

City of Pittsburgh Planning Commission Agenda

October 23, 2018

**City Hall Council Chamber
65 Civic Avenue, Pittsburgh, CA 94565**

**Regular Meeting
7:00 P.M.**

Planning Commission Members

**James Coniglio, Chair
Elissa Robinson, Vice-Chair
Durie Foster, Commissioner
Jeremy Ward, Commissioner
Mark Linde, Commissioner
Sarah Foster, Commissioner
J. Faye Fields, 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, Pittsburgh. 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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

(All items listed under the "Consent" portion of the agenda are considered routine and are adopted under one motion. Any item appearing as a Consent item on this agenda will be considered separately only upon request from a member of the Planning Commission, staff or public.)

1. Minutes

Meeting Minutes of September 25, 2018

PUBLIC HEARINGS

2. Mt. Diablo Resource Recovery Park Enhancements Project, AP-18-1325 (UP, DR)

This is a public hearing on a request for: 1) approval of an amendment to an existing use permit for operational enhancements at the existing Mt. Diablo Resource Recovery Park (MDRRP), and 2) design review approval of plans to construct four new structures totaling 86,855 square feet. The MDRRP is located at 1300 Loveridge Road in the IG (General Industrial) and IL (Limited Industrial) districts. Assessor's Parcel Nos. 073-200-013, -014, -015, -026, -027, -028, and -029.

STUDY SESSION

3. Veterans Square Housing, AP-18-1374 (PPR).

This is a study session to receive Planning Commission comments on a forthcoming request for a new design review approval for plans to construct an affordable veteran housing project at 901 Los Medanos Street. The project would include a 30-unit, three-story apartment building and parking lot with five spaces on the main 0.49-acre site, with an additional 25 space parking lot provided on a 0.29-acre site, located directly across the street at 295 E. 10th Street. The two sites are located in the RH-D (Downtown High-Density Residential) District. Assessor's Parcel Nos. 085-182-001 and 085-196-001.

ZONING ADMINISTRATOR REPORTS

- 4. Notice of Intent to Exercise Delegated Design Review Authority, and Submittal of Adopted Zoning Administrator Resolutions.**
The Zoning Administrator submits two notices of intent to exercise delegated design review authority for: 1) a 1,440 sq. ft. temporary office trailer at 701 Willow Pass Road; and 2) a new single family home on an existing lot located at 2186 Crestview Drive. The Zoning Administrator also submits three resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

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**

September 25, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, September 25, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Coniglio, Vice-Chair Robinson, Commissioner D. Foster, S. Foster, Ward

Absent: Commissioner Fields

Staff: Community Development Director Jill Hecht, Director of Community Services Maria Aliotti, City Engineer Richard Abono, Planning Manager/Secretary Kristin Pollot, City Attorney Donna Mooney, Deputy City Clerk Amanda McVey, Senior Planner Hector Rojas, Contract Planner Cathy Munneke

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of September 11, 2018

On motion by Commissioner D. Foster seconded by Commissioner Ward to approve the Consent Calendar with correction to the minutes title and carried by the following vote:

AYES:	Coniglio, D. Foster, S. Foster, Linde, Robinson, Ward
NOES:	None
ABSTAIN:	None
ABSENT:	Fields

PUBLIC HEARINGS

2. 110, 118, & 158 Alturas Avenue, AP-18-1328 (DR, TRP)

A public hearing on a request for design review approval of plans for the development of three, 9,800 square foot lots, with three single family homes on each lot and related site improvements located at 110, 118, and 158 Alturas Road, and a Tree Removal Permit to remove a protected Chinese Ash tree on Lot 158, in the RM (Medium Density Residential) District, Assessor's Parcel Nos. 087-101-002, 087-101-003, and 087-101-008.

Contract Planner Cathy Munneke gave a presentation.

Chair Coniglio opened the public hearing.

Edgar Bluette, Lead Designer with Discovery Builders, spoke on behalf of the applicant.

Bruce Ohlson, Pittsburg, stated that the developer should be held responsible for the trees that have been removed without approval.

There being no one to speak further to the item, Chair Coniglio closed the public hearing.

On motion by Commissioner D. Foster, seconded by Commissioner Ward to approve with direction to staff to follow up on the premature tree removal and carried by the following vote:

AYES:	Coniglio, D. Foster, S. Foster, Linde, Robinson, Ward
NOES:	None
ABSTAIN:	None
ABSENT:	Fields

3. Amendment to the Garaventa Development Agreement, AP-18-1368 (DA)

A public hearing on a request for a recommendation for City Council approval of an amendment to the development agreement between Garaventa Enterprises, Inc. and the City of Pittsburg. The proposed amendment would require Garaventa and a third-party developer to construct an office building and a Courtyard by Marriott hotel or equivalent hotel brand on a 5.23-acre site located at the northwest corner of Railroad Avenue and State Route 4. Assessor's Parcel Nos. 086-100-041 and 086-100-040.

Senior Planner Hector Rojas gave a presentation.

Chair Coniglio opened the public hearing.

German Jimenez, General Manager at the Pittsburg Hampton Inn, expressed the need for meeting and event space, a "white table cloth" restaurant and parking.

Laura Canciamilla, Pittsburg, spoke as a Library Commissioner and expressed concern with the accessibility to the library.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community, spoke in favor of the proposed agreement and suggested the developer install gate access from the project to the landscaped bike path along the freeway sound wall.

Julie Ann Talbo spoke on behalf of the developer. She stated the developer is committed to developing something that the City can be proud of and that they understand what the needs of the City are as it grows as well as the concern for to traffic and desire for event /meeting space.

Mike Nazari, Pittsburg, expressed concern regarding traffic and lack of parking.

Tim Barrett, Pittsburg, suggested tearing down and rebuilding the library into the new proposed office space.

There being no one to speak further to the item, Chair Coniglio closed the public hearing.

On motion by Commissioner Ward, seconded by Commissioner Robinson to approve the item and failed by the following vote:

AYES:	Coniglio, Robinson, Ward
NOES:	D. Foster, S. Foster, Linde
ABSTAIN:	None
ABSENT:	Fields

Upon recommendation by the City Attorney, no further motion was needed.

STUDY SESSION

4. Making Waves Academy Charter School Project, AP-18-1339 (DR)

A study session to receive initial comments on a forthcoming request for design review approval of plans to construct a new charter school campus on a site located at 420 E. 3rd Street in the RMD-O (Downtown Medium Density Residential with an Overlay, Ordinance No.07-1284) and CP (Pedestrian Commercial) districts. APN: 073-050-001. The applicant is also contemplating construction of a multi-purpose sports facility on several vacant parcels immediately north of the campus site in the CW (Waterfront Commercial) and IG (General Industrial) districts. APNs: 073-010-002, 073-010-003, 073-010-004, 073-010-005, 073-010-08, 073-010-013.

Senior Planner Hector Rojas gave a presentation.

Doug Gibbon, Campus LLC., spoke on behalf of the developer.

Dr. Carey Hawkins, Managing Director of Community Engagement and Growth at Making Waves Academy spoke on behalf of the applicant.

Thomas Lumikko spoke on behalf of Studio Bondy Architecture.

Bruce Ohlson, Pittsburg, spoke in favor of the project.

Laura Canciamilla, Pittsburg, expressed concern and confusion with the project process.

Frank Gordon, Pittsburg, spoke in favor of the project, but expressed concern for citing requirements stating that charter schools are not held to the same State requirements that public schools are.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority, and Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submit one notice of intent to exercise delegated design review authority for the Chili's exterior color change at 4330 Century Blvd., and two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

Commissioners acknowledged receipt of the notice of intent and two previously approved resolutions.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

Commissioner Ward reported the Pittsburg Recognition Committee met Tuesday, September 24, 2018 and approved an application that will be considered by the City Council at the October 15, 2018 City Council meeting.

ADJOURNMENT

The meeting was adjourned at 9:01p.m. to October 9, 2018.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

**ITEM: Mt. Diablo Resource Recovery Park Enhancements Project, AP-18-1325
(UP, DR)**

ORIGINATED BY: Contra Costa Waste Services, Inc., 555 California Avenue,
Pittsburg, CA. 94565

SUBJECT: This is a public hearing on a request for: 1) approval of an amendment to an existing use permit for operational enhancements at the existing Mt. Diablo Resource Recovery Park (MDRRP), and 2) design review approval of plans to construct four new structures totaling 86,855 square feet. The MDRRP is located at 1300 Loveridge Road in the IG (General Industrial) and IL (Limited Industrial) districts. Assessor's Parcel Nos. 073-200-013, -014, -015, -026, -027, -028, and -029.

RECOMMENDATION:

Staff recommends that the Planning Commission move to continue this public hearing to November 13, 2018.

BACKGROUND:

Staff requests a continuation of this item to allow additional time for the applicant to review the recommended conditions of approval.

PROJECT DESCRIPTION:

Not applicable at this time.

GENERAL PLAN/CODE COMPLIANCE:

Public Notice: On or prior to Friday, October 12, 2018, notice of the October 23, 2018, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the City's website; was delivered to the Pittsburg Library; 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 expected to provide services to the use, 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.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Planning Commission Staff Report

Move to continue the public hearing to November 13, 2018.

ATTACHMENTS:

None.

Prepared by: Hector J. Rojas, Senior Planner

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Veterans Square Housing, AP-18-1374 (PPR).

ORIGINATED BY: Satellite Affordable Housing Associates, 1835 Alcatraz Avenue, Berkeley, CA 94703

SUBJECT: This is a study session to receive Planning Commission comments on a forthcoming request for a new design review approval for plans to construct an affordable veteran housing project at 901 Los Medanos Street. The project would include a 30-unit, three-story apartment building and parking lot with five spaces on the main 0.49-acre site, with an additional 25 space parking lot provided on a 0.29-acre site, located directly across the street at 295 E. 10th Street. The two sites are located in the RH-D (Downtown High-Density Residential) District. Assessor's Parcel Nos. 085-182-001 and 085-196-001.

RECOMMENDATION:

Staff recommends the Planning Commission receive a presentation and provide initial comments on the project.

BACKGROUND:

The approximately 0.78-acre project area consists of two flat and vacant parcels located along Los Medanos Street between E. 9th Street and E. 10th Street (see Attachment 1 – Location Map). The project area is divided into two separate sites: 1) Site A, located at 901 Los Medanos Street; and 2) Site B located 295 E. 10th Street. Site A is owned by Veterans Square Associates LP and Site B is currently owned by Successor Agency to the Pittsburg Redevelopment Agency. The surrounding neighborhood includes a variety of residential, commercial, and institutional uses (see Attachment 2 – Map Surrounding Uses).

In June 2011, the Planning Commission adopted Resolution No. 9879 granting design review approval for construction of a 100% affordable housing project on Site A (see Attachment 6). The project consisted of a single, three-story, 30-unit building with ground level parking. As part of the 2011 approval, the Commission granted a 58% density bonus and three incentives/concessions. The incentives/concessions granted were: 1) a reduction in the amount of minimum private storage area (from 200 cu. ft./unit to 88 cu. ft./unit); 2) a reduction in the laundry facilities requirement (from six washer/dryer pairs to two washer/dryer pairs); and 3) a reduction in the minimum off-street parking requirement (from 45 to 30 spaces, with no additional parking required).

PROJECT DESCRIPTION:

Planning Commission Staff Report

The project approved by the Planning Commission in 2011 has not yet been built due primarily to funding difficulties. Among other things, it became too expensive to incorporate the required parking into the ground level of the building. To make the project economically feasible and have additional space for common area amenities, the applicant would like to build the project with surface parking instead of structured parking. As currently contemplated, the project would consist of a three-story apartment building and small parking lot with five spaces on Site A and a larger parking lot with 25 spaces on Site B. The apartment building would include 30 units consisting of one studio unit, 27 one-bedroom units, and two two-bedroom units.

A preliminary site plan and floor plans are included in Attachment 5 of this report. A full set of plans, including architectural and landscape drawings, will be developed after the Commission has provided initial comments on the preliminary plans. A new design review and density bonus application would be required. The applicant intends to request the same 58% density bonus. The three incentives/concessions that would be requested as part of the new application are: 1) a reduction in the laundry facilities requirement; 2) a reduction in the minimum off-street parking requirement; and 3) a waiver of Pittsburgh Municipal Code (PMC) section 18.78.030(F) which requires parking for a residential use in a residential district to be provided on the same site as the residential use it serves.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project area is in the 'Downtown' subarea of the General Plan and is designated 'Downtown High Density Residential'. This land use designation is intended for some of the higher residential densities allowed in the city, with a base density range of 18-30 units per acre and up to 40 units per acre for residential developments that meet community objectives such as the provision of affordable housing (General Plan, page 2-18). With 30 units proposed on 0.49-acre site, or 62 units per acre, the proposed project exceeds the maximum 40 units per acre specified in the General Plan. However, as discussed below, the increased density is permitted both by incentives for affordable housing contained within the zoning ordinance and state density bonus law.

Zoning: The project area is in the RH-D (Downtown High Density Residential) District. Like the General Plan land use designation, the regulations of the RH-D District allow multi-family residential development at a density of up to 30 units per acre, or up to 40 units per acre for residential projects that exceed the minimum affordability requirements specified in the city's inclusionary housing ordinance (PMC schedule 18.50.105 and PMC chapter 18.86). With the developer proposing to rent all of the units at affordable rates, the proposed project is permitted a density of 40 units per acre, or 20 total units on the site.

Density Bonus: In accordance with PMC section 18.46.030, a developer of a housing development in the city shall be permitted a density bonus and at least three concessions/incentives in accordance with the provisions of state law. State density bonus law (Government Code sections 65815-65918) allows a density increase of

Planning Commission Staff Report

between 20% and 35% over the maximum allowable density in a zoning district, depending on the level of affordability of the project. With all the units proposed to be affordable, the proposed project is entitled to an automatic 35% density bonus, or 27 total units on the site, under state density bonus law. However, the city may grant a density bonus greater than 35% for projects that meet state and city objectives for affordable and special needs housing. A request for a density bonus more than the non-discretionary 35% granted by state law is supported by Government Code section 65915(n), which states that nothing in the Government Code shall be construed to prohibit a density bonus greater than what is described in state law.

State density bonus law also requires the granting of concessions/incentives upon request by the developer, provided that the concessions/incentives would not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources. Incentives/concessions may include, among other things, a relaxing of the site development standards set forth in the zoning ordinance (including, but not limited to setback standards, height limits, minimum lot size, and parking standards). With all the units proposed to be affordable, the proposed project is entitled to three concessions/incentives.

Environmental: This project is anticipated to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'Infill-Development Projects' of the state CEQA Guidelines, section 15332. The project would qualify for this CEQA exemption if the Planning Commission finds that it: a) is consistent with the City's general plan and zoning; b) will occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) will be built on a site having no value as habitat for endangered, rare or threatened species; d) will result in no significant impacts to traffic, noise, air quality, or water quality; and e) will be built on a site that is adequately served by utilities and public services.

Public Notice: Although not required by the PMC, on or prior to October 12, 2018, notice of the October 23, 2018, study session was posted at City Hall, the Pittsburg Library, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; 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 expected to provide services to the site, and to individuals who had previously filed written request for such notice.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Receive a presentation and provide initial comments on the project.

Planning Commission Staff Report

ATTACHMENTS:

1. Location Map
2. Map of Surrounding Uses
3. Site Photos
4. Regional Housing Needs Allocation Status
5. Preliminary Plans
6. Previously Approved Plans
7. Notice of Study Session

Prepared by: Hector J. Rojas, AICP, Senior Planner

Attachment 1 - Location Map



10/1/2018, 9:32:04 AM

Search Results: Parcel

Project Sites

Parcel



City Limits



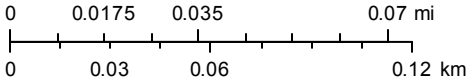
CCC Housing Authority



Caltrans ROW

Railroads

1:2,257



Disclaimer: All reasonable effort has been made to assure the accuracy of the maps for its intended purpose. However, the GIS data may or may not be an exact depiction of the existence, location, depth, size, material or type of facilities shown herein. It is not to be relied upon for any purpose other than a general schematic diagram of the facilities depicted.

Attachment 2
Map of Surrounding Uses
Veterans Square Housing, AP-18-1374 (PPR)

★ **Project Sites**



Attachment 3
Site Photos
Veterans Square Housing, AP-18-1374 (PPR)



Above: View of building site from E. 9th Street/Los Medanos Street looking southeast
Below: View of parking site from E. 10th Street/Los Medanos Street looking northwest



Attachment 4
Regional Fair Share Housing Allocation – Status (as of October 18, 2018)
Reporting Period 2015-2023

	No. Approved Housing Units				
	Very Low Income*	Low Income*	Moderate Income	Above-Mod. Income	Total
Approved Housing Entitlements					
The Reserve at Woodland Hills	-	-	18	-	18
San Marco Villas II Extension (Village B)	-	-	132	-	132
Stoneman Apartments	23	207	-	-	230
Greystone Place (single-family)	-	4	-	38	42
Waterstone (formerly Belle Harbor)	-	8	-	82	90
Burlessas Mixed Use	-	-	8	-	8
Esperanza at San Marco	-	-	318	-	318
Positano at San Marco	-	-	-	176	176
East Santa Fe Triplex	-	-	3	-	3
Liberty Subdivision	-	6	-	-	-
Purchased Covenants for Very Low Income Units in Existing Developments					
(none)	-	-	-	-	-
<i>Subtotal</i>	23	225	479	296	1,023
<i>Regional Housing Need Allocation (RHNA) 2015-2023</i>	392	254	316	1,063	2,025
Net Housing Need, 2015-2023	369	29	0 (163 surplus)	767	1,002

* Indicates deed restricted units or units with required affordability covenants.

Veterans Square Apartments

PLANNING DEPARTMENT WORK SESSION SET
09.20.2018

PROJECT DIRECTORY

OWNER/DEVELOPER

SATELLITE AFFORDABLE HOUSING ASSOCIATES
1835 ALCATRAZ AVENUE
BERKELEY, CA 94703
TEL : 510.647.0700

ARCHITECT

YHLA ARCHITECTS
1617 CLAY STREET
OAKLAND, CA 94612
TEL : 510.836.6688

SHEET INDEX

A0	PROJECT INFORMATION & INDEX
A1	PROJECT SITE PLAN
A2	GROUND FLOOR PLAN
A3	2ND FLOOR PLAN
A4	3RD FLOOR PLAN

GENERAL VICINITY PLAN



PROJECT INFORMATION

BUILDING AND SITE

BUILDING - TOTAL FLOOR AREA	28,928 SF
BUILDING OUTLINE	9,824 SF
NET SITE AREA :	BUILDING SITE - 0.46 ACRES (20,125 SF)

FLOOR AREA RATIO :	GBA	=	28,928 SF	=	1.44
	NET SITE AREA		20,125 SF		

BUILDING COVERAGE :	BLDG. FOOTPRINT	=	9,824 SF	=	0.49
	NET SITE AREA		20,125 SF		

PROJECT HOUSING DENSITY :	NUMBER OF UNITS	=	30	=	65 DU/AC
	SITE AREA		0.46 ACRES		

BUILDING CODE

SEISMIC ZONE :	4
CONSTRUCTION TYPE :	TYPE V-A
OCCUPANCY GROUP :	R-2 / A-3
BUILDING HEIGHT:	31"-0"
USE :	RESIDENTIAL
ZONING DESIGNATION:	RH-D
CODE EDITION :	CALIFORNIA BUILDING STANDARDS CODE 2016 EDITION

RESIDENTIAL UNIT MIX

	STUDIO	1 - BEDROOM	2 - BEDROOM
GROUND LEVEL	1	5	-
2ND LEVEL	-	11	1
3RD LEVEL	-	11	1
TOTAL	1	27	2

TOTAL NUMBER OF RESIDENTIAL UNITS = 30

BUILDING AREA

	ASSEMBLY (A-3)	PARKING (S-2)	ACCESSORY	RESIDENTIAL (R)	GROSS SF
GROUND LEVEL	1,540 SF	-	2,237 SF	3,457	9,824 SF
2ND LEVEL	-	-	391 SF	7,486 SF	9,552 SF
3RD LEVEL	-	-	391 SF	7,486 SF	9,552 SF
TOTAL	1,540 SF	-	3,019 SF	18,429 SF	28,928

PARKING

	STANDARD PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
OFF STREET PARKING	28	2	30
BICYCLE PARKING	30	N/A	30

PARKING PROVIDED IS 1 COVERED SPACE PER UNIT.

STORAGE

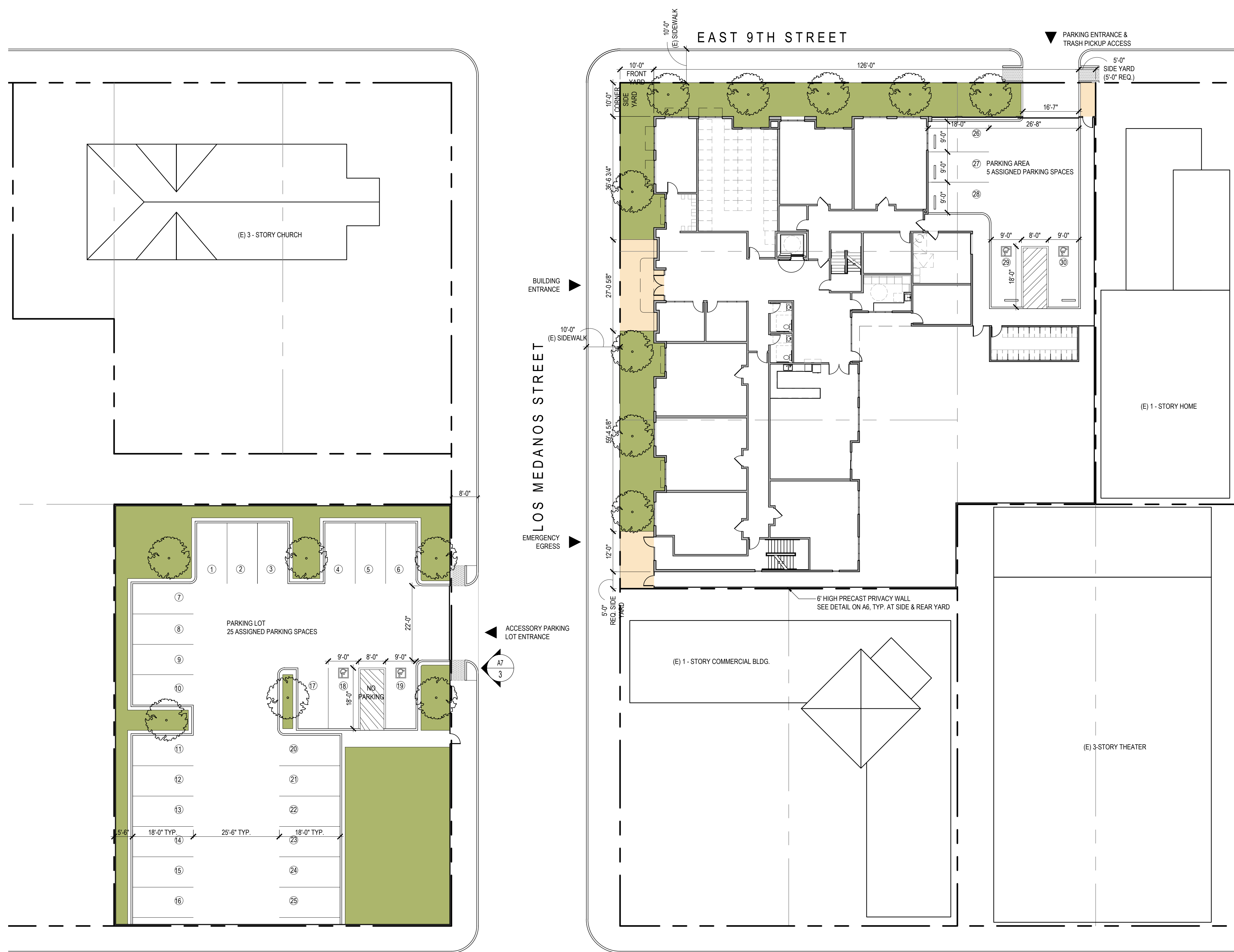
	1ST FLR	2ND FLR	3RD FLR	TOTAL
NUMBER OF STORAGE UNITS (100 CU.YD. EACH)	36	12	12	60

TOTAL NUMBER OF STORAGE UNITS PROVIDED IS 60, WITH 2 PER RESIDENTIAL UNIT MINIMUM.

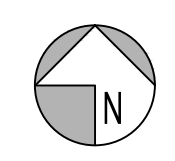
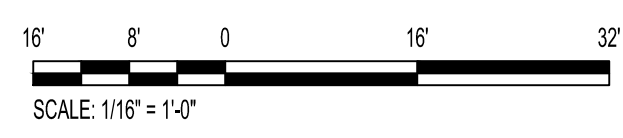
OPEN SPACE

GROUP OPEN SPACE		PRIVATE OPEN SPACE	
	PROVIDED		PROVIDED
COURTYARD (GROUND FLOOR)	4,212 SF	BALCONIES	N/A
TOTAL PROVIDED	4,212 SF		N/A

OPEN SPACE REQUIREMENT IS 60 SF PER UNIT. FOR 30 UNITS 1,800 SF IS REQUIRED; 4,212 SF IS PROVIDED



- LANDSCAPED AREA
- PAVED AREA
- HANDICAPPED SIDEWALK - TRUNCATED DOMES



PROGRAM: GROUND FLOOR 9,824 SF

RESIDENTIAL
- (6) UNITS (5) 1BR (1) STUDIO 3,457 SF
COMMON AREA
- COMMUNITY ROOM 907 SF
- MANAGEMENT OFFICE 633 SF
- LOBBY 777 SF
- PARKING (5) PARKS

UTILITY & STORAGE
- LAUNDRY 187 SF
- ELECTRICAL ROOM 224 SF
- MECHANICAL ROOM 184 SF
- TRASH ROOM 282 SF
- BIKE STORAGE 281 SF / 15 DBL RACKS
- TENANT STORAGE 834 SF / 38 MODULES
- SERVICE 246 SF
CIRCULATION
- CORRIDOR, STAIR, ELEVATOR 1,769 SF

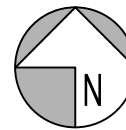
LOS MEDANOS STREET

EAST 9TH STREET



8' 4' 0' 8' 16'

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



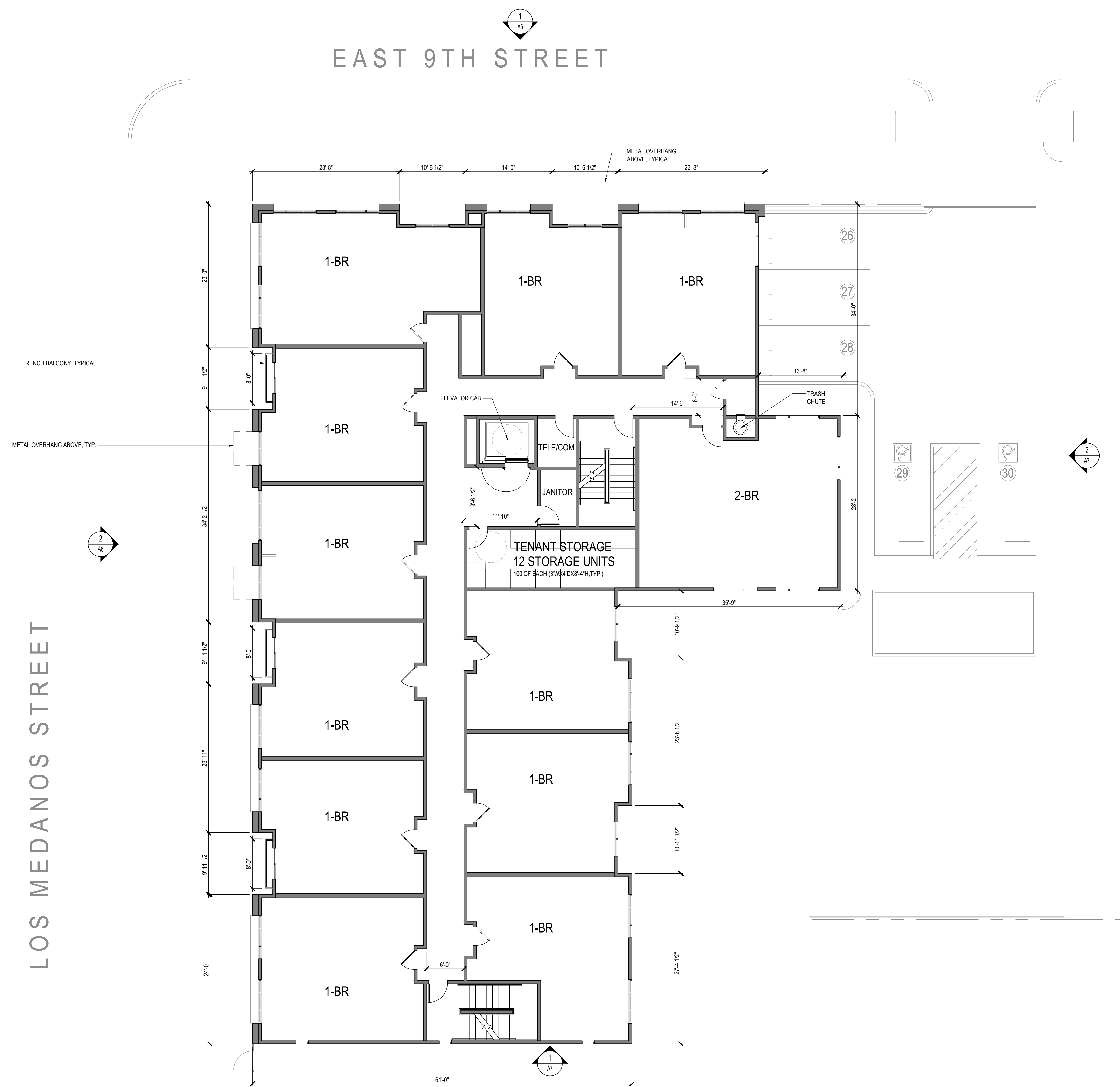
YHLA
ARCHITECTS

EAST 9TH ST. & LOS MEDANOS ST.
PITTSBURG, CA

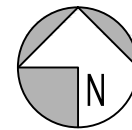
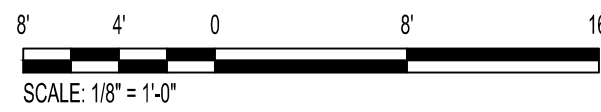
GROUND FLOOR PLAN

A2
Date: 09.20.2018

PROGRAM: 2ND FLOOR	9,552 SF
RESIDENTIAL	
- (1) 2BR, (11) 1BR	7486 SF / (12) UNITS
UTILITY & STORAGE	
- TELE/COM ROOM	57 SF
- JANITOR ROOM	62 SF
- TENANT STORAGE	272 SF
CIRCULATION	
- CORRIDOR, STAIR, ELEVATOR	1,608 SF



PROGRAM: 3RD FLOOR	9,552 SF
RESIDENTIAL	
- (1) 2BR, (11) 1BR	7486 SF / (12) UNITS
UTILITY & STORAGE	
- TELE/COM ROOM	57 SF
- JANITOR ROOM	62 SF
- TENANT STORAGE	272 SF
CIRCULATION	
- CORRIDOR, STAIR, ELEVATOR	1,608 SF



EAST 9TH & LOS MEDANOS APARTMENTS

PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL 06.20.2011

PROJECT DIRECTORY

OWNER/DEVELOPER

DOMUS DEVELOPMENT
594 HOWARD STREET, SUITE 204
SAN FRANCISCO, CA 94105
TEL : 415.856.0010

ARCHITECT

YHLA ARCHITECTS
1617 CLAY STREET
OAKLAND, CA 94612
TEL : 510.836.6688

LANDSCAPE

GARTH RUFFNER, LANDSCAPE ARCHITECT
4120 DOUGLAS BLVD., #306-301
ROSEVILLE, CA 94746
TEL : 916.797.2576

SHEET INDEX

A0	PROJECT INFORMATION & INDEX
A1	PROJECT SITE PLAN
A2	GROUND FLOOR PLAN
A3	2ND FLOOR PLAN
A4	3RD FLOOR PLAN (4TH FLOOR SIMILAR)
A5	ROOF PLAN
A6	BUILDING ELEVATION & SITE DETAILS
A7	BUILDING ELEVATIONS
A8	3D RENDERING
A9	3D RENDERING
LA	PRELIMINARY LANDSCAPE PLAN

STORM WATER CONTROL

KISTER, SAVIO & REL INC.
3095 RICHMOND PARKWAY, SUITE 214
RICHMOND, CA 94806
TEL : 510.222.4020

PROJECT INFORMATION

BUILDING AND SITE

BUILDING - TOTAL FLOOR AREA	52,716 SF
BUILDING OUTLINE	15,930 SF
NET SITE AREA :	BUILDING SITE - 0.46 ACRES (20,125 SF)

FLOOR AREA RATIO :	GBA	=	40,454 SF	=	2.01
	NET SITE AREA	=	20,125 SF	=	

BUILDING COVERAGE :	BLDG. FOOTPRINT	=	15,930 SF	=	0.79
	NET SITE AREA	=	20,125 SF	=	

PROJECT HOUSING DENSITY :	NUMBER OF UNITS	=	30	=	65 DU/AC
	SITE AREA	=	0.46 ACRES	=	

BUILDING CODE

SEISMIC ZONE :
CONSTRUCTION TYPE :
OCCUPANCY GROUP :
BUILDING HEIGHT :
USE :
ZONING DESIGNATION :
CODE EDITION :

4
TYPE V-A (PARKING GARAGE: TYPE I)
S-2 / R-2 / A-3
40'-0"
GARAGE / RESIDENTIAL
RH-D
CALIFORNIA BUILDING CODE 2010 EDITION
CURRENTLY ADOPTED NEC, UMC, UPC, UFC

RESIDENTIAL UNIT MIX

	1 - BEDROOM	2 - BEDROOM	
GROUND LEVEL	-	-	
2ND LEVEL	14	1	
3RD LEVEL	14	1	
TOTAL	28	2	

TOTAL NUMBER OF RESIDENTIAL UNITS = 30

BUILDING AREA

	ASSEMBLY (A-3)	PARKING (S-2)	ACCESSORY	RESIDENTIAL (R)	GROSS SF
GROUND LEVEL	1,426 SF	11,724 SF	732 SF	-	15,930 SF
2ND LEVEL	-	-	316 SF	9,884 SF	12,262 SF
3RD LEVEL	-	-	426 SF	9,884 SF	12,262 SF
TOTAL	1,426 SF	11,724 SF	1,474 SF	19,788 SF	40,454 SF

GENERAL VICINITY PLAN



PARKING

	OFF-STREET PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
P1 (COVERED ASSIGNED PARKING - IN GARAGE)	28	2	30
BICYCLE PARKING	18	N/A	18

PARKING PROVIDED IS 1 COVERED SPACE PER UNIT.

