CITY OF PITTSBURG
PLANNING COMMISSION MEETING AGENDA

NOVEMBER 10, 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 November 10, 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, 841 9471 3684 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

November 10, 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.

This agenda was posted in City Hall on November 5, 2020

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
   Minutes of October 27, 2020

PUBLIC HEARINGS

2. **Fishermen's Catch, AP-20-1527 (UP, DR)**
   This is a public hearing on a request for: 1) design review approval of plans to rehabilitate the historic Demetrakopulos and Royce buildings (both contributors to the New York Landing Historic District); and 2) approval of a use permit to allow operation of a fish market with beer and wine sales and a seafood restaurant with full alcoholic beverage service. The historic buildings are located at 368 and 352 Railroad Avenue in the CP (Pedestrian Commercial) District. Assessor's Parcel Nos. 085-105-012 and 085-105-011.

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 placement of a new office trailer at the Corteva facility at 901 Loveridge Road; one notice of intent to conduct a Zoning Administrator public hearing on a proposed variance from the required side yard setback at 3800 Hillsdale Drive; and one resolution 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 November 5, 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.

This agenda was posted in City Hall on November 5, 2020

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

October 27, 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 27, 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 27, 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, Bhasin, Robinson

Absent: Commissioner Coniglio

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Assistant Planner Celina Palmer, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Bhasin 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 October 13, 2020

On motion by Commissioner Moreno and seconded by Commissioner Robinson to approve the Minutes of October 13, 2020 and carried by the following vote:

AYES: Bhasin, Croskey, Moreno, Robinson, Foster
NAYES: None
ABSTAIN: None
ABSENT: Coniglio, Nguyen(due to technical difficulties)

COMMISSION CONSIDERATIONS

Commissioner Nguyen rejoined the meeting.

2. 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

A commission consideration for a City-initiated proposal to study 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.

Assistant Planner Palmer gave a presentation on the item.

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

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

ZONING ADMINISTRATOR REPORTS

3. The Zoning Administrator submits one notice of intent to exercise delegated design review authority for a T-Mobile equipment enclosure expansion of 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

There were none.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

There were none.

ADJOURNMENT

The meeting was adjourned at 7:22 p.m. to November 10, 2020.

Respectfully Submitted,

_____

Kristin Pollot, AICP, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
November 10, 2020

ITEM: **Fishermen's Catch, AP-20-1527 (UP, DR)**

ORIGINATED BY: Ryan Morris, Morris Architecture, 12 Cozzolino Court, Millbrae, CA. 94030

SUBJECT: This is a public hearing on a request for: 1) design review approval of plans to rehabilitate the historic Demetrakopulos and Royce buildings (both contributors to the New York Landing Historic District); and 2) approval of a use permit to allow operation of a fish market with beer and wine sales and a seafood restaurant with full alcoholic beverage service. The historic buildings are located at 368 and 352 Railroad Avenue in the CP (Pedestrian Commercial) District. Assessor's Parcel Nos. 085-105-012 and 085-105-011.

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No. 10161, approving Planning Application No. 20-1527, subject to conditions.

BACKGROUND:

On October 8, 2019, Global Resources Trading, LLC entered into a Purchase and Sale Agreement (PSA) to acquire three separate, but contiguous properties located at 384, 368, and 352 Railroad Avenue from the Successor Agency for Redevelopment Agency of the City of Pittsburg. The property at 384 Railroad Avenue has been vacant since demolition of the former Carusa Brothers Hotel Building; however, the properties at 368 and 352 Railroad Avenue contain a pair of single-story commercial buildings formerly known as the Demetrakopulos and Royce buildings. The buildings were constructed in 1914 and they are designated contributors to the New York Landing Historic District established by the City Council in 1981.

PROJECT DESCRIPTION:

Existing Conditions: The project site (see Figure 1, next page) consists of two adjacent parcels that cover approximately 8,807 square feet. It is bounded by Guillermo Muniz Plaza to the north, Railroad Avenue on the east, the vacant lot at 384 Railroad Avenue to the south, and a public parking lot to the west. Nearby uses include single and multifamily residential units, the Pittsburg Elks Lodge, Pittsburg Marina, the Law Enforcement Training Academy, and various retail, restaurant, and service businesses (see Figure 2, page 3).

As mentioned in the background section above, the site contains two historic commercial buildings – the former Demetrakopulos Building at 368 Railroad Avenue and the former Royce Building at 352 Railroad Avenue. Together, the buildings are approximately 80 feet wide by 60 feet deep. Although they are separate buildings, they

were constructed simultaneously with a continuous storefront. The storefront's original design (see Figure 3, next page) included elements from the Italianate style of architecture such as a flat roof; a cornice; an unpainted brick surface; several large storefront openings with transoms, display windows, bulkheads, and recessed entries; and piers with decorative medallions and capitals.

The Demetrakopulos and Royce buildings have been substantially altered since they were first constructed (see Figures 4 through 7, pages 4-5). The storefront surfaces were painted and, in some cases, covered with layers of non-historic brick or stucco. The storefront openings were reconfigured by different tenants and no longer have a consistent design. One of the storefront openings and three of the transom windows were removed. The storefront is also missing three of its decorative medallions and capitals. At some point in time, a large unpermitted, non-historic addition was constructed behind the Demetrakopulos Building. Both historic buildings have suffered significant water damage and they currently sit vacant and boarded up.

Figure 1 – Aerial Map

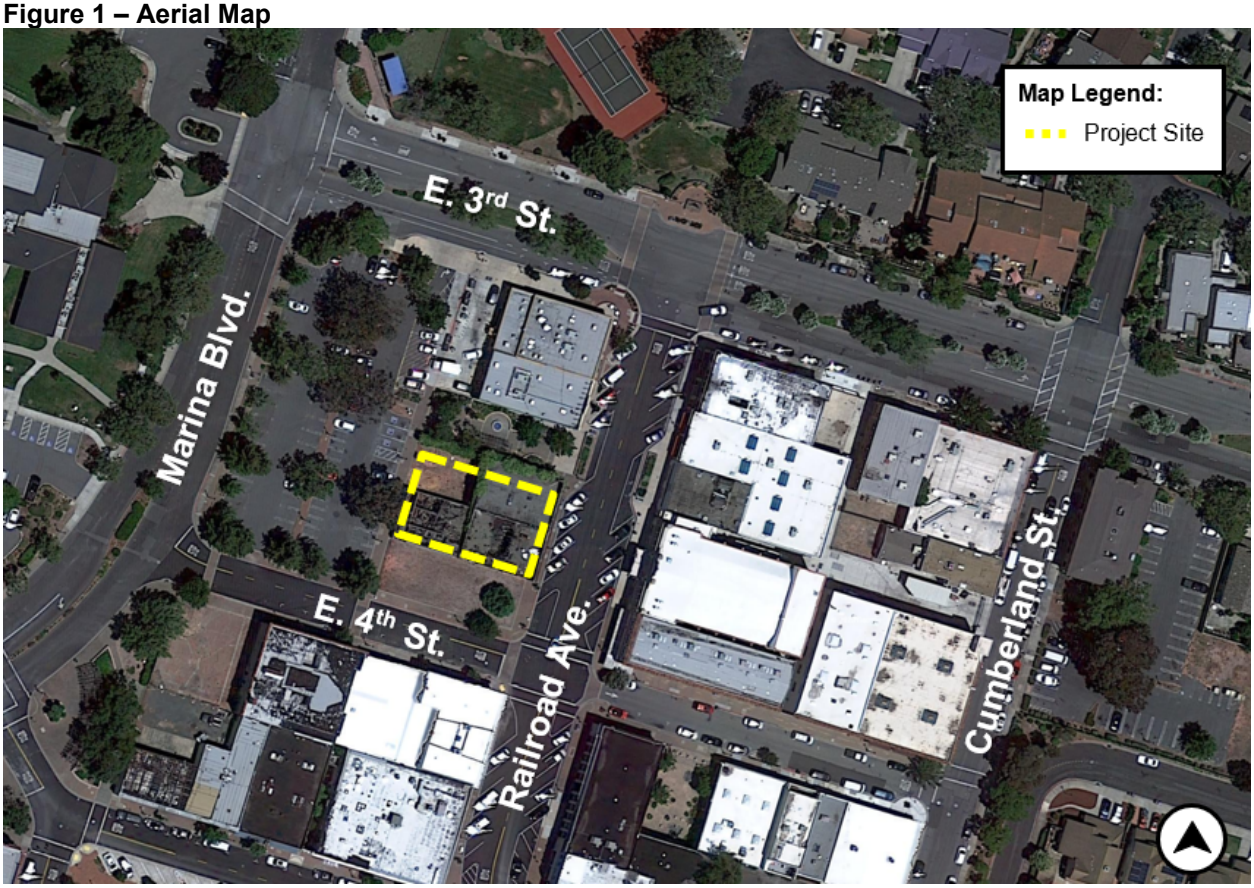


Figure 2 – Map of Surrounding Land Uses

Figure 3 – Historic (1920s) Photo from Railroad Ave. looking northwest

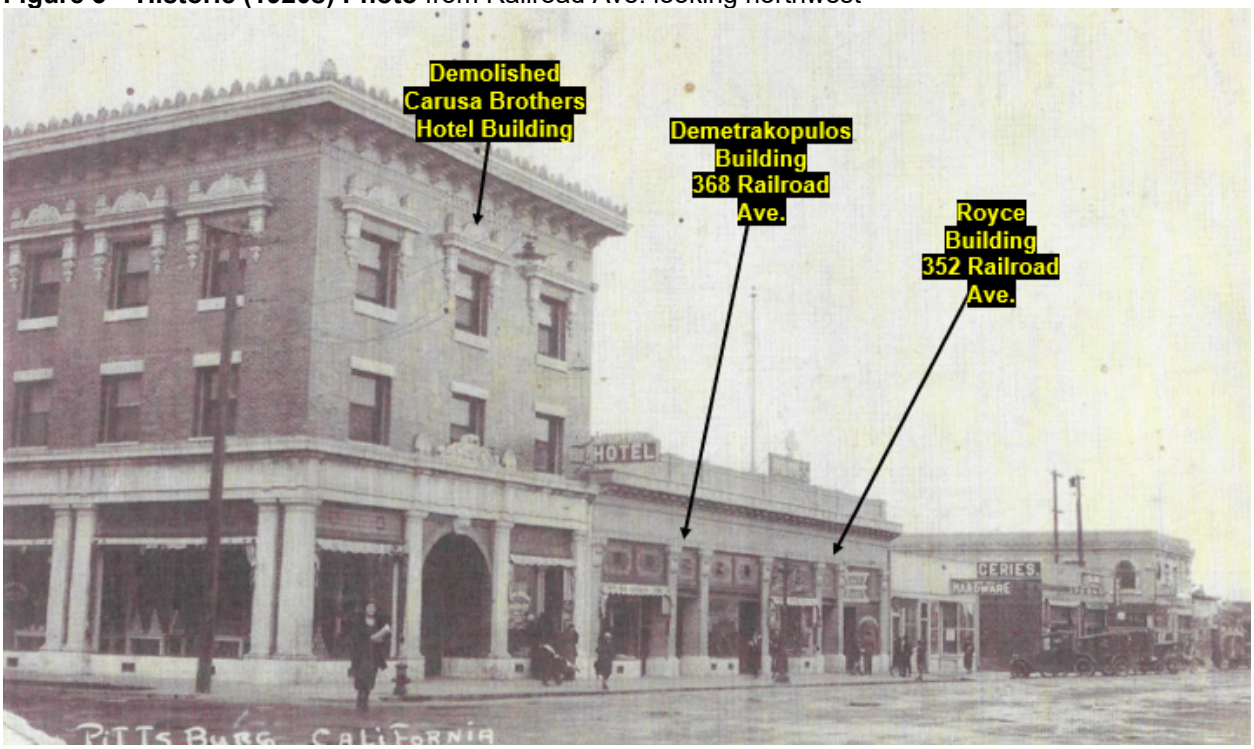


Figure 4 – Present-Day Photo from Railroad Ave. looking southwest

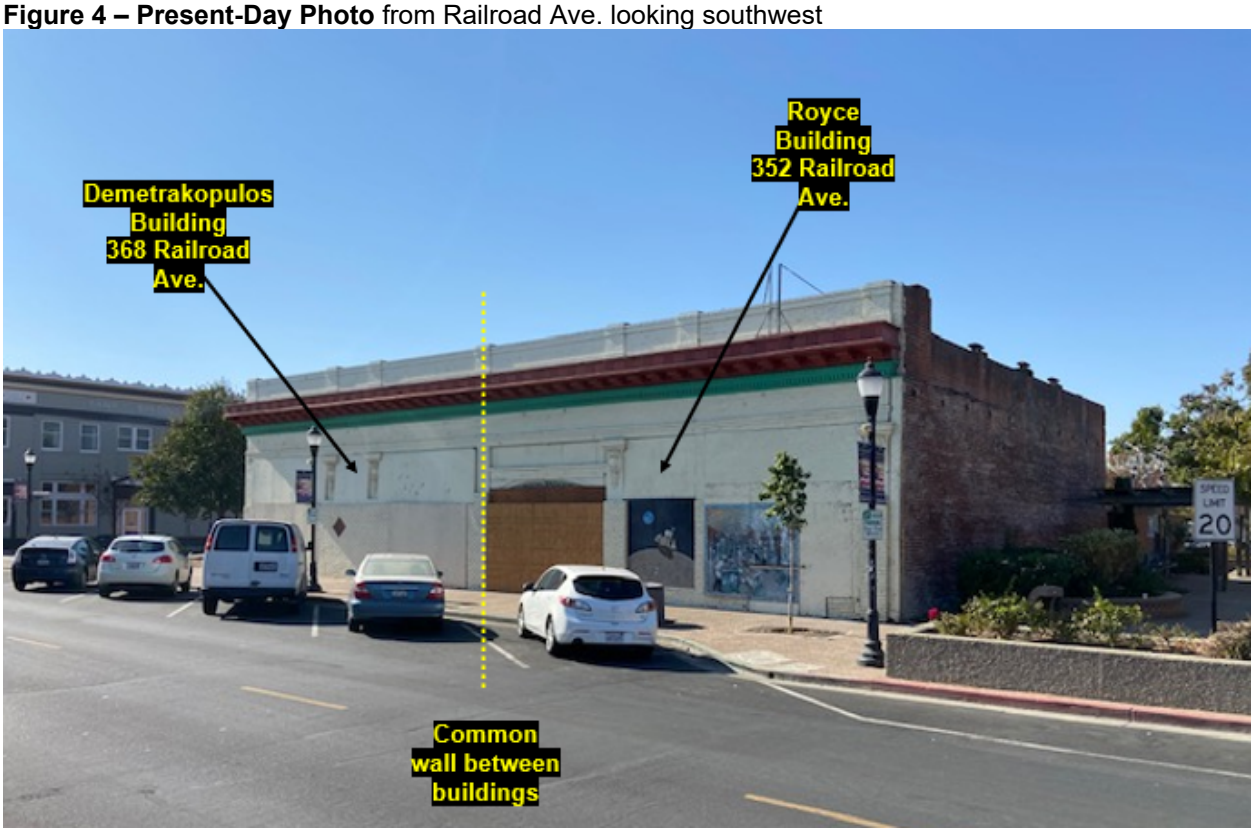


Figure 5 – Present-Day Photo showing the surviving historic features

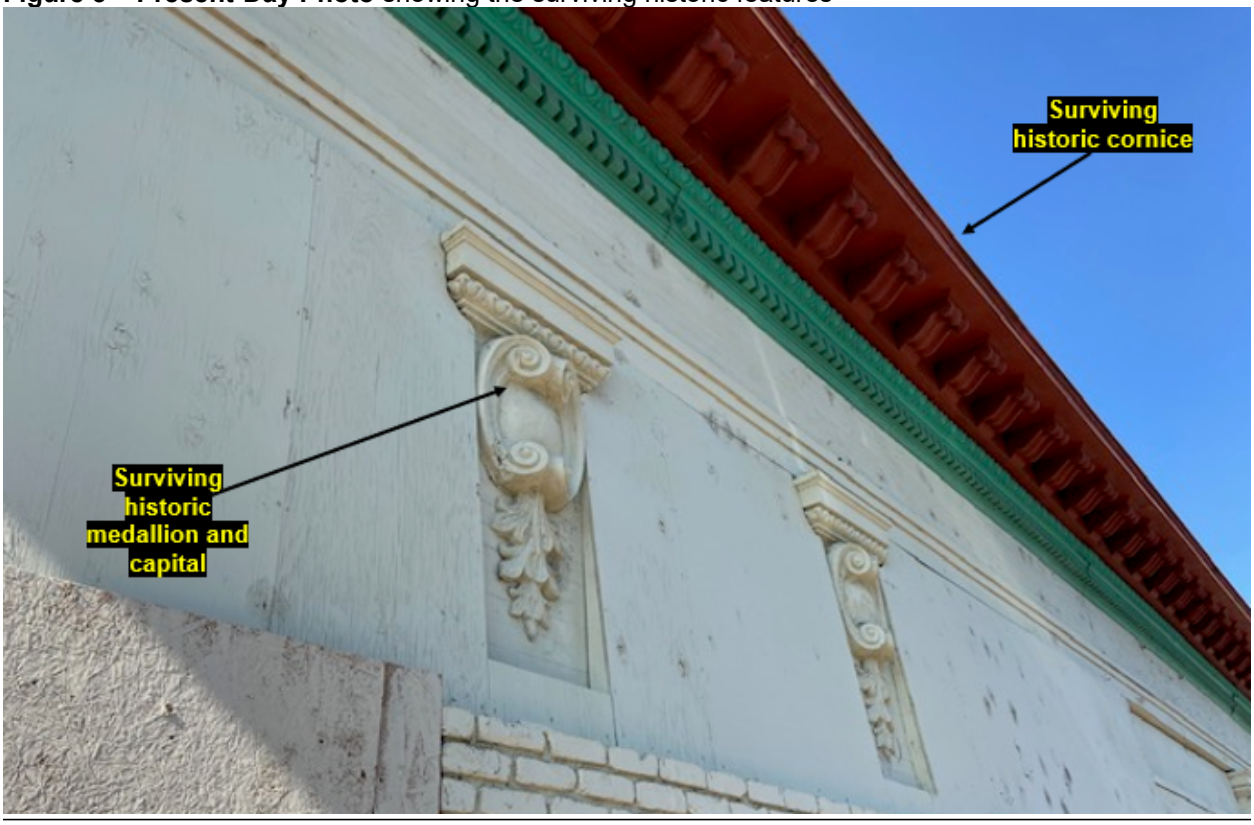


Figure 6 – Present-Day Photo from Railroad Ave. looking northwest

Figure 7 – Present-Day Photo from Marina Blvd. parking Lot looking southeast

Proposed Project: As the new owner, Global Resources Trading, LLC is proposing to rehabilitate the Demetrakopulos and Royce buildings in order to accommodate a new seafood restaurant with full alcoholic beverage service and a fish market with beer and wine sales. The restaurant and market would operate under the name of "Fishermen's Catch". The restaurant would operate daily from 10:00 AM to 9:00 PM. The fish market would also operate daily, but only from 8:00 AM to 7:00 PM.

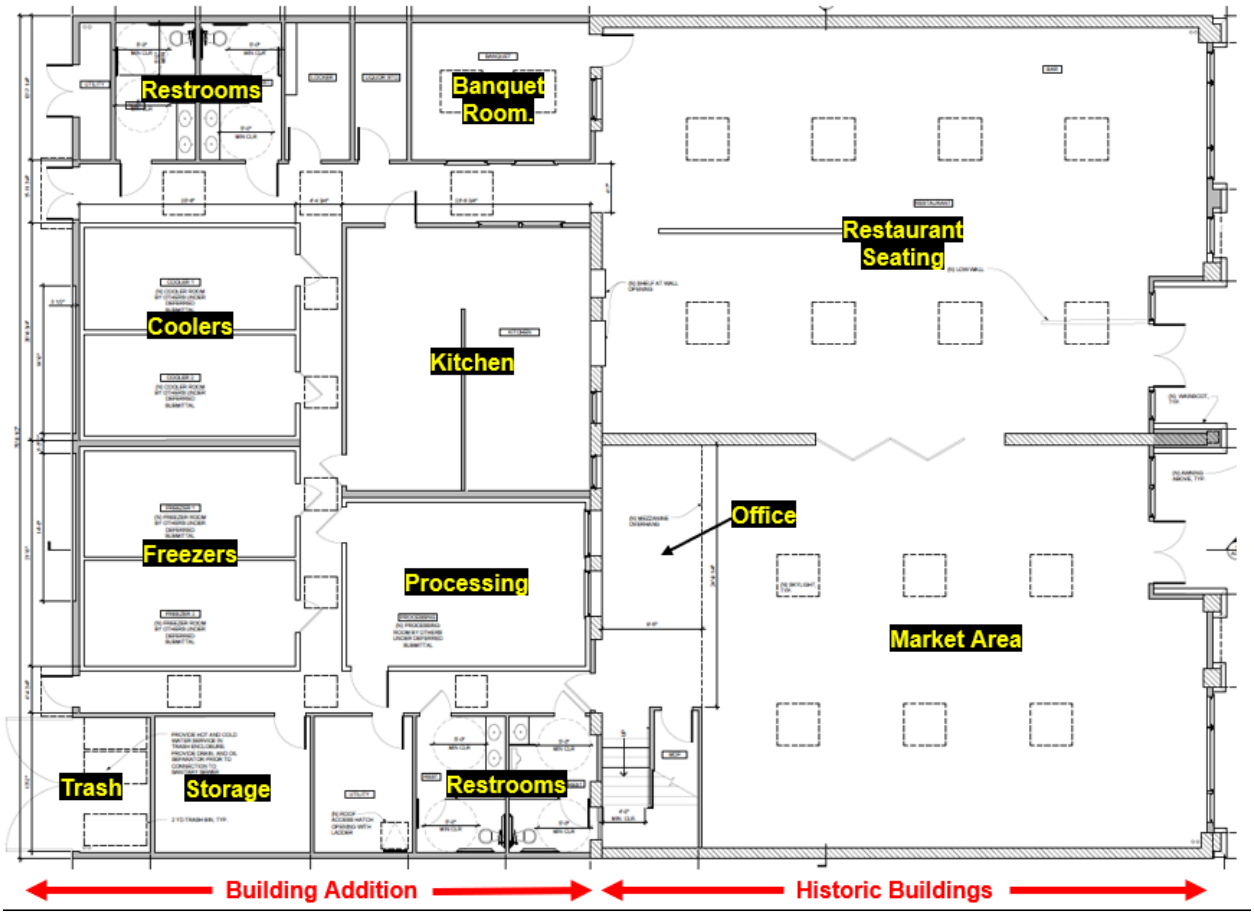
The proposed rehabilitation includes alterations to the historic storefront; interior modifications to both historic buildings; demolition of the unpermitted, non-historic addition located behind the Demetrakopulos Building; and construction of a new single-story addition behind both historic buildings. Figure 8 (below) shows the historic storefront before and after the proposed alterations. In general, the alterations include covering the original brick surface with a new smooth, hard-troweled stucco finish; installing new storefront doors and windows with steel canopies; providing new travertine bulkheads along the base of the storefront; replacing one of three missing transom windows; and replacing all of the missing medallions and capitals. Refer to the project plans in Attachment 5 of this report to see how the other, non-historic building elevations would be affected.

Figure 8 – Historic Storefront before and after proposed alterations

Figure 9 (on the next page) shows the building floor layout after the proposed interior modifications, demolition, and rear addition. The restaurant's main seating area would be located inside the Royce Building and the market would be in the Demetrakopulos Building. An opening with accordion doors would be provided along the common wall of the historic buildings to provide access between the restaurant and market. A mezzanine would be added inside the back wall of the Demetrakopulos Building for a

small office space overlooking the market. The rear addition would contain a banquet room, restrooms, a kitchen, a fish processing room, freezer and cooler units, storage areas, and a trash enclosure. Windows would be installed on the eastern wall of the fish processing room so that customers can see the activity from the market.

Figure 9 – Proposed Floor Plan



GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Downtown Subarea' of the General Plan and has a land use designation of 'Downtown Commercial'. This land use designation is intended to accommodate specialty retail, personal services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of Downtown residents. The project conforms with the General Plan and more specifically, Policy 5-P-6 which encourages property owners in Old Town Pittsburg to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities such as restaurants.

Zoning: The project site is zoned 'CP (Community Commercial) District'. The proposed business falls under the land use classifications of 'restaurant with full alcoholic service' and 'specialty food market'. In the CP District, a restaurant with full alcoholic service

requires a use permit if the associated ABC license would create undue concentration as defined in the Alcoholic Beverage Control Act under Section 23958.4. The site is located in census tract 3090. According to ABC's website, the census tract is overconcentrated with on-sale licenses – it is only authorized for three (3) on-sale licenses, but there are currently 14 active on-sale licenses. Therefore, the proposed restaurant requires a use permit prior to operation. In the same zoning district, a use permit is also required for any specialty food market occupying more than 2,500 square feet, or for any such uses that sell any alcoholic beverages. Since the proposed market would exceed 2,500 square feet and sell beer and wine, it also requires a use permit.

PMC section 18.52.115 establishes property development regulations for projects in the CP District. As shown in Attachment 2 of this report, the proposed rehabilitation project would comply with the CP District's property development regulations for height, lot coverage, FAR, setbacks, landscaping, off-street parking, and bike parking. It should be noted that non-residential uses on properties in the CP District are not required to provide a minimum number of off-street parking or loading spaces.

Design Guidelines: The Old Town Design Guidelines (OTDGs) provide a framework for the design review of development projects in the area on Railroad Avenue between 3rd and 10th streets bound by Cumberland Street and Black Diamond Street. As discussed in Attachment 3 of this report, the project as proposed may not comply with the applicable OTDGs listed below.

- F.11 – Dark or reflective glass is not to be used.
- F.18 – Uncover and repair original storefront base materials where covered or painted over.
- F.21 – Interior security gating is not encouraged…No exterior security gating is allowed.
- F.22 – Interior window coverings are not appropriate at street level windows.
- I.6 – Rooftop and building mounted equipment including HVAC, satellite dishes and antennas must be located so that the equipment is not visible to pedestrians.
- K.2 – Rear facades must be attractive, but not compete with the main street fronting facades.
- N.3 – Canopy roof materials to be considered should be either transparent, translucent, or of lightweight material.
- O.4 – Lighting must be installed and programmed for operation so that the exterior around the storefront remains lit in the evenings for an extended time past the closing times of most other neighboring businesses.

- O.7 – When designing the exterior lighting, it is necessary to accent architectural elements and rooflines on buildings to help define buildings after the sun goes down.

Secretary of the Interior's Standards: The Secretary of the Interior's Standards for the Treatment of Historic Properties were codified in 1995 under the National Historic Preservation Act to guide the preservation of historic properties throughout the country. The Standards address four types of treatment: preservation, rehabilitation, restoration, and reconstruction. The treatment Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale,

and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The treatment Standards are regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally-assisted projects. However, PMC section 15.84.080 establishes that the treatment Standard may be used as a basis for design review of projects in the New York Land Historic District. As discussed in Attachment 4 of this report, the project as proposed may not comply with the treatment Standards 2, 3, 5, and 7 above.

Required Findings – Design Review: In accordance with PMC section 18.36.220(B), design review approval may be granted only if the Planning Commission can make findings that:

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

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

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

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

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

Required Use Permit Findings: In accordance with PMC section 18.16.040, a use permit may be granted only if the Planning Commission can make findings that the proposed use:

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

2. is not detrimental to the health, safety, and general welfare of the City;

3. will not adversely affect the orderly development of property within the City;

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

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

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

7. will not encourage marginal development within the neighborhood;

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

9. is consistent with the City's approved funding priorities; and

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

Environmental Review: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 31, 'Historic Resource Rehabilitation Consistent with the Secretary of the Interior's Guidelines and Standards' of the state CEQA Guidelines Section 15331.

