



**CITY OF PITTSBURG
PLANNING COMMISSION MEETING AGENDA**

OCTOBER 27, 2020

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

PUBLIC ADVISORY:

THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for October 27, 2020 will be conducted telephonically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 879 1180 8963 and Password, 086252.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating telephonically and will not be physically present in the Council Chamber.

Comments can be submitted via email to meetingcomments@ci.pittsburg.ca.us. If you wish to have your comments read to the Planning Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. If your comment is for a non-agenda item, indicate "FOR PUBLIC COMMENT – NON-AGENDA." Comments that you want read to the Commission will be subject to the three-minute time limitation (approximately 350 words). In the event the Commission receives a high-volume response, read-in comments may be subject to a shortened time limitation of two minutes (approximately 250 words). Written comments that are only to be provided to the Planning Commission and not read at the meeting will be distributed to the Commissioners prior to the meeting if received by 5:00 p.m. the date of the meeting. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted. Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed. If you comment more than once on a particular topic, only the first email will be read aloud.

The City of Pittsburg thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.



City of Pittsburg Planning Commission Agenda

October 27, 2020

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

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

Planning Commission Members

**Sarah Foster, Chair
Christopher Moreno, Vice-Chair
Dr. Trinh Nguyen, Commissioner
Wolfgang Croskey, Commissioner
James Coniglio, Commissioner
Punita Bhasin, Commissioner
Elissa Robinson, Commissioner**

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of October 13, 2020

COMMISSION CONSIDERATIONS

2. **Request to Re-Initiate a Study to Amend Title 18 of the Pittsburgh Municipal Code as it relates to zoning definitions, parking, screening, and allowable use regulations to ensure clarity and consistency with State Law**
This is a City-initiated proposal to study of a variety of potential amendments to Title 18 of the Pittsburgh Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of State Law. The modifications would generally include updates to zoning definitions, parking requirements, screening requirements, and allowable use regulations to ensure clarity and consistency with State Law. These updates would apply city-wide.

ZONING ADMINISTRATOR REPORTS

3. **Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions**
The Zoning Administrator submits one notice of intent to exercise delegated design review authority for a T-Mobile equipment enclosure expansion at 1100 Bailey Road, and one notice of intent to conduct a Zoning Administrator public hearing to re-establish a major automotive repair facility at 105 Bliss Avenue. The Zoning Administrator also submits two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSIONER COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

This agenda was posted in City Hall on Thursday October 22, 2020

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**

October 13, 2020

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for October 13, 2020 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Foster called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, October 13, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California via Zoom teleconference.

ROLL CALL

Present: Chair Foster, Vice-Chair Moreno, Commissioners Nguyen, Croskey, Coniglio, Robinson

Absent: Commissioner Bhasin

Staff: City Attorney Donna Mooney, Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Senior Planner Hector Rojas, Senior Civil Engineer Paul Reinders, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of September 22, 2020
2. Minutes of October 6, 2020

On motion by Commissioner Coniglio and seconded by Commissioner Moreno to approve the Minutes of September 22, 2020 and Minutes of October 6, 2020 and carried by the following vote:

AYES: Coniglio, Croskey, Moreno, Nguyen, Robinson, Foster
NAYES: None
ABSTAIN: None
ABSENT: Bhasin

PUBLIC HEARING

3. Recommendation on a General Plan Map Amendment and Amendments to the San Marco PD District, Development Plan, and Development Agreement for the San Marco Commercial Center Project, AP-18-1349 (GP, RZ, DA)

A public hearing on a request for recommendation of City Council approval of a General Plan map amendment and amendments to the San Marco Planned Development District, San Marco Development Plan, and San Marco Development Agreement for the proposed San Marco Commercial Center Project. The project includes a 29,822-square-foot anchor tenant building and two separate commercial pad sites on a 3.69-acre site located at the southeast corner of San Marco Boulevard and W. Leland Road in San Marco PD (Planned Development, Ordinance No. 12-1362) District. Assessor's Parcel Nos. 091-050-065 and -066. Assessor's Parcel No. 088-072-055

Senior Planner Rojas gave a presentation on the item.

Chair Foster opened the public hearing.

Applicants Albert Seeno III, Louis Parsons and Doug Messner spoke on behalf of this project.

Comments were received through email from the following and were read aloud:

Bruce Ohlson, Pittsburg

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

On motion by Commissioner Croskey and seconded by Commissioner Moreno to approve the application and carried by the following vote:

AYES: Coniglio, Croskey, Moreno, Nguyen, Robinson, Foster
NAYES: None
ABSTAIN: None

ABSENT: Bhasin
STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot stated that an appeal has been received for the K2 Pure Chlorine Curtailment Project.

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of Tuesday, October 27, 2020.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Commissioner Coniglio provided information regarding TransPlan flyer regarding State Route 239 Project.

Commissioner Croskey stated a virtual tour of the Pittsburgh Historical Museum will be available on October 15, 2020.

Commissioner Robinson asked that meetings stay focused and streamlined.

ADJOURNMENT

The meeting was adjourned at 8:44 p.m. to October 27, 2020.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

From: Bruce Ole Ohlson [bruceoleohlson@hotmail.com]
Sent: Tuesday, October 13, 2020 7:13 PM
To: meetingcomments
Subject: Item 3 Public comment. Please Read Aloud

****External Sender: Use caution before opening links or attachments****

Please Read this Comment to the Planning Commission regarding Item 3 on the October 13, 2020 meeting agenda. Thank you.

"Good Evening Chair Foster and Commissioners,

This comment has to do with the General Plan change for the development of a shopping center in the San Marco Area. Pedestrians and bicyclists would like to see an eight-foot-wide sidewalk built along the west side of San Marco Boulevard between Highway 4 and the gas station/mini mart on the corner of West Leland Road as part of the construction of this apartment expansion. This sidewalk is directly adjacent to the San Marco Villas apartment complex. This is a reasonable request and would enable the connection of the Delta de Anza Regional Trail (located just to the north of Highway 4) to the trail and sidewalk network in the western portion of the City of Pittsburg.

When the developer originally built San Marco Boulevard, which borders the project that is being built, a sidewalk was built on only one side of the street, the east side. This was back in the 1990s and that was the way these things were done. Now, in the Twenty First Century, pedestrians and bicyclists are treated with more respect.

During the intervening 25 years, the developer and the City have built a trail along the western side of San Marco Boulevard between Lasater Park (the Delta View Elementary School) and the gas station/mini mart on West Leland Road. The mini mart built a sidewalk along the edge of its property on San Marco Boulevard. Caltrans has adjusted its policies (DD-64) and now requires the construction of sidewalks on both sides of every freeway crossing. There is sufficient space under the existing bridge for the construction of a sidewalk.

The Developer is currently in the midst of applying for a development agreement to build 1500 homes in the Faria area to the southwest of the project under discussion. As part of that agreement, they are building trails through their project that will connect with the East Bay Regional Park District's new Concord Hills Regional Park. The construction of this eight-foot sidewalk would be an addition to the network of sidewalks and trails in Pittsburg and in this near-by development.

For this sidewalk to be constructed, one of the Commissioners must "move" to include the construction of this sidewalk as part of the conditions of approval of this project. Please mention in the condition of approval that any trees removed during the construction of this sidewalk must be replaced in the immediate vicinity. Please include in the condition that this sidewalk must be completed before the first tenant space is occupied.

In the big picture, this will be a very inexpensive project for the developer. The construction of this sidewalk will bring Pittsburg into the Twenty First Century. And this sidewalk will fill a large void in Pittsburg's sidewalk and trail network.

Thank you for your consideration of this reasonable request.

-30-

~0le

Bruce "0le" Ohlson
Bike East Bay
Delta Pedalers Bicycle Club
Contra Costa Countywide Bicycle Advisory Committee CCTA Bicycle &
Pedestrian Advisory Committee Caltrans District 4 Bicycle Advisory
Committee TRANSPLAN appointee to Highway 4 Integrated Corridor
Management Study Healthy and Livable Pittsburg Collaborative

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 27, 2020**

ITEM: Request to Re-Initiate a Study to Amend Title 18 of the Pittsburg Municipal Code as it relates to zoning definitions, parking, screening, and allowable use regulations to ensure clarity and consistency with State Law.

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

SUBJECT: This is a City-initiated proposal to study of a variety of potential amendments to Title 18 of the Pittsburg Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of State Law. The modifications would generally include updates to zoning definitions, parking requirements, screening requirements, and allowable use regulations to ensure clarity and consistency with State Law. These updates would apply city-wide.

RECOMMENDATION:

Staff recommends that the Commission move by minute order to initiate a zoning study to amend the PMC as it relates to zoning definitions, parking, screening, and allowable use regulations to ensure clarity and consistency with State Law.

BACKGROUND:

On April 28, 2020, the Planning Commission voted by minute order (with a 6 to 1 vote) to initiate a zoning study to amend PMC Title 18 as it relates to recreational and commercial vehicle storage requirements in residential districts. Since that time, staff has discovered a variety of other miscellaneous “clean-up” amendments that are needed in order to ensure that Title 18 is consistent with recently updated provisions of State Law and also to ensure clarification of certain requirements that have been confusing or misinterpreted in the past.

For this reason, staff is now requesting to expand the scope of this zoning study, as indicated in the Project Description section below.

If approved by the Planning Commission, staff will further study these potential changes and return at a later date with a formal recommendation.

PROJECT DESCRIPTION:

Anticipated changes to the current code that staff would like to further study, include:

- 1) Allowing outdoor RV storage at a private residence if kept behind a minimum six-foot tall fence, wall or landscaping;

Planning Commission Staff Report
Request to Initiate a Zoning Study Related to Title 18 Code Updates
October 27, 2020

- 2) Better alignment of zoning code sections related to allowable commercial vehicle types that may be stored at a private residence in conjunction with a home occupation permit;
- 3) Clarification of acceptable parking locations for vehicles in association with a home occupation permit stored onsite (to ensure they are only located within an approved driveway space or other paved surface, within the property boundaries of the site);
- 4) Establishment of a commercial parking exception process for new uses that can demonstrate (through a professional parking demand study) a reduced parking demand;
- 5) Clarification that all new transformer or junction boxes should be fully screened, unless deemed infeasible by the City Engineer;
- 6) Addition of the “food shops” classification to the list of businesses allowed to host live entertainment, subject to conditions;
- 7) Permitting of large family day cares in all residential zoning districts, in compliance with state law;
- 8) Esurance that mobile food vendor regulations are consistent with State Law;
- 9) Removal of the use classification and regulations for “Boardinghouses” to ensure consistency with State Law;
- 10) Establishment of a definition and regulations for “Food Pantry” uses;
- 11) Clarification regarding outdoor food preparation regulations to ensure consistency with Contra Costa County Health Department requirements.

GENERAL PLAN/CODE COMPLIANCE:

Pursuant to PMC section 18.48.020, amendments to zoning regulations must be initiated by motion of the City Council or the Planning Commission, or by application or petition of a resident, property owner or business owner in the city. According to the direction received from the Land Use Subcommittee, staff is requesting that the Planning Commission initiate a zoning study as described above.

Environmental: This project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under section 15262, “Feasibility and Planning Studies,” of the State CEQA Guidelines.

ANALYSIS:

Once the staff level review of zoning amendments is completed, the findings would be brought before the Planning Commission for formal review and consideration. At that

Planning Commission Staff Report
Request to Initiate a Zoning Study Related to Title 18 Code Updates
October 27, 2020

time, the Planning Commission would be asked to make a formal recommendation to the City Council for consideration. Once the City Council reviews and approves proposed changes, the ordinance would take effect 30-days after its adoption.

RECOMMENDATION:

Move by Minute Order to initiate a zoning study to amend the PMC as it relates to zoning definitions, parking, screening, and allowable use regulations to ensure clarity and consistency with State Law.

ATTACHMENTS:

1. Planning Commission Staff Report, dated April 28, 2020

Prepared by: Celina Palmer, Assistant Planner

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 28, 2020**

ITEM: Request to Initiate a Study to Amend Title 18 of the Pittsburgh Municipal Code as it Relates to Recreational and Commercial Vehicle Storage in Residential Districts

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

SUBJECT: This is a City-initiated proposal to consider potential amendments to Title 18 of the Pittsburgh Municipal Code (PMC) to revise the screening requirements for recreational vehicles (RVs) and clarify regulations for commercial vehicles in association with a home occupation permit.

RECOMMENDATION:

Staff recommends that the Commission move by minute order to initiate a zoning study to amend the PMC as it relates to recreational and commercial vehicle storage requirements in residential districts.

BACKGROUND:

The City's Code Enforcement staff has had some difficulties in the past with enforcement of regulations as currently written, related to required screening for RVs stored at a private residence, and definition of allowable commercial vehicles associated with home occupation permits.

On January 28, 2020, the Land Use Subcommittee met and discussed potential zoning amendments related screening requirements for RVs being stored at private residences. According to PMC 18.78.070, RVs are only allowed to be stored at a private residence if the RV is on a paved surface for no more than 72 hours in any single 30-day period, or if the RV is "not visible" (i.e. stored in a garage or completely screened by a fence, wall or landscaping). Strict interpretation of the code as written, would preempt most homeowners with RV parking space from being able to actually park an RV on their property because such vehicles are often several feet taller than maximum fence heights and would therefore still be visible from the street. During the January 28th meeting, subcommittee members expressed concern regarding strict interpretation of the current code differing from past enforcement practice, along with the lack of commercial RV storage options available in the area. The subcommittee seemed to be mostly in favor of relaxing RV screening requirements to more closely align with regulations in neighboring cities, so staff intends to study these potential changes further and return at a later date with a formal recommendation.

PROJECT DESCRIPTION:

Anticipated changes to the current code include: 1) allowing outdoor RV storage at a private residence if kept behind a minimum six-foot tall fence, wall or landscaping; 2)

Planning Commission Staff Report
Request to Initiate a Zoning Study to Amend Title 18 of the Pittsburgh Municipal Code as
it Relates to Recreational and Commercial Vehicle Storage in Residential Districts
April 28, 2020

better alignment of zoning code sections related to allowable commercial vehicle types that may be stored at a private residence in conjunction with a home occupation permit; and 3) clarifying acceptable parking locations for vehicles in association with a home occupation permit stored onsite (to ensure they are only located within an approved driveway space or other paved surface, within the property boundaries of the site).

GENERAL PLAN/CODE COMPLIANCE:

Pursuant to PMC section 18.48.020, amendments to zoning regulations must be initiated by motion of the City Council or the Planning Commission, or by application or petition of a resident, property owner or business owner in the city. According to the direction received from the Land Use Subcommittee, staff is requesting that the Planning Commission initiate a zoning study as described above.

Environmental: This project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under section 15262, "Feasibility and Planning Studies," of the State CEQA Guidelines.

ANALYSIS:

Once the staff level review of zoning amendments is completed, the findings would be brought before the Planning Commission for formal review and consideration. At that time, the Planning Commission would be asked to make a formal recommendation to the City Council for consideration. Once the City Council reviews and approves proposed changes, the ordinance would take effect 30-days after its adoption.

RECOMMENDATION:

Move by Minute Order to initiate a zoning study to amend the PMC as it relates to recreational and commercial vehicle storage requirements in residential districts.

ATTACHMENTS:

1. Land Use Subcommittee Memo, dated January 28, 2020

Prepared by: Celina Palmer, Assistant Planner



City of
Pittsburgh

Request to Initiate a Study to Amend Title 18 of the Pittsburgh Municipal Code

Background



April 28, 2020 Planning Commission voted by minute order to initiate zoning study to amend PMC Title 18 as it relates to recreational and commercial vehicle storage requirements in residential districts.

Opportunity



There are a variety of other miscellaneous “clean-up” amendments needed to ensure Title 18 is consistent with State Law and to ensure clarification requirements

Misc. “Clean-up” Amendments



1. RV storage at a private residence if kept behind a minimum six-foot tall fence;
2. Commercial vehicle types in conjunction with a home occupation permit;
3. Parking locations for vehicles in association with a home occupation permit;
4. Commercial parking exception process for new uses;
5. Screening of all new transformer or junction boxes;
6. Addition of the “food shops” classification;
7. Permitting of large family day cares in all residential zoning districts;
8. Esurance that mobile food vendor regulations are consistent with State Law;
9. Removal of the use classification and regulations for “Boardinghouses”;
10. Establishment of a definition and regulations for “Food Pantry” uses;
11. Clarification regarding outdoor food preparation regulations to ensure; and consistency with Contra Costa County Health Department requirements.

Recommendation



Move by Minute Order to initiate a zoning study to amend the PMC as it relates to zoning definitions, parking, screening, and allowable use regulations to ensure clarity and consistency with State Law.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 27, 2020**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions.

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for a T-Mobile equipment enclosure expansion at 1100 Bailey Road, and one notice of intent to conduct a Zoning Administrator public hearing to re-establish a major automotive repair facility at 105 Bliss Avenue. The Zoning Administrator also submits two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

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

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 one application requesting design review approval which qualifies within one or more of the nine categories of delegated authority established by Resolution No. 9918, and one application requiring a Zoning Administrator public hearing:

1. T-Mobile Equipment Enclosure Expansion, AP-20-1534 (AD) – Delegated Design Review Category 2.

This is an application filed by Matthew David, on behalf of T-Mobile, requesting administrative design review approval of plans to expand an existing wireless telecommunications equipment enclosure at 1100 Bailey Road in the OS (Open Space) District. Assessor's Parcel No. 092-030-011.

2. ALL-N-1 Auto Body, AP-20-1537 (ZA) – Zoning Administrator Public Hearing.

This is an application filed by Adolfo Aargueta Esquivel, on behalf of All-N-1 Auto Body, requesting zoning administrator approval to establish a major auto repair use, located at 105 Bliss Avenue in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 088-171-034.

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

1. Resolution No. 359: Transbay Cable Exterior Façade Improvements, AP-20-1524 (AD)
2. Resolution No. 360: Shell Gas Station Exterior Sign Modifications, AP-20-1520 (AD)

GENERAL PLAN/CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC section 18.76.040.D, "Abandonment of Nonconforming Use in the M District and in the Railroad Avenue Specific Plan PD District" state that upon approval by the zoning administrator, a nonconforming use that is abandoned or discontinued from a structure located in the M district or the Railroad Avenue specific plan PD district may be reestablished in that existing structure; provided, that a certificate of occupancy for the structure was issued prior to June 20, 2007, and subject to certain findings.

PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent and the adopted Zoning Administrator resolutions.

ATTACHMENTS:

1. Notice of Intent: T-Mobile Equipment Enclosure Expansion, AP-20-1534 (AD)
2. Notice of Intent: ALL-N-1 Auto Body, AP-20-1537 (ZA)
3. Zoning Administrator Resolution No. 359
4. Zoning Administrator Resolution No. 360

Planning Commission Staff Report
Zoning Administrator
October 27, 2020

Prepared by: Kristin Pollot, AICP, Zoning Administrator

NOTICE OF INTENT

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

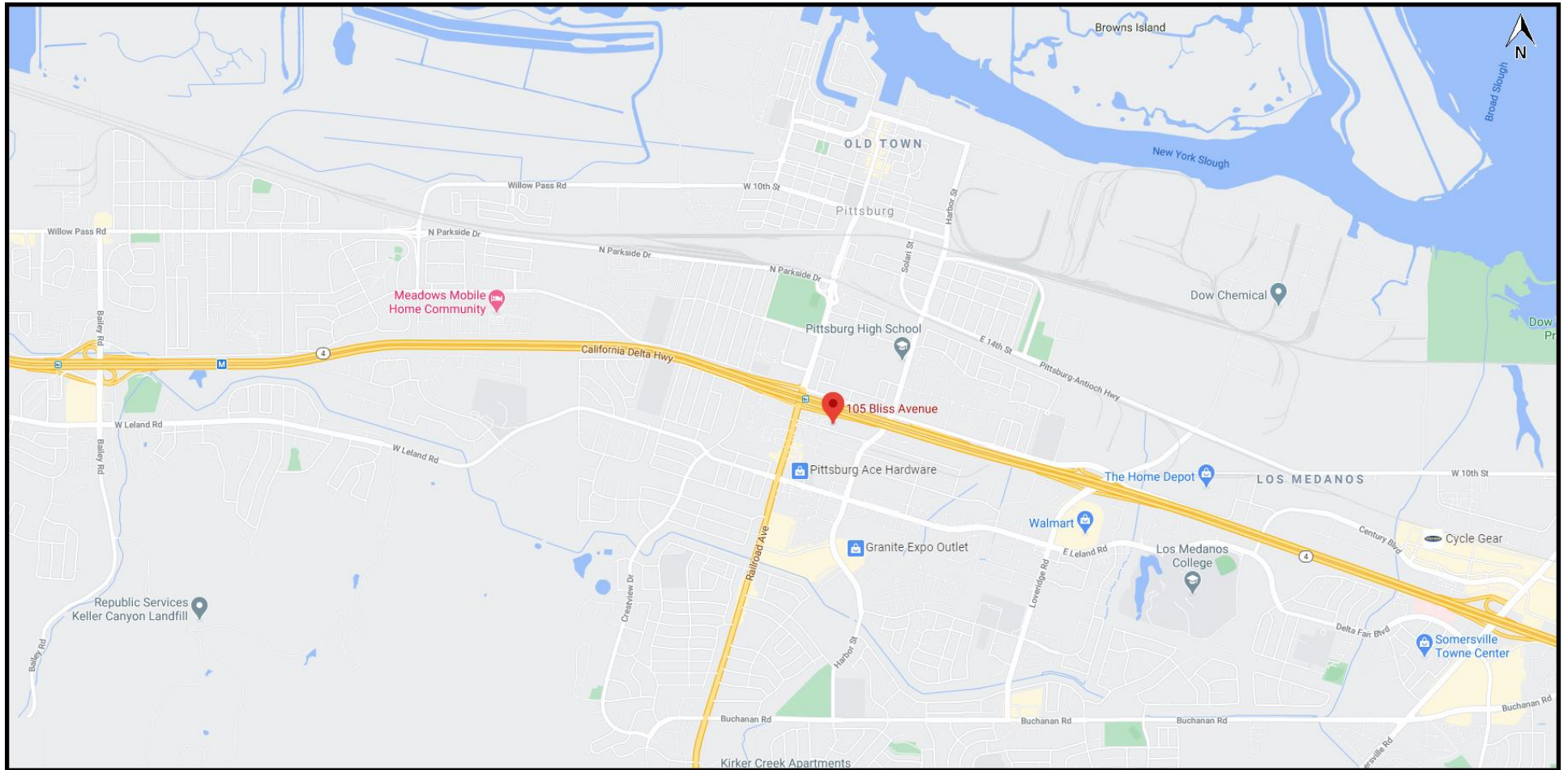
ALL-N-1 AUTO BODY, AP-20-1537 (ZA).

This is an application filed by Adolfo Aargueta Esquivel, on behalf of All-N-1 Auto Body, requesting zoning administrator approval to establish a major auto repair use, located at 105 Bliss Avenue in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 088-171-034.

This project is delegated to staff under Pittsburg Municipal Code section 18.76.040.D, "Abandonment of Nonconforming Use in the M District and in the Railroad Avenue Specific Plan PD District. Upon approval by the zoning administrator, a nonconforming use that is abandoned or discontinued from a structure located in the M district or the Railroad Avenue specific plan PD district may be reestablished in that existing structure; provided, that a certificate of occupancy for the structure was issued prior to June 20, 2007".

All-N-1 Auto Body – Vicinity Map

AP-20-1537	105 Bliss Avenue
Zoning Administrator	APN: 088-171-034



All-N-1 Auto Body – Aerial Map

AP-20-1537	105 Bliss Avenue
Zoning Administrator	APN: 088-171-034





Planning Application

City of Pittsburg, Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

TYPE OF APPLICATION REQUESTED:

- | | |
|---|---|
| ☐ UP Conditional Use Permit | ☒ ZA Zoning Administrator |
| ☐ DR Design Review | ☐ TRP Tree Removal Permit |
| ☐ ADR Design Review (Admin) | ☐ TA Temporary Activity |
| ☐ GP General Plan Amendment | ☐ PPR Preliminary Plan Review |
| ☐ RZ Rezoning (Includes PUD) | ☐ MM Minor Modification (wireless) |
| ☐ SUB Major Subdivision | ☐ SR Sign Review (Type: _____) |
| ☐ MS Minor Subdivision | |
| ☐ VA Variance | ☐ Other: _____ |

STAFF USE ONLY

Application Number: AP-20-1537

Date Filed: 10-15-2020

PROJECT INFORMATION:

Project Name (Business/Development): All-N-1 Auto Body

Address/Location of Project: 105 Bliss Ave., Pittsburg, CA 94565

Assessor's Parcel No(s): 088-171-034-7

Mapping Address (Latitude/Longitude): 38-01534/-121.887006

Existing General Plan / Zoning Designations: Mixed Use/PD

Proposed General Plan / Zoning Designations: None

Existing Use: Land use = Auto repair County use = Industrial/ Auto Repair

Proposed Use: Auto body repair and painting

Size of Existing Structure(s): 5,280 SF

Size of Proposed Additions / New Structure(s): None

Amount of New Impervious Surfaces (s.f. or acres)¹: None

Property Size (s.f. or acres): 23,087 SF No. of Existing Lots: 1 Proposed: 1

Days/Hours of Operation: Mon - Fri 8-5pm and Sat. 9-3pm

No. of Employees, Existing: 4 Proposed: 4

No. of On-Site Parking Stalls, Existing: 13 Proposed: 13

HCP Land Cover Type: Urban Cortese List: Yes ☐ No ☒

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.cccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

The property will be used for auto body repair and painting. The bldg was purpose built to be an automotive repair and body shop and has been used continuously in this capacity for 40+ years. There is an existing permitted paint booth that has been active and used continuously for the last 10+ years by previous tenants. The site is perfect for auto use as it has a 20' high screen wall that encloses a 7200 SF work area which allows for storage of 20+ cars. The area in front of the screen wall allows 13 car parking for customer and employees. All work will be performed in the shop area. In the shop, applicant will have up to 3 cars in prep area and up to 5 cars in paint area. Cars in process or waiting for pickup will be stored in storage area behind screen walls. No cars will be stored in the front of the bldg. Also, the storage area will be screened from the highway so as not to cause a nuisance for motorists on Hwy 4. Also, there is an active auto body shop next door to this property, Hernandez Auto Body. The tenant will be a far cleaner use as all working cars will be stored behind the screen walls and all work will be performed in the shop building.