STORAGE

	1ST FLR	2ND FLR	3RD FLR
NUMBER OF STORAGE UNITS (86 CU.YD. EACH)	20	5	5
TOTAL NUMBER OF STORAGE UNITS PROVIDED IS 30. WITH 1 PER RESIDENTIAL UNIT MINIMUM.			

OPEN SPACE

	GROUP OPEN SPACE	PRIVATE OPEN SPACE
	PROVIDED	PROVIDED
COURTYARD (2ND FLOOR)	3,749 SF	BALCONIES 753 SF
TOTAL PROVIDED	3,749 SF	753 SF

OPEN SPACE REQUIREMENT IS 60 SF PER UNIT. FOR 30 UNITS 1,800 SF IS REQUIRED; 4,502 SF IS PROVIDED



RECEIVED

JUN 22 2011

PLANNING DIVISION

EAST 9TH ST. & LOS MEDANOS ST.
PITTSBURG, CA

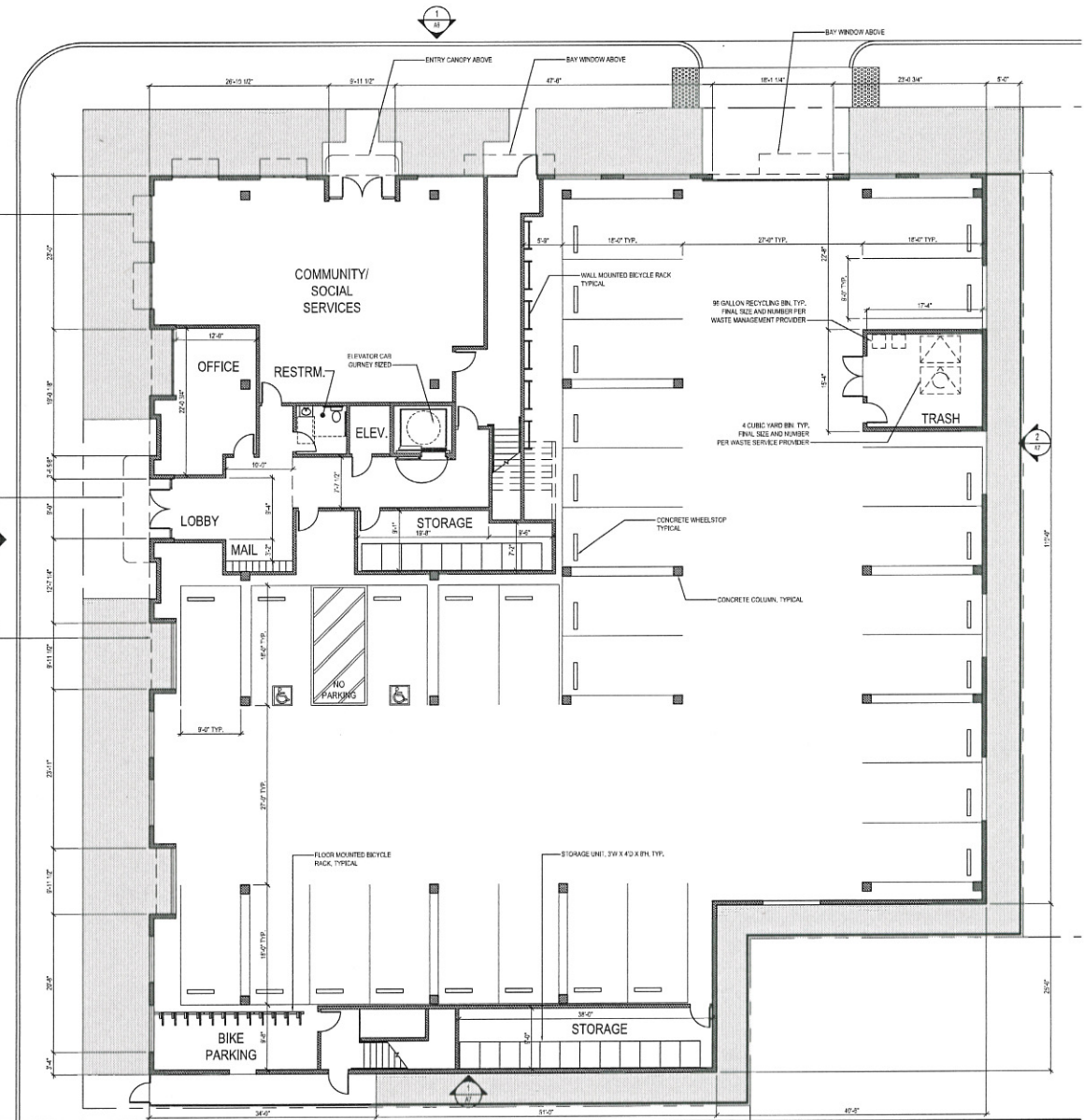
PROJECT INFORMATION & INDEX

A0
Date: 06.20.2011



EAST 9TH STREET

LOS MEDANOS STREET



YHIA
ARCHITECTS

EAST 9TH ST. & LOS MEDANOS ST.
PITTSBURG, CA

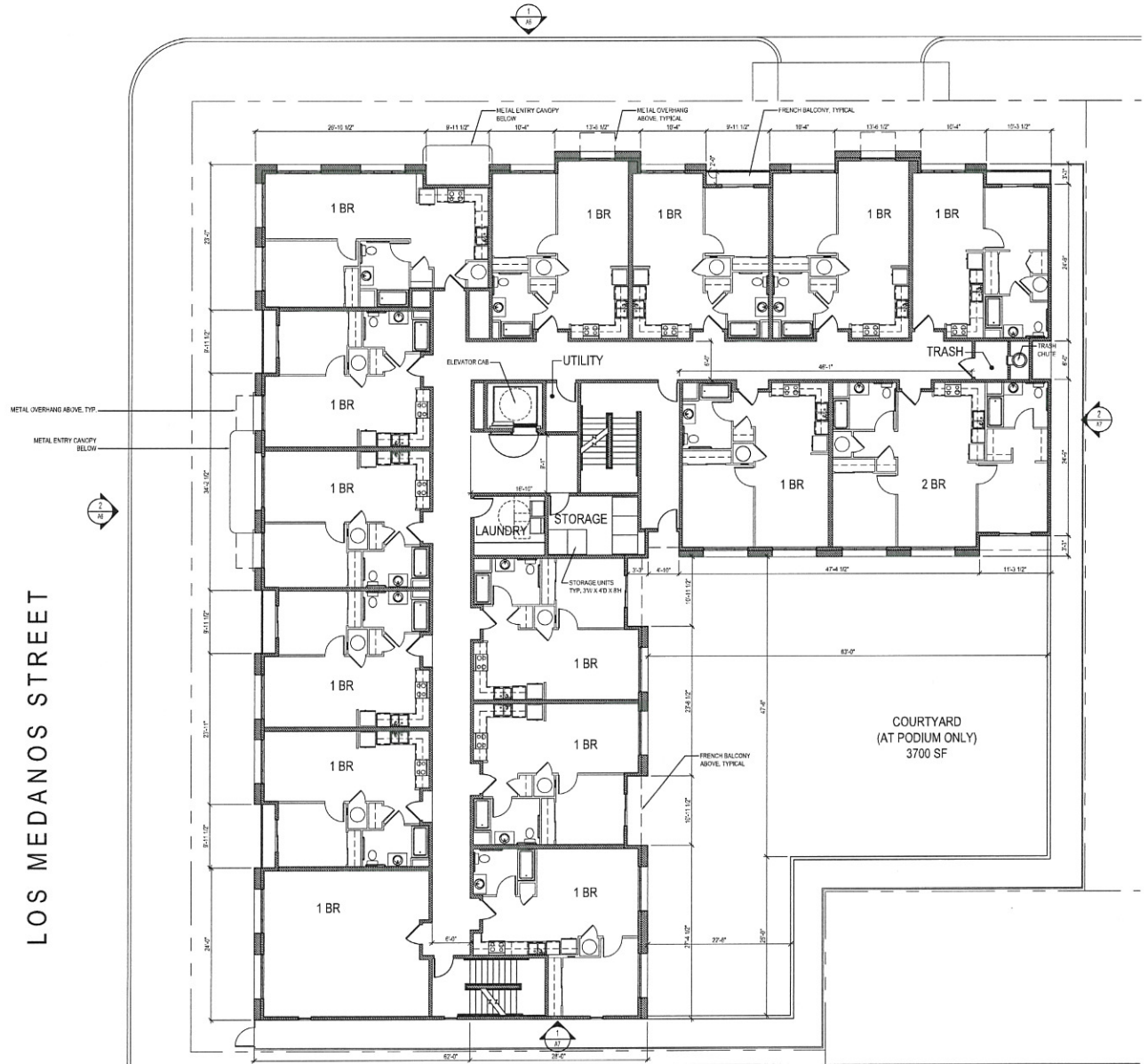
GROUND FLOOR PLAN

A2

Date: 06.20.2011

EAST 9TH STREET

LOS MEDANOS STREET



YHLA
ARCHITECTS

EAST 9TH ST. & LOS MEDANOS ST.
PITTSBURG, CA

2ND FLOOR PLAN

A3

Date: 06.20.2011

METAL OVERHANG ABOVE TYP.

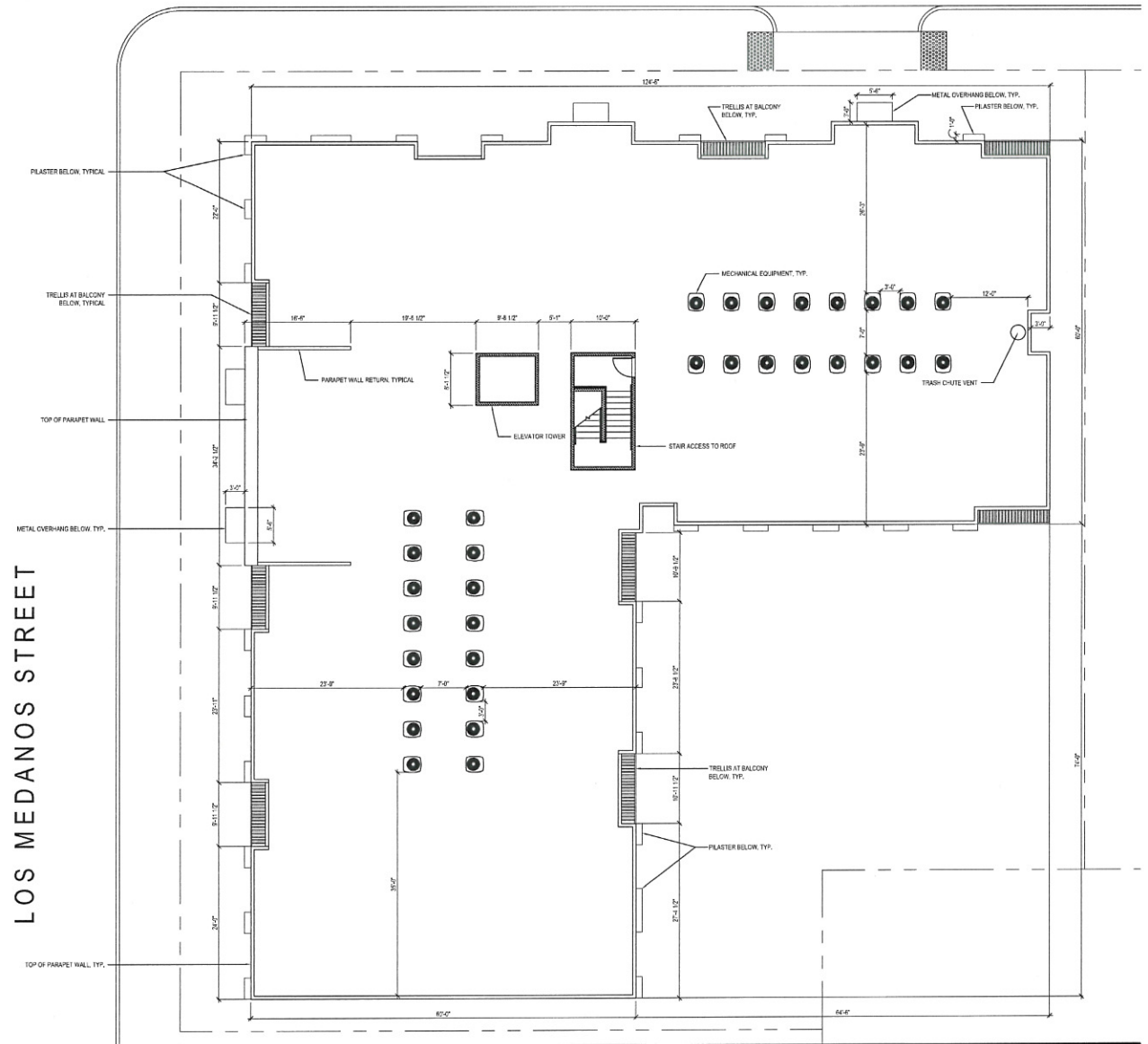
PITTSBURG, CA

A4
: 06.20.2011

Date: 06.20.2011



EAST 9TH STREET

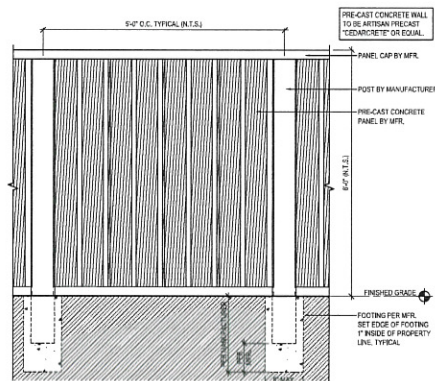


YHLA
ARCHITECTS

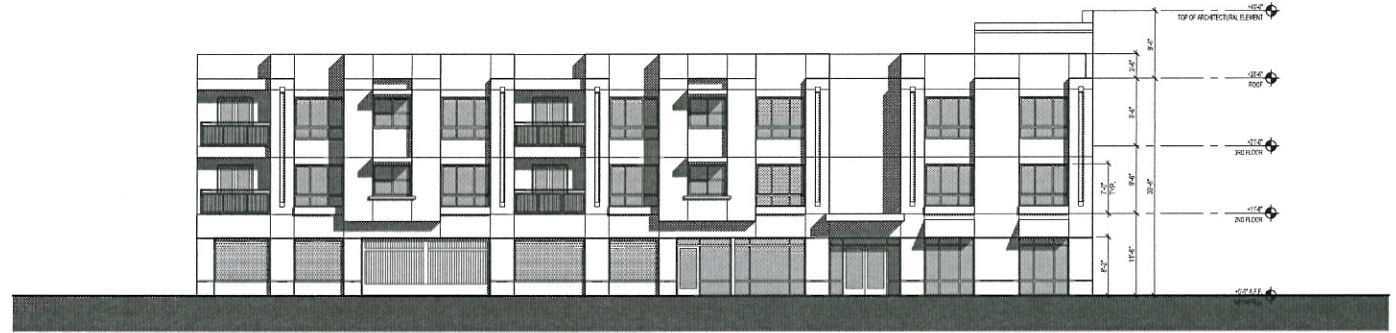
EAST 9TH ST. & LOS MEDANOS ST.
PITTSBURG, CA

ROOF PLAN

A5
Date: 06.20.2011



3 - SITE PRECAST CONCRETE WALL
SCALE: 1/4" = 1'-0"

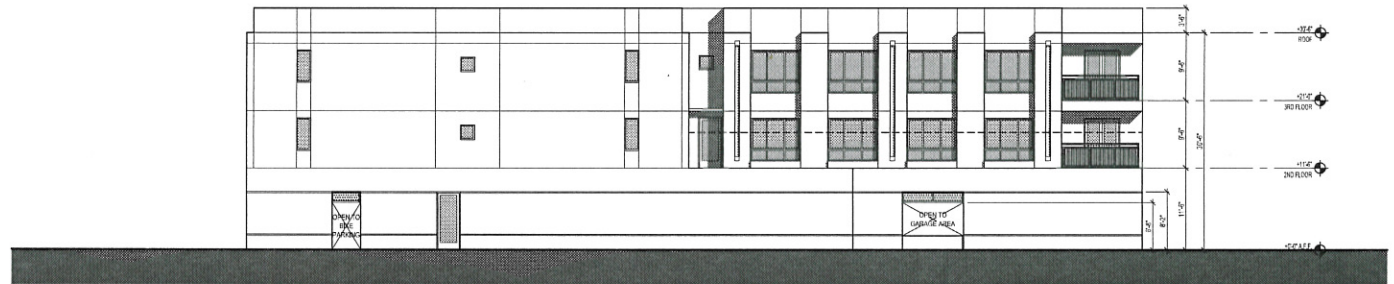


1 - NORTH ELEVATION - EAST 9TH STREET

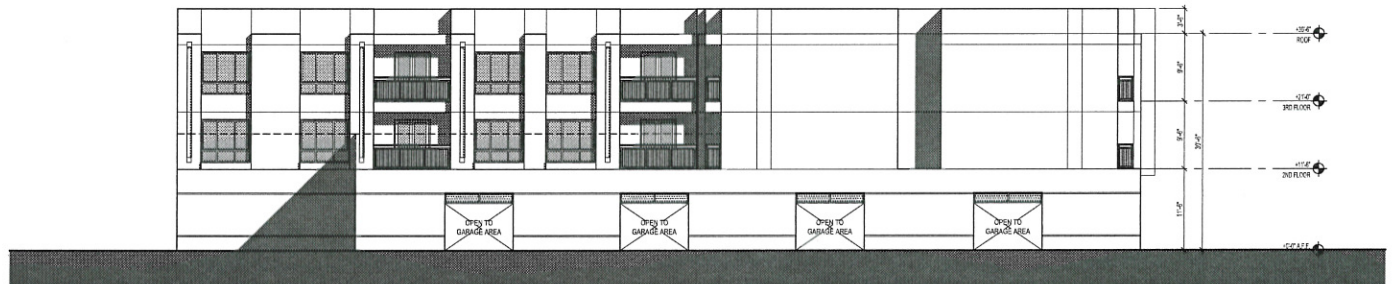


2 - WEST ELEVATION - LOS MEDANOS STREET





1 - SOUTH ELEVATION



2 - EAST ELEVATION



EAST 9TH ST. & LOS MEDANOS ST.
PITTSBURG, CA

BUILDING ELEVATIONS

A7

Date: 06.20.2011



LOS MEDANOS AVENUE VIEW



EAST 9TH AVENUE VIEW



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF STUDY SESSION

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

DATE: October 23, 2018
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Veterans Square Housing, AP-18-1374 (PPR).

This is a study session to receive Planning Commission comments on a forthcoming request for a new design review approval for plans to construct an affordable veteran housing project at 901 Los Medanos Street. The project would include a 30-unit, three-story apartment building and parking lot with five spaces on the main 0.49-acre site, with an additional 25 space parking lot provided on a 0.29-acre site, located directly across the street at 295 E. 10th Street. The two sites are located in the RH-D (Downtown High-Density Residential) District. Assessor's Parcel Nos. 085-182-001 and 085-196-001. Please note that a decision will not be made on the project at this study session.

PROJECT PLANNER: Hector J. Rojas, (925) 252-4043 or hrojas@ci.pittsburg.ca.us

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 minimum 300-foot 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 at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the study session. 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. You may also register your comments or objections by attending the study session on the date and time listed above.

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Veterans Square Housing, AP-18-1374 (PPR)
Location: 901 Los Medanos Street and 295 E. 10th Street



City of Pittsburg

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

85182001
VETERANS SQUARE ASSOCIATES LP
1113 PISTACHIO CT
DAVIS CA 95618 6073

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

**ITEM: Notice of Intent to Exercise Delegated Design Review Authority, and
Submittal of Adopted Zoning Administrator Resolutions.**

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

SUBJECT: The Zoning Administrator submits two notices of intent to exercise delegated design review authority for: 1) a 1,440 sq. ft. temporary office trailer at 701 Willow Pass Road; and 2) a new single family home on an existing lot located at 2186 Crestview Drive. The Zoning Administrator also submits three resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the two attached Notices of Intent to Exercise Design Review Authority, and the three attached adopted Zoning Administrator resolutions.

BACKGROUND:

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.

Planning Commission Staff Report

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 her 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 two applications requesting design review approval which qualify within one or more of the nine categories of delegated authority established by Resolution No. 9918:

1. Empire Business Park Temporary Office Trailer, AP-18-1373 (AD) – Delegated Design Review Category 8.

This is an application filed by Marc Chacon of Laverty-Chacon Commercial Property Management, on behalf of Empire Business Park, LLC, requesting administrative design review approval to install a 1,440 square-foot temporary office trailer at 701 Willow Pass Road, in the IP-O (Industrial Park with Limited Overlay, City Council Ordinance No. 07-1284) District. Assessor's Parcel Number 085-280-009.

2. 2186 Crestview Dive Single-Family Home, AP-18-1358 (AD) – Delegated Design Review Category 7.

This is an application by Henry Ortiz Jr., of Mayari Development LLC, requesting administrative design review approval to construct a single-family home on an existing lot at 2186 Crestview Drive, in the RM (Medium Density Residential) District. APN: 087-042-016.

The Zoning Administrator has also adopted three resolutions approving delegated design review applications, as follows:

1. Resolution No. 326: Pittsburg CRAN, AP-18-1359 (AD)
2. Resolution No. 328: Chili's Exterior Color Change 2018, AP-18-1369 (AD)

Planning Commission Staff Report

3. Resolution No. 329: Pittsburg Police Carport and Container, AP-18-1366 (AD)

GENERAL PLAN/CODE COMPLIANCE:

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 Notices of Intent and the adopted Zoning Administrator resolutions.

ATTACHMENTS:

1. Notice of Intent: Empire Business Park Temporary Office Trailer, AP-18-1373 (AD)
2. Notice of Intent: 2186 Crestview Drive Single-Family Home, AP-18-1358 (AD)
3. Zoning Administrator Resolution No. 326
4. Zoning Administrator Resolution No. 328
5. Zoning Administrator Resolution No. 329

Prepared by: Kristin Pollot, Zoning Administrator

NOTICE OF INTENT

TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918

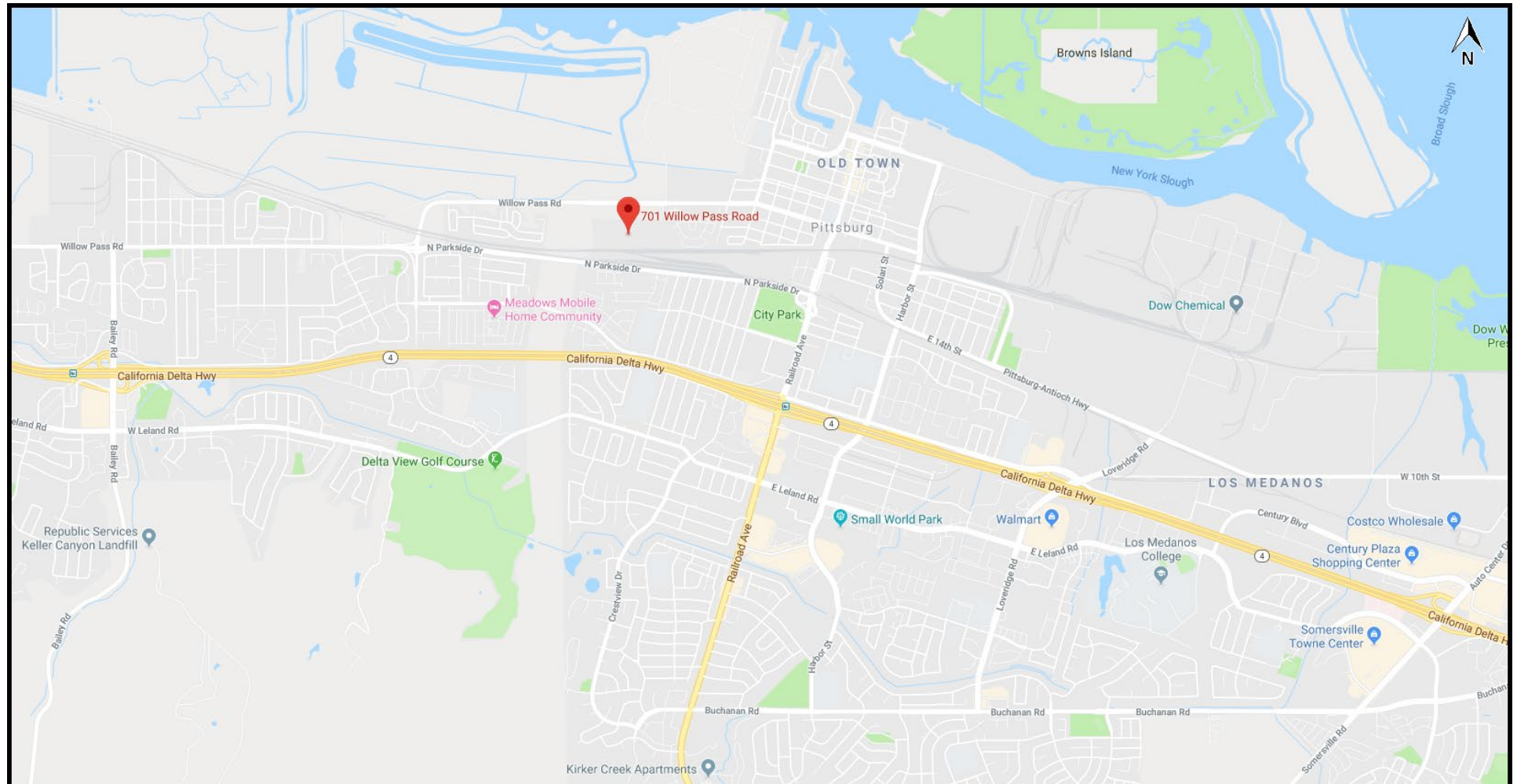
Empire Business Park Temporary Office Trailer, AP-18-1373 (AD).

This is an application filed by Marc Chacon of Lavery-Chacon Commercial Property Management, on behalf of Empire Business Park, LLC, requesting administrative design review approval to install a 1,440 square-foot temporary office trailer at 701 Willow Pass Road, in the IP-O (Industrial Park with Limited Overlay, City Council Ordinance No. 07-1284) District. Assessor's Parcel Number 085-280-009.

This project is delegated to staff under Category 8 (Ancillary Structures) of Planning Commission Resolution No. 9918.

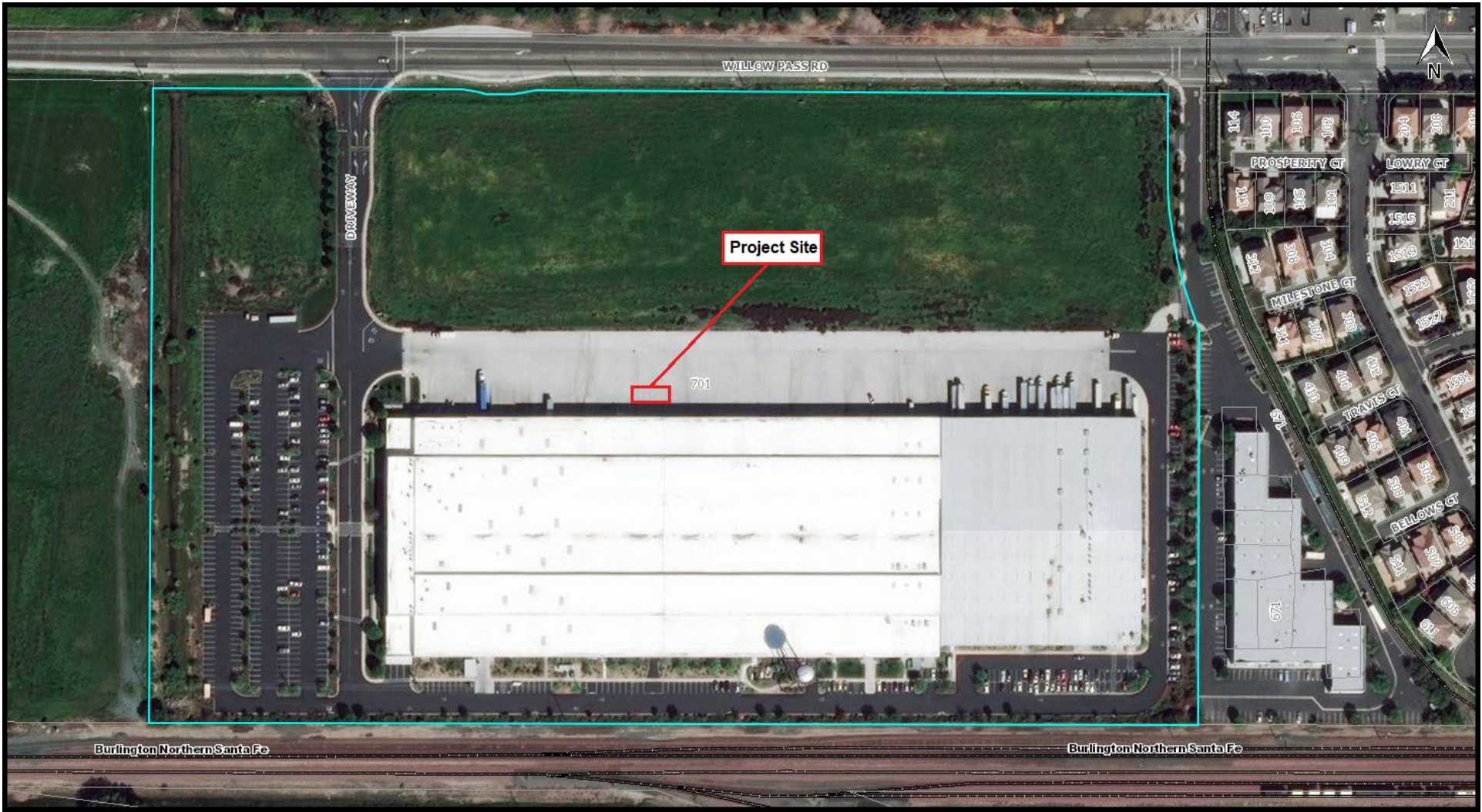
Empire Business Park Temporary Office Trailer – Vicinity Map

AP-18-1373	701 Willow Pass Road
Administrative Design Review	APN: 085-280-009



Empire Business Park Temporary Office Trailer – Aerial Map

AP-18-1373	701 Willow Pass Road
Administrative Design Review	APN: 085-280-009



Willow Pass Rd

- ① General location of Structure
- ② Property boundaries
- ③ Location of existing Structure
- ④ Location of trash disposal area
- ⑤ Distances between existing building and new Structure & from building New Structure

500' ①

700' ⑤

850' ⑤

① 50'

③



701 Willow Pass Rd

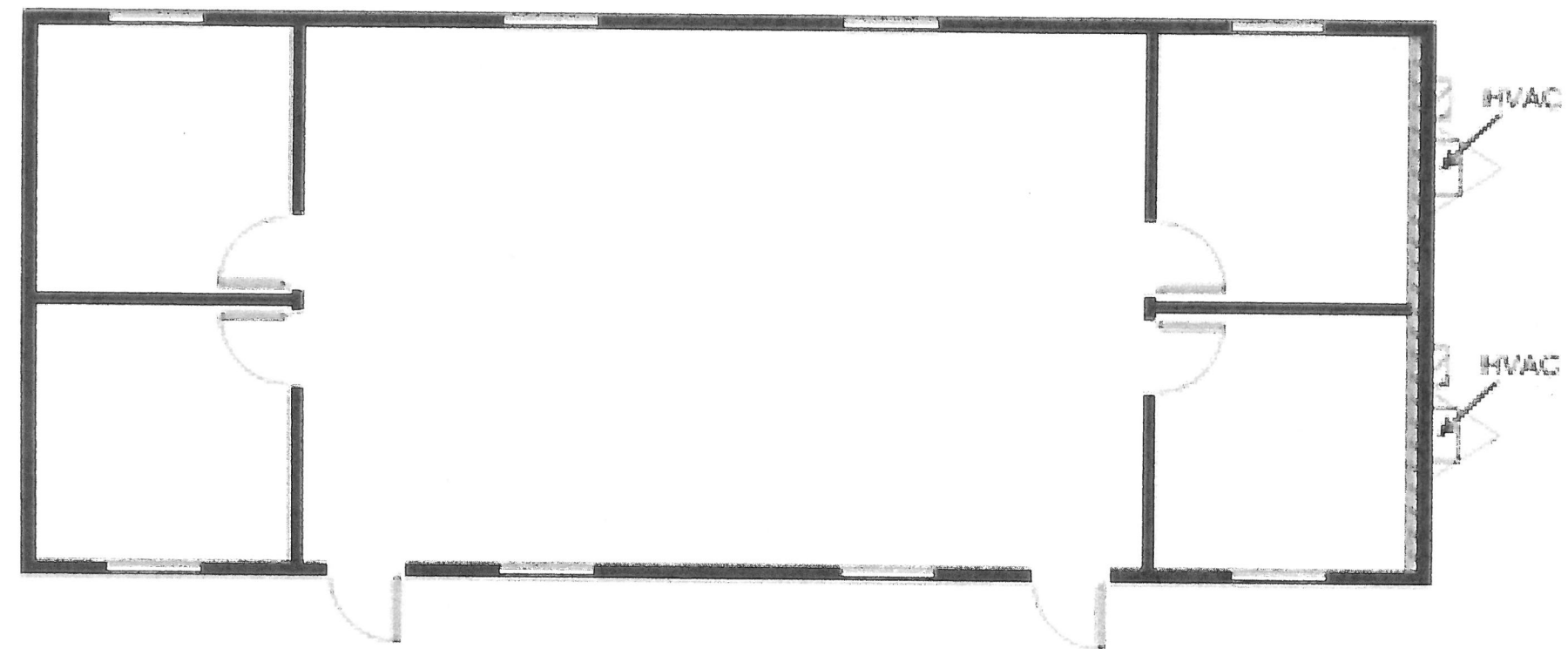
④

④

②



Office, 24x60 HCD (Item1274)



All drawings and specifications are nominal.