Public Notice: On or prior to October 31, 2020, notice of the November 10, 2020, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Clipper Cove", "Old Town Pittsburg", "The Village at New York Landing", "W. 8th Street" and "Marina Vista" neighborhoods.

ANALYSIS:

Staff believes the Commission can make the required design review and use permit findings in order to approve the project as presented. The recommended findings are included as part of the proposed resolution in Attachment 1 and are accompanied by a statement of fact for each finding. Staff believes the required findings can be made for the following reasons:

- The proposed rehabilitation of the historic Demetrakopulos and Royce buildings would strengthen the integrity of the New York Landing Historic District, attract additional customers to the Downtown, and contribute to the economic viability of the area.

- The rehabilitation would be completed in a manner consistent with the applicable OTDGs, if conditions are added to: a) prohibit the use of dark or reflective glass along the storefront; b) require that the original unpainted, brick storefront surrounds be restored; c) prohibit the installation of any exterior security gate systems; d) prohibit the installation of any interior window coverings; e) require any rooftop or building mounted equipment be screened from public view; f) require that the proposed recessed walls on the new addition incorporate murals or climbing vines; g) require that the proposed steel canopies be made of a lightweight or low-density steel; h) require installation of an automatic timer for the proposed exterior lighting; and i) require installation of additional exterior lighting to make the storefront's architectural details more prominent during the night.

- It would not adversely affect the exterior character defining features of the historic structures if conditions are added to: a) require that the original unpainted, brick storefront surrounds be restored, consistent with Secretary of Interior's treatment Standard #2; b) require that transoms and window displays be installed at the second and fifth set of piers to recall the location, size, and dimensions of the original storefront openings, consistent with treatment Standard #3; and c) require that any surface cleaning of the historic exterior be undertaken using non-abrasive methods, consistent with treatment Standard #7.

- The proposed seafood restaurant and fish market would not be detrimental to the health, safety, and general welfare of the City, if a condition of approval is added to limit the hours for deliveries as follows: a) on-street deliveries to occur only between 6:00 AM and 10:00 AM; and b) off-street deliveries to occur only from 6:00 AM and 6:00 PM.

- The proposed restaurant and market would be consistent with the existing pattern of pedestrian-oriented restaurants already operating within Old Town Pittsburg, including the New Mecca Café, Skyview Noodle, and La Veranda Ristorante Italiano.

- It would not create a nuisance or enforcement problem in the neighborhood if conditions of approval are added to: a) limit the hours of operation for the restaurant and market to 7:00 AM – 10:00 PM, daily; b) prohibit live entertainment unless permitted on a case-by-case basis with approval of a Temporary Activity Permit or Special Event Permit; and c) require the business operator to prohibit loitering, maintain the peace and order on the premises, and keep the adjacent street and sidewalk clean and free of litter.

ACTION REQUIRED:

Move to adopt Resolution No. 10161, approving Planning Application No. 15-1527, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10161
2. Property Development Regulations
3. Old Town Design Guidelines
4. Secretary of the Interior's Standards for Rehabilitation
5. Project Plans
6. Public Hearing Notice
7. Presentation Slides

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

Attachment 1
Proposed Resolution

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Use Permit and Design Review Approval for Plans to Rehabilitate the Historic Buildings Located at 368 and 352 Railroad Avenue, for "Fishermen's Catch, AP-20-1527 (UP, DR)".	)	Resolution No. 10161

The Planning Commission of the City of Pittsburg DOES RESOLVE as follows:

Section 1. Background

A. On September 29, 2020, the applicant, Ryan Morris, filed Planning Application No. 20-1527, requesting the following: 1) design review approval of plans to rehabilitate the historic Demetrakopulos and Royce buildings (both contributors to the New York Landing Historic District); and 2) approval of a use permit to allow operation of a fish market with beer and wine sales and a seafood restaurant with full alcoholic beverage service. The historic buildings are located on an 8,807-square-foot site at 368 and 352 Railroad Avenue in the CP (Pedestrian Commercial) District. Assessor's Parcel Nos. 085-105-012 and 085-105-011.

B. The proposed project is governed by the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), PMC Chapter 15.84 (Preservation of Historic Structures and Establishment of Historical Districts), the Old Town Design Guidelines (OTDGs), and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

C. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 31, 'Historic Resource Rehabilitation Consistent with the Secretary of the Interior's Guidelines and Standards' of the state CEQA Guidelines Section 15331.

D. On or prior to October 31, 2020, notice of the November 10, 2020, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Clipper Cove", "Old Town Pittsburg", "The Village at New York Landing", "W. 8th Street" and "Marina Vista" neighborhoods.

E. On November 10, 2020, the Planning Commission held a public hearing on Planning Application No. 20-1527, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Fishermen's Catch, AP-20-1527 (UP, DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Design Review:

2. The proposed rehabilitation of the historic Demetrakopulos and Royce buildings will:

a) Conform with good taste, good design and in general will 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 it will be completed in a manner consistent with the applicable OTDGs and the Secretary's Standards.

b) Be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that it will comply with all applicable building and fire codes.

c) Not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, it will strengthen the integrity of the New York Landing Historic District, attract additional customers, and contribute to the economic viability of the area.

d) Be in harmony with proposed development on land in the general area, in that there are no new development projects proposed on adjacent properties. The proposed rehabilitation will also render the Demetrakopulos and Royce buildings compatible with other historic buildings that have been recently rehabilitated in a manner consistent with the OTDGs and Secretary's Standards, including the California Theater and the Martinetti Building.

e) Conform to the City's OTDGs, if conditions of approval are added to: i) prohibit the use of dark or reflective glass along the storefront; ii) require that the original unpainted, brick storefront surrounds be restored; iii) prohibit the installation of any exterior security gate systems; iv) prohibit the installation of any interior window coverings; v) require any rooftop or building mounted equipment be screened from public view; vi) require that the proposed recessed walls on the new addition incorporate murals or climbing vines; vii) require that the proposed steel canopies be made of a lightweight or low-density steel; viii) require installation of an automatic timer for the proposed exterior lighting; and ix) require installation of additional exterior lighting to make the storefront's architectural details more prominent during the night.

f) Not adversely affect the exterior character defining features of the structures, if conditions of approval are added to: i) require that the original unpainted, brick storefront surrounds be restored, consistent with Secretary's Standard #2; ii) require that transoms and window displays be installed at the second and fifth set of piers to recall the location, size, and dimensions of the original storefront openings, consistent with Secretary's Standard #3; and iii) require that any surface cleaning of the historic exterior be undertaken using non-abrasive methods, consistent with Secretary's Standard #7.

Conditional Use Permit

3. The proposed fish market with beer and wine sales and seafood restaurant with full alcoholic beverage service will:

   a) Be in accordance with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location, in that they are conditionally permitted uses in the CP District.

   b) Not be detrimental to the health, safety, and general welfare of the City, if a condition of approval is added to limit the hours for deliveries as follows: i) on-street deliveries shall only occur between 6:00 AM and 10:00 AM; and ii) off-street deliveries shall only occur from 6:00 AM and 6:00 PM.

   c) Not adversely affect the orderly development of property within the City, in that they will be consistent with the existing pattern of pedestrian-oriented restaurants already operating within Old Town Pittsburg, including the New Mecca Café, Skyview Noodle, and La Veranda Ristorante Italiano.

   d) Not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that their establishment will reflect continued investment in Old Town Pittsburg.

   e) Be consistent with General Plan Policy 5-P-6 which encourages property owners in Old Town Pittsburg to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities such as restaurants.

   f) Not create a nuisance or enforcement problem within the neighborhood if conditions of approval are added to: i) require alcohol service in the seafood restaurant and market to cease at 10:00 PM daily; ii) prohibit live entertainment unless permitted on a case-by-case basis with approval of a Temporary Activity Permit or Special Event Permit; and iii) require the business operator to prohibit loitering, maintain the peace and order on the premises, and keep the adjacent street and sidewalk clean and free of litter.

   g) Not encourage marginal development within the neighborhood, in that their establishment will attract other desirable, pedestrian-oriented commercial uses to locate in Old Town Pittsburg.

h) Will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that they will have access to existing infrastructure, including fire, police, and water.

i) Will not be inconsistent with the City's approved funding priorities, in that they will not require City funding to operate.

j) Will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along Railroad Avenue, if the conditions listed in Finding 2e (above) are adopted to bring the project into conformance with the OTDGs.

B. The staff report entitled "Fishermen's Catch, AP-20-1527 (UP, DR)," dated November 10, 2020, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants use permit and design review approval for Planning Application No. 20-1527, subject to the following conditions listed below.

Planning Conditions

1. Conformity with Project Plans: The rehabilitation shall be constructed in substantial conformity with the project plans dated October 27, 2020, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

2. Window Display Glass: Use of dark or reflective glass along the storefront shall be prohibited, consistent with OTDG F.11.

3. Brick Storefront Surrounds: The original, unpainted brick storefront surrounds shall be restored instead of being covered with stucco as shown in the project plans, consistent with OTDG F.18 and Secretary's Standard #2.

4. Security Gate Systems: Security gates shall not be installed along the exterior of any storefront, consistent with OTDG F.21.

5. Window Coverings: Interior window coverings shall not be permitted on any of the building's street level windows, consistent with OTDG F.22.

6. Rooftop/Building Equipment: Rooftop and building mounted equipment including HVAC, satellite dishes, and antennas shall be located so that the equipment is not visible to pedestrians, consistent with OTDG I.6. Equipment must be screened from view with the façade/roof, not an independent equipment screen.

7. Murals/Climbing Vines: Murals or climbing vines shall be installed at each of the rear addition's recessed walls, consistent with OTDG K.2.

8. Canopies: The proposed canopies above the storefront openings shall be made of a lightweight or low-density steel, consistent with OTDG N.3.

9. Exterior Lighting: Consistent with OTDG O.4, lighting shall be installed and programmed for operation so that the exterior around the storefront remains lit in the evenings for an extended time past the closing times of most other neighboring businesses, or at least until 9:00 PM. Automatic timers shall be used to facilitate light fixture operation after closing.

10. Accent Lighting: Additional lighting shall be installed on the exterior of the buildings to make the storefront's architectural details more prominent during the night, consistent with OTDG O.7.

11. Transoms and Window Displays: Undivided transoms and full-height, undivided window displays shall be installed at the second and fifth set of storefront piers to recall the location, size, and dimensions of the original storefront openings, consistent with Secretary's Standard #2.

12. Full-Height Undivided Window Displays: The proposed divided-light window displays shall be replaced with full-height, undivided window displays, consistent with Secretary's Standard #3.

13. Sign Permits: Building signage is not approved with this resolution. The applicant or business operators shall submit proposed signs as part of separate sign permit applications, which shall be subject to review and approval by the Community Development Department prior to installation.

14. Surface Treatments: Consistent with Secretary's Standard #7, chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

15. Approved Uses: The seafood restaurant and fish market shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution and as presented in the project plans project plans dated October 27, 2020, except as may be modified by the conditions below. Operation of the approved uses in a manner inconsistent with this use permit shall be grounds for revocation of the use permit. Any major changes to the business operation shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

16. Hours of Operation: The hours of operation for the approved uses shall be between limited to 7:00 AM – 10:00 PM, daily. A use permit amendment shall be required prior to operation outside these hours.

17. ABC Licenses: This use permit authorizes a Type 47 (On-Sale General – Eating Place) license for the proposed seafood restaurant and a Type 20 (Off-Sale Beer & Wine) licensed for the proposed fish market if approved by the State Department of Alcoholic Beverage Control (ABC). In accordance with California Business and Professions Code

section 23800 E, if an application is ever filed to transfer ownership of the Alcoholic Beverage Control (ABC) license, the Pittsburg Police Department shall reserve the right to amend the conditions of the Alcoholic Beverage Control license. In the event that there is a conflict between the conditions of this resolution and the terms specified in the ABC license, the more restrictive term or condition shall govern.

18. Deliveries: The hours for deliveries to the businesses shall be limited as follows: a) on-street deliveries shall only occur between 6:00 AM and 10:00 AM; and b) off-street deliveries shall only occur from 6:00 AM and 6:00 PM.

19. Live Entertainment: Live entertainment (as defined under PMC section 18.06.030) shall be prohibited. However, live entertainment may be permitted on a case-by-case basis with approval of a Temporary Activity Permit or Special Event Permit for a specific event.

20. Outdoor Dining Permits: Outdoor dining is not approved with this resolution. The applicant or business operators shall submit proposed outdoor furniture as part of separate outdoor dining permit applications for each business, which shall be subject to review and approval by the Community Development Department prior to installation and use.

21. Loitering: The business operator shall ensure that there is no loitering on the sidewalks, rear or side yards, or streets surrounding the business tenant space, or within the nearby parking lots, during operating hours and within one (1) hour of business closing. If the business operator observes loitering, the Pittsburg Police Department shall be notified immediately.

22. Peace and Order: The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owners to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner's/operator's sole expense.

23. Site Maintenance: The site and adjacent street and sidewalk shall be kept clean and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.

24. Waste: The business operator shall ensure that his/her employees bag and seal food/drink waste prior to placing it in the dumpsters.

25. Tallow Bins: The business operator shall ensure that all tallow bin lids are kept closed, and that they are maintained so as to avoid spillage, leaking, and/or overflowing.

26. Dry Clean-up Methods: The business operator shall practice dry clean-up methods for outdoor sidewalk and patio surface areas, in accordance with the guidelines established by the Bay Area Stormwater Management Agencies Association (BASMAA).

27. Disposal of Liquids: The business operator shall ensure that employees collect and dispose of water and cleaning liquids to the sanitary sewer, not the exterior storm drain inlets/catch basins.

28. Floor Mat Cleaning: The business owner shall not allow floor mats to be cleaned or rinsed outdoors.

29. Detergents and Degreasers: The business operator shall ensure that detergents and degreasers are never used in the process of outdoor cleaning.

Engineering Conditions – General

30. Tree Well Removal: The applicant shall remove the existing tree wells fronting the parcels along Railroad Avenue and restore the sidewalk with pavers matching the existing paver sidewalk along Railroad Avenue.

31. Water/Sewer Service Evaluation: The applicant shall coordinate evaluation of the existing water and sewer service laterals with Public Works, and if these service lines are found to be inadequate, the applicant shall replace these service connections with new, in accordance with City's current construction standards.

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

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

Engineering Conditions – Fees

34. Improvement and Grading Plan Review Fees: The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 6.75% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be

credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.

35. Improvement and Grading Inspection fees: The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 7% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

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

37. Local Traffic Mitigation Fee: Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

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

39. GIS Update: Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is $0.05/sf of parcel for non-residential uses.

<u>Engineering Conditions – Submittals</u>

40. Grading and Improvement Plans: The applicant shall submit five (5) copies of the grading improvement plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

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

41. Geotechnical Report: The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.

<u>Engineering Conditions - NPDES</u>

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

    - Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
    - Providing covered trash, food waste, and compactor enclosures;
    - Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas;
    - Minimizing the amount of directly connected impervious surface area;
    - Marking all storm drains with "No Dumping, Drains to Delta" messages;
    - Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter;
    - Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards: discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant; dumpster drips from covered trash and food compactor enclosures; discharges from outdoor covered wash areas for vehicles, equipment, accessories; fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

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

Engineering Exactions – CFD Inclusion:

44. Annexation Documentation for CFD 2005-1: The applicant shall agree to annex into the Community Facilities District 2005-1, which is for public safety services. The fees collected will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any building or engineering permits.

45. Annexation Documentation for CFD 2017-1: The applicant shall agree to annex into the Community Facilities District 2017-1, which is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.

Standard Conditions

46. Grounds for Revocation: Operation in a manner inconsistent with that described in the report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of the use permit (PMC section 18.28.100).

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

48. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection 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.

49. Indemnification: The 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.

The applicant may select its own legal counsel to represent the applicant's interests at the applicant's sole cost and expense. The 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.

50. Expiration of Approval: Design review approval will expire on November 10, 2022, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance unless work is commenced and diligently pursued prior to the expiration of the building or grading permit. The term of the use permit approval shall be co-terminus with the design review approval for this project.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 10th day of November 2020, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10161 was adopted by the Planning Commission of the City of Pittsburg on November 10, 2020.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2
Property Development Regulations
Fishermen's Catch, AP-20-1527 (UP, DR)

Development Regulations for CP Zoning District:	Requirement:	Project:	Project Complies?
Max. Height	60 ft.	22'-1/2"	☒ Yes ☐ No
Max. Lot Coverage	100%	100%	☒ Yes ☐ No
Max. FAR (for non-residential uses)	1.0	1.0	☒ Yes ☐ No
Min. Front Yard Setback (along Railroad Ave.)	None	0'-0"	☒ Yes ☐ No
Min. Side Yard Setback	None	0'-0"	☒ Yes ☐ No
Min. Rear Yard Setback	None	0'-0"	☒ Yes ☐ No
Min. Site Landscaping	None	None	☒ Yes ☐ No
Min. Off-Street Automobile Parking Spaces	None*	None	☒ Yes ☐ No
Min. Bike Parking 0 spaces per 0-4 off-street automobile parking spaces	None	Two (2) bike racks providing four (4) short-term spaces	☒ Yes ☐ No

***Note:** Non-residential uses on properties located in the CP District are not required to provide a minimum number off-street parking or loading spaces (PMC section 18.74.040 (G)).

Attachment 3
Old Town Design Guidelines
Fishermen's Catch, AP-20-1527 (UP, DR)

Applicable Development Design Guideline:	Project Complies?	Staff Comment:
Parking and Service Areas		
B.7. Trash and delivery areas are to be located away from customer entrances and preferably at the rear of the building.	☒ Yes ☐ No ☐ COA	The trash enclosure and delivery areas will be located at the rear of the buildings.
B.9. Food service tenants are required to provide adequate and convenient space away from the public view to wash down equipment and accessories.	☒ Yes ☐ No ☐ COA	Small equipment will be washed down in the new kitchen areas and larger equipment will be washed in the trash enclosure area away from public view. The trash enclosure area will be provided with hot and cold water. It will also include a drain equipped with an oil separator.
B.11. Bicycle parking is to be considered and provided for where possible.	☒ Yes ☐ No ☐ COA	Although not required by the municipal code, the project will provide two bike racks along the front of the building. The racks will provide parking for up to four bicycles.
Entrances		
E. 1. Storefront entrances should be recessed so that the entrance door does not protrude into the public sidewalk by more than 12 inches.	☒ Yes ☐ No ☐ COA	All storefront entrances will be recessed approximately seven feet from the back of sidewalk on Railroad Avenue.
E. 2. Building and storefront entrances are to be at sidewalk level.	☒ Yes ☐ No ☐ COA	None of the building and storefront entrances will be raised above sidewalk level.
E.3. Whenever possible, entries are to be centered in the storefront.	☒ Yes ☐ No ☐ COA	The project plans show that the fish market and seafood restaurant doors will be located at the center of the storefront.
E.4. When possible, separate entrances are to be designated for separate uses; i.e., main customer entrance, service entrance, delivery entrance, entrance from parking area, etc.	☒ Yes ☐ No ☐ COA	Customers will use the front entries to enter the seafood restaurant and fish market. Separate entrances are

		provided at the back of the addition for service and delivery purposes.
E.8. There must be adequate lighting and clearance at entrances.	☒ Yes ☐ No ☐ COA	The canopies over the storefronts will incorporate LED lighting. Lighting will also be provided along the back of the addition over the service and delivery areas.
Storefronts		
F.2. Storefronts must be well designed consisting of various elements such as glass windows and entry doors.	☒ Yes ☐ No ☐ COA	The Demetrakopulos and Royce buildings were originally designed with turn-of-the-century commercial architecture. This historic architectural style is widely considered to be attractive as it incorporated brick, large glass openings, and a variety of ornamental details. The historic architecture will be rehabilitated as part of the proposed project.
F.3. A minimum of 60% of the storefront must be devoted to display windows.	☒ Yes ☐ No ☐ COA	The storefront's display window coverage will be approximately 65%.
F.9. Only durable materials of high quality are to be used.	☒ Yes ☐ No ☐ COA	The building design includes durable materials.
F.11. Dark or reflective glass is not to be used.	☐ Yes ☐ No ☒ COA	It is unclear from the project plans whether the storefront windows include dark or reflective glass. Staff recommends the Commission adopt a condition of approval prohibiting the use of dark or reflective glass along the storefront.
F.16. Any solid portion of the storefront may not exceed 24" height from the sidewalk.	☒ Yes ☐ No ☐ COA	The storefront bulkheads will measure 24" in height.

F.18. Uncover and repair original storefront base materials where covered or painted over.	☐ Yes ☐ No ☒ COA	Staff recommends the Commission adopt a condition of approval requiring that the original unpainted, brick storefront surrounds be restored.
F.20. Overall design, including entry doors, shall be unique in nature and not chain, corporate or franchise.	☒ Yes ☐ No ☐ COA	The historic turn-of-the-century commercial architecture will be rehabilitated as part of the proposed project. This architectural style is considered unique and is not associated with any corporate or franchise chain.
F.21. Interior security gating is not encouraged but if installed must be designed in such a way that it is not visible during operating hours and so that pedestrians may clearly view window displays when the business is closed and the gating is secured. No exterior security gating is allowed.	☐ Yes ☐ No ☒ COA	It is unclear from the project plans whether the storefront includes security gates. Staff recommends the Commission adopt a condition of approval prohibiting the installation of exterior security gates.
F.22. Interior window coverings are not appropriate at street level windows.	☐ Yes ☐ No ☒ COA	It is unclear from the project plans whether the storefront will include window coverings. Staff recommends the Commission adopt a condition of approval prohibiting the installation of any window coverings.
F.25. To strengthen the presence of a business, buildings with deep recesses and/or frequent columns should be enhanced by adding canopies in between columns or by adding bay windows that project over the sidewalk.	☒ Yes ☐ No ☐ COA	Three separate canopies will be installed along the storefront windows and entrances.
F.28. Existing transom windows are to be uncovered and repaired. Covered transom windows reduce the transparent portions of the storefront, changing the façade proportions and making the facade appear lower and heavier.	☒ Yes ☐ No ☐ COA	Three sets of existing transom windows will be uncovered and restored as part of the historic rehabilitation. A missing set of transom windows will also be installed over the seafood

		restaurant entrance. The design of the new set of transom windows will be based on the existing transom windows.
F.29. Use high or raised ceilings near the facade wall so that daylight from transom windows will reach the interior.	☒ Yes ☐ No ☐ COA	The project plans show the interior ceiling will be raised above the transom windows.
Rooflines		
I.3. Accent materials are required and include patterns, cornices, brackets and finials.	☒ Yes ☐ No ☐ COA	The historic turn-of-the-century commercial architecture will be rehabilitated as part of the proposed project. This architectural style is characterized by a variety of ornamental details, including (but not limited to) brackets and cornices.
I.4. False roof forms applied to the facade, such as fake sloping roofs (sometimes called mansards), are not permitted.	☒ Yes ☐ No ☐ COA	The project plans do not include any false roof forms over the façade.
I.6. Rooftop and building mounted equipment including HVAC, satellite dishes and antennas must be located so that the equipment is not visible to pedestrians. Equipment must be screened from view with the facade/roof, not an independent equipment screen.	☐ Yes ☐ No ☒ COA	It is unclear from the project plans whether any rooftop or building mounted equipment will installed. Staff recommends the Commission adopt a condition of approval requiring any rooftop or building mounted equipment be screened from public view.
Rear Facades		
K.1. Rear facades must be well lit.	☒ Yes ☐ No ☐ COA	Lighting will be provided along the back of the addition over the service and delivery areas.
K.2. Rear facades must be attractive, but not compete with the main street fronting facades.	☒ Yes ☐ No ☐ COA	The project plans show two blank recessed walls along the rear facade.

		Staff recommends the Commission adopt a condition of approval requiring installation of murals or climbing vines at each of the recessed walls.
Canopies		
N.1. Design canopies to enhance the architectural style of the building.	☒ Yes ☐ No ☐ COA	Three separate canopies will be installed over the storefront openings. Additional canopies will be installed over the back entries.
N.2. Use top quality materials.	☒ Yes ☐ No ☐ COA	
N.3. Canopy roof materials to be considered should be either transparent, translucent, or of lightweight material.	☐ Yes ☐ No ☒ COA	The project plans show the proposed canopies will be made of steel. Staff recommends the Commission adopt a condition of approval requiring that the canopies be made of a lightweight or low-density steel.
N.4. Mount canopies just above storefront or entrance opening.	☒ Yes ☐ No ☐ COA	The project plans show the canopies will be installed above the storefront openings.
N.5. Do not extend canopy over piers; cover the storefront opening only.	☒ Yes ☐ No ☐ COA	The project plans show the canopies will only cover the storefront openings. They will not extend over any of the building piers.
Lighting		
O.4. Lighting must be installed and programmed for operation so that the exterior around the storefront remains lit in the evenings for an extended time past the closing times of most other neighboring businesses, or at least until 9:00 p.m. Timers can be used to facilitate light fixture operation after closing.	☐ Yes ☐ No ☒ COA	It is unclear from the project plans whether the proposed lighting will be controlled by a timer. Staff recommends the Commission adopt a condition of approval requiring installation of an automatic timer.

O.6. Glare must be reduced through the shielding of the actual light source or by using frosted bulbs.	☒ Yes ☐ No ☐ COA	The canopies over the storefronts will incorporate downward LED lighting. Shielded lighting will also be provided along the back of the addition over the service and delivery areas.
O.7. When designing the exterior lighting, it is necessary to accent architectural elements and rooflines on buildings to help define buildings after the sun goes down.	☐ Yes ☐ No ☒ COA	It is unclear from the project plans whether any lighting will be installed to accentuate the building's architectural details. Staff recommends the Commission adopt a condition of approval requiring installation of lighting to make the storefront's architectural details more prominent during the night.
O.9. Exterior light fixtures are required to be decorative. If standard fixtures are mounted, they must be artistically enhanced to accent the area and complement the architecture of the building.	☒ Yes ☐ No ☐ COA	The shielded lighting to be provided along the back of the addition will be decorative. The downward LED lighting incorporated into the front and back canopies will be recessed so they do not need to be decorative.
Additions and Renovations		
Q.2. Additions containing new elements or forms should avoid mimicking the older building. Instead, design the addition with forms and materials that denote a relationship to the older structure. In this way, the new portion will be distinctive on its own, but compatible with the existing portions of the structure.	☒ Yes ☐ No ☐ COA	The height of the addition will be shorter than the original buildings to help distinguish the old from the new. The addition will have a flat roof to provide compatibility with the original design of the buildings, which also had flat roofs.
Q.3. Simple background building additions are preferred to changes in the building front, so they do not interfere with the original building image along the streetscape.	☒ Yes ☐ No ☐ COA	The addition will be built at the rear of the buildings consistent with Guideline Q.3.