APPLICANT INFORMATION:

Applicant Name: Adolfo Aargueta Esquivel **Primary Contact:** 925-681-8689 (Call Jeff B. # Below)

E-Mail: alln1autobody@gmail.com **Phone:** _____

Mailing Address: 5 East Rose Ave., Bay Point, CA 94565

Property Owner(s): Redwood Property Investors (Jeff Berbower - Main point of Contact)

E-Mail: jeff@redwood-property.com **Phone:** 925-334-4370

Mailing Address: 360 Grand Ave. #340, Oakland, CA 94610

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ **Date:** _____
Property owner/manager (attach notary):  **Date:** 10-15-2020

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIRMENTS: (to be completed by the applicant)

- ☐ Consultation with Planning Division
- ☒ Completed Planning Application Form
- ☐ 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- ☐ Correct Filing Fees (if paying by check, make payable to "City of Pittsburg")
- ☐ Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

*One full-sized and one reduced (8.5" x 11" or 11" x 17") required. Please review the Planning Application Submittal Checklist (separate handout) for details about what needs to be included on the project plans.

STAFF USE ONLY

TOTAL FEES PAID*: _____ **Date Rec'd:** _____ **By:** _____

*Attach Copy of Completed Planning Receipt Form or Developer Deposit Request

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA

)

) ss.

COUNTY OF ALAMEDA

)

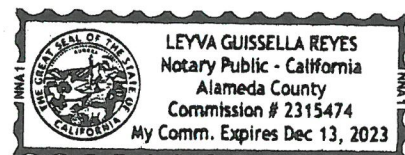
On October 15, 2020, before me, Leyva Guissella Reyes a Notary Public, personally appeared B. Reid Settlement, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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.

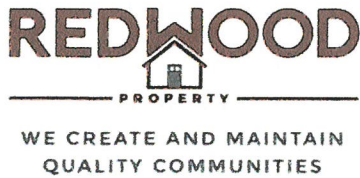
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Leyva Guissella Reyes
Signature

[SEAL]





October 14, 2020

Kristin Pollot - Planning Manager
Planning Division - City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

Re: 105 Bliss Ave- Zoning Application

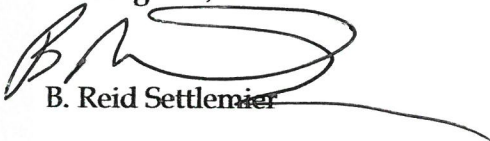
Ms. Pollot,

Please see the included Zoning Application submission, which comes with our complete approval and review as discussed. Furthermore, we would like to highlight our continued commitment, appreciation, and support for the city of Pittsburg as evidenced in our current and going investments in your city:

- Over 160 homes purchased and sold in Pittsburg
- Over 50 rental units
- Complete revitalization of the Historic Bank Building in downtown Pittsburg

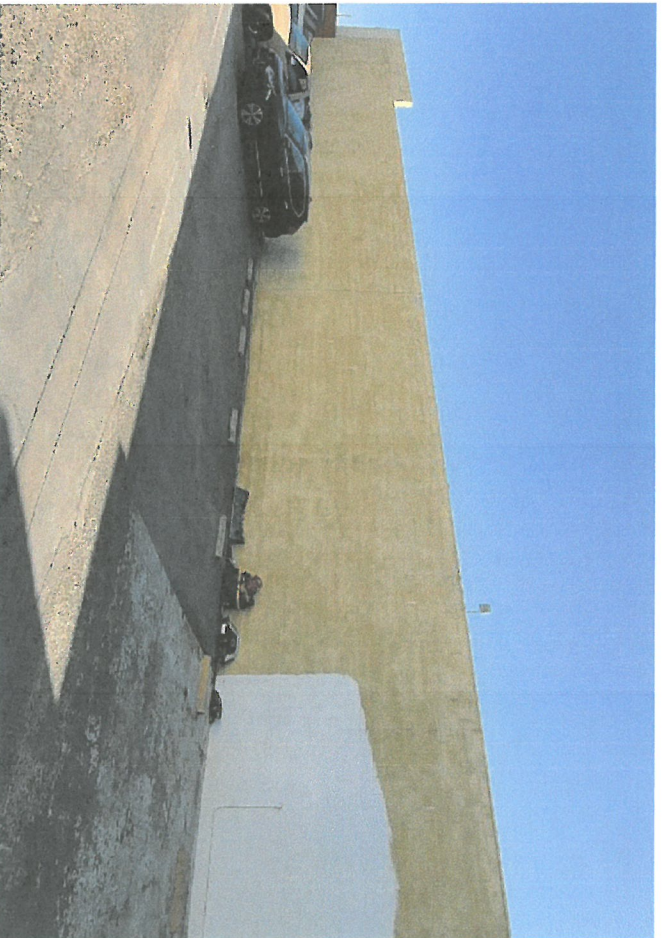
We take pride in all of our real estate investments – whether developing, renovating and or adding value to our communities and cities we partner with. Our Northern California portfolio includes about 1000 rental units and a growing commercial portfolio. We appreciate your assistance with this application and look forward to the timely approval process. I can be reached directly at 510-520-9325 anytime to discuss further.

Best regards,

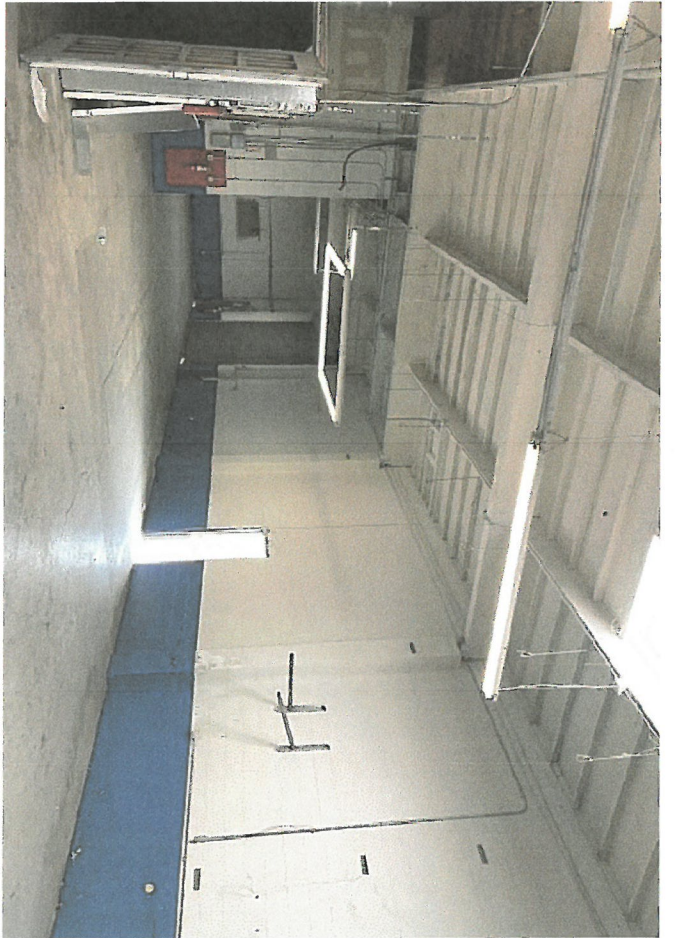


B. Reid Settlemier

31







NOTICE OF INTENT

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

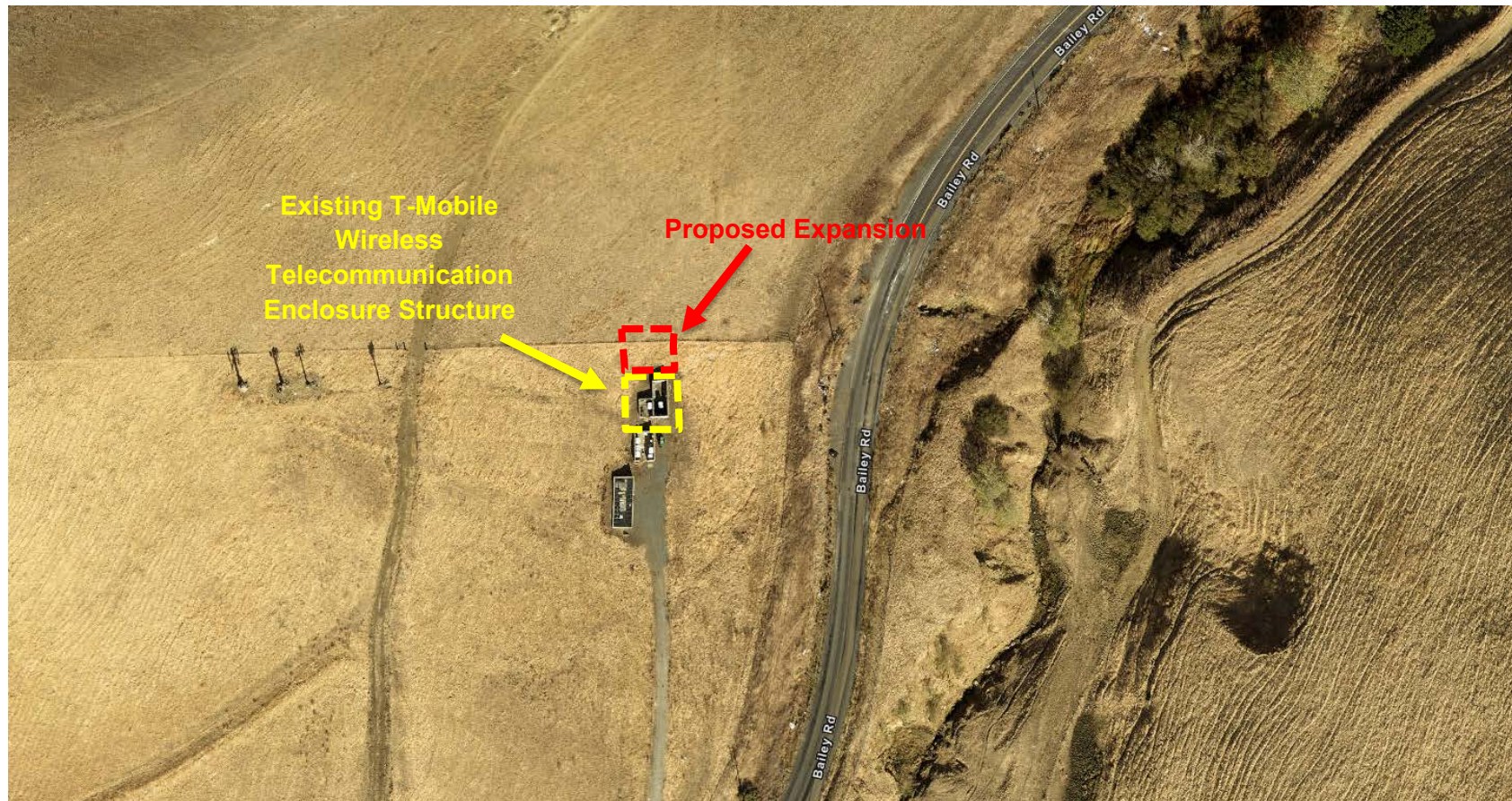
T-Mobile Equipment Enclosure Expansion, AP-20-1534 (AD).

This is an application filed by Matthew David, on behalf of T-Mobile, requesting administrative design review approval of plans to expand an existing wireless telecommunications equipment enclosure at 1100 Bailey Road in the OS (Open Space) District. Assessor's Parcel No. 092-030-011.

This project is delegated to staff under Category 2 (Wireless Communication Equipment), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to new or replacement antennas on existing poles and their related equipment.

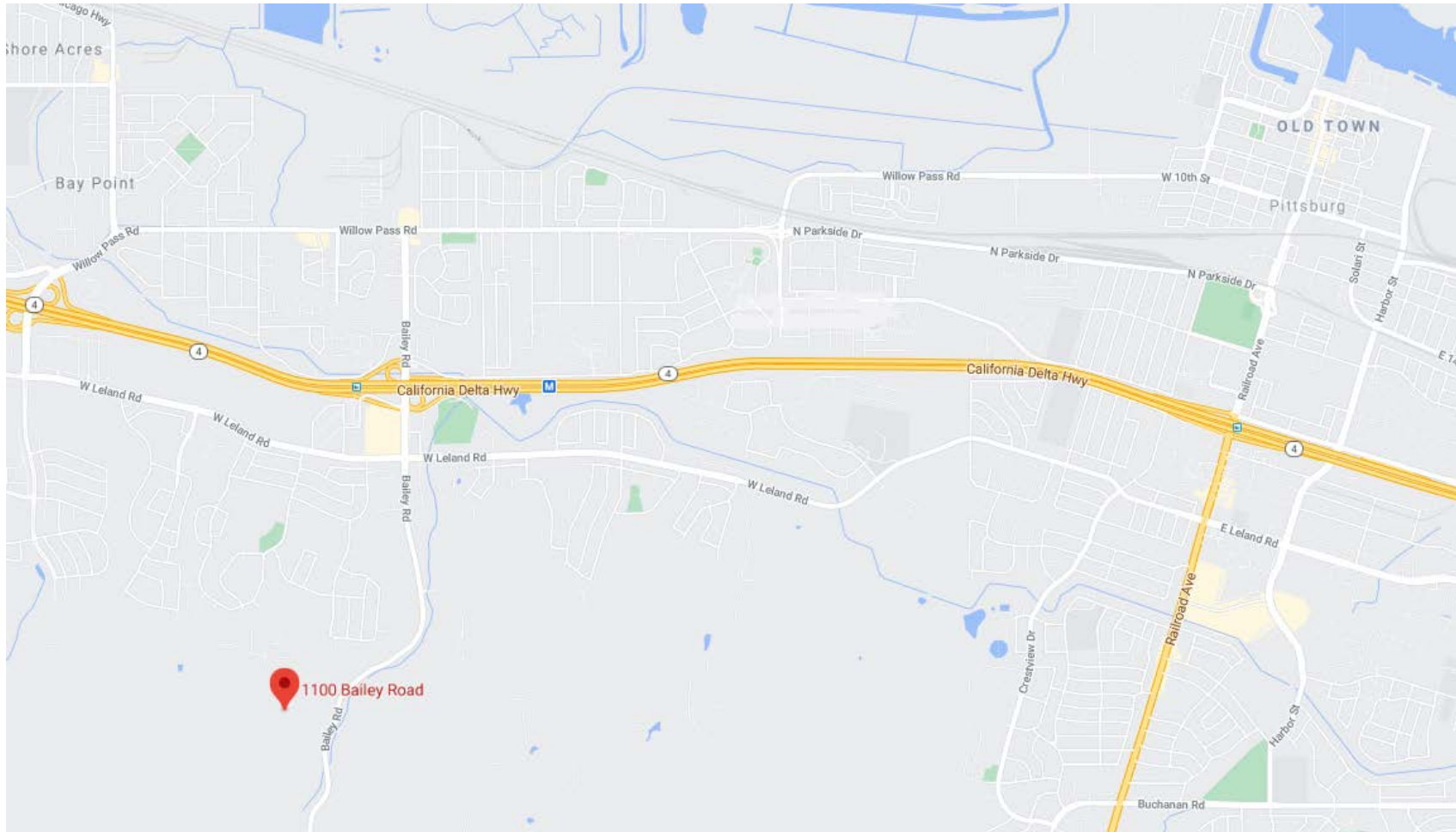
T-Mobile Equipment Enclosure Expansion – Aerial Map

AP-20-1534	1100 Bailey Road
Administrative Design Review	APN: 092-030-011



T-Mobile Equipment Enclosure Expansion – Vicinity Map

AP-20-1534	1100 Bailey Road
Administrative Design Review	APN: 092-030-011



HARDENING NATIONAL
25kW DIESEL



SITE NUMBER: BA01703A

SITE NAME: BA703 1100 BAILEY ROAD

SITE TYPE: MONOPOLE

CITY: PITTSBURG

COUNTY: CONTRA COSTA COUNTY

JURISDICTION: CITY OF PITTSBURG

PROJECT SUMMARY

SITE ADDRESS:

1100 BAILEY RD,
PITTSBURG, CA 94565

PROPERTY OWNER CONTACT:

HILLVIEW LAND INVESTORS LLC
4021 PORT CHICAGO HWY,
CONCORD, CA 94520

APPLICANT:

T-MOBILE WEST LLC
1855 GATEWAY BLVD. SUITE 900
CONCORD, CA 94520
REPRESENTATIVE: LYNDA McCLUNG
T-MOBILE PROJECT MANAGER: RICHARD RICE
PROJECT MANAGER: KINDRA ROBERTS
CONSTRUCTION MANAGER: KINDRA ROBERTS
CONSTRUCTION COORDINATOR: MICHELLE RAFFOUL

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION:

U (UNMANNED TELECOMMUNICATIONS FACILITY)

PROPERTY TYPE:

AGRICULTURAL/RURAL

USE CODE:

FARM (IRRIGATED OR DRY)

APN:

092-030-011-8

PROJECT DESCRIPTION

THE PROJECT ENTAILS:

T-MOBILE PROPOSED TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:

1. INSTALL (1) GENERATOR, GENERAC 25 KW DIESEL GENERATOR WITH TANK ON (N) CONCRETE SLAB

2. INSTALL (1) AUTOMATIC TRANSFER SWITCH

LEGAL DESCRIPTION

ABBREVIATED DESCRIPTION:

PCL MAP 182 PG 36 POR PCL A

CONSULTING TEAM

SAC/ZONING/PERMITTING:

SYNERGY A DIVISION OF
ADVANTAGE ENGINEERS, LLC
3663 N LAUGHLIN ROAD, SUITE 101
SANTA ROSA, CA 95403
CONTACT: LYNDA McCLUNG
PHONE: (714) 328-3385
EMAIL: lmcclung@synergy.cc

ARCHITECTURAL/ENGINEERING:

SYNERGY A DIVISION OF
ADVANTAGE ENGINEERS, LLC
7543 WOODLEY AVE, SUITE 201
VAN NUYS, CA 91406
CONTACT: ADAM BRONNENKANT
PHONE: (818) 840-0808
FAX: (818) 840-0708

STRUCTURAL ENGINEERING:

SYNERGY A DIVISION OF
ADVANTAGE ENGINEERS, LLC
7543 WOODLEY AVE, SUITE 201
VAN NUYS, CA 91406
CONTACT: ADAM BRONNENKANT
PHONE: (818) 840-0808
FAX: (818) 840-0708

LATITUDE / LONGITUDE

LAT: 38° 00' 11.0" N

LAT: 38.003051° N

LONG: 121° 56' 48.1" W

LONG: -121.946706° W

UTILITY PURVEYOR

POWER:

COMPANY: PG&E

TELCO:

COMPANY: AT&T

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME

SIGNATURE

DATE

LANDLORD:

ZONING MGR:

DEVELOP. MGR:

CONST. MGR:

PROJECT MGR:

SR. RF ENGINEER:

RF ENGINEER:

OPERATIONS:

SAC REP.:

UTILITIES:

REAL ESTATE MGR:

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	ABBREVIATIONS, SPECIFICATIONS AND SYMBOLS
T-4	GENERAL STRUCTURAL NOTES
A-1	OVERALL SITE PLAN
A-2	EQUIPMENT LAYOUT PLANS
A-3	EQUIPMENT ELEVATION
D-1	DETAILS AND SPECIFICATIONS
D-2	DETAILS AND SPECIFICATIONS
D-3	GENERATOR SPECIFICATIONS
D-4	SPECIFICATIONS

ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2019, SECTION 11B-203.4 (LIMITED ACCESS SPACES)
SECTION 11B-203.5 (MACHINERY SPACES)

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2019

2. CALIFORNIA BUILDING CODES 2019

3. CALIFORNIA ELECTRICAL CODES 2019

4. CALIFORNIA MECHANICAL CODES 2019

5. CALIFORNIA PLUMBING CODES 2019

6. ANSI / EIA-222 G

7. LOCAL BUILDING CODES

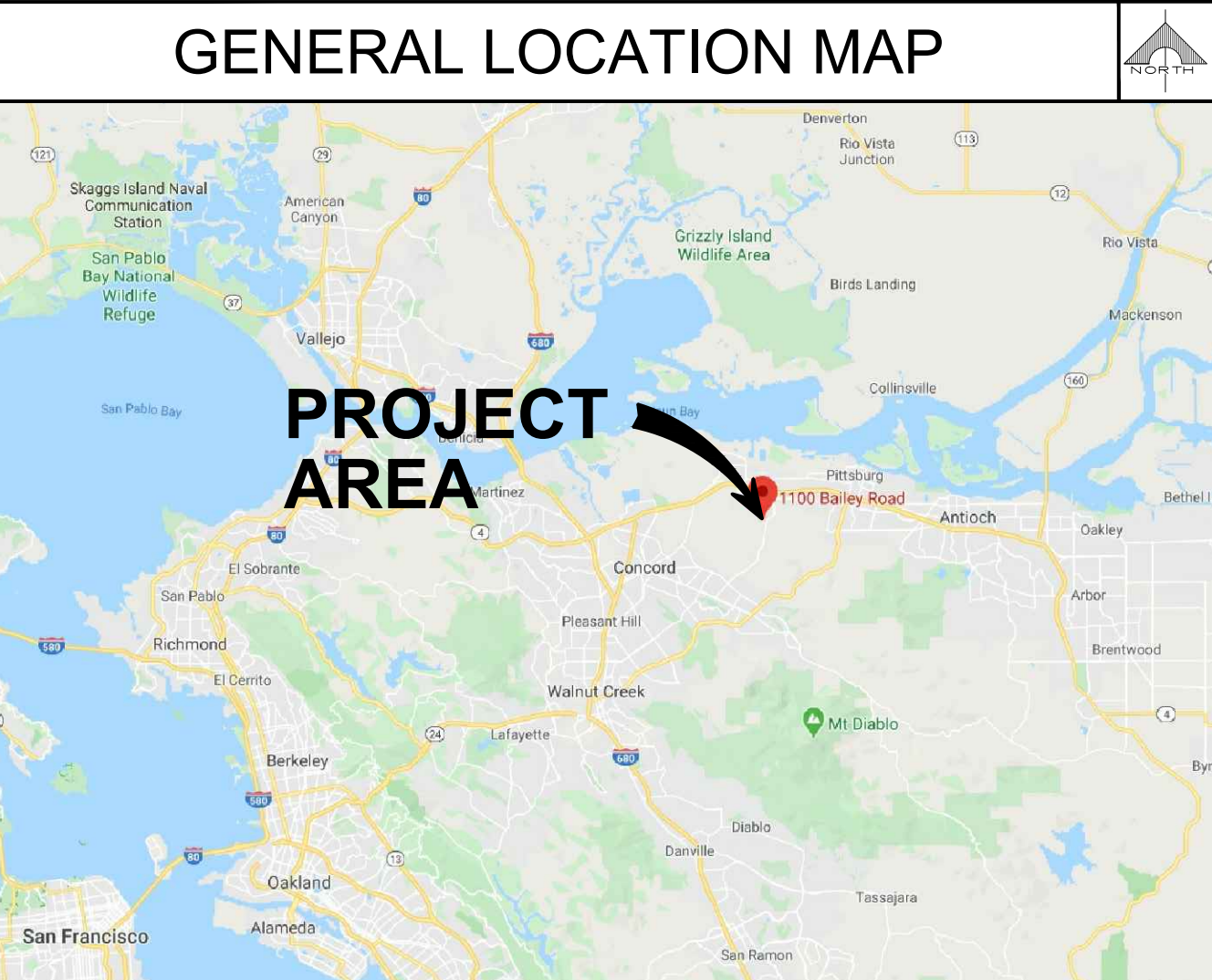
8. CITY / COUNTY ORDINANCES

9. CALIFORNIA FIRE CODE 2019 EDITION

10. ASCE 7-2019

11. ACI 318-2014

12. STEEL CONSTRUCTION MANUAL, 14TH EDITION



DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1855 GATEWAY BLVD. SUITE 900 CONCORD, CA 94520

HEAD WEST TOWARD CLAYTON RD. TURN LEFT TOWARD CLAYTON RD. TURN RIGHT ONTO CLAYTON RD. TURN RIGHT ONTO MARKET ST. USE THE RIGHT 2 LANES TO TAKE THE STATE ROUTE 242 N RAMP TO PITTSBURG. MERGE ONTO CA-242 N. USE THE LEFT 3 LANES TO MERGE ONTO CA-4 E TOWARD STOCKTON/ PITTSBURG. TAKE EXIT 20A FOR BAILEY RD S. TURN RIGHT ONTO BAILEY RD. PASS BY BURGER KING (ON THE RIGHT). DESTINATION WILL BE ON THE RIGHT.

T-Mobile

Stick Together

1855 GATEWAY BLVD. SUITE 900
CONCORD, CA 94520

PROJECT INFORMATION:

(HARDENING NATIONAL - 25kW DIESEL)

BA01703A

BA703 1100 BAILEY ROAD

1100 BAILEY RD,
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/04/20

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

A	03/18/20	90% CD, ISSUED FOR REVIEW	VHB
B	07/24/20	REVISED CD	VJA
C	08/04/20	90% CD, REVISED PER STRUCTURAL REDLINES	VHB

PLANS PREPARED BY:

Synergy

a division of advantage engineers

7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

Synergy

a division of advantage engineers

7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: CHK.: APV.:

VHB	AB	AB
-----	----	----

LICENSURE:

REGISTERED PROFESSIONAL ENGINEER

ADAM BRONNENKANT

C74190

EXP. 6/30/21

CIVIL

STATE OF CALIFORNIA

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1	C
	BA01703A

38

ROOFING & WATERPROOFING NOTES

1. CONTRACTOR SHALL CONTACT THE BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE CLIENT PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.
3. THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF & BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.
4. IF IT DEEMED NECESSARY TO REMOVE EXISTING FINISHED AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LINE-NEW CONDITIONS. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES & FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED "T-MOBILE CONSTRUCTION MANAGER IN ADVANCE.
5. AT THE CLIENT CONSTRUCTION MANAGER'S DISCRETION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND BTS UNITS AND ALONG COAX CABLE ROUTING. ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY APC OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES 1 & 2 ABOVE.

PENETRATION AT FIRE RATED ASSEMBLIES NOTES

1. AT THE CLIENT PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILTI" HIGH PERFORMANCE FIRESTOP SYSTEM #FS601 AT ALL FIRE RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.
2. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.