PLANNING APPLICATION (Administrative Review)
City of Pittsburg Development Services Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565
Phone: (925) 252-4920; Fax: 252-4814

TYPE OF APPLICATION REQUESTED:

- ☐ SR Sign Review Permit ☐ TS Temporary Sign Permit
☐ TA Temporary Activity Permit ☐ OD Outdoor Dining Permit
☒ Other Temporary Mobile Modular Office

STAFF USE ONLY

Application Number: AP-18-1373 Date Filed: 7-21-18

PROJECT INFORMATION: (To be completed by applicant – only complete lines that are relevant to the application)

Name of Project: Empire Business Park

Project Location: 701 Willow Pass Road

Assessor's Parcel No(s): 085-280-009-3-00 (-121.9013, 38.0281)

Existing Use: N/A Proposed Use: Temporary Office

Size of Structure(s), (sq. ft.) existing: N/A

Size of Addition(s), (sq. ft.) proposed: 1440 Sq Ft

Property Size (acres or sq. ft.): _____ No. of Lots Existing: 1 Proposed: _____

Days/Hours of Operation: 8 AM to 5 PM

Number of Employees; Existing: N/A Proposed: 8

Number of On-Site Parking Stalls; Existing: _____ Proposed: No Change

**Describe proposed project/use request below or include description as an attachment.
(For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)**

24' x 60' Mobile Modular Office - TEMPORARY USE FOR 3-6 MONTHS.

APPLICANT INFORMATIONApplicant's Name: Empire Business Park LLC Email: marc@lavertychacon.comPhone No.: (916) 722-0333 Fax No.: (916) 722-0444Mailing Address: c/o Laverty Chacon P.O. Box 1003, Citrus Heights, CA 95611Property Manager: Marc Chacon Phone No.: (916) 722-0333Address: P.O. Box 1003, Citrus Heights, CA 95611Property Owner(s): Empire Business Park LLC Phone No.: (916) 722-0333Address: P.O. Box 1003, Citrus Heights, CA 95611**Notarized Signature** of Agent and/or Property Owner:

Agent (attach notary) _____ Date _____

Property owner/manager (attach notary) Marc Chacon Date 9/21/18
(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)**APPLICATION REQUIREMENTS, SUBMITTAL CHECKLIST** (To be completed by applicant)

- ☐ Planning application form completed with property owner(s) notarized signature.
- ☐ ** Two photos and/or three sets of plans of the proposed project location and/or sign(s).
- ☐ Correct filing fees. If paying by check, make payable to the City of Pittsburg.

You are encouraged to schedule an appointment with Planning Division staff to discuss your project prior to submittal of your application.

** At least one set of plans must be printed on 11x17 or 8.5x11 sized paper.

STAFF USE ONLYReceipt No. 006531-0011 Date Rec'd: 9-21-18 By: Celina Palmer
by UB T

	Fees Paid	Finance Code
(TS) Temporary Sign Permit	\$ _____	TS
(AD) Administrative Design Review	\$ <u>900</u>	<u>DR</u>
(TA) Temporary Activity Permit	\$ _____	TA
Other _____	\$ _____	
Other _____	\$ _____	

TOTAL FEES PAID\$900.00



City of Pittsburg

Planning Department

65 Civic Avenue

Pittsburg, CA 94565-3814

Please list all consultants hired in conjunction with this project and return to the City of Pittsburg Planning Department with the completed application form. The City's Finance Department will review the list to determine if a business license is required and will follow up directly with the consultant pursuant to Pittsburg Municipal Code Chapter 5, Business Licenses and Regulations.

Project Name/Application Number: Empire Business Park

Project Address: 701 Willow Pass Rd.

Applicant name: Empire Business Park LLC c/o Laverly Chacon

Applicant phone number: Marc Chacon (916) 722-0333

Contractor/Consultant Name Address Contact Phone No.	Consultant's Scope of Work	Contract Price
Kevin Gibson Mobile Modular Management Corp. (925) 453-3143	24x60 Temp. Office	\$7,534.00

Attach additional sheets as necessary.

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Contra Costa)

On 9/24/18 before me, Preeti Saini Notary Public,
Date Here Insert Name and Title of the Officer

Here Insert Name and Title of the Officer

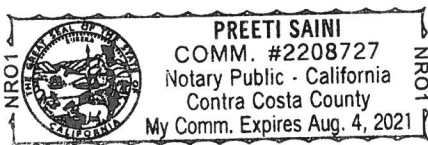
personally appeared Maxc Chacon

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature T. Saini
Signature of Notary Public

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Planning Application Document Date: 9/21/18

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

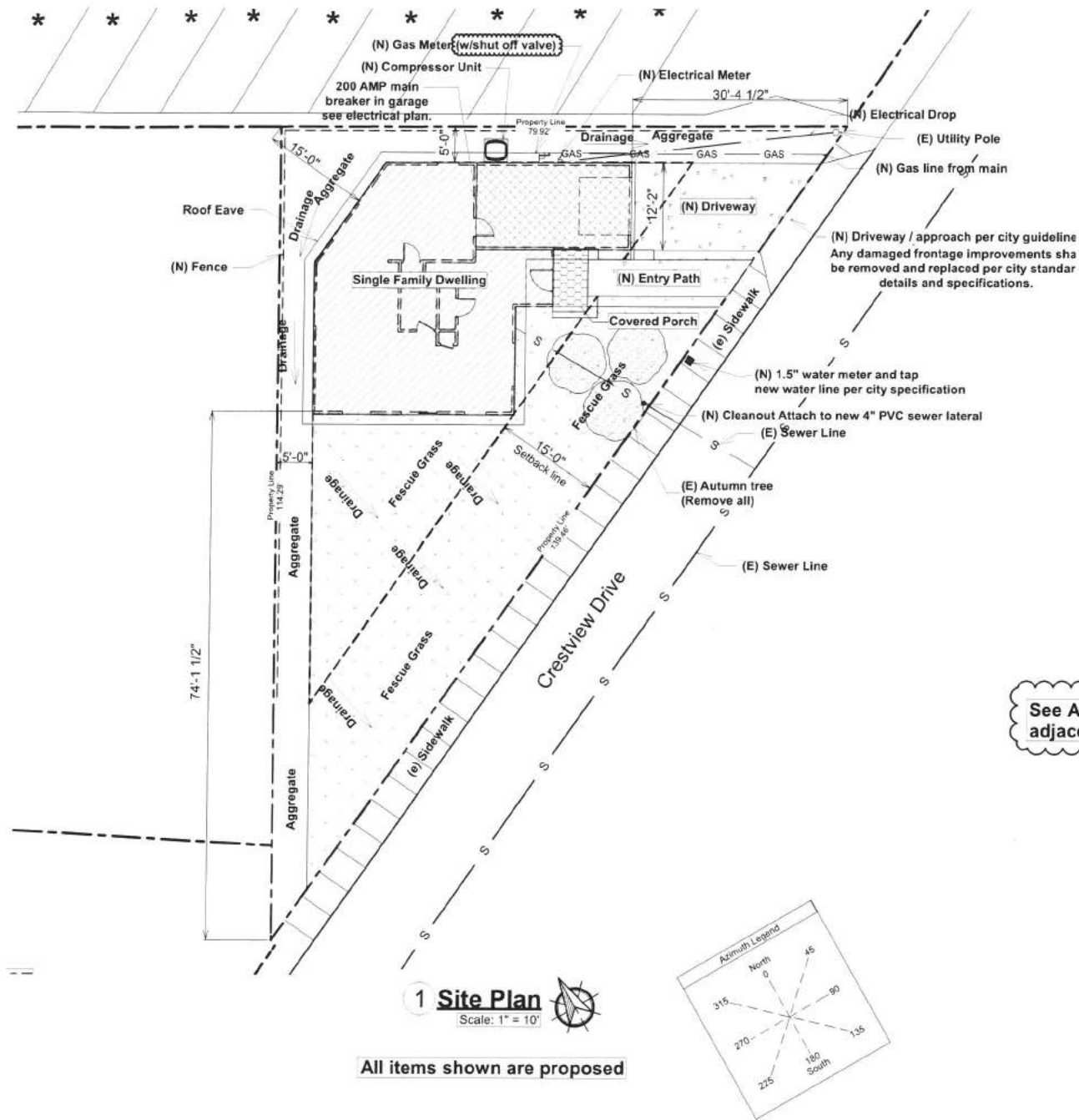
Signer Is Representing: _____

**NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT
TO PLANNING COMMISSION RESOLUTION NO. 9918**

2186 Crestview Drive Single-Family Home, AP-18-1358 (AD, VA).

This is an application by Henry Ortiz Jr., of Mayari Development LLC, requesting administrative design review approval to construct a single-family home on an existing lot at 2186 Crestview Drive, in the RM (Medium Density Residential) District. APN: 087-042-016.

Staff has determined that this project is eligible for delegation to staff under Category 7 ("New Model Homes in Approved Subdivisions"), pursuant to Planning Commission Resolution No. 9918, as the project would be located on a parcel that has been previously created and conforms with the minimum lot size for single-family homes in the RM District, and would generally be consistent with the size, quality or architecture and materials, and general character of existing homes in the area.



Handrail Notes:

- A. Handrail shall be not less than 34 inches not more than 38 inches above the stair tread nosing. C.R.C. Section R311.7.8.1.
- B. The clear space between a handrail and a wall or other surface shall be a minimum of 1.5 inches. C.R.C. Section R311.7.8.2.
- C. Handrails shall be continuous. C.R.C. Section 311.7.8.2
- D. Type I. Handrails shall have a circular cross-section with an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Edges shall have a minimum radius of 0.01 inches. C.R.C. Section 311.7.8.3.
- E. Type II. Handrails with a perimeter greater than 6.25 inches shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 0.75 inches measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1 1/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches to a maximum of 2 3/4 inches. Edges shall have a minimum radius of 0.01 inch. C.R.C. Section R311.7.8.3.

Guardrail Notes:

- A. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. C.R.C. Section R312.1.1
- B. Guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches in height as measured vertically above the adjacent walking surfaces or line connecting the leading edges of the treads. Guards whose top rail also serves as a handrail shall have a height not less than 34 inches nor more than 38 inches, measured vertically above the leading edge of the tread, adjacent walking surface. C.R.C. Section R312.1.2.
- C. Required guards shall have not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. C.R.C. Section R312.1.3.
- D. Open guards on the sides of stair treads shall not allow a sphere 4.375 inches to pass thru. C.R.C. Section R312.1.3.
- E. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere 6 inches in diameter cannot pass thru. C.R.C. Section R312.1.3.

See A16 for adjacent parcels

Design Criteria
Wind Speed Category: B
Design Category: D1

Continuous Ventilation (See sht. A12/T24)
 $0.01 (A_{w1}) + 7.5 (N_{w1} + 1) = Q_{w1}$
 $0.01 (1973) + 7.5 (4+1) = Q_{w1}$
 $19.73 + 7.5 (5) = Q_{w1}$
 $19.73 + 37.5 = Q_{w1}$
 $57.23 \text{ cfm} = Q_{w1}$

DRAWING INDEX:

A1	Cover Sheet - Site Plan
A2	General Notes
A3	Proposed Floor Plan
A4	Elevations
A5	Building Sections
A6	Roof Plan
A7	Electrical Plan
A8	Plumbing Plan / Gas Diagram
A9	Foundation Plan
A10	Wall Framing Plan
A11	Roof Framing Plan
A12	Title 24
A13	Mandatory Measures
A14	Green Building Notes
A15	Green Building Notes
A16	Existing Enlarged / Adjacent Parcel Layout

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayan Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

VICINITY MAPS:

SATELLITE VIEW
2168 Crestview Dr
Pittsburg, Ca 94565



MAP VIEW
2168 Crestview Dr
Pittsburg, Ca 94565



2168 Crestview Dr
Pittsburg, Ca 94565

SCOPE OF WORK:

New construction single family dwelling:

- 4 bedroom
- 2.5 Bath
- New central HVAC (blower in attic)
- New driveway
- New landscape

LEGAL DESCRIPTION:

Address:
2168 Crestview Dr
Pittsburg, Ca 94565
Zoning: R-3, Garage = U
Type of construction: VB
Fire Sprinklers: Yes
Deferred Submittals:
Duct design by installer
Manual J Load by installer
Fire sprinklers by installer

SQ. FT. TABULATIONS

1ST FLOOR	902 SQ. FT.
2ND FLOOR	1,071 SQ. FT.
TOTAL HABITABLE	1,973 SQ. FT.
GARAGE	266 SQ. FT.
PORCH	38 SQ. FT.
LOT SIZE	4,567 SQ. FT.

BUILDING CODE DATA LEGEND:

BUILDINGS SHALL COMPLY WITH LOCAL AND STATE CODE REGULATIONS PER LOCAL / COUNTY ORDINANCES AS LISTED:
2016 California Building Code (CBC)
2016 California Residential Code (CRC)
2016 California Mechanical Code (CMC)
2016 California Plumbing Code (CPC)
2016 California Electrical Code (CEC)
2016 California Green Building Standards Code (CGBCS)
2016 California Energy Efficiency Standards (CEES)
2016 California Fire Code (CFC)
PROJECT SHALL COMPLY WITH THE 2016 CBC, CRC, CMC, CPC, CEC, CGBCS, CEES, AND 2016 T-24 ENERGY CONSERVATIONS.

ARCHITECTURAL KEYNOTES:

- NEW SINGLE FAMILY DWELLING
- PROPOSED ATTACHED GARAGE

STAMPS / COMMENTS:

Omissions:
To the best of our knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor (or owner builder) shall verify all dimensions and enclosed drawings. Amber Edge Drafting LLC is not liable for errors prior to or once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor (or owner builder) of the job must check all dimensions, details, structural details, structural sizing, grade, local/state building codes and everything contained in the plans prior to construction and be solely responsible thereafter.

Courtney Striplin
Owner Amber Edge Drafting LLC

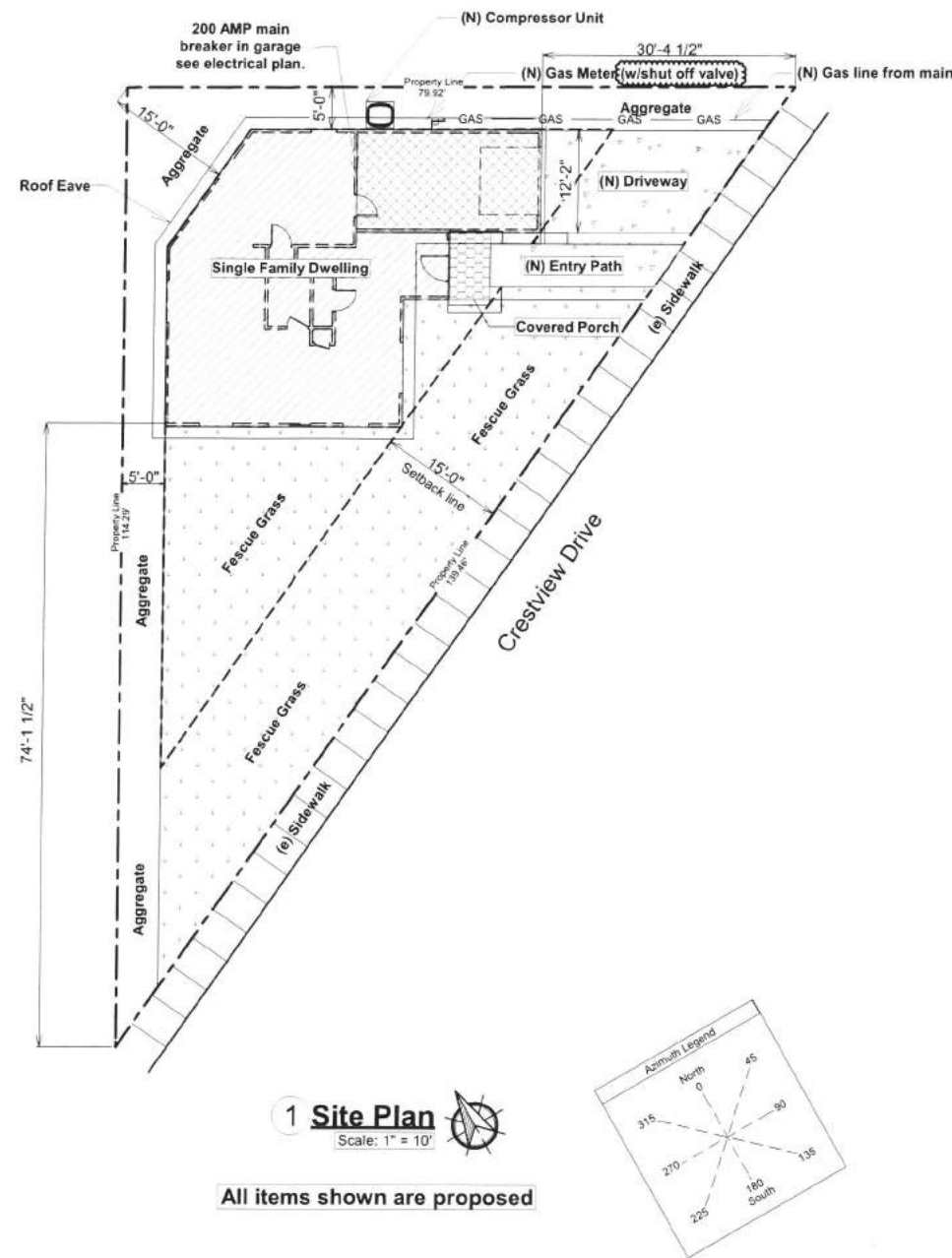
Person responsible to sign all plan sheets:

Owner or Contractor

Plot Date: 7/29/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Cover Sheet - Site Plan

SHEET: A1



Handrail Notes:

- A. Handrail shall be not less than 34 inches not more than 38 inches above the stair tread nosing. C.R.C. Section R311.7.8.1.
- B. The clear space between a handrail and a wall or other surface shall be a minimum of 1.5 inches. C.R.C. Section R311.7.8.2.
- C. Handrails shall be continuous. C.R.C. Section 311.7.8.2.
- D. Type I. Handrails shall have a circular cross-section with an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Edges shall have a minimum radius of 0.01 inches. C.R.C. Section 311.7.8.3.
- E. Type II. Handrails with a perimeter greater than 6.25 inches shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 0.75 inches measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1 1/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches to a maximum of 2 1/4 inches. Edges shall have a minimum radius of 0.01 inch. C.R.C. Section R311.7.8.3.

Guardrail Notes:

- A. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. C.R.C. Section R312.1.1.
- B. Guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches in height as measured vertically above the adjacent walking surfaces or line connecting the leading edges of the treads.
- C. Guards whose top rail also serves as a handrail shall have a height not less than 34 inches nor more than 38 inches, measured vertically above the leading edge of the tread, adjacent walking surface. C.R.C. Section R312.1.2.
- D. Required guards shall have not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. C.R.C. Section R312.1.3.
- E. Open guards on the sides of stair treads shall not allow a sphere 4.375 inches to pass thru. C.R.C. Section R312.1.3.
- F. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere 6 inches in diameter cannot pass thru. C.R.C. Section R312.1.3.

Design Criteria
Wind Speed Category: B
Design Category: D_s

Continuous Ventilation (See sht. A12/T24)
 $0.01 (A_{\text{net}}) + 7.5 (N_{\text{v}} + 1) = Q_{\text{net}}$
 $0.01 (1973) + 7.5 (4+1) = Q_{\text{net}}$
 $19.73 + 7.5 (5) = Q_{\text{net}}$
 $19.73 + 37.5 = Q_{\text{net}}$
 $57.23 \text{ cfm} = Q_{\text{net}}$

DRAWING INDEX:

A1	Cover Sheet - Site Plan
A2	General Notes
A3	Proposed Floor Plan
A4	Elevations
A5	Building Sections
A6	Roof Plan
A7	Electrical Plan
A8	Plumbing Plan / Gas Diagram
A9	Foundation Plan
A10	Wall Framing Plan
A11	Roof Framing Plan
A12	Title 24
A13	Mandatory Measures
A14	Green Building Notes
A15	Green Building Notes

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brantwood, CA 94513
bigghank96@gmail.com

VICINITY MAPS:

SATELLITE VIEW

2168 Crestview Dr
Pittsburg, Ca 94565



MAP VIEW

2168 Crestview Dr
Pittsburg, Ca 94565



REVISION TABLE	
#	DATE
1	4/17/2018

2168 Crestview Dr
Pittsburg, Ca 94565

SCOPE OF WORK:

New construction single family dwelling:

- 4 bedroom
- 2.5 Bath
- New central HVAC (blower in attic)
- New driveway
- New landscape

LEGAL DESCRIPTION:

Address:
2168 Crestview Dr
Pittsburg, Ca 94565

Zoning : R-3, Garage = U
Type of construction: VB
Fire Sprinklers: Yes

Deferred Submittals:
Duct design by installer
Manual J Load by installer
Fire sprinklers by installer

SQ. FT. TABULATIONS

1ST FLOOR	902 SQ. FT.
2ND FLOOR	1,071 SQ. FT.
TOTAL HABITABLE	1,973 SQ. FT.
GARAGE	266 SQ. FT.
PORCH	38 SQ. FT.
LOT SIZE	4,567 SQ. FT.

BUILDING CODE DATA LEGEND:

BUILDINGS SHALL COMPLY WITH LOCAL AND STATE CODE REGULATIONS PER LOCAL / COUNTY ORDINANCES AS LISTED:
2016 California Building Code (CBC)
2016 California Residential Code (CRC)
2016 California Mechanical Code (CMC)
2016 California Plumbing Code (CPC)
2016 California Electrical Code (CEC)
2016 California Green Building Standards Code (CGBCS)
2016 California Energy Efficiency Standards (CEES)
2016 California Fire Code (CFC)
PROJECT SHALL COMPLY WITH THE 2016 CBC, CRC, CMC, CPC, CEC, CGBCS, CEES, AND 2016 T-24 ENERGY CONSERVATIONS.

ARCHITECTURAL KEYNOTES:

- NEW SINGLE FAMILY DWELLING
- PROPOSED ATTACHED GARAGE

Omissions:
To the best of our knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor (or owner builder) shall verify all dimensions and enclosed drawings. Amber Edge Drafting LLC is not liable for errors prior to or once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor (or owner builder) of the job must check all dimensions, details, structural details, structural sizing, grade, local/state building codes and everything contained in the plans prior to construction and be solely responsible thereafter.

Courtney Striplin
Owner Amber Edge Drafting LLC

Person responsible to sign all plan sheets:

Owner or Contractor

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Cover Sheet - Site Plan

SHEET: A1



Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

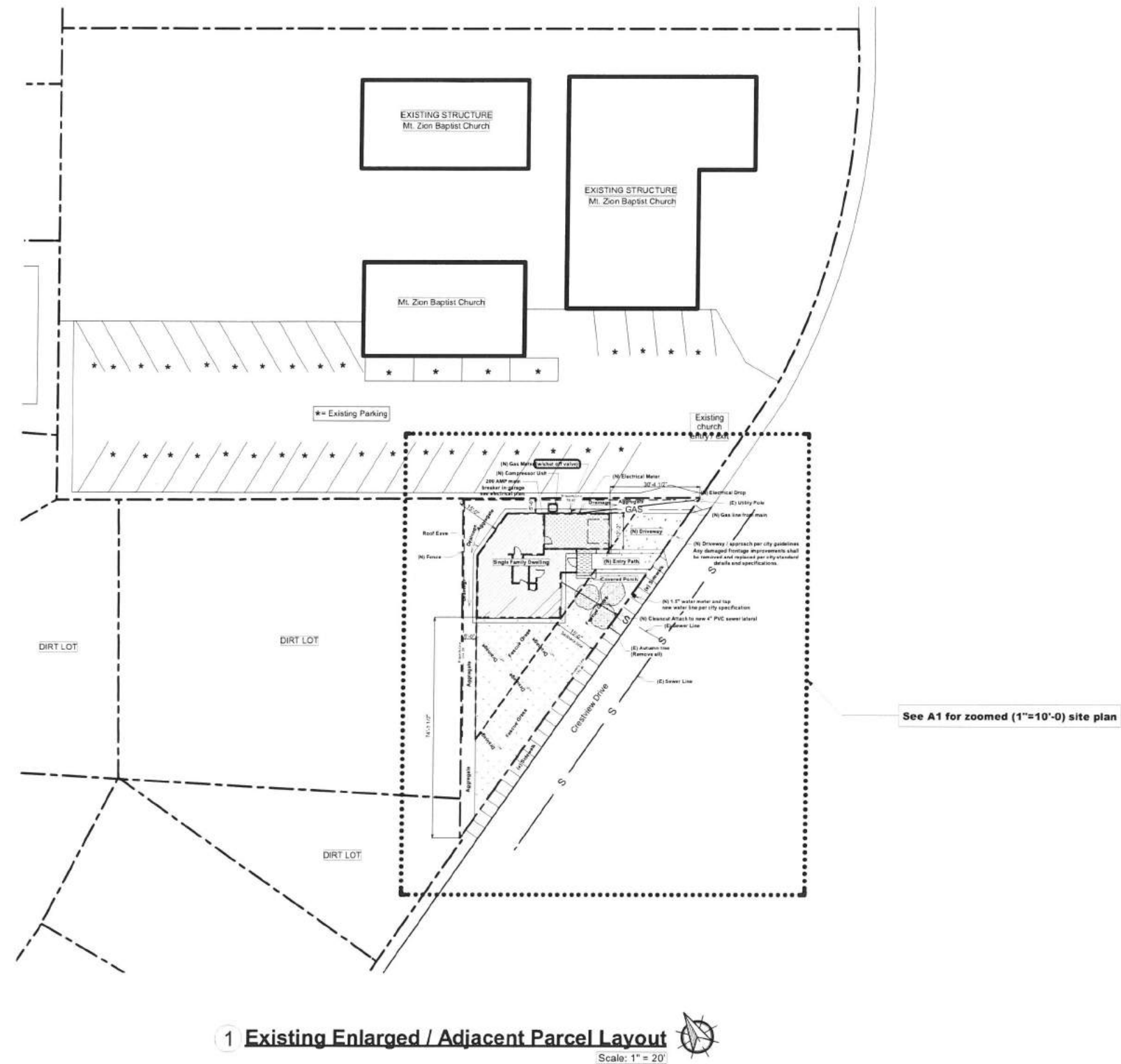
REVISION TABLE		
#	DATE	DESCRIPTION

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date:	7/29/2018
Scale	As Noted
Design:	Owner
Drawn:	Draftsman
Checked:	Checker

Existing Enlarged / Adjacent Parcel Layout

SHEET: **A16**



General
Applicable codes. All projects shall comply with the 2016 California Building Code (CBC) and/or California Residential Code (CRC), 2016 California Green Building Standards Code (CalGreen), 2016 California Electrical Code (CEC), 2016 California Mechanical Code (CMC), 2016 California Plumbing Code (CPC), 2016 California Fire Code (CFC), 2016 California Building Energy Efficiency Standards (CBEES), and all city or county amendments.

A. Electrical, Plumbing, and Mechanical
1. Exterior lighting. All projects shall comply with any city or county ordinances.
2. GFCI outlets. Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors (CEC 210.8).
3. AFCI outlets. Electrical circuits in kitchens, family rooms, parlors, libraries, bedrooms, living rooms, sunrooms, rec. rooms, dining rooms, dens, closets, hallways, laundry areas or similar rooms must be protected by Arc Fault Circuit Interrupters (AFCI). (CEC 210.12)
4. Luminaire requirements. Installed luminaires shall meet the efficacy and fixture requirements of CBEES 150.0(k).
5. Smoke detectors in building remodels. Smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms, and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3(CRC R314.3).
6. Carbon monoxide detectors in building remodels. Carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of sleeping rooms and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R315.3)
7. Water heater seismic strapping. Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-3-inch lag bolts attached directly to framing. Straps shall be at points within upper third and lower third of water heater vertical dimension. Lower connection shall occur minimum 4 inches above controls. (CPC 507.2)
8. Gas appliances in garages. Water heaters and heating/cooling equipment capable of igniting flammable vapors shall be placed on minimum 18-inch-high platform unless listing report number provided showing ignition-resistant appliance. (CPC 507.13 and CMC 305.1)
9. Impact protection of appliances. Water heaters and heating/cooling equipment subject to vehicular impact shall be protected by bollards or an equivalent measure. (CPC 507.13.1 and CMC 305.11)
10. Water closet clearance. Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closets. (CPC 402.5)
11. Shower size. Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 30-inch-diameter circle. Shower doors shall have a minimum 22-inch unobstructed width. (CPC 408.5 and CPC 408.6)
12. Fireplace appliances. Fireplaces with gas appliances are required to have the flue damper permanently fixed in the open position and fireplaces with LPG appliances are to have no 'pit' or 'sump' configurations. (CMC 303.7.1)
13. Chimney clearance. Minimum 2-foot chimney clearance required above building within 10-foot horizontally of chimney. The chimney shall extend minimum 3 feet above highest point where chimney passes through roof. (CRC R1003.9)
C. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2010)
1. Transfer air. Ventilation air shall be provided directly from the outdoors and not as transfer air from adjacent dwelling units or other spaces, such as garages, unconditioned crawlspaces, or unconditioned attics (CBEES 150.0(i))
2. Instructions and labeling. Ventilation system controls shall be labeled and the home owner shall be provided with instructions on how to operate the system. (CBEES 150.0(i))
3. Combustion and solid-fuel burning appliances. Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting. (CBEES 150.0(i))
4. Garages. The wall and openings between occupiable spaces and the garage shall be sealed. HVAC systems that include air handlers or return ducts located in garages shall have total air leakage of no more than 6% of total air flow when measured at 0.1 in. w.c. using California Title 24 or equivalents. (CBEES 150.0(i))
5. Minimum filtration. Mechanical systems supplying air to occupiable space through ductwork shall be provided with a filter having a minimum efficiency of MERV 6 or better. (CBEES 150.0(i))
6. Air inlets. Air inlets (not exhaust) shall be located away from known contaminants. (CBEES 150.0(i))
7. Air moving equipment. Air moving equipment used to meet either the whole-building ventilation requirement or the local ventilation exhaust requirement shall be rated in terms of airflow and sound. (CBEES 150.0(i))
a. All continuously operating fans shall be rated at a maximum of 1.0 sone.
b. Intermittently operated whole-building ventilation fans shall be rated at a maximum of 1.0 sone.
c. Intermittently operated local exhaust fans shall be rated at maximum of 3.0 sone.
d. Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet sound requirements if at least 4 feet of ductwork between fan and intake grill.
D. Foundation and Underfloor
1. Foundation reinforcement. Continuous footings and stem walls shall be provided with a minimum two longitudinal No. 4 bars, one at the top and one at the bottom of the footing. (CRC R403.1.3.3)
2. brace wall foundation support. brace walls shall be supported by continuous foundations. (CRC 403.1.2)
3. Concrete slabs-on-grade. Slabs-on-grade shall be minimum 3-1/2-inches thick. (CRC R506.1)
4. Vapor retarder. A 6-mil polyethylene or approved vapor retarder with joints lapped minimum 6 inches shall be placed between a concrete slab-on-grade and the base course or subgrade. (CRC 506.2.3)
5. Anchor bolts and sills. Foundation plates or sills shall be bolted or anchored to the foundation or concrete. (CRC 403.1.6 and CRC R602.11.1):
a. Minimum 1/2-inch-diameter steel bolts
b. Bolts embedded at least 7 inches into concrete or masonry
c. Bolts spaced maximum 6 feet on center
d. Minimum two bolts per plate/sill piece with one bolt located maximum 12 inches and minimum 7 bolt diameters from each end of each sill plate/piece
e. Minimum 3-inch by 3-inch by 0.299-inch steel plate washer between sill and nut on each bolt
6. Hold-downs. All hold-downs must be tied in place prior to foundation inspection.
7. Protection of wood against decay. Naturally durable or preservative-treated wood shall be provided in the following locations (CRC R317.1):
a. All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather
b. Wood joists within 18 inches and wood girders within 12 inches of the exposed ground in crawl spaces shall be of naturally durable or preservative-treated wood
c. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood
d. Wood framing, sheathing, and siding on the exterior of the building and having clearance less than 6 inches from the exposed ground or less than 2 inches vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surface exposed to weather
e. Sills and sleepers on concrete or masonry slab in direct contact with ground unless separated from such slab by impervious moisture barrier
D. Foundation and Underfloor (Continued)
f. Ends of wood girders entering masonry or concrete walls with clearances less than 1/2 inch on tops, sides, and ends
g. Wood structural members supporting moisture-permeable floors or roofs exposed to weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier
h. Wood furring strips or other wood framing members attached directly to interior of exterior concrete or masonry walls below grade except where vapor retarder applied between wall and furring strips or framing members