Attachment 4
Secretary of the Interior's Standards for Rehabilitation
Fishermen's Catch, AP-20-1527 (UP, DR)

Standard No.:	Project Complies?	Staff Comment:
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒ Yes ☐ No ☐ COA ☐ N/A	The Royce and Demetrakopulos buildings were originally built for commercial use and will be rehabilitated for the same purpose.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☐ Yes ☐ No ☒ COA ☐ N/A	The Royce and Demetrakopulos buildings were originally designed with turn-of-the-century commercial architecture, which utilized brick storefront surrounds. However, the project plans show that the original brick storefront surrounds would be covered with a smooth, hard troweled stucco finish. The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings does not recommend applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance. Staff recommends the Commission adopt a condition of approval requiring that the original, unpainted, brick storefront surrounds be restored instead of being covered with stucco. The original Royce and Demetrakopulos buildings included storefront openings at the second and fifth set of piers. The opening at the second set of piers has been removed, but the opening at the fifth set of piers is still present. The project plans do

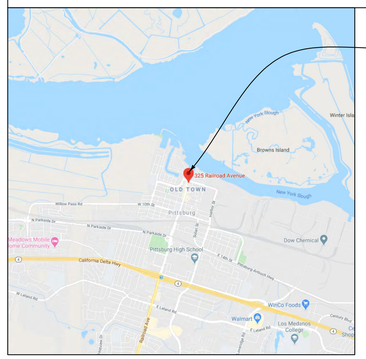
		not reintroduce the opening at the second set of piers. At the fifth set of piers, they show a smaller display window with no transom. Staff recommends the Commission adopt a condition of approval requiring transoms and window displays at the second and fifth set of piers to recall the location, size, and dimensions of the original storefront openings.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☐ Yes ☐ No ☒ COA ☐ N/A	The project plans show divided-light window displays at each of the proposed storefront openings. However, there appears to be no documentary, physical, or pictorial evidence to show that the original Royce and Demetrakopulos buildings had divided-light window displays. Inclusion of divided-light window displays may create a false sense of historical development, inconsistent with Standard #3. Staff recommends the Commission adopt a condition of approval requiring that the new storefronts include full-height, undivided window displays.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☐ Yes ☐ No ☐ COA ☒ N/A	The Royce and Demetrakopulos buildings do not appear to have any changes that have acquired historic significance in their own right.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	☐ Yes ☐ No ☒ COA ☐ N/A	Surviving, distinctive features and finishes on the Royce and Demetrakopulos buildings include the brick

		storefront surrounds, transoms, brackets, and cornices. The project plans show that the transoms, brackets, and cornices will be repaired or replaced in-kind depending on the level of deterioration. The plans show that the brick storefront surrounds would be covered with stucco, but staff recommends a condition requiring its restoration, consistent with this Standards #2 and #5.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	☒ Yes ☐ No ☐ COA ☐ N/A	The project plans show that the transoms, brackets, and cornices will be repaired or replaced in-kind depending on the level of deterioration. Where replacement is necessary, the replacement will be based on the physical evidence that is currently on the building exterior.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐ Yes ☐ No ☒ COA ☐ N/A	It is unclear from the project plans whether certain chemical or physical treatments would be used in the rehabilitation. Staff recommends the Commission adopt a condition of approval requiring that any surface cleaning of the historic exterior be undertaken using a non-abrasive approach.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☐ Yes ☐ No ☐ COA ☒ N/A	Archeological resources are not anticipated to be encountered because ground-disturbing activities will be shallow.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☒ Yes ☐ No ☐ COA ☐ N/A	According to the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, a new addition will usually meet Standards #9 and #10 if: 1) it is located at the rear, or on another secondary and inconspicuous elevation of the building; 2) its size and scale are limited and appropriate for the historic building; 3) the new addition does not obscure character-defining features of the historic building; and 4) the new addition is designed in such a way that clearly differentiates the new from the old. With regard to 1) and 3) above, the proposed addition will be built at the rear of the buildings where it would not obscure the character defining storefront. With regard to 2) and 4) above, the height of the addition will be shorter than the historic buildings to differentiate the new from the old.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒ Yes ☐ No ☐ COA ☐ N/A	

Attachment 5

VICINITY MAP



PROJECT LOCATION

PROJECT NORTH

TRUE NORTH

PROJECT DIRECTORY

ARCHITECT:
MORRIS ARCHITECTURE
12 COZZOLINO CT.
MILLBRAE, CA 94030
T. 650.995.1360
RYAN@MORRIS-ARCH.COM

SURVEYOR:
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MAPPING, INC.
2420 SAND CREEK ROAD. C-1
#287
BRENTWOOD, CA 94513
T. 925.642.2543
JLF8208@SBCGLOBAL.NET

GENERAL NOTES

CODES
THE WORK SHALL CONFORM TO THE CALIFORNIA TITLE 24:
PART 2 2019 CALIFORNIA BUILDING CODE
PART 3 2019 CALIFORNIA ELECTRICAL CODE
PART 4 2019 CALIFORNIA MECHANICAL CODE
PART 5 2019 CALIFORNIA PLUMBING CODE
PART 6 2019 CALIFORNIA ENERGY CODE
PART 9 2019 CALIFORNIA FIRE CODE
PART 11 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
AND THE PITTSBURG MUNICIPAL CODE

DRAWINGS
1. GENERAL CONDITIONS. THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS.
2. DIMENSIONS. WRITTEN DIMENSTIONS SHALL GOVERN. DO NOT SCALE THE DRAWINGS.
3. DIMENSIONS. ALL DIMENSIONS ARE TO THE FACE OF FINISH, OR TO THE CENTERLINE OF GRIDS, COLUMNS, WINDOWS, DOORS, AND FIXTURES, UNLESS OTHERWISE NOTED.
4. DIMENSIONS. 'CLR' DENOTES MEASUREMENT FROM FINISH SURFACES, TYP.
5. COMPLETION. THESE DRAWINGS INCLUDE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE.

GENERAL CONTRACTOR'S RESPONSIBILITIES
6. PLANS ON SITE. THE GENERAL CONTRACTOR (HEREAFTER G.C.) SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DRAWINGS.
7. DISCREPANCIES. THE G.C. IS RESPONSIBLE FOR THOROUGH REVIEW OF THESE DOCUMENTS AND EXISTING FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION.
8. SUBSTITUTIONS. THE G.C. IS REQUIRED TO NOTIFY ARCHITECT IN WRITING OF ANY SUBSTITUTION, REVISION OR PROPOSED ALTERNATE AT LEAST TWO WEEKS PRIOR TO THE ORDER OR INSTALLATION OF SAID ALTERNATE IN ORDER TO ALLOW FOR NECESSARY COORDINATION AND APPROVALS.
9. INSPECTIONS. THE G.C. IS RESPONSIBLE FOR THOROUGH REVIEW OF THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, GEOTECHNICAL REPORT, AND THE ENERGY AND GREEN COMPLIANCE MANDATORY MEASURES AND IS RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ANY INSPECTIONS OR OBSERVATIONS REQUIRED. (MIN. 48 HOURS NOTICE FOR SITE VISITS).
10. SAFETY. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL AND OSHA SAFETY REGULATIONS.
11. DEFERRED SUBMITTALS. DEFERRED SUBMITTAL DOCUMENTATION SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
12. WORKMANSHIP. ALL WORKMANSHIP IN ALL TRADES SHALL BE OF THE HIGHEST QUALITY, BY PERSONS ESPECIALLY SKILLED AT ASSIGNED TASKS, AND SHALL RESULT IN A NEAT AND CLEAN INSTALLATION. ALL WORK SHALL BE INSTALLED TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT. NOTIFY ARCHITECT AND OWNER OF EXISTING CONDITIONS WHICH DO NOT MEET THESE EXPECTATIONS.
13. MANUFACTURER'S REQUIREMENTS. THE G.C. SHALL INSTALL ALL MATERIALS, EQUIPMENT, AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUFACTURER.
14. BRACING AND SHORING. DESIGN AND INSTALLATION OF ALL TEMPORARY BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE G.C.

GENERAL NOTES
15. CAL GREEN. SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQUIREMENTS

PROJECT DESCRIPTION

1. REMODEL AND ADDITION TO TWO COMMERCIAL LOTS IN ONE HISTORIC BUILDING TO INCLUDE A NEW RESTAURANT AND MARKET

PROJECT DATA

APN #		
352 RAILROAD AVE.		085-105-011-2
368 RAILROAD AVE.		085-105-012-0
ZONE		CP PEDESTRIAN COMMERCIAL
OCCUPANCY		A-2 / B / M / S-2 / U
CONSTRUCTION TYPE		III
AUTOMATIC SPRINKLERS		YES-NEW
STORIES		1 + MEZZANINE
SITE AREA		4,403.5 + 4,403.5 = 8,807 SF
FLOOR AREA		
MAX. ALLOWED (2 x SITE AREA)		17,614 SF
LOCATION	EXISTING (SF)	PROPOSED (SF)
FIRST FLOOR CONDITIONED AREA	4,676	8,807
MEZZANINE (NOT INCLUDED IN FLR AREA)	0	(235)
ATTACHED GARAGE	0	0
TOTAL	4,676	8,807
SITE COVERAGE		
MAX. ALLOWED (100%)		8,807 SF
LOCATION	EXISTING (SF)	PROPOSED (SF)
FOOTPRINT	4,676	8,807

ABBREVIATIONS

A.D.	AREA DRAIN	GSM	GALVANIZED SHEET METAL
ADJ	ADJUSTABLE	GYP. BD.	GYPSUM BOARD
A.F.F.	ABOVE FINISH FLOOR	HT	HEIGHT
ALT	ALTERNATE	INCAN	INCANDESCENT
ALUM	ALUMINUM	LT	LIGHT
ANOD	ANODIZED	MAX	MAXIMUM
ARCH	ARCHITECT/TURAL	MECH	MECHANICAL
BD	BOARD	MFR	MANUFACTURER
BLD'G	BUILDING	MIN	MINIMUM
BLK'G	BLOCKING	MTL	METAL
BM	BEAM	(N)	NEW
B.O.	BOTTOM OF	O.C.	ON CENTER
CAB	CABINET	O/	OVER
C.J.	CEILING JOIST	PLYWD	PLYWOOD
CLG	CEILING	PTD	PAINTED
CLR	CLEAR	PT. GR.	PAINT GRADE
C.O.	CLEAN OUT	P.T.	PRESSURE TREATED
CONC	CONCRETE	RDWD	REDWOOD
DIA	DIAMETER	REFR	REFRIGERATOR
DN	DOWN	REQ'D	REQUIRED
DS	DOWNSPOUT	RM	ROOM
DW	DISHWASHER	R.O.	ROUGH OPENING
DWG	DRAWING	SCHED	SCHEDULE
(E)	EXISTING	SHT	SHEET
EA	EACH	SHTG	SHEATHING
ELEC	ELECTRIC	SIM	SIMILAR
ELEV	ELEVATION	SKYLT	SKYLIGHT
EQ	EQUAL	SPEC	SPECIFICATION
EXT	EXTERIOR	S.S.D.	SEE STRUCTURAL DRAWINGS
FIN	FINISH	ST. GR.	STAIN GRADE
F.J.	FLOOR JOIST	STL	STEEL
FLR	FLOOR	T&G	TONGUE & GROOVE
F.O	FACE OF	TEMP	TEMPERED
FT	FEET	T.O.	TOP OF
FTG	FOOTING	TYP	TYPICAL
FURN	FURNACE/FURNITURE	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUGE	V.I.C.	VERIFY IN FIELD
GALV	GALVANIZED	WH	WATER HEATER

SHEET INDEX

A0.1	TITLE SHEET
A0.2	EXISTING SITE PLANS
--	TOPOGRAPHIC SURVEY
A0.3	PROPOSED SITE PLAN
A1.1	DEMOLITION PLAN
A2.1	FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A3.5	BUILDING SECTIONS

MORRIS ARCHITECTURE
12 COZZOLINO CT | MILLBRAE, CA 94030
650.995.1360 | www.morris-arch.com

FISHERMEN'S CATCH
352 & 368 RAILROAD AVENUE
PITTSBURG, CA 94565

LICENSED ARCHITECT
RYAN G. MORRIS
C 33359
REN: 06.30.21
STATE OF CALIFORNIA

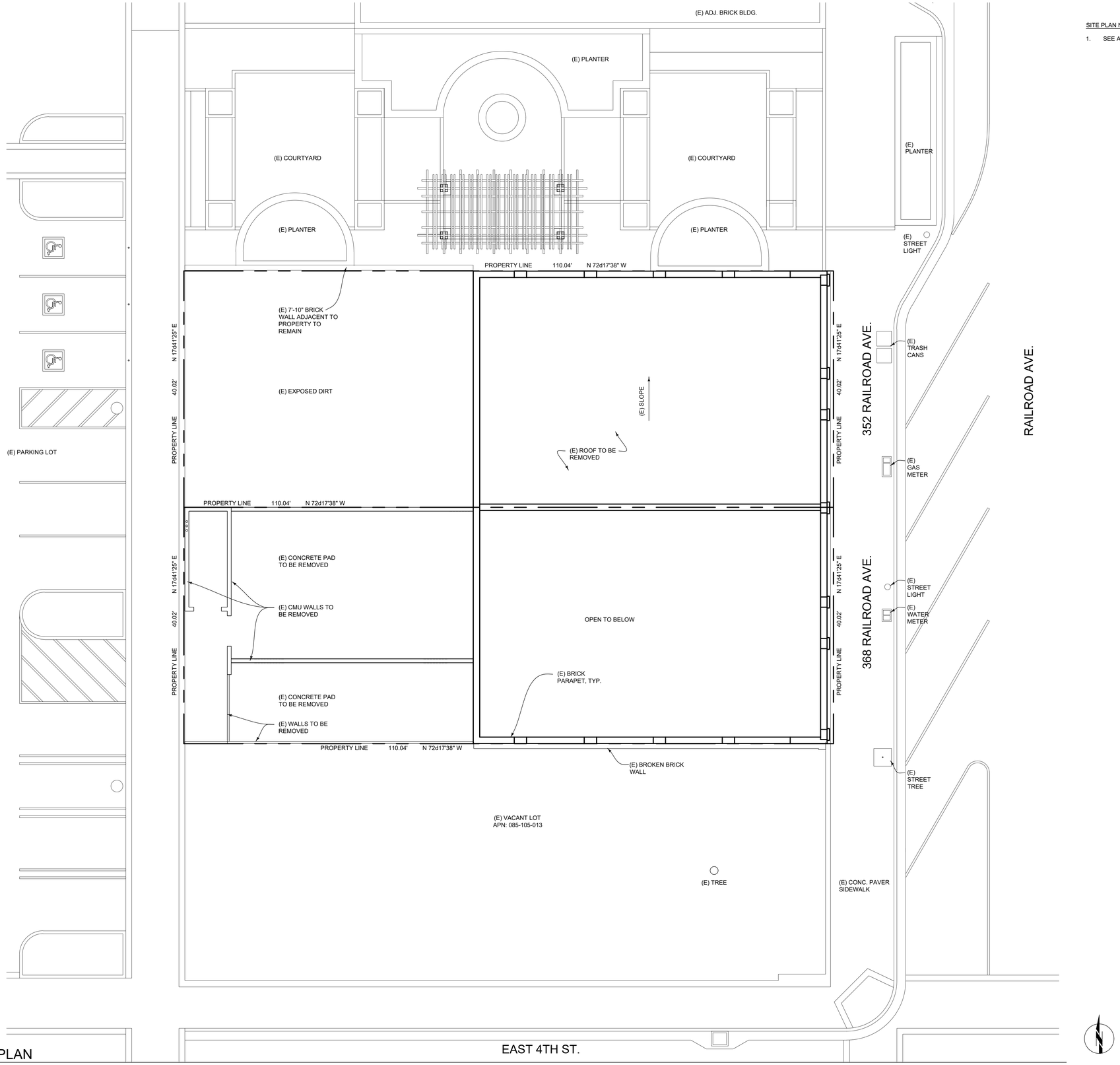
All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

△	PLNG SUBMITTAL	08.18.20
△		
△		
△		
△		
△		
△		

TITLE SHEET

JOB #: 2022

A0.1



1 A0.2 EXISTING SITE PLAN
1/8"=1'-0"

SITE PLAN NOTES:

1. SEE A0.3 FOR SITE PLAN NOTES.

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650.995.1360 | www.morris-arch.com

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352 & 368 RAILROAD AVENUE
PITTSBURG, CA 94565

LICENSED ARCHITECT RYAN G. MORRIS C 33359 REN. 06.30.21 STATE OF CALIFORNIA

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△	PLNG SUBMITTAL	08.18.20
△	PLNG SUBMITTAL	10.27.20
△		
△		
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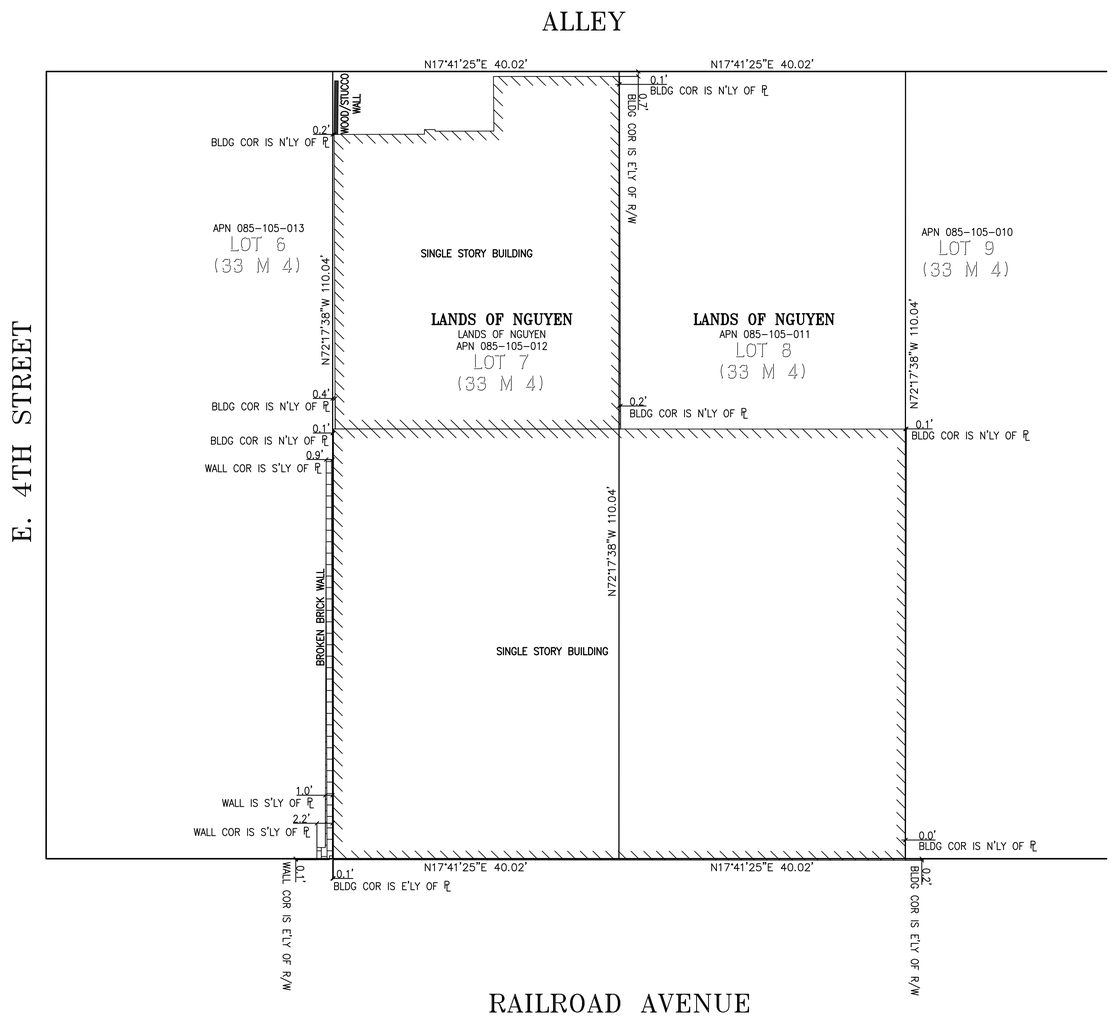
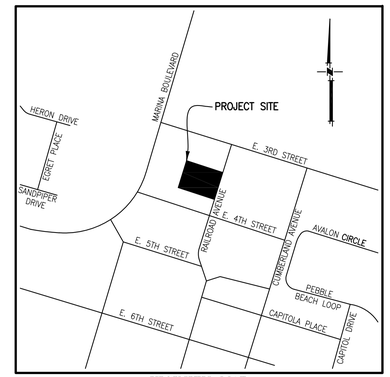
△		

EXISTING SITE PLAN

JOB #: 2022

A0.2





VICINITY MAP
NOT TO SCALE

0' 5' 10' 20'

LEGEND:

———	RIGHT-OF-WAY
———	PARCEL LINE
//////	BUILDING
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
COR	CORNER
E'LY	EASTERLY
N'LY	NORTHERLY
R/W	RIGHT-OF-WAY
S'LY	SOUTHERLY
W'LY	WESTERLY

NO.	BY	DATE

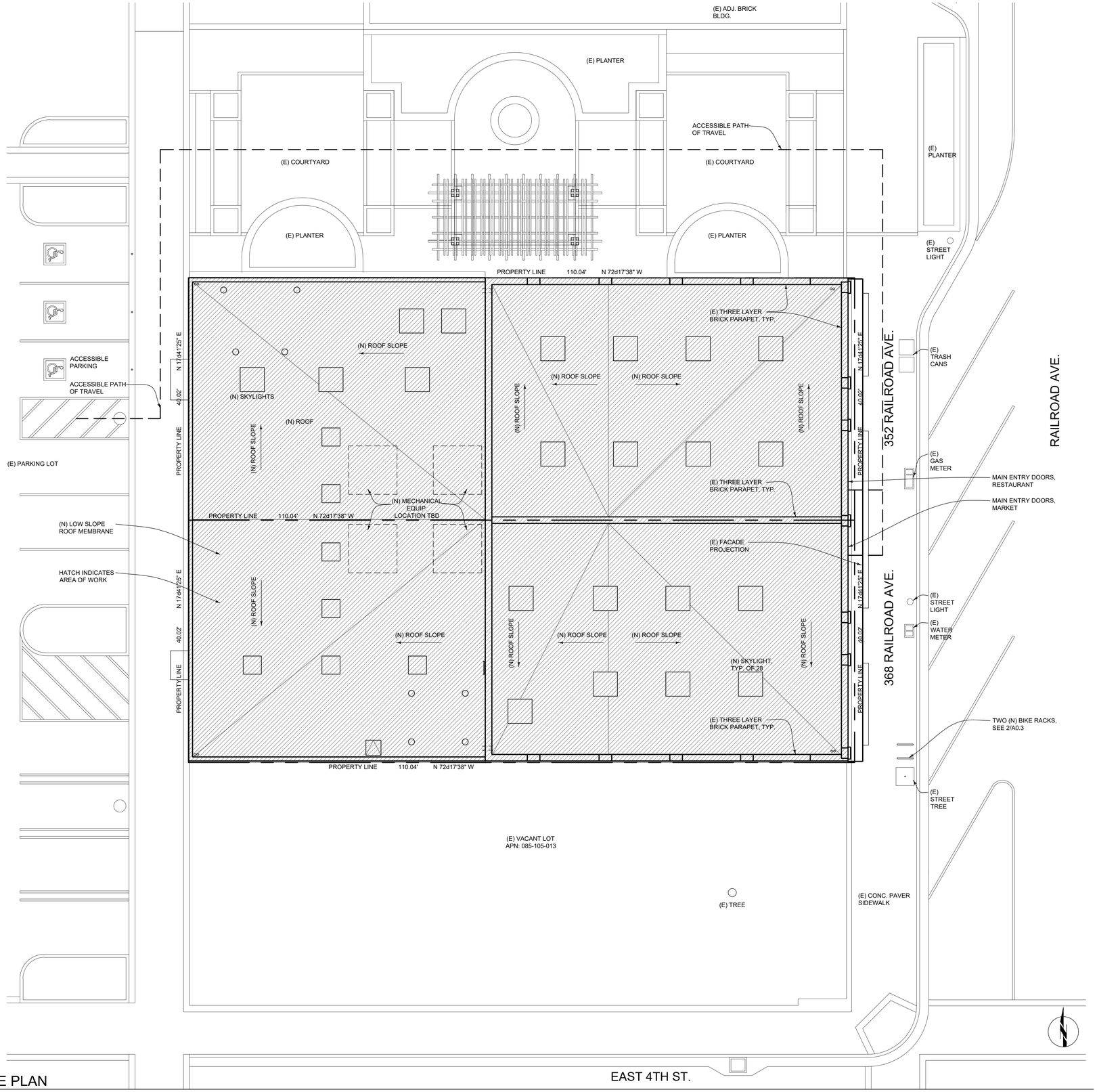
SCALE: 1"=10'
DATE: 01MAR2020
FIELD CREW: DLP/FFJ

FULLEN SURVEYING & MAPPING, INC.
2420 SAND CREEK ROAD, C-1 #287
BRENTWOOD, CA 94513
(925) 642-0253
jf1620@sbcglobal.net

324 RAILROAD AVENUE
PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

PLOT PLAN
EXISTING CONDITIONS

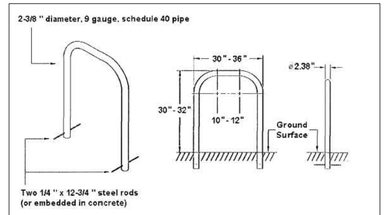
SHEET NO.
1 OF 1 SHEETS
JOB No.
FOGL0001



1 A0.3 PROPOSED SITE PLAN
1/8"=1'-0"

SITE PLAN NOTES:

1. GENERAL NOTES. SEE SHEETS A0.1, TOPOGRAPHIC SURVEY, GRADING AND DRAINAGE PLAN, LANDSCAPE PLAN, AND FLOOR PLANS FOR ADDITIONAL INFO.
2. CAL GREEN. SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQMNTS.
3. BOUNDARY VERIFICATION. THE G.C. SHALL VERIFY THE LOCATIONS OF ALL PROPERTY BOUNDARIES, SETBACKS, AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE FURTHER COMMENCEMENT OF WORK.
4. BENCH MARK. SEE SURVEY DRAWING FOR BENCH MARK AND ASSUMED BASE ELEVATION.
5. ENCROACHMENT. THE G.C. IS RESPONSIBLE FOR OBTAINING APPROVAL / PERMIT PRIOR TO COMMENCING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. UTILITIES. THE G.C. SHALL LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION, GRADING, OR TRENCHING.
7. UTILITIES. SEE ELECTRICAL PLAN SHEET E1.0 FOR EXACT LOCATIONS OF MAIN ELECTRIC METER AND GAS METER. COORDINATE FINAL LOCATION AND ROUTING WITH G.C. AND UTILITY SERVICE PROVIDER.
8. UTILITIES. THE G.C. SHALL COORDINATE THE LOCATION OF IRRIGATION VALVE BOXES WITH OWNER.
9. TREE PROTECTION. THE G.C. SHALL PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION AND PROVIDE TREE PROTECTION PER LOCAL JURISDICTION REQUIREMENTS. LARGE ROOTS OR LARGE MASSES OF ROOTS TO BE CUT SHOULD BE INSPECTED BY A CERTIFIED ARBORIST PRIOR TO CUTTING. ANY ROOTS TO BE CUT SHALL BE MONITORED AND DOCUMENTED. ROOTS TO BE CUT SHOULD BE SEVERED CLEANLY WITH A SAW OR TOPPERS.
10. SLOPED GRADE. FINISH GRADE AROUND BUILDING TO HAVE A MIN. 2% SLOPE AWAY FROM BUILDING. FOR A MIN. OF 5' AROUND BUILDING.
11. FOOTING DEPTH. (N) FOUNDATION FOOTINGS SHALL BEAR ON NATIVE, UNDISTURBED SOIL, SEE GEOTECH. REPORT AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
12. ADDRESS. STREET ADDRESS NUMERALS TO BE AT LEAST 4" HIGH WITH A MINIMUM 1/2" STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. ADDRESS NUMBERS SHALL BE AT LEAST SIX FEET ABOVE THE FINISHED SURFACE OF THE DRIVEWAY. CRC R1004
13. CHIMNEYS. THE INSTALLATION OF AN APPROVED SPARK ARRESTOR IS REQURIED ON ALL CHIMNEYS, EXISTING AND NEW. SPARK ARRESTORS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12 GAUGE USA STANDARD WIRE HAVING OPENINGS NOT EXCEEDING 1/2".



INVERTED-U BIKE RACK
(2 bicycles per rack)

Notes:
1.) Bike Rack to be galvanized, painted, or powder coated to match surrounding improvements.
2.) Bike Racks should be located to maximize visibility, not obstruct pedestrian traffic or fire hydrants, and as close as practical to building entrances.
3.) Bicycle design dimensions are 72" x 24" in plan view. Additional clearance required for maneuvering is 48" longitudinally and 24" transversely.
4.) Footprint of Bike Rack with two bicycles and required clearances is 120" x 72".
5.) Minimum spacing between Bike Racks is 30".
6.) Minimum street setback is 36".

2 A0.3 BIKE RACK
NTS

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PROPOSED SITE PLAN

JOB #: 2022

A0.3

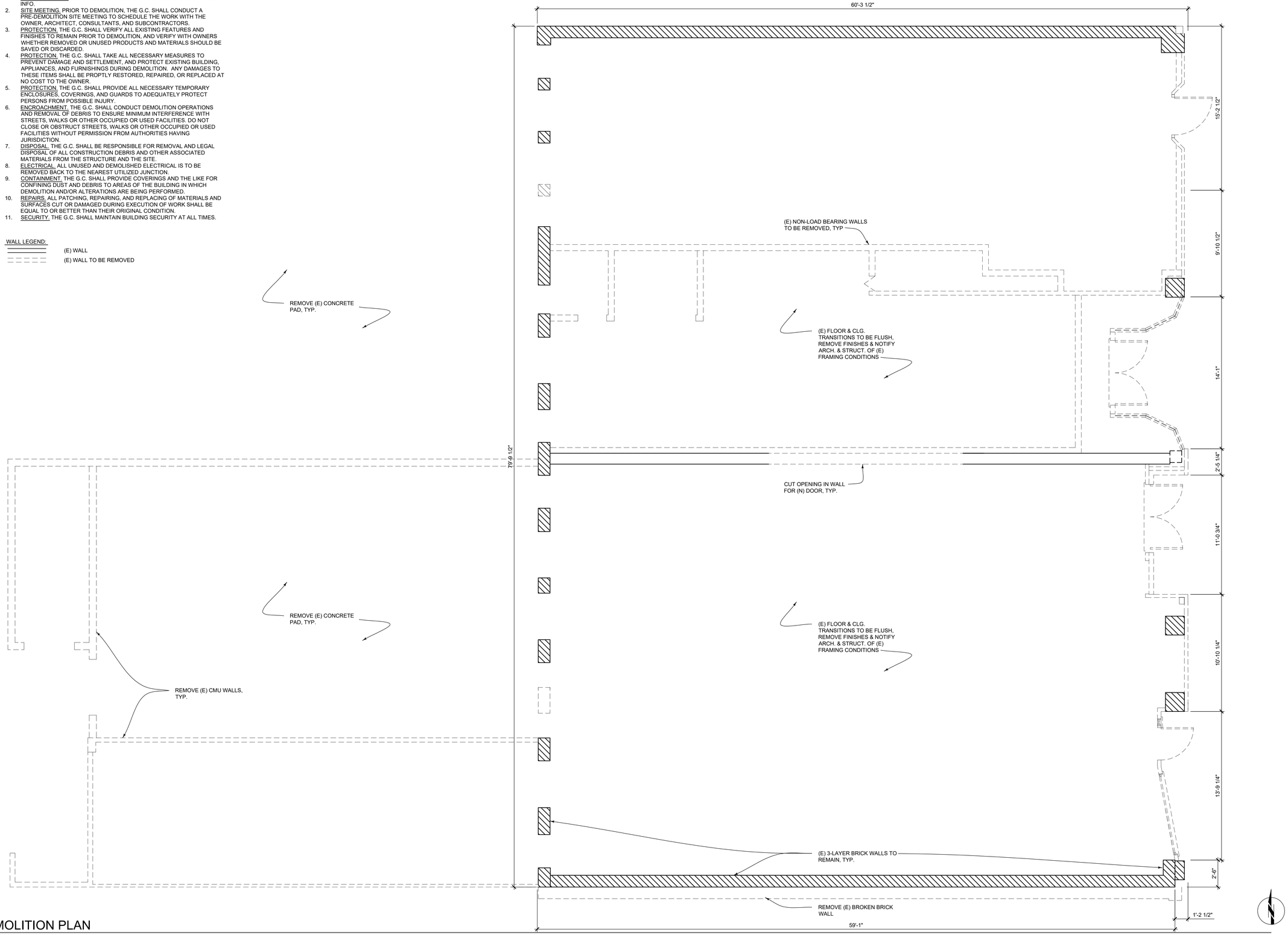
DEMOLITION NOTES:

1. GENERAL NOTES. SEE SHEETS A0.1 AND FLOOR PLANS FOR ADDITIONAL INFO.
2. SITE MEETING. PRIOR TO DEMOLITION, THE G.C. SHALL CONDUCT A PRE-DEMOLITION SITE MEETING TO SCHEDULE THE WORK WITH THE OWNER, ARCHITECT, CONSULTANTS, AND SUBCONTRACTORS.
3. PROTECTION. THE G.C. SHALL VERIFY ALL EXISTING FEATURES AND FINISHES TO REMAIN PRIOR TO DEMOLITION, AND VERIFY WITH OWNERS WHETHER REMOVED OR UNUSED PRODUCTS AND MATERIALS SHOULD BE SAVED OR DISCARDED.
4. PROTECTION. THE G.C. SHALL TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE AND SETTLEMENT, AND PROTECT EXISTING BUILDING, APPLIANCES, AND FURNISHINGS DURING DEMOLITION. ANY DAMAGES TO THESE ITEMS SHALL BE PROPTLY RESTORED, REPAIRED, OR REPLACED AT NO COST TO THE OWNER.
5. PROTECTION. THE G.C. SHALL PROVIDE ALL NECESSARY TEMPORARY ENCLOSURES, COVERINGS, AND GUARDS TO ADEQUATELY PROTECT PERSONS FROM POSSIBLE INJURY.
6. ENCROACHMENT. THE G.C. SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
7. DISPOSAL. THE G.C. SHALL BE RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OF ALL CONSTRUCTION DEBRIS AND OTHER ASSOCIATED MATERIALS FROM THE STRUCTURE AND THE SITE.
8. ELECTRICAL. ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST UTILIZED JUNCTION.
9. CONTAINMENT. THE G.C. SHALL PROVIDE COVERINGS AND THE LIKE FOR CONFINING DUST AND DEBRIS TO AREAS OF THE BUILDING IN WHICH DEMOLITION AND/OR ALTERATIONS ARE BEING PERFORMED.
10. REPAIRS. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED DURING EXECUTION OF WORK SHALL BE EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION.
11. SECURITY. THE G.C. SHALL MAINTAIN BUILDING SECURITY AT ALL TIMES.

WALL LEGEND:

(E) WALL

(E) WALL TO BE REMOVED



1 / A1.1 DEMOLITION PLAN
1/4"=1'-0"

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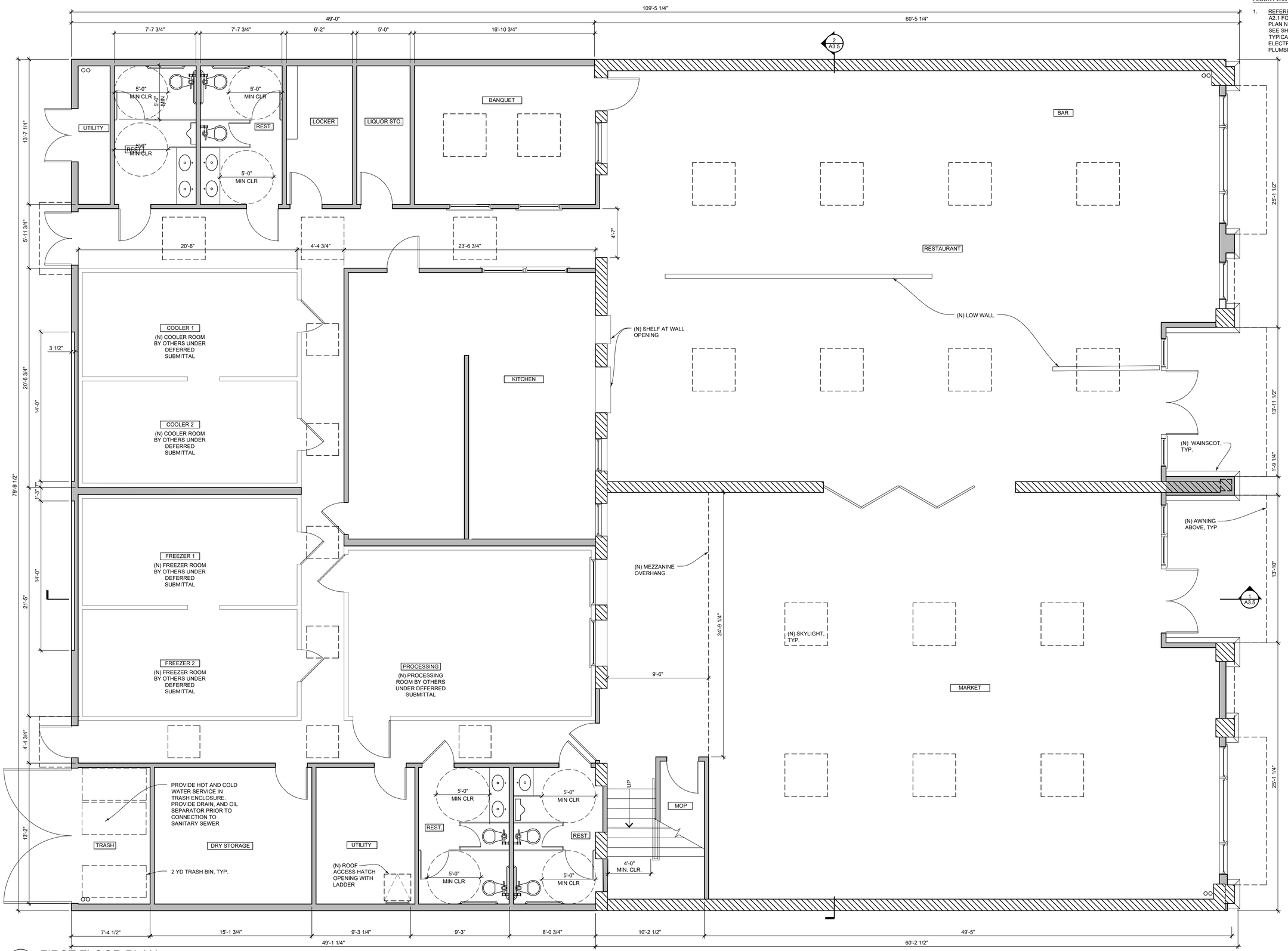
DEMO PLAN

JOB #: 2022

A1.1

FLOOR PLAN NOTES:

1. REFERENCE, SEE SHEET A2.1 FOR TYPICAL FLOOR PLAN NOTES AND LEGEND. SEE SHEET E2.1 FOR TYPICAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES



1 A2.1 FIRST FLOOR PLAN
1/4"=1'-0"

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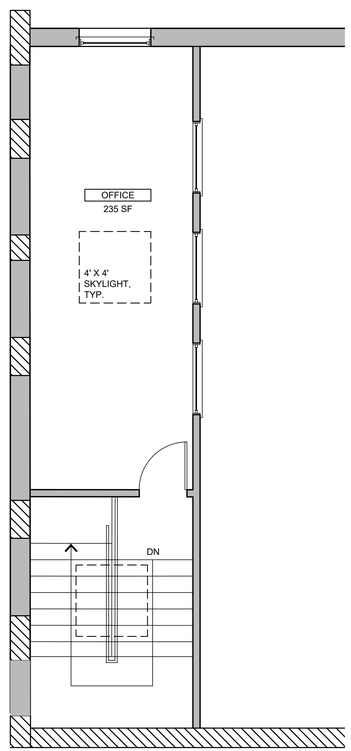
FIRST FLOOR PLAN

JOB #: 2022

A2.1



1 A2.2 MEZZANINE FLOOR PLAN
1/4"=1'-0"

FOUNDATION NOTES:

1. UNDERPINNING IS ACCESS FROM INTERIOR STAIRS. SEE PLAN AND DETAILS. SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQUIREMENTS FOR CRAWL SPACE, SEE DETAIL UNDER FLOOR ACCESS, CRAWL SPACE, PLUMBING UNDER FLOOR ACCESS. FOR AN APPLIANCE IN AN UNDER FLOOR AREA, PROVIDE MIN. 22" X 30" ACCESS OR MIN. REQUIRED BY APPLIANCE. CMC 904.10
3. CRAWL SPACE. PROVIDE 18" TALL MIN. ACCESS PATHWAY THROUGH UNDER FLOOR AREA, INCLUDING UNDER DUCTS. CMC 603.1
4. PRESSURE TREATED OR NATURALLY DURABLE WOOD. FLOOR JOISTS WITH LESS THAN 18" TO EXPOSED GROUND, AND GIRDERS WITH LESS THAN 12" TO EXPOSED GROUND SHALL BE P.T. EXTERIOR WOOD FRAMING RESTING ON FOUNDATIONS AND LESS THAN 8" FROM EARTH OR 2" FROM PAVING SHALL BE P.T. (SIDING 6" FROM EARTH) CRC R317.1
5. VERIFICATION. G.C. TO VERIFY ALL CONCRETE ROUGH OPENING SIZES, ELEVATIONS, ETC. PRIOR TO FOUNDATION POUR. G.C. TO COORDINATE ALL LOCATIONS OF HOLDOWNS, CURBS, STEPS, PLUMBING & MECHANICAL SLEEVES, ETC.
6. VERIFICATION. PRIOR TO POURING ANY CONCRETE FOR FOUNDATIONS, IT IS RECOMMENDED THAT A LICENSED SURVEYOR CONFIRM THAT THE REQUIRED SETBACKS AS SHOWN ON THE APPROVED PLANS HAVE BEEN MAINTAINED.

FLOOR PLANS NOTES:

1. CAL GREEN. SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQUIREMENTS
2. DOORS & WINDOWS. SEE SHEET A6.1 AND A6.2 FOR DOOR AND WINDOW SCHEDULES
3. UNDERSTAIR SPACES. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BD. CRC 302.7
4. DRAFTSTOPS. SHALL BE INSTALLED IN FLOOR/ CEILING ASSEMBLIES WHERE THERE IS A USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREAS. CRC R302.12
5. SHOWERS. SHOWER AND TUB/SHOWER WALLS SHALL HAVE A NONABSORBENT SURFACE MIN. 72" ABOVE THE FLOOR, INSTALLED OVER FIBER-CEMENT BACKER BD. WATER-RESISTANT GYPSUM BACKING BOARD MAY NOT BE USED. CRC R307.2, R702.4
6. INTERIOR WATERPROOFING. AT ALL LOCATIONS SUBJECT TO EXPOSURE TO WATER, G.C. TO PROVIDE WATERPROOF MEMBRANE OVER HORIZONTAL AREAS AND UP WALLS 6" MIN ABOVE FINISH.
7. CONCEALED WORK. MAINTAIN RECORD DRAWINGS, SPECIFICATIONS, AND PHOTOS OF CONCEALED WORK.
8. FRAMING. ALL NEW EXTERIOR WALLS TO BE 2X4 WD. STUDS AT 16" O.C., TYP. UNLESS OTHERWISE NOTED. ALL NEW INTERIOR WALLS TO BE 2X4 WD. STUDS AT 16" O.C., TYP. UNLESS OTHERWISE NOTED.
9. ROUGH OPENINGS. CONTRACTOR TO VERIFY ROUGH OPENINGS SHOWN ON PLAN OR SCHEDULES WITH REQUIREMENTS OF UNITS TO BE INSTALLED PRIOR TO FRAMING OPENINGS.
10. ATTIC ACCESS. PROVIDE MIN 22" X 30" ACCESS OPENING TO ATTICS GREATER THAN 30 SF AND WITH 30" MIN HEADROOM. THRU WALL ACCESS OPENING SHALL BE MIN 22" WIDE X 30" TALL.

INSULATION NOTES:

1. SEE TITLE 24 ENERGY REPORT FOR REQUIRED INSULATION VALUES.
2. INSULATION SHALL CONFORM TO FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CRC R302.10
3. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, IN A CONSPICUOUS LOCATION IN THE BUILDING, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CH. 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE
4. PROVIDE (N) ACOUSTIC INSULATION IN ALL INTERIOR WALLS WHERE WORK OCCURS SEPARATING BEDROOMS, BATHROOMS, LAUNDRY, KITCHEN AND AS REQUESTED BY OWNER. PROVIDE (N) ACOUSTIC INSULATION IN ALL FLOOR ASSEMBLIES BETWEEN FLOORS

WALL LEGEND:

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) 2x4 WALL
- (E)/(N) 1 HR. RATED WALL
- (E)/(N) 2X6 WALL
- 101 (N) DOOR SYMBOL
- 1 (N) WINDOW SYMBOL

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C 33359
REN. 06.30.23
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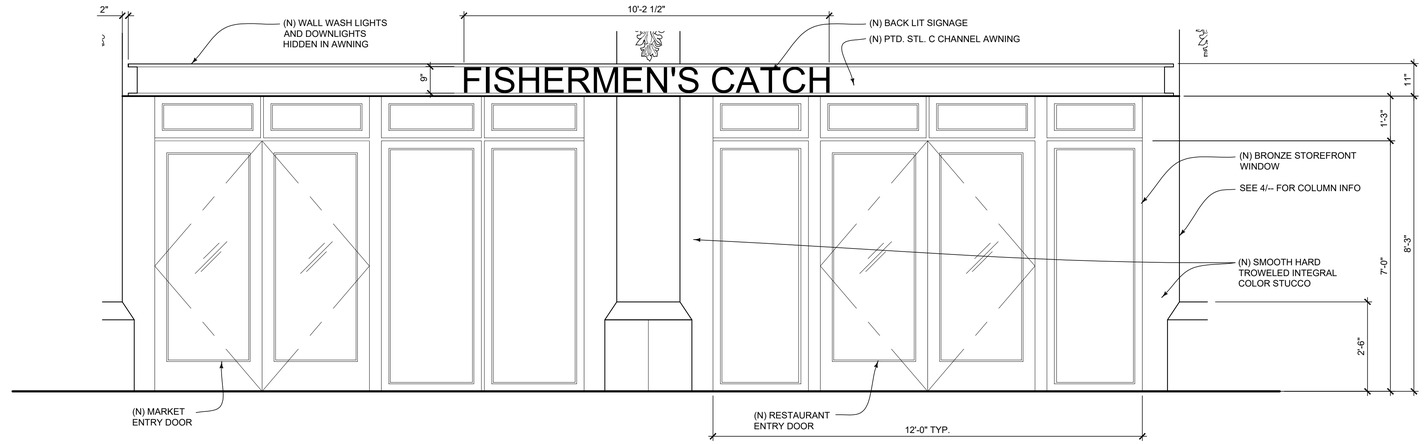
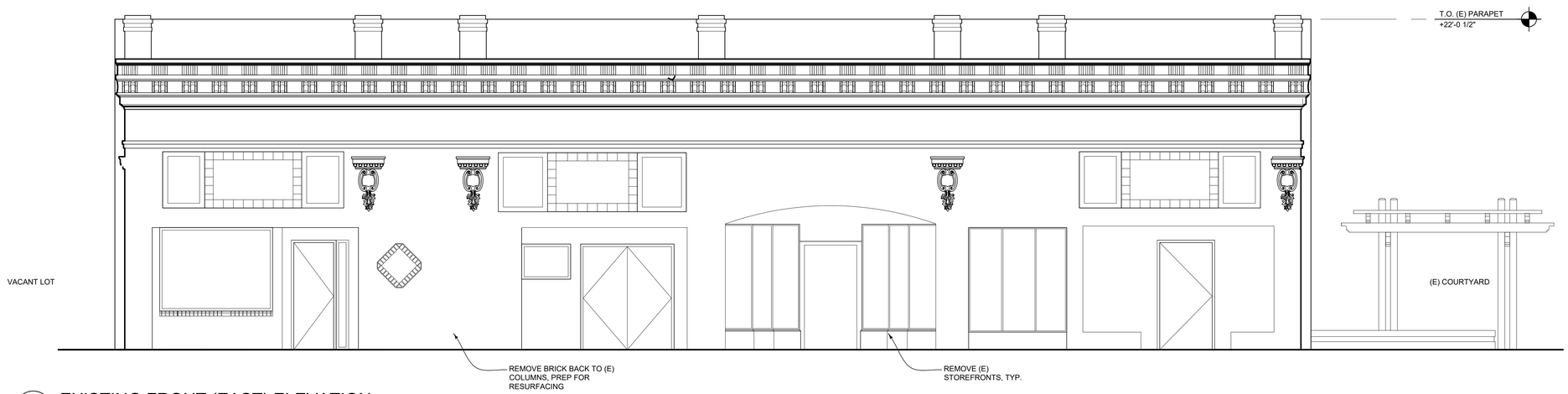
MEZZANINE FLOOR PLAN

JOB #: 2022

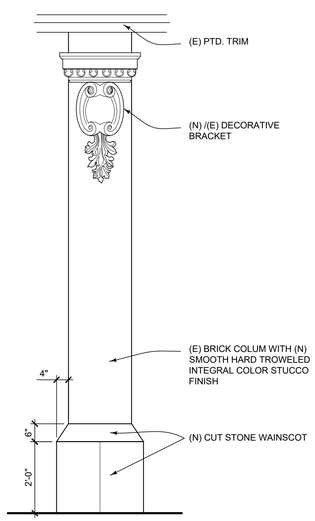
A2.2



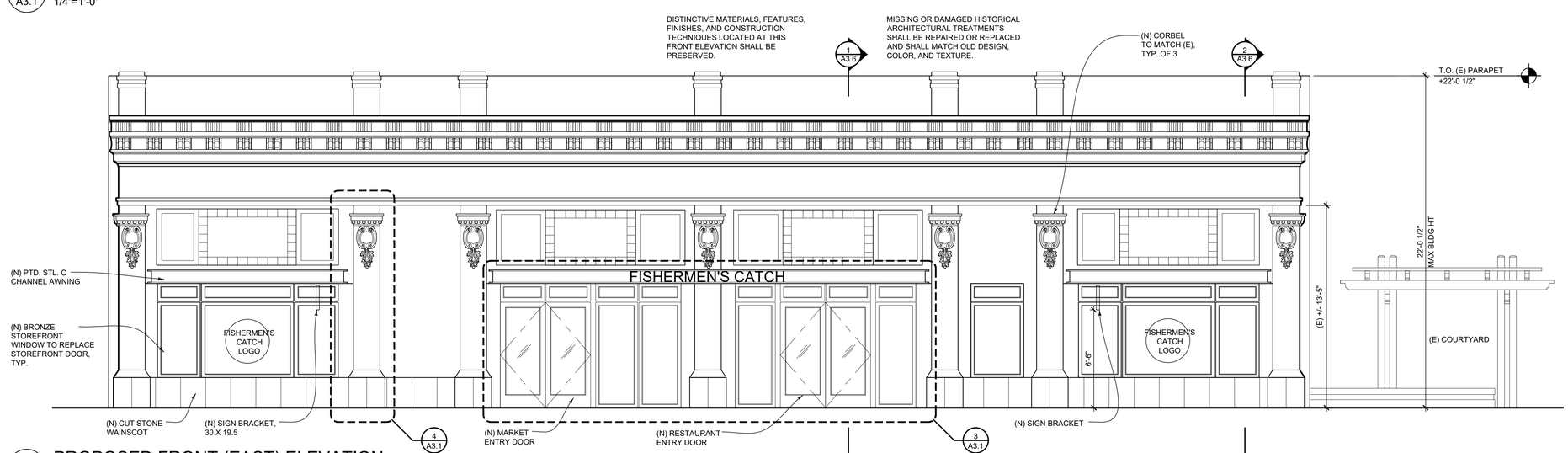
3 A3.1 STOREFRONT DETAIL
1/2"=1'-0"



2 A3.1 EXISTING FRONT (EAST) ELEVATION
1/4"=1'-0"



4 A3.1 COLUMN DETAIL
1/2"=1'-0"



1 A3.1 PROPOSED FRONT (EAST) ELEVATION
1/4"=1'-0"

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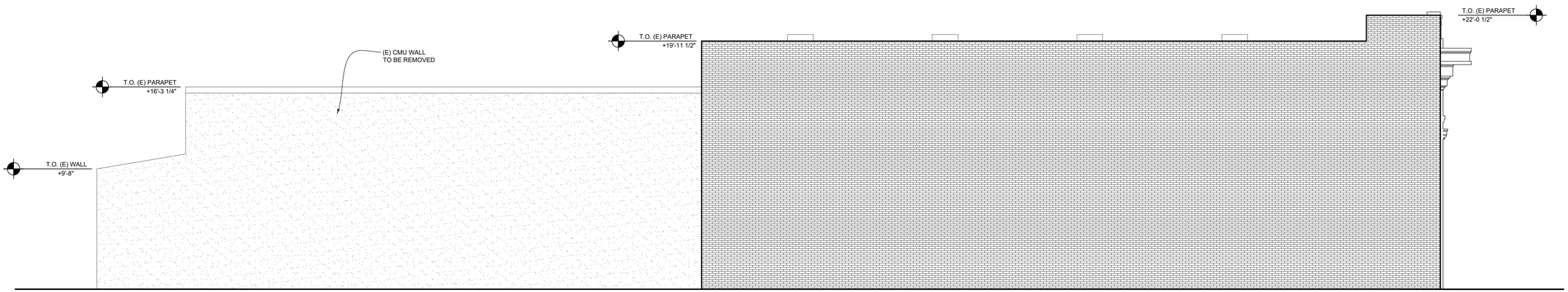
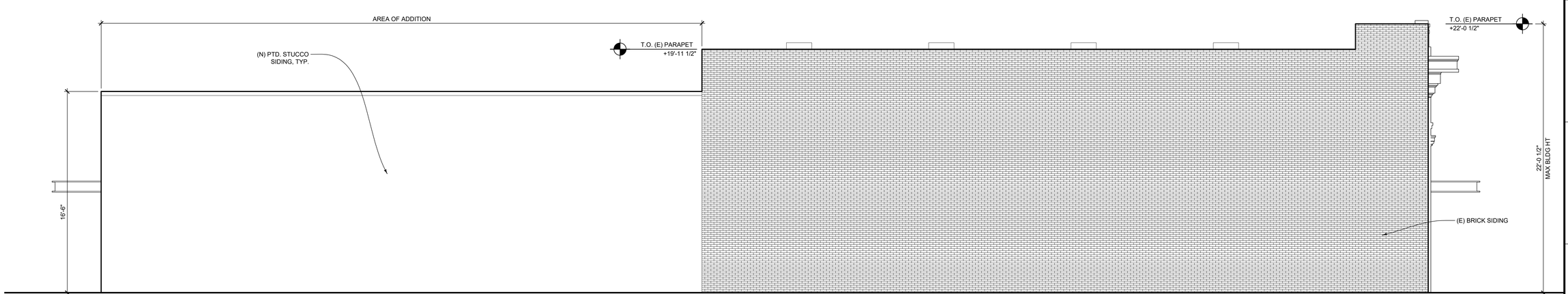
EXTERIOR ELEVATIONS