GENERAL NOTES

1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
2. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATION.
3. THIS FACILITY IS AN UNOCCUPIED T-MOBILE TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH THE CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY SYNERGY AND THE PROJECT ARCHITECT / ENGINEER IN WRITING. IN THE EVENT OF DISCREPANCIES FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY SYNERGY AND THE PROJECT ARCHITECT / ENGINEER IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF THE CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT / ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE PROJECT ARCHITECT / ENGINEER.
5. THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
6. THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE IN THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:

NCRA

NATIONAL ROOFING CONTRACTORS ASSOCIATION
O' HARE INTERNATIONAL CENTER
10255 W. HIGGINS ROAD, SUITE 600
ROSEMONT, IL 60018

SMACNA

SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
4201 LAFAYETTE CENTER DRIVE
CHATILLY, VA 22021-1209

ITLP

INTERNATIONAL INSTITUTE FOR LATH AND PLASTER
820 TRANSFER ROAD
ST. PAUL, MN 55114-1406
8. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS PRECEDENCE.
9. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT; UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATER-TIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

GENERAL NOTES (CONTINUATION)

11. THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
12. ALL EXPOSED METAL SHEET SHALL BE HOT-DIPPED GALVANIZED.
13. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
14. THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
15. PRIOR TO STARTING CONSTRUCTION OF THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
16. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
17. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUM'S, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AND THE LANDLORD/LESSOR AT THE CONCLUSION OF THE PROJECT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM THE START TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE AT ALL TIMES FOR THE LANDLORD/LESSOR PERSONNEL.
19. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER, WATER AND TOILET FACILITIES.
20. ALL CONSTRUCTION PHASES OF THE PROJECT SHALL CONFORM TO THE CURRENT 2019 CBC, 2018 I.B.C. AND ALL OTHER GOVERNING CODES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE OR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
22. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND/OR INSPECTIONS TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF THE SAID DOCUMENT.
24. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.
25. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH THE FIRE RATE ASSEMBLIES.
27. (N) CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
28. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
29. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
30. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN/SWEPT CONDITION AT ALL TIMES.
31. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
32. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
33. CONTRACTORS SHALL BID WALK THE PROJECT TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
34. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE (N) WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR THE FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTOR(S).
35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.
36. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
37. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
38. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
39. ANY REFERENCES TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

GENERAL NOTES (CONTINUATION)

40. A PRE-CONSTRUCTION CONFERENCE OF REPRESENTATIVES FROM AFFECTED AGENCIES SHALL BE HELD ON THE JOB AT LEAST ONE (1) WEEK PRIOR TO BEGINNING CONSTRUCTION.
41. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE FIELD MEASUREMENTS AS NECESSARY TO COMPLETE ALL WORKS AND THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN. SYNERGY IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
42. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

SITE PREPARATION NOTES

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT MIGHT DAMAGE THE FOOTINGS OF THE (N) STRUCTURE.
2. BACKFILL ALL TRENCHES WITH CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30% OR GREATER. BACKFILL IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.
3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.
4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE (N) FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
6. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
7. PROOF ROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
8. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION
9. ANY STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR COMPLICATIONS, DAMAGES, INJURY, OR DEATH ARISING OUT OF ANY KIND OF NEGLIGENCE PRIOR TO COMPLETION OF THE FINISHED STRUCTURE.
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO (N) OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
13. PRIOR TO PROCEEDING WITH ANY WORK WITHIN AN EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SHOP DRAWING REVIEW

1. REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THERE FROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

LANDLORD/LESSOR NOTES

1. A PRECONSTRUCTION CONFERENCE OF REPRESENTATIVES FROM APPLICABLE AGENCIES SHALL BE HELD ON SITE AT LEAST ONCE PRIOR TO BEGINNING CONSTRUCTION AT WHICH TIME A CONSTRUCTION SCHEDULE AND 24-HOUR CONTACT INFORMATION SHALL BE PROVIDED TO LANDLORD/LESSOR.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE AT ALL TIMES FOR LANDLORD/LESSOR PERSONNEL. OPEN TRENCHES SHALL BE PROPERLY PLATED AT THE END OF EACH WORKING DAY TO ALLOW FOR 24-HOUR LANDLORD/LESSOR ACCESS TO THE SITE.
3. THE CONTRACTOR AND CELL CARRIER SHALL BE RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES TO THE EXISTING SITE AND SHALL RETURN DAMAGED FACILITIES TO EXISTING CONDITION OR BETTER AT NO COST TO THE LANDLORD/LESSOR.
4. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (DIG ALERT) AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-422-4133.
5. ALL (N) AND EXISTING FACILITIES OWNED BY THE REPRESENTED CELLULAR CARRIER SHALL BE PROPERLY TAGGED IDENTIFYING THE OWNER'S NAME AND 24-HOUR PHONE NUMBER.
6. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE SITE IS SECURE DURING BOTH WORKING AND NON-WORKING HOURS.

ACCESSIBILITY EXCEPTION NOTES

1. SECTION 11B-203.4: LIMITED ACCESS SPACES – SPACES NOT CUSTOMARILY OCCUPIED AND ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES OR VERY NARROW PASSAGEWAYS SHALL NOT BE REQUIRED TO COMPLY WITH THESE REQUIREMENTS OR TO BE ON AN ACCESSIBLE ROUTE.
2. SECTION 11B-203.5: MACHINERY SPACES – SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH THIS REQUIREMENT OR TO BE ON AN ACCESSIBLE ROUTE. MACHINERY SPACES INCLUDE, BUT ARE NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS; PIPING OR EQUIPMENT CATWALKS; WATER OR SEWAGE TREATMENT PUMP ROOMS AND STATIONS; ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS; AND HIGHWAY AND TUNNEL FACILITIES.

T

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PROJECT INFORMATION:

(HARDENING NATIONAL - 25KW DIESEL)

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BA703 1100 BAILEY ROAD

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CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/04/20

ISSUED FOR:

CONSTRUCTION

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PLANS PREPARED BY:

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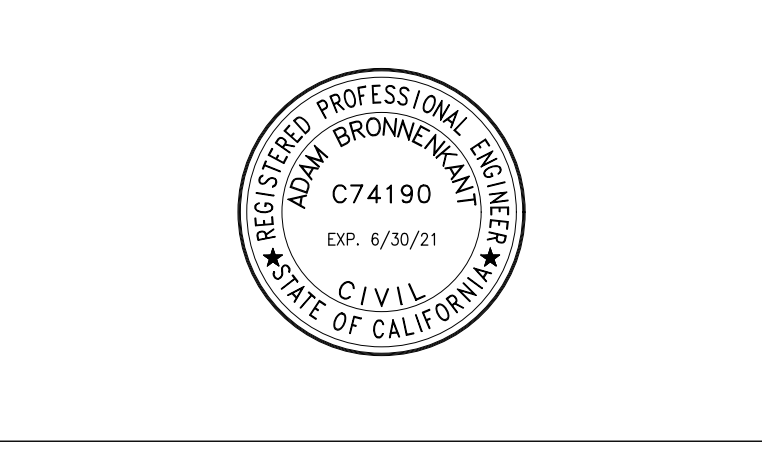
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DRAWN BY: CHK.: APV.:

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GENERAL NOTES

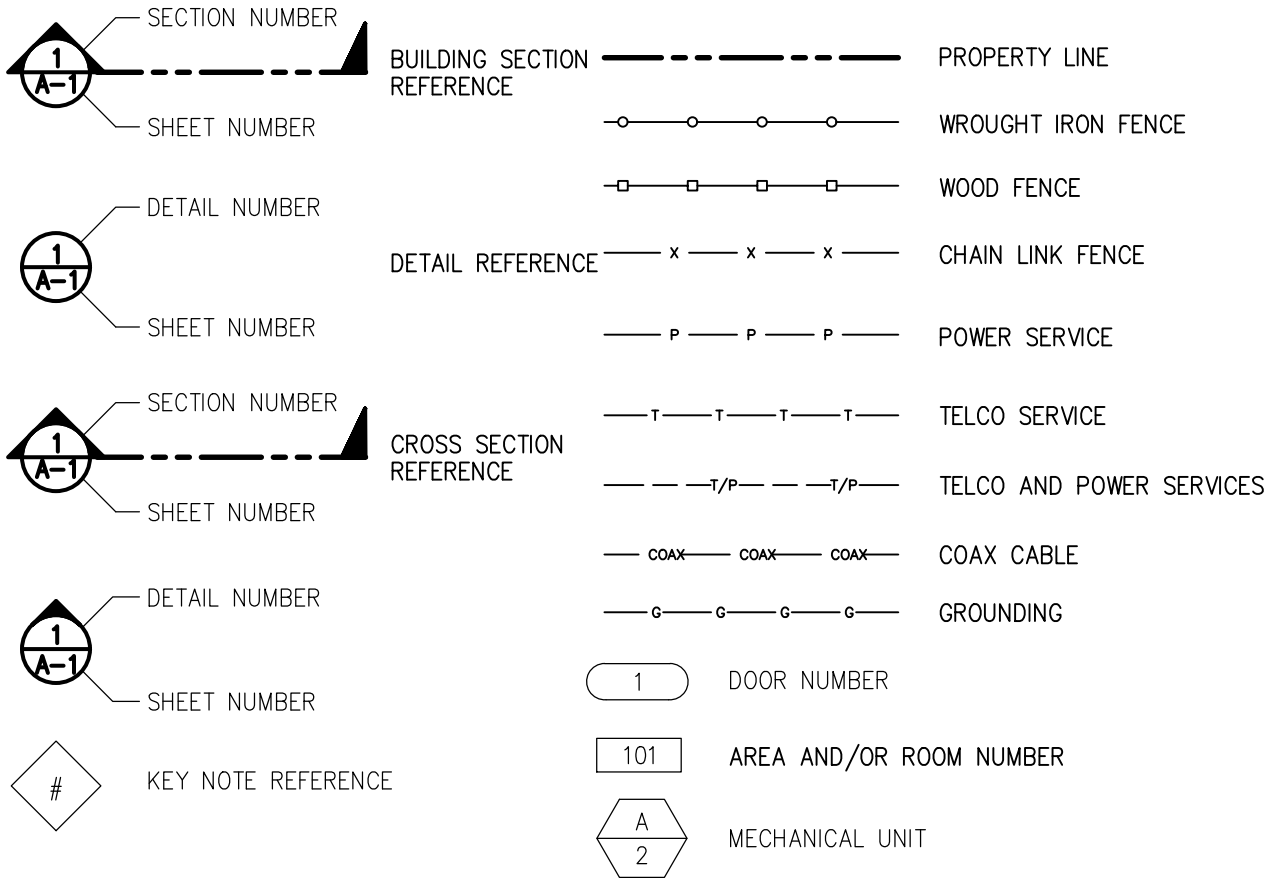
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ABBREVIATIONS

AB	ANCHOR BOLT	LA	LIGHTNING ARRESTOR
AC	ASPHALTIC CONCRETE	LAM	LAMINATED
A.C.	AIR CONDITIONING	LBS	POUNDS
ADJ	ADJUSTABLE	LNA	LOW NOISE AMPLIFIER
A.F.F.	ABOVE FINISH FLOOR	LT	LIGHT
ARCH	ARCHITECTURAL	LTE	LONG TERM EVOLUTION
APPROX.	APPROXIMATELY		
A.G.L.	ABOVE GRADE LEVEL	MFR	MANUFACTURER
A.M.S.L.	ABOVE MEAN SEA LEVEL	MAT	MATERIAL
		MAX	MAXIMUM
BD	BOARD	MECH	MECHANICAL
BLDG	BUILDING	MIN	MINIMUM
BLKG	BLOCKING	MISC	MISCELLANEOUS
BOT	BOTTOM	ML	METAL LATH
BSMT	BASEMENT	MS	MASONRY OPENING
BTS	BASE TRANSCIVER STATION	MS	MACHINE SCREW
		MTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(N)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR		
CO	CONDUIT ONLY		
COL	COLUMN	OA	OVERALL
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR		
CPRI	COMMON PUBLIC RADIO INTERFACE CABLE	PARTN	PARTITION
		PL	PLATE
DIA	DIAMETER	PLAS	PLASTER
DBL	DOUBLE	PLYWD	PLYWOOD
DEPT	DEPARTMENT	POC	POINT OF CONNECTION
DEMO	DEMOLITION	PROP	PROPERTY
DIM	DIMENSION	PSUs	POWER SUPPLY UNIT SYSTEM
DN	DOWN	PT	PRESSURE TREATED
DR	DOOR		
DTL	DETAIL	R	RISER
DUG	DIGITAL UNIT GSM	REQD	REQUIRED
DUL	DIGITAL UNIT LTE	RD	ROOF DRAIN
DUW	DIGITAL UNIT WCDMA	RM	ROOM
DWG	DRAWING	RMS	ROOMS
		RO	ROUGH OPENING
(E)	EXISTING		
EA	EACH	SAR M	TELCO INTERFACE UNIT
ELEC	ELECTRIC	SC	SOLID CORE
ELEV	ELEVATION	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EXP	EXPANSION	SFP	SMALL PLUGGABLE TRANSCIVER
EXT	EXTERIOR	SHT	SHEET
		SIM	SIMILAR
FA	FIRE ALARM	SPECS	SPECIFICATIONS
FB	FLAT BAR	SS	STAINLESS STEEL
FF	FINISH FLOOR	STL	STEEL
FH	FLAT HEAD	STOR	STORAGE
FIN	FINISH(ED)	STRUCT	STRUCTURAL
FLR	FLOOR	SUSP	SUSPENDED
FOS	FACE OF STUDS	SW	SWITCH
FS	FINISH SURFACE	SWBO	SWITCHBOARD
FT	FOOT, FEET		
FTG	FOOTING	THK	THICK
FW	FINISH WALL	TI	TENANT IMPROVEMENT
F.G.	FINISH GRADE	TMA	TOWER MOUNTED AMPLIFIER
FUT	FUTURE	TOS	TOP OF SURFACE
		TS	TUBE STEEL
		TYP	TYPICAL
GA	GAUGE		
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GL	GLASS		
GR	GRADE		
GYP	GYPSUM	VCT	VINYL COMPOSITION
GFCI	GROUND FAULT CIRCUIT INTERRUPT		
		VERT	VERTICAL
GND	GROUND	V.I.F.	VERIFY IN FIELD
GPS	GLOBAL POSITIONING SYSTEM	VG	VERTICAL GRAIN
GSM	GLOBAL SYSTEM FOR MOBILE COMMUNICATION		
		W/	WITH
HC	HOLLOW CORE	WCDMA	WIREBAND CODE DIVISION MULTIPLE ACCESS
HDW	HARDWARE	WD	WOOD
HTR	HEATER	WR	WATER RESISTANT
HM	HOLLOW METAL	WT	WEIGHT
HORIZ	HORIZONTAL		
HR	HOUR	XFMR	TRANSFORMER
HT	HEIGHT		
HV	HIGH VOLTAGE	⊗	AT
		⌈	CHANNEL
ID	INSIDE DIMENSION	⌋	CENTERLINE
INS	INSULATION	∠	ANGLE
INT	INTERIOR	ℓ	PROPERTY LINE
JT	JOINT		

SYMBOLS



PAINTING SPECIFICATIONS

- A. GENERAL
- ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
 - COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
 - FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
 - ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE CINGULAR WIRELESS CONSTRUCTION MANAGER.
 - PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
 - FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
 - APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
 - APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
 - CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE CINGULAR WIRELESS CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- B. PAINTING SCOPE
- PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

PAINTING SCOPE					
SURFACE TO BE PAINTED	COATING SYSTEM	PAINT	DO NOT PAINT	N/A	
BTS UNIT					
ALL EQUIPMENT & CABINETS OTHER THAN THE BTS UNIT					
ANTENNA COVERS, TILT BRACKETS, MOUNTING BRACKETS AND ASSOCIATED HARDWARE, CABLE AND CABLE COVERS EXPOSED TO VIEW, EXPOSED CONDUIT AND HANGERS, ETC.					
FLASHING UNITS, METAL TRIM AND OTHER METAL SURFACES					
STUCCO, CONCRETE, CONCRETE BLOCK AND CEMENTIOUS TYPE FINISH SYSTEMS.					
PLYWOOD, LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL SCREENWALLS					
DRYWALL					
CONCRETE POLES					
METAL POLES AND METAL POLE STAND-OFF					

- C. COATING SYSTEM SPECIFICATIONS
- DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).
 - 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER PAINT & PRIMER
- D. ANTENNAS
- PRIMER – KEM AQUA E61–W525
TOPCOAT – COROTHANE II B65W200/B60V22
- BTS CABINET
- PRIMER – KEM AQUA E61–W525
TOPCOAT – COROTHANE II B65W200/B60V22
- COAXIAL JUMPER CABLES
- PRIMER – AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- RAW STEEL
- PRIMER – KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- GALVANIZED METAL
- ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

STAINLESS STEEL
PRIMER – OTM WASH PRIMER, B71Y1
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

PRE-PRIMED STEEL
TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, SS0WZ4

ALUMINUM & COPPER
PRIMER – DTM WASH PRIMER, B71Y1
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

CONCRETE MASONRY
PRIMER – PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT – 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

CONCRETE STUCCO(EXISTING)
2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

STUCCO
PRIMER – PRO MAR MASONRY CONDITIONER B-46–W21000
TOPCOAT – SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD
PRIMER – A-100 EXTERIOR ALKYD W009D PRIMER Y-24W20
TOPCOAT – 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/DAMAGE(PRIOR TO PRIME & PAINT)
FIRST & SECOND COAT – CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356
ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT

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VHB	AB	AB
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LICENSURE:



SHEET TITLE:

ABBREVIATIONS,
SPECIFICATIONS &
SYMBOLS

SHEET NUMBER: REVISION:

T-3

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BA01703A

GENERAL NOTES

1.

ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CBC–2019 SPECIFICATIONS.
2.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
3.

STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
4.

DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
5.

ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS. SHOULD CONDITIONS BECOME APPARENT THAT DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROFESSIONAL ENGINEER. PROFESSIONAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.
6.

MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS, AND OTHER ELEMENTS PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF THE EQUIPMENT.
7.

WATERPROOFING: SEE ARCHITECTURAL DRAWINGS.
8.

THE FOUNDATION DESIGN IS BASED ON CBC–2019 TABLE 1806.2. ALLOWABLE SOIL BEARING VALUE IS 1500.
9.

THE NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
10.

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONCRETE

1.

ALL POURED–IN–PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. UNLESS OTHERWISE NOTED, CEMENT TO BE TYPE–8 FROM TESTED STOCK PER ASTM C–150.
2.

CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
3.

ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS OR OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
4.

NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS.
5.

FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC. WITH 3/4" CHAMFERS UNLESS DETAILED OTHERWISE.
6.

PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

1.

THE LABOR, MATERIALS AND EXECUTION REQUIRED FOR ALL CONCRETE WORK AS INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE PORTIONS OF CHAPTER 22 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
2.

STRUCTURAL STEEL NOT ENCASED IN CONCRETE SHALL BE SHOP PAINTED WITH TNEMEC99 METAL PRIMER OR APPROVED EQUIVALENT.
3.

UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A307. THIS INCLUDES EXPANSION/ADHESIVE ANCHORS. BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
4.

UNLESS NOTED OTHERWISE ALL WELDS PER THE LATEST EDITIONS OF THE AWS STANDARDS SHALL CONFORM TO AISC SPECIFICATIONS. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS.
5.

CONTRACTOR IS PERMITTED TO CUT AND WELD ANTENNA SUPPORT ASSEMBLY ARMS AS NECESSARY TO MEET THE LENGTH REQUIREMENTS IN THE FIELD. WELDS SHALL CONSIST OF A 3/16" FILLET ALL THE WAY AROUND FOR 1/4" THICK STEEL OR LESS AND 3/8" FILLET WELD FOR STEEL 1/2" THICK OR LESS. CONTRACTOR SHALL RESTORE CORROSION BARRIER WITH AN APPROVED PAINT IN ACCORDANCE WITH BS 729–1971 AND PREN 1029."

6.

MATERIAL CONFORMANCE:
A. WIDE FLANGE STEEL SECTIONS PER ASTM A572 OR A992 WITH FY = 50 KSI
B. PIPES SECTIONS PER ASTM A501 WITH FY = 36 KSI
C. TUBE STEEL SECTIONS PER ASTM A500 WITH FY = 46 KSI
D. COLD FORMED STEEL PER ASTM A653 WITH FY = 50 KSI
E. WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS
F. ALL OTHER MISCELLANEOUS STEEL SHALL BE ASTM A36 WITH FY = 36 KSI UNLESS NOTED OTHERWISE ON THE PLANS

ADHESIVE / MECHANICAL ANCHORS

1.

ALL POST–INSTALLED ANCHORS SHALL BE PER SIMPSON OR HILTI MANUFACTURING AS INDICATED ON THE PLANS.
2.

MECHANICAL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:

FOR HILTI KWIK BOLT TZ ANCHORS, INSTALLATION SHALL COMPLY WITH ICC–ES ESR–1385 AND LARR 25901 FOR ANCHORAGE TO MASONRY. FOR HILTI KWIK BOLT ANCHORS, INSTALLATION SHALL COMPLY WITH ICC–ES ESR–1917 AND LARR 25701 FOR ANCHORAGE TO CONCRETE.

ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:

FOR SIMPSON SET–XP EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC–ES ESR–2508 AND LARR 25744 FOR ANCHORAGE TO CONCRETE, IAPMO UES ER–265 AND LARR 25965 FOR ANCHORAGE TO MASONRY. FOR HILTI HIT–HY 200 EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC ESR–3187 AND LARR 25964 FOR ANCHORAGE TO CONCRETE.

3.

ALLOW A MINIMUM OF 72 HOURS AFTER NEW CONCRETE IS PLACED PRIOR TO LOCATING MECHANICAL OR ADHESIVE ANCHORS. ALL MECHANICAL/ADHESIVE ANCHORS REQUIRE SPECIAL STRUCTURAL INSPECTION PER THE BUILDING CODE.

SPECIAL STRUCTURAL INSPECTION – STRUCTURAL ONLY

1.

SPECIAL STRUCTURAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING JURISDICTION. SPECIAL STRUCTURAL INSPECTION IS REQUIRED FOR THE FOLLOWING:

VERIFICATION AND INSPECTION	INSPECTION TYPE	REFERENCE STANDARD
STEEL CONSTRUCTION		
WELDING		
AT FLOOR AND ROOF DECK WELDS	X	AWS D1.3
FOR REINFORCING STEEL	X	AWS D1.4, ACI 318
FOR STRUCTURAL STEEL	X	
CONCRETE CONSTRUCTION		
REINFORCING STEEL	X	ACI 318: 3.5, 7.1–7.7
POST–INSTALLED ANCHORS	X	ACI 318: 3.8.6, 8.1.3, 21.2.8
USE OF REQUIRED DESIGN MIX	X	ACI 318: CHAPTER 4, 5.2–5.4
MASONRY CONSTRUCTION		
		TMS 402 AND 602/ ACI 530/ASCE 5, 6
REINFORCING STEEL	X	
GROUT PLACEMENT	X	
CLEANOUTS PRIOR TO CLOSURE	X	
POST–INSTALLED ANCHORS	X	LARR 25891, LARR 25701 LARR 25965, LARR 25964

2.

THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN THAT IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE DESIGN DRAWINGS OR SPECIFICATIONS AND ALL DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. ALL REQUESTS FOR DEVIATIONS SHALL BE INITIATED BY THE CONTRACTOR VIA A WRITTEN REQUEST FOR INFORMATION.
3.

THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
4.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR ACCESS TO ALL ITEMS REQUIRING SPECIAL INSPECTION. INSPECTOR IS NOT AUTHORIZED TO OPERATE CONTRACTOR'S EQUIPMENT.
5.

FOR ADDITIONAL INFORMATION ON SPECIAL STRUCTURAL INSPECTIONS, CONTACT THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.

CLASS B TENSION SPLICE LENGTHS							COMP BARS	
CONC PSI	f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		f'c = ≤ 3,000	
BAR LOCATION SIZE (METRIC)	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	STD LAP	ENCLOSED W/ SPIRAL TIES
#3 (10)	24"	31"	19"	24"	17"	22"	12"	12"
#4 (13)	32"	41"	25"	32"	22"	29"	15"	12"
#5 (16)	39"	51"	31"	40"	28"	36"	19"	14"
#6 (19)	47"	61"	37"	48"	33"	43"	23"	17"
#7 (22)	69"	89"	54"	70"	49"	63"	26"	20"
#8 (25)	78"	102"	62"	80"	55"	72"	30"	23"
#9 (29)	88"	115"	70"	91"	63"	81"	34"	25"
#10 (32)	99"	129"	79"	102"	70"	91"	84"	28"
#11 (36)	110"	143"	87"	113"	78"	101"	42"	31"

NOTES:

1.

TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2.

LAP SPLICES SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS OR SCHEDULES.
3.

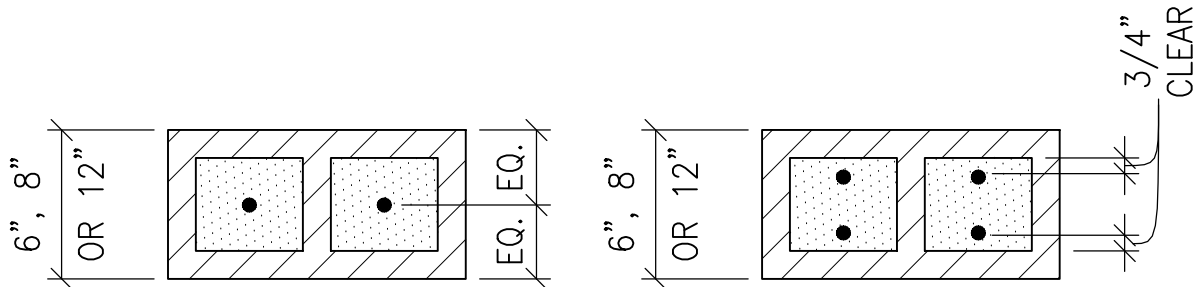
CONTACT STRUCTURAL ENGINEER IF CLEAR SPACING OF REINFORCEMENT IS LESS THAN OR EQUAL TO 2 BAR DIAMETERS (≤2DB), OR IF CLEAR COVER IS LESS THAN THE BAR DIAMETER (DB).
4.

THIS TABLE IS BASED ON NORMAL WEIGHT CONCRETE.
5.

FOR ADDITIONAL INFORMATION, SEE G.S.N., PLANS, SCHEDULES AND DETAILS.

LAP SCHEDULE FOR REINFORCING STEEL

REBAR SIZE (METRIC)	REBAR GRADE	MASONRY LAP SPLICE LENGTH				
		STEEL AT CENTER OF WALL			STEEL AT FACE OF WALL (& BOND BEAMS)	
		6" WALL	8" WALL	12" WALL	8" WALL	12" WALL
#4 (10)	60	17"	17"	17"	21"	21"
#4 (13)	60	26"	26"	26"	32"	32"
#5 (16)	60	40"	32"	32"	50"	50"
#6 (19)	60	N/A	58"	58"	100"	100"
#7 (22)	60	N/A	80"	80"	N/A	135"
#8 (25)	60	N/A	N/A	115"	N/A	189"



NOTES:

1.

LAPS APPLY TO BOTH VERTICAL AND HORIZONTAL REINFORCING.
2.

PROVIDE BENT BARS TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY.
3.

DO NOT SPLICE HORIZONTAL BARS WITHIN 8'–0" OF CONTROL JOINTS.
4.

FOR LADDER TYPE HORIZONTAL REINFORCING, SEE G.S.N.
5.

LAP LENGTHS HAVE BEEN CALCULATED FOR BOTH WORKING STRESS AND ULTIMATE STRENGTH DESIGN. WORST CASE VALUES HAVE BEEN USED.

WORKING STRESS OR ULTIMATE STRENGTH MASONRY LAP SPICES FOR REINFORCING STEEL – I.B.C.

LAP SPLICES FOR REINFORCING STEEL

NOTES:

1.

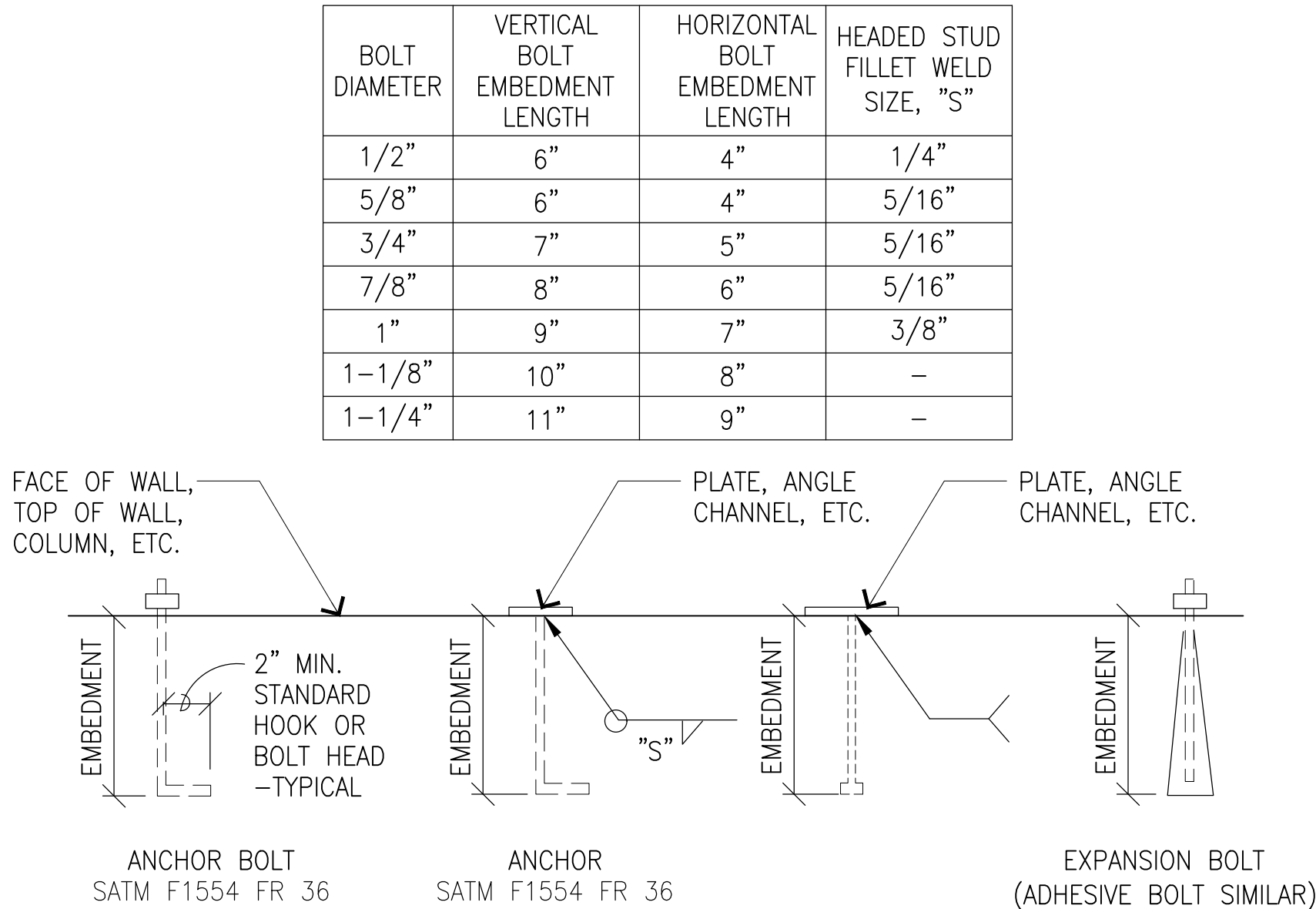
PROVIDE ANCHORS, ANCHOR BOLTS AND EXPANSION BOLTS PER THIS SCHEDULE UNLESS NOTED ON PLANS OR DETAILS.
2.

EXPANSION OR ADHESIVE BOLTS USED IN MASONRY SHALL HAVE I.C.B.O. APPROVAL IN MASONRY.
3.

AT "ANCHORS" USE 3/16" FILLET WELD ("s").
4.

THICKNESS OF DRY PACK DOES NOT APPLY TOWARDS EMBEDMENT.
5.

BOLT/PLATE EDGE CLEARANCES PER THE FOLLOWING – TYP U.N.O.
3/4" DIA. OR LESS ----- 1–1/4"
7/8" DIA. ----- 1 1/2"
1" DIA. ----- 1 3/4"
1 1/8" DIA. ----- 2"
1 1/4" DIA. ----- 2 1/4"
OVER 1 1/4" DIA. ----- 1.75xDIA.



TYPICAL ANCHOR, ANCHOR BOLT, AND EXPANSION BOLT SCHEDULE AND BOLT/PLATE EDGE CLEARANCE

ANCHOR / BOLT SCHEDULE

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CONCORD, CA 94520

PROJECT INFORMATION:

(HARDENING NATIONAL - 25KW DIESEL)

BA01703A
BA703 1100 BAILEY ROAD

1100 BAILEY RD,
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/04/20

ISSUED FOR:

CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:

A	03/18/20	90% CD, ISSUED FOR REVIEW	VHB
B	07/24/20	REVISED CD	VJA
C	08/04/20	90% CD, REVISED PER STRUCTURAL REDLINES	VHB

PLANS PREPARED BY:

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a division of **advantage engineers**

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CONSULTANT:

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DRAWN BY: CHK.: APV.:

VHB AB AB

LICENSURE:



SHEET TITLE:

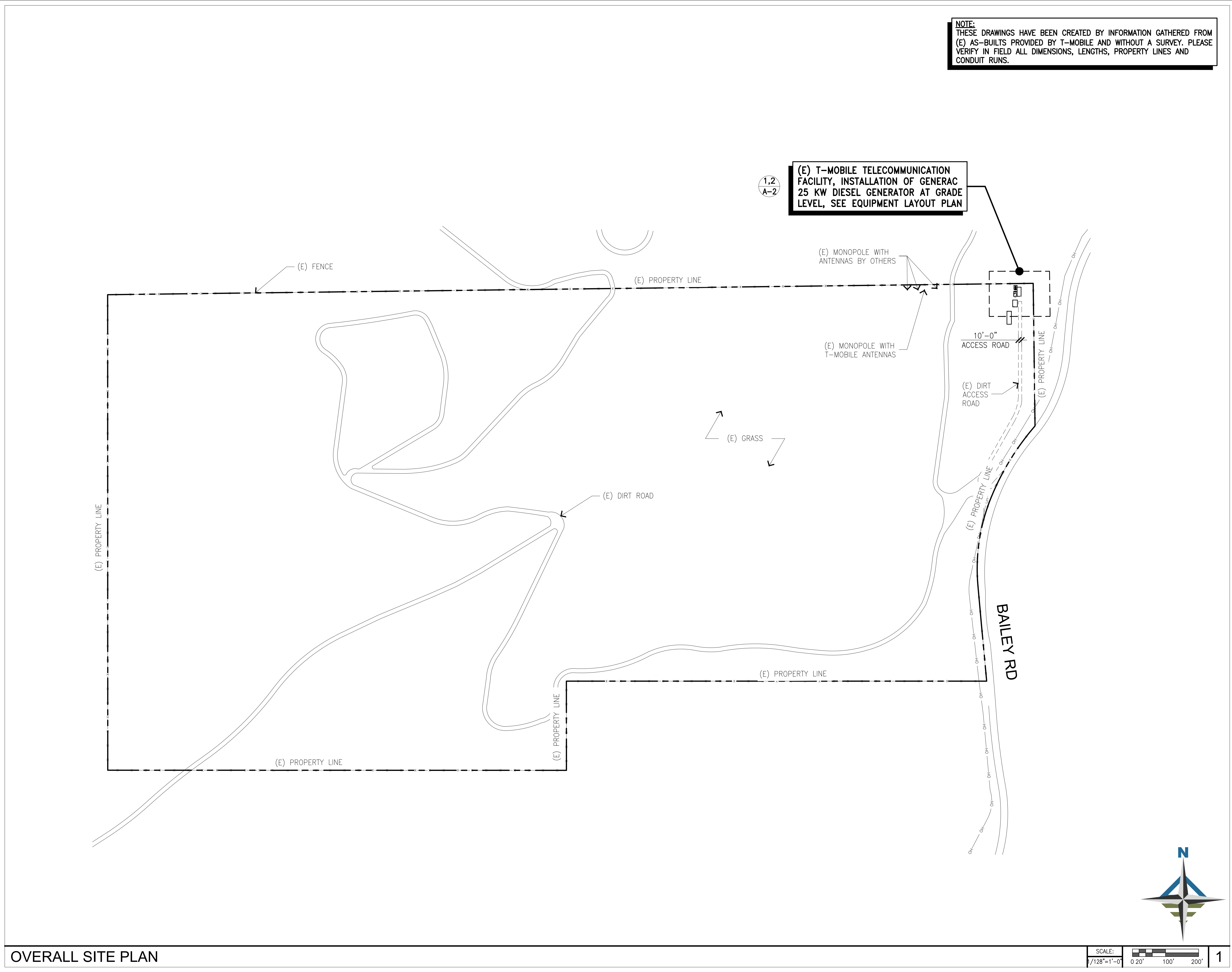
GENERAL STRUCTURAL
NOTES AND TYPICAL
DETAILS

SHEET NUMBER: REVISION:

T-4

C

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DRAWN BY:	CHK.:	APV.:
VHB	AB	AB

LICENSURE:

REGISTERED PROFESSIONAL ENGINEER
ADAM BRONKHORST
C74190
EXP. 6/30/21
CIVIL
STATE OF CALIFORNIA

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: A-1	REVISION: C BA01703A
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KEYNOTES:

- 1
- (E) LEASE AREA BY OTHERS
- 2
- (E) T-MOBILE FIBER CIENA & UAM BELOW
- 3
- (E) T-MOBILE FTP BOX
- 4
- (E) T-MOBILE TELCO BOX
- 5
- (E) T-MOBILE SERVICE LIGHT
- 6
- (E) T-MOBILE SERVICE PEDESTAL
- 7
- (E) T-MOBILE RBS 6131 EQUIPMENT CABINET
- 8
- (E) ±6'-0" HIGH CMU WALL
- 9
- (E) T-MOBILE PULL BOX
- 10
- (E) T-MOBILE GPS ANTENNA

- 11
- (E) 6'-0" SITE ACCESS GATE
- 12
- (N) PORTABLE FIRE EXTINGUISHER WITH 18 LBS CAPACITY B:C RATING INSTALLED INSIDE APPROVED RED CABINET
- 13
- (N) T-MOBILE ATS
- 14
- (N) T-MOBILE DISCONNECT SWITCH
- 15
- (N) 8'-9" WIDE DOUBLE SWING CHAIN LINK FENCE GATE WITH PRIVACY SLAT
- 16
- (N) T-MOBILE GENERAC 25 KW DIESEL GENERATOR WITH TANK ON (N) CONCRETE SLAB
- 17
- (N) 6'-0" HIGH CMU WALL ENCLOSURE

FIRE DEPARTMENT NOTES:

1.
- AT NO TIME WILL ANY FLAMMABLE OR COMBUSTIBLE LIQUID (e.g. PETROLEUM GASOLINE, DIESEL, OR SIMILAR) WILL BE STORED ON SITE.
2.
- PROVIDE PORTABLE FIRE EXTINGUISHER WITH 18 LBS CAPACITY AND A B:C RATING. EXTINGUISHER WILL BE PROVIDED IS SUFFICIENT.
3.
- THE AREA NEEDS TO BE CLEAR OF WEEDS, GRASS, BRUSH, TRUSH AND ANY OTHER COMBUSTIBLE MATERIALS WITH A MINIMUM OF TEN (10) FEET IN ALL DIRECTIONS FROM GENERATOR.

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VHB AB AB

LICENSURE:



SHEET TITLE:

EQUIPMENT LAYOUT
PLANS

SHEET NUMBER: REVISION:

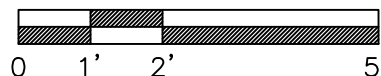
A-2

C

BA01703A

(N) EQUIPMENT LAYOUT PLAN

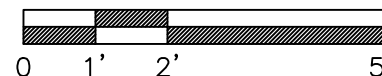
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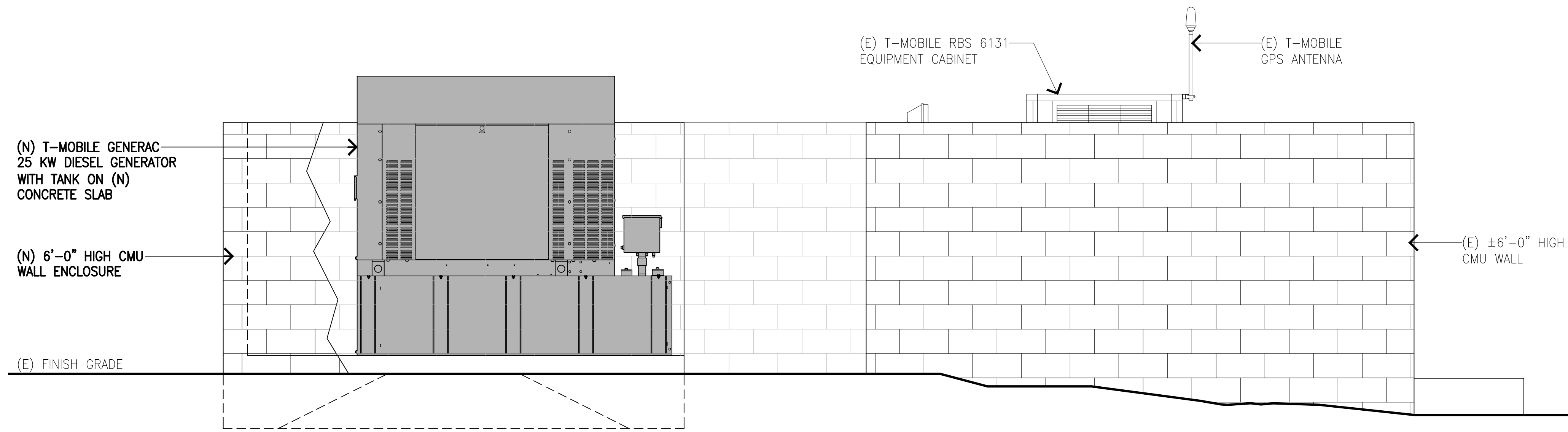
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(E) EQUIPMENT LAYOUT PLAN

SCALE:
3/8"=1'-0"



1



WEST ELEVATION

SCALE: 1/2"=1'-0"
0 1' 2' 4'

1

NOT USED

2

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VHB	AB	AB
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LICENSURE:



SHEET TITLE:

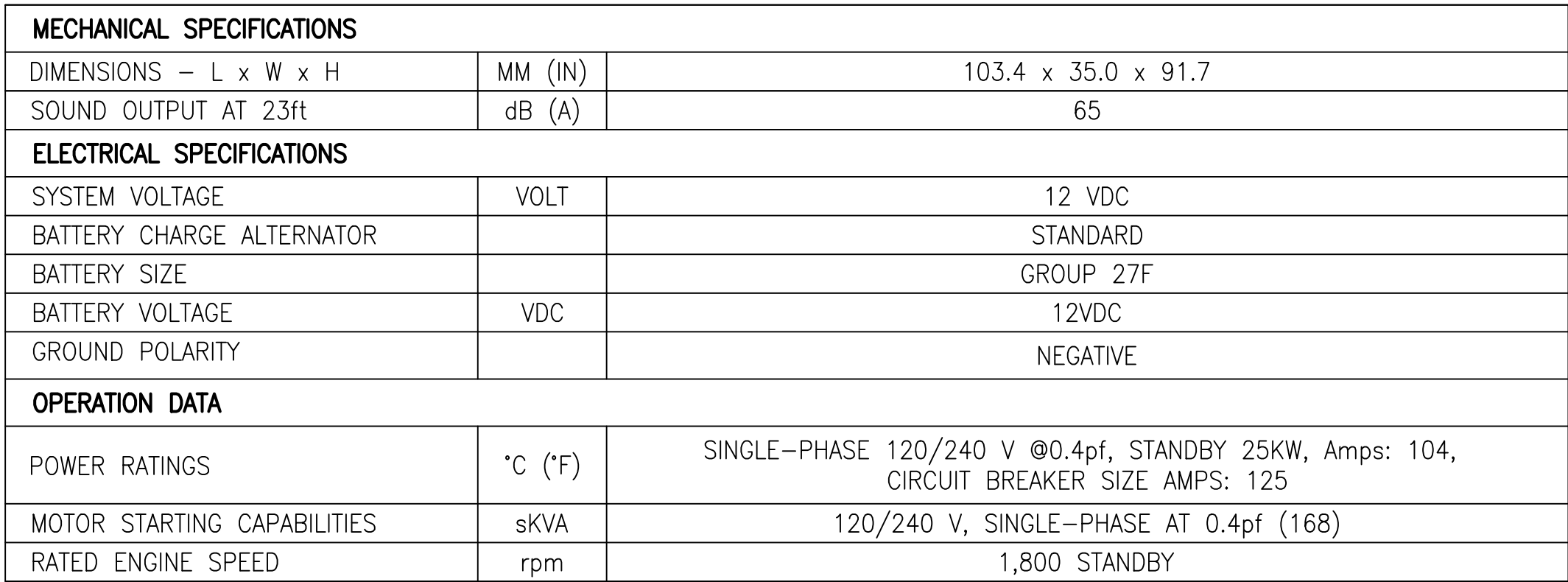
EQUIPMENT ELEVATION

SHEET NUMBER: REVISION:

A-3

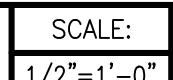
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BA01703A



SCALE:	1
$1/2" = 1' - 0"$	

SCALE:	5
NTS	

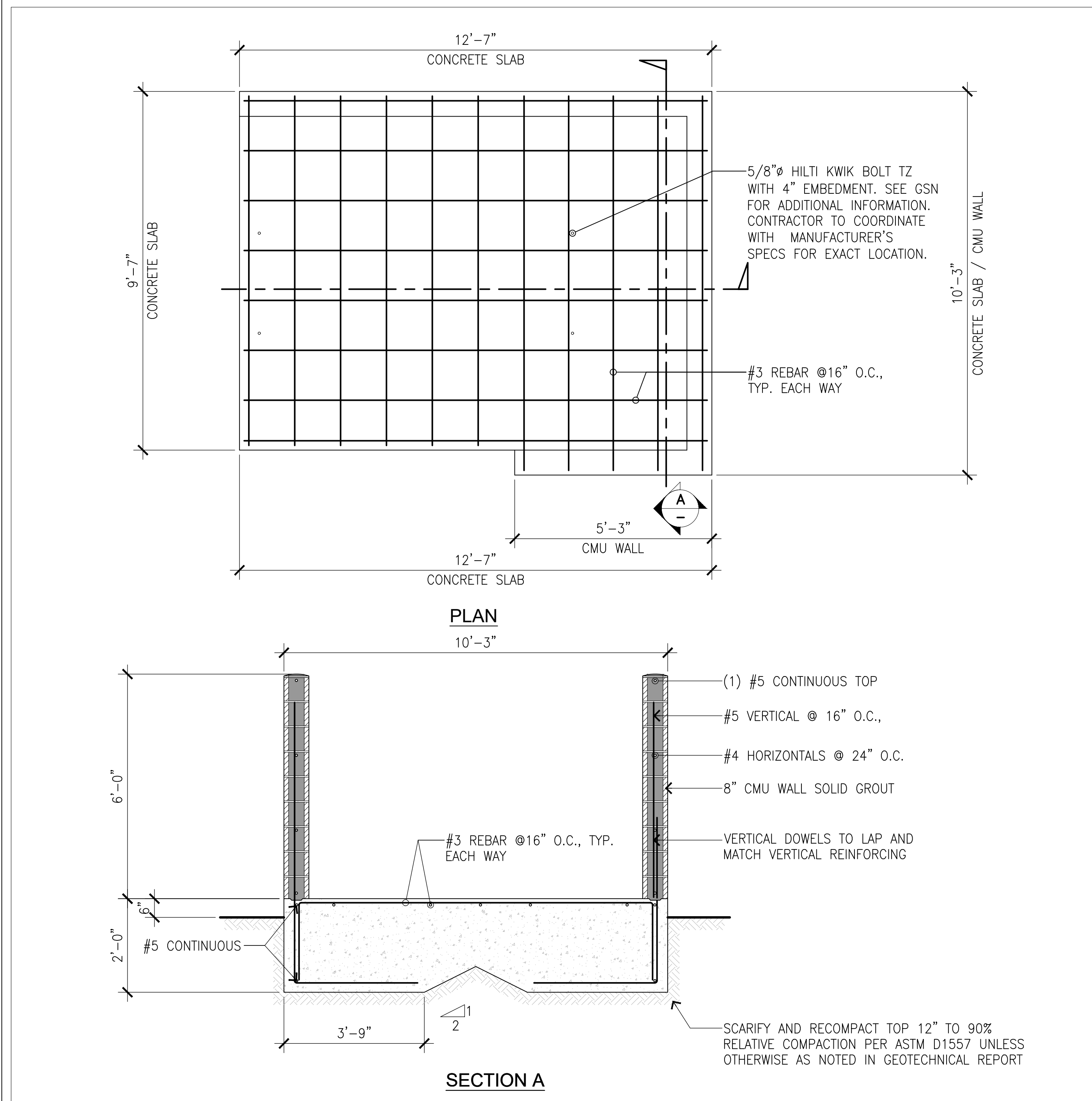


SCALE:
1/2"=1'-0"

SCALE:
1/2"=1'-0"

SCALE:	2
NTS	





CMU AND SLAB DETAIL

CLASS B TENSION SPLICE LENGTHS										COMP. BARS	
CONC. PSI	f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		STD LAP		ENCLOSED W/ SPIRAL TIES		
BAR LOCATION	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP					
SIZE (METRIC)											
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NOTES:
1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. LAP SPLICES SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS OR SCHEDULES.
3. CONTACT STRUCTURAL ENGINEER IF CLEAR SPACING OF REINFORCEMENT IS LESS THAN OR EQUAL TO 2 BAR DIAMETERS (2db), OR IF CLEAR COVER IS LESS THAN THE BAR DIAMETER (db).
4. THIS TABLE IS BASED ON NORMAL WEIGHT CONCRETE.
5. FOR ADDITIONAL INFORMATION, SEE G.S.N., PLANS, SCHEDULES AND DETAILS.

LAP SCHEDULE FOR REINFORCING STEEL

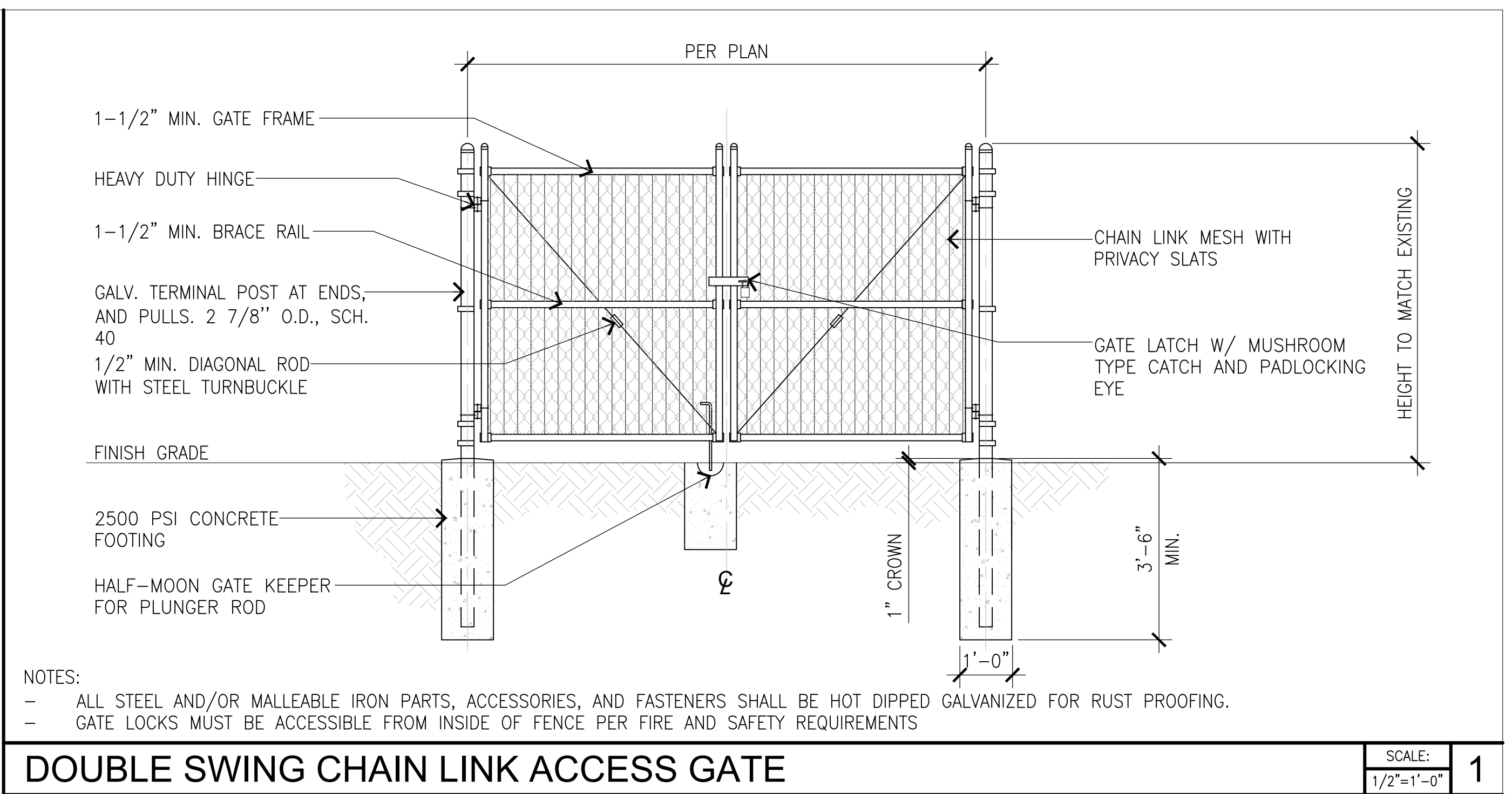
LAP SCHEDULE FOR STEEL

REBAR SIZE (METRIC)	REBAR GRADE	MASONRY LAP SPLICE LENGTH					
		STEEL AT CENTER OF WALL			STEEL AT FACE OF WALL (& BOND BEAMS)		
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#6 (19)	60	N/A	58"	58"	100"	100"	
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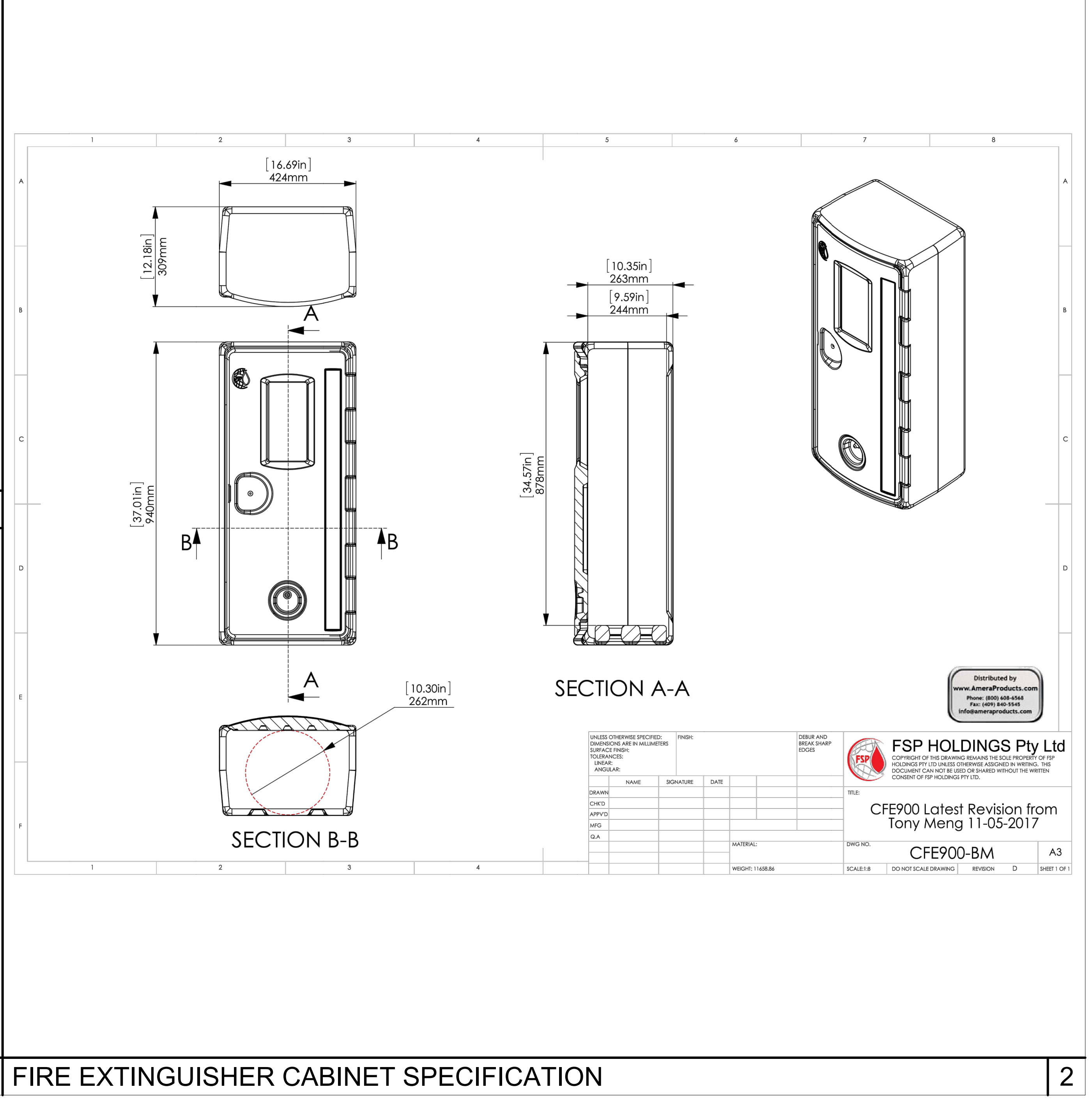
NOTES:
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3. DO NOT SPLICE HORIZONTAL BARS WITHIN 8'-0" OF CONTROL JOINTS.
4. FOR LADDER TYPE HORIZONTAL REINFORCING, SEE G.S.N.
5. LAP LENGTHS HAVE BEEN CALCULATED FOR BOTH WORKING STRESS AND ULTIMATE STRENGTH DESIGN. WORST CASE VALUES HAVE BEEN USED.

WORKING STRESS OR ULTIMATE STRENGTH
MASONRY LAP SPLICES FOR REINFORCING STEEL - I.B.C.

LAP SPICES FOR REINF STEEL



DOUBLE SWING CHAIN LINK ACCESS GATE



FIRE EXTINGUISHER CABINET SPECIFICATION

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DRAWN BY: CHK.: APV.:

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-----	----	----

LICENSURE:

REGISTERED PROFESSIONAL ENGINEER
ADMINISTRATIVE ENGINEER
C74190
EXP. 6/30/21
CIVIL
STATE OF CALIFORNIA

SHEET TITLE:
DETAILS AND SPECIFICATIONS

SHEET NUMBER: REVISION:

D-2	C
	BA01703A

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

Model Numbers
25kW: G0071920

Standby Power Rating
25 kW, 31.25 kVA, 60 Hz

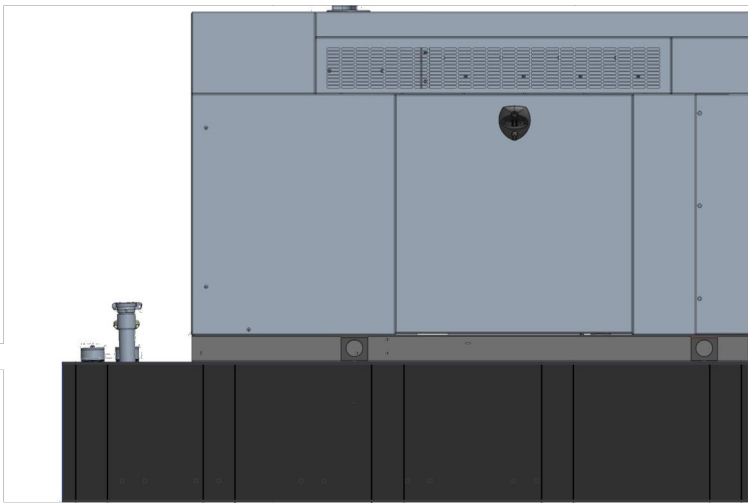


Image used for illustration purposes only

CODES AND STANDARDS

Not all codes and standards apply to all configurations.
Contact factory for details.



POWERING AHEAD

For over 50 years, Generac has led the industry with innovative design and superior manufacturing. Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application. Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

OPERATING DATA

POWER RATINGS

Standby			
Single-Phase 120/240 VAC @1.0pf	25 kW	Amps: 104	Circuit Breaker Size Amps: 125

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip at 30%	
120/240 V, Single-Phase at 0.4pf	168 Amps

FUEL CONSUMPTION RATES*

Percent Load	Diesel gal/hr (L/hr)
25%	0.85 (3.2)
50%	1.28 (4.8)
75%	1.65 (6.2)
100%	2.10 (7.9)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

Standby	
Air Flow (Radiators and Alternator)	cfm (m³/min) 2,800 (79)
Coolant System Capacity	gal (l) 2.5 (9.5)
Temperature Deration	3% for every 5°F above 25°C or 1.7% for every 5°F over 77°F
Altitude Deration	1% for every 100 m above 915 or 3% for every 1,000 ft over 3,000 ft
Maximum Ambient Temperature Operating Range	*F (°C) -20 - 122 (-28 - 50)
Maximum Radiator Backpressure	in H ₂ O 0.5

COMBUSTION AIR REQUIREMENTS

Standby	
Flow at Rated Power cfm (m³/min)	87.9 (2.5)

ENGINE

EXHAUST

Standby		Standby	
Rated Engine Speed	RPM 1,800	Exhaust Flow (Rated Output)	cfm (m³/min) 268.4 (7.6)
		Exhaust Temp (Rated Output - Post Silencer)	*F (°C) 865 (463)

Declaration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Dealer for additional details. All performance ratings in accordance with ISO9046, B5514, ISO8628 and DIN6271 standards.

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM

- Block Heater
- Oil Drain Extension
- Fan Guard
- Factory Filled Oil and Coolant

GENERATOR SET

- Sound Attenuated Aluminum Enclosure
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Wrapped Exhaust Piping
- Standard Factory Testing
- Ready to Accept Full Load in <10 Seconds
- External Emergency Stop Push Button

ENCLOSURE

- Lockable Doors- Keyed Lock with Padlock Hasp
- Rust Proof Hardware
- RhinoCoat™ Textured Polyester Powder Coat

Electrical System

- Battery
- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor
- Smart Battery Charger
- Battery Disconnect

ALTERNATOR SYSTEM

- 2/3 Pitch
- Skewed Stator
- Sealed Bearings
- UL142 Listed
- Low THD <5%

Cooling System

- Closed Coolant Recovery System
- Factory-Installed Radiator
- 50/50 Ethylene Glycol Antifreeze
- Radiator Drain Extension
- Can Operate at up to 122°F (50°C) Ambient Temperature

Fuel System

- Primary Fuel Filter
- Stainless Steel Fuel Lines

FUEL TANK

- 48 Minimum Hour Run Time
- UL142 Listed
- Lockable Fuel Cap

CONTROL SYSTEM



Evolution™ Controller

- Two-Line Plain Text LCD Display
- Programmable Start Delay Between 10-30Seconds
- 10 Second Engine Start Sequence
- 5 Second Engine Warm Up
- 1 Minute Engine Cool-Down
- Starter Lock-Out
- Smart Battery Charger
- Automatic Voltage Regulation with Over and Under Protection
- Automatic Low Oil Pressure Shutdown
- Overspeed Shutdown
- High Temperature Shutdown
- Overcrank Protection
- Safety Fused
- Failure to Transfer Protection
- Low Battery Protection
- 50 Event Run Log
- Future Set Capable Exerciser
- Incorrect Wiring Protection
- Internal Fault Protection

- Common External Fault Capability
- Governor Failure Protection
- 0802 Diagnostic Port

Alarms

- Door Open
- Fuel Level
- 90% Full
- 50% Low Fuel
- 10% Shutdown
- Generator Running
- Not in Auto
- Common Shutdown

OPTIONAL SHIPPED LOOSE AND FIELD INSTALL KITS

GENERATOR SET

- o Paint Kit
- o Scheduled Maintenance Kit

FUEL TANK

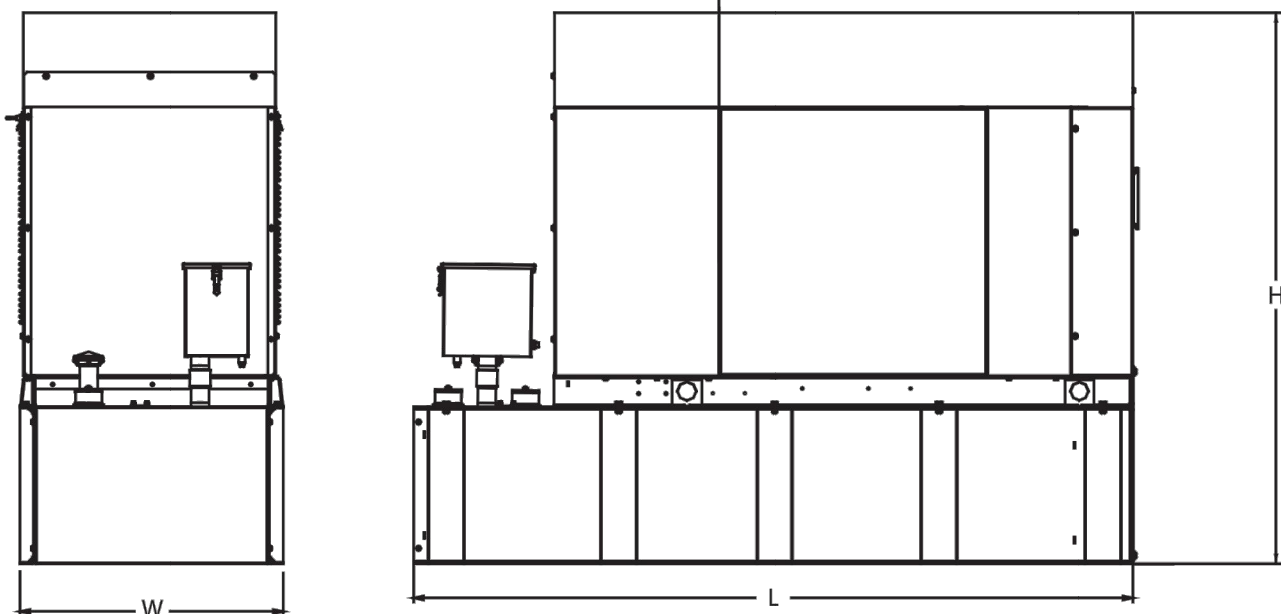
- o Fuel Fill Drop Tube
- o Spill Box
- o 90% Fuel Audible Alarm
- o Tank Risers
- o Spill Box Drainback Kit
- o Vent Extension Support Kit
- o Overfill Prevention Valve

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

DIMENSIONS AND WEIGHTS*



Weights and Dimensions

Unit Weight - lbs	Unit Weight with Skid - lbs	Dimensions (L x W x H) - in
2,946	2,984	103.4 x 35.0 x 91.7

25kW Fuel Consumption

Fuel Tank Gross Total Capacity	240
Fuel Tank Gross Usable Capacity	229
Fuel Tank Net Usable Capacity (Run Hours Based on Net Usable Capacity)	206
Run Hours 100% Load	98
Run Hours 75% Load	125
Run Hours 50% Load	161

Sound Emission Data

Rated Load Sound Output at 23ft - dB(A)	65
---	----

* All measurements are approximate and for estimation purposes only. Drawing is for illustration purposes only, not to scale.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O. Box 8 | Waukegan, WI 53189
P: (262) 544-4811 ©2018 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.

Part No. 1000003033
Rev. 9/06/24/18

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General		Cooling System	
Make	Perkins	Cooling System Type	Pre-Lubed, Self-Sealing
EPA Emission Compliance	Stationary Emergency	Fan Type	Pusher
Cylinder #	4	Fan Speed (RPM)	1,980
Type	In-Line	Fan Diameter - mm (in)	18.0 (457.2)
Displacement - in³ (L)	135.2 (2.216)	Fuel System	
Bore - in (mm)	3.30 (84.0)	Fuel Type	Ultra Low Sulfur Diesel Fuel
Stroke - in (mm)	3.94 (100.0)	Fuel Specification	ASTM
Compression Ratio	23.3:1	Fuel Pump Type	Mechanical Engine Driven Gear
Intake Air Method	Turbocharged/Aftercooled	Injector Type	Mechanical
Piston Type	Aluminum Alloy	Fuel Supply Line mm (in)	7.94 (0.31) ID
Crankshaft Type	Cast Iron OHV	Fuel Return Line mm (in)	4.76 (0.19) ID
Engine Block Type	Aluminum	Fuel Filtering (microns)	25
Engine Governing		Engine Electrical System	
Governor	Electronic	System Voltage	12 VDC
Frequency Regulation (Steady State)	±0.25%	Battery Charger Alternator	Standard
Lubrication System		Battery Size	Group 27F
Oil Pump Type	Gear	Battery Voltage	12 VDC
Oil Filter Type	Full Flow Spin-On Canister	Ground Polarity	Negative
Crankcase Capacity - L (qts)	10.6 (11.2)		

ALTERNATOR SPECIFICATIONS

Standard Model		Standard Excitation	
Poles	4	Bearings	Sealed Ball
Field Type	Rotating	Coupling	Flexible Disc
Insulation Class - Rotor	F	Prototype Short Circuit Test	Yes
Insulation Class - Stator	H	Voltage Regulator Type	Full Digital
Total Harmonic Distortion	<5%	Regulation Accuracy (Steady State)	±1.0%
Telephone Interference Factor (TIF)	<50		

STATEMENT OF EXHAUST EMISSIONS 2018 PERKINS DIESEL FUELED GENERATOR

The measured emissions values provided here are proprietary to Generac and it's authorized dealers. This information may only be disseminated upon request, to regulatory governmental bodies for emissions permitting purposes or to specifying organizations as submittal data when expressly required by project specifications, and shall remain confidential and not open to public viewing. This information is not intended for compilation or sales purposes and may not be used as such, nor may it be reproduced without the expressed written permission of Generac Power Systems, Inc. The data provided shall not be meant to include information made public by Generac.

Generator Model:	RD025	EPA Certificate Number:	JH3XL2.22TCC-003
kW Rating:	25	CARB Certificate Number:	Not Required
Engine Family:	JH3XL2.22TCC	SCAQMD CEP Number:	Not Required
Engine Model:	404D-22TAG	Emission Standard Category:	Tier 4 Interim
Rated Engine Power (BHP)*:	48.8	Certification Type:	Stationary Emergency CI (40 CFR Part 60 Subpart IIII)
Fuel Consumption (gal/hr)*:	2.77		
Aspiration:	Turbo/Aftercooled		
Rated RPM:	1800		

*Engine Power and Fuel Consumption are declared by the Engine Manufacturer of Record and the U.S. EPA.

Emissions based on engine power of specific Engine Model. (These values are actual composite weighted exhaust emissions results over the EPA 5-mode test cycle.)

CO	NOx + NMHC	PM	
0.72	5.08	0.116	Grams/kW-hr
0.54	3.79	0.067	Grams/bhp-hr

- The stated values are actual exhaust emission test measurements obtained from an engine representative of the type described above.
- Values based on 5mode testing are official data of record as submitted to regulatory agencies for certification purposes. Testing was conducted in accordance with prevailing EPA protocol, which is typically accepted by SCAQMD and other regional authorities.
- No emissions values provided above are to be construed as guarantees of emission levels for any given Generac generator unit.
- Generac Power Systems, Inc. reserves the right to revise this information without prior notice.
- Consult state and local regulatory agencies for specific permitting requirements.
- The emission performance data supplied by the equipment manufacturer is only one element required toward completion of the permitting and installation process. State and local regulations may vary on a case-by-case basis and local agencies must be consulted by the permit application/equipment owner prior to equipment purchase or installation. The data supplied herein by Generac Power Systems cannot be construed as a guarantee of installability of the generating set.

Mobile®
Stick Together®

1855 GATEWAY BLVD., SUITE 900
CONCORD, CA 94520

PROJECT INFORMATION:

(HARDENING NATIONAL - 25kW DIESEL)

BA01703A
BA703 1100 BAILEY ROAD

1100 BAILEY RD,
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/04/20

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

A	03/18/20	90% CD, ISSUED FOR REVIEW	VHB
B	07/24/20	REVISED CD	VJA
C	08/04/20	90% CD, REVISED PER STRUCTURAL REDLINES	VHB

PLANS PREPARED BY:

Synergy
a division of advantage engineers

7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

Synergy
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7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: CHK.: APV.:

VHB AB AB

LICENSURE:



SHEET TITLE:

GENERATOR
SPECIFICATIONS

SHEET NUMBER: REVISION:

D-3

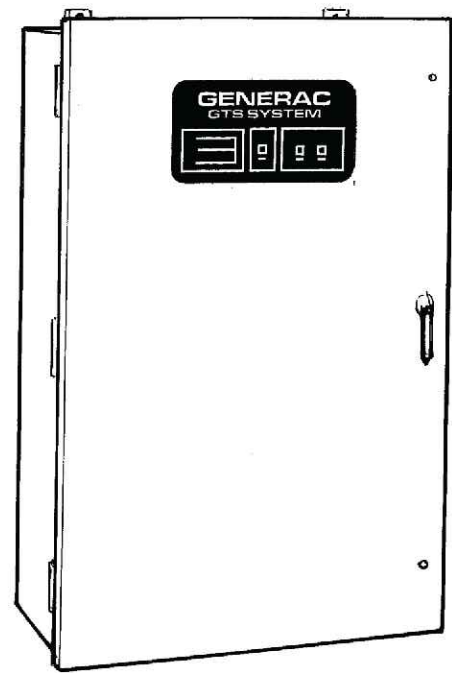
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BA01703A

100 - 400 Amps,
600 VAC

GENERAC[®] INDUSTRIAL
POWER

Automatic Transfer Switches



- Standard time delay neutral will reduce switchover problems.
- Logic control with inphase monitor regulates switch functions and allows adjustable switch settings with LED indicators.
- Control switches located on the front of the door for ease of operation.
- All switches are UL 1008 listed and CSA certified.
- Electrically-operated, mechanically-held and interlocked main contacts with break before make design for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive with no derations.
- 2, 3, and 4 Pole 600 VAC contactors.
- 160 millisecond transfer time.

Standard Features

- Single coil design, electrically operated and mechanically held
- Programmable exciter
- SPDT auxiliary contacts
- Main contacts are silver alloy to resist welding and sticking
- Conformal coating protects all printed circuit boards
- Indicating LEDs for switch position—Normal, Emergency, and Standby Operating
- NEMA 1 enclosure with hinged door and key-locking handle
- Three-position switch—Fast Test, Auto, Normal Test
- Arc chutes on main contacts

Optional Accessories

- NEMA 12 enclosure
- NEMA 3R enclosure
- NEMA 4 & 4X enclosure
- Exterior AC meter package
- Controls accessible through door in door design on NEMA type 3R and 4 enclosures – key lock provided on access door
- 4-pole design for neutral isolation
- Two (2) sets of auxiliary contacts
- Preferred source selector switch
- Manual 3 position selector switch
- Remote automatic control circuit
- Signal before transfer contacts
- Return to normal timer bypass

GENERAC[®] INDUSTRIAL
POWER

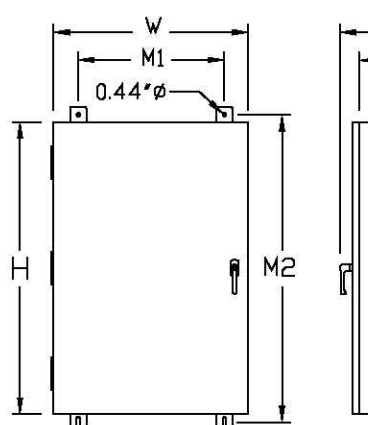
GTS Control Systems

UTILITY VOLTAGE		LOGIC CONTROL w / Inphase Monitor	
Dropout	.....	75-95% (Adj.)	
Pickup	.....	85-95% (Adj.)	
Line Interupt	.....	0.1-1.0 Sec. (Adj.)	
Engine Minimum Run	.....	5-30 Min. (Adj.)	
Engine Warmup	.....	5 Sec.-3 Min. (Adj.)	
Return to Utility	.....	1-30 Min. (Adj.)	
Engine Cooldown	.....	1-30 Min. (Adj.)	
Standby Voltage	.....	85-95% (Adj.)	
Standby Frequency	.....	80-90% (Adj.)	
Time Delay Neutral	.....	0.1-1.0 Sec. (Adj.)	
Transfer on Exercise	.....	On/Off Switch	
Warmup Timer Bypass	.....	On/Off Switch	
Time Delay Neutral Bypass	.....	On/Off Switch	
Inphase Monitor	.....	On/Off Switch	

Withstand Current - 600 Volt GTS Series

GTS Rated Amps	100	150	200	300	400
FUSE PROTECTED					
Maximum RMS Symmetrical Fault Current – Amps	200,000	200,000	200,000	200,000	200,000
Maximum Fuse Size – Amps	200	400	400	600	600
Fuse Class	J.T	J.T	J.T	J.T	J.T
CIRCUIT BREAKER PROTECTED (See separate sheet for specific circuit breakers)					
Maximum RMS Symmetrical Fault Current – Amps	14,000	25,000	25,000	35,000	35,000
Protective Device Continuous Rating (Max) – Amps	150	300	300	600	600

- Tested in accordance with the withstand and closing requirements of UL 1008 and CSA Standards
- Current ratings are listed @ 480 VAC



Unit Dimensions

GTS Rated Amps	Voltage	Enclosure Height	Enclosure Width	Wall Mount Bolt Pattern	Enclosure Depth	Weight (lbs.)
100	All	36	24	18	37.5	12.7
150-200	120/240	36	24	18	37.5	12.7
150-200	120/208	36	24	18	37.5	12.7
150-200	277/480	48*	30*	24	49.5	14.8
150-200	600	48*	30*	24	49.5	14.8
300-400	120/240	36	24	18	37.5	12.7
300-400	120/208	36	24	18	37.5	12.7
300-400	277/480	48*	30*	24	49.5	14.8
300-400	600	48*	30*	24	49.5	14.8

* Note: On NEMA 1 enclosures only, door overhangs enclosure – door dimensions are 48.9 H X 30.9 W. All dimensions in inches.

Terminal Lug Wire Ranges

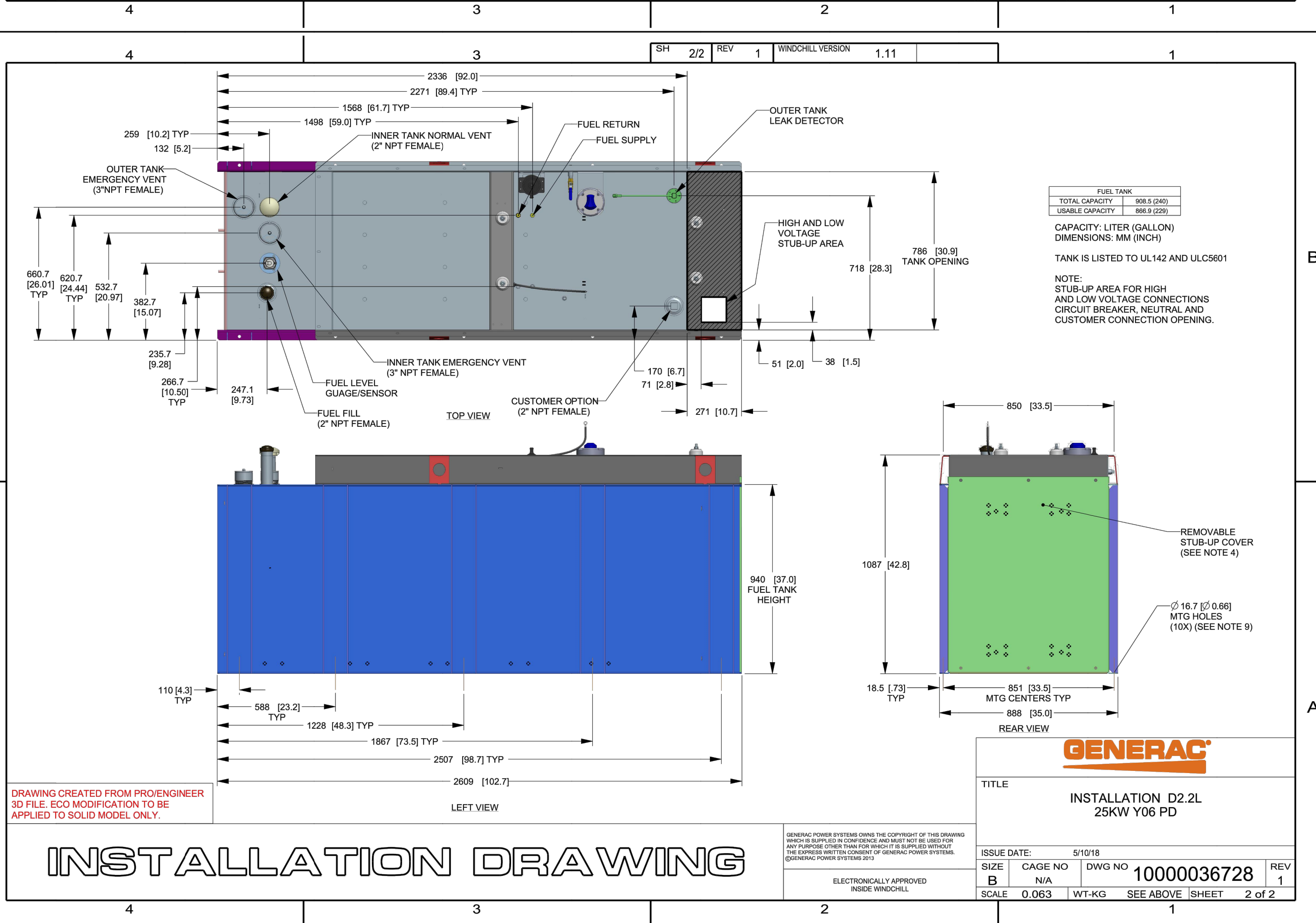
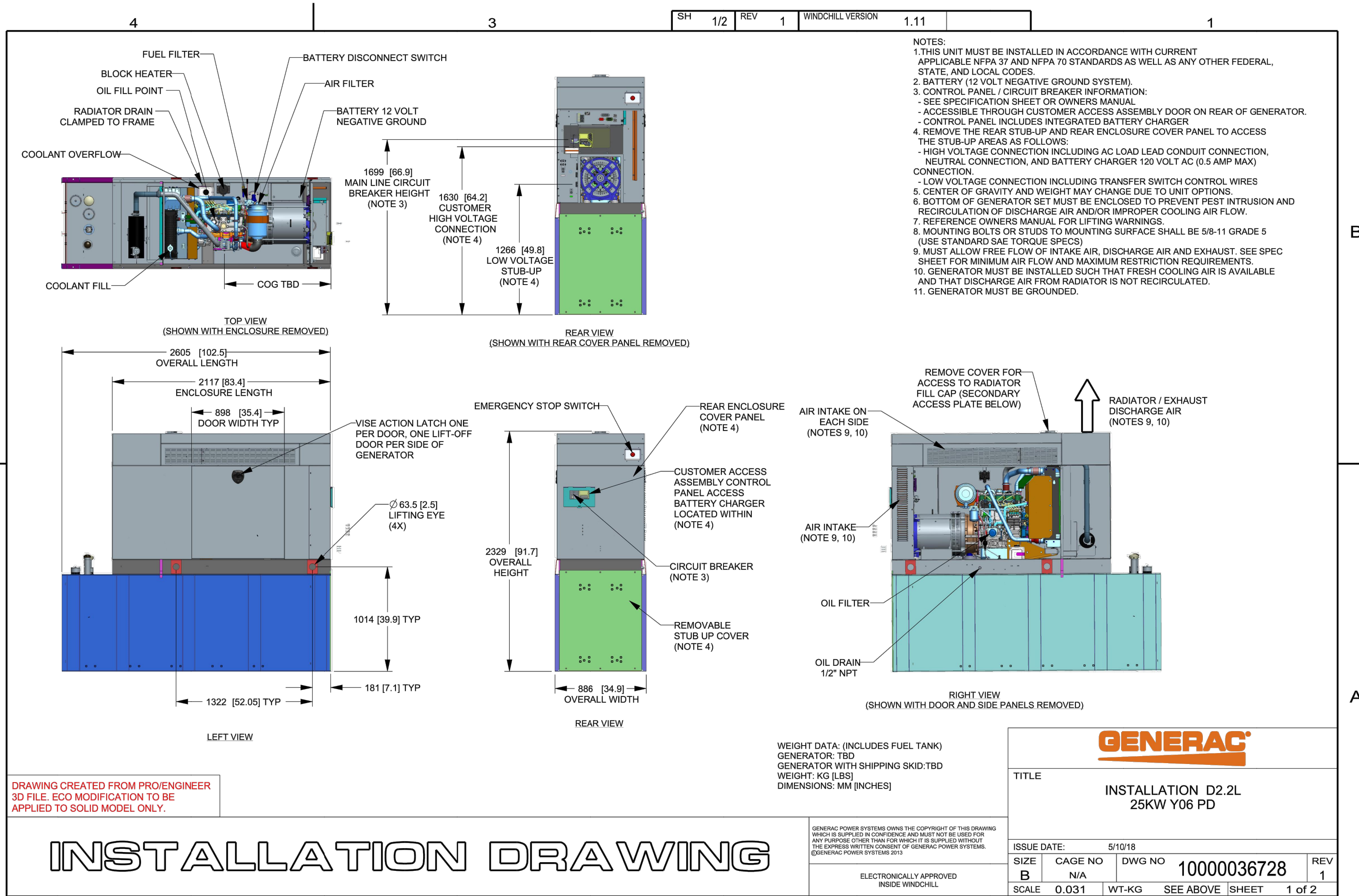
GTS RATED AMP	CONTACTOR TERMINALS (1 LUG PER POLE)	NEUTRAL BAR*	GROUND LUG (1 PROVIDED)
100	LUG WIRE RANGE	# LUGS	LUG WIRE RANGE
150	20 - 14 AWG	4	20 - 14 AWG
200	350MCM - 4 AWG	4	350MCM - 6 AWG
300	400MCM - 4 AWG	4	350MCM - 6 AWG
400	600MCM - 4 AWG	4	600MCM - 4 AWG
	or 2 - 250MCM - 1/0 AWG		250MCM - 1/0 AWG**
	600MCM - 4 AWG	4	600MCM - 4 AWG
	or 2 - 250MCM - 1/0 AWG		250MCM - 1/0 AWG**

* Not included in GTS with switched neutral. ** Allowable wire range in brackets is for 2 wires per lug.

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AUTOMATIC TRANSFER SWITCH SPECIFICATIONS

2 GENERATOR SPECIFICATION



INSTALLATION DRAWING

T-Mobile
Stick Together[®]

1855 GATEWAY BLVD, SUITE 900
CONCORD, CA 94520

PROJECT INFORMATION:

(HARDENING NATIONAL - 25KW DIESEL)

BA01703A
BA703 1100 BAILEY ROAD

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PITTSBURG, CA 94565
CONTRA COSTA COUNTY

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DRAWN BY: CHK.: APV.:

VHB AB AB

LICENSURE:



SHEET TITLE:

SPECIFICATIONS

SHEET NUMBER: REVISION:

D-4

C

BA01703A



Planning Application

City of Pittsburg, Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

TYPE OF APPLICATION REQUESTED:

- | | |
|---|---|
| ☐ UP Conditional Use Permit | ☐ ZA Zoning Administrator |
| ☐ DR Design Review | ☐ TRP Tree Removal Permit |
| ☒ ADR Design Review (Admin) | ☐ TA Temporary Activity |
| ☐ GP General Plan Amendment | ☐ PPR Preliminary Plan Review |
| ☐ RZ Rezoning (Includes PUD) | ☐ MM Minor Modification (wireless) |
| ☐ SUB Major Subdivision | ☐ SR Sign Review (Type: _____) |
| ☐ MS Minor Subdivision | |
| ☐ VA Variance | ☐ Other: Add diesel generator |

STAFF USE ONLY

Application Number: AP-20-1534

Date Filed: 9/24/20

PROJECT INFORMATION:

Project Name (Business/Development): BA01703A-HN

Address/Location of Project: 1100 Bailey Road, Pittsburg, CA 94565

Assessor's Parcel No(s): 092-030-011-8

Mapping Address (Latitude/Longitude): 38.003051, -121.946706

Existing General Plan / Zoning Designations: Agricultural / Rural

Proposed General Plan / Zoning Designations: No change

Existing Use: Wireless telecommunication facility

Proposed Use: No change

Size of Existing Structure(s): ~156.4 ft²

Size of Proposed Additions / New Structure(s): ~130.7 ft² expansion

Amount of New Impervious Surfaces (s.f. or acres)¹: _____

Property Size (s.f. or acres): _____ No. of Existing Lots: _____ Proposed: _____

Days/Hours of Operation: generator only run in case of emergency

No. of Employees, Existing: 0 Proposed: 0

No. of On-Site Parking Stalls, Existing: _____ Proposed: _____

HCP Land Cover Type: _____ Cortese List: Yes ☐ No ☐

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.cccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

Modification of an existing T-Mobile wireless telecommunications site: Install (1) diesel generator with tank on (N) concrete slab, Install (1) automatic transfer switch

APPLICANT INFORMATION:

Applicant Name: Matthew David **Primary Contact:** _____

E-Mail: mdavid@synergy.cc **Phone:** 760-707-2548

Mailing Address: 7543 Woodley Avenue, Suite 201, Van Nuys, CA 91406

Property Owner(s): Hillview Land Investors LLC

E-Mail: _____ **Phone:** _____

Mailing Address: 4021 Port Chicago Highway, Concord, CA 94520

Notarized Signature of Agent and/or Property Owner: ***Please see owner LOA***

Agent (Attach Notary): Matthew David **Date:** 8/12/20

Property owner/manager (attach notary): _____ **Date:** _____

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIREMENTS: (to be completed by the applicant)

- ☐ Consultation with Planning Division
- ☐ Completed Planning Application Form
- ☐ 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- ☐ Correct Filing Fees (if paying by check, make payable to "City of Pittsburg")
- ☐ Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

*One full-sized and one reduced (8.5" x 11" or 11" x 17") required. Please review the Planning Application Submittal Checklist (separate handout) for details about what needs to be included on the project plans.

STAFF USE ONLY

TOTAL FEES PAID*: \$1200 **Date Rec'd:** 9/24/20 **By:** JOHN D.

*Attach Copy of Completed Planning Receipt Form or Developer Deposit Request

701.03

ZA

RESO

359

9-23-20

KP



City of Pittsburg

Community Development Department – Planning Division

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

Date: 9/23/20

Dear Applicant:

SUBJECT: RESOLUTION No. 359

Enclosed is a copy of the resolution adopted by the Zoning Administrator. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2)

Resolution No. 359
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review)
Approval for Exterior Façade Remodels to)
Three Existing Buildings and Related)
Interior Tenant Improvements at 570 West)
10th Street for, "Transbay Cable, AP-20-)
1524 (AD)."

Resolution No. 359

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On August 19, 2020, Douglas Fu of Ware Malcomb, filed Administrative Design Review Application No. 20-1524, requesting approval for exterior façade remodels to the existing control center (Building 1), multi-purposed building (Building 2), and to the warehouse (Building 3) for Transbay Cable located at 570 West 10th Street, in the CS-O (Service Commercial with a Limited Overlay) District. Assessor's Parcel Number 085-270-018; 085-270-019; and 085-270-025.
- B. On November 27, 2006, the City Council adopted Ordinance No. 06-1277, amending the existing West 10th Street CS-O (Service Commercial with a Limited Overlay) District for the purpose of adding "major utility" as a permitted use, subject to the regulations specified in Limitation L-39. Limitation L-39 restricted "major utility" uses to "electrical substations of 50 megawatts or less, or AC/DC power converter stations with electrical transformers." L-39 also imposed maximum height limitations and a minimum front yard setback of 250 feet for major utility uses in the CS-O 1277 District.
- C. On June 25, 2013, the City Council adopted Ordinance No. 13-12014, amending Limitation-39 of the CS-O 1277 (Service Commercial with a Limited Overlay) District in order to reduce the required setback from West 10th Street to 140 feet for major utility uses; and design review of architectural and site modification plans to construct 14,700 square feet in storage and administration building on the existing 5.6-acre Transbay Cable Station site.
- D. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

- E. 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.
- F. On August 25, 2020, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- G. Design review approval can be granted by the Zoning Administrator only after a determination is made that the proposed project is consistent with PMC section 18.36.220 (B).
- H. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities" of the state CEQA Guidelines, section 15301.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this 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 23, 2020, the Zoning Administrator finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. In accordance with the requirements of PMC 18.36.020 (B), the proposed improvements:
 - a. Will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the exterior façade remodels to the existing structures will be finished in materials and colors to match existing structures on site. The existing structures are not visible from the public right-of way, as the proposed project will be located within a high quality designed industrial development, buffered 140 feet from the public right-of-way (W. 10th Street) by an established landscaped area. Additionally, the design of the exterior façade improvements will be industrial in nature and will therefore blend with the existing surrounding development.
 - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the structures are required to comply with current building code standards

that are intended to provide adequate protection against noise and vibrations.

- c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it will provide newly designed entrances to enhance the appearance of the buildings by creating a new focal point and an attractive and articulated exterior façade.
- d. Will be in harmony with proposed developments on land in the general area, in that the proposed exterior façade improvements will utilize a sandalwood, burnt red and terra brown color scheme to match with the existing structures on property.
- e. The project will be in conformance with the City's Development Review and Design Guidelines (DRDG), Planning Commission Resolution No. 9864 section IV.g, IV.k and IV.p, in that the exterior façade improvements are designed as a focal point, they are designed to have structural reliefs and an articulated entry; and the sandalwood, burnt red, and terra brown color scheme will be compatible with the existing buildings within the Transbay Cable campus.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. AP-20-1524, subject to the following conditions.
 - 1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans date stamped August 19, 2020 and attached to this resolution as "Exhibit A," except as modified below.
 - 2. Exterior Colors. 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. Signage. This resolution does not approve on-site signage. No permanent wall signs or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division.
 - 4. Landscaping. All landscaped areas shall be maintained so as to remain in a healthy, thriving and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.

5. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
6. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.

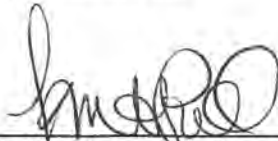
Standard Conditions

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. 352 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 September 23, 2021, 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.

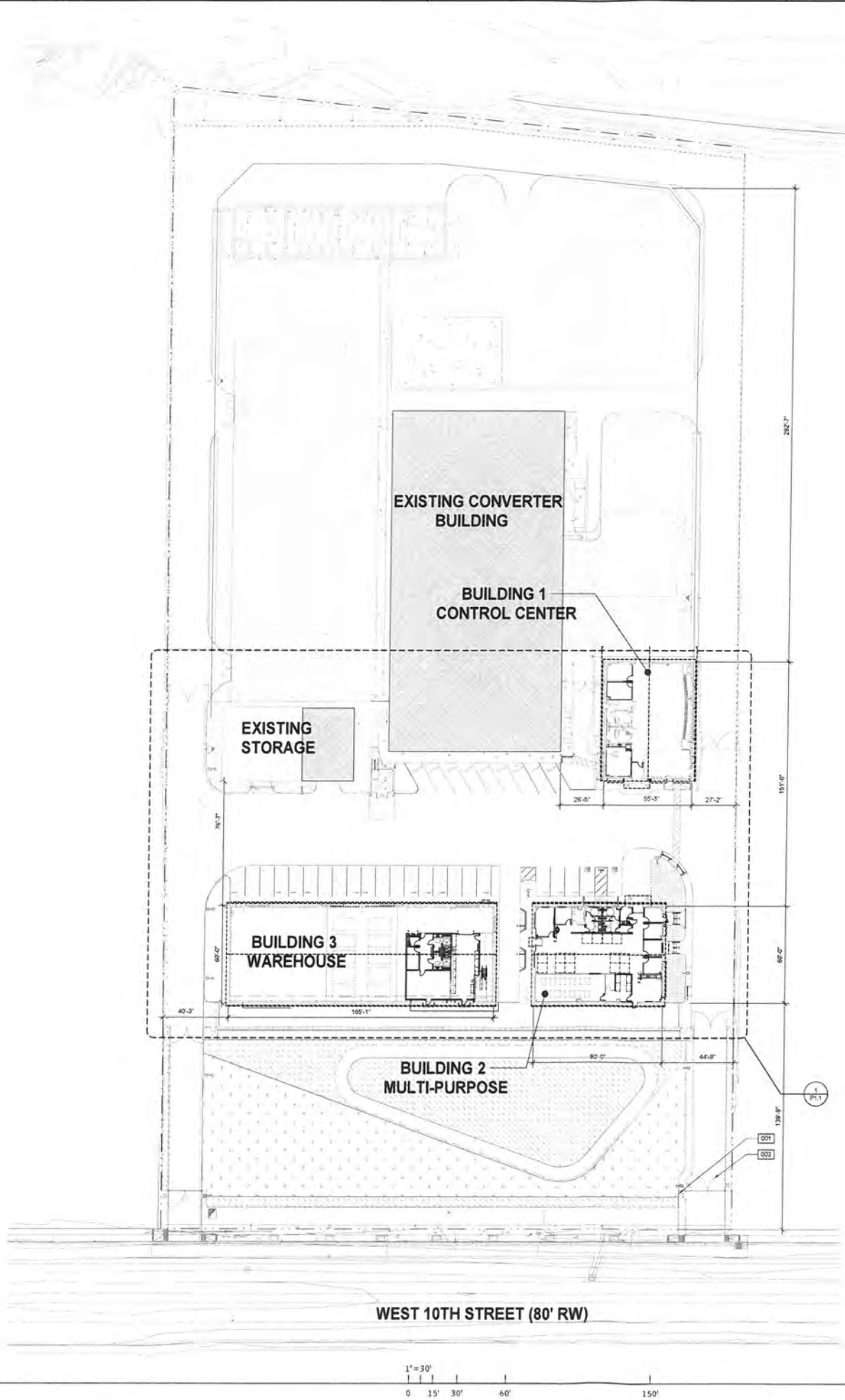
Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 23 day of September 2020, by the Zoning Administrator of the City of Pittsburg, California.

A handwritten signature in black ink, appearing to read 'Kristin Pollot', is written over a horizontal line.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR



KEYNOTES

- 001. EXISTING ACCESSIBLE PARKING TOW AWAY SIGN AT MAIN ENTRANCE TO REMAIN
- 002. EXISTING MOTORIZED GATE WITH ACCESS CONTROLS TO REMAIN

NO CHANGE TO THE EXISTING BUILDING FOOTPRINTS
CURRENT PARKING COUNT IS AS FOLLOWS:
30 REGULAR STALLS
2 ACCESSIBLE STALLS

SITE LEGEND

- EXISTING POLE MOUNTED LIGHT FIXTURE
- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING LANDSCAPING
- EXISTING CONCRETE WALK TO REMAIN
- PROPERTY LINE

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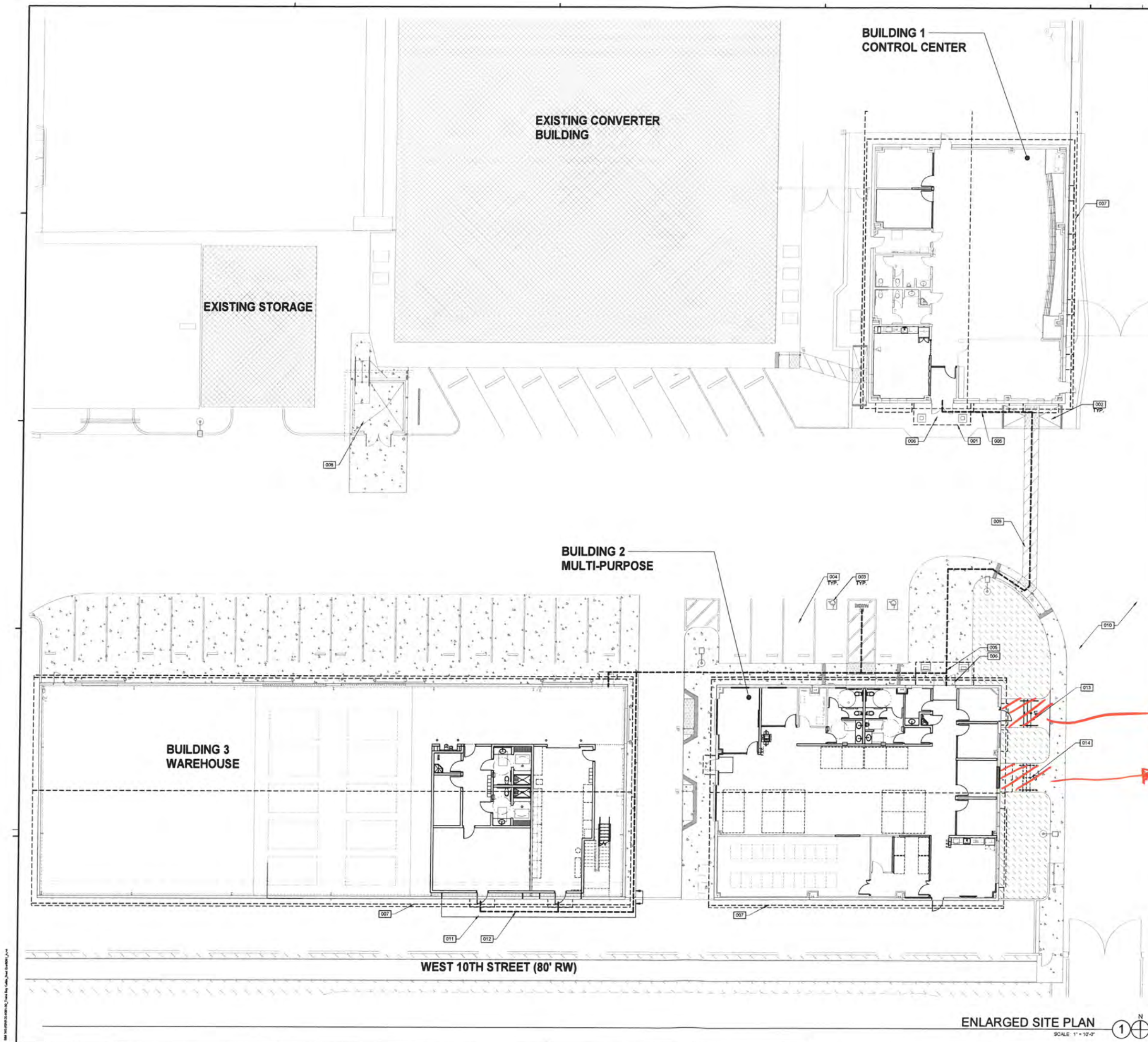
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4445 Chabot Dr #200
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P 925.244.9260
F 925.244.9261

NEXTERA - TRANS BAY CABLE
570 WEST 10TH STREET
PITTSBURG, CALIFORNIA 94565

OVERALL SITE PLAN	
DATE	REMARKS
07/25/2020	PLANNING SUBMITTAL

PAPM	D. FU
DRAWN BY:	K.E.L.
JOB NO.	SHR20-0081-00

SHEET
P1.0



- KEYNOTES**
- 001. DASHED LINE INDICATES CANOPY ABOVE.
 - 002. EXISTING CURB RAMP AND TRUNCATED DOMES TO REMAIN.
 - 003. EXISTING FULLY ACCESSIBLE PARKING WITH SIGN TO REMAIN.
 - 004. EXISTING PARKING TO REMAIN.
 - 005. HEAVY DASHED LINE INDICATES EXISTING PATH OF TRAVEL TO REMAIN.
 - 006. EXISTING PRIMARY ENTRANCE TO REMAIN.
 - 007. EXISTING ROOF TO RECEIVE NO MODIFICATIONS.
 - 008. EXISTING TRASH ENCLOSURE TO REMAIN.
 - 009. EXISTING CROSSWALK.
 - 010. EXISTING ACCESS ROADS AND INGRESS / EGRESS ROADS TO REMAIN.
 - 011. NEW CONCRETE SIDE WALK.
 - 012. ACCESSIBLE PATH OF TRAVEL, 120 MAX. SLOPE, 2% MAX. CROSS SLOPE.
 - 013. NEW CONCRETE STAIRS WITH ADA-COMPLIANT GUARD/HANDRAIL, AND VISUALLY CONTRASTING 2" WIDE STRIPING AT UPPER APPROACH AND ALL TREADS.
 - 014. REMOVE EXISTING EXTERIOR CONCRETE STAIRS. RELOCATE EXISTING PLANTS AND LANDSCAPE FROM AREA WHERE NEW STAIRS WILL BE LOCATED.