Foundation (Continued)
8. Underfloor ventilation. 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 ventilation opening shall be within 3 feet of each corner of the building. (CRC R408.1)
9. Underfloor access. Underfloor areas shall be provided with a minimum 18-inch by 24-inch access opening. (CRC R408.4)
E. Wood Framing
1. Fastener requirements. The number, size, and spacing of fasteners connecting wood members/elements shall not be less than that set forth in CRC Table R602.3(1). (CRC R502.9, CRC R602.3, and CRC R802.2)
2. Stud size, height, and spacing. The size, height, and spacing of studs shall be in accordance with CRC Table R602.3(5). (CRC R602.3.1)
3. Sill plate. Studs shall have full bearing on nominal 2-inch thick or larger sill plate with width at least equal to stud width. (CRC R602.3.4)
4. Bearing studs. Where joists, trusses, or rafters are spaced more than 16 inches on center and the bearing studs below are spaced 24 inches on center, such members shall bear within 5 inches of the studs beneath. (CRC R602.3.3)
5. Drilling and notching of studs. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40% of a single stud width. Any stud may be bored or drilled, provided the diameter of the resulting hole is no more than 60% of the stud width, the edge of the hole is no more than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior wall or bearing partitions drilled over 40% and up to 60% shall also be doubled with no more than two successive studs bored. (CRC R602.6)
6. Top plate. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 24 inches. Joints in plates need not occur over studs. Plates shall be minimum nominal 2 inches thick and have width at least equal to width of studs. (CRC R602.3.2)
7. Top plate splices. Top plate lap splices shall be face-nailed with minimum 8 16d nails on each side of splice. (CRC R602.10.8.1)
8. Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling, or notching of the top plate by more than 50% of its width, a galvanized metal tie not less than 0.054-inch thick and 1-1/2-inches wide shall be fastened across and to the plate at each side of the opening with not less than 8 10d nails having a minimum length of 1-1/2 inches at each side or equivalent. The metal tie must extend minimum 6 inches past the opening. (CRC R602.6.1)
9. Cripple walls. Foundation cripple walls shall be framed of studs not less in size than the studs above. Cripple walls more than 4 feet in height shall have studs sized as required for an additional story. Cripple walls with stud height less than 14 inches shall be sheathed on at least one side with a wood structural panel fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on continuous foundations. (CRC R602.9)
10. Wall bracing. Buildings shall be braced in accordance with the methods allowed per CRC R602.10.2, CRC R602.10.4, and/or CRC R602.10.5.
11. Braced wall line spacing. Spacing between braced wall lines shall not exceed 25 feet or alternate provisions of CRC R602.10.1.3.
12. brace wall cumulative length. The cumulative length of brace walls within each braced wall line shall meet the provisions of CRC Table R602.10.3(1) for wind loads and CRC Table R602.10.3(2) for seismic loads. (CRC R602.10.1.1)
13. Brace wall spacing. Brace walls shall be located not more than 20 feet on center. (CRC R602.10.2.2)
14. Brace wall offset. Brace walls may be offset out-of-plan not more than 4 feet from the designated braced wall line and not more than 8 feet from any other offset wall considered part of the same braced wall line. (CRC R602.10.1.2)
15. Brace wall location. Brace walls shall be located at the ends of each braced wall line or meet the alternate provisions of CRC R602.10.2.2.
16. Individual brace wall length. Brace walls shall meet minimum length requirements of CRC R602.10.6.5.1.
17. Cripple wall bracing. Cripple walls shall be braced per CRC R602.10.11.
18. brace wall and diaphragm nailing. All brace walls, roof diaphragms, and floor diaphragms shall be nailed to supporting construction per CRC Table R602.3(1). (CRC R604.3)
19. brace wall joints. All vertical joints in brace wall sheathing shall occur over, and be fastened to, common studs. Horizontal joints in brace walls shall occur over, and be fastened to, minimum 1-1/2-inch-thick blocking. (CRC R602.10.10)
20. Framing over openings. Headers, double joists, or trusses of adequate size to transfer loads to vertical members shall be provided over window and door openings in load-bearing walls and partitions. (CRC 2304.3.2)
21. Joists under bearing partitions. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately support the load, that are separated to permit the installation of piping or vents shall be full-depth solid-blocked with minimum 2-inch nominal lumber spaced at maximum 4 feet on center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls, or partitions more than the joist depth unless such joists are of sufficient size to carry the additional load. (CRC R502.4)
22. Joists above or below brace walls. Where joists are perpendicular to a brace wall above or below, a rim joist, band joist, or blocking shall be provided along the entire length of the brace wall. Where joists are parallel to a brace wall above or below, a rim joist, and/or other parallel framing shall be provided directly above and/or below the brace wall. Where a parallel framing member cannot be located directly above and/or below the brace wall, full-depth blocking at 16-inch spacing shall be provided between the parallel framing members to each side of the brace wall. (CRC R602.10.8)
23. Floor member bearing. The ends of each floor joist, beam, or girder shall have minimum 1-1/2 inches of bearing on wood or metal and minimum 3 inches of bearing on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjoining stud or by the use of approved joist hangers. (CRC R502.6)
24. Floor joist lap. Floor joists framing opposite sides over a bearing support shall lap minimum 3 inches and shall be nailed together within minimum 3 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the lap is permitted. (CRC R502.6.1)
25. Floor joist-to-girder support. Floor joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips minimum nominal 2 inches by 2 inches. (CRC R502.6.2)
26. Floor joist lateral restraint. Floor joists shall be supported laterally at ends and each intermediate support by minimum 2-inch full-depth blocking, by attachment to full-depth header, band joist, or rim joist, to an adjoining stud, or shall be otherwise provided with lateral support to prevent rotation. (CRC R502.7)
27. Floor joist bridging. Floor joists exceeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R502.7.1)
28. Framing of floor openings. Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)
29. Girders. Girders for single-story construction or girders supporting loads from a single floor shall not be less than 4 inches by 6 inches for spans 6 feet or less, provided that girders are spaced not more than 8 feet on center. Other girders shall be designed to support the loads specified in the CBC. Girders and joists shall occur over supports. When a girder is spliced over a support, an adequate tie shall be provided. The ends of beams or girders supported on masonry or concrete shall not have less than 3 inches of bearing. (CBC 2308.7)

E. Wood Framing (Continued)
31. Ceiling and rafter connections. Ceiling joists and rafters shall be nailed to each other per CRC Table R802.5.1(9), and the rafter shall be nailed to the wall top plate per CRC Table R602.3(1). Ceiling joists shall be continuous or securely joined per CRC Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to rafters. Where ceiling joists are not connected to the rafters at the wall top plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be minimum 2 inches by 4 inches nominal, installed per CRC Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceilings joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or engineer-designed girder. (CRC R802.3.1)
32. Ceiling joists lapped. Ends of ceiling joists shall be lapped minimum 3 inches or butted over bearing partitions or beams and toenailed to the bearing element. Where ceiling joists provide resistance to rafter thrust, lapped joists shall be nailed together per CRC Table R602.3(1) and butted joists shall be tied together in a manner to resist such thrust. (CRC R802.3.2)
33. Collar ties. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space. Collar ties shall be a minimum 1 inch by 4 inches nominal and spaced at maximum 4 feet on center. (CRC R802.3.1)
34. Purlins. Purlins installed to reduce the span of rafters shall be sized not less than the required size of the rafters they support. Purlins shall be continuous and shall be supported by 2-inch-by-4 inch nominal braces installed to bearing walls at a minimum 45-degree slope from horizontal. The braces shall be spaced maximum 4 feet on center with a maximum 8-foot unbraced length. (CRC R802.5.1)
35. Roof/ceiling member bearing. The ends of each rafter or ceiling joist shall have not less than 1-1/2 inches of bearing on wood or metal and not less than 3 inches of bearing on masonry or concrete. (CRC R802.6)
36. Roof/ceiling member lateral support. Roof framing members and ceiling joists with a nominal depth-to-thickness ratio exceeding 5:1 shall be provided with lateral support at points of bearing to prevent rotation. (CRC R802.8)
37. Roof/ceiling bridging. Rafters and ceiling joists with a nominal depth-to-thickness ratio exceeding 6:1 shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch wood strip nailed across the rafters or ceiling joists at maximum 8-foot intervals. (CRC R802.8.1)
38. Framing of roof/ceiling openings. Openings in roof and ceiling framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the ceiling joists or rafters framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)
39. Roof framing above brace walls. Rafters or roof trusses shall be connected to top plates of brace walls with blocking between the rafters or trusses (CRC R602.10.8)
40. Roof diaphragm under fill framing. Roof plywood shall be continuous under California fill framing.
41. Roof diaphragm at ridges. Minimum 2-inch nominal blocking required for roof diaphragm nailing at ridges.
42. Blocking of roof trusses. Minimum 2-inch nominal blocking required between trusses at ridge lines and at points of bracing at exterior walls.
43. Truss clearance. Minimum 1/2-inch clearance required between top plates of interior non-bearing partitions and bottom chords of trusses.
44. Drilling, cutting, and notching of roof/floor framing. Notches in solid lumber joists, rafters, blocking, and beams shall not exceed one sixth the member depth, shall be not longer than one-third the member depth, and shall not be located in the middle one-third of the span. Notches at member ends shall not exceed one-fourth the member depth. The tension side of members 4 inches or greater in nominal thickness shall not be notched except at member ends. The diameter of holes bored or cut into members shall not exceed one-third the member depth. Holes shall not be closer than 2 inches to the top or bottom of the member or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the notch. (CRC R502.8.1)
45. Exterior landings, decks, balconies, and stairs. Such elements shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (CRC R311.3)
46. Fireblocking. Fireblocking shall be provided in the following locations (CRC R302.11 and CRC R1003.19):
a. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows:
i. Vertically at the ceiling and floor levels
ii. Horizontally at intervals not exceeding 10 feet
b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings
c. In concealed spaces between stair stringers at the top and bottom of the run
d. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion
e. At chimneys and fireplaces per Item E 49
f. Cornices of a two-family dwelling at the line of dwelling-unit separation
47. Fireblocking materials. Except as otherwise specified in Items E 48 and E 49, fireblocking shall consist of the following materials with the integrity maintained (CRC R302.11.1):
a. Two-inch nominal lumber
b. Two thicknesses of one-inch nominal lumber with broken lap joints
c. One thickness of 23/32-inch wood structural panel with joints backed by 23/32-inch wood structural panel
d. One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard
e. 1/2-inch gypsum board
f. 1/4-inch cement-based milboard
g. Batts or blankets of mineral or glass fiber of other approved materials installed in such a manner as to be securely retained in place. Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted for compliance with the 10-foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross-section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit, or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.
48. Fireblocking at openings around vents, pipes, ducts, cables, and wires at ceiling and floor level. Such openings shall be fireblocked with an approved material to resist the free passage of flame and products of combustion. (CRC R302.11)
49. Fireblocking of chimneys and fireplaces. All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams, or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney. (CRC R1003.19)
50. Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances (CRC R302.12):
a. Ceiling is suspended under the floor framing
b. Floor framing is constructed of truss-type open-web or perforated members
51. Draftstopping materials. Draftstopping shall not be less than 1/2-inch gypsum board, 3/8-inch wood structural panels, or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of draftstops shall be maintained. (CRC R302.12.1)

E. Wood Framing (Continued)
52. Combustible insulation clearance. Combustible insulation shall be separated minimum 3 inches from recessed luminaires, fan motors, and other heat-producing devices. (CRC R302.14)
F. General Material Specifications
1. Lumber. All joists, rafters, beams, and posts 2-inches to 4-inches thick shall be No. 2 grade Douglas Fir-Larch or better. All posts and beams 5 inches and thicker shall be No. 1 grade Douglas Fir-Larch or better. Studs not more than 8 feet long shall be stud-grade Douglas Fir-Larch or better when supporting not more than one floor, roof, and ceiling. Studs longer than 8 feet shall be No. 2 grade Douglas Fir-Larch or better.
2. Concrete. Concrete shall have a minimum compressive strength of 2,500 psi at 28 days and shall consist of 1 part cement, 3 parts sand, 4 parts 1-inch maximum size rock, and not more than 7-1/2 gallons of water per sack of cement. (CRC R402.2)
3. Mortar. Mortar used in construction of masonry walls, foundation walls, and retaining walls shall conform to ASTM C 270 and shall consist of 1 part portland cement, 2-1/4 to 3 parts sand, and 1/4 to 1/2 part hydrated lime. (CBC 2103.2)
4. Grout. Grout shall conform to ASTM C 476 and shall consist of 1 part portland cement, 1/10 part hydrated lime, 2-1/4 to 3 parts sand, and 1 to 2 parts gravel. Grout shall attain a minimum compressive strength of 2,000 psi at 28 days. (CRC 2103.3)
5. Masonry. Masonry units shall comply with ASTM C 90 for load-bearing concrete masonry units. (CBC 2103.1)
6. Reinforcing steel. Reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with ASTM A 615. (CBC 2103.4)
7. Structural steel. Steel used as structural shapes such as wide-flange sections, channels, plates, and angles shall comply with ASTM A36. Pipe columns shall comply with ASTM A53. Structural tubes shall comply with ASTM A500, Grade B.
8. Fasteners for preservative-treated wood. Fasteners for preservative-treated and fire-retardant-treated wood - including nuts and washers - shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.1) Exception: 1/2-inch diameter or greater steel bolts. Exception: Fasteners other than nails and timber rivets.
9. Fasteners for fire-retardant-treated wood. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.3)
10. Roofing and Weatherproofing
1. Roof covering. All roof covering shall be installed per applicable requirements of CBC 1507. Roof coverings shall be at least Class A rated in accordance with ASTM E 108 or UL 790, which shall include coverings of slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets.
2. Roof flashing. Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction, and around roof openings. Where flashing is of metal, the metal shall be corrosion-resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet). (CRC R903.2.1)
3. Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope. Cricket or saddle covering shall be sheet metal or the same material as the roof covering. (CRC R903.2.2)
4. Water-resistive barrier. A minimum of one layer of No. 15 asphalt felt shall be attached to studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer minimum 2 inches. Where joints occur, felt shall be lapped minimum 6 inches. The felt shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to maintain a weather-resistant exterior wall envelope. (CRC R703.2)
5. Wall flashing. Approved corrosion-resistant flashing shall be applied shingle fashion at the following locations to prevent entry of water into the wall cavity or penetration of water to the building structural framing components (CRC R703.8):
a. Exterior door and window openings, extending to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage
b. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings
c. Under and at the ends of masonry, wood, or metal copings and sills
d. Continuously above all projecting wood trim
e. Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction
f. At wall and roof intersections
g. At built-in gutters
6. Dampproofing. Dampproofing materials for foundation walls enclosing usable space below grade shall be installed on the exterior surface of the wall, and shall extend from the top of the footing to finished grade. (CRC R406.1)
7. Weep screed. A minimum 0.019-inch (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed with a minimum vertical attachment flange of 3-1/2 inches shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 92. The weep screed shall be placed a minimum 4 inches above the earth or 2 inches above paved areas and shall be of a type allowing trapped water to drain to the exterior of the building. (CRC R703.7.2.1)
H. Grading and soils
1. Grading permit. Grading permit may be required check with the local building department prior to construction.
2. Compaction report. Compaction report required for fill material 12 inches or more in depth. (CBC 1803.5.8)
I. Green Building Standards Code (CalGreen) Requirements
1. Applicability. CalGreen residential mandatory measures shall apply to every newly constructed building or structure and within any addition or alteration increasing a building's conditioned area, volume, or size. (CalGreen 101.3, CalGreen 301.1.1) Exception: All residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures per CalGreen 301.1.1 and CalGreen 4.303.1
I Water conserving plumbing fixtures and fittings. Plumbing fixtures and fittings shall comply with the following per CalGreen 4.303.1:
a. Water closets: Maximum 1.28 gallons per flush
b. Urinals: Maximum 0.5 gallons per flush
c. Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi
d. Multiple showerheads serving one shower: Maximum combined flow rate of 2.0 gallons per minute at 80 psi
e. Lavatory faucets: Maximum flow rate of 1.2 gallons per minute at 60 psi, minimum flow rate of 0.8 gallons per minute at 20 psi
f. Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi
Exception: Temporary increase allowed to maximum 2.2 gallons per minute at 60 psi if faucet defaults back to maximum 1.8 gallons per minute at 60 psi
3. Irrigation controllers. Automatic irrigation system controllers for landscaping shall comply with the following (CalGreen 4.304.1):
a. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
b. 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.
4. Joints and openings. Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate utility and other penetrations must be sealed in compliance with the California Energy Code. (CalGreen 4.406.1) Exception: Annual spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such opening with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
5. Construction waste reduction, disposal, and recycling. Reduce and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. (CalGreen 4.408.1) Exception: Excavated soil and land-clearing debris.
Exception: 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

I. (CalGreen) Requirements (Continued)
5. Construction waste reduction, disposal, and recycling. Reduce and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. (CalGreen 4.408.1) Exception: Excavated soil and land-clearing debris. Exception: 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.
6. Construction waste management plan. A construction waste management plan shall be prepared and available on site during construction. Documentation demonstrating compliance with the plan shall be accessible during construction for the enforcing agency. (CalGreen 4.408.2) The plan:
a. 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
b. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream)
c. Identify diversion facilities where the construction and demolition waste materials will be taken
d. Identify construction methods employed to reduce the amount of construction and demolition waste generated
e. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both
7. Operation and maintenance manual. Prior to final inspection, a manual, compact disc, web-based reference, or other acceptable media which includes all of the following shall be placed in the building (CalGreen 4.410.1):
a. Directions to owner or occupant that manual shall remain with the building throughout the life cycle of the structure.
b. Operation and maintenance instructions for the following:
i. Equipment and appliances, including water-saving devices and systems, HVAC system, photovoltaic systems, water-heating systems and other major appliances and equipment.
ii. Roof and yard drainage, including gutters and downspouts.
iii. Space conditioning systems, including condensers and air filters.
iv. Landscape irrigation systems.
v. Water reuse systems.
c. Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
d. Public transportation and/or carpool options available in the area.
e. 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.
f. Information about water-conserving landscape and irrigation design and controllers which conserve water.
g. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
h. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
I. Information about state solar energy and incentive programs available.
L. A copy of all special inspection verifications required by the enforcing agency or code.
8. Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system (CalGreen 4.504.1)
9. Adhesives, sealants, caulks, paints, and coatings pollutant control. Adhesives (including carpet adhesives), sealants, caulks, paints, and coatings shall comply with VOC limits per CalGreen 4.504.2. Verification of compliance shall be provided at the request of the enforcing agency. (CalGreen 4.504.2.1)
10. Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following (CalGreen 4.504.3):
a. Carpet and Rug Institute's Green Label Plus Program (all carpet cushion must meet the requirements of this program).
b. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).
c. NSF/ANSI 140 at the Gold level.
d. Scientific Certifications Systems Indoor Advantage™ Gold.
11. Resilient flooring systems. At least 80 percent of the floor area receiving resilient flooring shall comply with one of more of the following (CalGreen 4.504.4):
a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database
b. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. 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)
12. Composite wood products. 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 ARB's Air Toxics Control Measure for Composite Wood (17 CARB 93120 at seq.) by or before the dates specified in those sections, as shown in CalGreen Table 4.504.5. The following limits are in parts per million (CalGreen 4.504.5):
a. Hardwood plywood veneer core 0.05
b. Hardwood plywood composite core 0.05
c. Particle board 0.09
d. Medium-density fiberboard (MDF) 0.11
e. Thin MDF (5/16 inch or less) 0.13
I. (CalGreen) Requirements (Continued)
13. 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 (CalGreen 4.505.3):
a. Moisture content shall be determined with either a probe-type or contact-type moisture meter.
b. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
c. 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 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.
14. Bathrooms with a bathtub and/or shower shall be mechanically ventilated per the following (CalGreen 4.506.1):
a. Fans shall be ENERGY STAR compliant and ducted to terminate outside building
b. Unless functioning as a component of a whole-house ventilation system, fans shall have humidity controls capable of adjustment - manually or automatically - between a relative humidity range of 50% to 80%.
15. Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods (CalGreen 4.507.2):
a. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J, ASHRAE handbooks, or other equivalent design software or methods.
b. Duct systems are sized according to ANSI/ACCA 1 Manual D 2009, ASHRAE handbooks, or other equivalent design software or methods.
c. Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods

THESE ARE MINIMUM CONDENSED REQUIREMENTS AND SHALL NOT SUPERSEDE MORE RESTRICTIVE SPECIFICATIONS ON THE PLANS OR AS REQUIRED BY APPLICABLE CODE.

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
biggnank96@gmail.com

REVISION TABLE	
#	DATE DESCRIPTION
1	4/17/2018 FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

General Notes

SHEET:

A2

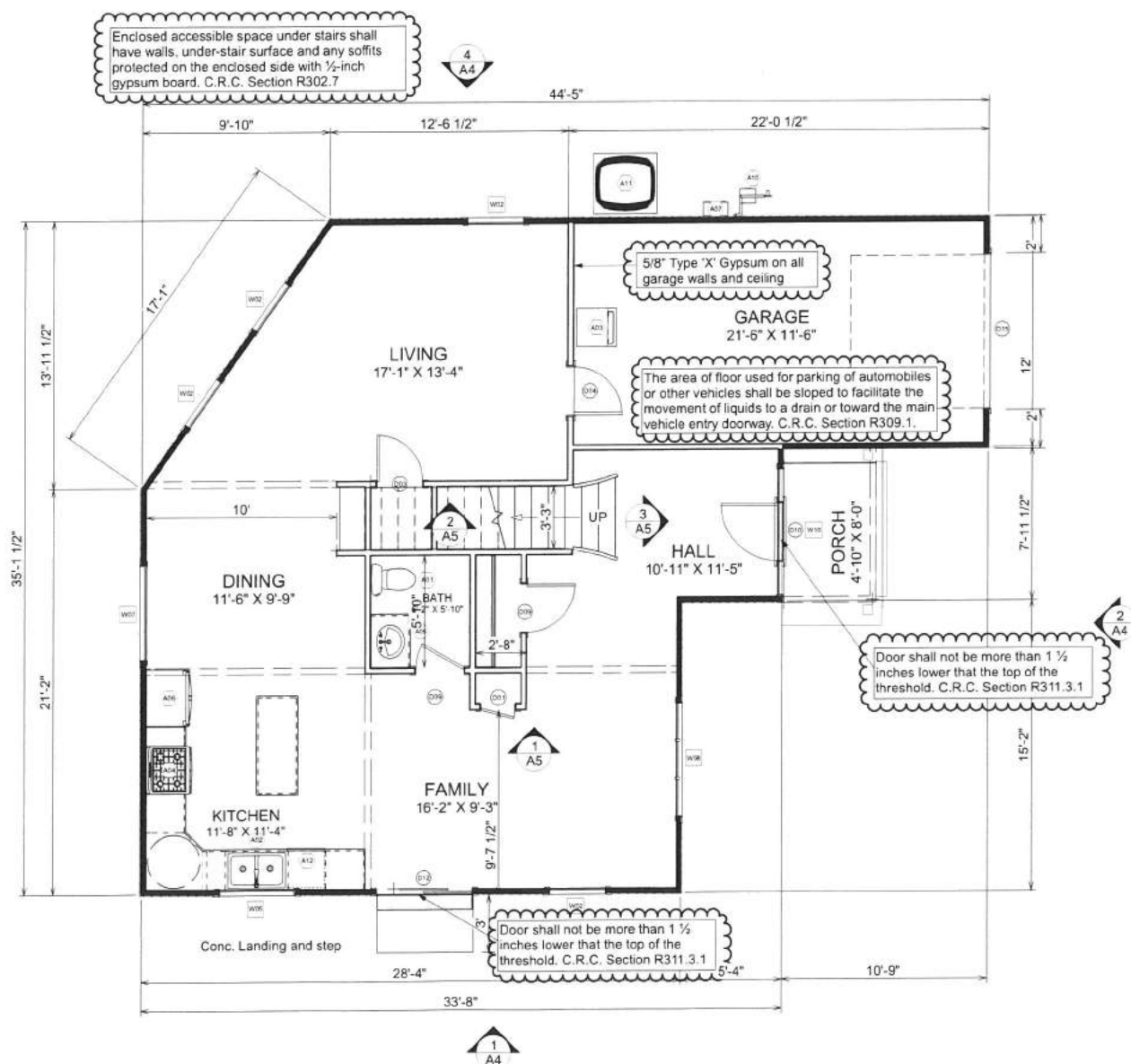
FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
A02	DOUBLE SINK	1	
A03	LAUNDRY CENTER	1	ELECTRIC
A04	GAS RANGE	1	40,000 BTU
A05	OVAL SINK	3	
A06	REFRIGERATOR	1	
A07	TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08	TUB-SHOWER	2	
A09	GAS FURNACE	1	80,000 BTU
A10	GAS METER	1	
A11	OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE, SEER, EER SEE T24)
A12	DISHWASHER (INTEGRATED)	1	
A13	RECTANGULAR SINK	1	

DOOR SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
D01	1968	1	
D02	2068	1	
D03	2568	1	
D04	2668	1	20 MINUTE FIRE RATED, SELF CLOSING AND SELF LATCHING
D09	2668	11	
D10	3068	1	YES
D12	5068	2	YES
D13	6068	1	
D14	7068	1	
D15	8070	1	

WINDOW SCHEDULE			
NUMBER	LABEL	QTY	FLOOR/EGRESS TEMPERED
W01	2040SH	2	2 YES
W02	3046SH	4	1
W03	3046SH	5	2 YES
W04	3660SH	1	2 YES YES
W05	4030SH	1	1
W06	5046SH	1	2 YES
W07	5050SH	1	1
W08	6040TC	1	1
W09	6046SH	1	2 YES
W10	6814FX	1	1 YES

Mechanical Notes:

- Appliance shall be accessible thru an opening and passageway not less than the largest component of the appliance, and not less than 22 inches by 30 inches. C.M.C. Section 304.4.
- Where the height of the passageway is less than 6 feet, the distance from the passageway access to the appliance shall not exceed 20 feet measured along the centerline of the passageway. C.M.C. Section 304.4.1
- The passageway shall be unobstructed and shall have a solid flooring not less than 24 inches wide from the entrance opening to the appliance. C.M.C. Section 304.4.2.
- A level working platform not less than 30 inches by 30 inches shall be provide in front of the service side of the appliance. C.M.C. Section 304.4.3.
- A permanent 120-volt receptacle outlet and a lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. C.M.C. Section 304.4.4.



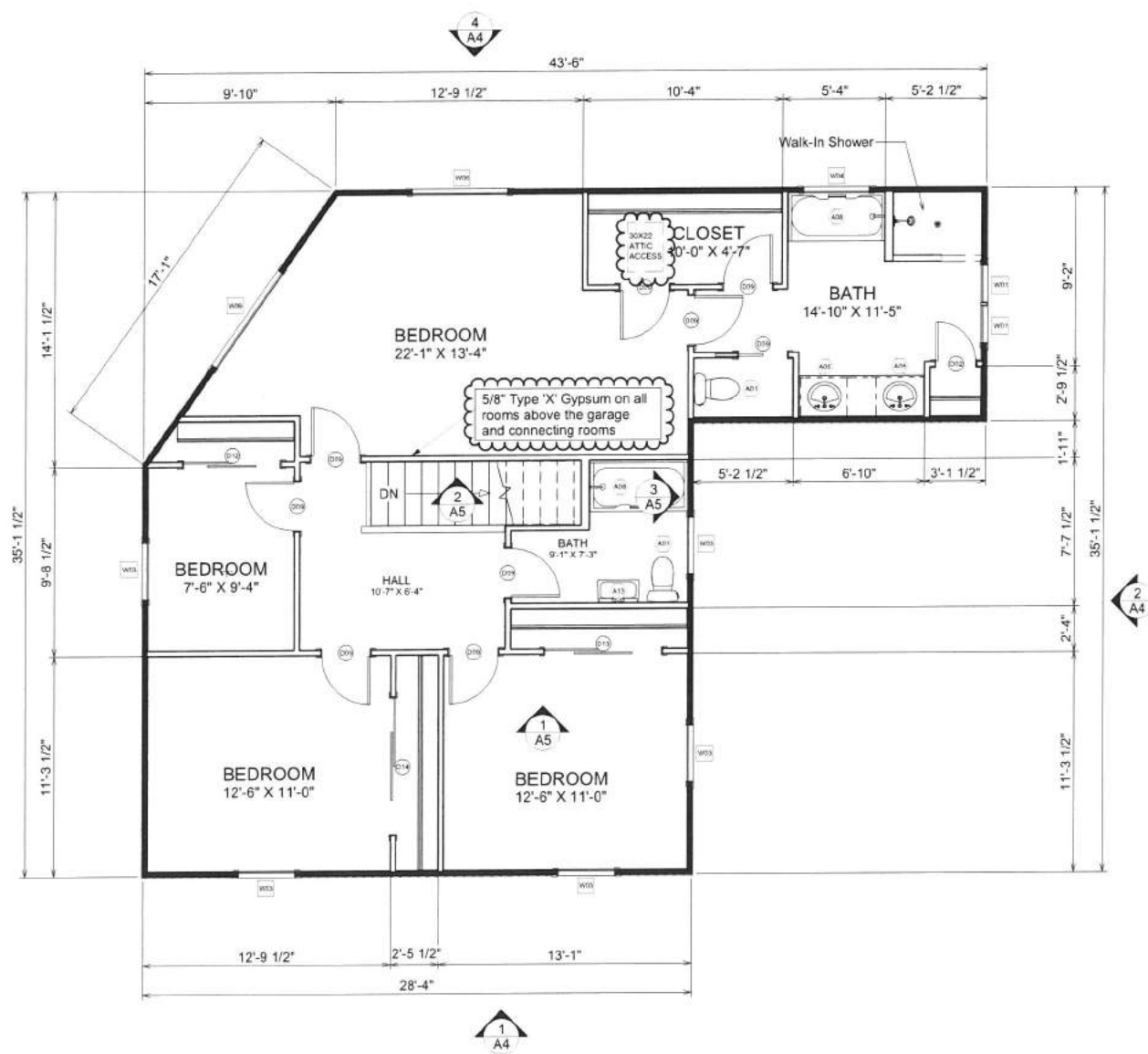
1 Proposed 1st Floor Plan

Scale: 1/4" = 1'

- Bearing wall line.

General Wall Framing Note:

- All new exterior wall framing 2x6 @ 16" O.C. (Standard stud grade)
- Interior walls can be 2x4 @ 16" o.c.
- See A10 for more information.



2 Proposed 2nd Floor Plan

Scale: 1/4" = 1'

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

REVISION TABLE	
#	DATE
1	4/17/2018
	FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Proposed Floor Plan

SHEET:

A3

REVISION TABLE		
#	DATE	DESCRIPTION
1	14/17/2018	FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Elevations



1 South Elevation

Scale: 1/4" = 1'



2 East Elevation

Scale: 1/4" = 1'



3 West Elevation

Scale: 1/4" = 1'



4 North Elevation

Scale: 1/4" = 1'

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
A02	DOUBLE SINK	1	
A03	LAUNDRY CENTER	1	ELECTRIC
A04	GAS RANGE	1	40,000 BTU
A05	OVAL SINK	3	
A06	REFRIGERATOR	1	
A07	TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08	TUB-SHOWER	2	
A09	GAS FURNACE	1	80,000 BTU
A10	GAS METER	1	
A11	OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE, SEER, EER SEE T24)
A12	DISHWASHER (INTEGRATED)	1	
A13	RECTANGULAR SINK	1	

DOOR SCHEDULE				
NUMBER	LABEL	QTY	TEMPERED	COMMENTS
D01	1968	1		
D02	2068	1		
D03	2568	1		
D04	2668	1		20 MINUTE FIRE RATED, SELF CLOSING AND SELF LATCHING
D09	2668	11		
D10	3068	1	YES	
D12	5068	2	YES	
D13	6068	1		
D14	7068	1		
D15	8070	1		

WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	EGRESS	TEMPERED
W01	2040SH	2	2	YES	
W02	3046SH	4	1		
W03	3046SH	5	2	YES	
W04	3660SH	1	2	YES	YES
W05	4030SH	1	1		YES
W06	5046SH	1	2	YES	
W07	5050SH	1	1		
W08	6040TC	1	1		
W09	6046SH	1	2	YES	
W10	6814FX	1	1		YES

REVISION TABLE		
#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL

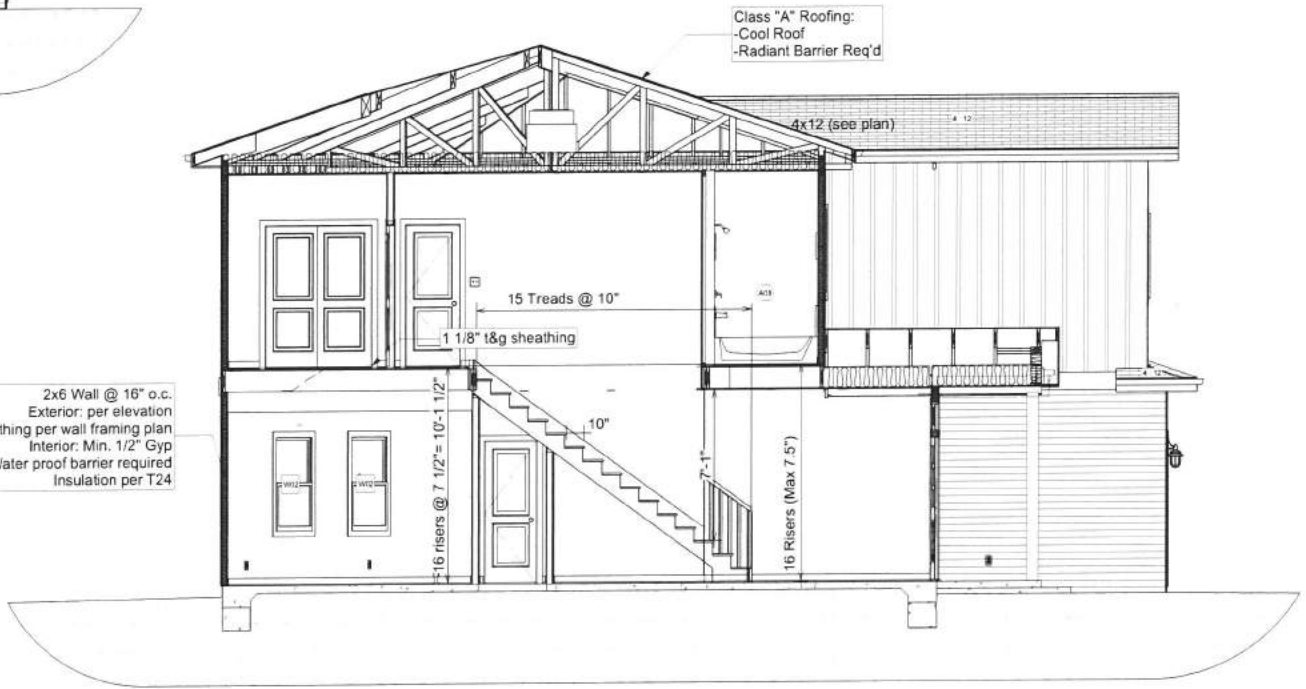
2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Building Sections



1 Section
Scale: 1/4" = 1'

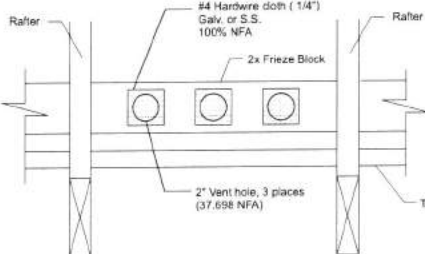


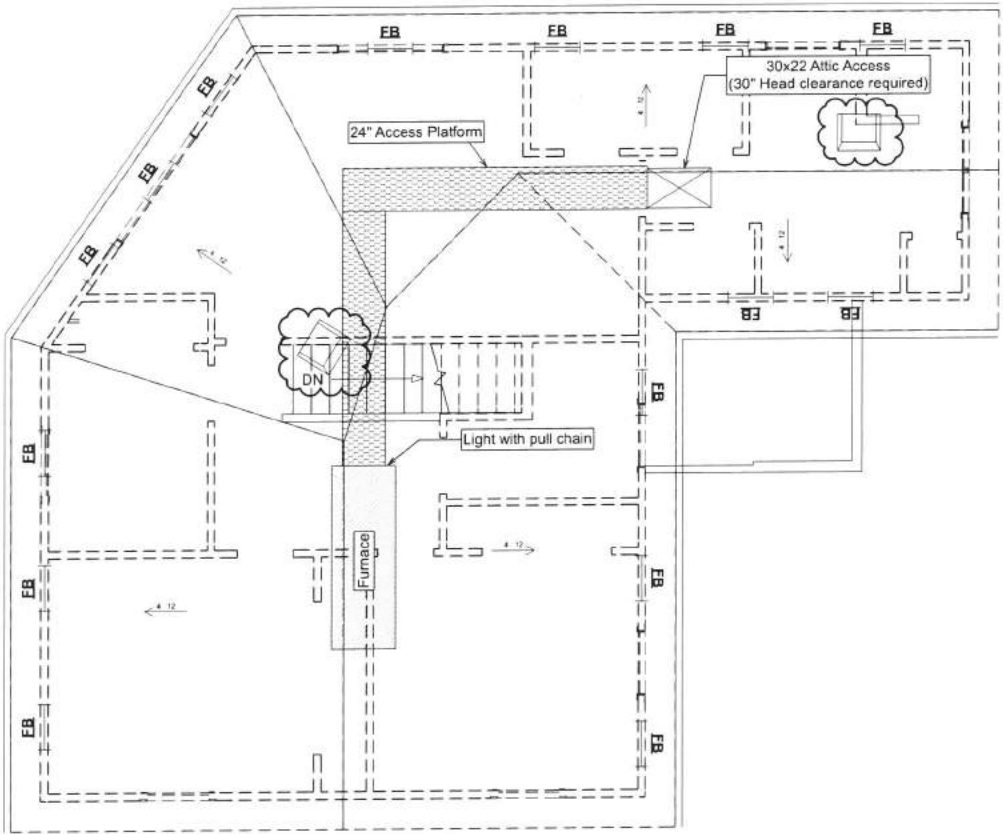
3 Section
Scale: 1/4" = 1'



2 Section
Scale: 1/4" = 1'

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
A02	DOUBLE SINK	1	
A03	LAUNDRY CENTER	1	ELECTRIC
A04	GAS RANGE	1	40,000 BTU
A05	OVAL SINK	3	
A06	REFRIGERATOR	1	
A07	TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08	TUB-SHOWER	2	
A09	GAS FURNACE	1	80,000 BTU
A10	GAS METER	1	
A11	OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE, SEER, EER SEE T24)
A12	DISHWASHER (INTEGRATED)	1	
A13	RECTANGULAR SINK	1	

Roof Venting Calculation & Diagram																																									
Description:	Information / Detail				Callout	NFA																																			
Upper Roof Louver Venting	 Air Vent Inc. (or equiv.) RVG55 Slant Galvanized Heavy-duty galvanized construction NFA (square inches): 50 p/c 6" round opening Optional filter available					50																																			
Lower Roof Frieze Block Venting	 #4 Hardware cloth (1/4") Galv. or S.S. 100% NFA 2x Frieze Block 2" Vent hole, 3 places (37.698 NFA) Top pl.					37.698																																			
Attic Ventilation Calculation Rule: 1:300 Attic Floor Area (Sq. Ft.) 1071 + 300 Sq. Ft. NFA Total Required 3,570 x 144 Sq. In. NFA Total Required 514.08 <table><tr><th></th><th># of vents</th><th>% Venting</th><th>Total NFA</th><th>50% Max</th><th>40% Min.</th><th>50% Min.</th></tr><tr><td>Frieze Block Vents (9.426 in² NFA)</td><td>15</td><td>58.6%</td><td>141.39</td><td></td><td></td><td>Pass</td></tr><tr><td>Louver Vent (50 in² NFA)</td><td>2</td><td>41.4%</td><td>100</td><td>Pass</td><td>Pass</td><td></td></tr><tr><td>665.47 > 514.08</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>665.47 in² NFA =</td><td></td><td></td><td></td><td></td><td></td><td>Pass</td></tr></table> R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have at least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air. R806.2 Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space. Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met: - In Climate Zones 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling. - Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.								# of vents	% Venting	Total NFA	50% Max	40% Min.	50% Min.	Frieze Block Vents (9.426 in ² NFA)	15	58.6%	141.39			Pass	Louver Vent (50 in ² NFA)	2	41.4%	100	Pass	Pass		665.47 > 514.08							665.47 in ² NFA =						Pass
	# of vents	% Venting	Total NFA	50% Max	40% Min.	50% Min.																																			
Frieze Block Vents (9.426 in ² NFA)	15	58.6%	141.39			Pass																																			
Louver Vent (50 in ² NFA)	2	41.4%	100	Pass	Pass																																				
665.47 > 514.08																																									
665.47 in ² NFA =						Pass																																			



1 Roof Plan
Scale: 1/4" = 1'

REVISION TABLE	
#	DATE
1	4/17/2018
FOR APPROVAL	

2168 Crestview Dr
Pittsburg, Ca 94565

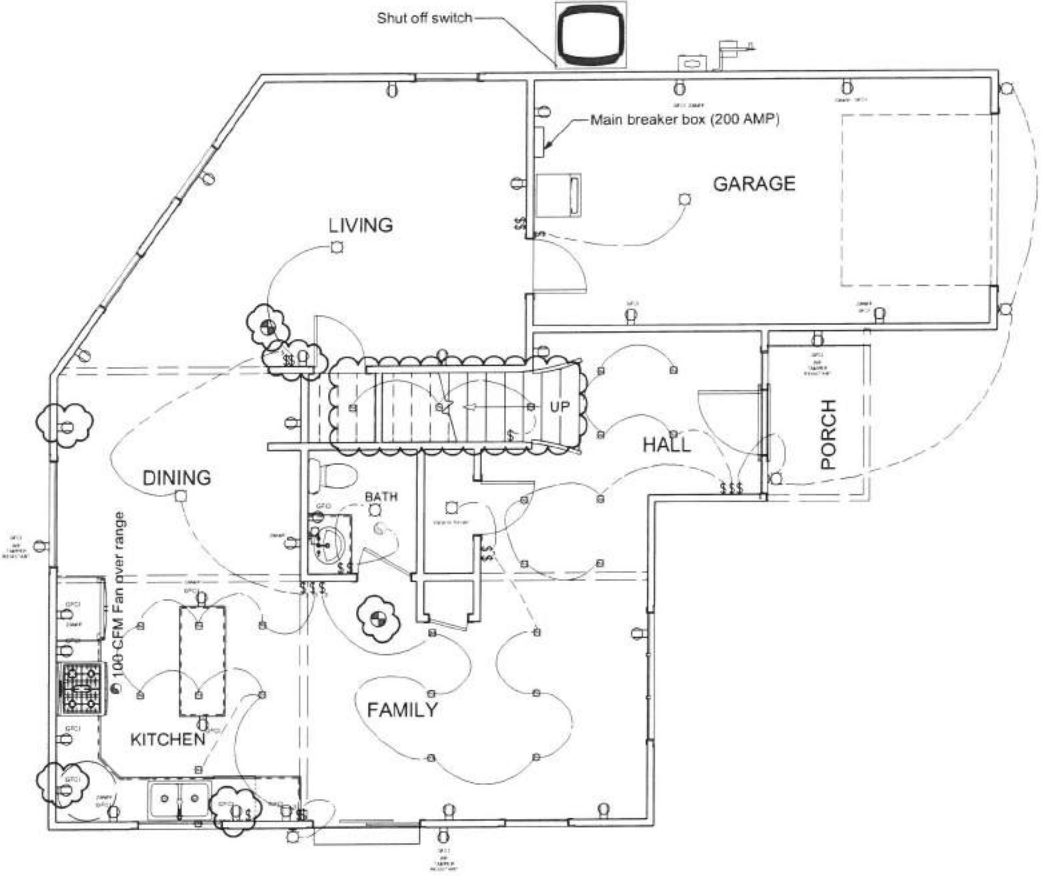
Plot Date:	7/19/2018
Scale:	As Noted
Design:	Owner
Drawn:	Draftsman
Checked:	Checker

Roof Plan

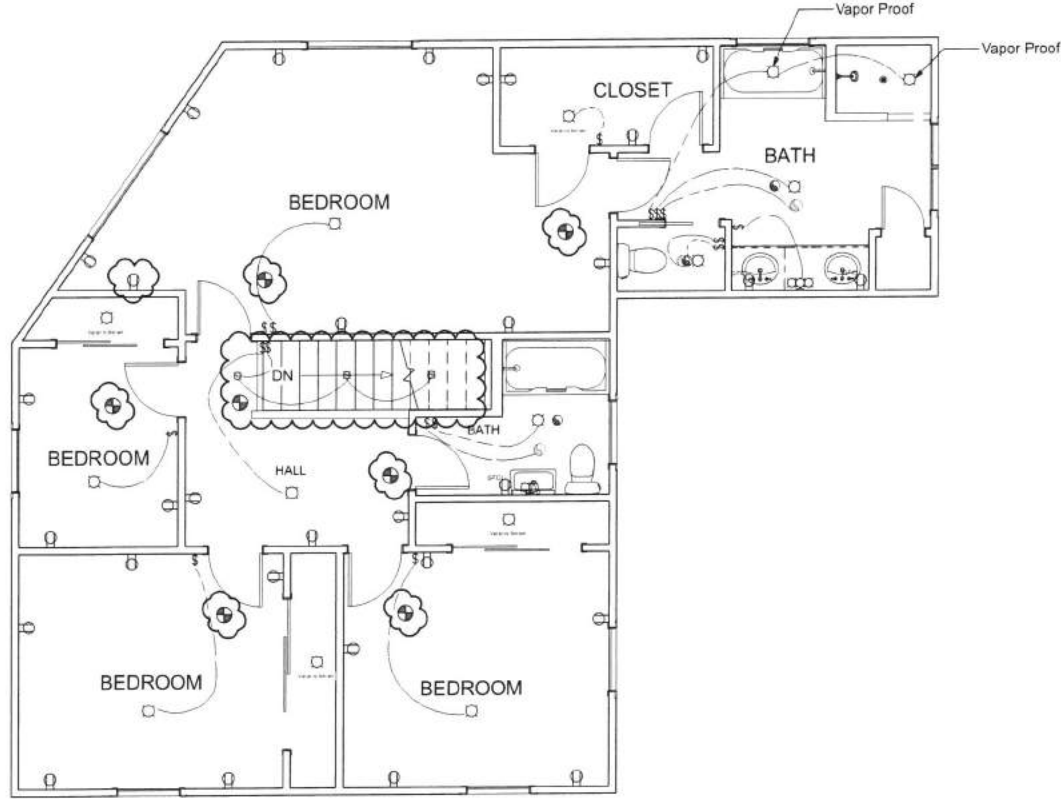
ELECTRICAL NOTES:

1. Walls 2'-0" or wider to have an outlet. Outlets to be spaced no more than 12'-0" apart, and a maximum of 6'-0" from the end of the walls or opening. (NEC 210-52(A))
2. All lighting to be high efficacy.
3. All outlets AFCI
4. All 15A or 20A, 120V branch circuits in dwelling units supplying outlets or devices in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be arc-fault circuit-interrupter protected in accordance with 2016 CEC Art. 210.12 (A).
5. All 15 and 20 Amp receptacle outlets in this dwelling unit shall be "Tamper Resistant Receptacles" per 2016 CEC Art. 406.12.
6. Per 2016 CEC Art. 210.8 (A) dwelling units. GFCI protection is required for all 15A and 20A, 125V receptacles installed in the following locations:
 - a. Sinks- GFCI protection for receptacles is required within an arc measurement of 6 ft. from the outside edge of a sink.
 - b. Bath tubs or shower stalls- GFCI protection is required for receptacles located within 6 ft of the outside edge of a bathtub or shower stall.
 - c. Laundry areas - receptacles installed in laundry areas of a dwelling unit shall be GFCI protected.
 - d. Dwelling unit dishwashers - Outlets supplying dishwashers in a dwelling unit must be GFCI protected per 2016 CEC Art. CEC210.8.
7. 2016 California Energy Code mandatory measurements for residential lighting:
 - a. All permanently installed luminaires in dwelling units shall be high efficacy and have manual On/Off controls and vacancy sensors or dimmers except for hallways & closets less than 70 sq. ft.
 - b. Exhaust fans must be switched separate from lighting or utilize a device where lighting can be turned OFF while the fan is running. Excludes kitchen exhaust hoods.
 - c. Under cabinet lighting must be switched separate from all other lighting
 - d. Permanently installed lighting in cabinets must be high efficacy. - Lighting in bathrooms, garages, laundry rooms & utility rooms must have at least one luminaire controlled by vacancy sensors.
 - e. Permanently installed outdoor lighting attached to residence or other buildings must be high efficacy and must be controlled by a manual On and Off switch and use one of these control types:
 - Photo-control and motion sensor or
 - Photo-control and automatic time switch control or
 - Astronomical time clock that automatically turns outdoor lighting off during daylight hours or
 - Energy management control system (EMCS) that provides the functionality of an astronomical time
7. Hydro-massage tubs and their associated electrical components shall be on an individual branch circuit and protected by a readily accessible GFI All receptacles within 6 horizontally of the inside walls of a hydro-massage tub shall be GFI protected. CEC 680.71
8. Recessed light fixtures in insulated ceilings shall be approved, listed, zero-clearance insulation cover (IC) type, air-tight (ASTME283) and sealed with a gasket or caulked between housing and ceiling. California Energy Commission 150 (k)1C
9. All installed luminaires shall be high efficacy in accordance with Table 150.0-A. In garages, bathrooms, laundry rooms, and utility rooms at least one luminaire in each of these spaces shall be controlled by a vacancy sensor 2016 Energy Code 150 (k) 1, 2(J) (New 2016)
10. Outdoor lighting attached to the buildings shall be high efficacy and controlled with a motion sensor and a photocell. California Energy Commission 150.0 L3. See Table 150.0-A from the 2016 Energy Code.
11. Bathroom receptacles are to be supplied by at least one 20-amp branch circuit. This circuit shall have no other outlets. CEC 210.11 (C)(3)& 210.52 (B & D)
12. Arch fault protection is required throughout the building including the kitchen and laundry rooms. CEC 210.12
13. Lights over the shower must be approved for wet locations and "Suitable for Wet Locations" per section 410.10 & 406.9 of the CEC
14. Bonding Electrode must connect at min. 3 grounding or bonding conductors for communications systems at the service entrance panel as specified in CEC 800.100(B) and CEC 250.94
15. Tamper proof receptacles are required on all receptacles specified in Article 210-52 of the 2016 CEC. Please show on plans. Article 406.12CEC

SYMBOLS LEGEND:	
	Ceiling mount light fixture.
	Recessed light fixture.
	Ceiling mount light fixture with pull chain.
	Pendant light fixture.
	Vapor proof recessed light fixture.
	Wall sconce light fixture.
	Exhaust fan - 50cfm, vented to outside air.
	Switch
	Dimmer switch
	110 V conv duplex outlet
	110 V conv duplex outlet w/ GFCI
	Smoke / Monoxide detector hardwired (With battery back-up. Detectors shall sound an alarm audible in all sleeping areas.)



1 1st Floor Electrical
Scale: 1/4" = 1'



2 2nd Floor Electrical
Scale: 1/4" = 1'

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

REVISION TABLE	
#	DATE
1	4/17/2018
FOR APPROVAL	

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Electrical Plan

SHEET: A7

FIXTURE SCHEDULE		
NUMBER LABEL	QTY	COMMENTS
A01 ADA TOILET	3	
A02 DOUBLE SINK	1	
A03 LAUNDRY CENTER	1	ELECTRIC
A04 GAS RANGE	1	40,000 BTU
A05 OVAL SINK	3	
A06 REFRIGERATOR	1	
A07 TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08 TUB-SHOWER	2	
A09 GAS FURNACE	1	80,000 BTU
A10 GAS METER	1	
A11 OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE SEER, EER SEE T24)
A12 DISHWASHER (INTEGRATED)	1	
A13 RECTANGULAR SINK	1	

PLUMBING NOTES:
1. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface extending to a height of not less than 6 feet above floor. (R307.2)

PLUMBING KEY
W Disposes waste in to waste line
HC Hot water from water heater. Cold water from main.
C Cold water only.
G Gas
Shower / Tub GROHE 3/4 in. Thermostatic Valve Handle stops set to 120 Degrees F CPC 418

NOTES:
Plumbing fixtures and fittings shall comply with the following CGC 4.303.1:
4.303.1.1 Waters Closets: ≤ 1.28 gal/flush
4.303.1.2 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 and/or other shower outlets 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: ≤ 1.5 gpm @ 60 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

TABLE 1216.2(1) SCHEDULE 40 METALLIC PIPE [NFPA 54: TABLE 6.2(b)]							
NOMINAL:	1/2	3/4	1	1-1/4	1-1/2	2	2-1/2
ACTUAL ID:	622	824	1,049	1,380	1,610	2,067	2,469
LENGTH (FT)	CAPACITY IN CUBIC FEET OF GAS PER HOUR						
10	172	360	678	1,390	2,090	4,020	6,400
20	118	247	466	957	1,430	2,760	4,400
30	95	199	374	768	1,150	2,220	3,530
40	81	170	320	657	985	1,900	3,020
50	72	151	284	583	873	1,680	2,680
60	65	137	257	528	791	1,520	2,430
70	60	126	237	486	728	1,400	2,230
80	5	117	220	452	677	1,300	2,080
90	52	110	207	424	635	1,220	1,950
100	50	104	195	400	600	1,160.0	1,840.0
125	44	92	173	355	532	1,020	1,630
150	40	83	157	322	482	928	1,480
175	37	77	144	296	443	854	1,360
200	34	71	134	275	412	794	1,270

- General Notes
- All cold water, hot water, and condensate drain lines shall be type 'M' copper unless noted otherwise. Per 2016 CPC, Section 604.3
 - All gas piping shall be standard weight wrought iron or steel (galvanized or black). Per 2016 CPC, Section 1208.5.2.1
 - Waste vent piping may be ABS or PVC in and/or under the building structure. ABS and PVC waste and vent lines shall be limited to residential buildings not exceeding two stories above grade, or per local ordinances. Refer to CPC, Section 903 for additional requirements.
 - Horizontal drainage piping shall have a minimum slope of 2%. Per 2016 CPC, Section 708.1
 - All hose bibbs shall be equipped with non-removable back flow preventers. Per CPC, Section 603.5.7
 - All plumbing conveying or dispensing water for human consumption shall comply with AB 1952 for lead content.

Piping Materials	
Gas piping - Black iron	
Symbols Legend	
Gas Line	— GAS — GAS — GAS —

GAS FURNACE 80,000 BTU

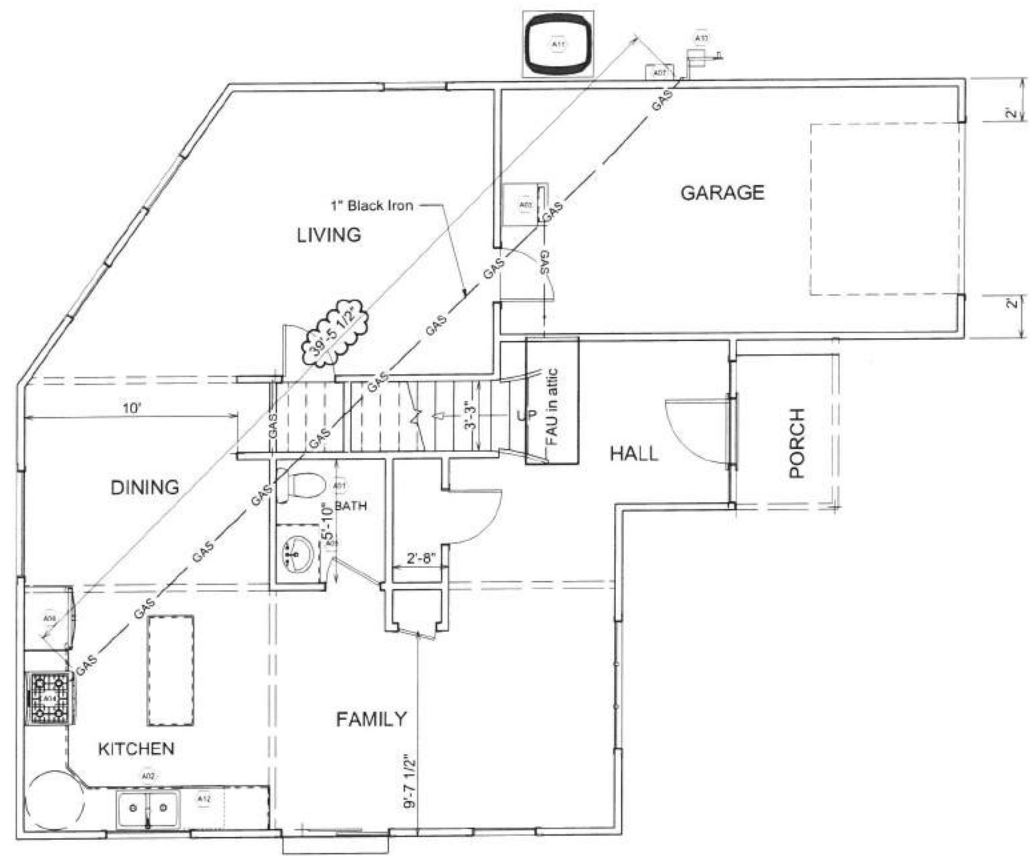
INSTANT W/H 199,000 BTU

GAS RANGE 40,000 BTU

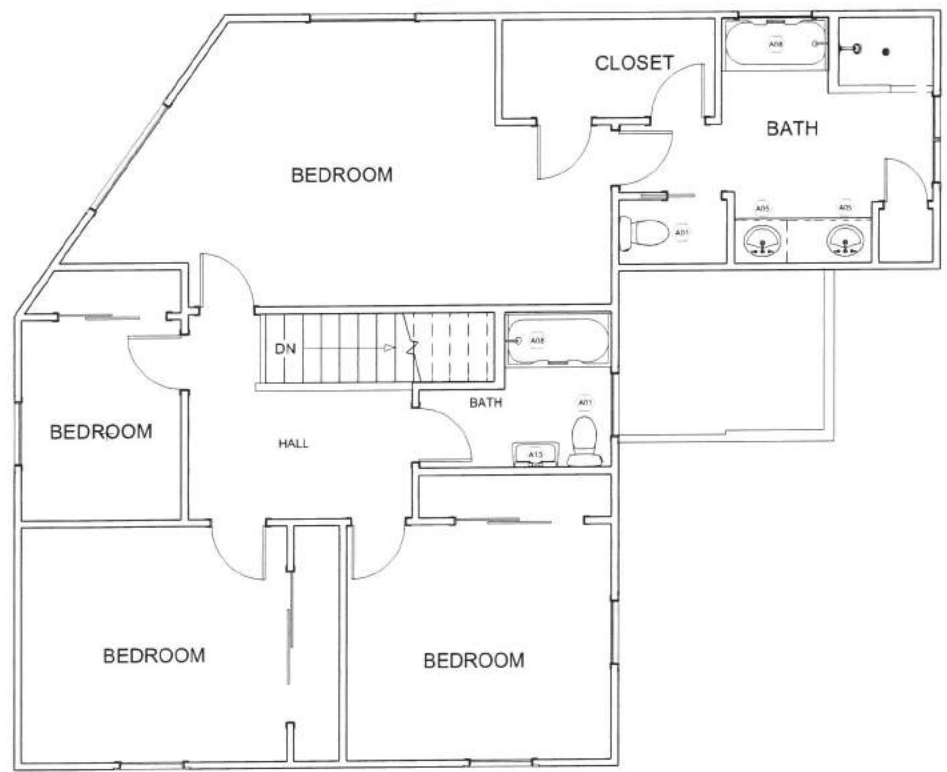
TOTAL BTU 319,000 BTU

LONGEST SEGMENT 40'-0"

REQUIRED PIPE SIZE 1" BLACK IRON



1 1st Floor Plumbing
Scale: 1/4" = 1'



2 2nd Floor Plumbing
Scale: 1/4" = 1'

DRAFTING:

AMBER
EDGE
DRAFTING

500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

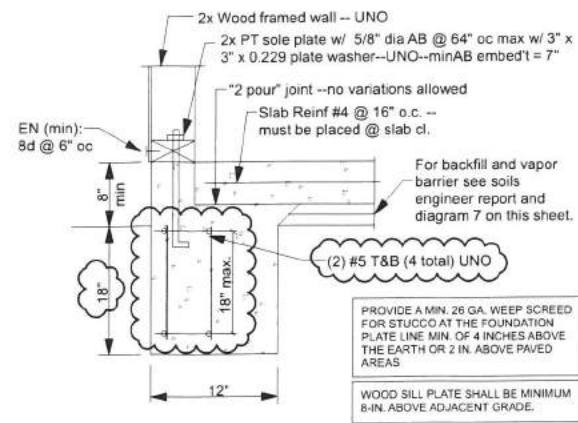
OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

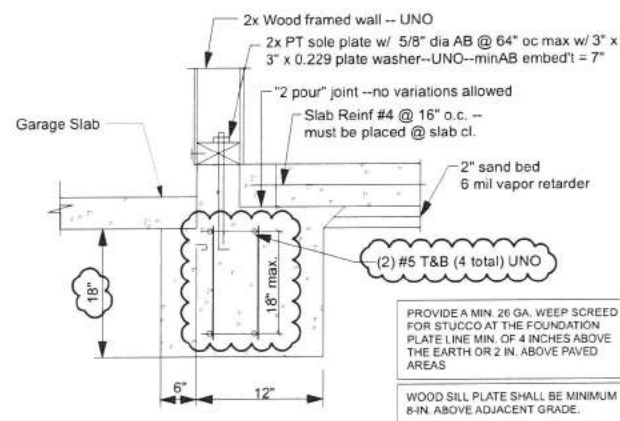
REVISION TABLE		
#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date:	7/19/2018
Scale:	As Noted
Design:	Owner
Drawn:	Draftsman
Checked:	Checker



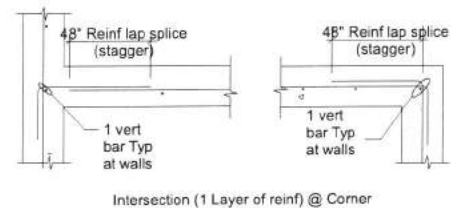
2 Perimeter Footing Detail



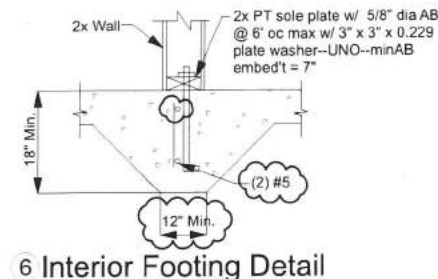
3 Interior Slab Footing to Garage

CONCRETE NOTES:

- C1) All concrete shall have a minimum compressive strength at 28 days as follows:
- Footings, concrete walls and concrete beams: 3,000 psi hard rock (un inspected UNO); 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).
 - Caisson shafts: 3,000 psi hard rock (inspected UNO); 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).
 - All other concrete: 2,500 psi hard rock (un inspected UNO); 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).
- C2) Portland cement shall conform to ASTM C-150, Type I or Type II. Aggregate for hard rock concrete shall conform to all requirements and tests of ASTM C-33. Concrete mixing operations, etc. shall conform to ASTM C-94.
- C3) All phases of concrete work shall conform to the "Building Code Requirements for Reinforced Concrete", ACI 318, latest, approved edition.
- C4) Clear concrete cover for reinforcing bars shall be as follows:
- Concrete exposed to earth without forms is 3 inches.
 - Concrete exposed to earth in forms is 2 inches.
 - Concrete exposed to weather is 1 inch.
- C5) Before concrete is placed, check with all trades for proper placement of all sleeves, curbs, conduits, anchor bolts, holdown hardware, etc.
- C6) All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
- C7) All structural concrete slabs on grade shall be a minimum of 3 1/2 inches thick, reinforced with #3 @ 18" o.c. each way placed at the center line of the slab or equal UNO (see the soils/Foundation Report). Slabs on grade shall be placed over a 1 inch thick layer of sand on a water proof membrane over 1 inch sand UNO (see the Soils/Foundation Report).
- C8) Non shrink grout called for on the drawings may be:
- Embrace or equal below the slab on grade.
 - Masterflow 713 grout or equal above the slab on grade.
- C9) All rebar in "new" concrete footings and slabs shall be doweled into any "existing" concrete a minimum of 6 inches with an approved epoxy or non shrink grouting agent.
- REINFORCING STEEL (for Concrete and Masonry)
- R1) Reinforcing steel shall conform to the requirements of ASTM A-615 Grade 60 for #4 and #5 size rebar and Grade 60 for #6 and larger size rebar. Lap all horizontal reinforcing at corners, intersections and splices. Minimum lap shall be as follows:
- | | | |
|-----------------|-----------------|-----------------|
| #3 bars - 1'-3" | #6 bars - 2'-6" | #9 bars - 3'-9" |
| #4 bars - 1'-6" | #7 bars - 3'-0" | |
| #5 bars - 2'-3" | #8 bars - 3'-4" | |
- R2) All reinforcing steel bends shall be made cold.
- R3) Welded wire fabric shall conform to ASTM A-185. Minimum lap shall be 6 inches or one full mesh, whichever ever is greater.
- R4) Reinforcing steel dowels between footings and walls, columns or pilasters shall be the same grade, size, spacing and number as the vertical reinforcing, respectively.

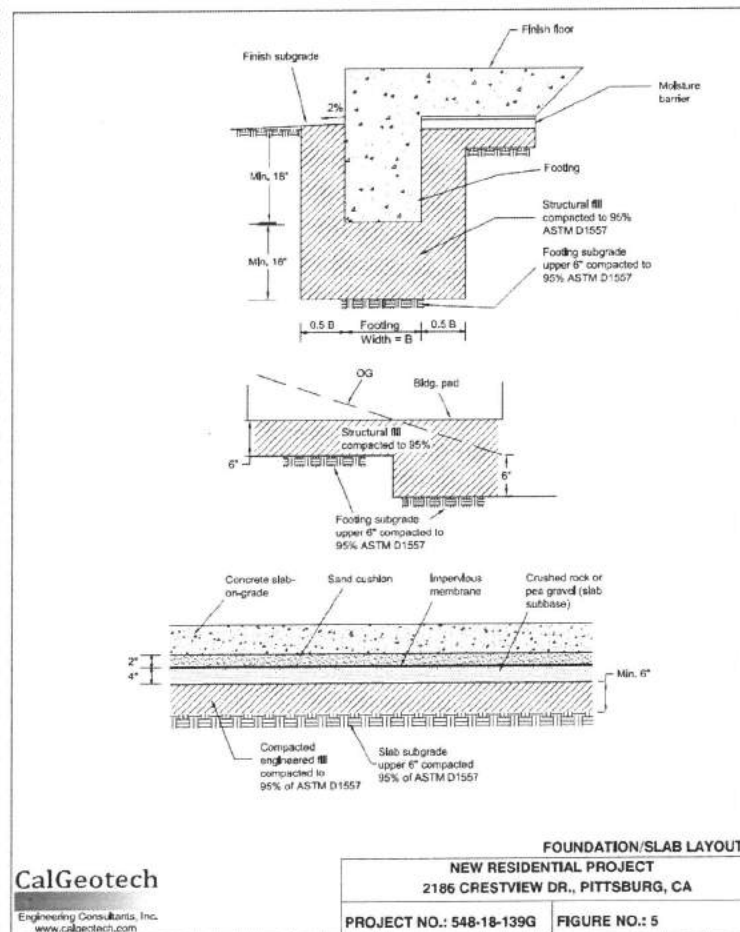


5 Rebar Lap Splice Detail



6 Interior Footing Detail

FOLLOW ALL GUIDELINES AS LISTED IN THE SOILS ENGINEER REPORT. *Geotechnical Engineer to provide all observations as noted in the Geotechnical report to the City Building Official.*



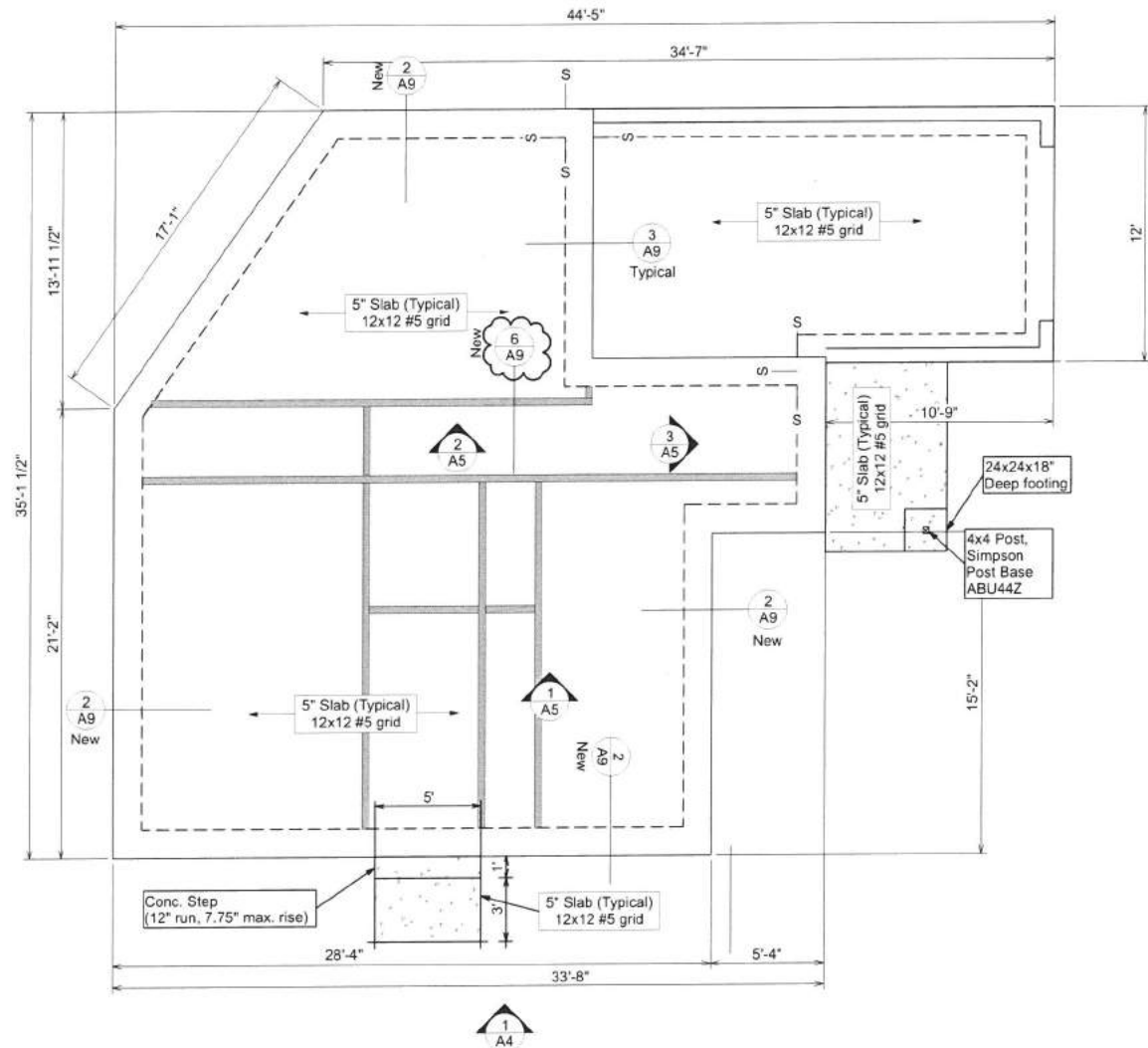
CalGeotech

Engineering Consultants, Inc.
www.calgeotech.com

NEW RESIDENTIAL PROJECT
2186 CRESTVIEW DR., PITTSBURG, CA

PROJECT NO.: 548-18-139G FIGURE NO.: 5

7 Soils Engineer Diagram



1 Foundation Plan

Scale: 1/4" = 1'

Interior footing required (See detail 6)

SAWN LUMBER

- W1) Framing Lumber shall be Douglas Fir-Larch, Coast Region, grade marked by W. C. L. A. Lumber framing grades shall be as follows except as otherwise noted on the plans. Design stresses shall conform to CRC or IBC or CBC:
- Horizontal Framing
 - 2x joists - No 2
 - 4x beams - No 2
 - 6x beams - No 1
 - Vertical Framing
 - Studs - 2x4, 2x6 and larger - Stud Grade.
 - Posts - No 1
- W2) All roof and brace wall sheathing shall be APA Rated Sheathing, Exposure I (or Exterior) brace wall sheathing shall be APA Rated Sheathing per PS 1-95, 5 ply, Exposure I (or Exterior) per PS 1-95. All sheets shall be Grade marked. Use plywood nails the same gauge as "sinker" wire nails with the minimum length equal to 1/2 the length of the "sinker" nail requirements plus the plywood thickness.
- W3) Stagger all plywood panel joints. Apply plywood sheaths with the face grain across rafters and joist. Use "common" wire nails or approved plywood nails with a minimum edge distance of 1/2", angle the nail slightly towards the center of the 2x framing. Use 2x4 flat blocking or approved plywood cleats at interior supported panel edges where indicated.
- W4) Bolt holes in all wood members shall be a maximum of 1/16" larger than the bolt size. Members with larger or over sized, irregular holes shall be replaced. All bolts and nuts shall be tightened to "finger tight" plus 3/4 to 1 full turn and shall be re tightened prior to closing in. Standard cut washers shall be used under all bolt head and nuts against wood. A 3" x 3" x 0.399" (3 ga) plate washer (or Simpson "BP" or "BPS") shall be placed (against the wood) on the top post bolt of all "HD" type connections.
- W5) All sills or plates resting on concrete or masonry shall be of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. C.R.C. Section R317.1, set in 1/2" minimum grout. Bolts shall be placed 9" to 12" from the ends of each wall or plate splice and spaced at intervals noted on the plans.
- W6) Approved bridging or solid blocking shall be spaced as follows except as noted on the structural Plans:
- Roof rafters more than 8" (nominal) in depth at 10 feet maximum.
 - Floor joist more than 6" (nominal) in depth at 8 feet maximum except as otherwise noted.
- W7) Roof sheathing and nailing shall be inspected by the local governing authority prior to the placing of any roof materials.
- W8) All lumber hardware (hangers, framing anchors, post caps and bases, etc.) have been specified "Simpson Strong Tie" connectors as manufactured by the Simpson Company, San Leandro, California. Approved equal hardware may be substituted. All bolts and nuts shall be tightened to a) manufacturers specifications or b) "finger tight" plus 3/4 to 1 full turn and shall be re tightened prior to closing in. All metal straps and "PAND" type holdowns may not be "bent out of the way" for convenience unless specifically approved for such bending, in writing, from the manufacturer.
- W9) Nail connections shall conform to Table R602.3(1) except as otherwise noted. All nails shall be "common" or "box" nails as noted or greater except as noted for plywood. All fasteners in contact with pressure treated wood shall be hot dipped zinc coated galvanized steel or stainless steel.
- W10) Brace wall framing shall be Douglas Fir Larch (North) minimum for all studs, posts, blocking, plates etc per Code. Use 3x (minimum) at all "adjoining" panel edges (studs, blocking, etc) when the nailing is 2" oc (for sheathing on one side) or 4" oc (for sheathing on two sides).

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Foundation Plan

SHEET:

A9



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

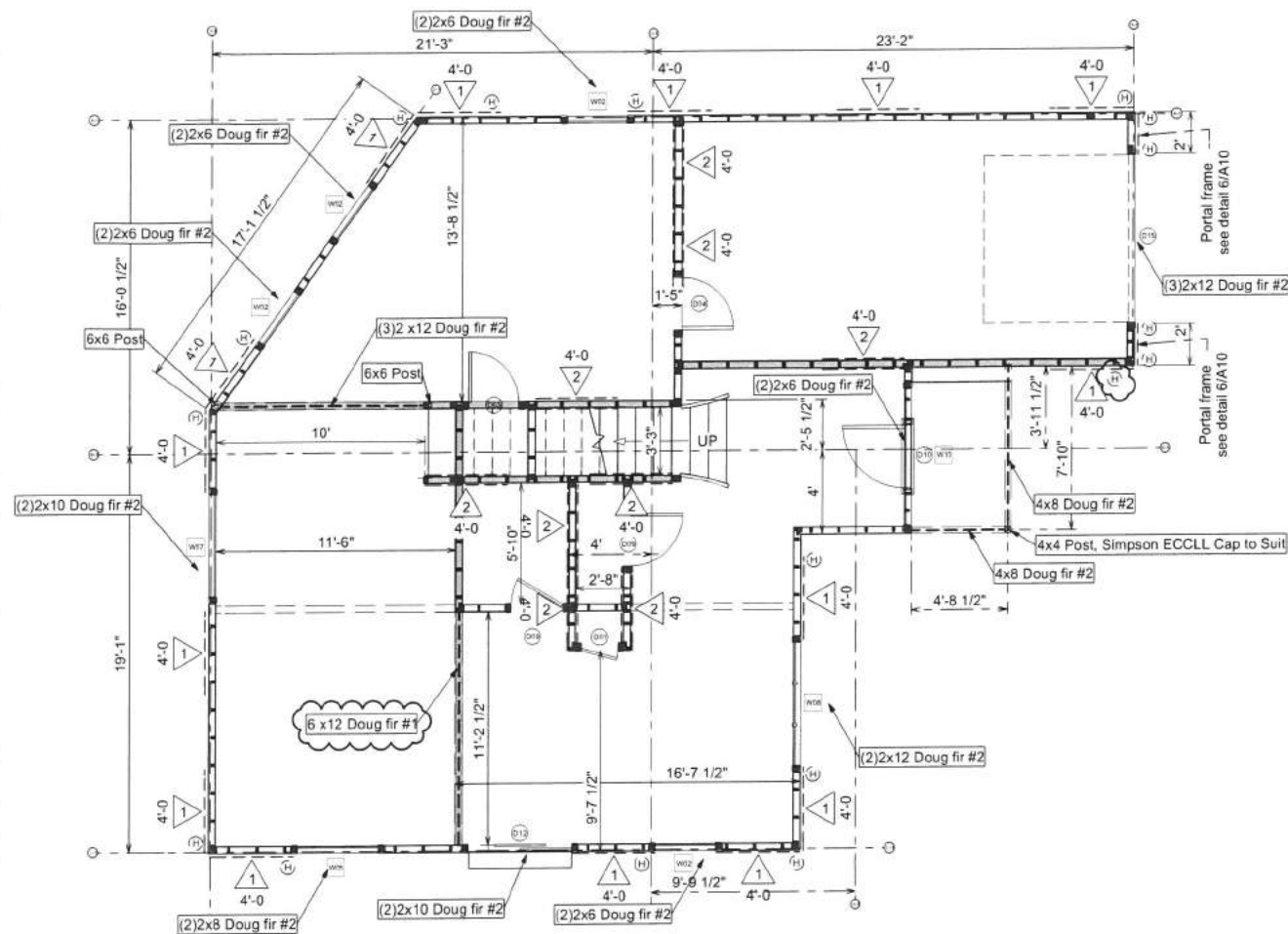
#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Wall Framing Plan

SHEET: **A10**



1 1st Floor Wall Framing

Scale: 1/4" = 1'

- Bearing wall line.

General Wall Framing Note:

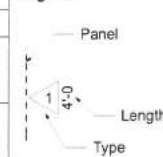
- All new exterior wall framing 2x6 @ 16" O.C. (Standard stud grade)
- Interior walls can be 2x4 @ 16" o.c.

Brace Wall Schedule:

Type	Sheathing / Nailing
1	3/8" min. (WSP) plywood brace wall with 6d nails at 6" spacing at panel edges including top and bottom plates nailing and 12" field nailing as per Table R602.3(3)
2	1/2" Gypsum brace wall with nails at 7" spacing at panel edges including top and bottom plates nailing as per Table R702.3.5 (Both Sides)
●	Brace wall termination point
H	HDU2 Holddown

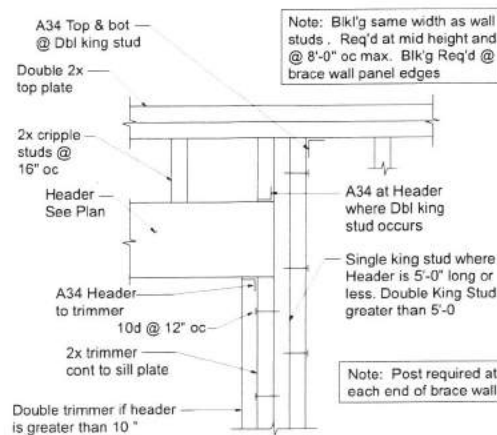
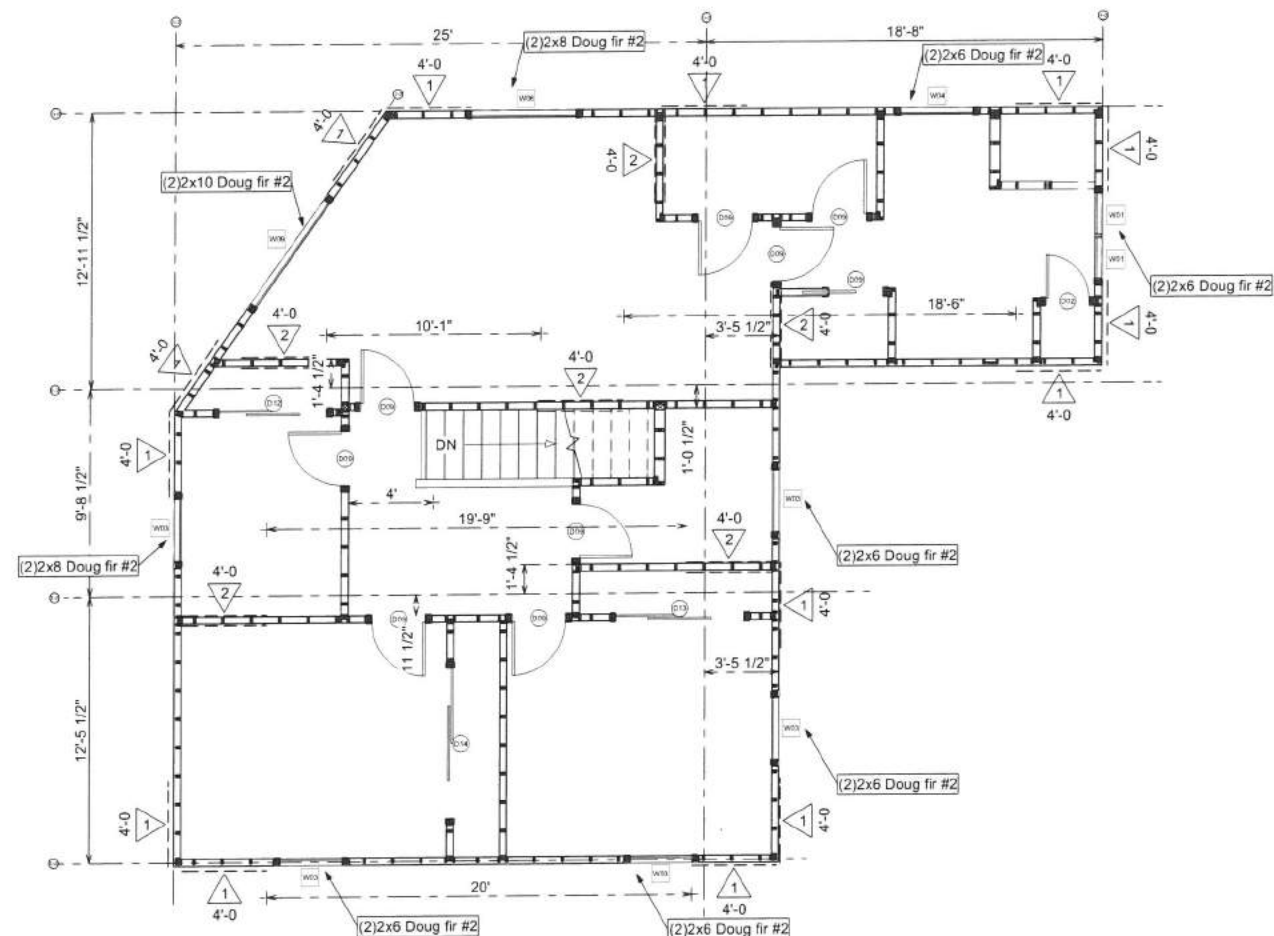
20'-0" Max. distance between panels. 10'-0" Max. panel distance from ends. Hold downs are required (see plan). Brace wall lines max. 25'-0" apart. Offset panels can be placed max. 4'-0" from centerline of brace wall line. Interior brace walls must have continuous footings and anchor bolts.

Legend:

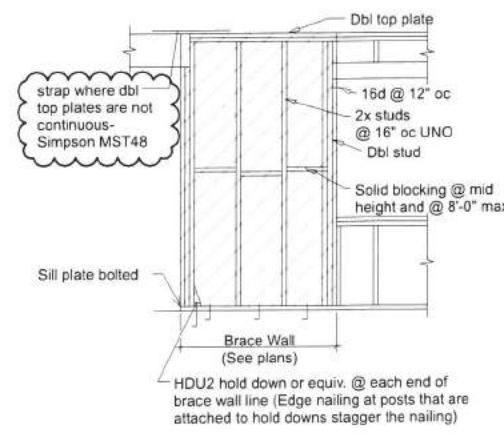


2 2nd Floor Wall Framing

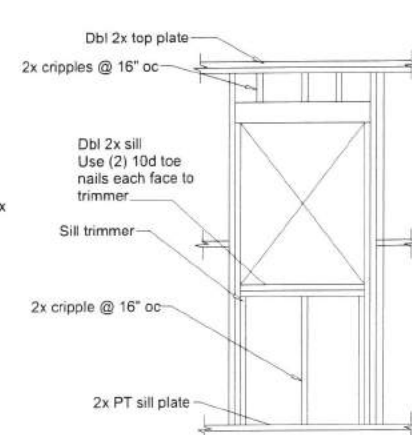
Scale: 1/4" = 1'



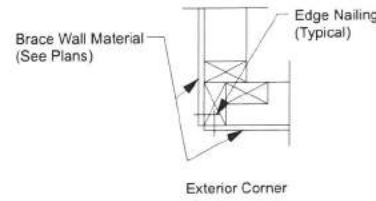
2 Header Framing



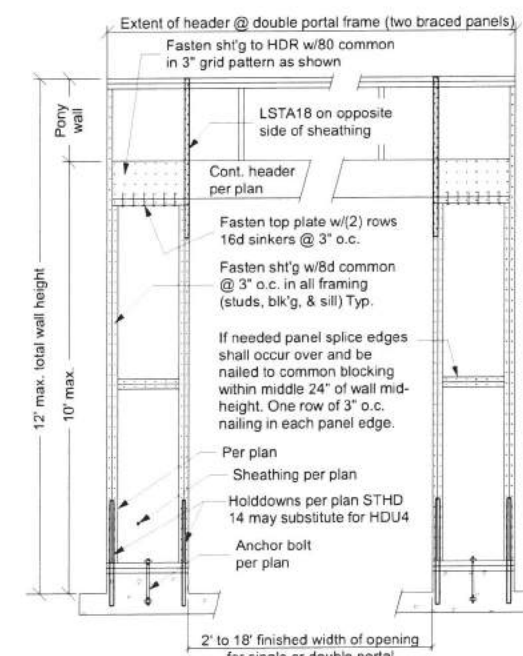
3 Typical Brace Wall Panel



4 Standard Window Opening



5 Brace Wall Edges



6 Portal Framing

- Notes:
1. Install holddown on return wall at corners when applicable.
 2. Use full width blk g & window sill for strap on both sides of (2) sided shear panels.
 3. Nail both pld. panels on same member.

GENERAL INFORMATION									
01	Project Name	3186 Crestview Dr.	05	Standards Version	Compliance 2017				
02	Calculation Description	Single Family Residence	06	Compliance Manager Version	REMCOM 2016.2.1 (655)				
03	Project Location	3186 Crestview Dr.	07	Software Version	CRECC-Res 2016.2.1 (658)				
04	City	Pittsburg, CA	08	Climate Zone	CZ12				
05	Zip Code	94565	09	Building Type	Single Family				
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	115				
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1				
14	Total Cond. Floor Area (sf)	1973	15	Number of Zones	1				
16	Slab Area (sf)	202	17	Number of Stories	2				
18	Additional Cond. Floor Area (sf)	n/a	19	Natural Gas Available	Yes				
20	Additional Slab Area (sf)	n/a	21	Glaazing Percentage (%)	10.8%				

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:
This compliance analysis is valid only for permit applications through October 24, 2017.	

ENERGY USE SUMMARY									
04	Energy Use (kWh/yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement				
05	Space Heating	24.55	24.06	0.82	3.3%				
06	Space Cooling	18.88	18.51	0.37	2.0%				
07	IAQ Ventilation	1.39	1.39	0.00	0.0%				
08	Water Heating	10.08	10.08	0.00	0.0%				
09	Photovoltaic Offset	---	0.00	0.00	---				
10	Compliance Energy Total	55.23	54.04	1.10	2.2%				

Registration Number: 218-P01115438-000-000-000000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Registration Date/Time: 2018-07-02 15:57:25
Report Version: CF1R-07312017-695
HERS Provider: CalCERTS, Inc.
Report Generated at: 2018-07-01 12:20:45

FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Adjunct)	Width (ft)	Height (ft)	Multiplier	Area (sf)	U-factor	SHGC	Exterior Shading
6047C	Window	Wall-Front (Front-115)	6.8	1.3	1	8.8	0.32	0.25	Insulated Screen (default)
6047C	Window	Wall-Front (Front-115)	6.8	4.0	1	27.0	0.32	0.25	Insulated Screen (default)
20405H	Window	Wall-Front (Front-115)	2.0	4.0	1	8.0	0.32	0.25	Insulated Screen (default)
20405H-2	Window	Wall-Front (Front-115)	2.0	4.0	1	8.0	0.32	0.25	Insulated Screen (default)
3045SH-2-2	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
3045SH-2-3	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
5045SH-2	Window	Wall-Front (Front-115)	5.0	4.5	1	22.5	0.32	0.25	Insulated Screen (default)
3045SH	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
4030SH	Window	Wall-Front (Front-115)	4.0	3.0	1	12.0	0.32	0.25	Insulated Screen (default)
3045SH-2	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
3045SH-3	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
3045SH-4	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
5045SH	Window	Wall-Front (Front-115)	5.0	4.5	1	22.5	0.32	0.25	Insulated Screen (default)
3045SH	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
5045SH	Window	Wall-Front (Front-115)	5.0	4.5	1	22.5	0.32	0.25	Insulated Screen (default)
3045SH-2-4	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
3045SH-2-5	Window	Wall-Front (Front-115)	3.0	4.5	1	13.5	0.32	0.25	Insulated Screen (default)
6045SH	Window	Wall-Front (Front-115)	6.0	4.5	1	27.0	0.32	0.25	Insulated Screen (default)

OPAQUE SURFACE CONSTRUCTIONS									
01	02	03	04	05	06	07			
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers			
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Gypsum / Frame: no Insul / 2x4 Top Chord • Roof Deck: Wood Siding/heating/locking • Roofing: Light Roof (Asphalt Shingle)			
Exterior Wall Cons.	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 15	0.060	• Inside Finish: Gypsum Board • Gypsum / Frame: R-15 / 2x6 • Exterior Finish: R-4 Synthetic Stucco			
Ceiling below attic Cons.	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	R 38	0.025	• Inside Finish: Gypsum Board • Gypsum / Frame: R-38 / 2x4 Bottom Chord • Over Ceiling Joists: R-25.5 Insul.			
R15 Int'nal Cons.	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.086	• Inside Finish: Gypsum Board • Gypsum / Frame: R-15 / 2x4 • Other Side Finish: Gypsum Board			
Gar. Ext. Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Gypsum / Frame: no Insul / 2x4 • Exterior Finish: J Coat Stucco			
R0 CgblwAttic Cons. 1	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	none	0.481	• Inside Finish: Gypsum Board • Gypsum / Frame: no Insul / 2x4 Bottom Chord • Floor Surface: Carpeted			
Ft. Over Gar.	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.048	• Under Roof Joists: R-0 Insul. • Gypsum / Frame: R-13 / 2x4 Top Chord • Roof Deck: Wood Siding/heating/locking • Roofing: Light Roof (Asphalt Shingle)			
Asphalt High Performance	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	R 13	0.078				

Registration Number: 218-P01115438-000-000-000000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Registration Date/Time: 2018-07-02 15:57:25
Report Version: CF1R-07312017-695
HERS Provider: CalCERTS, Inc.
Report Generated at: 2018-07-01 12:20:45

HVAC COOLING - HERS VERIFICATION									
01	02	03	04	05	06				
Name	Verified Air-flow	Air-flow Target	Verified EER	Verified SEER	Verified Refrigerant Charge				
Split System-Parts-cool	Not Required		Not Required	Not 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			
Distribution System	Ducts/Attic	Sealed and tested	8	Attic	None	Distribution System-Parts-cool			

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		
Distribution System-Parts-cool	Required	5.0	Not Required	Not Required	Not Required	Not Required	Not Required		

HVAC - FAN SYSTEMS									
01	02	03	04						
Name	Type	Fan Power (Watts/CFM)	HERS Verification						
Central Fan	Single Speed PSC Purifier Fan	0.58	Central Fan-Parts-fan						

HVAC FAN SYSTEMS - HERS VERIFICATION									
01	02	03							
Name	Verified Fan Visc. Draw	Required Fan Efficiency (Watts/CFM)							
Central Fan-Parts-fan	Not Required								

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				
SFans IAQVerRpt	57	0.25	Default	0	Required				

REQUIRED SPECIAL FEATURES									
The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis:									
• Whole house fan • Cool roof • Insulation below roof deck									
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 (QI) • IAQ mechanical ventilation Cooling System Verifications: • Refrigerant Charge • HVAC Distribution System Verifications: • Duct Sealing Domestic Hot Water System Verifications: • None									

BUILDING - FEATURES INFORMATION									
01	02	03	04	05	06	07			
Project Name	Conditioned Floor Area (sf)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems			
3186 Crestview Dr.	1973	1	4	1	1	1			

ZONE INFORMATION									
01	02	03	04	05	06	07			
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (sf)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2			
Conditioned	Conditioned	HVAC System 2	1973	9.46	DHW System 1				

Registration Number: 218-P01115438-000-000-000000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Registration Date/Time: 2018-07-02 15:57:25
Report Version: CF1R-07312017-695
HERS Provider: CalCERTS, Inc.
Report Generated at: 2018-07-01 12:20:45

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Gypsum / Frame: no Insul / 2x4 Top Chord • Roof Deck: Wood Siding/heating/locking • Roofing: Light Roof (Asphalt Shingle)
Exterior Wall Cons.	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 15	0.060	• Inside Finish: Gypsum Board • Gypsum / Frame: R-15 / 2x6 • Exterior Finish: R-4 Synthetic Stucco
Ceiling below attic Cons.	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	R 38	0.025	• Inside Finish: Gypsum Board • Gypsum / Frame: R-38 / 2x4 Btm Chrd • Over Ceiling Joists: R-25.5 Insul.
R15 Int'l Wall Cons.	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.086	• Inside Finish: Gypsum Board • Gypsum / Frame: R-15 / 2x4 • Other Side Finish: Gypsum Board
Gar. Ext. Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Gypsum / Frame: no Insul / 2x4 • Exterior Finish: 3 Coat Stucco
R0 CgblwAttic Cons. 1	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	none	0.481	• Inside Finish: Gypsum Board • Gypsum / Frame: no Insul / 2x4 Btm Chrd • Floor Surface: Carpeted
Ft. Over Gar.	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.048	• Under Roof Joists: R-0 Insul. • Gypsum / Frame: R-13 / 2x4 Top Chrd • Roof Deck: Wood Siding/heating/locking • Roofing: Light Roof (Asphalt Shingle)
Asphalt High Performance	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	R 13	0.078	

SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (sq')	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab On Grade 2	Conditioned	952	123	None	0.6	No
Gar/Slab	Garage	221	54	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QI)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream.Design.Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

REVISION TABLE		
#	DATE	DESCRIPTION

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Mandatory Measures

SHEET:

A13

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)(2)	Interior Switches and Controls. In bedrooms, 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)(2)(C)	Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JAB, except luminaires in closets less than 70 square feet and luminaires in hallways.
§ 150.0(k)(2)(D)	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 requirements in Item § 150.0(k)(3A) (ON and OFF switch) and the requirements in either Item § 150.0(k)(3A) (photocell and motion sensor) or Item § 150.0(k)(3A) (photo control and automatic time switch control, astronomical time clock, or FMS).
§ 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 §§ 110.8, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)(3C)	Residential Outdoor Lighting. For low-rise multifamily 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 §§ 110.8, 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 §§ 110.8, 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 or 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, 140.5, and 141.0.
§ 150.0(k)(6A)	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less 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 Multifamily 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: 1. Comply with the applicable requirements in §§ 110.8, 130.0, 130.1, 140.6 and 141.0; and 2. 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(d).
§ 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 daylight area.
§ 110.10(b)(2)	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 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".

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 Drin. 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(i)(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(i)(2A)	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must be installed according to the requirements of TABLE 120.3.4, 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 equipped 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(i)(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-corrosible casing or sleeve.
§ 150.0(i)(2C)	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(i)(2A). Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3.4.
§ 150.0(i)(3)	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(i)(3A)	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, steel metal, painted canvas, or plastic cover. The cover must be water resistant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(i)(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(i)(4)	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 1/20" 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(i)(5)	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)(6).
§ 150.0(i)(6)	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(a)(3)	Ducts. Installation 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 §§ 603.0, 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 entry into conditioned space is confirmed through field verification and diagnostic testing (FAT) (4.3.B). 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 1/8 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms, air handlers, and plenums designed or constructed with materials other than sealed 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 steel 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, steel metal, painted canvas, or plastic cover. Ceiling foam insulation must be protected as above or painted with a coating that is water resistant 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)(1) and 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).

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)(12)	Duct System Sizing and Air Filter Grit 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 (SPSP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate surface static pressure (SP) per ton of nominal cooling capacity through the return grille, and an air-handling unit fan efficiency <0.52 WCFM 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(n)	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(n)(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 38 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(a)	JAB High Efficacy Light Sources. To qualify as a JAB 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 JAB.
§ 150.0(k)(1A)	Luminaires Efficiency. 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 JAB-2016-E light source rated for extended temperature must be installed by first 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 § 150.0(k). 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 JAB. Installed lamps must be marked with "JAB-2016-E" or "JAB-2016-E" as specified in Reference Joint Appendix JAB.
§ 150.0(k)(1H)	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-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(i), 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)(1) if it meets all of the following: 1. Functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(i); 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)(1) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)(2).

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 per doors must limit air leakage to 6.3 cfm/ft ² or less when tested per AIEC-420 or ASTM E283 or AIAA/SMACNA 12011.3.2 (AIAA-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 stopped.
§ 110.8(a)	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(b)	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(b).
§ 110.8(c)	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance value of the roofing material must meet the requirements of § 110.8(c) when the installation of a roof is specified on the CFIR.
§ 110.8(d)	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-20 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 drop 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-15 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)	Radiant Floor Insulation. Minimum R-15 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(e)	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without foaming, 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 or unvented crawl space must be covered with a Duro I or Class II vapor retarder. The 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 15, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation at all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(g)	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(h)(1A)	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the fireplace.
§ 150.0(h)(1B)	Combustion Intake. Masonry or factory-built fireplaces must have a combustion intake air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion air control device.
§ 150.0(h)(1C)	Pilot Damper. Masonry or factory-built fireplaces must have a fuel damper with a readily accessible control.
§ 150.0(h)(2)	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a freon jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.4-g, 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-off 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)(6)	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)(6).
§ 110.3(c)(7)	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.6 MBTU/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 line flushing when the valves are closed.
§ 110.5	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces, house-ol cooling appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr as exempt), and pool and spa heaters.
§ 150.0(n)(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(n)(2).



2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JANUARY 1, 2017 ERRATA)

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayari Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF																																																																																																																																	
<table border="1"><caption>TABLE 4.504.2 - SEALANT VOC LIMIT</caption><tr><th>SEALANTS</th><th>CURRENT VOC LIMIT</th></tr><tr><td>ARCHITECTURAL</td><td>250</td></tr><tr><td>MARINE DECK</td><td>760</td></tr><tr><td>NONMEMBRANE ROOF</td><td>300</td></tr><tr><td>ROADWAY</td><td>250</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE</td><td>450</td></tr><tr><td>OTHER</td><td>420</td></tr><tr><td colspan="2">SEALANT PRIMERS</td></tr><tr><td>ARCHITECTURAL</td><td></td></tr><tr><td>NON-POROUS</td><td>250</td></tr><tr><td>POROUS</td><td>775</td></tr><tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr><tr><td>MARINE DECK</td><td>780</td></tr><tr><td>OTHER</td><td>750</td></tr></table> <table border="1"><caption>TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS</caption><tr><th>COATING CATEGORY</th><th>CURRENT VOC LIMIT</th></tr><tr><td>FLAT COATINGS</td><td>50</td></tr><tr><td>NON-FLAT COATINGS</td><td>100</td></tr><tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr><tr><td colspan="2">SPECIALTY COATINGS</td></tr><tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr><tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr><tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr><tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr><tr><td>BOND BREAKERS</td><td>350</td></tr><tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr><tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr><tr><td>DRIVEWAY SEALERS</td><td>50</td></tr><tr><td>DRY FOG COATINGS</td><td>150</td></tr><tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr><tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr><tr><td>FLOOR COATINGS</td><td>100</td></tr><tr><td>FORM-RELEASE COMPOUNDS</td><td>250</td></tr><tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr><tr><td>HIGH TEMPERATURE COATINGS</td><td>420</td></tr><tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr><tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr><tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr><tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr><tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr><tr><td>MULTICOLOR COATINGS</td><td>250</td></tr><tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr><tr><td>PRIMERS, SEALERS, & UNDERCOATERS</td><td>100</td></tr><tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr><tr><td>RECYCLED COATINGS</td><td>250</td></tr><tr><td>ROOF COATINGS</td><td>50</td></tr><tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr><tr><td>SHELLACS</td><td></td></tr><tr><td>CLEAR</td><td>730</td></tr><tr><td>OPAQUE</td><td>550</td></tr><tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr><tr><td>STAINS</td><td>250</td></tr><tr><td>STONE CONSOLIDANTS</td><td>450</td></tr><tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr><tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr><tr><td>TUB & TILE REFINISH COATINGS</td><td>420</td></tr><tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr><tr><td>WOOD COATINGS</td><td>275</td></tr><tr><td>WOOD PRESERVATIVES</td><td>350</td></tr><tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr></table> 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.	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	780	OTHER	750	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 COATINGS	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	<table border="1"><caption>TABLE 4.504.5 - FORMALDEHYDE LIMITS</caption><tr><th>PRODUCT</th><th>CURRENT LIMIT</th></tr><tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr><tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr><tr><td>PARTICLE BOARD</td><td>0.09</td></tr><tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr><tr><td>THIN MEDIUM DENSITY FIBERBOARD</td><td>0.13</td></tr></table> 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 EN 338 standards, and Canadian CSA (121, CSA 0151, CSA 0153 and CSA 0305 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 (12.7 mm) 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 curing, 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 15 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 and 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. Well-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 edoacceptable.	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 FIBERBOARD	0.13	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 compliance. 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.
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	780																																																																																																																																			
OTHER	750																																																																																																																																			
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 COATINGS	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																																																																																																																																			
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 FIBERBOARD	0.13																																																																																																																																			

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 (CAL GREEN) 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 APPROVAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REVISION TABLE	
#	DATE DESCRIPTION

2168 Crestview Dr
Pittsburg, Ca 94565

Plot Date: 7/19/2018
Scale: As Noted
Design: Owner
Drawn: Draftsman
Checked: Checker

Green Building Notes



AIA
CALIFORNIA COUNCIL

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 checklist contained in this code. Voluntary green building measures are also included in the application checklist 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 letters 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 letter 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
OSHPO 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 porous 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 riparian, 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. Calculators 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 8 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 space. 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 ampacity of future EVSE, raceway methods, wiring information 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 ampacity 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 Identification. 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 Manual)" 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/hq/traffic/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/ZEVE_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 this section.

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 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 COMPLETES 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)	2.0 GPM @ 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 a 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 ROOFING PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in below-slab areas 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. Reduce 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 hauled (mixed 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 disposal 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 disposal 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 the [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 areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (but not limited to) paper, corrugated cardboard, glass, plastics, organic waste, 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 residents, occupants and neighbors.

SECTION 4.502 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-beams or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 59120.1.

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 O₃/g ROG).
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 indicating 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 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 caulk 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 116B VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 116B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), 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 10 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 Measures, 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 Measures, 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 VOC 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 I, 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 LIMITS

(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	60
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	90
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	430
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	60
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 116B.

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 VARIANCES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE ADAPTED BY THE END USER TO MEET THEIR INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

DRAFTING:



500 Capitol Mall, Suite 2350
Sacramento, CA 95814
www.AEDrafting.com
Dream. Design. Draft.

OWNER:

Mayani Development LLC
852 Volpaia Ct.
Brentwood, CA 94513
bigghank96@gmail.com

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative Design	)	
Review Approval of Plans to Remove and	)	Resolution No. 326
Replace Wireless Communication	)	
Equipment at 555 Clark Avenue, for	)	
<u>"Pittsburg CRAN, AP-18-1359 (AD)."</u>	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On August 13, 2018, Roger Roach, of Verizon Wireless, filed Planning Application No. 18-1359 requesting design review approval to remove and replace a 60 KW generator and fuel tank with an 80 KW generator and fuel tank, install a new 5-ton HVAC unit, and remove and replace additional equipment located within an enclosed area, located at 555 Clark Avenue, in the IP (Industrial Park) District. Assessor's Parcel No. 088-250-024.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning) and the City of Pittsburg Development Review Design Guidelines (DRDGs; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 8, Ancillary Structures of Planning Commission Resolution No. 9918.
- D. On August 21, 2018, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, 'Accessory Structures' of the state CEQA Guidelines Section 15311.

Section 2. Findings

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 evidence presented to the Zoning Administrator on September 27, 2018, the Zoning Administrator finds that:

- 1. All recitals above are true and correct and are incorporated herein by reference.
- 2. The proposed project will conform with good taste, good design and in general will not detract from the character and image of the city as a place of beauty, spaciousness,

balance, taste, fitness, broad vistas, and high quality, in that all equipment will be located within an existing enclosed area, behind a slatted chain link fence.

3. The proposed project will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that all work will be required to comply with all applicable building and fire codes.
4. The proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the equipment being installed and replaced will be located in an existing equipment enclosure and will be screened from view from the public right-of-way by an existing slatted chain link fence.
5. The proposed project is in harmony with proposed developments on land in the general area, in that and there are no proposed developments in the vicinity of the equipment enclosure.
6. The proposed project will conform with the city's adopted DRDGs if conditions are added to ensure the equipment remains screened completely from view from all public rights-of-way (IV.j).

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 18-1359, subject to the following conditions:

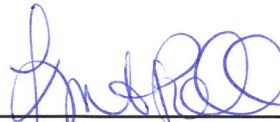
1. **Conformity with Project Plans.** The project shall be carried out in substantial conformity with the project plans, date-stamped August 13, 2018, and attached as Exhibit A this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. **Exterior Appearance.** The existing slatted chain-link fence surrounding the equipment enclosure shall be maintained in a good state of repair and the exterior finish must be clean and well maintained in a manner that will completely screen the equipment from public view. Any broken, damaged, discolored, or graffitied slats shall be removed and replaced.
3. **Site Maintenance.** The site shall be kept clean and free of all litter, debris, and refuse.
4. **Other Agency Requirements.** The developer shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
5. **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 conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 326 shall govern.

6. 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.
7. Expiration of Approval. This design review approval will expire on September 27, 2019, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 27th day of September 2018, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINSTRATOR

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-18-1359
Reso. No. 326
Date Approved: 9-27-18
Signature: Delia F. Palmer

verizon

PITTSBURG CRAN
555 CLARK AVE, PITTSBURG, CA 94565
LOCATION NUMBER: 123812

PITTSBURG CRAN

123812
555 CLARK AVE
PITTSBURG, CA 94565

Verizon
285 PARKSHORE DRIVE
FOLSOM, CA 95630



ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV
1	06/02/18	CD 90% D.G.	0.1
2	06/15/18	CD 95% D.L.	0.2
3	07/17/18	CD 100% B.S.	0.3
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-
10	-	-	-
11	-	-	-
12	-	-	-
13	-	-	-
14	-	-	-
15	-	-	-
16	-	-	-
17	-	-	-
18	-	-	-
19	-	-	-
20	-	-	-
21	-	-	-
22	-	-	-
23	-	-	-
24	-	-	-
25	-	-	-
26	-	-	-
27	-	-	-
28	-	-	-
29	-	-	-
30	-	-	-
31	-	-	-
32	-	-	-
33	-	-	-
34	-	-	-
35	-	-	-
36	-	-	-
37	-	-	-
38	-	-	-
39	-	-	-
40	-	-	-
41	-	-	-
42	-	-	-
43	-	-	-
44	-	-	-
45	-	-	-
46	-	-	-
47	-	-	-
48	-	-	-
49	-	-	-
50	-	-	-
51	-	-	-
52	-	-	-
53	-	-	-
54	-	-	-
55	-	-	-
56	-	-	-
57	-	-	-
58	-	-	-
59	-	-	-
60	-	-	-
61	-	-	-
62	-	-	-
63	-	-	-
64	-	-	-
65	-	-	-
66	-	-	-
67	-	-	-
68	-	-	-
69	-	-	-
70	-	-	-
71	-	-	-
72	-	-	-
73	-	-	-
74	-	-	-
75	-	-	-
76	-	-	-
77	-	-	-
78	-	-	-
79	-	-	-
80	-	-	-
81	-	-	-
82	-	-	-
83	-	-	-
84	-	-	-
85	-	-	-
86	-	-	-
87	-	-	-
88	-	-	-
89	-	-	-
90	-	-	-
91	-	-	-
92	-	-	-
93	-	-	-
94	-	-	-
95	-	-	-
96	-	-	-
97	-	-	-
98	-	-	-
99	-	-	-
100	-	-	-

DRAWN BY: D. LAM	
CHECKED BY: S. SMAG	
APPROVED BY: J. SPORG	
DATE: 07/17/18	
SHEET TITLE	
TITLE	
SHEET NUMBER	
T-1	

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2016 CALIFORNIA ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R.
- 2016 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUME 162, TITLE 24 C.C.R.
- 2016 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24 C.C.R.
- 2016 CALIFORNIA FIRE CODE (FC) PART 4, TITLE 24 C.C.R.
- 2016 CALIFORNIA MECHANICAL CODE (CMC) PART 5, TITLE 24 C.C.R.
- 2016 CALIFORNIA PLUMBING CODE (CPC) PART 6, TITLE 24 C.C.R.
- 2016 CALIFORNIA ENERGY CODE (EC) PART 7, TITLE 24 C.C.R.
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- ANSI/ASHRAE 90.1-2010

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-201.5

VICINITY MAP



DRIVING DIRECTIONS

FROM: 295 PARKSHORE DR, FOLSOM, CA 95630
TO: 555 CLARK AVE, PITTSBURG, CA 94565

1. HEAD NORTHEAST ON PARKSHORE DR
2. TURN LEFT ONTO FOLSOM BLVD
3. TURN LEFT ONTO CLARK AVE
4. MERGE RIGHT ONTO MERCE ONTO US-50 W TOWARD SACRAMENTO
5. MERGE LEFT ONTO I-880S W/US-50 W
6. CONTINUE ONTO I-880S W/US-50 W
7. MERGE ONTO I-880 W
8. MERGE ONTO I-880 W
9. TOWARD PITTSBURG/CLARK AVE
10. CONTINUE ONTO I-880 S
11. USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 53 FOR PITTSBURG/CLARK AVE
12. KEEP RIGHT AND FOLLOW SIGNS FOR PITTSBURG/CLARK AVE
13. USE THE RIGHT LANE TO TAKE EXIT 23 FOR RAILROAD AVE
14. TURN LEFT ONTO RAILROAD AVE
15. TURN LEFT ONTO BISS AVE
16. TURN RIGHT ONTO FREED WAY
17. TURN LEFT AT THE 1ST CROSS STREET ONTO CLARK AVE

END AT: 555 CLARK AVE, PITTSBURG, CA 94565

ESTIMATED TIME: 1 HOUR 42 MINUTES ESTIMATED DISTANCE: 99.3 MILES

PROJECT DESCRIPTION

A MODIFICATION TO AN (E) VERIZON UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF:

- REMOVING & REPLACING (E) 500W 14 GENERATOR & FUEL TANK W/ (N) 500W 14 DIESEL GENERATOR & FUEL TANK
- REMOVING & REPLACING (E) CONCRETE GENERATOR PAD W/ (N) CONCRETE GENERATOR PAD
- REMOVING & REPLACING (E) HVAC UNITS W/ (N) 5 TON HVAC UNITS
- REMOVING & REPLACING (E) AIS & DISCONNECT W/ (N) 400A 1P 1C
- REMOVING & REPLACING (E) 200A METER & DISCONNECT ON (E) EXTENDED H-FRAME
- INSTALLING (N) 5 TON HVAC UNIT

PROJECT INFORMATION

SITE NAME:	PITTSBURG CRAN	SITE #:	123812
COUNTY:	CONTRA COSTA	JURISDICTION:	CITY OF PITTSBURG
APN:	088-250-024-2	POWER:	PG&E
SITE ADDRESS:	555 CLARK AVE PITTSBURG, CA 94565		
CURRENT ZONING:	-		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	SPR LAND & IMPROVEMENT 10000 N. 10TH AVE PHOENIX, AZ 85016	LEASING CONTACT:	AT&T KELLEY CERVANTES (616) 725-4179 KELLEY.CERVANTES@ATT.NET
TOWER OWNER:	AT&T SEDONA LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801	ZONING CONTACT:	EPIC WIRELESS GROUP (916) 410-4841 ROGER.ROACH@EPICWIRELESS.NET
APPLICANT:	VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630	CONSTRUCTION CONTACT:	EPIC WIRELESS GROUP (916) 410-4841 ROGER.ROACH@EPICWIRELESS.NET
SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP, LLC 602 COLLEGE DR #100 FOLSOM, CA 95630		

DESIGN CRITERIA

RISK CATEGORY: II	ROOF LIVE LOAD: N/A	FLOOR LIVE LOAD: N/A	ALLOW SOIL BEARING: N/A
WIND EXPOSURE: B	DESIGN WIND SPEED: V _W 110 MPH	SEISMIC COMPONENT W: 1.0	SE: 1.0 R _e : 2.5
SEISMIC SITE CLASS: D	SEISMIC DESIGN CATEGORY: 1.0	SE: 1.0 R _e : 2.5	SE: 1.0 R _e : 2.5
SE: 1.0 R _e : 2.5	SE: 1.0 R _e : 2.5	SE: 1.0 R _e : 2.5	SE: 1.0 R _e : 2.5

TESTS AND SPECIAL INSPECTIONS

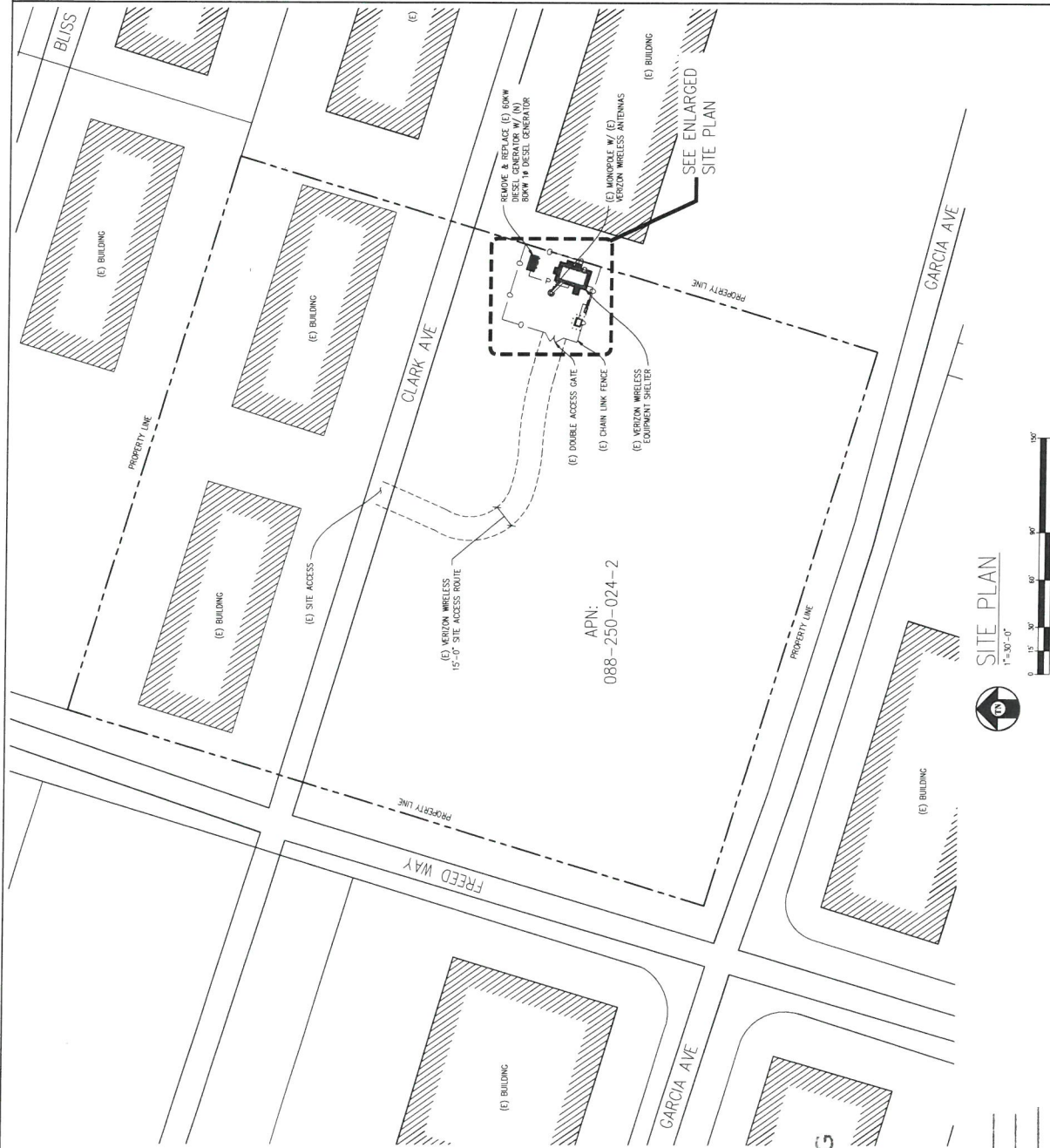
STREAMLINE ENGINEERING & DESIGN, INC. DOES NOT REQUIRE ANY STRUCTURAL OBSERVATION OR SPECIAL INSPECTION OF ANY STRUCTURAL COMPONENT ABOVE & BEYOND WHAT IS LISTED BELOW UNLESS OTHERWISE REQUIRED BY JURISDICTION. PROVIDE COMPLETE TESTING AND INSPECTIONS IN ACCORDANCE WITH THE CBC, CHAPTER 17 AS NOTED BELOW.

1. POST INSTALLED ANCHORS IN ACCORDANCE WITH CURRENT IGC REPORTS FOR THE SPECIFIED ANCHORAGES.

[illegible]

Planning Department
Zoning Administrator
Planning Commission
City Council

Signature: Celina J. Palmes



ISSUE STATUS		
Δ	DATE	DESCRIPTION REV.
	06/02/18	CD 90% D.G.
	06/18/18	CD 95% D.L.
	07/11/18	CD 100% B.S.
	-	-
	-	-
	-	-
DRAWN BY: D. LAM		
CHECKED BY: S. SAMC		
APPROVED BY: J. SPORE		
DATE: 07/11/18		

SHEET NUMBER:

A-1

Streamline Engineering
and Design, Inc.
4445 Sierra College Blvd., Suite E Chula Vista, CA 92004
Contact: Kevin Gormann, Ph.D. 619-699-5539
E-Mail: kvgm@streamlinedesign.com Fax: 619-699-5945
©2004 Streamline Engineering, Inc. All rights reserved. Streamline Engineering, Inc. is a registered trademark of Streamline Engineering, Inc. All other trademarks are the property of their respective owners.



**PITTSBURG
CRAN**

123812
555 CLARK AVE
PITTSBURG, CA 95605

Verizon
256 PARKSHORE DRIVE
FOLSOM, CA 95630

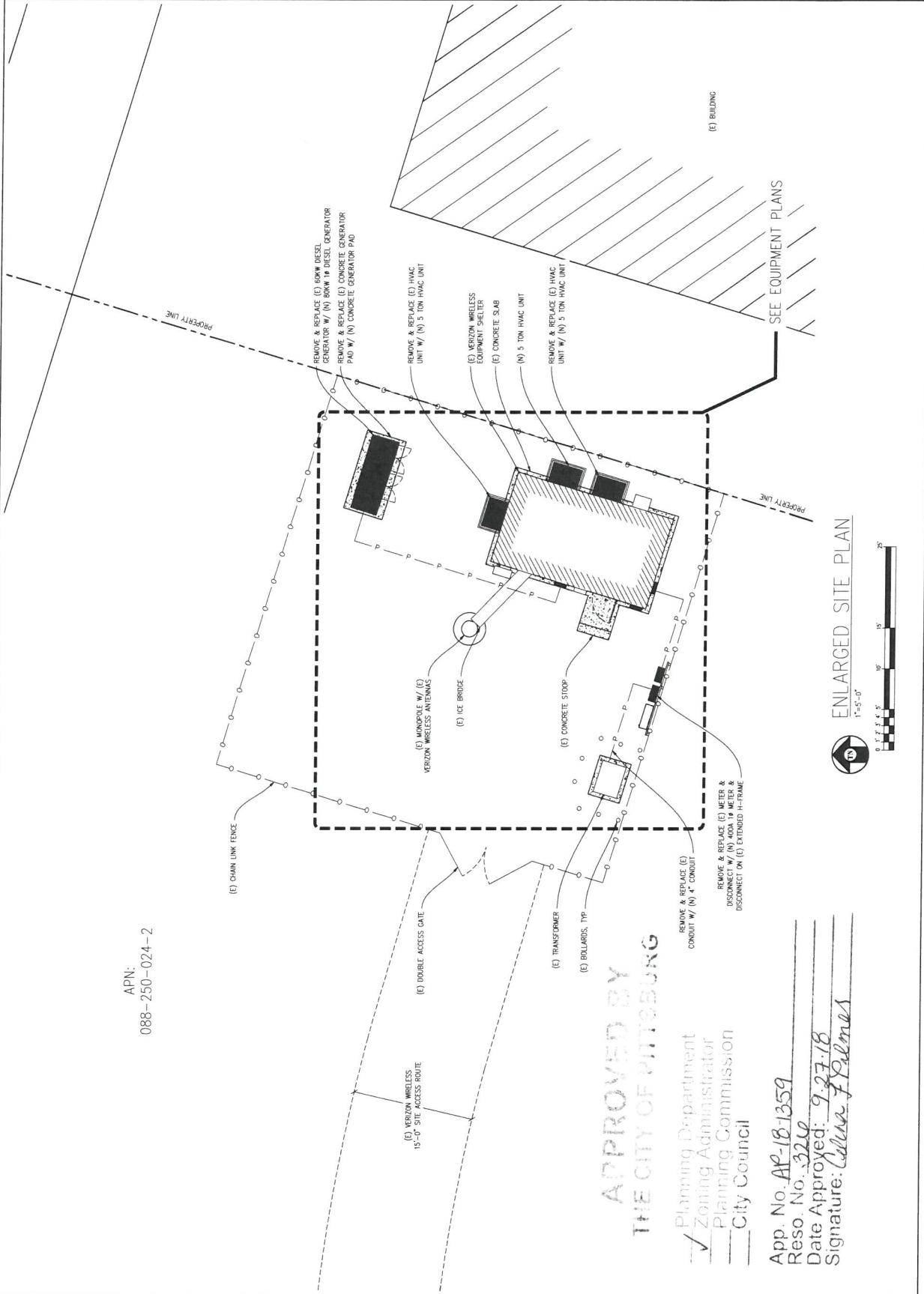
Streamline Engineering
and Design Inc.
3445 Sierra College Blvd, Suite E Granite Bay, CA 95884
Contact: Kevin Sorenson Phone: 916-483-1839
Email: kvs@streamlineeng.com Fax: 916-483-1844



Δ	DATE	DESCRIPTION	REV
1	06/07/18	CD 95K	D.C.
2	06/16/18	CD 95K	D.L.
3	07/17/18	CD 100K	B.S.
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-
10	-	-	-

DRAWN BY: D. LAM
CHECKED BY: S. SANC
APPROVED BY: J. SPORE
DATE: 07/17/18

SHEET TITLE:	ENLARGED SITE PLAN
SHEET NUMBER:	A-2



Signature: Liliana F. Valmieri

123812
555 CLARK AVE
PITTSBURGH, CA 94565

295 PARKSHORE DRIVE
FOLSOM, CA 95630

Streamline Engineering
and Design, Inc.

445 Sierra College Blvd., Suite E Granada Bay, CA 95921
Contract: Kevin Sorenson, Phone: 916-482-0889
E-Mail: ksvh@streamlinedesigning.com Fax: 916-482-1944

Streamline Engineering and Design, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Streamline Engineering and Design, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. Streamline Engineering and Design, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.



ISSUE STATUS		
Δ	DATE	DESCRIPTION
	06/02/18	CD 90%
	06/18/18	CD 95%
	07/11/18	CD 100%
	-	-
	-	-
	-	-

DRAWN BY: D. LAM

CHECKED BY: S. SAVC

APPROVED BY: J. SPORE

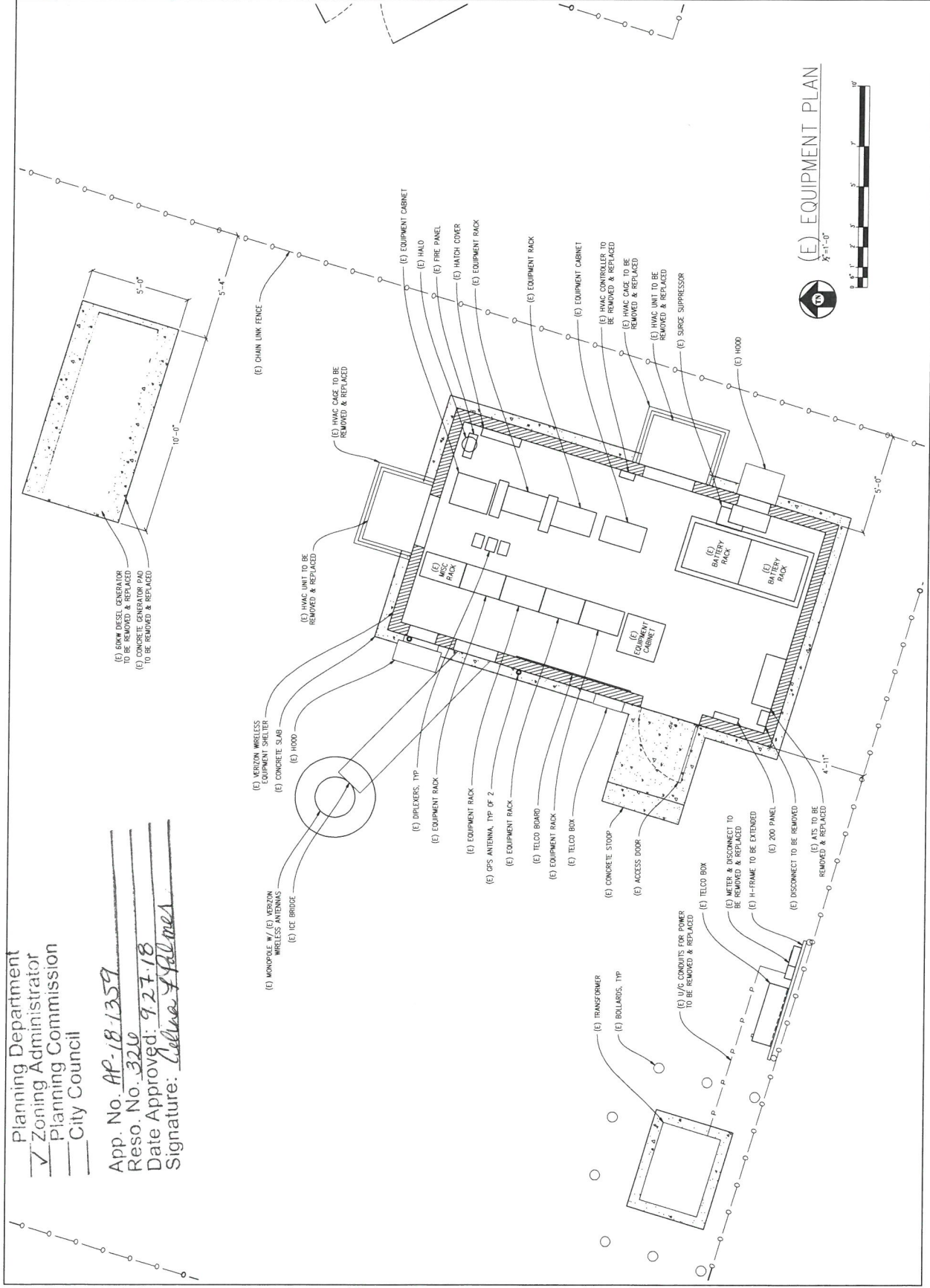
DATE: 07/11/18

SHEET TITLE:

(F) EQUIPMENT D/AN

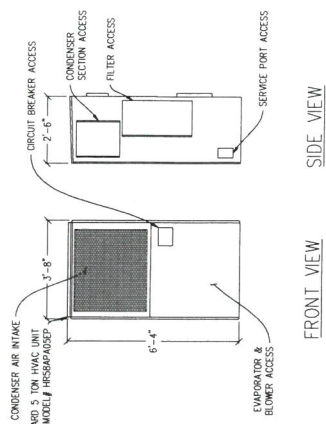
SHEET NUMBER:

A-3

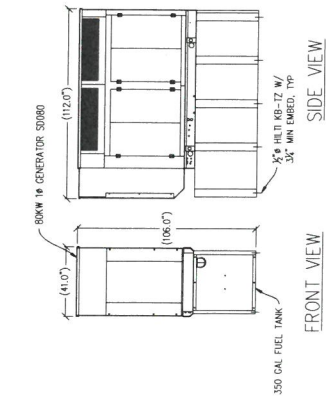


(E) EQUIPMENT PLAN

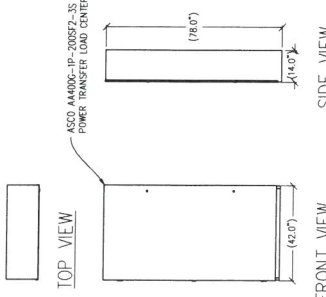




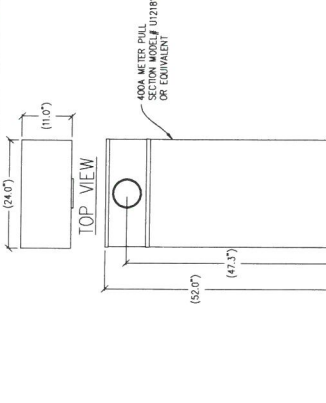
① COMBO HVAC UNIT DETAIL
5/8"=1'-0"
MAX WEIGHT: 547 LBS



② (N) 80KW GENERATOR DETAIL
5/8"=1'-0"
MAX WEIGHT: 6,943 LBS (FULL TANK)



③ INTERSECT DETAIL
5/8"=1'-0"



④ METER PULL SECTION DETAIL
1"=1'-0"

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-18-1359
Reso. No. 3210
Date Approved: 9.27.18
Signature: Julius F. Palmer

PITTSBURG CRAN
123812
555 CLARK AVE
PITTSBURG, CA 94665

Verizon
265 PARKSHORE DRIVE
FOLSOM, CA 95630

Streamline Engineering
and Design, Inc.
6445 Sierra College Blvd., Suite E, Grizzly Bay, CA 94024
Contact: Kevin Schmitt Phone: 916-653-1833
E-Mail: kschmitt@streamlineeng.com Fax: 916-653-1844



ISSUE STATUS	
Δ	DATE
1	06/07/18
2	06/18/18
3	07/11/18
4	07/11/18
5	07/11/18
6	07/11/18
7	07/11/18
8	07/11/18
9	07/11/18
10	07/11/18
11	07/11/18
12	07/11/18
13	07/11/18
14	07/11/18
15	07/11/18
16	07/11/18
17	07/11/18
18	07/11/18
19	07/11/18
20	07/11/18
21	07/11/18
22	07/11/18
23	07/11/18
24	07/11/18
25	07/11/18
26	07/11/18
27	07/11/18
28	07/11/18
29	07/11/18
30	07/11/18
31	07/11/18
32	07/11/18
33	07/11/18
34	07/11/18
35	07/11/18
36	07/11/18
37	07/11/18
38	07/11/18
39	07/11/18
40	07/11/18
41	07/11/18
42	07/11/18
43	07/11/18
44	07/11/18
45	07/11/18
46	07/11/18
47	07/11/18
48	07/11/18
49	07/11/18
50	07/11/18
51	07/11/18
52	07/11/18
53	07/11/18
54	07/11/18
55	07/11/18
56	07/11/18
57	07/11/18
58	07/11/18
59	07/11/18
60	07/11/18
61	07/11/18
62	07/11/18
63	07/11/18
64	07/11/18
65	07/11/18
66	07/11/18
67	07/11/18
68	07/11/18
69	07/11/18
70	07/11/18
71	07/11/18
72	07/11/18
73	07/11/18
74	07/11/18
75	07/11/18
76	07/11/18
77	07/11/18
78	07/11/18
79	07/11/18
80	07/11/18
81	07/11/18
82	07/11/18
83	07/11/18
84	07/11/18
85	07/11/18
86	07/11/18
87	07/11/18
88	07/11/18
89	07/11/18
90	07/11/18
91	07/11/18
92	07/11/18
93	07/11/18
94	07/11/18
95	07/11/18
96	07/11/18
97	07/11/18
98	07/11/18
99	07/11/18
100	07/11/18
101	07/11/18
102	07/11/18
103	07/11/18
104	07/11/18
105	07/11/18
106	07/11/18
107	07/11/18
108	07/11/18
109	07/11/18
110	07/11/18
111	07/11/18
112	07/11/18
113	07/11/18
114	07/11/18
115	07/11/18
116	07/11/18
117	07/11/18
118	07/11/18
119	07/11/18
120	07/11/18
121	07/11/18
122	07/11/18
123	07/11/18
124	07/11/18
125	07/11/18
126	07/11/18
127	07/11/18
128	07/11/18
129	07/11/18
130	07/11/18
131	07/11/18
132	07/11/18
133	07/11/18
134	07/11/18
135	07/11/18
136	07/11/18
137	07/11/18
138	07/11/18
139	07/11/18
140	07/11/18
141	07/11/18
142	07/11/18
143	07/11/18
144	07/11/18
145	07/11/18
146	07/11/18
147	07/11/18
148	07/11/18
149	07/11/18
150	07/11/18
151	07/11/18
152	07/11/18
153	07/11/18
154	07/11/18
155	07/11/18
156	07/11/18
157	07/11/18
158	07/11/18
159	07/11/18
160	07/11/18
161	07/11/18
162	07/11/18
163	07/11/18
164	07/11/18
165	07/11/18
166	07/11/18
167	07/11/18
168	07/11/18
169	07/11/18
170	07/11/18
171	07/11/18
172	07/11/18
173	07/11/18
174	07/11/18
175	07/11/18
176	07/11/18
177	07/11/18
178	07/11/18
179	07/11/18
180	07/11/18
181	07/11/18
182	07/11/18
183	07/11/18
184	07/11/18
185	07/11/18
186	07/11/18
187	07/11/18
188	07/11/18
189	07/11/18
190	07/11/18
191	07/11/18
192	07/11/18
193	07/11/18
194	07/11/18
195	07/11/18
196	07/11/18
197	07/11/18
198	07/11/18
199	07/11/18
200	07/11/18
201	07/11/18
202	07/11/18
203	07/11/18
204	07/11/18
205	07/11/18
206	07/11/18
207	07/11/18
208	07/11/18
209	07/11/18
210	07/11/18
211	07/11/18
212	07/11/18
213	07/11/18
214	07/11/18
215	07/11/18
216	07/11/18
217	07/11/18
218	07/11/18
219	07/11/18
220	07/11/18
221	07/11/18
222	07/11/18
223	07/11/18
224	07/11/18
225	07/11/18
226	07/11/18
227	07/11/18
228	07/11/18
229	07/11/18
230	07/11/18
231	07/11/18
232	07/11/18
233	07/11/18
234	07/11/18
235	07/11/18
236	07/11/18
237	07/11/18
238	07/11/18
239	07/11/18
240	07/11/18
241	07/11/18
242	07/11/18
243	07/11/18
244	07/11/18
245	07/11/18
246	07/11/18
247	07/11/18
248	07/11/18
249	07/11/18
250	07/11/18
251	07/11/18
252	07/11/18
253	07/11/18
254	07/11/18
255	07/11/18
256	07/11/18
257	07/11/18
258	07/11/18
259	07/11/18
260	07/11/18
261	07/11/18
262	07/11/18
263	07/11/18
264	07/11/18
265	07/11/18
266	07/11/18
267	07/11/18
268	07/11/18
269	07/11/18
270	07/11/18
271	07/11/18
272	07/11/18
273	07/11/18
274	07/11/18
275	07/11/18
276	07/11/18
277	07/11/18
278	07/11/18
279	07/11/18
280	07/11/18
281	07/11/18
282	07/11/18
283	07/11/18
284	07/11/18
285	07/11/18
286	07/11/18
287	07/11/18
288	07/11/18
289	07/11/18
290	07/11/18
291	07/11/18
292	07/11/18
293	07/11/18
294	07/11/18
295	07/11/18
296	07/11/18
297	07/11/18
298	07/11/18
299	07/11/18
300	07/11/18
301	07/11/18
302	07/11/18
303	07/11/18
304	07/11/18
305	07/11/18
306	07/11/18
307	07/11/18
308	07/11/18
309	07/11/18
310	07/11/18
311	07/11/18
312	07/11/18
313	07/11/18
314	07/11/18
315	07/11/18
316	07/11/18
317	07/11/18
318	07/11/18
319	07/11/18
320	07/11/18
321	07/11/18
322	07/11/18
323	07/11/18
324	07/11/18
325	07/11/18
326	07/11/18
327	07/11/18
328	07/11/18
329	07/11/18
330	07/11/18
331	07/11/18
332	07/11/18
333	07/11/18
334	07/11/18
335	07/11/18
336	07/11/18
337	07/11/18
338	07/11/18
339	07/11/18
340	07/11/18
341	07/11/18
342	07/11/18
343	07/11/18
344	07/11/18
345	07/11/18
346	07/11/18
347	07/11/18
348	07/11/18
349	07/11/18
350	07/11/18
351	07/11/18
352	07/11/18
353	07/11/18
354	07/11/18
355	07/11/18
356	07/11/18
357	07/11/18
358	07/11/18
359	07/11/18
360	07/11/18
361	07/11/18
362	07/11/18
363	07/11/18
364	07/11/18
365	07/11/18
366	07/11/18
367	07/11/18
368	07/11/18
369	07/11/18
370	07/11/18
371	07/11/18
372	07/11/18
373	07/11/18
374	07/11/18
375	07/11/18
376	07/11/18
377	07/11/18
378	07/11/18
379	07/11/18
380	07/11/18
381	07/11/18
382	07/11/18
383	07/11/18
384	07/11/18
385	07/11/18
386	07/11/18
387	07/11/18
388	07/11/18
389	07/11/18
390	07/11/18
391	07/11/18
392	07/11/18
393	07/11/18
394	07/11/18
395	07/11/18
396	07/11/18
397	07/11/18
398	07/11/18
399	07/11/18
400	07/11/18
401	07/11/18
402	07/11/18
403	07/11/18</

[illegible]

ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2010 ASCE SPECIFICATION FOR THE DESIGN, CONSTRUCTION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND OTHER STRUCTURES.

ALL STRUCTURAL STEEL SHALL BE ASTM A572 UNLESS OTHERWISE NOTED. ALL WELDED PLATES & W T (TED) SHAPES TO BE ASTM A572 (F=50,000 PSI) UNLESS OTHERWISE NOTED. ALL STEEL SHALL BE ASTM A572 (F=50,000 PSI) UNLESS OTHERWISE NOTED. ALL STEEL SHALL BE AS FURNISHED UNLESS OTHERWISE NOTED.

ALL STEEL SHALL BE PERFORMED USING FLOW ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO ASCE & AWS D1.1. WHERE ELECT ROD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE 2.2 IN THE AWS.

ALL WELDING SHALL BE PERFORMED AS NOTED OR AS FURNISHED. ALL WELDERS SHALL BE QUALIFIED AS REQUIRED BY THE AWS D1.1. ALL WELDERS SHALL BE TRAINING TYPE. SEE PLANS FOR LOCATION, NUMBER AND SIZE OF BOLTS. ALL BOLTS SHALL BE GALVANIZED ASTM A307/312/315/316/316M MINIMUM BOLT CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, SIZE OF BOLTS. ALL BEARING TYPE BOLTS SHALL BE ASTM A193, OR 3/16 IN. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS. ALL DIAMETER BOLTS SHALL BE GALVANIZED. ALL BOLTS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AS FURNISHED UNLESS OTHERWISE NOTED.

"CONCRETE" HOLES WHEN ACCOMPANIED BY OVERSIZED HARNESSED NOT DIPPED SHALL BE CONCRETE.

ALL SHIP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A242 AFTER FABRICATION & PAINTED PER COATING SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COATED PER SPECIFICATIONS AS REQUIRED.

ALL FIELD FABRICATED GALVANIZED STEEL THAT IS OUT, GRINDING, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COAT GALVANIZING SPRAY OR EQUIVALENT. ALL GALVANIZED STEEL SHALL BE GALVANIZED UNLESS OTHERWISE NOTED.

ALL WELD STEFFERS SHALL BE AS FURNISHED UNLESS OTHERWISE NOTED.

ALL WELDED STEFFERS SHALL BE AS FURNISHED UNLESS OTHERWISE NOTED.

ALL BOLTS AT ANTENNA & ROU MOUNT TO BE ASTM A307/312/315/316/316M UNLESS OTHERWISE NOTED.

ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A242 OR ASTM A153.

ALL STEEL SHALL BE GALVANIZED UNLESS OTHERWISE NOTED.

ALL STAINLESS STEEL NUTS SHALL BE ASTM F594-08 (2005).

ALL STAINLESS STEEL BOLTS SHALL BE ASTM F593-02 (2005).

CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES.
RESTORE GRADE TO ORIGINAL CONDITION OR BETTER.
RETURN FILL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM STANDARDS.
RESTORE CUT CONCRETE, OR ASPHALT TO ORIGINAL CONDITION OR BETTER.

[illegible][illegible]

1.	EXPANSION AND CONTRACTION ANCHORS SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE 2016 CALIFORNIA BUILDING CODE (CBC).	
2.	CONCRETE ANCHORS SHALL BE INSTALLED IN EVALUATED PORTS OF THE INTERNATIONAL CODE OF BUILDING OFFICIALS (ICC).	
3.	MINIMUM CODE REQUIREMENTS IN THE ICC REPORT:	
4.	CONCRETE EXPANSION ANCHORS SHALL BE #W6, 20" TO 24" HLT, INCL. TULSA, OKLAHOMA ANCHORS SHALL BE #W6, 20" TO 24" HLT, INCL. TULSA, OKLAHOMA ANCHORS SHALL BE #W6, 18" TO 24" HLT, INCL. TULSA, OKLAHOMA	
5.	AS PER ICC REPORT NO. 1386-375 OR APPROVED EQUIVALENT ANCHORS SHALL BE SPACED 8 INCHES ON CENTER MINIMUM AND LIMITED TO ONE ANCHOR PER CELL.	
6.	THE ADHESIVE FOR EPOXY ANCHORS SHALL BE #E-2300 OR APPROVED EQUIVALENT, TULSA, OKLAHOMA AS PER ICC REPORT NO. 1386-2322 OR APPROVED EQUIVALENT.	
7.	GROUT FILLED GROUT ANCHORS SHALL BE #H-200 BY H&H, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. 1386-2322 OR APPROVED EQUIVALENT.	
8.	INSTALL EXPANSION AND EPOXY ANCHORS WITH SPECIAL INSTRUCTIONS WITH THE 2016 CBC, TABLE 7105.3, AND ALL REQUIREMENTS OF THE MANUFACTURER.	
9.	EXPANSION ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
10.	THREADED ROD SHALL BE ASTM F593 OR 316 (X) OR F543 OR 316 (X) (X) TO 1/2" STAINLESS STEEL EPOXY ANCHOR.	
11.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
12.	ANCHORS, TYPICAL SEE CONCRETE GROUT DRILLING NOTES FOR NOTATION INFORMATION.	
13.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
14.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
15.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
16.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
17.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
18.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
19.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
20.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
21.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
22.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
23.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
24.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
25.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
26.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
27.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
28.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
29.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
30.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
31.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
32.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
33.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
34.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
35.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
36.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
37.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
38.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
39.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
40.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
41.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
42.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
43.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
44.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
45.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
46.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
47.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
48.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
49.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
50.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
51.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
52.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
53.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
54.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
55.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
56.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
57.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
58.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
59.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
60.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
61.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
62.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
63.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
64.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
65.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
66.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
67.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
68.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
69.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
70.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
71.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
72.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
73.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	
74.	CONCRETE ANCHORS SHALL BE 3/4"x16" STAINLESS STEEL EPOXY ANCHOR.	

[illegible][illegible]

App. No. AP-18-1359
Reso. No. 326
Date Approved: 9.27.18
Signature: Cedina J. Palmer

$$\frac{EQ}{3' - 0''}$$

ISSUE STATUS	
Δ	DESCRIPTION
06/02/18	CD 90%
06/15/18	CD 95%
07/11/18	CD 100%
-	-
-	-
-	-
-	-

DRAWN BY: D. LAM
CHECKED BY: S. SANG
APPROVED BY: J. SPORE
DATE: 07/11/18

SHEET TITLE:
STRUCTURAL NOTES & DETAILS
SHEET NUMBER:
S-1



Streamline Engineering
and Design Inc.

8444 Sierra College Blvd., Suite E, Granada Bay, CA 95030
Contact Kevin Bonaman Phone 916-433-4333
E-Mail: kbonam@streamlineeng.com Fax: 916-433-4341

100% FIRM AND PERSONNEL ARE REGISTERED AS ENGINEERS AND ARCHITECTS IN THE STATE OF CALIFORNIA. THE FIRM HAS BEEN LICENSED BY THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA TO PROVIDE ARCHITECTURAL, ENGINEERING AND DESIGN SERVICES TO THE PUBLIC. THE FIRM HAS BEEN LICENSED BY THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA TO PROVIDE ARCHITECTURAL, ENGINEERING AND DESIGN SERVICES TO THE PUBLIC. THE FIRM HAS BEEN LICENSED BY THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA TO PROVIDE ARCHITECTURAL, ENGINEERING AND DESIGN SERVICES TO THE PUBLIC.

Verizon
285 PARKSHORE DRIVE
FOLSOM, CA 95630

**PITTSBURG
CRAN**

123812

555 CLARK AVE
PITTSBURG, CA 94565



ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE 2006 NEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PANS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 NEC AND ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 NEC AND ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE TYPE THIN-2 OR THIN-2, INSULATION RATED FOR 90C DRY OR 70C WET.
- ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
- ALL WIRING SHALL BE PULLED IN ALL CONDUITS.
- ALL WIRING SHALL BE PULLED IN ALL CONDUITS.
- ALL WIRING SHALL BE PULLED IN ALL CONDUITS.
- WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & RECORDS FROM THE UTILITY. VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND JAC REOMET, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FROM THESE PLANS.
- WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNINSULATED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - PUMP PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG.
 - CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN. CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE TO AWG CU MIN. CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFG'S DATA FOR THE APPLIANCE SERVED.
 - TERMINATION OF ALL CABLES SHALL BE IN ACCORDANCE WITH THE 2006 NEC AND ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
 - ALL CABLES SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, E.G. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

(E) PANEL SCHEDULE A

NAMEPLATE - PANEL A		SC LEVEL - 10,000		VOLTS: 120/240V, 1Ø		BUS AMPS: 200A	
LOCATION: INSIDE		MOUNTING: WALL		MAIN CB: 200A			
LOAD VA	LOAD VA	BRK AMP/POLE	CIRCUIT NO.	LOAD DESCRIPTION	LOAD VA	LOAD VA	LOAD VA
300	300	50/2	1	SPARE			
		20/1	2	SPARE			
		20/1	3	SPARE			
		20/1	4	SPARE			
		20/1	5	SPARE			
		20/1	6	SPARE			
		20/1	7	SPARE			
		20/1	8	SPARE			
		20/1	9	SPARE			
		20/1	10	SPARE			
		20/1	11	SPARE			
		20/1	12	SPARE			
		20/1	13	SPARE			
		20/1	14	SPARE			
		20/1	15	SPARE			
		20/1	16	SPARE			
		20/1	17	SPARE			
		20/1	18	SPARE			
		20/1	19	SPARE			
		20/1	20	SPARE			
		20/1	21	SPARE			
		20/1	22	SPARE			
		20/1	23	SPARE			
		20/1	24	SPARE			
		20/1	25	SPARE			
		20/1	26	SPARE			
		20/1	27	SPARE			
		20/1	28	SPARE			
		20/1	29	SPARE			
		20/1	30	SPARE			
		20/1	31	SPARE			
		20/1	32	SPARE			
		20/1	33	SPARE			
		20/1	34	SPARE			
		20/1	35	SPARE			
		20/1	36	SPARE			
		20/1	37	SPARE			
		20/1	38	SPARE			
		20/1	39	SPARE			
		20/1	40	SPARE			
6,300	6,450	TOTAL AMPS		100	6,300	6,300	6,300
	22,650	TOTAL VA		100	22,650	22,650	22,650

NOTE: (E) LOADS HAVE NOT BEEN FIELD VERIFIED. THEY ARE APPROXIMATE BASED ON CIRCUIT BREAKER SIZE. CONTACT FOR IF LOADS DIFFER THEN WHAT IS SHOWN.

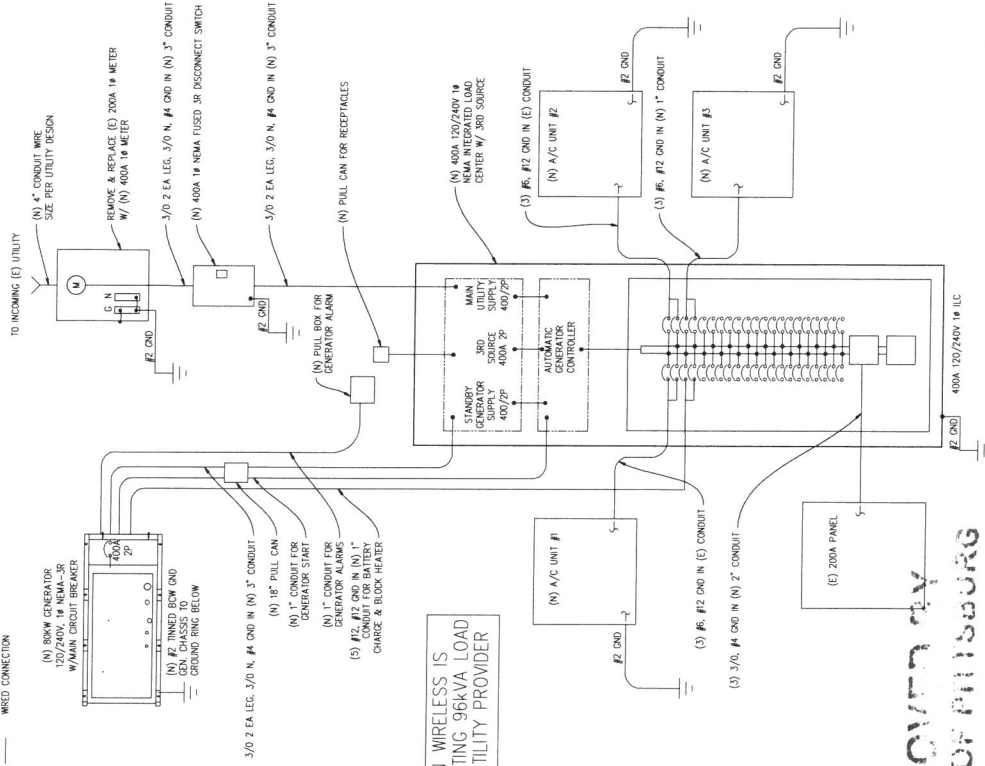
(N) PANEL SCHEDULE B

NAMEPLATE - PANEL B		SC LEVEL - 10,000		VOLTS: 120/240V, 1Ø		BUS AMPS: 400A	
LOCATION: INSIDE		MOUNTING: WALL		MAIN CB: 400A			
LOAD VA	LOAD VA	BRK AMP/POLE	CIRCUIT NO.	LOAD DESCRIPTION	LOAD VA	LOAD VA	LOAD VA
3684	3684	60/2	1	(N) A/C UNIT #1	3684	3684	3684
360	360	20/1	2	SPARE			
360	360	20/1	3	SPARE			
360	360	20/1	4	SPARE			
360	360	20/1	5	SPARE			
360	360	20/1	6	SPARE			
360	360	20/1	7	SPARE			
360	360	20/1	8	SPARE			
360	360	20/1	9	SPARE			
360	360	20/1	10	SPARE			
360	360	20/1	11	SPARE			
360	360	20/1	12	SPARE			
360	360	20/1	13	SPARE			
360	360	20/1	14	SPARE			
360	360	20/1	15	SPARE			
360	360	20/1	16	SPARE			
360	360	20/1	17	SPARE			
360	360	20/1	18	SPARE			
360	360	20/1	19	SPARE			
360	360	20/1	20	SPARE			
360	360	20/1	21	SPARE			
360	360	20/1	22	SPARE			
360	360	20/1	23	SPARE			
360	360	20/1	24	SPARE			
360	360	20/1	25	SPARE			
360	360	20/1	26	SPARE			
360	360	20/1	27	SPARE			
360	360	20/1	28	SPARE			
360	360	20/1	29	SPARE			
360	360	20/1	30	SPARE			
360	360	20/1	31	SPARE			
360	360	20/1	32	SPARE			
360	360	20/1	33	SPARE			
360	360	20/1	34	SPARE			
360	360	20/1	35	SPARE			
360	360	20/1	36	SPARE			
360	360	20/1	37	SPARE			
360	360	20/1	38	SPARE			
360	360	20/1	39	SPARE			
360	360	20/1	40	SPARE			
4,300	5,044	TOTAL AMPS		100	4,300	4,300	4,300
	24,083	TOTAL VA		100	24,083	24,083	24,083

NOTE: (E) LOADS HAVE NOT BEEN FIELD VERIFIED. THEY ARE APPROXIMATE BASED ON CIRCUIT BREAKER SIZE. CONTACT FOR IF LOADS DIFFER THEN WHAT IS SHOWN.

ELECTRICAL LEGEND

- METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION



APPROVED BY
THE CITY OF PITTSBURGH

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-18-1359
Reso. No. 3240
Date Approved: 9-27-18
Signature: *Julia Palmer*

PITTSBURGH
CRAN

123812
555 CLARK AVE
PITTSBURGH, CA 94065

Verizon

266 PARKSHORE DRIVE
FOLSOM, CA 95630

Streamline Engineering
and Design Inc.
5445 Streamline College Blvd, Suite E Granada Bay, CA 94030
Contact: Kevin Southern, Project Manager 916-400-1844
Email: klsouthern@streamlineeng.com Fax: 916-400-1844



ISSUE STATUS		DATE	DESCRIPTION	REV
Δ	1	06/02/18	CD 90%	0.1
	2	06/15/18	CD 95%	0.2
	3	07/11/18	CD 100%	0.3
	4			
	5			
	6			
	7			
	8			
	9			
	10			
DRAWN BY: D. LAM				
CHECKED BY: S. SANG				
APPROVED BY: J. SPRE				
DATE: 07/11/18				
SHEET TITLE:				
ELECTRICAL PLAN				
SHEET NUMBER:				
E-1				

STANDARD CONDITIONS OF DEVELOPMENT
(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

A. Project Site.

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 prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)
4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."
5. 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.
6. Developer shall submit a study addressing on and off-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 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.
7. 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.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. 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.
10. 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.

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

12. 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.

B. Architecture.

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 trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

3. 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.

4. 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.

5. 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. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

4. All slope banks 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, slope banks in excess of eight (8) feet in vertical height 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 occupancy.

5. 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 insure 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, if 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. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission 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 may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

10. 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.

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall complement the site and building architecture.

12. 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-Built) at the discretion of the Planning and Building Director.

E. Standard Conditions of Approval Requiring Minimum Construction Site Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – 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.

3. 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-off for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative Design)
Review Approval of an Exterior Paint)
Change at 4330 Century Boulevard, for)
"Chili's Exterior Color Change 2018, AP-)
18-1369 (AD)."

Resolution No. 328

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On September 13, 2018, Monica James, on behalf of Chili's, filed Planning Application No. 18-1369 requesting administrative design review approval to apply new paint colors to the existing restaurant building located at 4330 Century Boulevard, in the CC (Community Commercial) District. Assessor's Parcel Number: 074-460-031.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning"), and the City of Pittsburg Development Review Design Guidelines (DRDGs; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 3, "Minor Building Remodels," of Planning Commission Resolution No. 9918.
- D. On September 25, 2018, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the state CEQA Guidelines, sections 15301.

Section 2. Findings

- A. 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 evidence presented to the Zoning Administrator on October 18, 2018, the Zoning Administrator finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The repainted structure will conform with good taste, good design and in general will not detract from the character and image of the City as a place of beauty,

spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the new paint colors will enhance the appearance of the building by providing an attractive, refreshed exterior. The proposed colors will coordinate with the surrounding buildings, utilizing different, yet complementary, earth tones.

3. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the building is an existing structure and no new additions or modifications are proposed.
4. The exterior design and appearance will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the proposed repainting will result in rehabilitation of a restaurant building façade and will enhance the appearance of the building by providing an attractive and refreshed exterior.
5. The new color scheme will be in harmony with proposed developments on land in the general area, in that the proposed colors will coordinate with the surrounding buildings, utilizing different, yet complementary, earth tones.
6. The structure will be in conformance with the City's adopted DRDGs, specifically section IV.p, in that the project's color palette is compatible with adjacent development. The project will also be consistent with DRDG section IV.m, if a condition is added to require all downspouts or other appurtenances be painted to match the surface to which they are mounted.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 18-1369, subject to the following conditions:

Design Review:

1. **Conformity with Project Plans.** The project shall be carried out in substantial conformity with the project plans and sample elevations, date-stamped September 13, 2018, and attached as Exhibit A to this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. **Exterior Color.** All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
3. **Site Maintenance.** The entire parcel shall be kept clean and free of all litter, debris, and refuse.
4. **Site Maintenance.** The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry cleanup methods whenever possible.

5. Signage. This resolution does not approve new or additional on-site signage. No new or additional permanent wall signs or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division.
6. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.

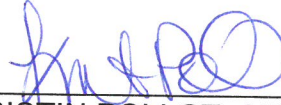
Standard Conditions:

7. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
8. 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 conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 328 shall govern.
9. 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.
10. Expiration of Approval. This design review approval will expire on October 18, 2019, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 18th day of October 2018, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINSTRATOR

APPROVED BY
THE CITY OF PITTSBURGH

Planning Department
 ✓ Planning Administrator
 Planning Commission
 City Council

App. No. AP-18-1369
 Responding to: 328
 Date Approved: 10-18-18
 Signature: *Colina Palmer*

Exhibit A

NOTE:
 — EXISTING STONE FINISH TO REMAIN AS IS.

- SHERWIN WILLIAMS "HALF-CAFF"
- SHERWIN WILLIAMS "SMOXY BEIGE"
- SHERWIN WILLIAMS "IRON ORE"
- SHERWIN WILLIAMS "TRICORN BLACK"
- PPG "ZOMBIE" (DOORS & FRAMES) FR
- EL. 118'-3"
- EL. 106'-8"
- EL. 100'-0"



FRONT ELEVATION



LEFT ELEVATION

NOTE:
 EXISTING SIGNAGE TO REMAIN UNLESS NOTED OTHERWISE
 SIGNAGE IS NOT PART OF THIS APPLICATION. SIGNAGE PERMIT
 APPLICATION TO BE SUBMITTED BY SIGNAGE CONTRACTOR



JOB NO. 180321.001



DATE	DESCRIPTION
09/05/18	COLOR ELEVATIONS

SOMERSVILLE, CA - EXTERIOR ELEVATIONS
 PROTOTYPE 10.11



chili's

SOMERSVILLE, CA - EXTERIOR ELEVATIONS PROTOTYPE 10.11



JOB NO. 10021.001	
DATE	DESCRIPTION
06/05/18	COLOR ELEVATIONS



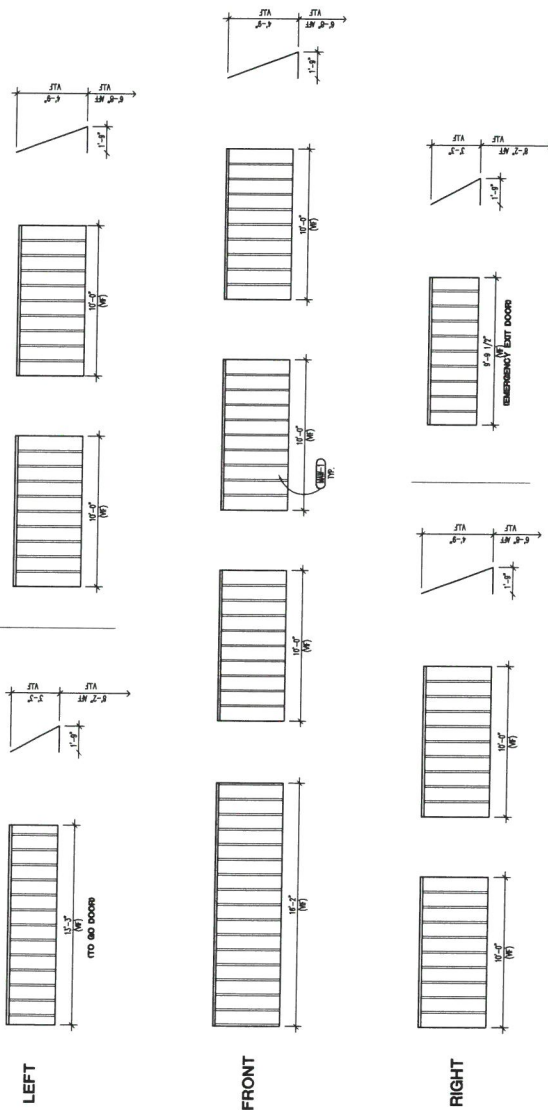
APPROVED BY
THE CITY OF PITTSBURG

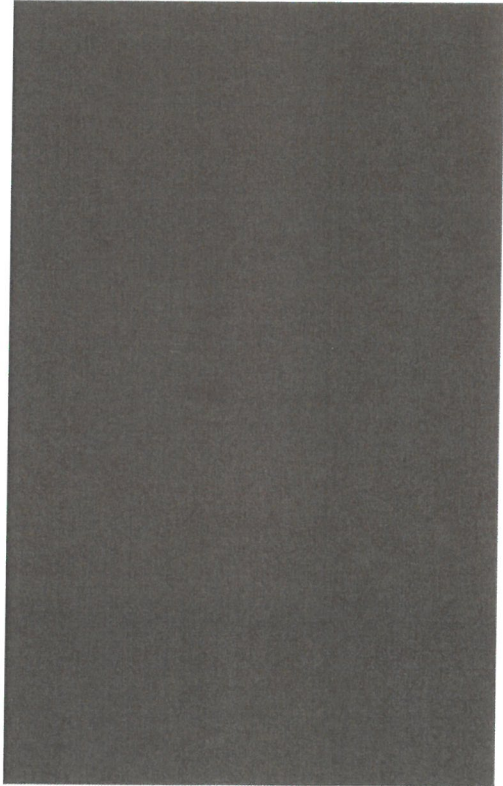
Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-18-1369
 Reso. No. 328
 Date Approved: 10.18.18
 Signature: Celine Palmer

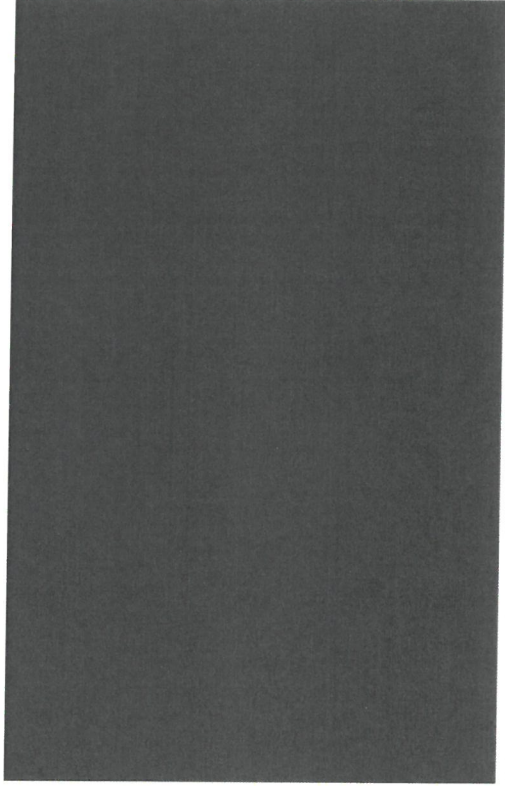
•• FIELD VERIFY ALL DIMENSIONS ••
 ALL EXISTING AWING FRAMEWORK TO REMAIN UNLESS OTHERWISE NOTED.
 PAINT FRAMES 'TRICORN BLACK'.
 REPLACE ALL EXISTING AWING FABRIC WITH NEW METAL AWING (MAW-1)
 BERRIDGE STANDING SEAM, COLOR 'MATTE BLACK'.

01 AWNING PROFILE
 SCALE: 1/4"=1'-0"

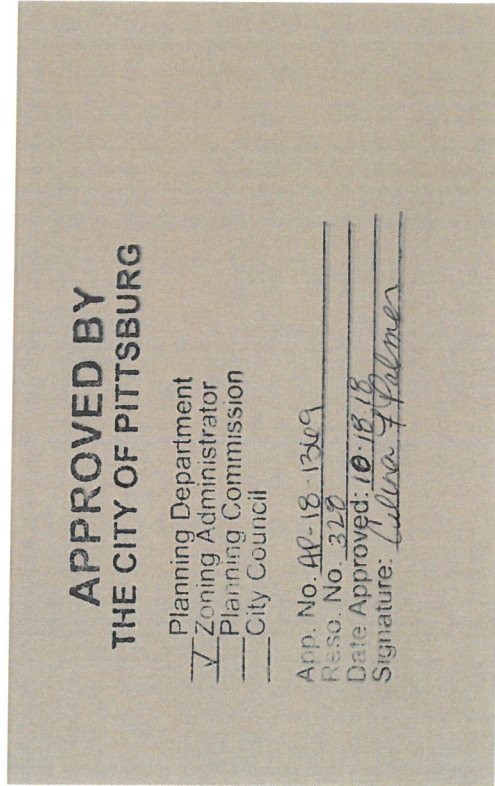




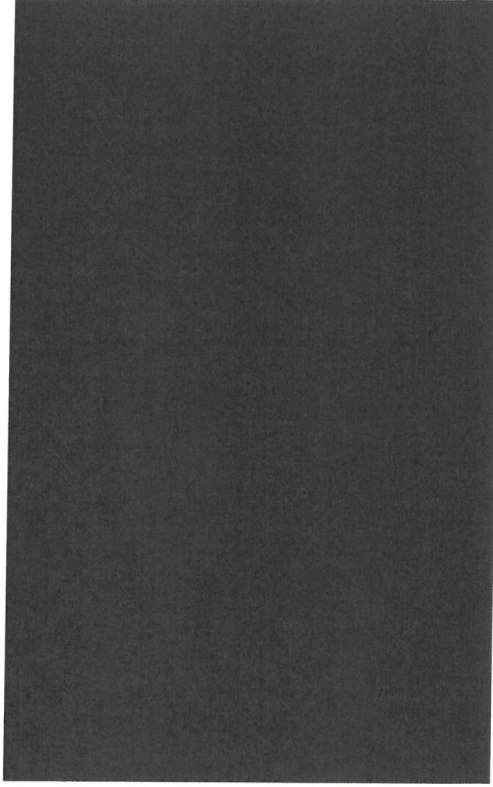
EP-1
SW9091 "HALF-CAFF"



EP-3
SW7069 "IRON ORE"



EP-2
SW9087 "SMOKY BEIGE"



EP-4
SW 6258 "TRICORN BLACK"



Chili's: Somersville, CA

Exterior Color Board

09/04/2018

GHA Architecture / Development
14901 Quorum Drive, Suite 300
Dallas, Texas 75254 972.239.8884



STANDARD CONDITIONS OF DEVELOPMENT
(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

A. Project Site.

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 prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)
4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."
5. 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.
6. Developer shall submit a study addressing on and off-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 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.
7. 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.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. 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.
10. 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.

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

12. 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.

B. Architecture.

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 trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

3. 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.

4. 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.

5. 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. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

4. All slope banks 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, slope banks in excess of eight (8) feet in vertical height 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 occupancy.

5. 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 insure 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, if 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. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission 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 may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

10. 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.

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

12. 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-Built) at the discretion of the Planning and Building Director.

E. Standard Conditions of Approval Requiring Minimum Construction Site Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – 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.

3. 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-off for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative Design	)	
Review Approval to Install a Carport and	)	Resolution No. 329
Storage Container at 65 Civic Avenue, for	)	
"Pittsburg Police Carport and Container,	)	
AP-18-1366 (AD)."	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On September 6, 2018, Captain Steve Albanese, on behalf of the City of Pittsburg Police Department, filed Planning Application No. 18-1366 requesting administrative design review approval to legalize a 160 square-foot storage container and a 260 square-foot carport located at 65 Civic Avenue, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number: 086-100-036.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning"), and the City of Pittsburg Development Review Design Guidelines (DRDGs; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 8, "Ancillary Structures" of Planning Commission Resolution No. 9918.
- D. On September 11, 2018, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, 'Accessory Structures' of the state CEQA Guidelines Section 15311.

Section 2. Findings

- A. 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 evidence presented to the Zoning Administrator on October 18, 2018, the Zoning Administrator finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The proposed structures will conform with good taste, good design and in general will not detract from the character and image of the City as a place of

beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the structures will coordinate with the surrounding buildings, and each other, utilizing a neutral color scheme. Also, the structures will be located behind a wall and will have minimal visual impact from the public right-of-way.

3. The structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that in that the proposed structures comply with all applicable building and fire codes.
4. The exterior design and appearance will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the structures will coordinate with the surrounding buildings, and each other, utilizing a neutral color scheme. Also, the structures will be located behind a wall and will have minimal visual impact from the public right-of-way.
5. The proposed structures will be in harmony with proposed developments on land in the general area, in that and there are no proposed developments near the structures' immediate vicinity.
6. The structures will be in conformance with the City's adopted DRDGs, specifically section IV.p, in that the structures' color scheme is compatible with adjacent development.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 18-1366, subject to the following conditions:

Design Review:

1. **Conformity with Project Plans.** The project shall be carried out in substantial conformity with the project plans and sample elevations, date-stamped September 6, 2018, and attached as Exhibit A to this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. **Site Maintenance.** The entire parcel shall be kept clean and free of all litter, debris, and refuse.
3. **Construction.** All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.

Standard Conditions:

4. **Other Agency Requirements.** The developer shall comply with all the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for

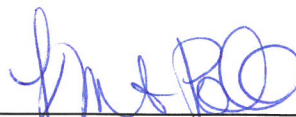
requirements that may pertain to this project.

5. 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 conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 329 shall govern.
6. 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.
7. Expiration of Approval. This design review approval will expire on October 18, 2019, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 18th day of October 2018, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

**Pittsburg Police Carport and Container
Location and Photos**



**APPROVED BY
THE CITY OF PITTSBURG**

___ Planning Department
☒ Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-18-1300
Reso. No. 329
Date Approved: 10-18-18
Signature: Celina F. Palmer

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

A. Project Site.

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 prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)
4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."
5. 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.
6. Developer shall submit a study addressing on and off-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 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.
7. 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.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. 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.
10. 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.

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

12. 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.

B. Architecture.

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 trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

3. 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.

4. 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.

5. 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. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

4. All slope banks 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, slope banks in excess of eight (8) feet in vertical height 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 occupancy.

5. 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 insure 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. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission 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 may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

10. 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.

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

12. 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-Built) at the discretion of the Planning and Building Director.

E. Standard Conditions of Approval
Requiring Minimum Construction Site
Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – 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.

3. 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-off for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.