JOB #: 2022

A3.1



2 A3.2 EXISTING LEFT (SOUTH) ELEVATION
1/4"=1'-0"



1 A3.2 PROPOSED LEFT (SOUTH) ELEVATION
1/4"=1'-0"

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EXTERIOR
ELEVATIONS

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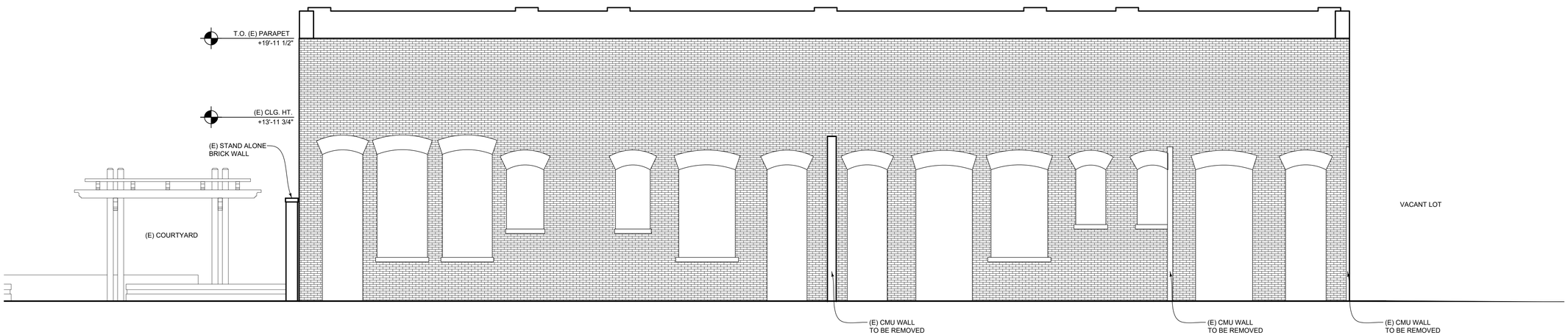
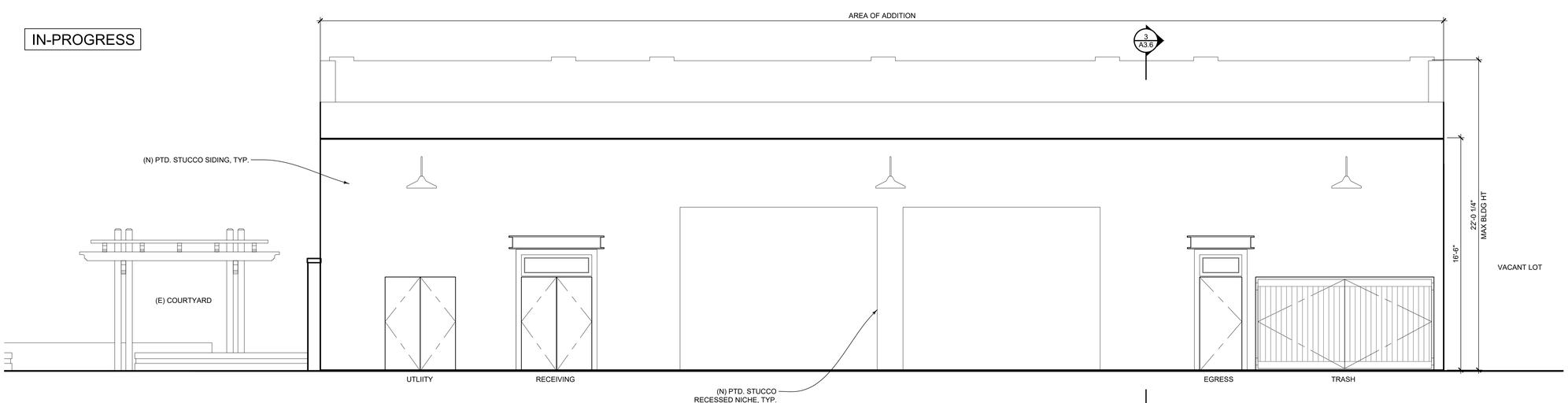
A3.2



2 A3.3 EXISTING BACK (WEST) ELEVATION
1/4"=1'-0"

IN-PROGRESS



1 A3.3 PROPOSED BACK (WEST) ELEVATION
1/4"=1'-0"

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EXTERIOR ELEVATIONS

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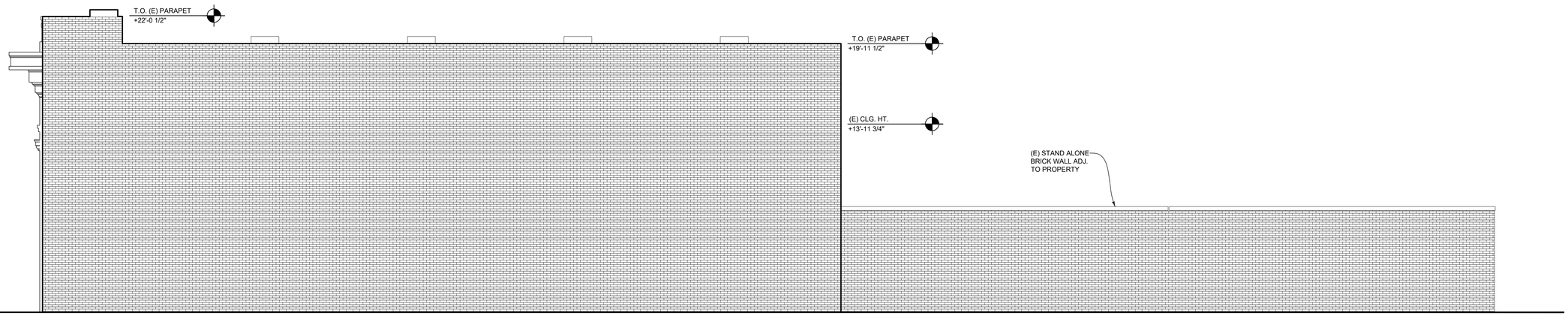
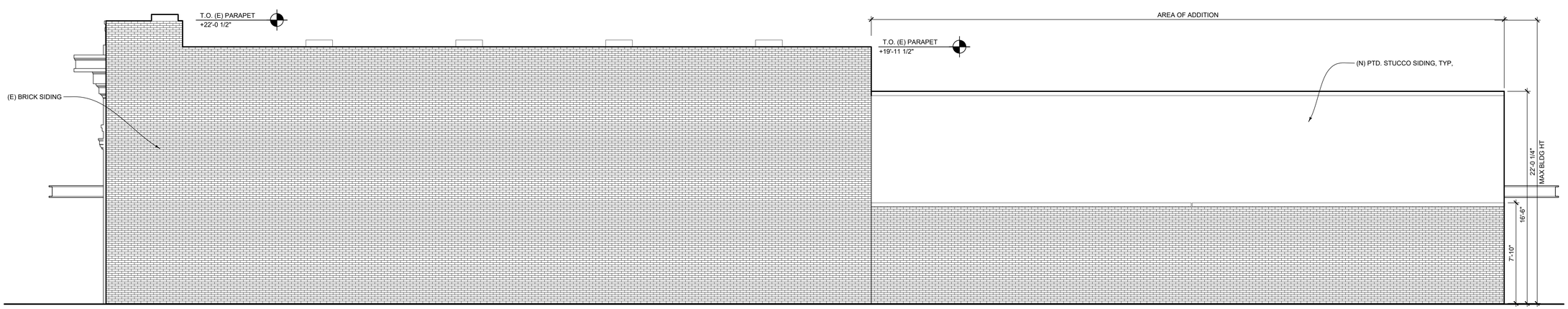
A3.3



2 A3.4 EXISTING RIGHT (NORTH) ELEVATION
1/4"=1'-0"



1 A3.4 PROPOSED RIGHT (NORTH) ELEVATION
1/4"=1'-0"

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EXTERIOR ELEVATIONS

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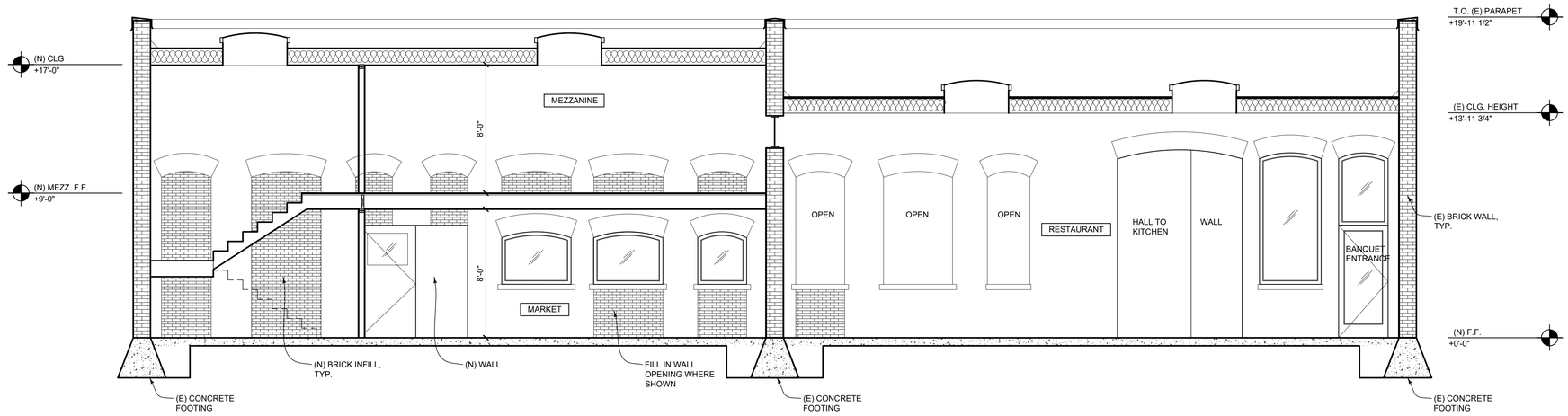
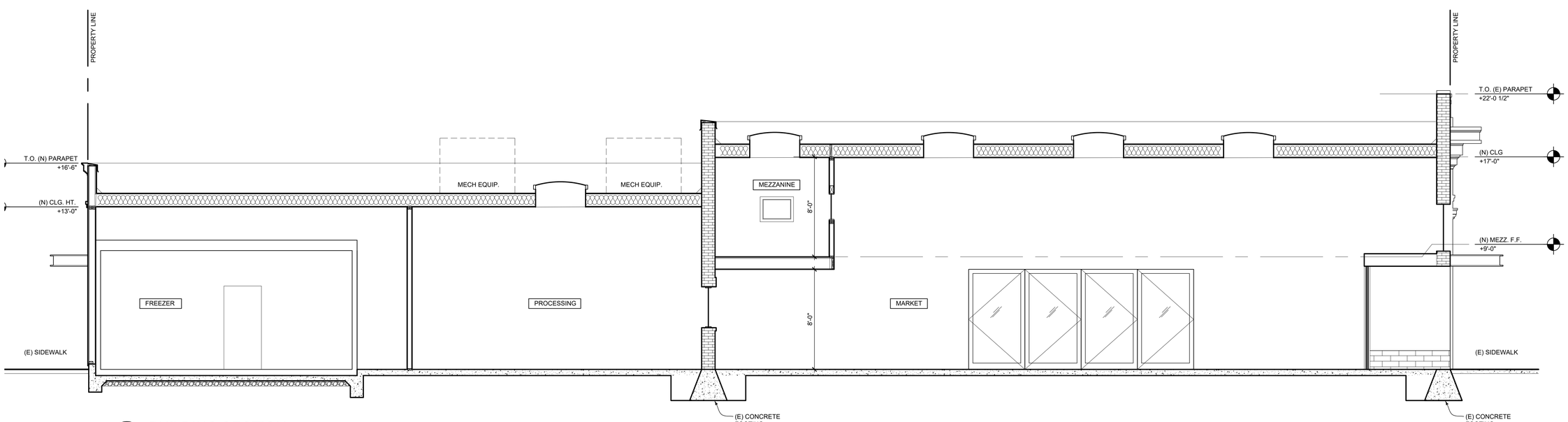
A3.4



2 A3.5 BUILDING SECTION
1/4"=1'-0"



1 A3.5 BUILDING SECTION
1/4"=1'-0"

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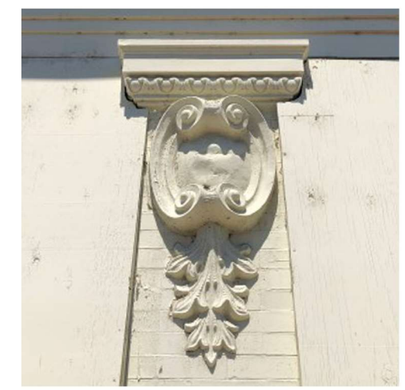
BUILDIG
SECTIONS

JOB #: 2022

A3.5

Reference Photo - Cornice

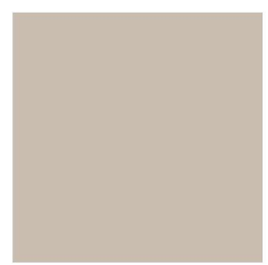
Reference Photo - Bracket



Travertine Wainscot

Bronze Storefront

Integral Color Stucco



Integral Color Stucco

Painted Steel Awning

Fishermen's Catch Market and Restaurant
352 & 368 Railroad Ave.
1/8" = 1'-0"

MORRIS
ARCHITECTURE

Attachment 6

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct an online public meeting on:

DATE: **November 10, 2020**
TIME: **7:00 p.m.**
PLACE: **Zoom Teleconference via Streaming Media on the City's homepage, www.ci.pittsburg.ca.us (see public advisory on last page)**

Concerning the following matter:

Fishermen's Catch, AP-20-1527 (UP, DR).
This is a public hearing on a request by Morris Architecture for design review approval of plans to rehabilitate the historic Demetrakopulous Building (a contributor to the New York Landing Historic District) located at 352/368 Railroad Avenue in the CP (Pedestrian Commercial) District. Assessor's Parcel Nos. 085-105-011 and 085-105-012. A use permit is also requested to allow operation of a meat market and restaurant with full alcoholic beverage service on site.

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

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

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

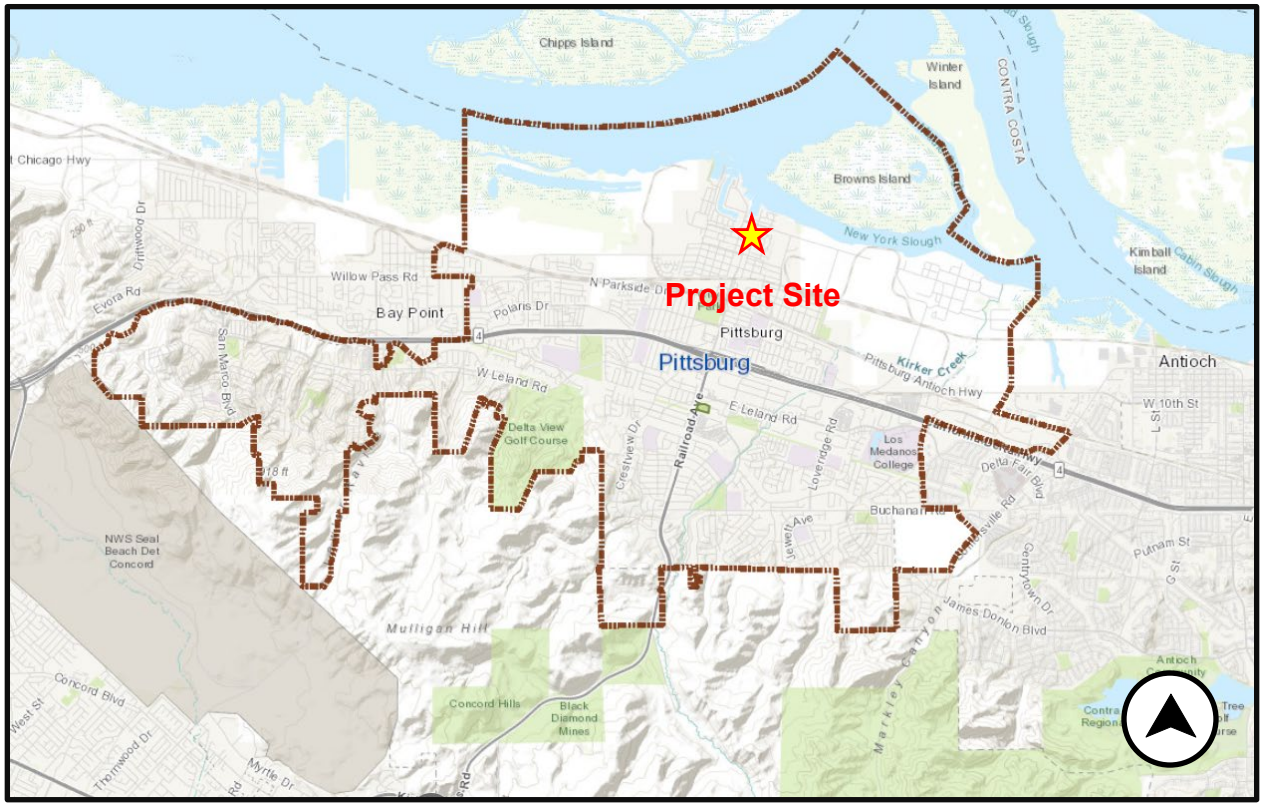
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through e-mailed testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Comments during the meeting can be submitted via email to meetingcomments@ci.pittsburg.ca.us.

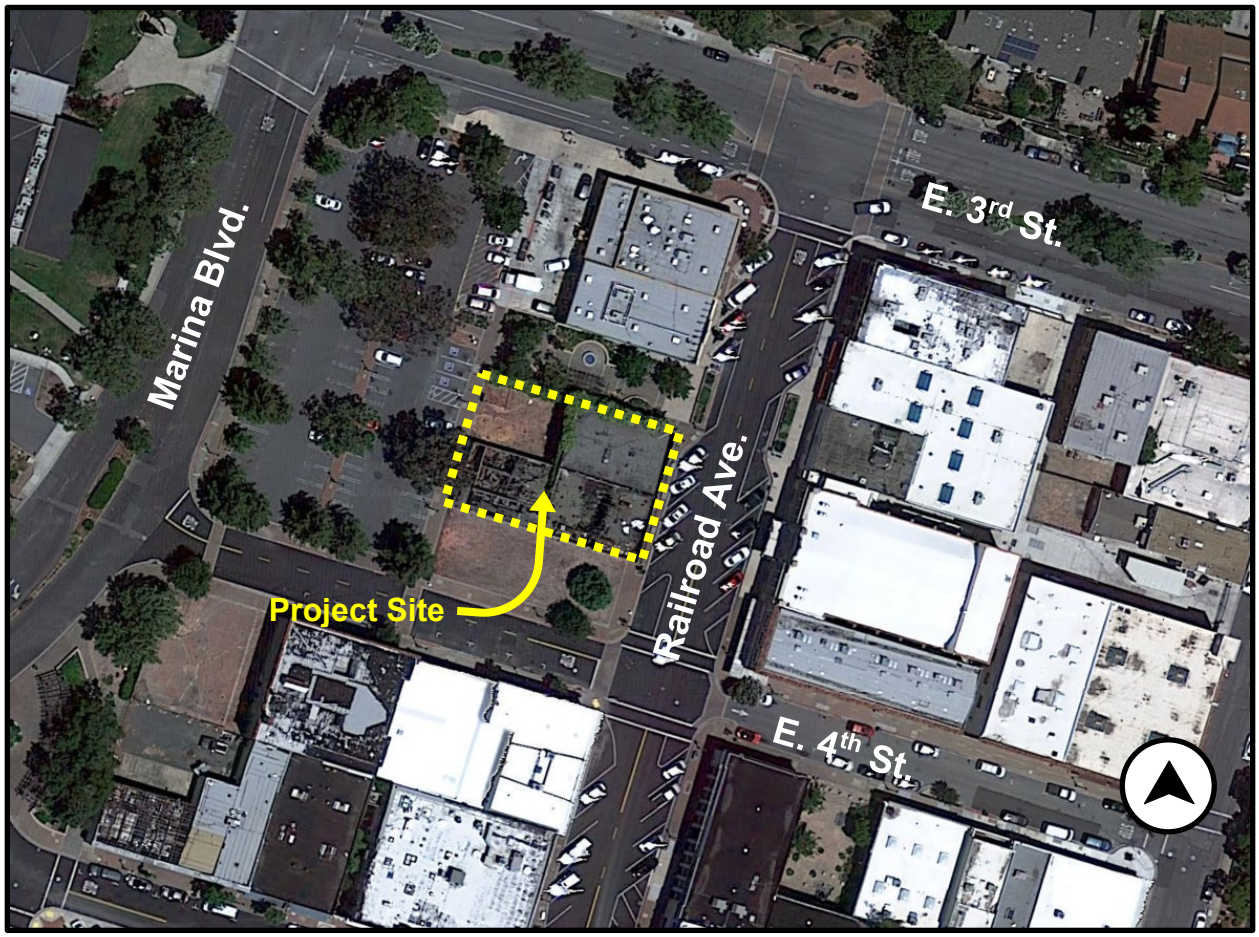
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public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

Para información en español:
(925) 252-4920

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Fishermen's Catch, AP-20-1527 (UP, DR)
Location: 352/368 Railroad Avenue, APN Nos. 085-105-011 and -012





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 **November 10, 2020** will be conducted telephonically through Zoom and broadcast live on the City's homepage.

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.

To view the meeting online during its broadcast:

1. Go to www.ci.pittsburg.ca.us
2. On the right-hand side of the page, click the "Streaming Media" button

Comments on this item 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). Written comments that are only to be provided to Commission and not read at the meeting will be distributed to the Commission prior to the meeting if received by 5:00 p.m. the date of the meeting. Comments via text and social media (Facebook, Nextdoor, etc.) will not be accepted.

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

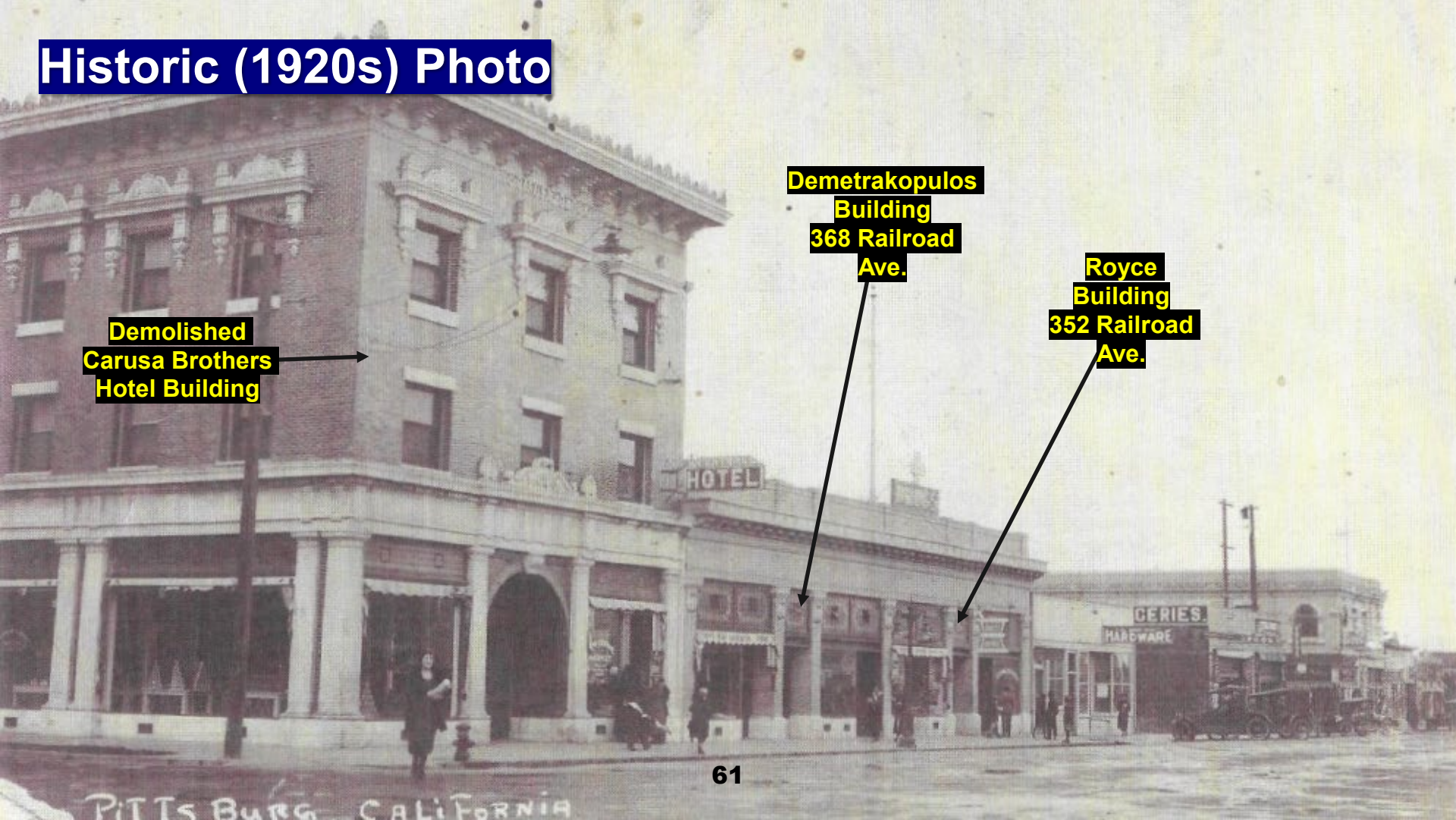
Attachment 7

City of Pittsburg

Fishermen's Catch
File No. AP-20-1527 (UP, DR)

Map Legend:
Project Site
Elks Lodge
E. 3rd St.
New Mecca Café
Skyview Noodle
Law Enforcement Training Center
La Veranda Ristorante
Cumberland St.
Village at New York Landing
John Buckley Square
Marina Blvd.
Marina Walk
CreAsian Bistro
Lumpy's Diner

Historic (1920s) Photo



Present-Day Photo (Storefront)

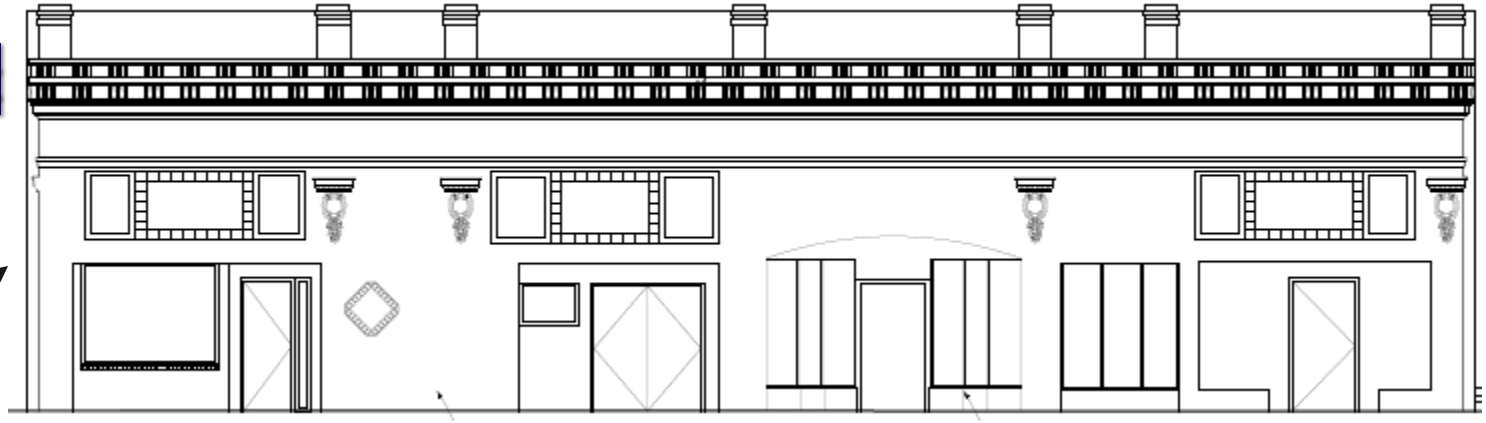
Present-Day Photo (Close Up)

Present-Day Photo (Left Side)

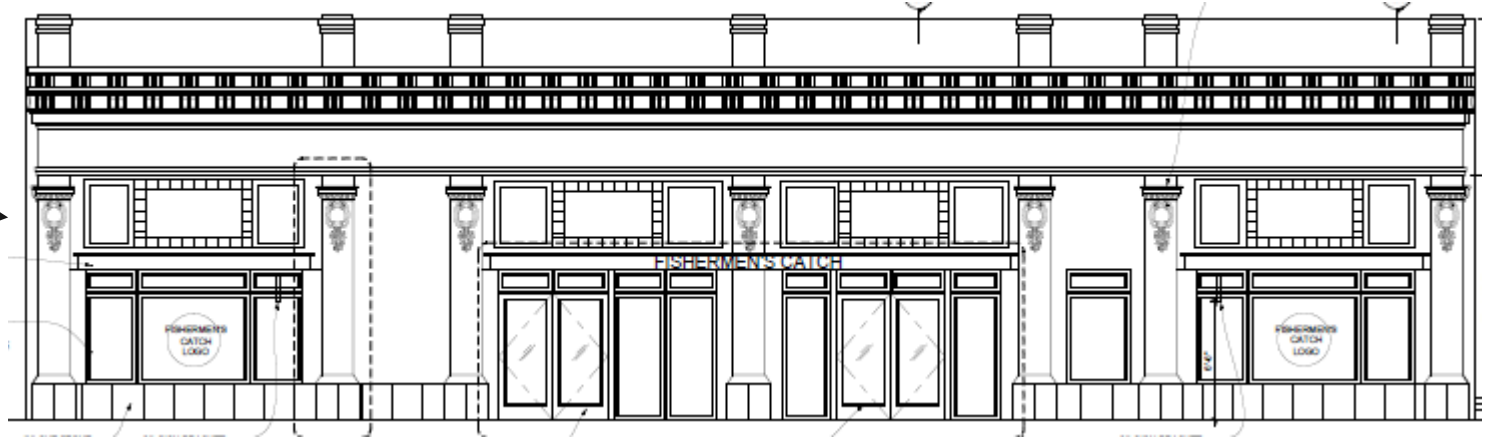
Present-Day Photo (Rear)

Historic Storefront

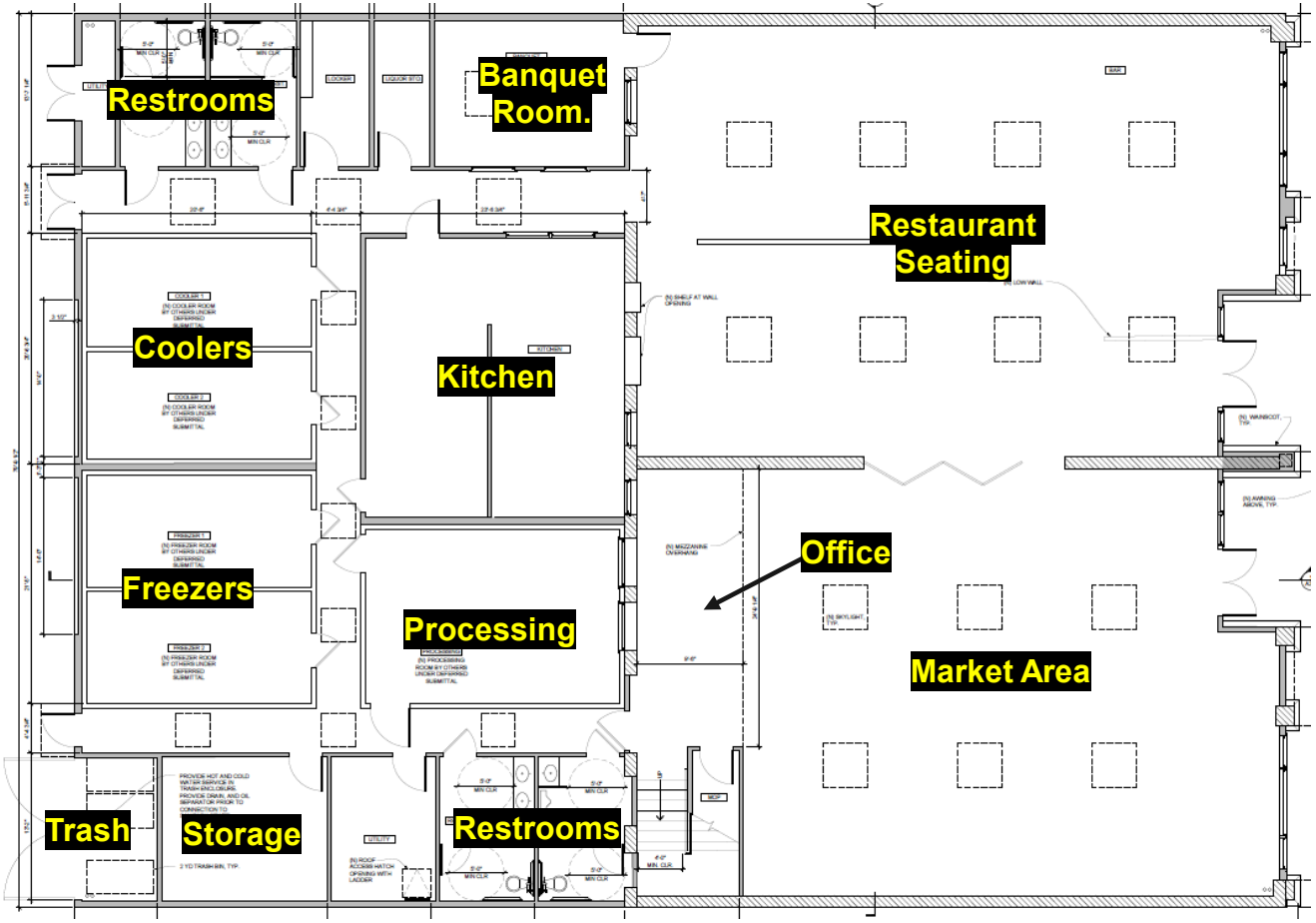
Before



After



Proposed Floor Plan



Building Addition ← → Historic Buildings

Staff Recommendation

Move to adopt Resolution No. 10161, approving Planning Application No. 20-1427, subject to conditions.

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
November 10, 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 placement of a new office trailer at the Corteva facility at 901 Loveridge Road; one notice of intent to conduct a Zoning Administrator public hearing on a proposed variance from the required side yard setback at 3800 Hillsdale Drive; and one resolution 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 previously adopted Zoning Administrator resolution.

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. Corteva Block 580 Office Trailer, AP-20-1539 (AD) – Delegated Design Review Category 8.

   This is an application by Dave O'Sullivan, on behalf of the Corteva Agriscience, requesting administrative design review approval to place a new 2,160 square-foot office trailer at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel No. 073-220-049.

2. 3800 Hillsdale Drive Setback Variance, AP-20-1525 (VA) – Zoning Administrator Public Hearing.

   This is an application by Jim Blanton requesting Zoning Administrator approval of a variance to legalize an existing unpermitted structure which encroaches 2-feet 8-inches into the required 5-foot side yard setback located at 3800 Hillsdale Drive in the RS-6 (Single-Family Residential, 6,000 Square Foot Minimum Lot Size) District. Assessor's Parcel No. 087-381-018.

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

1. Resolution No. 361: T-Mobile Equipment Enclosure Expansion, AP-20-1534 (AD)

GENERAL PLAN/CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.84.560 authorize the Zoning Administrator to hear and decide on applications for approval of variances, exceptions to fence regulations, large day care homes, small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

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

ATTACHMENTS:

1. Notice of Intent: Corteva Block 580 Office Trailer, AP-20-1539 (AD)
2. Notice of Intent: 3800 Hillsdale Drive Setback Variance, AP-20-1525 (VA)
3. Zoning Administrator Resolution No. 361

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

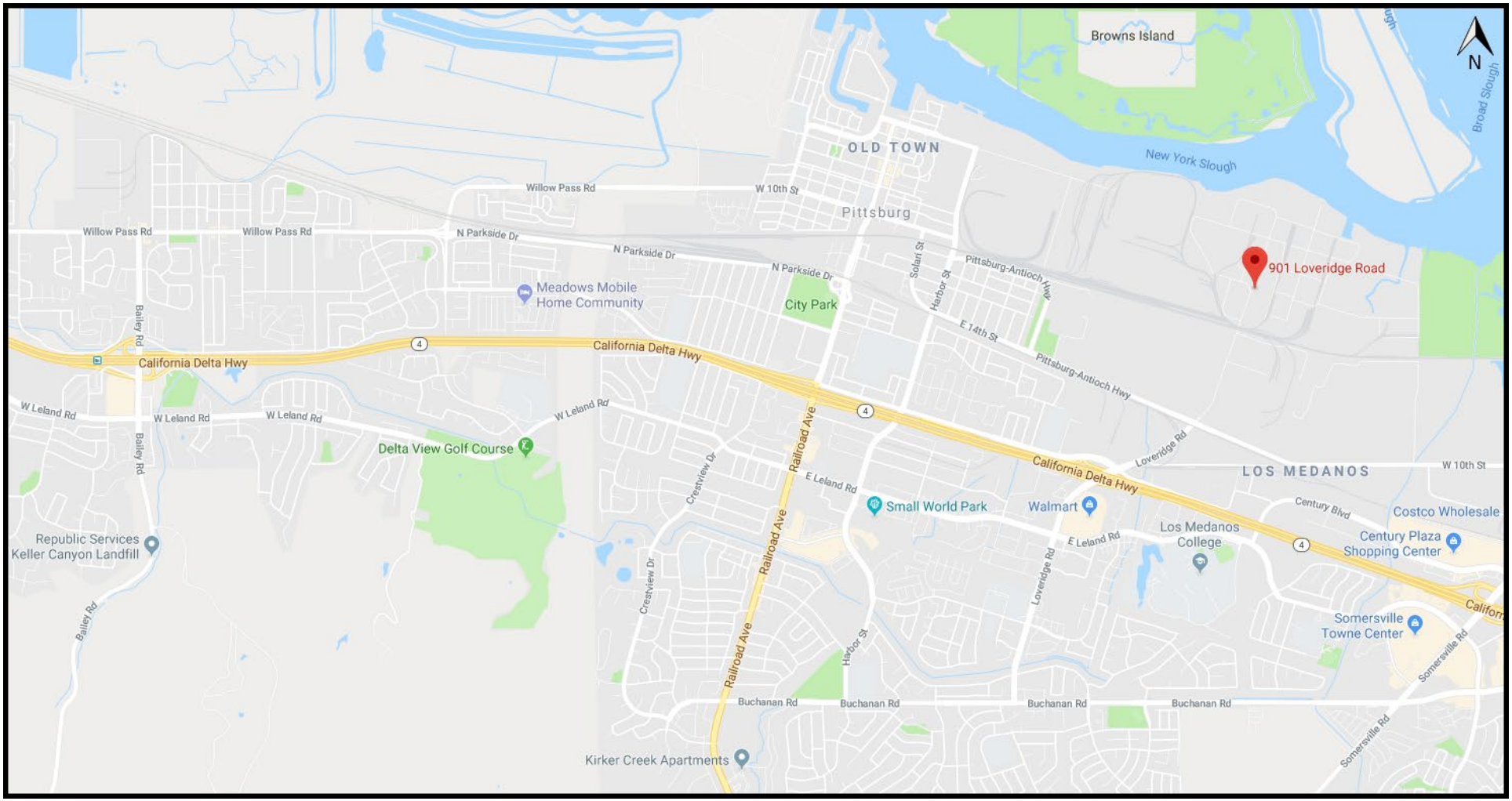
Corteva Block 580 Office Trailer, AP-20-1539 (AD).

This is an application by Dave O'Sullivan, on behalf of the Corteva Agriscience, requesting administrative design review approval to place a new 2,160 square-foot office trailer at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel No. 073-220-049.

This project is delegated to staff under Category 8 – Ancillary Structures.

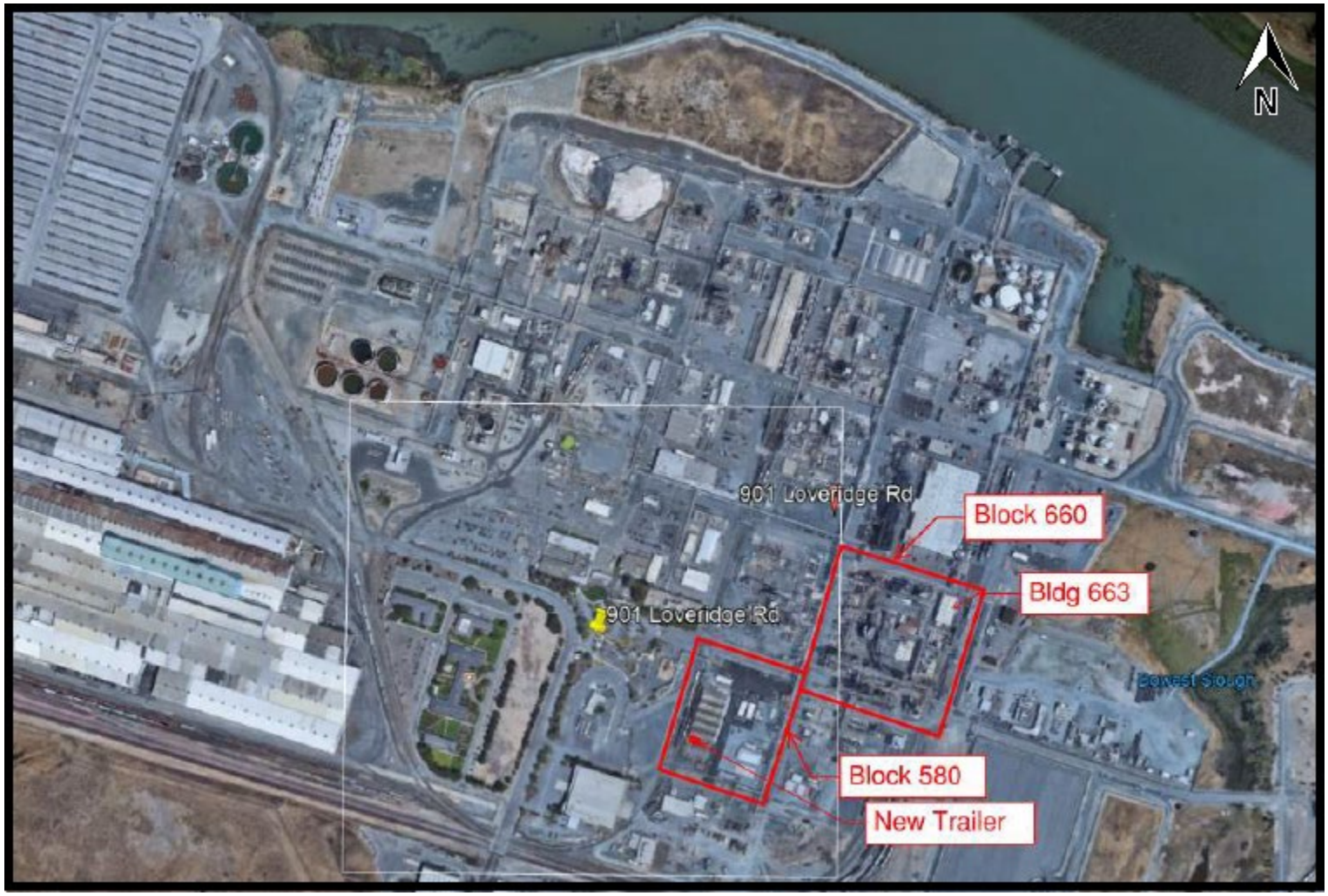
Corteva Block 580 Office Trailer – Vicinity Map

AP-20-1539	901 Loveridge Road
Administrative Design Review	APNs: 073-220-049



Corteva Block 580 Office Trailer – Aerial Map

AP-20-1539	901 Loveridge Road
Administrative Design Review	APNs: 073-220-049



CORTEVA™ agriscience

Planning Department Review

OCTOBER 21, 2020

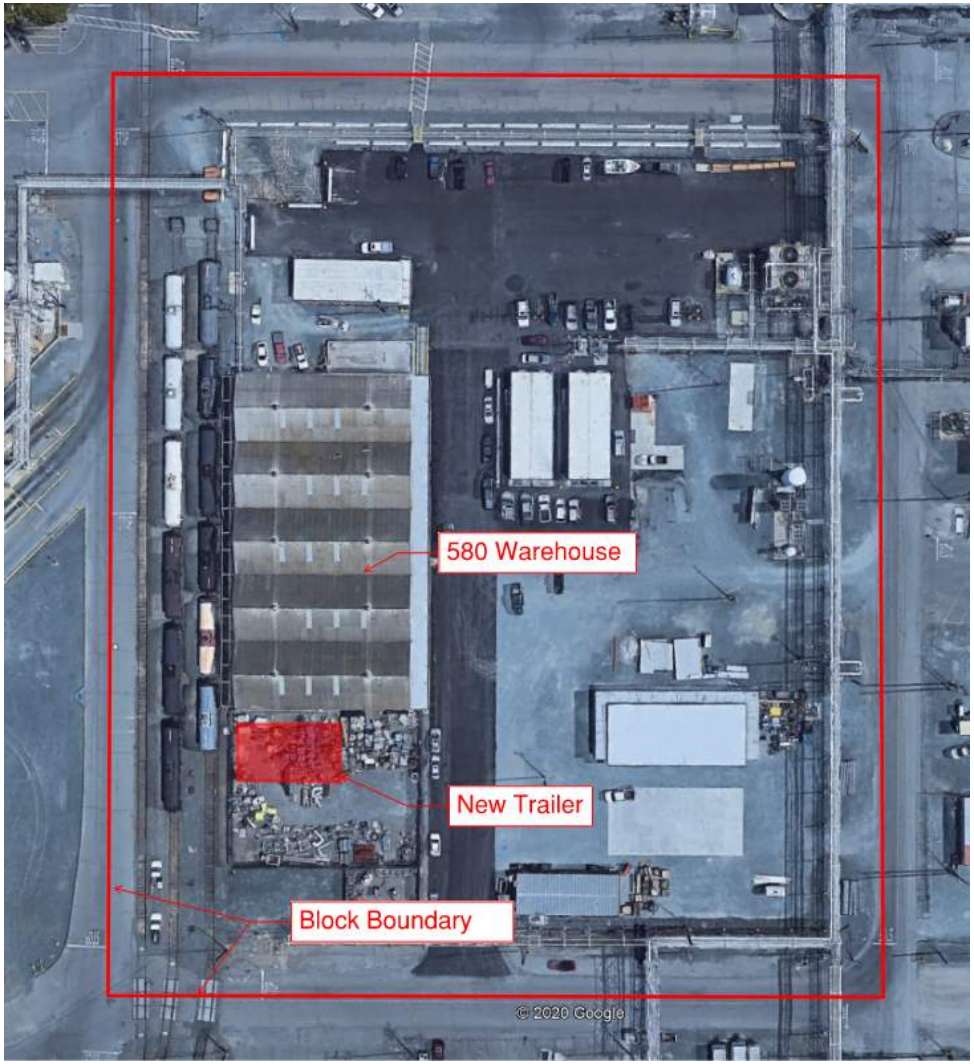
Confidential

Scope Overview

- Need to relocate maintenance personnel from Building 663 in Block 660 to a new office trailer in Block 580
- New office trailer will be leased from Mobile Modular and placed south of the 580 Warehouse building
- Office trailer location is in a fenced area that is asphalt paved and is currently used for part storage. Stored items will be relocated elsewhere on site
- Trailer plan dimensions will be 36 feet by 60 feet
- Trailer is within Corteva's secure fence line and will not be accessible to the public
- Trailer will not be visible from anywhere off site
- Trailer will be occupied by 5 employees, with 5 offices and shared conference room space
- Trailer will not have plumbing
- Trailer will have electrical hook-up and HVAC

Location on Site

Trailer Location in 580 Block

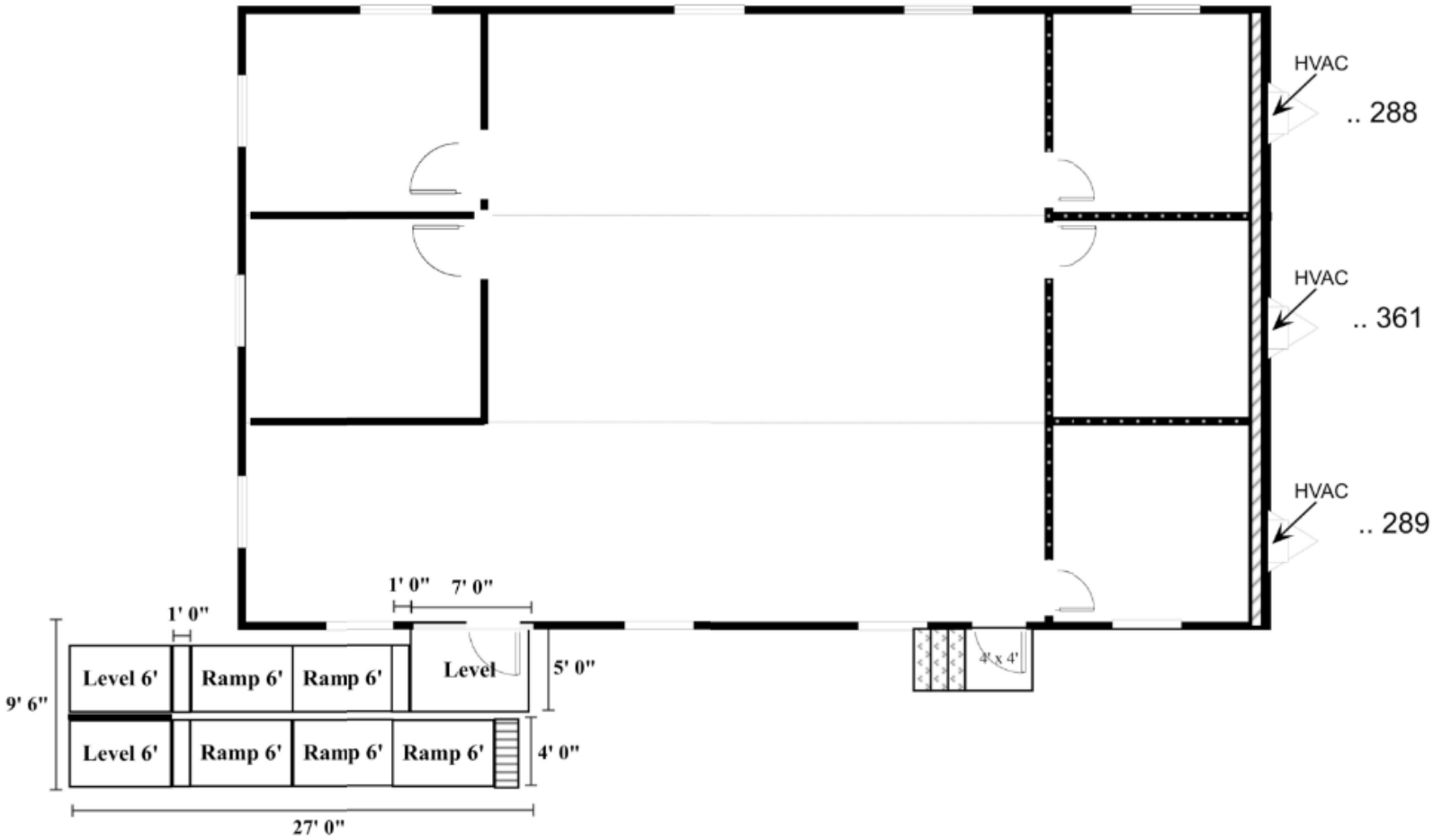


Trailer Location in 580 Block

View from South

View from Southeast

Trailer Floor Plan from Mobile Modular



Trailer Elevation from Mobile Modular

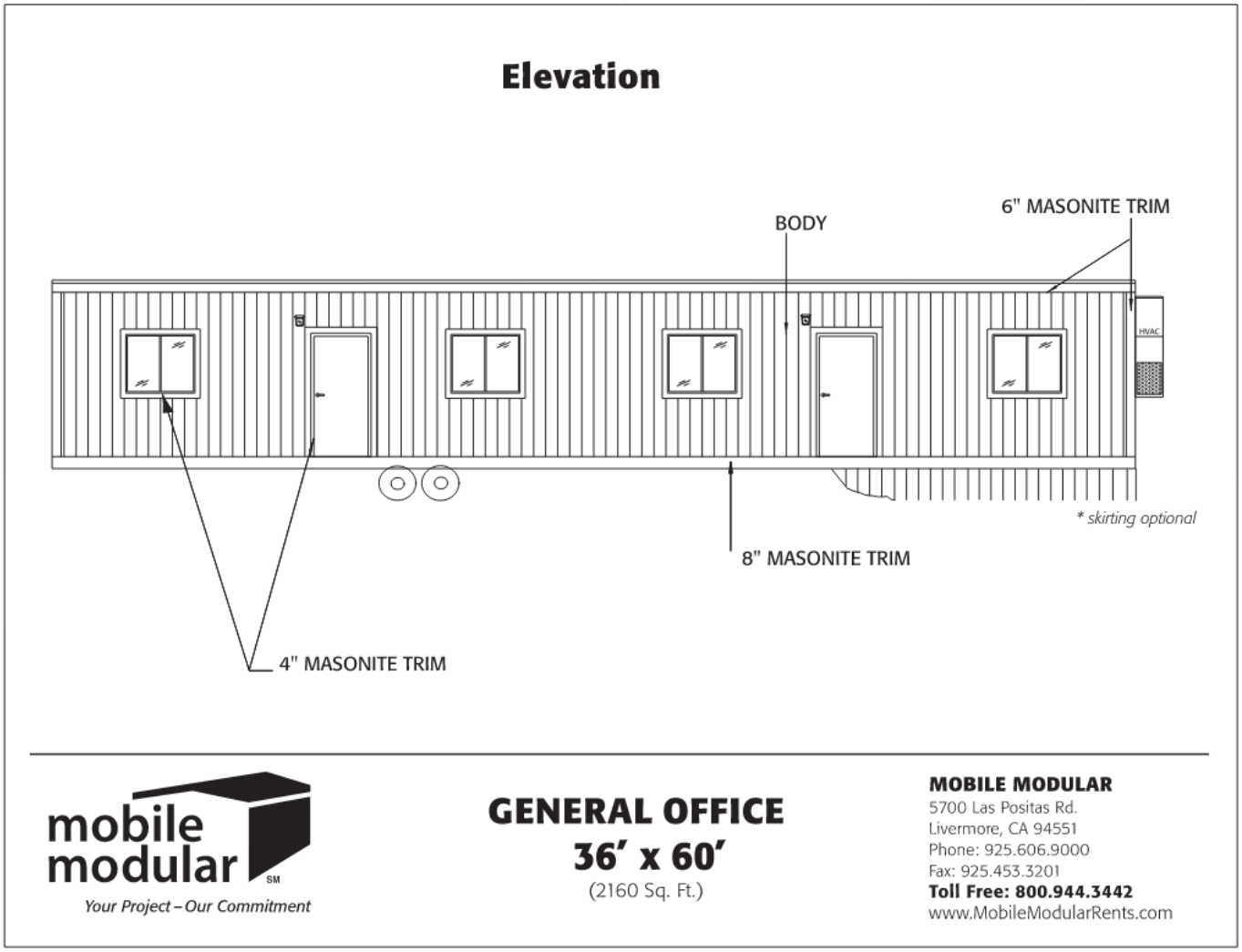


Image of Mobile Modular Trailer (Actual Colors)

NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTOR PUBLIC HEARING
PURSUANT TO PMC 18.10.050

3800 Hillsdale Drive Setback Variance, AP-20-1525 (VA).

This is an application by Jim Blanton requesting Zoning Administrator approval of a variance to legalize an existing unpermitted structure which encroaches 2-feet 8-inches into the required 5-foot side yard setback located at 3800 Hillsdale Drive in the RS-6 (Single-Family Residential, 6,000 Square Foot Minimum Lot Size) District. Assessor's Parcel No. 087-381-018.

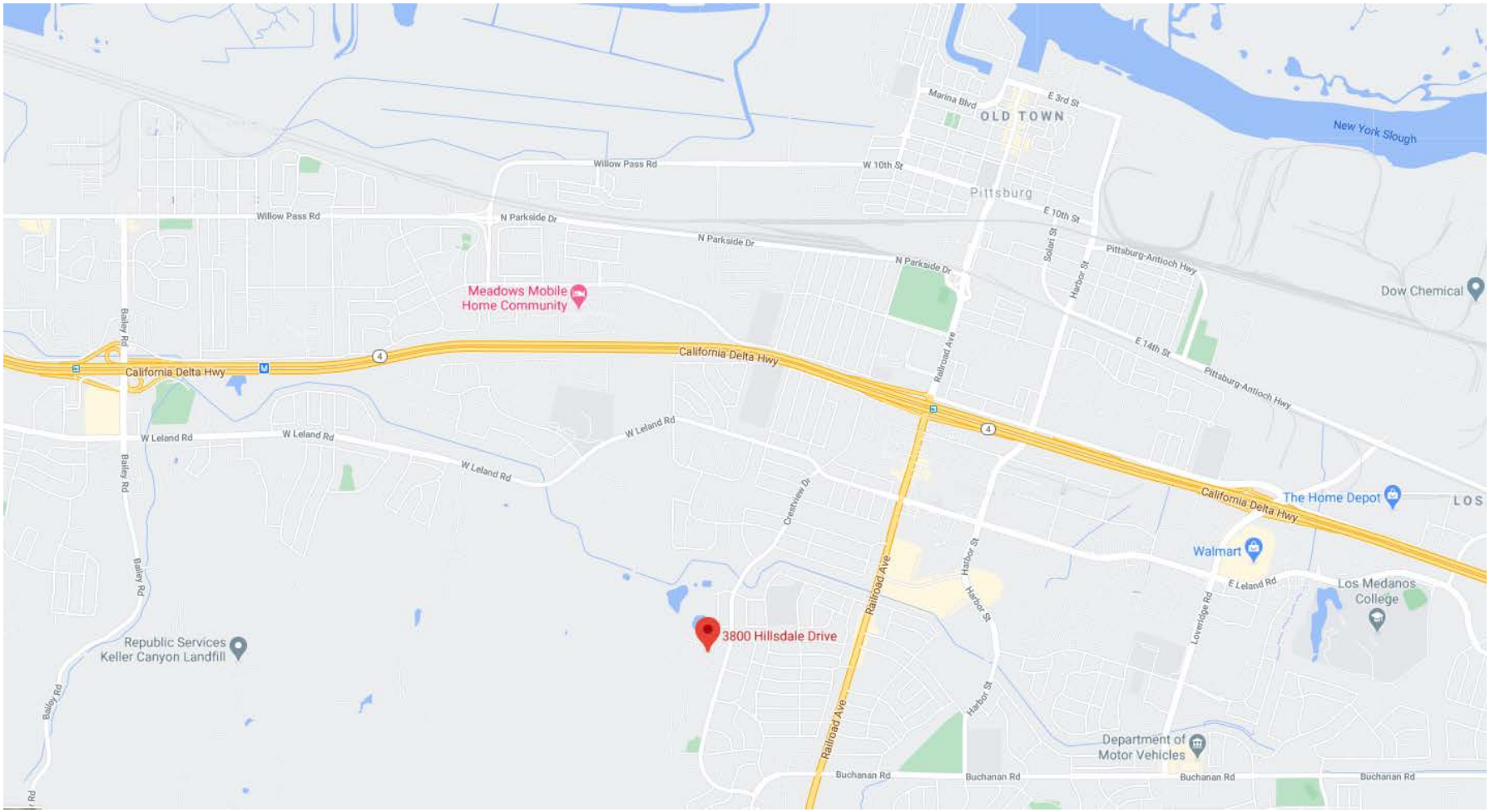
This project is delegated to the Zoning Administrator under PMC section 18.28.020.

3800 Hillsdale Drive – Aerial Map

AP-20-1525	3800 Hillsdale Drive
Variance	APN: 087-381-018

3800 Hillsdale Drive – Vicinity Map

AP-20-1528	3800 Hillsdale Drive
Variance	APN: 087-381-018



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

STAFF USE ONLY
Application Number: AP-20-1525 Date Filed: 8/20/20

PROJECT INFORMATION:

Project Name (Business/Development): BLANTON HOUSEHOLD
Address/Location of Project: 3800 HILLSDALE DR. PITTSBURG
Assessor's Parcel No(s): 087-381-018-8
Mapping Address (Latitude/Longitude): 38.004 121.904
Existing General Plan / Zoning Designations: RS6
Proposed General Plan / Zoning Designations: _____
Existing Use: OUT BUILDING
Proposed Use: WORK SHOP / GARAGE
Size of Existing Structure(s): 42 X 22
Size of Proposed Additions / New Structure(s): NA
Amount of New Impervious Surfaces (s.f. or acres)[1]: N/A
Property Size (s.f. or acres): 22,800 S.F No. of Existing Lots: 1 Proposed: N/A
Days/Hours of Operation: N/A
No. of Employees, Existing: N/A Proposed: N/A
No. of On-Site Parking Stalls, Existing: NA Proposed: NA
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.)

STRUCTURE HAS BEEN BUILT HOWEVER 38SQFT IS IN THE SETBACK SO WE ARE REQUESTING A VARIANCE FOR THAT AREA.

APPLICANT INFORMATION:

Applicant Name: JIM BLANTON Primary Contact: JIM BLANTON
E-Mail: JIMPAM35@HOTMAIL.COM Phone: 925-864-5318
Mailing Address: 3800 HILLSDALE DR. PITTSBURG

Property Owner(s): JIM BLANTON
E-Mail: JIMPAM35@HOTMAIL.COM Phone: 925-864-5318
Mailing Address: 3800 HILLSDALE DR. PITTSBURG, CA. 94565

Notarized Signature of Agent and/or Property Owner:
Agent (Attach Notary): * see attached California Acknowledgment Certificate Date:
Property owner/manager (attach notary): James W Blanton Date: 20 Aug 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*: $1400.00 Date Rec'd: 8/20/20 By: John D.

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

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California
County of Contra Costa }

On Aug. 20, 2020 before me, Sylvia Yolanda Avalos, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared James H. Blanton
Name(s) of Signer(s)

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

SYLVIA YOLANDA AVALOS
Notary Public - California
Contra Costa County
Commission # 2269214
My Comm. Expires Dec 29, 2022

Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Planning Application
Document Date: 8/20/2020 Number of Pages: 1
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

©2018 National Notary Association

To: City of Pittsburg

Subj: Variance for 3800 Hillsdale Dr.

From: James and Pamela Blanton

Date: July 6, 2020

On Nov. 18 2013 a permit was issued for my property to pour a concrete slab that was to eventually become a structure. It was engineered to be two stories however this did not happen and only a single-story building was erected. The contractor's name was Lavulavu permit number BP-13-1083. As it turned out, the contractor we hired stole another person's contractor's license number and posed as him. He also abandoned the job and we had to have another Bonafede contractor finish at great expense. The contractor assured me that it was completely legal as he knew what to look for and would have the plans drawn up. At that time, we also had it planned so that we could add a toilet and obviously water and power, this was also approved but no utilities would be done until I had more money. The plan was to erect the building at a later date due to lacking of money to do the building.

By my own foolishness, I went and built the building without benefit of a permit of which I have one now. (I was red tagged) Since this time, it has come to the attention of my neighbor and I that the corner of the building is in violation of the setbacks by 32 inches. A portion of the eastern wall, and the northeast corner of the building encroach into the required setback area. I have also included a printout of the county assessors map and it clearly has the corner of my building 6.8 ft from the property line leaving 1.8 clearance. My neighbor has no problem with the buildings location and astatically the building fits the lay of the land. If I should have to cut off the northeast corner of my building and re-build, re-pour & get new drawings - this will create a great unnecessary expense for approximately 37.8 sq. ft. There are two homes here, mine and my neighbors and the portion of that is affected is against a hill so there should be no impact on public safety or interest.

Please review the documentation I've included and hope to hear soon from you so that we may discuss in further detail to find an amical solution.

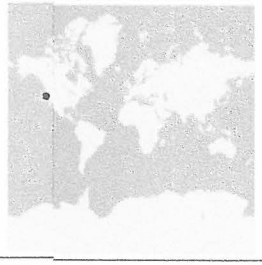
Thank You,

James H. Blanton & Pamela V. Vasquez

James H Blanton Pamela V. Vasquez

City of Pittsburg

VICINITY MAP



Legend

- Assessor's Parcel
- City Limits
- CCC Housing Authority
- World Transportation
- World Transportation

Notes

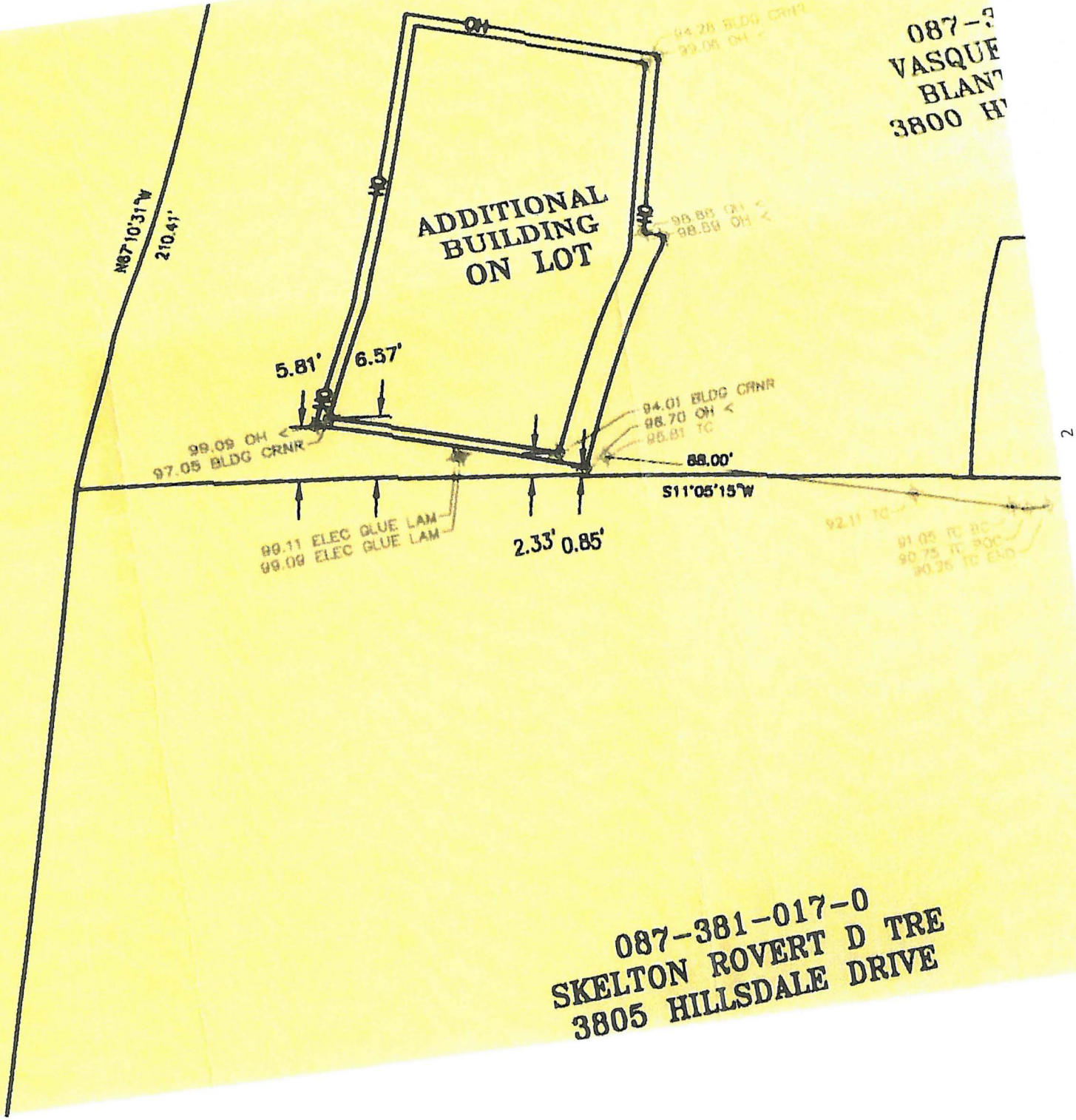
© Latitude Geographics Group Ltd.

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION


ADDITIONAL
BUILDING
ON LOT
N87°10'31"W
210.41'
5.81'
6.57'
99.09 OH
97.05 BLDG CRNR
94.01 BLDG CRNR
98.70 OH
95.81 TC
88.00'
S11°05'15"W
99.11 ELEC GLUE LAM
99.09 ELEC GLUE LAM
2.33'
0.85'
087-3
VASQUE
BLAN
3800 H
087-381-017-0
SKELTON ROVERT D TRE
3805 HILLSDALE DRIVE

DATUM NOTE
VICINITY MAP
TOPOGRAPHIC
SKELTON
OCTOBER 2018
LEGEND
HILLSDALE DRIVE
Bellecci & Asso

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review Approval to Expand an Existing T-Mobile Wireless Telecommunications Facility Equipment Enclosure at 1100 Bailey Road, for "T-Mobile Equipment Enclosure Expansion, AP-20-1534 (AD)."	)	Resolution No. 361

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

A. On September 24, 2020, Matthew David of Synergy, filed Administrative Design Review Application No. 20-1534 requesting approval of plans for an approximate 131 square-foot expansion to an existing wireless telecommunication facility equipment enclosure at 1100 Bailey Road in the OS (Open Space) District. Assessor's Parcel No. 092-030-011. The expanded enclosure area would include a 25KW diesel generator to support the existing wireless telecommunication facility.

B. 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).

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 2, "Wireless Communication Equipment" of Planning Commission Resolution No. 9918.

D. On October 27, 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 29, 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 expanded facility will be fully screened by a concrete masonry wall, and if the addition of landscaping is provided around the portions of the wall facing public right-of-way.

   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 expanded facility will be 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 the expanded facility will be screened with a concrete wall matching the height and materials of the existing portion of the facility, and if landscaping is provided along the portions of the wall facing public right-of-way.

   d. Will be in harmony with proposed developments on land in the general area, in that there are no proposed developments near the facility.

   e. The project will be in conformance with the City's Development Review and Design Guidelines (DRDG), Planning Commission Resolution No. 9864 section IV.h, in that building elevations visible from public right-of-ways will be screened with a concrete wall matching the materials of the existing portion of the facility and if landscaping is provided along portions of the wall visible from public right-of-ways.

Section 3. Decision

A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 20-1534, subject to the following:

1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans date stamped September 24, 2020, and attached to this resolution as "Exhibit A," except as modified below.

2. Exterior Colors. All new portions of the enclosure exterior wall shall match the color and materials of the existing exterior wall. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the exterior wall to which they are directly attached.

3. Landscaping. Landscaping, such as a creeping vine, shall be provided along all portions of the facility facing public right-of-ways. This landscaping shall be included along both the existing and new portions of the enclosure exterior wall.

4. Landscaping. 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 facility shall be kept clean and free of all litter, debris, and refuse.

6. Wall Maintenance. The wall surrounding the wireless facility shall be maintained erect and in a good state of repair. If the wall becomes dilapidated, dangerous, or unsightly it shall be repaired, replaced, or removed, as deemed necessary by the Community Development Director.

7. Graffiti Removal. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the business owner shall be removed or painted over within forty-eight (48) hours of being applied.

8. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.

<u>Standard Conditions</u>

9. 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.

10. 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. 361 shall govern.

11. 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.

12. Expiration of Approval. This design review approval will expire on October 29, 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 29th day of October, 2020, by the Zoning Administrator of the City of Pittsburg, California.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

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 eight and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.

5. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required

irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

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

2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur: (a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.

4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.

5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.

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

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

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

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

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

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

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Builts) 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-ff for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

EXHIBIT A

HARDENING NATIONAL 25kW DIESEL

T-Mobile®

RECEIVED
SEP 24 2020
PLANNING DIVISION

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
LONG: 121° 56' 48.1" W

LAT: 38.003051° N
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

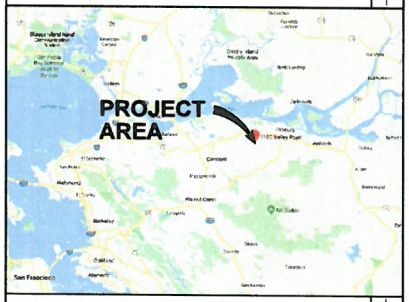
ACCESSIBILITY REQUIREMENTS

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

GENERAL LOCATION MAP



VICINITY MAP

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: T-1
REVISION: C
BA01703A

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 CONTRACTOS 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. HIGGENS ROAD, SUITE 600
ROSEMONT, IL 60018

   SMACNA — SHEET METAL AND AIR CONDITIONING CONTRACTORS
NATONAL ASSOCIATON
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 QUESTING 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.

NOTE:
CONTRACTOR TO FIELD VERIFY ALL (E) CONSTRUCTION CONDITIONS BEFORE SUBMITTAL OF FINAL BIDS, START OF CONSTRUCTION AND OR FABRICATION.

WATER-PROOFING, PENETRATION AND GENERAL NOTES

1

T-Mobile
Stick Together

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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

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

LICENSURE:
REGISTERED PROFESSIONAL ENGINEER
ADAM BROWNENKANT
C74190
EXP. 6/30/21
CIVIL
STATE OF CALIFORNIA

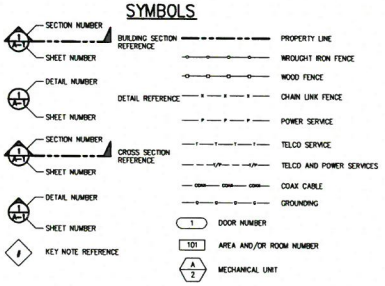
SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: T-2
REVISION: C
BA01703A

ABBREVIATIONS

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

SYMBOLS



PAINTING SPECIFICATIONS

A. GENERAL

1. ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE CINGULAR WIRELESS CONSTRUCTION MANAGER.
6. 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.
7. FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
8. 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.
9. APPLY BLOCK FILLER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
10. 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

1. 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 LIMITS, 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

1. DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).
2. 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 - DTM 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, S50WZ4

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 CONDITONER B-46-W21000
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD
PRIMER - A-100 EXTERIOR ALKYD WOOD 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

ABBREVIATIONS AND SYMBOLS | 2 | SPECIFICATIONS | 1

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

LICENSURE:
REGISTERED PROFESSIONAL ENGINEER
ALEX BORMAHY
C74190
EXP. 6/30/21
CIVIL
STATE OF CALIFORNIA

SHEET TITLE:
ABBREVIATIONS, SPECIFICATIONS & SYMBOLS

SHEET NUMBER: T-3
REVISION: C
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 CONTINUOUS	PERIODIC	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: CHAPER 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.

CONC PSI	CLASS B TENSION SPLICE LENGTHS f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		COMP BARS f'c = ≤ 3,000	
SIZE (METRIC) \ BAR LOCATION	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"

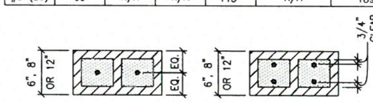
NOTES:

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

SCALE: N.T.S. 1

REBAR SIZE (METRIC)	REBAR GRADE	MASONRY LAP SPLICE LENGTH STEEL AT CENTER OF WALL 6" WALL	8" WALL	12" WALL	STEEL AT FACE OF WALL (& BOND BEAMS) 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.

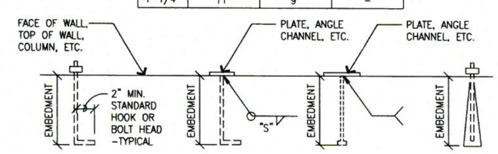
LAP SPLICES FOR REINFORCING STEEL

SCALE: N.T.S. 2

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.

BOLT DIAMETER	VERTICAL BOLT EMBEDMENT LENGTH	HORIZONTAL BOLT EMBEDMENT LENGTH	HEADED STUD FILLET WELD SIZE, "S"
1/2"	6"	4"	1/4"
5/8"	6"	4"	5/16"
3/4"	7"	5"	5/16"
7/8"	8"	6"	5/16"
1"	9"	7"	3/8"
1-1/8"	10"	8"	-
1-1/4"	11"	9"	-



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

ANCHOR / BOLT SCHEDULE

SCALE: N.T.S. 3

T-Mobile
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1855 GATEWAY BLVD. SUITE 900
CONCORD, CA 94520

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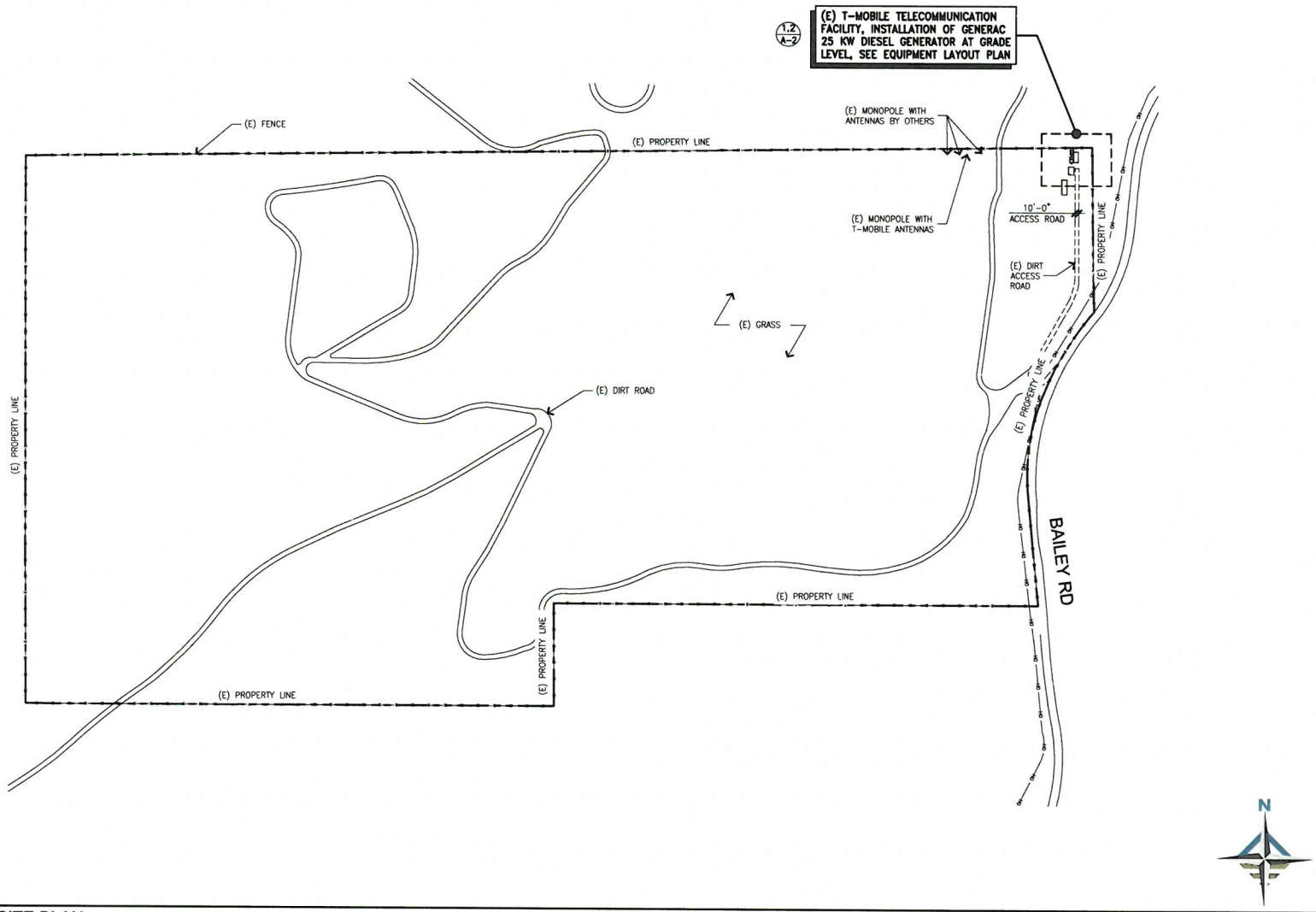
VHB	AB	AB

LICENSURE:
REGISTERED PROFESSIONAL ENGINEER ADAM BRONNENKANT C74190 EXP. 6/30/21 CIVIL STATE OF CALIFORNIA

SHEET TITLE:
GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

SHEET NUMBER: T-4
REVISION: C
BA01703A

NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.



OVERALL SITE PLAN

SCALE: 1/128"=1'-0" 0 20' 100' 200'

1

T-Mobile
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VHB	AB	AB

LICENSURE:
REGISTERED PROFESSIONAL ENGINEER ALEX BRONOVOY C74190 EXP. 6/30/21 CIVIL STATE OF CALIFORNIA

SHEET TITLE:
OVERALL SITE PLAN

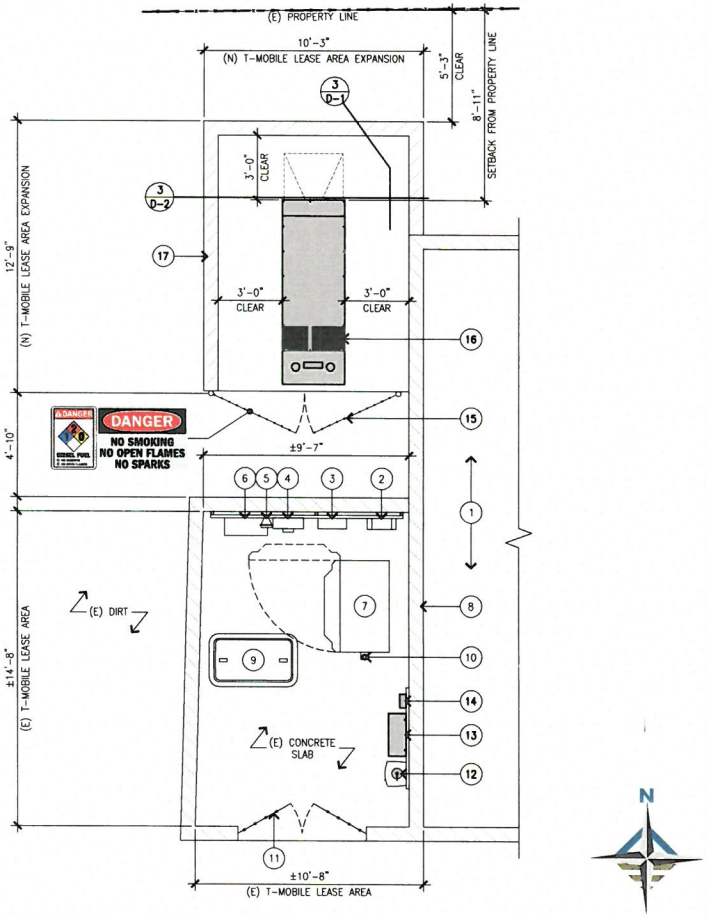
SHEET NUMBER: A-1
REVISION: C
BA01703A

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 (5/D-1)
13. (N) T-MOBILE ATS (5/D-1)
14. (N) T-MOBILE DISCONNECT SWITCH (5/D-1)
15. (N) 8'-9" WIDE DOUBLE SWING CHAIN LINK FENCE GATE WITH PRIVACY SLAT (1/D-2)
16. (N) T-MOBILE GENERAC 25 KW DIESEL GENERATOR WITH TANK ON (N) CONCRETE SLAB (1,2/D-1)
17. (N) 6'-0" HIGH CMU WALL ENCLOSURE (3,4/D-1)

FIRE DEPARTMENT NOTES:

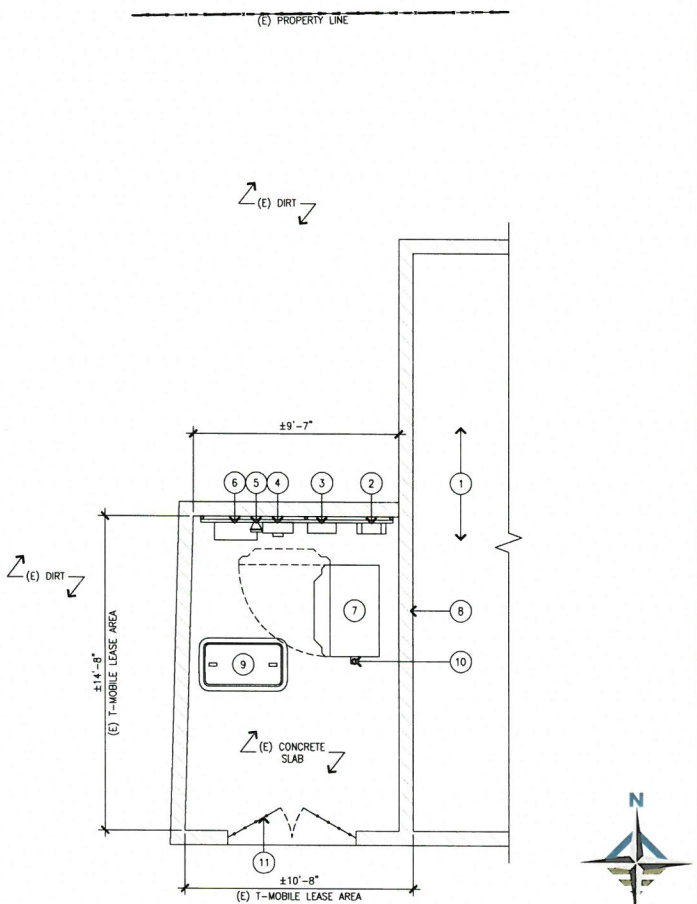
1. AT NO TIME WILL ANY FLAMMABLE OR COMBUSTIBLE LIQUID (e.g. PETROLEUM GASOLINE, DIESEL, OR SIMILAR) WILL BE STORED ON SITE.
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH 18 LBS CAPACITY AND A B:C RATING. EXTINGUISHER WILL BE PROVIDED IS SUFFICIENT.
3. THE AREA NEEDS TO BE CLEAR OF WEEDS, GRASS, BRUSH,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



(N) EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 5'

2



(E) EQUIPMENT LAYOUT PLAN

SCALE: 3/8"=1'-0" 0 1' 2' 5'

1

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LICENSURE:
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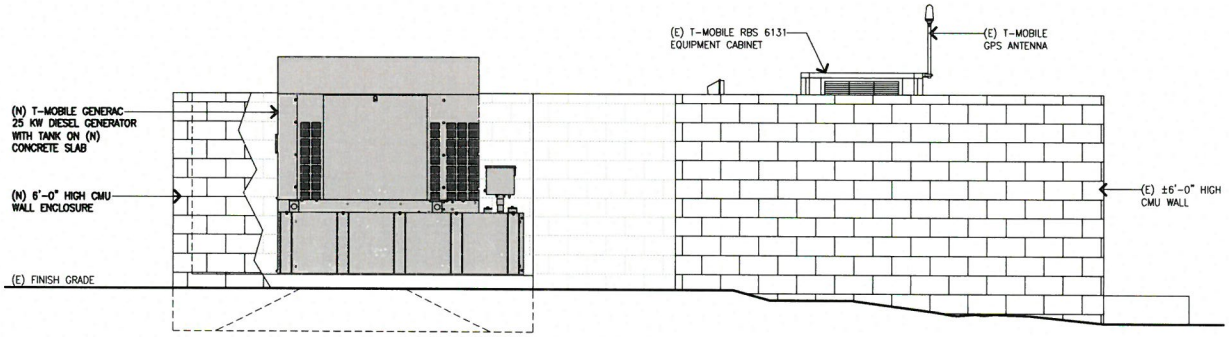
SHEET TITLE:
EQUIPMENT LAYOUT PLANS

SHEET NUMBER: A-2
REVISION: C
BA01703A



WEST ELEVATION

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

1

NOT USED

2

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EQUIPMENT ELEVATION

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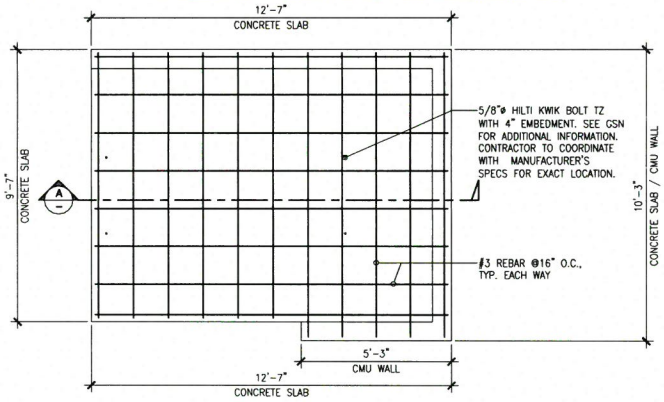
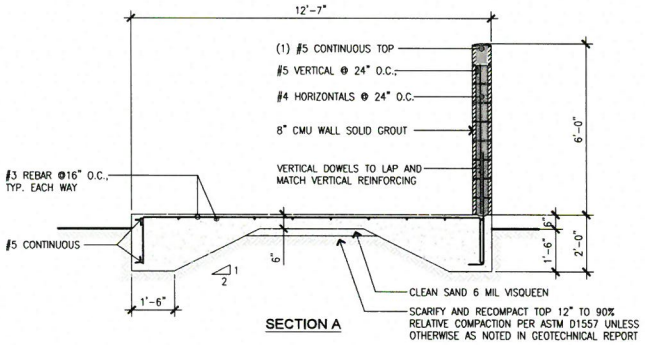
REVISION: C
BA01703A



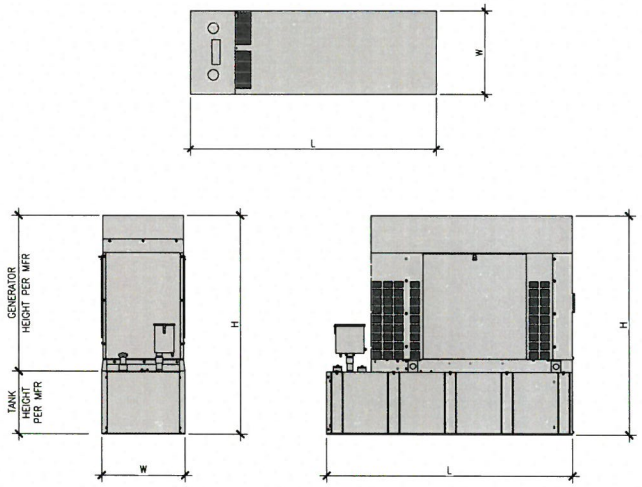
PLAN



SECTION A

CMU AND SLAB DETAIL

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



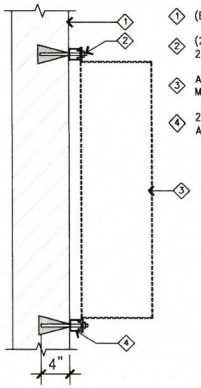
MECHANICAL SPECIFICATIONS		
DIMENSIONS – L x W x H	MM (IN)	103.4 x 35.0 x 91.7
SOUND OUTPUT AT 23ft	dB (A)	65
ELECTRICAL SPECIFICATIONS		
SYSTEM VOLTAGE	VOLT	12 VDC
BATTERY CHARGE ALTERNATOR		STANDARD
BATTERY SIZE		GROUP 27F
BATTERY VOLTAGE	VDC	12VDC
GROUND POLARITY		NEGATIVE
OPERATION DATA		
POWER RATINGS	°C (°F)	SINGLE-PHASE 120/240 V @0.4pf, STANDBY 25KW, Amps: 104, CIRCUIT BREAKER SIZE AMPS: 125
MOTOR STARTING CAPABILITIES	sKVA	120/240 V, SINGLE-PHASE AT 0.4pf (168)
RATED ENGINE SPEED	rpm	1,800 STANDBY

GENERAC RD025 GENERATOR 25kW - DIESEL

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

DESIGN CRITERIA:

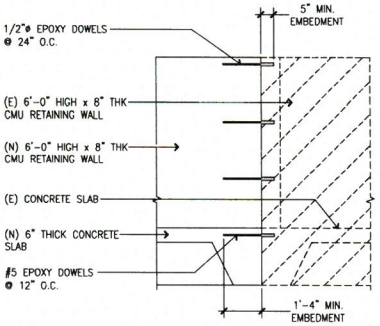
1. WIND DESIGN DATA
   - ULTIMATE WIND VELOCITY = 110 MPH
   - EXPOSURE = C
   - INTERNAL PRESSURE COEFFICIENT = 0.18
2. SEISMIC DESIGN DATA
   - SITE CLASS = D
   - RISK CATEGORY = II
   - SEISMIC IMPORTANCE FACTOR (I) = 1.0
   - MAPPED SPECTRAL RESPONSES S_S = 1.5 S_1 = 0.6
     S_{DS} = 1.4
   - SEISMIC DESIGN CATEGORY = D
   - RESPONSE MODIFICATION (Rp) = 2.5
   - AMPLIFICATION FACTOR (ap) = 1.0
   - ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE



1. (E) CMU WALL
2. (2) 3/8" DIA. SIMPSON STRONG BOLT-2 2 @ 2'-3" O.C. AT TOP AND BOTTOM
3. ATS & ATTACHMENTS PER MANUFACTURER'S SPECIFICATIONS
4. 2'-6" LONG P1000 UNISTRUT AT TOP & BOTTOM

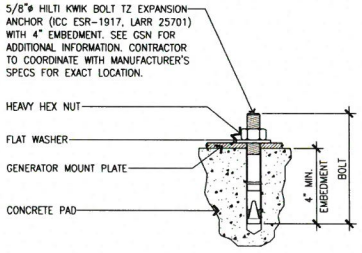
ATS ATTACHMENT TO WALL DETAIL

SCALE: NTS | 5



CMU WALL @ (E) CMU WALL

SCALE: 1/2"=1'-0" | 3



NOTE:

1. BOLTS CAN BE INSTALLED 2 DAYS AFTER POURING CONCRETE PROVIDED THE KWIK BOLTS ARE ONLY TIGHTENED TO A SNUG TIGHT CONDITION
2. APPLY HILTI HIT-RE 500-SD EPOXY TO ALL GAPS TO PREVENT WATER/MOISTURE BUILD UP.

EQUIPMENT MOUNTING BOLT

SCALE: N.T.S. | 2

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

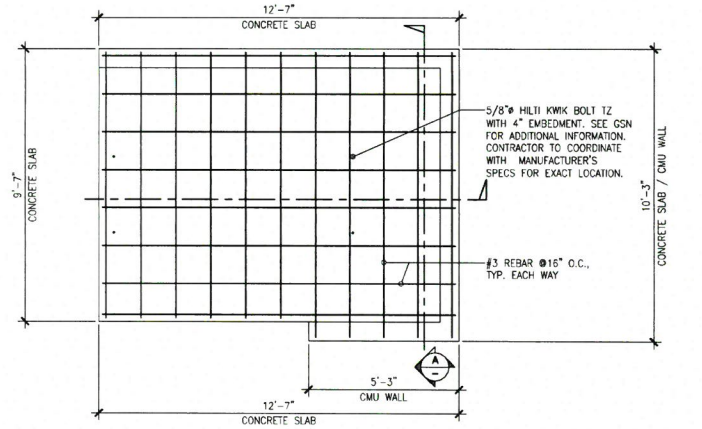
CONSULTANT:
Synergy a division of advantage engineers
7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

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

LICENSURE:
REGISTERED PROFESSIONAL ENGINEER JOSE BRONFMAN C74190 EXP. 6/30/21 CIVIL STATE OF CALIFORNIA

SHEET TITLE:
DETAILS AND SPECIFICATIONS

SHEET NUMBER: D-1
REVISION: C
BA01703A



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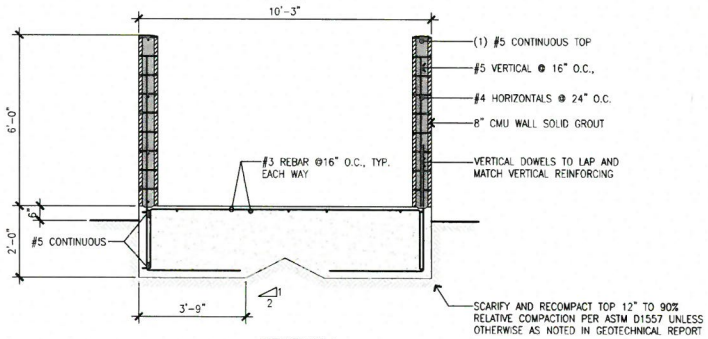
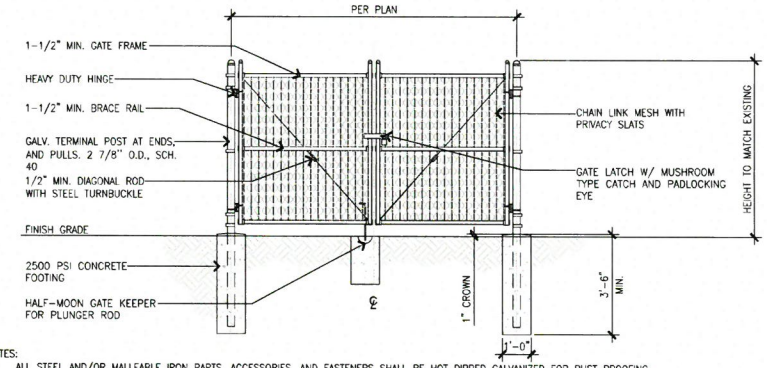


SECTION A

CMU AND SLAB DETAIL

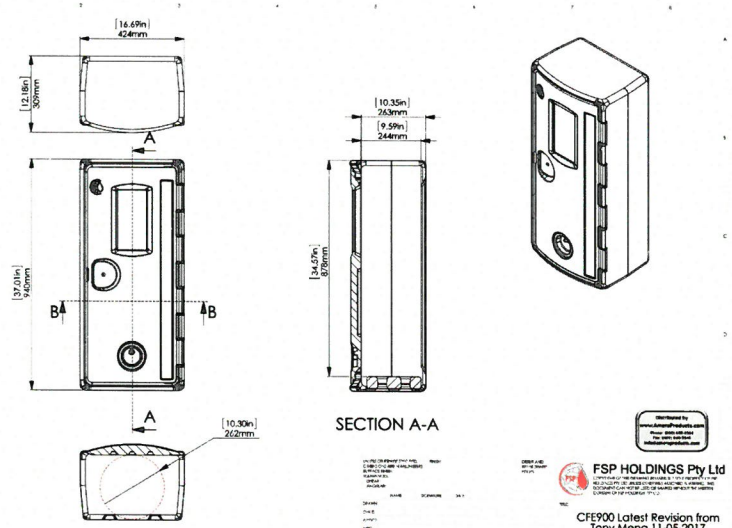
SCALE: 1/2"=1'-0" | 3



NOTES:
- ALL STEEL AND/OR MALLEABLE IRON PARTS, ACCESSORIES, AND FASTENERS SHALL BE HOT DIPPED GALVANIZED FOR RUST PROOFING.
- GATE LOCKS MUST BE ACCESSIBLE FROM INSIDE OF FENCE PER FIRE AND SAFETY REQUIREMENTS

DOUBLE SWING CHAIN LINK ACCESS GATE

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



FSP HOLDINGS Pty Ltd

CFE900 Latest Revision from Tony Meng 11-05-2017

CFE900-BM A3

FIRE EXTINGUISHER CABINET SPECIFICATION

2

	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"	28" / 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"	38" / 28"
#11 (36)	110"	143"	87"	113"	78"	101"	42" / 31"

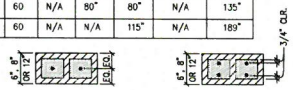
NOTES:
1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. LAP SPLICES SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS OR SCHEDULES.
3. CONTACT STRUCTURAL ENGINEER IF CLEAR SPACING OF REINFORCEMENT IS LESS THAN OR EQUAL TO 2 BAR DIAMETERS (db), 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

SCALE: N.T.S. | 5

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 (13)	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 SPICES FOR REINF STEEL

SCALE: N.T.S. | 4

T-Mobile
Stick Together
1855 GATEWAY BLVD. SUITE 900
CONCORD, CA 94520

PROJECT INFORMATION:
(HARDENING NATIONAL - 25kW DIESEL)
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Office: (818) 840-0808 Fax: (818) 840-0708

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

LICENSURE:
REGISTERED PROFESSIONAL ENGINEER ALEX BRONSTEIN C74190 EXP. 6/30/21 CIVIL STATE OF CALIFORNIA

SHEET TITLE: DETAILS AND SPECIFICATIONS

SHEET NUMBER: D-2 REVISION: C

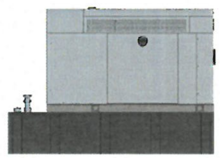
BA01703A

RD025 | 2.2L | 25kW
INDUSTRIAL DIESEL GENERATOR SET

GENERAC | INDUSTRIAL POWER

Model Numbers
25kW: G0071920

Standby Power Rating
25 kW, 31.25 kVA, 60 Hz



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

- UL2200, UL489, UL142
- CSA C22.2
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99
- ISO 3046, 8528, 9001
- NEMA ICS1, ICS10, MG1, 250, ICS6, AB1
- ANSI/IEEE C62.41

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.

SPEC SHEET

RD025 | 2.2L | 25kW
INDUSTRIAL DIESEL GENERATOR SET

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
- Low Temperature Rise <120°C
- 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
- OBD2 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
- Paint Kit
- Scheduled Maintenance Kit

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

SPEC SHEET

RD025 | 2.2L | 25kW
INDUSTRIAL DIESEL GENERATOR SET

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Perkins
EPA Emission Compliance	Stationary Emergency
Cylinder #	4
Type	In-Line
Displacement - in³ (L)	136.2 (2.216)
Bore - in (mm)	3.30 (84.0)
Stroke - in (mm)	3.94 (100.0)
Compression Ratio	23.3:1
Intake Air Method	Turbocharged/Aftercooled
Piston Type	Aluminum Alloy
Crankshaft Type	Cast Iron OHV
Engine Block Type	Aluminum

Engine Governing

Governor	Electronic
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow Spin-On Canister
Crankcase Capacity - L (qts)	10.6 (11.2)

Cooling System

Cooling System Type	Pre-Lubed, Self-Sealing
Fan Type	Pusher
Fan Speed (RPM)	1,980
Fan Diameter - mm (in)	18.0 (457.2)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel
Fuel Specification	ASTM
Fuel Pump Type	Mechanical Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line mm (in)	7.94 (0.31) ID
Fuel Return Line mm (in)	4.78 (0.19) ID
Fuel Filtering (microns)	15

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	Group 27F
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	Generac	Standard Excitation	Direct
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		

SPEC SHEET

RD025 | 2.2L | 25kW
INDUSTRIAL DIESEL GENERATOR SET

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	158 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 (Radiator and Alternator)	cfm (m³/min)	2,800 (79)
Coolant System Capacity	gal (L)	2.5 (9.5)
Temperature Deration	3% for every 5°C 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 H₂O	0.5

COMBUSTION AIR REQUIREMENTS

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

ENGINE

		Standby
Rated Engine Speed	RPM	1,800

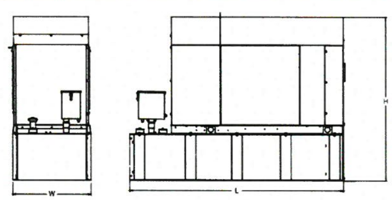
EXHAUST

		Standby
Exhaust Flow (Rated Output)	cfm (m³/min)	208.4 (7.9)
Exhaust Temp (Rated Output - Post Silencer)	°F (°C)	855 (463)

SPEC SHEET

RD025 | 2.2L | 25kW
INDUSTRIAL DIESEL GENERATOR SET

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 81.7

25kW Fuel Consumption	
Fuel Tank Gross Total Capacity	240
Fuel Tank Gross Usable Capacity	229
Fuel Tank 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

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

SPEC SHEET

GENERAC | INDUSTRIAL POWER

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-009
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)*:	40.8	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	0.115	Grams/kW-hr
0.54	3.79	0.087	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.

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53187
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Doc No. 10000041411 Rev. A 08/01/18

GENERATOR SPECIFICATIONS | 1

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

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

LICENSURE:

SHEET TITLE: GENERATOR SPECIFICATIONS

SHEET NUMBER: D-3

REVISION: C

BA01703A

GENERAC | INDUSTRIAL POWER

100 - 400 Amps, 600 VAC

Automatic Transfer Switches

- Standard time delay control 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 milliseconds transfer time.

Standard Features

- Single coil design, electrically operated and mechanically held
- Programmable exerciser
- 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—Test, 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

100 - 400 Amps, 600 VAC

GENERAC | INDUSTRIAL

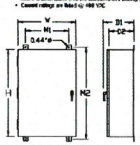
GTS Control Systems

LOGIC CONTROL w / Inphase Monitor	
Utility Voltage	
Dropout	75-95% (Adj)
Pickup	80-95% (Adj)
Line Interrupt	0.1-10 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	85-95% (Adj)
Time Delay Neutral	0.1-10 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

- Rated in accordance with the published and closing requirements of UL 1008 and CSA Standards
- Current ratings on Rated up 600 VAC



Unit Dimensions

GTS Rated Amps	Voltage	Enclosure Height H	Enclosure Width W	Wall Mount Bolt Pattern M1	Wall Mount Bolt Pattern M2	Enclosure Depth D1	Enclosure Depth D2	Weight (lbs.)
100	All	36	24	18	37.5	12.7	10	182
150-200	120/240	36	24	18	37.5	12.7	10	185
150-200	120/208	36	24	18	37.5	12.7	10	185
150-200	277/480	48*	30*	24	46.6	14.8	12	265
150-200	600	48*	30*	24	46.5	14.8	12	265
300-400	120/240	36	24	18	37.5	12.7	10	245
300-400	120/208	36	24	18	37.5	12.7	10	245
300-400	277/480	48*	30*	24	46.5	14.8	12	325
300-400	600	48*	30*	24	46.5	14.8	12	325

* Add 2" (51mm) minimum clearance for conduit connections on top of enclosure. Add 3" (76.2mm) for use with 3/4" (19mm) conduit. All dimensions are nominal.

Terminal Lug Wire Ranges

GTS RATED AMPS	CONTRACTOR TERMINALS (1 LUG PER POLE) LUG WIRE RANGE	NEUTRAL BAR* # LUGS	NEUTRAL BAR* LUG WIRE RANGE	GROUND BAR (1 POWER IN LUG WIRE RANGE
100	#6 – 1/0 AWG	4	#6 – 1/0 AWG	#6 – 1/0 AWG
150	4/0AWG – 4 AWG	4	350KCM – 4 AWG	350KCM – 4 AWG
200	4/0AWG – 4 AWG	4	350KCM – 4 AWG	350KCM – 4 AWG
300	350KCM – 4 AWG	4	350KCM – 4 AWG	350KCM – 4 AWG
	or 2 – 250MCM – 1/0 AWG)		(350KCM – 1/0 AWG)**	350KCM – 6 AWG
400	350KCM – 4 AWG	4	500KCM – 4 AWG	350KCM – 6 AWG
	or 2 – 250MCM – 1/0 AWG)		(350KCM – 1/0 AWG)**	

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

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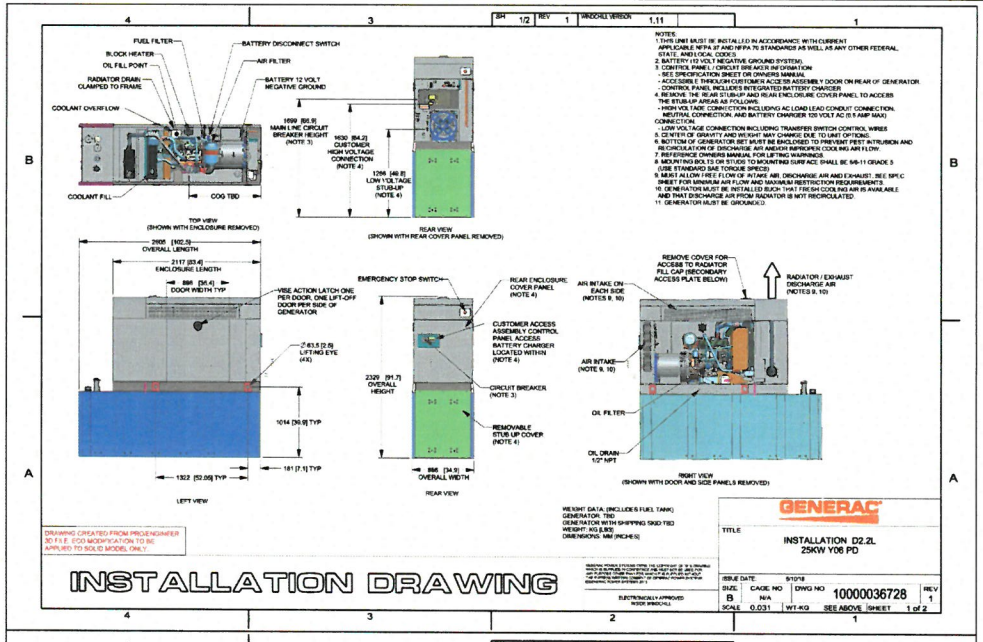
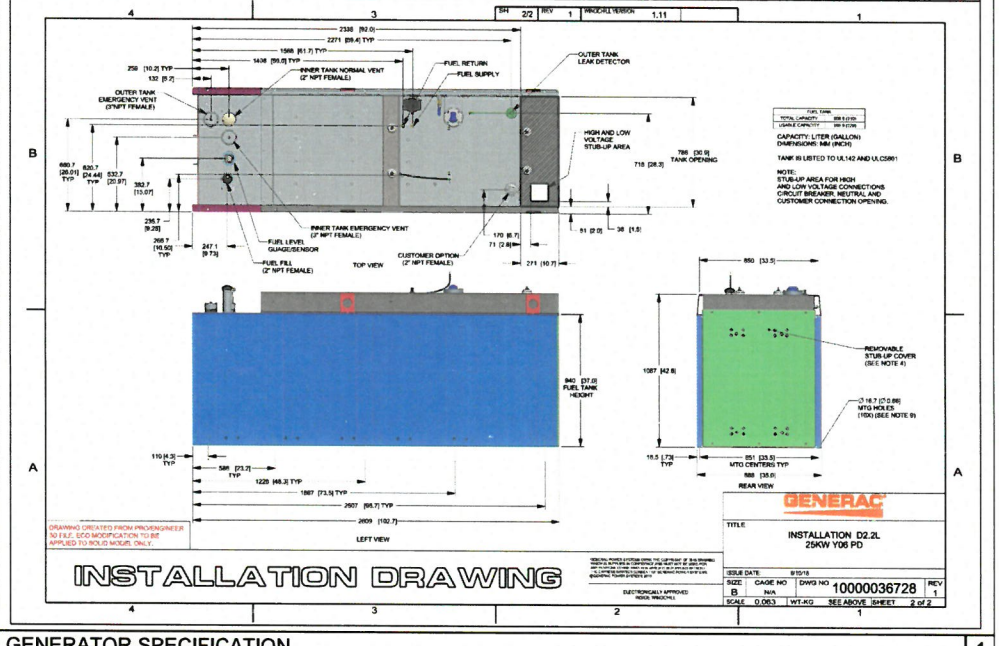
AUTOMATIC TRANSFER SWITCH SPECIFICATIONS | 2





GENERATOR SPECIFICATION | 1

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

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LICENSURE:

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

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER: D-4
REVISION: C

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