- SITE LEGEND**
- EXISTING POLE MOUNTED LIGHT FIXTURE
 - INDICATES AREA NOT IN CONTRACT (N.I.C.)
 - EXISTING LANDSCAPING
 - EXISTING CONCRETE WALK TO REMAIN

land scape added
117 SQ FT
land scape removed
290 SQ FT

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graphics
civil engineering
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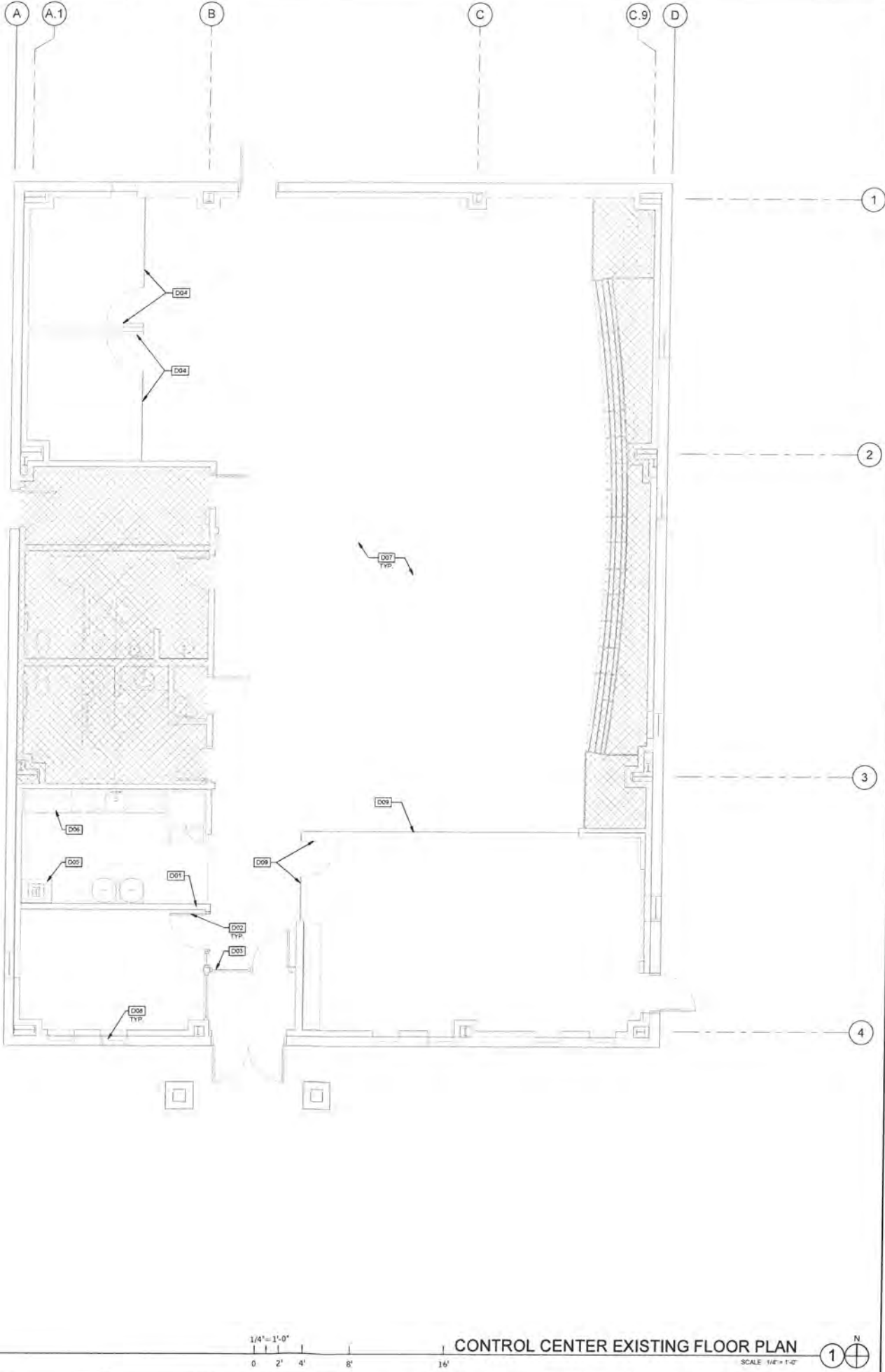
**NEXTERA - TRANS BAY
CABLE**
570 WEST 10TH STREET
PITTSBURG, CALIFORNIA 94565

ENLARGED SITE PLAN	
DATE	REVISIONS
07/20/2020	
DATE	PLANNING SUBMITTAL

PATM	Approver
DRAWN BY:	Author
JOB NO.	SNR20-0081-00

SHEET
P1.1

ENLARGED SITE PLAN
SCALE: 1" = 10'-0"
1



- KEYNOTES:**
- D01 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
 - D02 REMOVE DOOR ASSEMBLY.
 - D03 REMOVE Sidelight Assembly.
 - D04 REMOVE INTERIOR GLAZING AND GLASS DOORS.
 - D05 REMOVE EXISTING MILLWORK.
 - D06 REMOVE MILLWORK & SINK. REMOVE EXISTING DISHWASHER. CONFIRM WITH CLIENT LOCATION FOR DISHWASHER. RETAIN EXISTING REVERSE OSMOSIS WATER FILTRATION SYSTEM FOR INSTALLATION AT NEW CABINETRY. PREP AREA FOR NEW UPPER & LOWER MILLWORK WITH NEW SINK, FAUCET, AND DISHWASHER.
 - D07 REMOVE ALL FLOOR FINISHES THROUGHOUT. PREP FOR NEW FLOOR FINISHES PER FINISH PLAN.
 - D08 EXISTING EXTERIOR WINDOW BLINDS TO REMAIN. CLEAN EXISTING BLINDS AS REQUIRED FOR LIKE NEW CONDITION. REPLACE ANY DAMAGED OR MISSING BLINDS TO MATCH EXISTING.
 - D09 EXISTING CONFERENCE ROOM GLASS DOOR AND GLAZING TO REMAIN.

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

FLOOR PLAN

EXISTING WALL

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4800 Chabot Dr. #200
Pittsburgh, PA 15201
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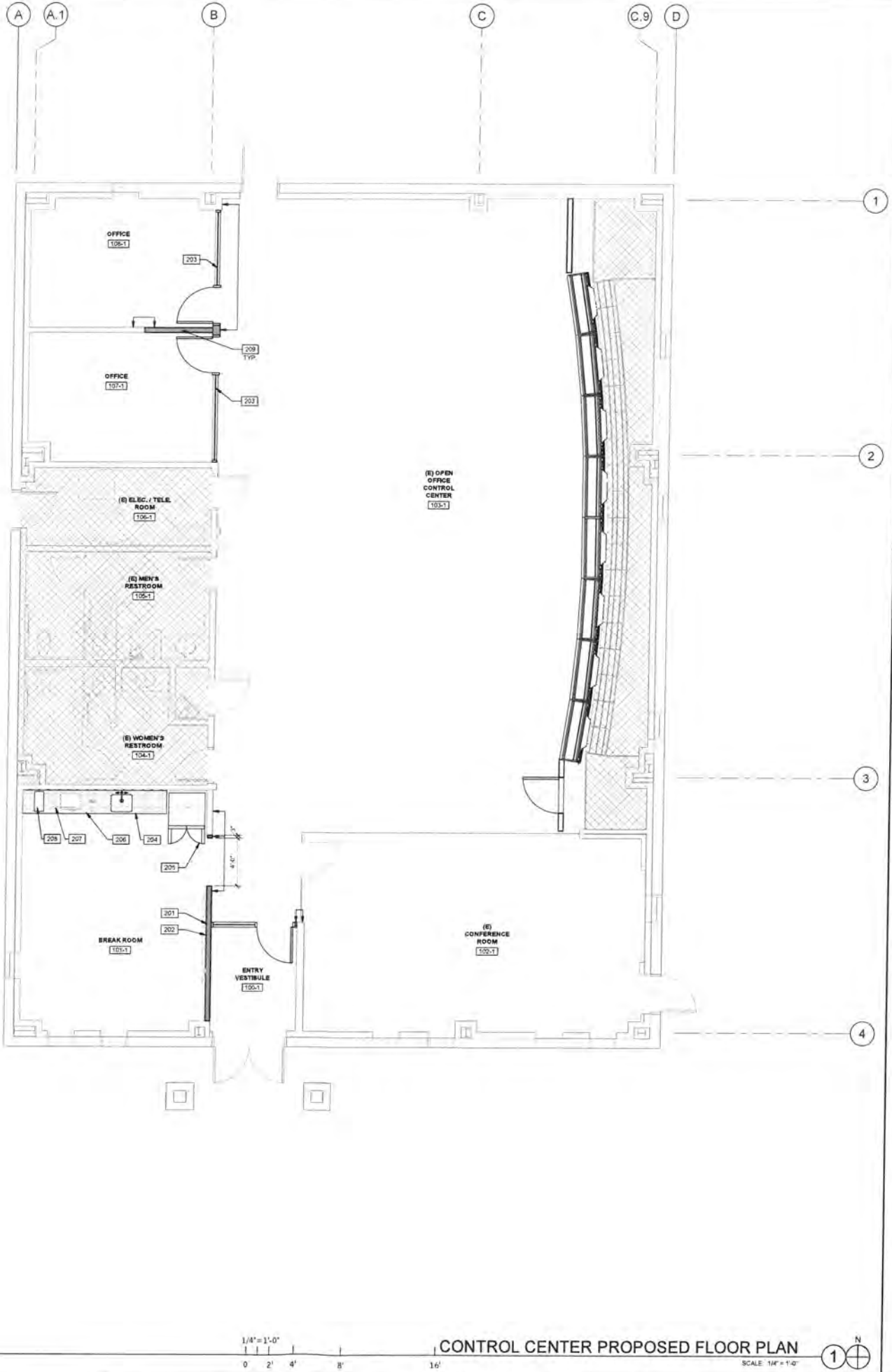
NEXTERA - TRANS BAY CABLE
570 WEST TENTH STREET
PITTSBURGH, CALIFORNIA 94565

EXISTING FLOOR PLAN	
DATE	REMARKS
07/25/2020	PLANNING SUBMITTAL

PREP BY	D. FU
DRAWN BY	K.E.L.
JOB NO.	SNR20-0081-00

SHEET
P2.0-1
BUILDING 1 - CONTROL CENTER

7/24/2020 1:44:17 AM



- KEYNOTES:**
- 201 NEW BACKING SUPPORT BEHIND WALL-MOUNTED EQUIPMENT LOCATIONS
 - 202 NEW PLATSCREEN TV TO BE PROVIDED BY OWNER AND INSTALLED BY G.C. PROVIDE CABLE, POWER, AND INTERNET CONNECTIONS
 - 203 NEW METAL FRAME OFFICE FRONT SYSTEM WITH TEMPERED & LAMINATED GLASS BUTT-JOINT PANELS AND SOLID WOOD DOORS. TOP OF METAL FRAME AT DOOR TO ALIGN WITH TOP OF METAL FRAME AT GLAZING. BOTTOM OF METAL FRAME AT GLAZING TO BE FLOOR MOUNTED.
 - 204 NEW UPPER & LOWER CABINETRY WITH DRAWERS, BACK SPLASH AND UNDERMOUNT SINGLE-BASIN STAINLESS STEEL SINK WITH GARBAGE DISPOSAL AND TOUCH-LESS FAUCET AND FILTERED WATER FAUCET
 - 205 NEW REFRIGERATOR TO BE PROVIDED AND INSTALLED BY G.C. PROVIDE RECESSED WATER LINE FOR ICE MAKER.
 - 206 NEW DISHWASHER TO BE PROVIDED AND INSTALLED BY G.C. DISHWASHER TO BE ACCESSIBLE.
 - 207 NEW MICROWAVE TO BE PROVIDED AND INSTALLED BY G.C.
 - 208 NEW COFFEE MAKER TO BE PROVIDED BY TENANT AND INSTALLED BY G.C. PROVIDE RECESSED WATER LINE.
 - 209 NEW WALL TO MATCH ADJACENT CONSTRUCTION. PROVIDE ACOUSTIC INSULATION TO MATCH EXISTING WALL ASSEMBLY INSIDE WALL SYSTEM AND PROVIDE ACOUSTIC PANELS TO MATCH EXISTING SURFACE APPLIED ACOUSTIC PANELS.

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

FLOOR PLAN

EXISTING WALL

FULL HEIGHT NONRATED PARTITION TO STRUCTURE

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F 925.244.9621

**NEXTERA - TRANS BAY
CABLE**
570 WEST TENTH STREET
PITTSBURG, CALIFORNIA 94565

PROPOSED FLOOR PLAN	
DATE	REVISIONS
07/26/2020	
DATE	REVISIONS
07/26/2020	

P&P	D. FU
DRAWN BY:	K.E.L.
JOB NO.	SHR20-001-00

SHEET:
P2.1-1
BUILDING 1 - CONTROL CENTER

7/24/2020 1:45:01 AM

CONTROL CENTER PROPOSED FLOOR PLAN



- 001 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED.
- 002 TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
- 003 REMOVE EXISTING DOOR ASSEMBLY AND REPAIR SURROUNDING WALL.
- 004 REMOVE SIDEWALK ASSEMBLY. RETURN TO BUILDING STOCK.
- 005 REMOVE EXISTING GLAZING AND EXTERIOR CONCRETE CURB WALL AS REQUIRED TO ACCOMMODATE NEW STOREFRONT DOOR AND SEE ELEVATION TO MATCH EXISTING.
- 006 REMOVE SECTION OF WALL AS REQUIRED FOR NEW 3'4" DOOR. SEE ELEVATION FOR ADDITIONAL INFORMATION.
- 007 REMOVE SECTION OF WALL AS REQUIRED FOR NEW EXTERIOR WINDOW TO MATCH EXISTING. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 008 REMOVE EXISTING ROOF LIP DOOR AS REQUIRED TO ACCOMMODATE NEW GLAZING. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 009 REMOVE EXISTING MILLWORK AND TRIM AND APPLANCES. CAP PLUMBING AS REQUIRED.
- 010 REMOVE RESTROOM PLUMBING FIXTURES AND ACCESSORIES. CAP PLUMBING AS REQUIRED.
- 011 REMOVE ALL INTERIOR WALL AND FLOOR FINISHES THROUGHOUT. EXCEPT AS NOTED AS ALL EXISTING FINISHES TO REMAIN. REPAIRS PER NEW FINISH.
- 012 REMOVE ALL WALL MOUNTED FIXTURES AND PREP WALL FOR NEW FINISH.
- 013 REMOVE EXISTING ROOF SINK. CAP PLUMBING AS REQUIRED.
- 014 REMOVE EXISTING WATER HEATER. CAP PLUMBING AS REQUIRED.
- 015 REMOVE EXISTING WELD DRIPPING FOUNTAIN. CAP PLUMBING AS REQUIRED.
- 016 REMOVE EXISTING FLOOR DRIP GRADE. CAP UNPAVED DRAINING BELOW CONCRETE SLAB.
- 017 REMOVE EXISTING LOCKERS.
- 018 REMOVE EXISTING WETBATH.
- 019 REMOVE EXISTING TOILET PARTITIONS AS REQUIRED.
- 020 REMOVE EXISTING SHOWER AND ALL RELATED FIXTURES, ACCESSORIES AND FINISHES.
- 021 REMOVE EXISTING DOOR ASSEMBLY AND REMOVE WALL SECTION AS REQUIRED TO FIT NEW 36W X 6H DOOR.
- 022 REMOVE STOREFRONT DOOR AND SIDEWALK AS REQUIRED. FOR NEW EXISTING TO MATCH EXISTING BUILDING STOCK. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 023 EXISTING FLOOR GRAB TO REMAIN.
- 024 EXISTING PARTIAL ENTRY DOOR TO REMAIN.
- 025 EXISTING EXIT DOOR TO REMAIN.
- 026 EXISTING WIPY DOOR TO REMAIN.

 INDICATES AREA NOT IN CONTRACT (p.1C)

EXISTING WALL

architecture
planning
interiors
graphics
civil engineering

**NEXTERA - TRANS BAY
CABLE**
570 WEST TENTH STREET
PITTSBURG, CA 94565

[illegible]

PAPM	D. FU
DRAWN BY:	O.J
JOB NO.	SNR20-5081-00

SHEET

P2.0-2

BUILDING 2- MULTIPURPOSE



KEYNOTES:

- 201 NEW BACKING SUPPORT BEHIND WALL-MOUNTED EQUIPMENT LOCATIONS
- 202 NEW FLATSCREEN TV TO BE PROVIDED BY OWNER AND INSTALLED BY GC. PROVIDE CABLE, POWER, AND INTERNET CONNECTIONS
- 203 NEW METAL FRAME OFFICE FRONT SYSTEM WITH TEMPERED AND LAMINATED GLASS BUTT-JOINT PANELS AND SOLID WOOD DOORS. TOP OF METAL FRAME AT DOOR TO ALIGN WITH TOP OF METAL FRAME AT GLAZING. BOTTOM OF METAL FRAME AT GLAZING TO BE FLOOR MOUNTED
- 204 NEW UPPER & LOWER CABINETRY WITH DRAWERS, BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK. TOUCHLESS FAUCET AND GARBAGE DISPOSAL
- 205 NEW REFRIGERATOR TO BE PROVIDED AND INSTALLED BY GC. PROVIDE RECESSED WATER LINE FOR ICE MAKER AND WATER DISPENSER
- 206 NEW DISHWASHER TO BE PROVIDED AND INSTALLED BY GC. DISHWASHER TO BE ACCESSIBLE HEIGHT
- 207 NEW MICROWAVE TO BE PROVIDED AND INSTALLED BY GC
- 208 NEW COFFEE MAKER TO BE PROVIDED BY OWNER AND INSTALLED BY GC. PROVIDE RECESSED WATER LINE
- 209 NEW INFILL WALL. MATCH ADJACENT CONSTRUCTION
- 210 NEW MOP SINK
- 211 NEW WATER HEATER
- 212 SAW-CUT EXISTING CONCRETE FLOOR IN THIS AREA AS REQUIRED FOR NEW PLUMBING
- 213 NEW METAL FRAME WINDOW TO MATCH EXISTING ADJACENT WINDOWS TO FIT WITH EXISTING OPENING WIDTH. INSTALL CONCRETE CURB AT BASE TO MATCH ADJACENT WINDOW SILL HEIGHT
- 214 NEW EXTERIOR WINDOW TO MATCH EXISTING ADJACENT WINDOWS
- 215 NEW COPY/PRINTER MACHINE. PROVIDE ELECTRICAL AND DATA OUTLETS AS REQUIRED. SEE ELECTRICAL DRAWINGS
- 216 NEW FULLY RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-ROBBER. CABINET TO BE ALTA SERIES. STEEL WITH RECOATABLE WHITE FINISH - PAINT (SEMI-GLOSS) TO MATCH ADJACENT WALL
- 217 FINISHED END PANEL
- 218 VERIFY IN FIELD MAXIMUM SIDE-DOOR WIDTH TO RELOCATE ONLY FIRE ALARM PULL AND LIGHT SWITCHES
- 219 FULLY ACCESSIBLE RESTROOM FACILITY TO BE PROVIDED WITH NEW PLUMBING FIXTURES AND ACCESSORIES
- 220 NEW ACCESSIBLE VANITY WITH SOLID SURFACE COUNTERTOP
- 221 NEW AUTOMATIC SOAP DISPENSER & AUTOMATIC FAUCET
- 222 EXISTING FLOOR DRAIN TO REMAIN. PROVIDE NEW BRUSHED STAINLESS STEEL GRATE
- 223 PROVIDE GRADE WINDOW FILM AND BLACK-OUT ROLLER SHADE AT EXISTING WINDOW
- 224 NEW 36" X 96" DOOR WITH SIDE-DOOR TO MATCH NEW SERVER ROOM DOORS

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

WALL LEGEND

- EXISTING WALL
- EXISTING EXTERIOR WALL WITH NEW FURRING
- FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
- PARTITION TO UNDERSIDE OF CEILING
- PARTITION 10' ABOVE CEILING
- PLUMBING WALL

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NEXTERA - TRANS BAY
CABLE
570 WEST TENTH STREET
PITTSBURG, CA 94565

PROPOSED FLOOR PLAN

DATE	REVISIONS
07/20/2020	PLANNING SUBMITTAL

PA/PM	D. FU
DRAWN BY:	D. J.
JOB NO.	SNP20-001-00

SHEET
P2.1-2
BUILDING & MULTIPURPOSE

7/24/2020 11:29:37 AM

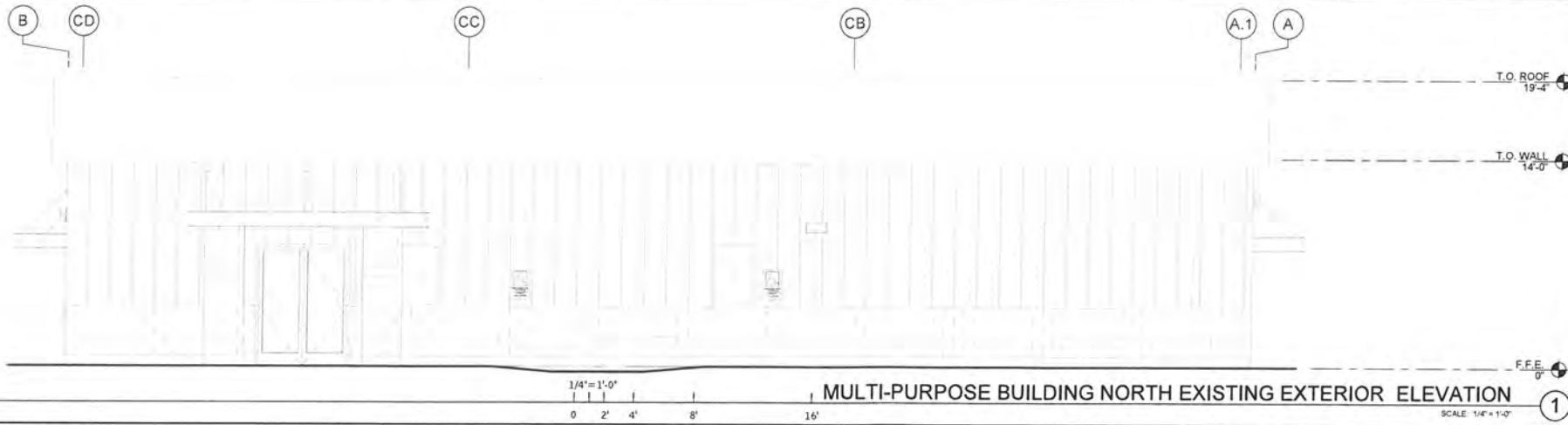
MULTI-PURPOSE BUILDING PROPOSED FLOOR PLAN

1/4" = 1'-0"

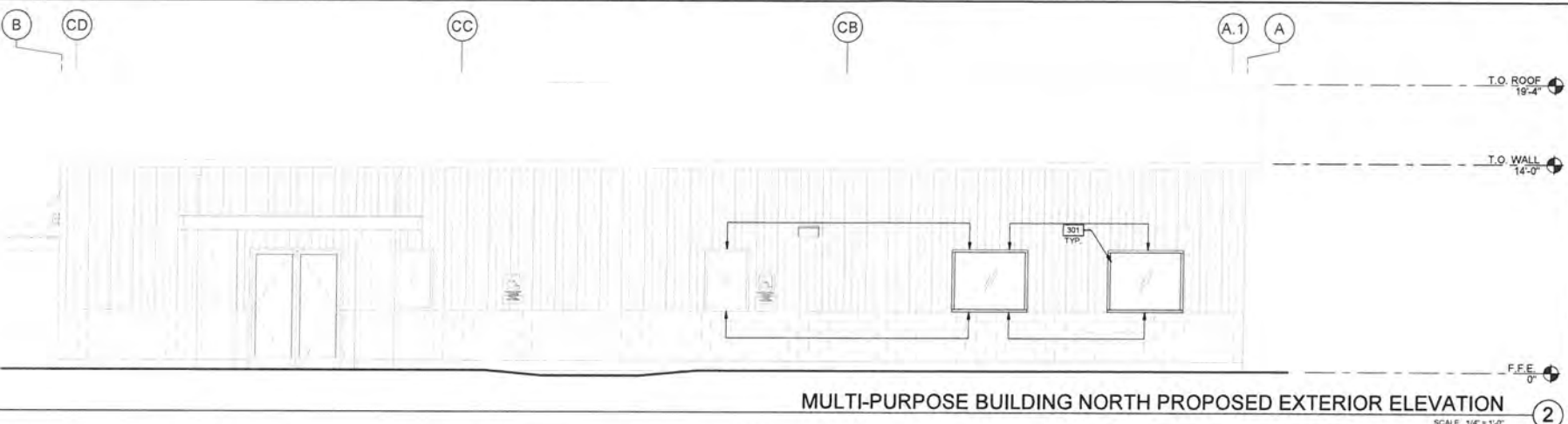
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SCALE: 1/4" = 1'-0"

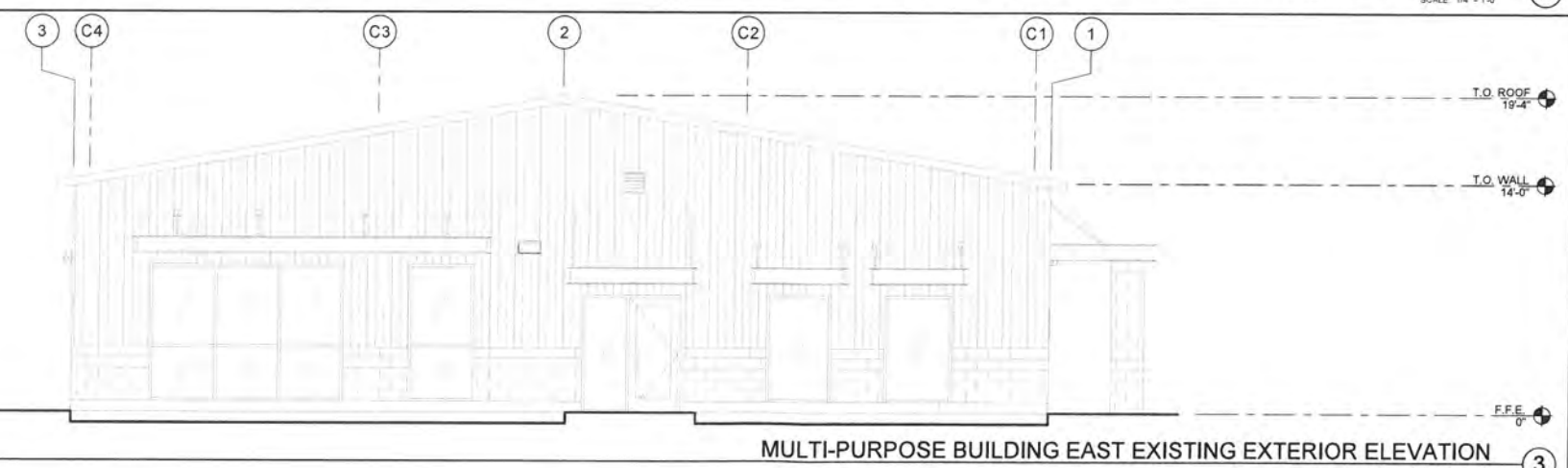




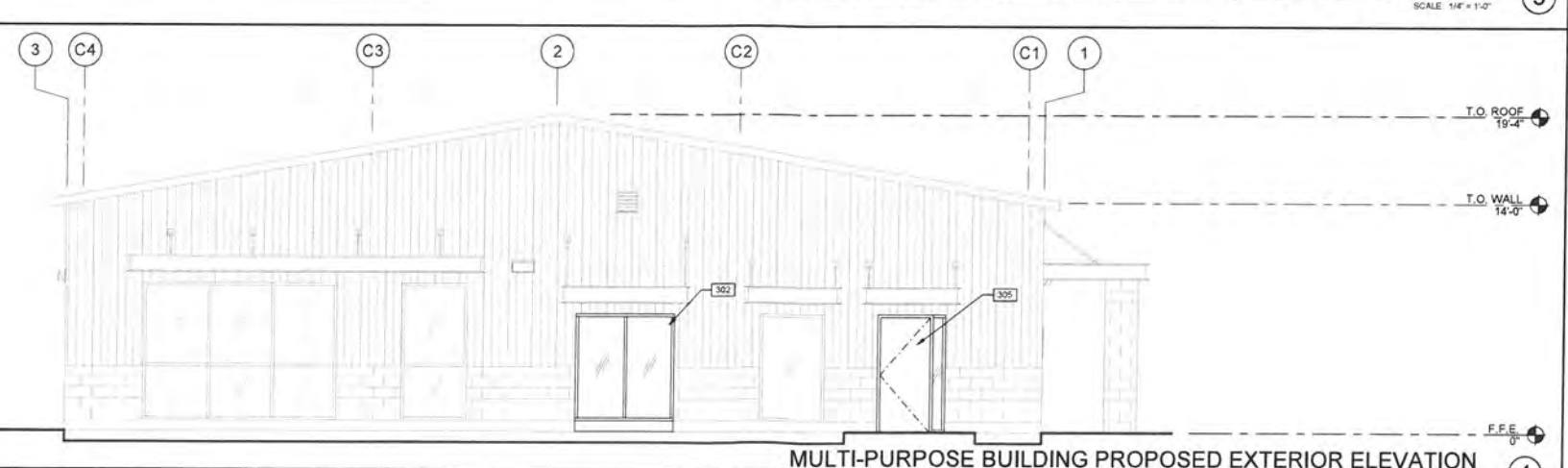
MULTI-PURPOSE BUILDING NORTH EXISTING EXTERIOR ELEVATION



MULTI-PURPOSE BUILDING NORTH PROPOSED EXTERIOR ELEVATION



MULTI-PURPOSE BUILDING EAST EXISTING EXTERIOR ELEVATION



MULTI-PURPOSE BUILDING PROPOSED EXTERIOR ELEVATION

- KEYNOTES:**
- 301 NEW ALUMINUM STOREFRONT SYSTEM TO MATCH EXISTING IN NEW OPENING.
 - 302 NEW ALUMINUM STOREFRONT SYSTEM IN EXISTING OPENING. MATCH EXISTING ADJACENT WINDOWS.
 - 303 NEW HOLLOW METAL DOOR AND SIDELIGHT IN EXISTING OPENING. CUT EXISTING CONCRETE CURB AS REQUIRED TO MAINTAIN LEVEL EGRESS FROM INTERIOR FINISHED FLOOR TO NEW CONCRETE LANDING. NEW DOOR & SIDELIGHT TO MATCH EXISTING. MATCH EXISTING KEYCARD ACCESS, HARDWARE, CLOSER, DOOR PULL, ETC.

- LEGEND**
- GLASS:**
- EXISTING VISION GLASS TO REMAIN
 - NEW TEMPERED CLEAR VISION GLASS
 - NEW TEMPERED FROSTED GLASS
- MATERIALS:**
- EXISTING METAL WALL
 - EXISTING CMU WALL
 - EXISTING CONCRETE CURB

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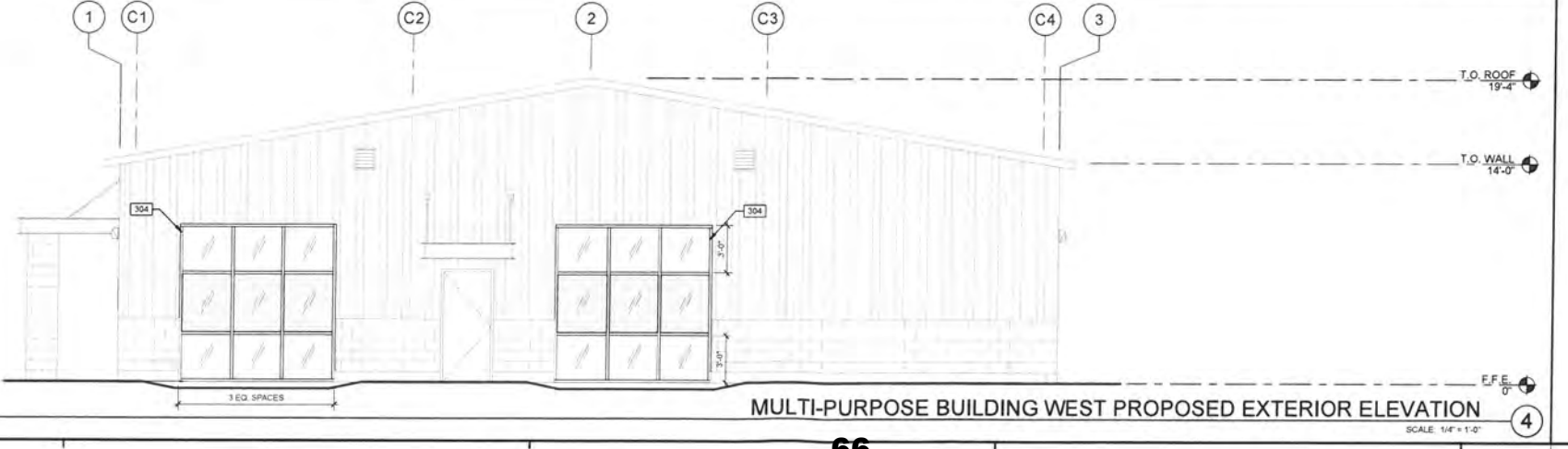
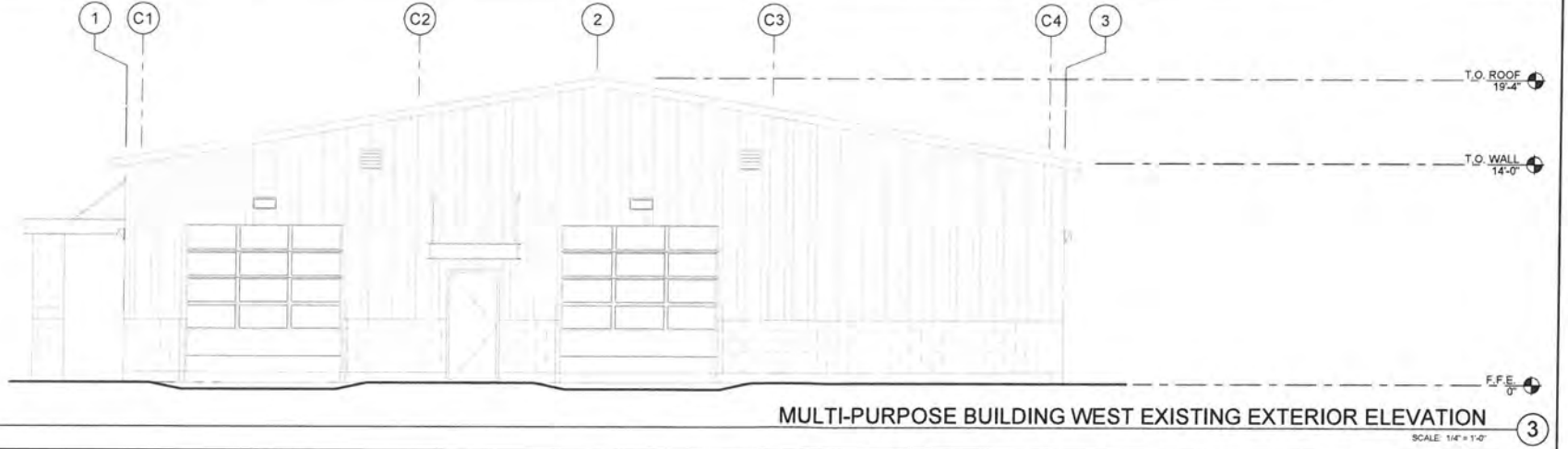
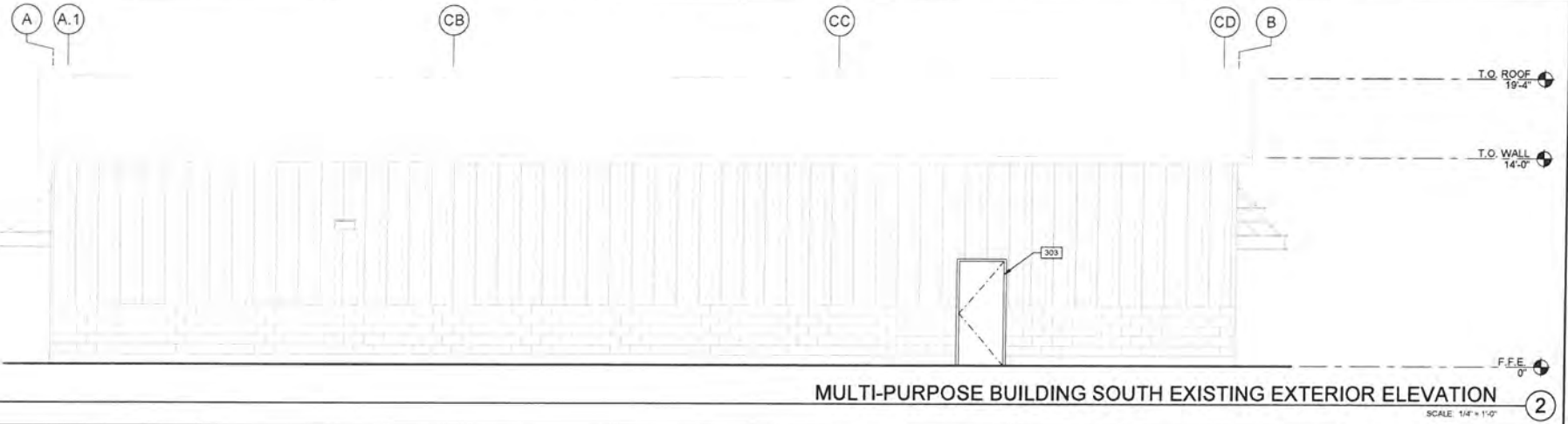
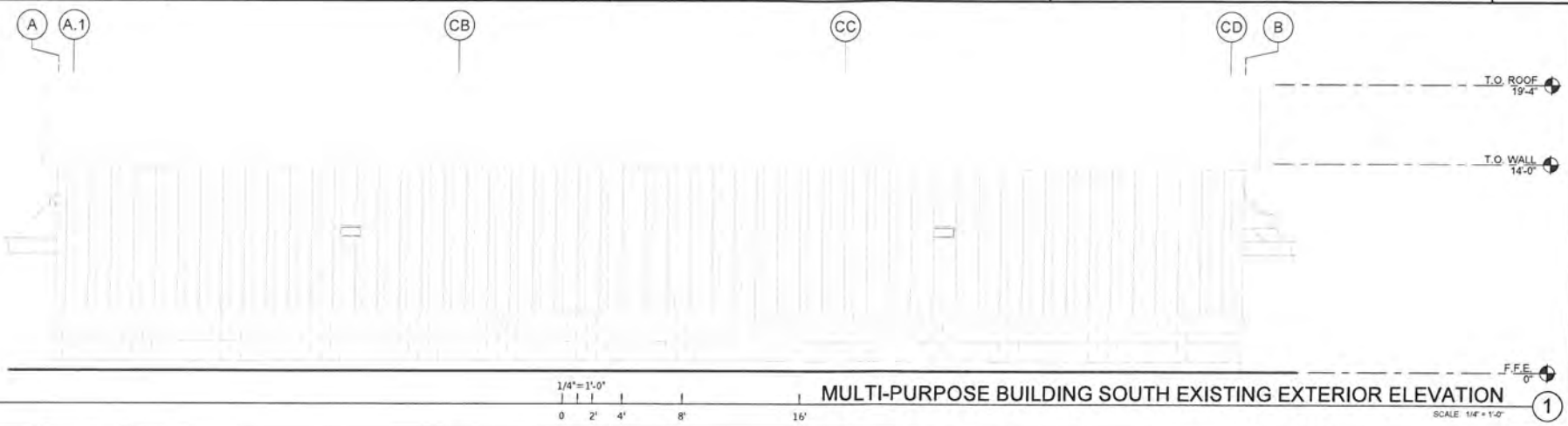
NEXTERA - TRANS BAY CABLE
570 WEST TENTH STREET
PITTSBURG, CA 94565

EXTERIOR ELEVATIONS	
DATE	REMARKS
07/20/2020	PLANNING SUBMITTAL

P&P/M	D. FU
DRAWN BY:	O. J.
JOB NO.	5NR20-001-00

SHEET
P3.1-2
BUILDING 2-MULTI-PURPOSE

7/24/2020 11:28:34 AM



KEYNOTES:

303 NEW HOLLOW METAL DOOR, PAINT TO MATCH EXISTING, MATCH EXISTING KEYCARD ACCESS, HARDWARE, CLOSER, DOOR PULL, ETC.

304 NEW ALUMINUM STOREFRONT SYSTEM IN EXISTING OPENING, MATCH EXISTING ALUMINUM FRAME FINISH WITH EXISTING WINDOWS.

LEGEND

GLASS:

EXISTING VISION GLASS TO REMAIN

NEW TEMPERED CLEAR VISION GLASS

NEW TEMPERED FROSTED GLASS

MATERIALS:

EXISTING METAL WALL

EXISTING CMU WALL

EXISTING CONCRETE CURB

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PITTSBURG, CA 94565

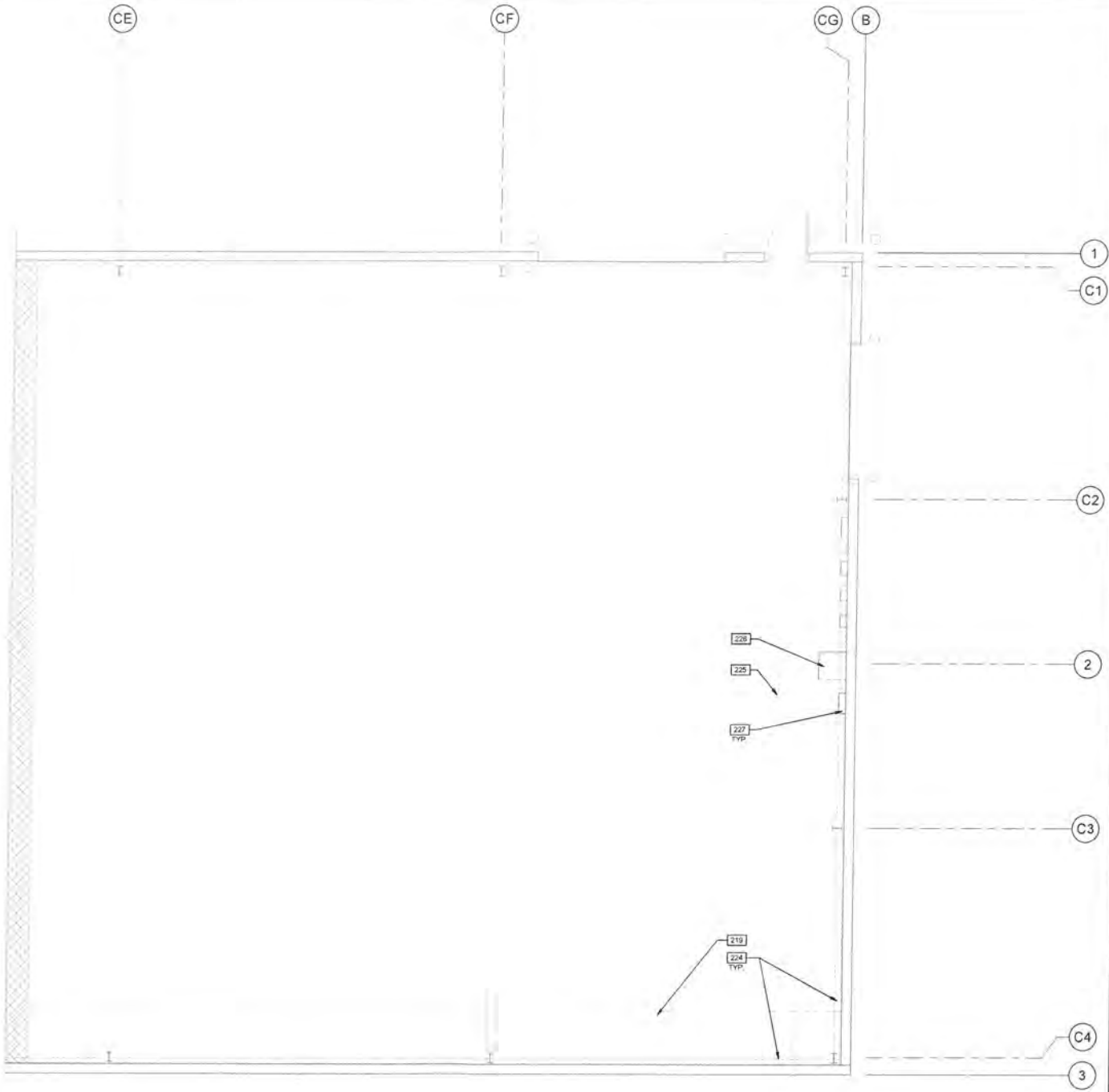
EXTERIOR ELEVATIONS

DATE	PLANNING SUBMITTAL	REMARKS
07/02/2020		

PAP/PM	D. FU
DRAWN BY:	O. J.
JOB NO.	SNR20-6091-00

SHEET
P3.2-2
BUILDING 2-MULTI-PURPOSE

7/2/2020 11:29:26 AM



KEYNOTES: ☐ 219 EXISTING STEEL BEAM ABOVE TO REMAIN
224 EXISTING WIND GRT TO REMAIN
225 EXISTING FLOOR STRIPING TO REMAIN
226 EXISTING TRANSFORMER TO REMAIN
227 EXISTING ELECTRICAL PANEL TO REMAIN

LEGEND
☐ INDICATES AREA NOT IN CONTRACT (N.I.C.)
FLOOR PLAN
EXISTING WALL

NEXTERA - TRANS BAY
CABLE
1570 WEST TENTH STREET
PITTSBURG, CALIFORNIA 94565

EXISTING FLOOR PLAN	
DATE	REMARKS
07/26/2020	PLANNING SUBMITTAL

PAPP	D. FU
DRAWN BY	K.E.L.
JOB NO.	SHR20-001-00

SHEET
P2.0-3
BUILDING 3 - WAREHOUSE

WARE MALCOMB
Leading Design for Commercial Real Estate

Architect
Planner
Engineer
Graphic
Civil Engineering
4445 Chabot Dr #100
Pittsburg, CA 94566
P 925.244.9221

BUILDING 3 - WAREHOUSE

NOTE: NO CHANGES ON NORTH, WEST & EAST ELEVATIONS
EXISTING SOUTH ELEVATION- ADDITION OF 2 SETS OF EGRESS DOORS WITH
CLERESTORY WINDOWS, AND OVERHEAD METAL CANOPIES



EXISTING NORTH ELEVATION- NO SCOPE OF WORK

STREET PHOTOS



VIEW OF ENTRY FROM WEST 10TH STREET



VIEW OF WAREHOUSE AND MULTIPURPOSE BUILDING FROM WEST 10TH STREET



VIEW OF WAREHOUSE FROM WEST 10TH STREET

BUILDING 2 - MULTI-PURPOSE

NOTE: PHOTO OF EXISTING SOUTH ELEVATION- NOT SHOWN
SCOPE OF WORK INCLUDES ADDITION OF SINGLE DOOR & CANOPY



EXISTING NORTH ELEVATION- ADDITION OF 2 WINDOWS AT WEST END



EXISTING WEST ELEVATION- REPLACEMENT OF GARAGE DOORS WITH
STOREFRONT GLAZING



EXISTING EAST ELEVATION- REPLACEMENT OF EXIT DOOR & SIDELITE WITH NEW
WINDOW & REPLACEMENT OF WINDOW AT NE CORNER WITH EXIT DOOR & SIDELITE

BUILDING 1 - CONTROL CENTER

NOTE: PHOTO OF EXISTING NORTH ELEVATION - NOT SHOWN DUE TO
SECURED ACCESS - NO SCOPE OF WORK



EXISTING SOUTH ELEVATION - NO SCOPE OF WORK



EXISTING WEST ELEVATION- NO SCOPE OF WORK



EXISTING EAST ELEVATION- NO SCOPE OF WORK

WARE MALCOMB
Leading Design for Commercial Real Estate

architect
planning
interior
landscape
civil engineering
4445 Chula Vista Drive
Pittsburg, CA 94565
P925.231.6025
P925.231.6031

NEXTERA - TRANS BAY
CABLE
570 WEST 10TH STREET
PITTSBURG, CALIFORNIA 94565

PHOTOS

DATE	REVISION
07/24/2020	PLANNING SUBMITTAL

PAW:	D. FU
DRAWN BY:	K.E.L.
JOB NO.:	SNR20-0091-00

SHEET
P4.0

7/24/2020 11:17:31 AM

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.

701.03

ZA

RESO

360

10-2-20

VR



City of Pittsburg

Community Development Department – Planning Division

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

Date: 10/2/20

Dear Applicant:

SUBJECT: RESOLUTION No. 360

Enclosed is a copy of the resolution adopted by the Zoning Administrator. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 360
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review)
Approval for Exterior Sign Modifications for)
an Existing Gas Station at 2253 Loveridge)
Rd, for Shell Gas Station, AP-20-1520)
(AD, SR)."

Resolution No. 360

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On July 23, 2020, Michele Richmond of Perry Builders, filed Administrative Design Review and Sign Review Application No. 20-1520, requesting approval to reface two existing price signs, reface two existing building sign, and install new canopy signage and illuminated canopy fascia for the existing Shell Gas Station, located at 2253 Loveridge Rd, in the CC (Community Commercial) District. Assessor's Parcel Number 088-630-011.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburgh General Plan, Pittsburgh Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburgh Development Review Design Guidelines (DRDG; 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 August 25, 2020, a Notice of Intent to exercise staff-delegated authority for this project was provided to the Planning Commission.
- E. Design review approval can be granted by the Zoning Administrator only after a determination is made that the proposed project is consistent with PMC section 18.36.220 (B).
- F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities" of the state CEQA Guidelines, section 15301.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this

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 2, 2020, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. In accordance with the requirements of PMC 18.36.020 (B), the proposed improvements:
 - a. Will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that: 1) the construction of the proposed improvements will result in the removal and replacement of the existing canopy fascia with updated illumination, graphics and signage; 2) the replacement of the existing price sign with a LED price sign will result in increased visibility to inform customers about fuel prices; and 3) updating the building fascia to match the fascia proposed on the canopy will result in a more cohesive appearance of the site.
3. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the structures will comply with current building code standards that are intended to provide adequate protection against noise and vibrations.
4. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the food shop and car wash will be updated to include a fascia matching the fascia proposed on the canopy. Specifically, updating the building fascia will unify the structures on the site and create a more cohesive appearance for the site.
5. Will be in harmony with proposed developments on land in the general area, in that the proposed work will result in an update of an older gas station with new canopy fascia, new paint, and new graphics and signage, thereby improving the appearance of the existing gas station.
6. Generally conform with the City's Development Review and Design Guidelines (DRDG; Planning Commission Resolution No. 9864), in that, as the updated canopy fascia will be continued on all sides of the structure, the project will conform with the DRDG (section IV.h), which states building elevations visible from public right-of-ways should be addressed in design review and treated appropriately. At 72 feet in length, the proposed canopy will exceed the 50 foot roofline expanse recommended in the DRDG (section IV.f); however, the streamlined auto-

oriented architectural style of the canopy is warranted by the existing gas station use.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review and Sign Review Application No. 20-1520, subject to the following:
1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans date stamped August 19, 2020, and attached to this resolution as "Exhibit A," except as modified below.
 2. Exterior Colors. 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. Landscaping. All landscaped areas shall be maintained so as to remain in a healthy, thriving and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.
 4. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
 5. Site Maintenance. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry clean up methods whenever possible.
 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 applicant 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. 360 shall govern.

9. Indemnification. Applicant 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 applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant 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 2, 2021, 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 2nd day of October, 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR