6	2	0.1	2	2	0	0	0	0	0	0	0	0	0
6068 Sliding Glass Door 3	2	0.1	2	2	0	0	0	0	0	10	0	0.1	0
2040 Casement	2	0.1	2	2	0	0	0	0	0	0	0	0	0
4040 Fixed	2	0.1	2	2	0	0	0	0	0	0	0	0	0
2040 Casement 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0
4030 Slider 3	2	0.1	2	2	0	0	0	0	0	0	0	0	0
3040 Slider	2	0.1	2	2	0	0	0	0	0	0	0	0	0
3040 Slider 2	2	0.1	2	2	0	0	0	0	0	0	0	0	0

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4* • *Exterior Finish: 3 Coat Stucco*
R-0 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.216	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: no insul. / 2x12*
6 SIP Wall	Exterior Walls	SIPS Wall		R 22	0.048	• *Inside Finish: Gypsum Board* • *Panel Rated R (@ 75 F): R-22 / 2x6* • *Exterior Finish: 3 Coat Stucco*
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.050	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6*
R-13 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 13	0.092	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-13 / 2x4* • *Other Side Finish: Gypsum Board*
Attic Roof/Unit 1 Floor 2	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	R 13	0.078	• *Around Roof Joists: R-0.0 insul.* • *Cavity / Frame: R-13.0 / 2x4 Top Chrd* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
4 SIP Wall	Exterior Walls	SIPS Wall		R 14	0.071	• *Inside Finish: Gypsum Board* • *Panel Rated R (@ 75 F): R-14 / 2x4* • *Exterior Finish: 3 Coat Stucco*
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.196	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: no insul. / 2x12* • *Ceiling Below Finish: Gypsum Board*
R-38 HP Attic Option B	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 38	0.025	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4* • *Over Ceiling Joists: R-28.9 insul.*
R-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.277	• *Inside Finish: Gypsum Board* • *Cavity / Frame: no insul. / 2x4* • *Other Side Finish: Gypsum Board*
Attic Roof/Unit 2 Floor 2	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	R 13	0.078	• *Around Roof Joists: R-0.0 insul.* • *Cavity / Frame: R-13.0 / 2x4 Top Chrd* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*

R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.052	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6*
Attic Roof/Unit 3 Floor 2	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	R 13	0.078	• *Around Roof Joists: R-0.0 insul.* • *Cavity / Frame: R-13.0 / 2x4 Top Chrd* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
R-19 Floor No Crawlspace1	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.049	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6* • *Ceiling Below Finish: Gypsum Board*

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	.0%
DHW Sys 3	DHW	Standard	DHW Heater 3 (1)	1	.0%
DHW Sys 5	DHW	Standard	DHW Heater 5 (1)	1	.0%

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.93 EF	<= 200 kBtu/hr	R-0/R-0	0	n/a	n/a	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 3	Gas	Small Instantaneous	1	0	0.93 EF	<= 200 kBtu/hr	R-0/R-0	0	n/a	n/a	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 5	Gas	Small Instantaneous	1	0	0.93 EF	<= 200 kBtu/hr	R-0/R-0	0	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
HVAC System 11	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1
HVAC System 22	Other Heating and Cooling System	Heating Component 2	Cooling Component 2	HVAC Fan 2	Air Distribution System 2
HVAC System 33	Other Heating and Cooling System	Heating Component 3	Cooling Component 3	HVAC Fan 3	Air Distribution System 3

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Efficiency
Heating Component 1	CntrlFurnace	1	94 AFUE
Heating Component 2	CntrlFurnace	1	94 AFUE
Heating Component 3	CntrlFurnace	1	94 AFUE

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
			Efficiency				
Name	System Type	Number of Units	EER	SEER	Zonally Controlled	Compressor Type	HERS Verification
Cooling Component 1	SplitAirCond	1	12.5	15	Not Zonal	Single Speed	Cooling Component 1-hers-cool
Cooling Component 2	SplitAirCond	1	12.5	15	Not Zonal	Single Speed	Cooling Component 2-hers-cool
Cooling Component 3	SplitAirCond	1	12.5	15	Not Zonal	Single Speed	Cooling Component 3-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Required	Required	Not Required
Cooling Component 2-hers-cool	Required	350	Required	Required	Not Required
Cooling Component 3-hers-cool	Required	350	Required	Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctsAttic	Sealed and tested	8	Attic	None	Air Distribution System 1-hers-dist
Air Distribution System 2	DuctsAttic	Sealed and tested	8	Attic	None	Air Distribution System 2-hers-dist
Air Distribution System 3	DuctsAttic	Sealed and tested	8	Attic	None	Air Distribution System 3-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	n/a
Air Distribution System 2-hers-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	n/a
Air Distribution System 3-hers-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	n/a

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hers-fan
HVAC Fan 2	Single Speed PSC Furnace Fan	0.58	HVAC Fan 2-hers-fan
HVAC Fan 3	Single Speed PSC Furnace Fan	0.58	HVAC Fan 3-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58
HVAC Fan 2-hers-fan	Required	0.58
HVAC Fan 3-hers-fan	Required	0.58

IAQ (Indoor Air Quality) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	86	0.25	Default	0	Required

CalCERTS, Inc. HERS PROVIDER

#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

TITLE 24
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	T-

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01**

Project Name: 345 West 10th Street **Calculation Date/Time:** 09:50, Sat, Sep 01, 2018 **Page 13 of 13**

Calculation Description: Title 24 Analysis **Input File Name:** 345 W 10th Street.ribd16x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Rob Risse	Documentation Author Signature: Rob Risse
Company: Title 24 Services	Signature Date: 2018-09-01 10:02:19
Address: 1954 Shuey Avenue	CEA/HERS Certification Identification (If applicable):
City/State/Zip: Walnut Creek, CA 94596	Phone: 925-360-5707
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Rob Risse	Responsible Designer Signature: Rob Risse
Company: Title 24 Services	Date Signed: 2018-09-01 10:02:19
Address: 1954 Shuey Avenue	License: M29478
City/State/Zip: Walnut Creek, CA 94596	Phone: 925-360-5707

CalCERTS, Inc. HERS PROVIDER

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

Registration Number: 218-P010247720A-000-000-0000000-0000 Registration Date/Time: 2018-09-01 10:02:19 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06282018-1149 Report Generated at: 2018-09-01 09:51:54

2016 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.* (Revised 04/2017)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Above Grade Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(e)1A:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)1C:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	**Pilot Light.** Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)5:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water piping and cooling system line insulation.** For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
§ 150.0(j)2B:	**Water piping and cooling system line insulation.** All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(j)2C:	**Water piping and cooling system line insulation.** Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	**Insulation Protection.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	**Insulation Protection.** Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	**Insulation Protection.** Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(n)1:	**Gas or Propane Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Dampers.** All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Residences	☐ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	*9/1/2018*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
345 West 10th Street Pittsburg	*CA Climate Zone 12*	*3,350*	*n/a*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	*Structurally Insulated Panel(SIP)*	*R 22*	*877*		*New*
Door	*Opaque Door*	*- no insulation*	*60*		*New*
Floor	*Wood Framed w/Crawl Space*	*R 19*	*815*		*New*
Demising	*Wood Framed*	*R 13*	*362*		*New*
Wall	*Structurally Insulated Panel(SIP)*	*R 14*	*2,364*		*New*
Demising	*Wood Framed w/o Crawl Space*	*- no insulation*	*562*		*New*
Roof	*Wood Framed Attic*	*R 38*	*2,535*	*Add=R-13.0*	*New*
Demising	*Wood Framed*	*- no insulation*	*318*		*New*

FENESTRATION Total Area: *468* Glazing Percentage: *14.0 %* New/Altered Average U-Factor: *0.28*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Left (SE)	*29.5*	*0.280*	*0.22*	*none*	*none*	*Bug Screen*	*New*
Front (NE)	*20.0*	*0.270*	*0.19*	*none*	*none*	*Bug Screen*	*New*
Front (NE)	*22.3*	*0.280*	*0.22*	*none*	*none*	*Bug Screen*	*New*
Right (NW)	*37.0*	*0.280*	*0.22*	*none*	*none*	*Bug Screen*	*New*
Right (NW)	*12.0*	*0.290*	*0.21*	*none*	*none*	*Bug Screen*	*New*
Left (SE)	*2.3*	*0.280*	*0.22*	*2.0*	*none*	*Bug Screen*	*New*
Front (NE)	*52.0*	*0.290*	*0.21*	*2.0*	*none*	*Bug Screen*	*New*
Right (NW)	*92.0*	*0.290*	*0.21*	*2.0*	*none*	*Bug Screen*	*New*
Right (NW)	*40.0*	*0.280*	*0.21*	*6.0*	*6.00/6.00*	*Bug Screen*	*New*
Left (SE)	*6.0*	*0.290*	*0.21*	*2.0*	*none*	*Bug Screen*	*New*
Left (SE)	*40.0*	*0.280*	*0.21*	*2.0*	*6.00/6.00*	*Bug Screen*	*New*
Rear (SW)	*12.5*	*0.280*	*0.22*	*none*	*none*	*Bug Screen*	*New*
Front (NE)	*40.0*	*0.280*	*0.21*	*2.0*	*0.00/10.00*	*Bug Screen*	*New*
Front (NE)	*16.0*	*0.270*	*0.19*	*2.0*	*none*	*Bug Screen*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	*Central Furnace*	*94% AFUE*	*Split Air Conditioner*	*15.0 SEER*	*Setback*	*New*
1	*Central Furnace*	*94% AFUE*	*Split Air Conditioner*	*15.0 SEER*	*Setback*	*New*
1	*Central Furnace*	*94% AFUE*	*Split Air Conditioner*	*15.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System 1	*Ducted*	*Ducted*	*Attic*	*8.0*	*New*
HVAC System 2	*Ducted*	*Ducted*	*Attic*	*8.0*	*New*
HVAC System 3	*Ducted*	*Ducted*	*Attic*	*8.0*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	*Small Instantaneous Gas*	*0*	*0.93*	*Standard*	*New*
1	*Small Instantaneous Gas*	*0*	*0.93*	*Standard*	*New*
1	*Small Instantaneous Gas*	*0*	*0.93*	*Standard*	*New*

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)13:	**Duct System Sizing and Air Filter Grille Sizing.** Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.*
§150.0(o):	**Ventilation for Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	**Field Verification and Diagnostic Testing.** Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional inlets and time switches for pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 110.9(e):	**JA8 High Efficacy Light Sources.** To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed in final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	**Electronic Ballasts.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights.** Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Enclosed Luminaires.** Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."*
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be switched separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Residences	☐ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	*9/1/2018*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
345 West 10th Street Pittsburg	*CA Climate Zone 12*	*3,350*	*n/a*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Floor	*Wood Framed w/o Crawl Space*	*R 19*	*1,620*		*New*

FENESTRATION Total Area: *468* Glazing Percentage: *14.0 %* New/Altered Average U-Factor: *0.28*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (NE)	*16.0*	*0.280*	*0.22*	*2.0*	*none*	*Bug Screen*	*New*
Right (NW)	*6.0*	*0.290*	*0.21*	*none*	*none*	*Bug Screen*	*New*
Rear (SW)	*24.0*	*0.290*	*0.21*	*2.0*	*none*	*Bug Screen*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2J:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(k)2K:	**Interior Switches and Controls.** Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.*
§ 150.0(k)2L:	**Interior Switches and Controls.** Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either item § 150.0(k)3Aii (photocell and motion sensor) or item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	**Residential Outdoor Lighting.** Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)4:	**Internally Illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must be high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multi-Family Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: i. Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multi-family Buildings.** Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.*
§ 110.10(b)2:	**Orientation.** All sections of the solar zone located on sleep-sloped roofs must be oriented between 170 degrees and 270 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.*
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric".

#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

TITLE 24
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	
SCALE	AS SHOWN
DRAWN BY	GB
DWG FILE	
SHEET	T-

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible)
Projects and Revising the Procedures for) Resolution No. 9918
Delegating Design Review Authority of Certain)
Types of Projects to the Zoning Administrator)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."

B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.

C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.

D. Pittsburg Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission,* grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.

F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.

G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.

H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).

I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:

1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.

B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.

C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.

D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.

E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.

KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION