

AMENDED

**PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC**

This meeting will be held in compliance with California Government Code Section 54953(e)(2), which was added by Assembly Bill 361 which became effective Oct. 1, 2021, pursuant to the Governor's Executive Order N-15-21. On November 29, 2021, the City Council authorized hybrid meetings of the City Council and Commissions upon findings made in Resolution 21-13997 as required by state law. City Council Members/Board Members/Commissioners and appropriate staff will be participating in person in the Council Chamber. The Public will continue virtual participation via Zoom. Pursuant to Government Code Section 54953(e)(3), the Council/Board/Commission authorization is effective for 30 days and maybe extended every 30 days if the Council/Board/Commission makes required findings.

The public is invited to watch and participate in meetings via the methods listed below:

Watch the live meeting via the City's webcast (www.pittsburgca.gov), or on Delta TV Comcast Channel 32, or Delta TV AT&T U-Verse Channel 99.

Members of the public may comment live via Zoom video conferencing. Download Zoom from its website: www.zoom.com. Zoom also allows you to join the meeting by phone. Join the meeting at any point but be sure you are in the meeting prior to the City Council/Board/Commission consideration of the item on which you would like to provide comment.

From a PC, Mac, iPad, iPhone or Android:

- Webinar ID: **891 7622 3338**
- Passcode: **106491**
- By phone: **US: +1-669-900-6833 or +1346-348-7799**

Speakers are asked to provide their name and city of residence for the record, although providing this is not required for participation.

Each speaker will be afforded up to 3 minutes to speak (at the discretion of the Mayor/Chair).

When the Mayor/Chair opens a public comment period on the item on which you would like to comment, please use the "Raise Hand" feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide. You will be invited to speak when it is your turn. Speakers will be muted until their opportunity to provide public comment. You will not be seen or heard until it is your turn to speak. You will be muted again after the allotted time to speak. Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

When making public comment during the meeting, please

1. Try to be in a room or space without a lot of background noise.
2. Mute your microphone until it is your turn to speak, then mute your speakers while speaking.
3. Have a strong, reliable internet connection or cell phone signal.

In the event of a disruption which prevents the City Council/Board/Commission from broadcasting the meeting to the public or from receiving public comment, no further action will be taken at the meeting.

Written comments provided by the public will be accepted and given to the Council/Board/Commission although they will not be read at the meeting.



City of Pittsburg Planning Commission Agenda

AMENDED

December 14, 2021

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

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

Planning Commission Members

**Vacant, Chair
James Coniglio, Vice-Chair
Elissa Robinson, Commissioner
Heliodoro Moreno Jr., Commissioner
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Sarah Foster, Commissioner**

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, is considered counterproductive and will not be tolerated.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of November 9, 2021
2. **Courtyard by Marriot – Extension of Approval of AP-19-1417 (DR, TRP).**
This is a request for a one-year extension of design review approval of plans to construct a four-story, 69,972-square-foot hotel with 125 guest rooms on the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located within the Railroad Avenue Specific Plan (RASP) land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041.

PUBLIC HEARINGS

3. **Consideration of a Resolution Approving Use Permit and Design Review of the Valero C-Store, AP-21-1572 (UP, DR)**
This is a request for use permit and design review approval of plans to demolish the existing kiosk building, reduce the length of the existing fuel island canopy, remove two fuel pump dispensers (while maintaining the service station with four remaining fuel pump dispensers), and construct a new 1,600 square foot commercial convenience store, at 1005 Railroad Avenue, in the CS-D (Downtown Service Commercial) District. Assessor's Parcel No. 085-204-006.

Environmental Determination: This project is exempt from CEQA pursuant to Section 15303(c). A Notice of Exemption will be filed if the project is approved.

4. **Consideration of a Resolution Approving Use Permit and Outdoor Dining Permit for The Dalé Vino Wine Bar and Restaurant, AP-21-1594 (UP, OD).**
This is a public hearing on a request for a use permit to accommodate a Wine Bar and Restaurant with Live Entertainment at City owned property. The project will include a 1,662 square feet indoor eating area, 404 square feet of outdoor eating area, 58 square foot office space, and wine display area at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW). Assessor Parcel No. 085-071-044.

Environmental Determination: This project is exempt from CEQA pursuant to Section 15301. A Notice of Exemption will be filed if the project is approved.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Conduct a Zoning Administrator Public Hearing.

The Zoning Administrator submits two notices of intent to conduct a Zoning Administrator public hearing on proposed variances from the required setbacks.

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSIONER COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

November 9, 2021

Pursuant to Section 54953(e)(2), of Executive Order N-15-21, issued by Governor Newsom effective October 1, 2021, the regular meeting of the Planning Commission for November 9, 2021, 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.

Vice-Chair Coniglio called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday November 9, 2021, via Zoom teleconference.

ROLL CALL

Present: Vice-Chair James Coniglio, Commissioners Foster, H. Moreno Jr., Perkins, Popova, Robinson

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Assistant City Clerk Amanda McVey, Permit Center Supervisor Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

STAFF COMMUNICATIONS

Acting Secretary Davis introduced Assistant Director of Planning John Funderburg to the commission.

COMMENTS FROM THE AUDIENCE

There were none.

CONSENT

1. Minutes of October 12, 2021

On motion by Commissioner Foster, seconded by Commissioner Popova to approve the Minutes of October 12, 2021, and carried unanimously.

PUBLIC HEARING

2. SFBA Carbon Capture & Mineralization Facility Pilot Project Addendum AP-21-1590 (UP)

A public hearing on a request for a use permit amendment to accommodate for construction and operation of an 880-foot pipeline for the Los Medanos Energy Center (LMEC) to the project site to transmit flue gas to operate a temporary carbon capture and mineralization facility on a 2.5-acre site located at 895 E. 3rd Street in the IG (General Industrial) District. Assessor's Parcel Number 073-020-019

Consulting Senior Planner Robinson gave a presentation.

Applicant Will Day spoke on behalf of their project.

Vice-Chair Coniglio opened the public hearing.

Public comment was received through call-in from the following:

Jan Warren, Pittsburg

There being no one to speak, Vice-Chair Coniglio closed the public hearing.

On motion by Commissioner Popova and seconded by Commissioner Foster to approve addendum to use permit AP-21-1590 and carried unanimously.

ZONING ADMINISTRATOR REPORT

The Zoning Administrator submit one notice of intent to exercise delegated design review authority for approval to add roll-up doors to the building, restripe the parking lot, and add landscaping to JP Smog Station located at 2707 Pittsburg-Antioch Hwy, in the CS (Service Commercial) District. Assessor's Parcel Number 074-100-005.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

No committee reports / No commission comment

ADJOURNMENT

The meeting was adjourned at 8:13-p.m. to November 23, 2021.

Respectfully Submitted,

Jordan Davis, Acting Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
December 14, 2021**

ITEM: Courtyard by Marriot – Extension of Approval of AP-19-1417 (DR, TRP).

ORIGINATED BY: StayCal Hotels, 2110 South El Camino Real, San Mateo, CA 94403

SUBJECT: This is a request for a one-year extension of design review approval of plans to construct a four-story, 69,972-square-foot hotel with 125 guest rooms on the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located within the Railroad Avenue Specific Plan (RASP) land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041.

RECOMMENDATION:

Staff recommends the Commission adopt the attached resolution extending approval of Design Review for Application No. 19-1417 for one year.

BACKGROUND:

This project was initially presented to the Planning Commission on June 25, 2019. At that meeting, the Commission adopted Resolution No. 10124 (Attachment 2), granting approval of design review of architectural and site development plans to construct the hotel, as well as a tree removal permit. Pursuant to Condition No. 46 of Resolution No. 10124, design review approval was set to expire on June 25, 2021, unless the applicant was issued a grading or building permit, or requested an extension.

The applicant has applied for multiple grading and building permits, with the initial grading permit application submitted to the City in March of 2021, prior to the expiration of the design review approval. However, due to issues related to COVID and staffing shortages and changes, the project has been slowed slightly, and a building permit has not been issued for the project. The applicant has diligently pursued the project.

On June 23, 2021, the applicant filed a written request to extend the approval for an additional year in order to allow additional time to be issued building and engineering permits. Condition No. 46 of Resolution No. 10124 does not set an expiration date for the Tree Removal Permit, and as such, this approval remains valid.

Further, the proposed project is subject to a Development Agreement previously approved by the City Council, which establishes an extensive requirement of performance and schedule.

PROJECT DESCRIPTION:

Please refer to the attached staff report entitled, "Courtyard by Marriott Project, AP-19-1417 (DR, TRP)," dated June 25, 2019, for a detailed description of the project.

CODE COMPLIANCE:

Pittsburg Municipal Code (PMC) section 18.36.240 gives the Commission authority to extend the period to obtain a building permit in relation to a design review approval, if a written request is submitted within the effective period of approval.

Please refer to the attached staff report entitled, "Courtyard by Marriott Project, AP-19-1417 (DR, TRP)," dated June 25, 2021, for a detailed description of the project's compliance with the General Plan, RASP, RASP Architectural and Site Design Criteria, Zoning Ordinance, and Design Review and Development Guidelines (DRDG).

ANALYSIS:

The General Plan land use designation, RASP land use designation, and zoning classification for the site have not changed since the initial project approval in June 2019. Further, staff does not anticipate any changes to the development and architectural design standards contained within the RASP or the DRDGs applicable to this project within the next year.

As previously mentioned, the applicant has been moving the project forward; however, due to unforeseen issues related to COVID and City staffing, the issuance of permits has been slightly delayed, and as such, staff believes that there is good cause for an extension of the approval at this time.

ACTION REQUIRED:

In order to approve this request as recommended, the Commission must move to adopt Resolution No. 10182, approving a one-year extension of the term of approval of Design Review for Application No. 19-1417.

ATTACHMENTS:

1. Proposed Resolution No. 10182
2. Adopted Resolution No. 10124
3. Planning Commission Staff Report, dated June 25, 2019 (without attachments)
4. Approved plans
5. Vicinity Map/Map of Surrounding Uses

Prepared by: Jordan Davis, Director of Community and Economic Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Extending the Term of Design	)	Resolution No. 10182
Review Approval of Architectural and Site	)	
Development Plans, for "Courtyard by Marriott	)	
Project, AP-19-1417 (DR, TRP).")	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 4, 2007, the Redevelopment Agency of the City of Pittsburg (Agency) adopted Resolution No. 07-1212, directing Agency staff to enter into an Exclusive Negotiating Rights Agreement (ENRA) with Garaventa Enterprises, Inc. (Garaventa) to develop a mid-rise office building (Civic Tower) on a 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive and identified as Parcel 1 and Parcel 2 on PMW 18-02 filed with the Contra Costa County Clerk-Recorder's Office.
- B. On April 7, 2008, the City Council adopted a Mitigated Negative Declaration (MND) and Mitigation and Monitoring Plan (MMP) for the Civic Tower project.
- C. On May 27, 2008, the Planning Commission adopted Resolution No. 9758, granting tentative parcel map and design review approval for the Civic Tower project.
- D. On October 27, 2009, the City Council and the Agency adopted Resolution Nos. 09-11323 and 09-1393, respectively, approving a Disposition and Development Agreement (DDA) between the Agency and Garaventa for the Civic Tower project. The DDA established a set of obligations and a schedule for the developer to construct a minimum three-story, Class A office building and full-service restaurant, and related parking and site improvements in exchange for the land.
- E. In June 2011, the California legislature adopted Assembly Bill (AB) 26 for the dissolution of redevelopment agencies, which was upheld by a subsequent court decision. DDAs and other agreements to which the Agency was a party and that were in place at the time of Agency dissolution are considered enforceable obligations that may continue to be enforced through the Successor Agency for the Redevelopment Agency of the City of Pittsburg.
- F. On May 5, 2014, the City Council adopted Ordinance No. 14-1381 approving a ten-year Development Agreement (DA) between the City of Pittsburg and Garaventa. The DA obligated Garaventa to construct a minimum three-story, 'Class A' office building between 65,000 and 75,000 square feet in size; a full-service, stand-alone restaurant between 6,000 and 8,000 square feet in size; and related site

improvements. In exchange, the City was obligated to make every effort to support the developer in beginning and consummating development of the Civic Tower project.

- G. On September 10, 2015, the City received a letter from Garaventa requesting that the 2014 DA be modified to extend the schedule of performance by 12 months and remove the developer's obligation to construct the stand-alone restaurant. On September 24, 2015, the City Manager of the City of Pittsburgh approved this request pursuant to the authority established under Section 12 of the 2014 DA. As part of the modification, Garaventa agreed to construct a minimum four-story office building instead of the three-story building.
- H. On August 18, 2016, the City received an email from Garaventa requesting that the 2014 DA be modified again to extend the schedule of performance by an additional 12 months. On September 26, 2016, the City Manager approved this second request and Garaventa agreed to construct an office building with at least four stories and between 80,000 and 100,000 square feet of office space.
- I. On November 5, 2018, the City Council adopted Ordinance No. 18-1454 approving the latest amendment to the 2014 DA. The amendment obligates the construction an office building on Parcel 2 and a Courtyard by Marriott hotel or equivalent hotel brand on Parcel 1. The office building is required to be a three-story, 'Class A' building consisting of 60,000 square feet of leasable space and the Courtyard by Marriott hotel or equivalent hotel brand is required to include at least 125 rooms, a restaurant-bar, and a conference room.
- J. On May 11, 2018, StayCal Pittsburgh, LLC, filed Planning Application No. 19-1417, requesting design review approval of plans to construct a four-story, 69,976-square-foot hotel with 125 guest rooms on Parcel 1 ("Project"). Parcel 1 is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Public/Institutional. A tree removal permit was also requested in order to remove several mature trees having protected status under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX).
- K. The Project is governed by the Pittsburgh General Plan, RASP, Pittsburgh Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburgh Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- L. The Project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were

subsequently incorporated into the RASP which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

The RASP EIR analyzed the physical impacts of RASP implementation, which includes the Project site. CEQA provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that if the subsequent activities under review “are consistent with the development densities established by existing zoning, community plan or general plan for which an EIR was certified,” the agency “shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site...”. The Project is consistent with the General Plan and RASP and therefore, additional environmental review is not required under CEQA.

- M. On or prior to June 14, 2019, notice of the June 25, 2019, public hearing was posted at City Hall, near the 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 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 Pittsburg Municipal Code (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 “Power Avenue”, “Harbor & School Street”, “Navy Street”, and “William Way” Nextdoor neighborhoods.
- N. On June 25, 2019, the Planning Commission held a public hearing on Planning Application No. 19-1417, at which time oral and/or written testimony was considered, and adopted Resolution No. 10124, granting approval of design review of architectural and site development plans to construct the hotel, as well as a tree removal permit.
- O. Pursuant to Condition No. 46 of Resolution No. 10124, design review approval was set to expire on June 25, 2021, unless the applicant was issued a grading or building permit, or requested an extension.
- P. The applicant has applied for multiple grading and building permits, with the initial grading permit application submitted to the City in March of 2021, prior to the expiration of the design review approval. However, due to issues related to COVID and staffing shortages and changes, the project has been slowed slightly, and a building permit has not been issued for the project. The applicant has diligently pursued the project.

- Q. Pittsburgh Municipal Code (PMC) section 18.36.240 gives the Commission authority to extend the period to pull a building or grading permit in relation to a design review approval, if a written request is submitted within the effective period of approval.
- R. On June 23, 2021, the applicant submitted a request for a one-year extension of the design review approvals entitled with the adopted Resolution No. 10124. Condition No. 46 of Resolution No. 10124 does not set an expiration date for the Tree Removal Permit, and as such, this approval remains valid.
- S. The approved development and the currently-requested extension are governed by the applicable goals and policies of the Pittsburgh General Plan and the Pittsburgh Municipal Code.
- T. The proposed use conforms to the applicable General Plan land use designation of *Mixed Use* and the applicable goals and policies of the Pittsburgh General Plan, the Railroad Avenue Specific Plan (RASP), and the Pittsburgh Municipal Code (PMC).
- U. Since the adoption of Resolution No. 10124 there have been no General Plan, specific plan, or zoning ordinance amendments related to this property.
- V. On December 14, 2021, the Planning Commission considered the request for the extension of the term of approval of Design Review for Application No. 19-1417.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Courtyard by Marriott Project, AP-19-1417 (DR, TRP)," dated June 25, 2019, the Planning Commission Staff Report entitled, "Courtyard by Marriot – Extension of Approval of AP-19-1417 (DR, TRP)," dated December 14, 2021, and based on all the information contained in the Planning Division files on this project, incorporated here by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on December 14, 2021, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The design of the project is in substantial conformity with the approved site plan, architectural plans, and elevations for this project.
 - 3. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240.
 - 4. There is good cause to support the extension of design review approval for this project in that the General Plan land use designation, RASP land use designation, and zoning classification for the site have not changed

since the initial project approval in June 2019, and staff does not anticipate any changes to the development and architectural design standards contained within the RASP or the DRDGs which would potentially require additional conditions or architectural changes.

5. The developer has attempted to move the project forward and has submitted applications for grading and building permits; however, due to unforeseen issues related to COVID and City staffing, the issuance of permits has been delayed.
6. Extension of design review approval for this project will allow for development of a currently vacant parcel and afford the applicant and staff additional time to prepare and review grading and building permit applications.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby extends approval of Design Review for Application No. 19-1417, subject to all of the conditions of Resolution No. 10124, with the exception of Condition No. 46, which is replaced by the following:

46. Expiration of Approval: Design review approval for the project shall expire on June 25, 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 Director of Community and Economic Development may approve a further extension of up to six (6) months to the Design Review approval if delays directly resulting from COVID-19 necessitate an extension, which shall be determined in the sole discretion of the Director of Community and Economic Development.

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 14th day of December, 2021, 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. 10182 was adopted by the Planning Commission of the City of Pittsburg on December 14, 2021.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

701.03

PC

RESO

10124

6-25-19

KP



City of Pittsburg

Community Development Department – Planning Division

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

Date: 6/27/19

Dear Applicant:

SUBJECT: RESOLUTION No. 10124

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

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

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 10124
Standard Conditions of Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review and)
a Tree Removal Permit for the "Courtyard)
by Marriott Project, AP-19-1417 (DR,)
TRP).")

Resolution No. 10124

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

Section 1. Background

- A. On June 4, 2007, the Redevelopment Agency of the City of Pittsburg (Agency) adopted Resolution No. 07-1212, directing Agency staff to enter into an Exclusive Negotiating Rights Agreement (ENRA) with Garaventa Enterprises, Inc. (Garaventa) to develop a mid-rise office building (Civic Tower) on a 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive and identified as Parcel 1 and Parcel 2 on PMW 18-02 filed with the Contra Costa County Clerk-Recorder's Office.
- B. On April 7, 2008, the City Council adopted a Mitigated Negative Declaration (MND) and Mitigation and Monitoring Plan (MMP) for the Civic Tower project.
- C. On May 27, 2008, the Planning Commission adopted Resolution No. 9758, granting tentative parcel map and design review approval for the Civic Tower project.
- D. On October 27, 2009, the City Council and the Agency adopted Resolution Nos. 09-11323 and 09-1393, respectively, approving a Disposition and Development Agreement (DDA) between the Agency and Garaventa for the Civic Tower project. The DDA established a set of obligations and a schedule for the developer to construct a minimum three-story, Class A office building and full-service restaurant, and related parking and site improvements in exchange for the land.
- E. In June 2011, the California legislature adopted Assembly Bill (AB) 26 for the dissolution of redevelopment agencies, which was upheld by a subsequent court decision. DDAs and other agreements to which the Agency was a party and that were in place at the time of Agency dissolution are considered enforceable obligations that may continue to be enforced through the Successor Agency for the Redevelopment Agency of the City of Pittsburg.
- F. On May 5, 2014, the City Council adopted Ordinance No. 14-1381 approving a ten-year Development Agreement (DA) between the City of Pittsburg and Garaventa. The DA obligated Garaventa to construct a minimum three-story, 'Class A' office building between 65,000 and 75,000 square feet in size; a full-service, stand-alone restaurant between 6,000 and 8,000 square feet in size; and related site improvements. In exchange, the City was obligated to make every effort to support the developer in beginning and consummating development of the Civic Tower project.

- G. On September 10, 2015, the City received a letter from Garaventa requesting that the 2014 DA be modified to extend the schedule of performance by 12 months and remove the developer's obligation to construct the stand-alone restaurant. On September 24, 2015, the City Manager of the City of Pittsburg approved this request pursuant to the authority established under Section 12 of the 2014 DA. As part of the modification, Garaventa agreed to construct a minimum four-story office building instead of the three-story building.
- H. On August 18, 2016, the City received an email from Garaventa requesting that the 2014 DA be modified again to extend the schedule of performance by an additional 12 months. On September 26, 2016, the City Manager approved this second request and Garaventa agreed to construct an office building with at least four stories and between 80,000 and 100,000 square feet of office space.
- I. On November 5, 2018, the City Council adopted Ordinance No. 18-1454 approving the latest amendment to the 2014 DA. The amendment obligates the construction an office building on Parcel 2 and a Courtyard by Marriott hotel or equivalent hotel brand on Parcel 1. The office building is required to be a three-story, 'Class A' building consisting of 60,000 square feet of leasable space and the Courtyard by Marriott hotel or equivalent hotel brand is required to include at least 125 rooms, a restaurant-bar, and a conference room.
- J. On May 11, 2018, StayCal Pittsburg, LLC, filed Planning Application No. 19-1417, requesting design review approval of plans to construct a four-story, 69,976-square-foot hotel with 125 guest rooms on Parcel 1 ("Project"). Parcel 1 is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Public/Institutional. A tree removal permit was also requested in order to remove several mature trees having protected status under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX).
- K. The Project is governed by the Pittsburg General Plan, RASP, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- L. The Project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

The RASP EIR analyzed the physical impacts of RASP implementation, which includes the Project site. CEQA provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that if the subsequent activities under review "are consistent with the development densities

established by existing zoning, community plan or general plan for which an EIR was certified,” the agency “shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site...”. The Project is consistent with the General Plan and RASP and therefore, additional environmental review is not required under CEQA.

- M. On or prior to June 14, 2019, notice of the June 25, 2019, public hearing was posted at City Hall, near the 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 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 Pittsburg Municipal Code (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 “Power Avenue”, “Harbor & School Street”, “Navy Street”, and “William Way” Nextdoor neighborhoods.
- N. On June 25, 2019, the Planning Commission held a public hearing on Planning Application No. 19-1417, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Courtyard by Marriott Project, AP-19-1417 (DR, TRP),” 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 Project 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: a) provide an attractive, modern-looking building within a highly-landscaped environment; b) include a variety of guest amenities such as a restaurant-bar and lounge, an outdoor patio with seating and shade structures, a fitness center, conference room, market, and mediapods; and c) encourage the use of alternative modes of transportation by providing short-term bike parking, connections to the Power Avenue Trail, high-visibility crosswalks throughout the parking area, and a ten-foot-wide sidewalk along Railroad Avenue with a bus turnout and bus shelter.
 - b) be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, if it complies with all applicable building codes and a condition of approval is added requiring the

Project to provide the following in order to meet the State noise standard: a) mechanical ventilation; b) windows and glass doors rated STC 24 or higher; and c) vent ducts with at least two 90-degree turns.

- c) not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, construction of the hotel should heighten the appearance of neighborhood, improve property values, and attract additional investment in the area.
- d) be in harmony with adjacent development such as the Pittsburg Library and Superior Court, in that the hotel design consists of a rectangular footprint with staggered walls, a neutral color scheme, and several flat roofs of varying heights. The building materials would also be complementary, in that they will include a smooth exterior insulation and finish system (EIFS), cementitious siding with a tree bark-like texture, metal panels, and aluminum windows.
- e) conform to the RASP Architectural and Site Design Criteria (ADSC) and the City's Development Review Design Guidelines (DRDGs), if conditions of approval are added requiring Project to: a) enlarge and relocate the trash enclosure; b) screen all utility box transformers, backflow preventers, meters, junction boxes, and roof-mounted equipment from public view; c) implement several CALGreen Nonresidential Voluntary Measures, which among other things, require higher energy efficiency and water conservation features; d) preserve several canary island pines, if feasible; e) provide cool roofs with pre-wired, solar-ready surfaces; f) provide at least five electric vehicle spaces with fully operational electric vehicle supply equipment; and g) provide a future connection to the existing recycled water infrastructure along the Caltrans right-of-way immediately south of the project site.

Tree Removal Permit:

- 3. The preservation of all 13 protected trees will reduce the feasibility of the development, in that the trees are located in areas that will be affected by grading and construction activities.
- B. The staff report entitled, "Courtyard by Marriott Project, AP-19-1417 (DR)," dated June 25, 2019, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants design review and tree removal permit approval for the Courtyard by Marriott Project, AP-19-1417 (DR, TRP), subject to the following conditions listed below.

Planning Conditions

- 1. Conformity with Project Plans: The project shall be constructed in substantial conformity with the project plans dated May 15, 2019, 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. It should be noted that any signage shown on the project plans is not part of this approval and will therefore require separate sign permits.

2. Reciprocal Access Easement: Prior to issuance of any building or engineering permits, Garaventa Enterprises, Inc. and StayCal Pittsburg, LLC shall record a reciprocal access easement allowing StayCal to construct and maintain project improvements on Garaventa's property as shown on the project plans.
3. Driveway Removal: The proposed driveway entry located closest to the Railroad Avenue/Center Drive intersection shall be eliminated in order to continue providing adequate queuing capacity for vehicles turning right from Center Drive onto Railroad Avenue. The proposed pedestrian access at this location shall be kept in place.
4. Railroad Avenue Sidewalk: A continuous ten-foot-wide sidewalk shall be provided along the Railroad Avenue project frontage between Center Drive and State Route 4. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.
5. Tree Preservation: The project will need to be shifted further west to comply with Condition of Approval No. 3, above. This may or may not provide the additional space necessary to preserve three of the protected canary island pines referenced in the May 7, 2019 Pre-Construction Arborist Report & Tree Preservation Plan and field tagged as Tree Nos. 8, 19, 23, and 24. The project arborist shall work with the project architects and civil engineers to determine if shifting the project would allow Tree Nos. 8, 19, 23, and 24 to be preserved. The arborist shall submit a letter with his/her findings to the City Planner prior to finalization of the construction drawings and improvement plans. If the arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvement plans for the project.
6. Bus Shelter: Prior to issuance of any building or engineering permits, the applicant shall offer a right-of-way dedication for the bus shelter shown on the project plans. Design specifications for the proposed shelter shall be included on the construction drawings and improvement plans submitted for building and engineering permits. The final bus shelter design shall be subject to review and approval by the Planning Division. ADA-compliant clearance shall be provided behind the shelter.
7. Retaining Walls/Pedestrian Railing Design: Design details for the retaining walls/pedestrian railing to be located along Railroad Avenue and the Power Avenue Trail shall be provided as part of the construction drawings and improvement plans. The design of retaining walls/pedestrian railing shall be subject to review and approval by Planning Division prior to issuance of any building or engineering permits. The railing shall be of bronze-finished, wrought iron material. The rail height shall not exceed 4.5 feet unless otherwise approved by the Planning Division.
8. Curb Ramps: Separate ADA curb ramps shall be provided for the two adjacent marked crosswalks shown in the southwest corner of the project site. An additional curb ramp and high-visibility crosswalk shall be provided south of the Pittsburg Library to provide continuous ADA access between the Power Avenue Trail and the Pittsburg Library.

9. Additional Green Building Features: The project is required to meet the Nonresidential Mandatory Measures specified under the 2016 California Green Building Standards Code, Part II. In addition to those measures, the project shall implement the following Nonresidential Voluntary Measures:

A5.106.5.1	Designated parking for clean air vehicles.
A5.106.7	Exterior wall shading.
A5.203.1	Energy efficiency. (Tier 1)
A5.212.1	Elevators and escalators.
A5.303.2.3.1	Indoor water use – Tier 1 – 12-percent savings.
A5.303.4.1	Non-water supplied urinals.
A5.405.5	Cement and concrete.
A5.507.1	Lighting and thermal comfort controls.
A5.508.1.3	Hydrochlorofluorocarbons (HCFCs), or
A5.508.1.4	Hydrochlorofluorocarbons (HCFCs).

Compliance with this condition shall be shown on the construction drawings submitted for building permits.

10. Air Filtration Systems: High efficiency air filters (MERV-13 equivalent or better) shall be installed and maintained throughout the heating, ventilation, and air conditioning systems for the hotel building. Compliance with this condition shall be shown on the construction drawings submitted for building permits.

11. Interior Noise: The hotel building design shall implement the following measures in order to reduce interior noise impacts in compliance with State noise standards:

- a) in order for windows and doors to remain closed, mechanical ventilation such as air conditioning shall be provided for all buildings;
- b) all windows and glass doors shall be rated STC 24 or higher such that the noise reduction provided will satisfy the interior noise standard of 45 dBA CNEL; and
- c) all vent ducts connecting interior spaces to the exterior (i.e., bathroom exhaust, etc.) shall have at least two 90 degree turns in the duct.

Compliance with this condition shall be shown on the construction drawings submitted for building permits.

12. Recycled Water: The project shall provide a future connection to the existing recycled water infrastructure along the Caltrans right-of-way immediately south of the project site. The hotel operator shall connect to that source of recycled water within one (1) year of the infrastructure's relinquishment to the City of Pittsburg. Compliance with this condition shall be shown on the improvement plans submitted for engineering permits.

13. Gutters and Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburg Development Review

Design Guidelines. Compliance with this condition shall be shown on the construction drawings submitted for building permits.

14. Utility Screening: All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.
15. Trash Enclosure: The trash enclosure for the project shall be resized to a minimum dimension of 14' by 17' consistent with Appendix 2 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). It shall also be relocated from the northeast corner of the project site to the southwest corner, immediately east of the bioretention area labeled IMP-1. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.
16. Solar Roof: The hotel building shall be pre-wired to create 'solar-ready' roof surface. Alternatively, full solar panels may be installed on the hotel building where feasible. Compliance with this condition shall be shown on the construction drawings submitted for building permits.
17. Cool Roof: The hotel building shall incorporate a cool roof for reduction of heat island effect, consistent with Guideline IV.D.1.c of the City of Pittsburg Development Review Design Guidelines. Cool roofs shall meet the minimum solar reflectance requirements discussed under CalGreen Nonresidential Voluntary Measure A5.106.11 (see 2016 California Green Building Standards Code, Part 11). Compliance with this condition shall be shown on the construction drawings submitted for building permits.
18. Site Hardscapes: At least fifty percent of all outdoor hardscapes within the project shall use light colored materials with an initial solar reflectance value of at least 30 as determined in accordance with American Society for Testing and Materials (ASTM) Standards E1918 or C1549. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.
19. EV Spaces and EVSE: At least five (5) Electric Vehicle (EV) spaces with Electric Vehicle Supply Equipment (EVSE) shall be installed, consistent with Guideline IV.D.4 of the City of Pittsburg Development Review Design Guidelines. The installed EVSE shall be 'Level 2', capable of charging at 30 amperes or higher at 208 or 240 volts. The appropriate permissive and regulatory signage shall be provided immediately adjacent to each EV space in accordance with California Manual on Uniform Traffic Control Devices and Title 24 of the California Building Code. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.

Engineering Conditions – Fees

20. Improvement and Grading Plan Review Fees: 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% 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. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of an engineering permit. Fifty percent of each fee shall be due payable with each plan submittal.
21. Improvement and Grading Inspection Fees: The current improvement inspection fee is 5.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule. This fee shall be due payable prior to issuance of an engineering permit.
22. Facility Reserve Charge: The applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the applicant obtains a building permit. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City. This fee shall be due payable prior to issuance of a building permit.
23. Local Traffic Mitigation Fee: The applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the applicant obtains a building permit. 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. This fee shall be due payable prior to issuance of a building permit.
24. Regional Transportation-Development Impact Mitigation Fee: The applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect when the applicant obtains a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years. This fee shall be due payable prior to issuance of a building permit.

25. GIS Fee: The applicant shall pay the non-residential Geographic Information System fee as set forth in the City's Master Fee Schedule. The current fee is \$0.05/sf of parcel for non-residential uses. This fee shall be due payable prior to issuance of an engineering permit.

26. NPDES Plan Review Fee: The applicant shall pay a National Pollutant Discharge Elimination System ("NPDES") plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of Storm Water Pollution Prevention Plans ("SWPPP"). The current fee is:

- \$3,000 for the first 10,000 sq. ft. up to the 1st acre
- Add additional \$136/acre for projects greater than 1 acre, up to the first 5 acres
- Add additional \$31/acre for projects greater than 5 acres

This fee shall be due payable prior to issuance of an engineering permit.

27. NPDES Site Inspection Deposit: The applicant shall pay an NPDES inspection deposit for city staff's inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:

- \$12,000 for the first 10,000 sq. ft. up to 1st acre
- \$24,000 for projects greater than 1 acre

This deposit shall remain in place for the duration of the first year of the project. If the project is completed prior to the project's one-year anniversary, the remaining balance of the deposit will be returned to the applicant. This fee shall be due payable prior to issuance of an engineering permit.

28. 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 may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer. These costs shall be due payable with the first plan submittal to the Engineering Division.

Engineering Conditions – Submittals

29. Improvement Plans: The applicant shall submit five (5) copies of the 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
- Wayfinding and Parking Signage Plan
- Curb and Pavement Marking Details
- Temporary Barricade Detail

30. Geotechnical Report: Prior to issuance of a grading permit, 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.

Engineering Conditions - NPDES

31. 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.

32. Consistency with Stormwater Control Plan: Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected

impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

33. Stormwater Pollution Protection During Construction: Prior to 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. The Stormwater Pollution Prevention Plan measures shall 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.
34. Operations and Maintenance Plan for C.3 Facilities: Prior to final inspection approvals by the Engineering Division, the applicant shall submit a Stormwater Best Management Practices (BMPs) Operation and Maintenance Plan for review and approval by the Engineering Division. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are available on the Contra Costa Clean Water Program's website.
35. Operations and Maintenance Agreement and Right of Entry: Prior to issuance of a certificate of occupancy, the applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.
36. Trash Capture Devices: The applicant shall install full trash capture devices in all site inlets where trash would likely bypass a bioswale or other drain management area. Continuous maintenance of these devices shall be the responsibility of the applicant. Devices shall meet all requirements of the City's NPDES permit for trash load reduction, and device vendors must be included on the pre-approved vendor list, available for public review on the State Water Resources Control Board's website. The location and specifications for these devices shall be incorporated into the Improvement Plans submitted to the Engineering Division.

Engineering Conditions - Utilities

37. Capacity Evaluation: The applicant shall evaluate the existing and 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.
38. Right of Way Irrigation System: The applicant shall provide a central irrigation system that is compatible with Rainmaster DX 2 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the

installation. The Landscaping and Irrigation Plan shall incorporate specifications for the central irrigation system.

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

Engineering Conditions – CFD Inclusion

40. Public Safety Services CFD: Prior to issuance of any building or engineering permits, the applicant shall deliver written confirmation 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). CFD 2005-1 provides 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.
41. RASP CFD: Prior to issuance of any building or engineering permits, the applicant shall deliver written confirmation in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2014-1 Railroad Avenue Specific Plan Community Facilities District (CFD 2014-1). The rate of the CFD fee is subject to City Council Resolution No. 14-12094.
42. Fire Facilities and Fire Safety and Emergency Services CFD: Prior to issuance of any building or engineering permits, the applicant shall deliver written confirmation in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1). CFD 2017-1 provides funding for an increase in fire facilities and fire safety and emergency services in the area. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311.

Standard Conditions

43. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburgh 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.
44. 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.
45. Indemnification: The project 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 project 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.

46. Expiration of Approval: Design review approval for the project shall expire on June 25, 2021, 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.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Moreno, seconded by Commissioner Nguyen, the foregoing resolution was passed and adopted the 25th day of June 2019, by the Planning Commission of the City of Pittsburg, California by the following vote:

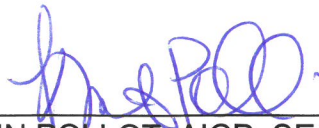
AYES: Caliguire, Fields, Foster, Moreno, Nguyen, Robinson

NAYES: None

ABSTAIN: None

ABSENT: Coniglio

I hereby certify that the above Resolution No. 10124 was adopted by the Planning Commission of the City of Pittsburg on June 25, 2019.



KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

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

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.
2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.
3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)
4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."
5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.
6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.
7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.
10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

owner and prohibit parking on the public street for long than 72 hours.

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

12. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street.

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:
(a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

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

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

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

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

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

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

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

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

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

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 25, 2019**

ITEM: Courtyard by Marriott Project, AP-19-1417 (DR, TRP).

ORIGINATED BY: StayCal Hotels, 2110 South El Camino Real, San Mateo, CA. 94403

SUBJECT: This is a public hearing on a request for design review approval of plans to construct a four-story, 69,972-square-foot hotel with 125 guest rooms on the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located within the Railroad Avenue Specific Plan (RASP) land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041. A tree removal permit is also requested in order to remove several mature trees having protected status under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX).

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No. 10124, approving Design Review and Tree Permit Application No. 19-1417, subject to conditions.

BACKGROUND:

2007 Exclusive Negotiating Rights Agreement: In June 2007, the Redevelopment Agency of the City of Pittsburgh adopted a resolution directing staff to enter into an Exclusive Negotiating Rights Agreement with Garaventa Enterprises, Inc. to develop a six-story office building referred to as the 'Civic Tower' on a 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. In April 2008, the City Council adopted a Mitigated Negative Declaration for the Civic Tower project. The following month, the Planning Commission adopted a resolution granting tentative parcel map and design review approval for the same project.

2009 Disposition and Development Agreement: In October 2009, the Council and the Agency adopted separate resolutions approving a Disposition and Development Agreement (DDA) between the Agency and Garaventa for the Civic Tower project. The DDA established a set of obligations and a schedule for Garaventa to construct a three-story office building, a separate full-service restaurant, and related site improvements in exchange for the land.

2014 Development Agreement: On May 5, 2014, the Council adopted an ordinance approving a ten-year Development Agreement (DA) between the City of Pittsburgh and Garaventa. The DA obligated Garaventa to construct a three-story office building ranging between 65,000 and 75,000 square feet in size and a full-service, stand-alone restaurant between 6,000 and 8,000 square feet.

1st Minor Amendment to 2014 DA: In September 2015, Garaventa requested a minor amendment to the 2014 DA to extend the schedule of performance by 12 months and

remove their obligation to construct the stand-alone restaurant. The City Manager approved this request pursuant to the authority established under the 2014 DA for the approval of minor amendments. As part of this amendment, Garaventa agreed to construct a four-story office building instead of a three-story building.

2nd Minor Amendment to 2014 DA: In August 2016, Garaventa requested a second minor amendment to the 2014 DA to extend the schedule of performance by an additional year. The City Manager also approved this request and as part of the approval, Garaventa agreed to construct a four-story office building ranging between 80,000 and 100,000 square feet in size.

2018 Amended and Restated DA: In November 2018, the Council adopted an ordinance approving the first major amendment to the 2014 DA in the form of an Amended and Restated DA. The Amended and Restated DA requires the construction of an office building on the western half of the site and a Courtyard by Marriott hotel or equivalent hotel brand on the eastern half. The office building is required to be a three-story, 'Class A' building consisting of 60,000 square feet of leasable space and the hotel is required to include at least 125 rooms, a restaurant-bar, and conference room. As part of a separate purchase and sale agreement for the eastern half of the property, construction of the hotel is required to begin by January 15, 2020.

PROJECT DESCRIPTION:

Existing Conditions: The project site is the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The site generally flows from the south to the north, with elevations ranging from approximately 70 to 60 feet above mean sea level. It is mostly unimproved and contains pervious soils with ruderal vegetation including some low-lying grasses. There are 23 trees scattered throughout the site, but the majority are concentrated along the Railroad Avenue frontage. Thirteen of these trees are 'protected' under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX) as they measure at least 50 inches in circumference at 4.5 feet above grade. A portion of Power Avenue runs through the northwest corner of the site and provides access to parking for the Pittsburgh Library, which is located west of the site. At the northeast corner of the site, there is an existing, round landscape planter containing a small directory sign for City Hall, the library, and the café attached to the library. There is a six-foot-wide sidewalk along the Center Drive frontage and a five-foot-wide sidewalk along Railroad Avenue. A bus stop for Tri Delta Transit is located along the Railroad Avenue frontage, but there is currently no bus shelter or bus turnout provided for this stop.

See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North: Pittsburg City Hall, Pittsburg Superior Court, PUSD Offices
West: Pittsburg Library, State of California Army National Guard
South: Power Avenue Trail, State Route 4, Pittsburg Center BART Station
East: Multi-Modal Transfer Facility, High School Village Subdivision,
 Pittsburg High School

See Attachment 3 for a map of surrounding land uses.

Proposed Project: The proposed project would remove all existing trees scattered throughout the site and construct a four-story, 69,972-square-foot, 125 guest room, Courtyard by Marriot hotel. The ground floor would include 15 guest rooms, a reception area, market, restaurant-bar and lounge, meeting room, fitness center, guest laundry, and other guest amenities. The second floor would contain 36 guest rooms and the third and fourth floors would each contain 37 rooms. The upper floors of the hotel would be accessed through a set of elevators located at the center of the building and a staircase at the western and eastern ends. The hotel building would stand 44 feet tall, with a floor-to-area ratio of approximately 0.625.

The exterior building design of the hotel can be characterized as modern and upscale. It would consist of a rectangular footprint with staggered walls and several flat roofs of varying heights. Building materials would include a smooth exterior insulation and finish system (EIFS), cementitious siding with a tree bark-like texture, metal panels, and aluminum windows. A neutral palette of grey, off-white, and brown colors would be used on the building's exterior. Hotel signage would be provided on each side of the building.

The building would sit at the center of the site with its main entry and porte cochere facing Center Drive. A trash enclosure is proposed at the northeast corner of the site. An outdoor patio with a gas fireplace, seating areas, and several trellises for shade would be located on the south side of the hotel. The patio would be enclosed with a low, decorative wood fence.

Sidewalks, drive aisles, and parking areas accommodating up to 125 automobiles would wrap around the hotel building. Racks for ten bicycles would be installed just west of the main building entrance. Two separate driveways are proposed for vehicular access off Center Drive. A portion of the western-most drive aisle and parking would be constructed off site and would therefore require a reciprocal easement to be recorded prior to issuance of building or engineering permits.

Just under 21% of the site would be landscaped. The landscape areas would include 66 trees and several bioretention areas to handle stormwater. Along the Railroad Avenue frontage, the project would provide a new 10-foot sidewalk, bus shelter, and concrete bus turnout. Ramps, stairs, or pathways would be installed along the southern and eastern site boundaries to enhance connectivity between the Power Avenue Trail, Railroad Avenue, the proposed hotel, and the Pittsburg Library. See Attachment 7 for project plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located within the 'Railroad' subarea of the General Plan and has a 'Mixed Use' designation. This designation is intended to promote higher density housing and other transit-oriented development around the Pittsburg/Bay Point and Pittsburg Center BART stations. Although it is not a transit-oriented development, the project is still consistent with the General Plan because it would provide a greater mix of uses near the Pittsburg Center BART Station and create additional demand for retail and service establishments along the Railroad Avenue corridor. The project would also help achieve the General Plan's economic development objectives (General Plan, page 6-2). It would create about 30 permanent jobs and generate considerable property, sales, transient occupancy, and other taxes to help diversify the City's revenue stream and enhance the City's ability to continue providing community programs and services.

Railroad Avenue Specific Plan: The Railroad Avenue Specific Plan (RASP) was adopted in 2009 to implement the goals for the Railroad subarea of the General Plan. The RASP envisions a vibrant, walkable, mixed-use, and transit-oriented activity center around the Pittsburg Center BART Station complete with housing options, neighborhood retail, public amenities, open space, and strong employment uses. Land use policies applicable to the project site include providing services and amenities that meet the needs of transit riders, residents, employees, and visitors (Policy 3-P-4) and retaining and expanding a variety of employment opportunities by providing a range of land uses near BART (Policy 3-P-9). Consistent with these policies, the project would broaden the range of uses near BART and significantly expand Pittsburg's ability to accommodate visitors.

Land Use (Zoning): The project site is located within the RASP PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Public/Institutional. This designation allows schools, government offices, transit sites, public utilities, and other facilities with a unique public character. Residential and commercial uses are permitted provided that the City Planner, Planning Commission, or City Council (as appropriate) finds that the land will not be needed in the future for a public/institutional use. On June 4, 2018, the City Council adopted Resolution No. 18-13489 determining that the project site is not needed for public or institutional use.

Property Development Regulations: The RASP states that the property development regulations for the Public/Institutional land use designation shall be the same as those specified in the applicable base zoning district. The base zone for the Public/Institutional land use designation is the Governmental and Quasipublic (GQ) District. For the GQ District, there are no height, FAR, lot coverage, setback, or site landscaping requirements as these are to be specified through design review for each project (PMC section 18.60.040). The proposed property development regulations for the project are shown in Attachment 4 of this report.

RASP Architectural and Site Design Criteria (RASP Criteria): Projects within the RASP must comply with the RASP Criteria. As shown in Attachment 5 of this report, the

Planning Commission Staff Report
Courtyard by Marriott Project, AP-19-1417 (DR).

Courtyard by Marriott project complies with the RASP Criteria, except for Criteria Nos. 14, 15, 19, 20, and 24. These criteria require: a) appropriately-sized trash enclosures; b) screening of ground utilities and roof-mounted equipment from public view; c) implementation of green building measures; and d) fences that comply with the Pittsburgh Municipal Code. Additional discussion about these criteria is included in the staff analysis section below.

Development Review Design Guidelines (DRDGs): The City's DRDGs provide the additional framework for the design review of development projects. As shown in Attachment 6 of this report, the Courtyard by Marriott project complies with the DRDGs, with the exception of DRDG IV.c, IV.d, IV.j, IV.r, VI.D.1, VI.D.4, and VI.D.6 which encourage: a) preservation of existing trees; b) screening of ground utilities and roof-mounted equipment from public view; c) adequately-sized trash enclosures; d) cool roofs with pre-wired, solar-ready surfaces for energy efficiency; e) electric vehicle parking spaces with fully-operational electric vehicle supply equipment; and f) recycled water for non-potable uses. Additional discussion about these guidelines is also included in the staff analysis section.

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 Finding – Tree Removal Permit: In order to approve a tree removal permit, the Commission must determine, in accordance with PMC section 18.84.850.E, that preservation of the protected trees would severely reduce the scale or feasibility of the development.

Environmental Review: On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation

Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

The RASP EIR analyzed the traffic and other potential impacts of RASP implementation. The California Environmental Quality Act (CEQA) provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that if the subsequent activities under review “are consistent with the development densities established by existing zoning, community plan or general plan for which an EIR was certified,” the agency “shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site...”.

The proposed project is consistent with the commercial development intensities established by the RASP and therefore, additional environmental review is not required under CEQA. For the area bounded by State Route 4, Railroad Avenue, Civic Avenue, and Davi Avenue, the RASP allows up to 304,400 square feet of commercial development (RASP, Table 3.1). There has been no commercial development approved or constructed in this area since adoption of the RASP in 2009.

Public Notice: On or prior to June 14, 2019, notice of the June 25, 2019 public hearing was posted at City Hall, near the 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 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 Pittsburg Municipal Code (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 “Power Avenue”, “Harbor & School Street”, “Navy Street”, and “William Way” Nextdoor neighborhoods.

ANALYSIS:

Staff believes the Commission can make the design review and tree removal permit findings required to approve the Courtyard by Marriott project. The project would conform with good taste, good design and in general would 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 would: a) provide an attractive, modern-looking building within a highly-landscaped environment; b) include a variety of guest amenities such as a restaurant-bar and lounge, an outdoor patio with seating and shade structures, a fitness center, conference room, and market; and c) encourage the use of alternative modes of transportation by providing short-term bike parking, connections to the Power Avenue Trail, high-visibility crosswalks throughout the parking area, and a ten-foot-wide sidewalk along Railroad Avenue with a bus turnout and bus shelter.

The project would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, if it complies with all applicable building codes and a condition of approval is added requiring the project to provide the following in order to meet the State noise standard: a) mechanical ventilation; b) windows and glass doors rated STC 24 or higher; and c) vent ducts with at least two 90-degree turns.

The project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, construction of the hotel would heighten the appearance of neighborhood, improve property values, and attract additional investment in the area.

The project would be in harmony with adjacent development. The hotel design consists of a rectangular footprint with staggered walls and several flat roofs of varying heights. The building materials include a smooth exterior insulation and finish system (EIFS), cementitious siding with a tree bark-like texture, metal panels, and aluminum windows. A neutral palette of grey and off-white colors would be used on the building's exterior. The hotel design, materials, and color scheme would be compatible with the Pittsburgh Library and Pittsburgh Superior Court, in that those buildings also have rectangular footprints with staggered walls, flat roofs, and neutral color schemes.

The project would conform to the RASP Criteria and the City's DRDGs, if conditions of approval are added requiring the project to: a) enlarge and relocate the trash enclosure to the southwest corner of the site; b) screen all utility box transformers, backflow preventers, meters, junction boxes, and roof-mounted equipment from public view; c) implement several CALGreen Nonresidential Voluntary Measures, which among other things, require higher energy efficiency and water conservation features; d) preserve several existing canary island pine trees, if feasible; e) provide cool roofs with pre-wired, solar-ready surfaces; f) provide at least five electric vehicle spaces with fully operational electric vehicle supply equipment; and g) provide a future connection to the existing recycled water infrastructure along the Caltrans right-of-way immediately south of the project site.

The preservation of all 13 protected trees would reduce the feasibility of the development, in that the trees are in areas that would be affected by proposed grading and construction activities. However, it should be noted that the current project layout would need to be shifted further west to provide a continuous ten-foot-wide sidewalk along Railroad Avenue as required by standard city specifications. Doing so may or may not provide the additional space necessary to preserve three of the protected canary island pines referenced in the May 7, 2019, Pre-Construction Arborist Report & Tree Preservation Plan (see Attachment 8) and field tagged as Tree Nos 19, 23, and 24. Therefore, staff recommends the Commission adopt a condition of approval requiring the project arborist to work with the project architects and civil engineers to determine if shifting the project would allow Tree Nos. 19, 23, and 24 to be preserved. The condition would require the arborist to submit a letter with his/her findings to the City Planner prior to finalization of the construction drawings and improvement plans. If the arborist finds the trees can be preserved, the City Planner would be able to require the trees to be

Planning Commission Staff Report
Courtyard by Marriott Project, AP-19-1417 (DR).

incorporated into the construction drawings and improvement plans for the project.

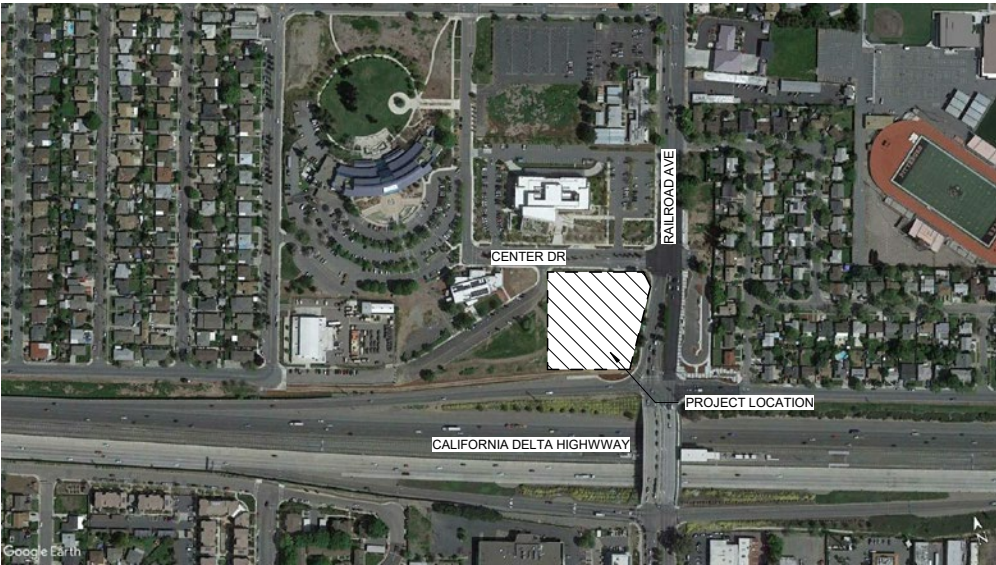
ACTION REQUIRED:

Move to adopt Resolution No. 10124, approving Design Review and Tree Permit Application No. 19-1417, subject to conditions.

ATTACHMENTS:

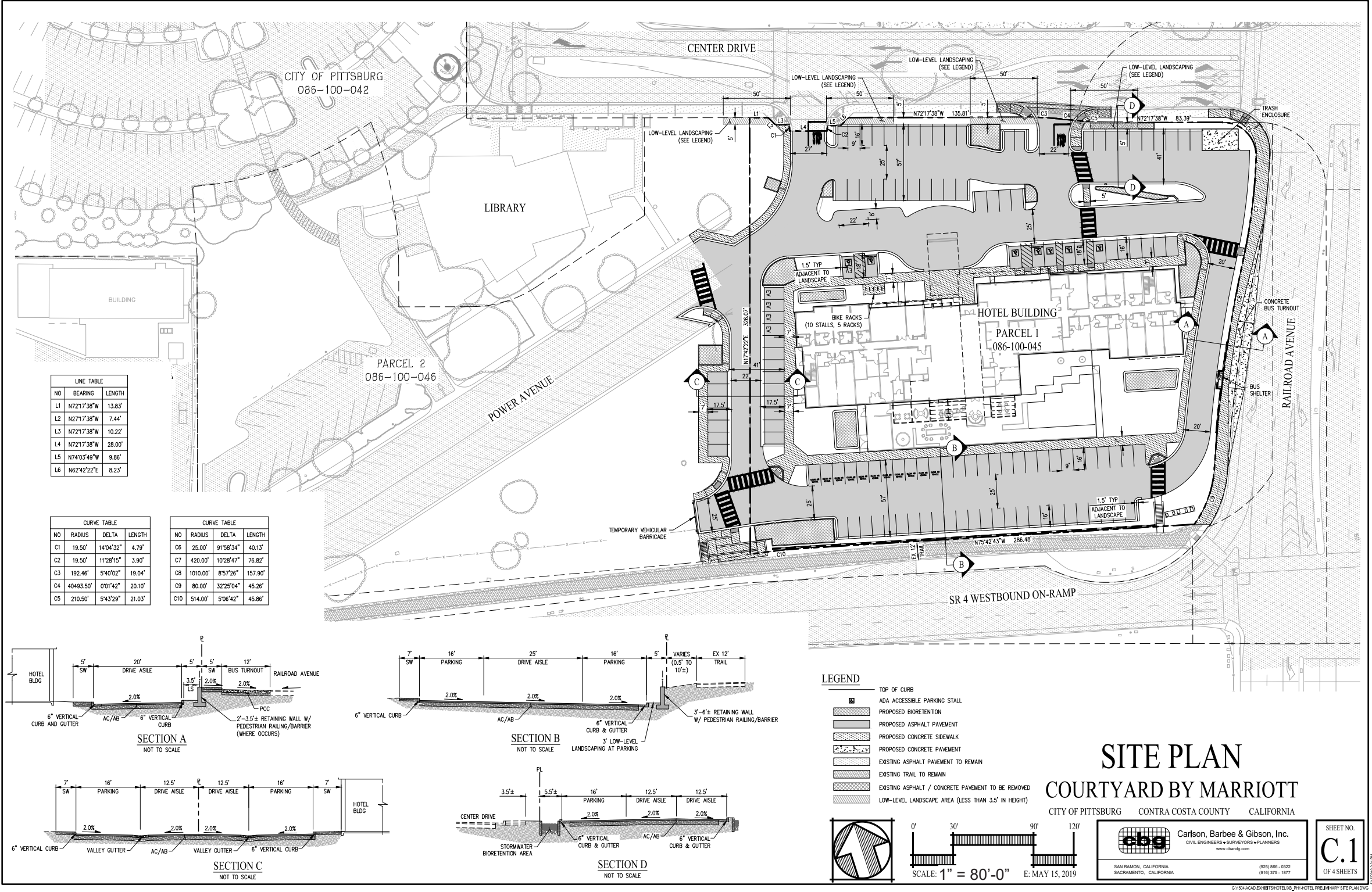
1. Proposed Resolution No. 10124
2. Site Photos
3. Map of Surrounding Uses
4. Property Development Regulations Table
5. RASP Architectural and Site Design Criteria Table
6. Development Review Design Guidelines Table
7. Project Plans, dated December 7, 2018
8. Pre-Construction Arborist Report & Tree Preservation Plan
9. Public Hearing Notice

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



SITE INFORMATION	
ZONING CLASSIFICATION	MIXED USE/ PLANNED DEVELOPMENT
LOT SIZE	2.57 ACRES
LOT WIDTH	285'
LANDSCAPE AREA SQ FT	111,874 SQ FT
TOTAL IMPERVIOUS SURFACE AREA	2.25
TOTAL PARKING COUNT AND TYPE	125
PROPOSED NUMBER OF HOTEL ROOMS	125
TOTAL GROSS BUILDING SQUARE FOOTAGE	69,972 SQ FT
BUILDING HEIGHT	44'TO ROOF LINE
PERCENT LOT COVERAGE	79.1
FLOOR TO AREA RATIO	0.625
PERCENT LANDSCAPE COVERAGE	20.9
NUMBER OF BICYCLE PARKING	10

SHEET INDEX	
TITLE	PAGE
CIVIL - SITE PLAN	2
CIVIL - DRAINAGE PLAN	3
CIVIL - UTILITY PLAN	4
CIVIL - STORMWATER MANAGEMENT PLAN	5
LANDSCAPE PLAN	6
EXTERIOR PERSPECTIVE	7
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PORTE COCHERE PERSPECTIVE	9
REAR AERIAL PERSPECTIVE	10
REAR PATIO PERSPECTIVE	11
COLOR ELEVATIONS	12
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LIGHTING BOARDS	24
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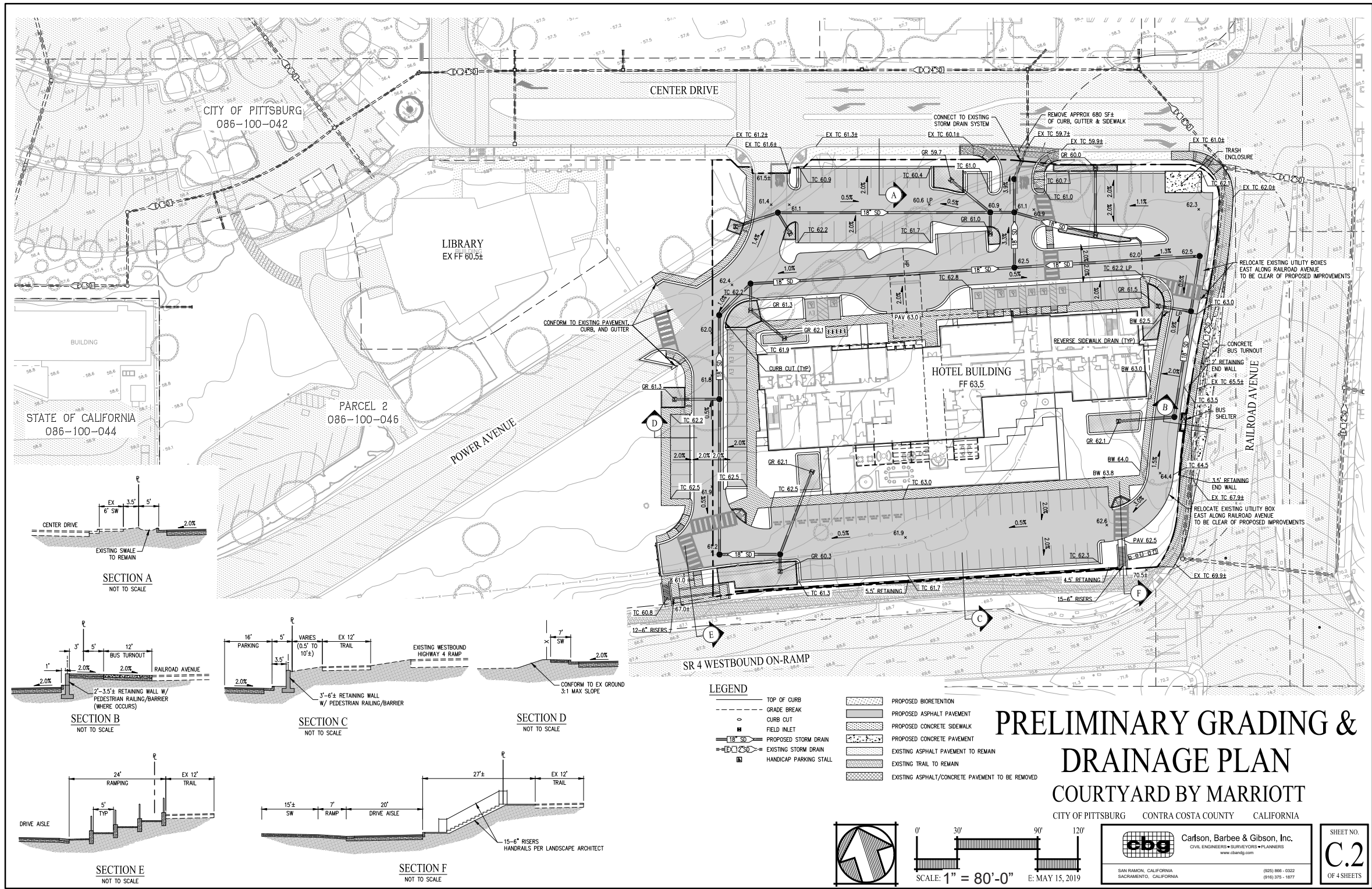


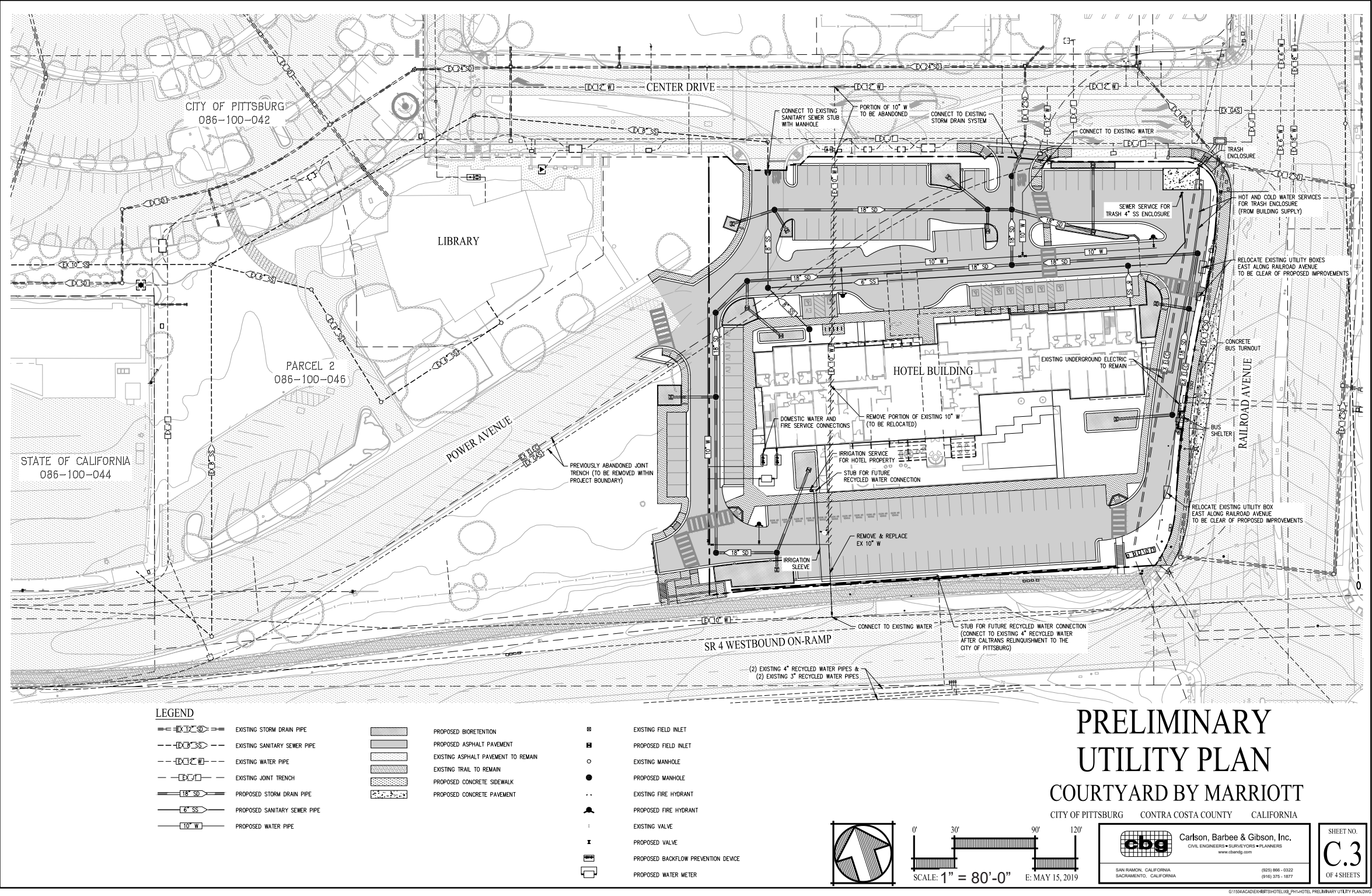
Courtyard by Marriott

PITTSBURG, CALIFORNIA

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



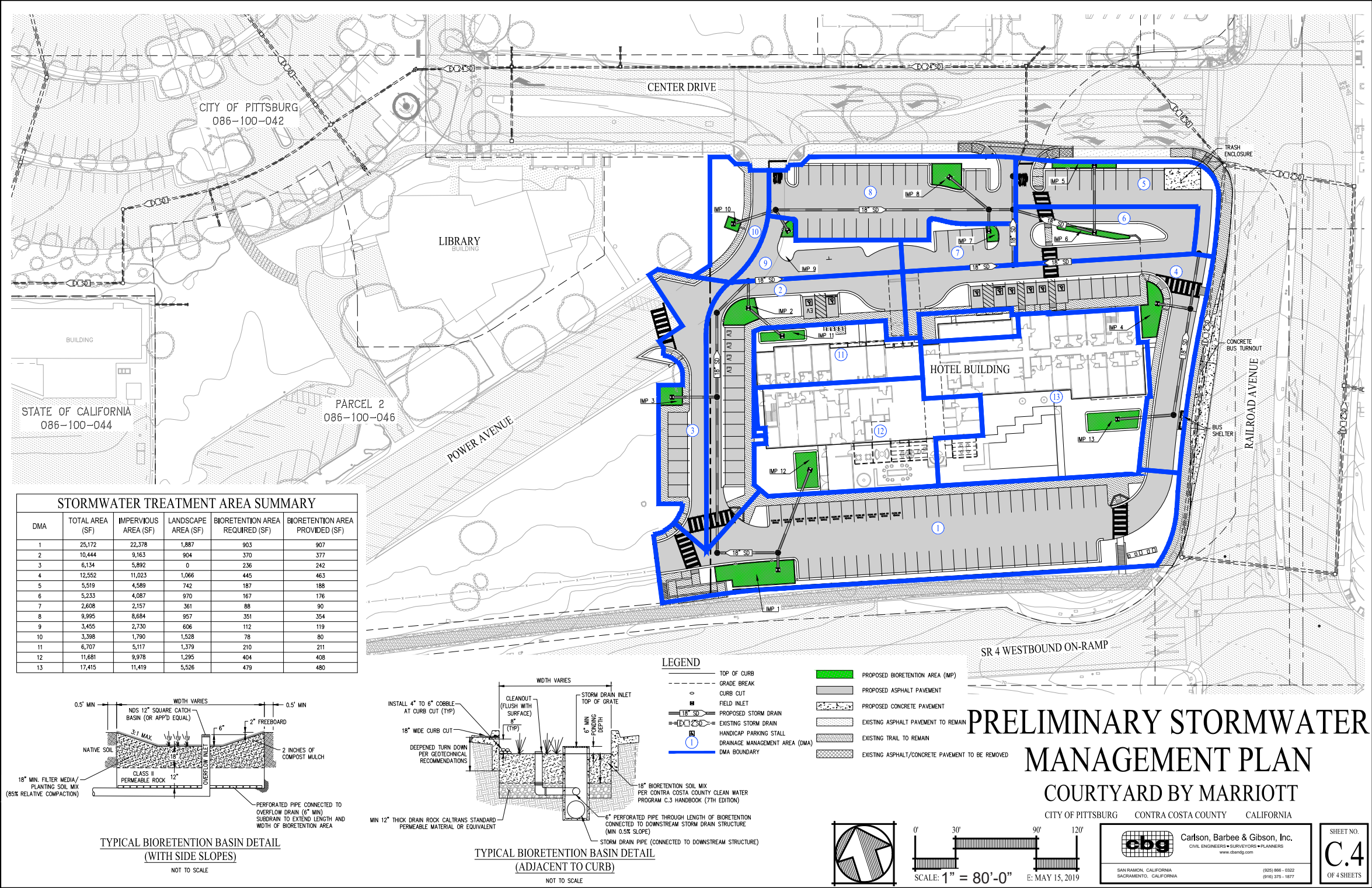


Courtyard by Marriott

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Courtyard by Marriott

PITTSBURG, CALIFORNIA

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PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY	FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
20' DIA. TREES								
CALLISTEMON CITRINUS	314 S.F.	1	0	14	0		2512 S.F.	
LAGERSTROEMIA INDICA	314 S.F.	4	1	5	0		2277 S.F.	
20' TOTAL:							4789 S.F.	
35' DIA. TREES								
ALBIZIA JULIBRISSEN	962 S.F.	6	0	0	0		5772 S.F.	
PINUS FINEA	962 S.F.	0	0	2	0		962 S.F.	
PLATANUS ACERIFOLIA	962 S.F.	0	3	7	1		5772 S.F.	
QUERCUS ILEX	962 S.F.	1	1	6	0		4570 S.F.	
35' TOTAL:							17076 S.F.	
PARKING AREA:							59195 S.F.	
SHADE REQUIRED:							38%	20718 S.F.
SHADE PROVIDED:							31%	21864 S.F.

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
	ALBIZIA JULIBRISSEN/SILK TREE	15 GALLON
	BRAHEA EDULIS/GUADALUPE PALM	24" BOX
	CALLISTEMON CITRINUS/LEMON BOTTLEBRUSH	15 GALLON
	LAGERSTROEMIA X. 'DYNAMITE'/RED GRAPE MYRTLE	15 GALLON
	PINUS FINEA/ITALIAN STONE PINE	15 GALLON
	PLATANUS A. 'YARWOOD'/LONDON PLANETREE	15 GALLON
	QUERCUS ILEX/HOLLY OAK	15 GALLON
	SHRUB & GROUND COVER AREA:	
	ACACIA REDOLENS 'LOWBOY'/PROSTRATE ACACIA	1 GALLON
	ALOE ARBORESCENS/CANDELABRA PLANT	15 GALLON
	ARISTIDA PURPUREA/PURPLE THREE-AWN	1 GALLON
	AGAVE WEBER/WEBER AGAVE	5 GALLON
	BULBINE FRUTESCENS (YELLOW)/CAPE BASAM	1 GALLON
	CISTUS HYBRIDUS/WHITE ROCKROSE	5 GALLON
	CISTUS X. 'SUNSET'/ROCKROSE	1 GALLON
	CALLISTEMON V. 'LITTLE JOHN'/DW. BOTTLE BRUSH	5 GALLON
	CORREA X. 'DUSKY BELLS'/AUSTRALIAN FUCHSIA	5 GALLON
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON
	DIETES VEGETA/FORTNIGHT LILY	1 GALLON
	HEMEROCALLIS (MIXED EVERGREEN HYBRIDS)/DAYLILY	1 GALLON
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON
	IRIS DOUGLASSIANA/DOUGLAS IRIS	1 GALLON
	JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON
	KNIPHOPHIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON
	LIMONIUM PEREZ/SEA LAVENDER	1 GALLON
	LANTANA MONTEVIDEENSIS/LANTANA	5 GALLON
	MAHONIA A. 'COMPACTA'/COMPACT OREGON GRAPE	5 GALLON
	MAHONIA REPENS/CREEPING OREGON GRAPE	1 GALLON
	MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON
	NERIUM O. 'DWARF' RED/PETITE RED OLEANDER	5 GALLON
	NANDINA DOMESTICA 'GULF STREAM'/DW. HEAVENLY BAMBOO	5 GALLON
	NEPETA X. 'FAASSEN'/CATMINT	1 GALLON
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P. '/BEARD TONGUE	1 GALLON
	ROSA X. 'FLOWER CARPET' SCARLET/LANDSCAPE ROSE	1 GALLON
	SALVIA X. 'BEE'S BLISS'/CREEPING SAGE	1 GALLON
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
	VERBENA PERUVIANA 'HOMESTEAD' PURPLE/HYBRID VERBENA	1 GALLON
	BIOFILTRATION AREA PLANTS:	
	CHONDROPETALUM TECTORUM/DW. CAPE RUSH	5 GALLON
	CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON
	DESCHAMPSIA CESPIITOSA/TUFFED HAIR GRASS	1 GALLON
	JUNCUS PATENS 'CARMAN GRAY'/GRAY RUSH	1 GALLON



LANDSCAPE AREA CALCULATION

TOTAL SITE AREA:	111,814 S.F.
LANDSCAPE AREA REQUIRED (10%):	11,181 S.F.
LANDSCAPE AREA PROVIDED (20.9%):	23,443 S.F.

WATER BUDGET CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 296943 GALLONS PER YEAR

MAWA = 45.4 ETO x 0.62 GAL./S.F. x 0.45 (ET ADJ. FACTOR) x 23443 S.F. LANDSCAPE AREA

ESTIMATED TOTAL WATER USE (ETWU) = 162932 GALLONS PER YEAR

HYDROZONE	PLANT WATER USE TYPE	PLANT WATER FACTOR	PLANT AREA (S.F.)	AREA IRRIG. EFF. CALCULATION	ESTIMATED WATER USE
C1	LOW (FULL SUN)	0.20	23443	81% 45.4x.62x.20x23443/81%=162932 GAL.	
TOTAL ANNUAL ESTIMATED WATER USE:					162932 GAL.



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Courtyard by Marriott | Overall Rendering

PITTSBURG, CALIFORNIA

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Courtyard by Marriott | Overall Rendering - Nighttime

PITTSBURG, CALIFORNIA

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Courtyard by Marriott | Porte Cochere
 PITTSBURG, CALIFORNIA

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Courtyard by Marriott | Rear Aerial Perspective

PITTSBURG, CALIFORNIA

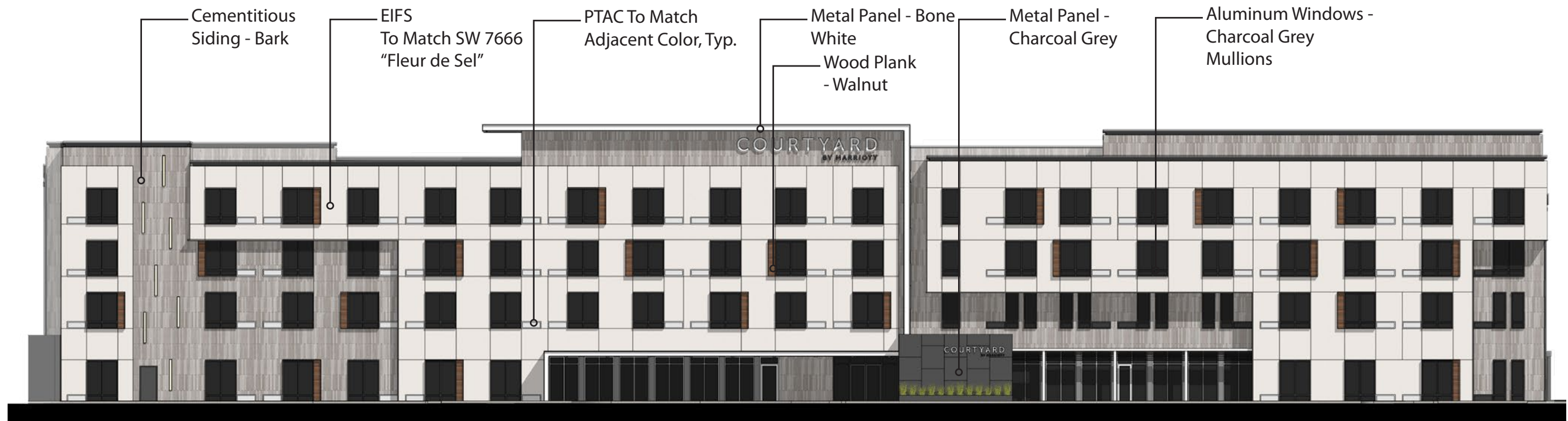
DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION
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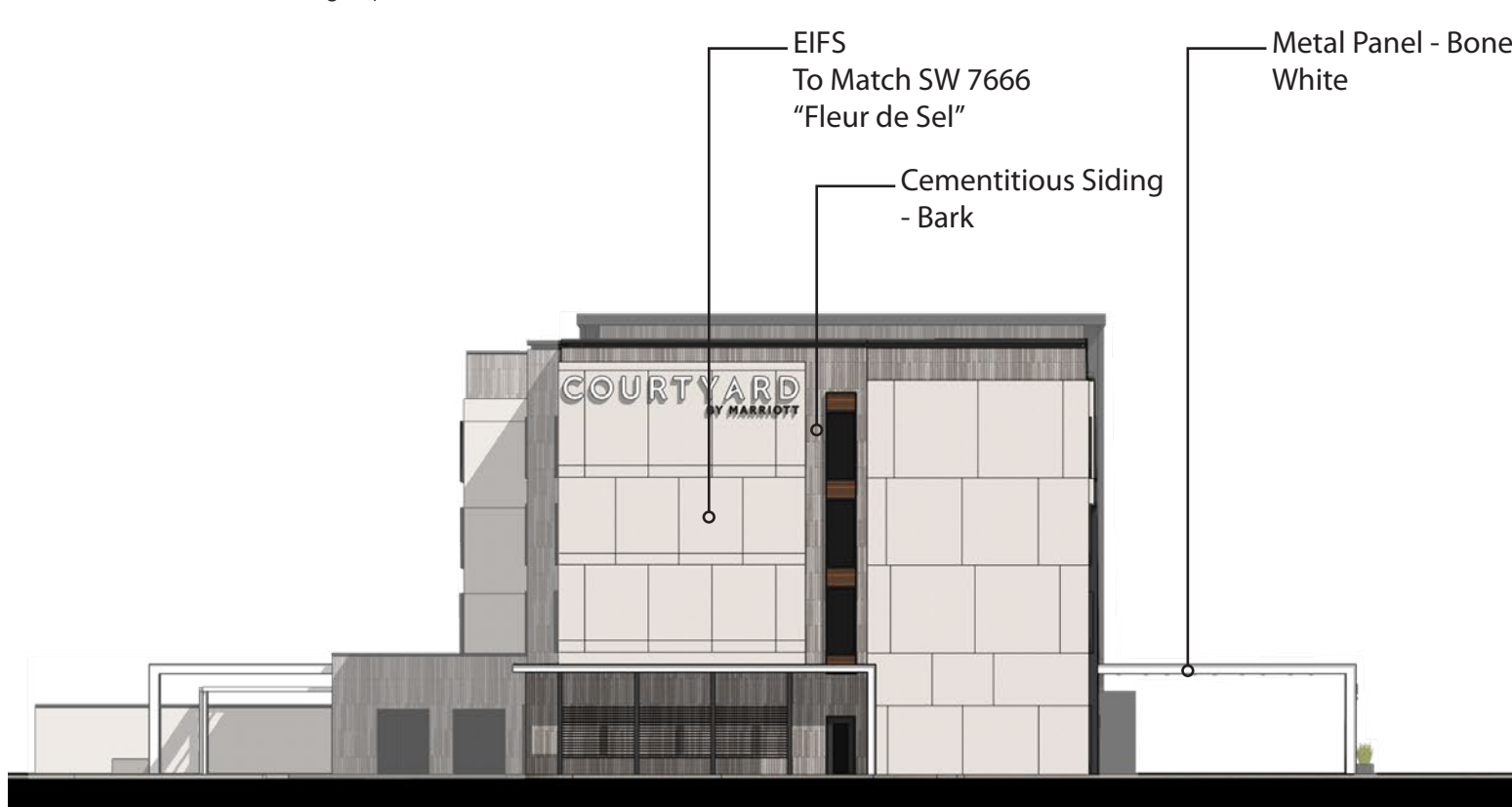
Courtyard by Marriott | Rear Patio Perspective

PITTSBURG, CALIFORNIA

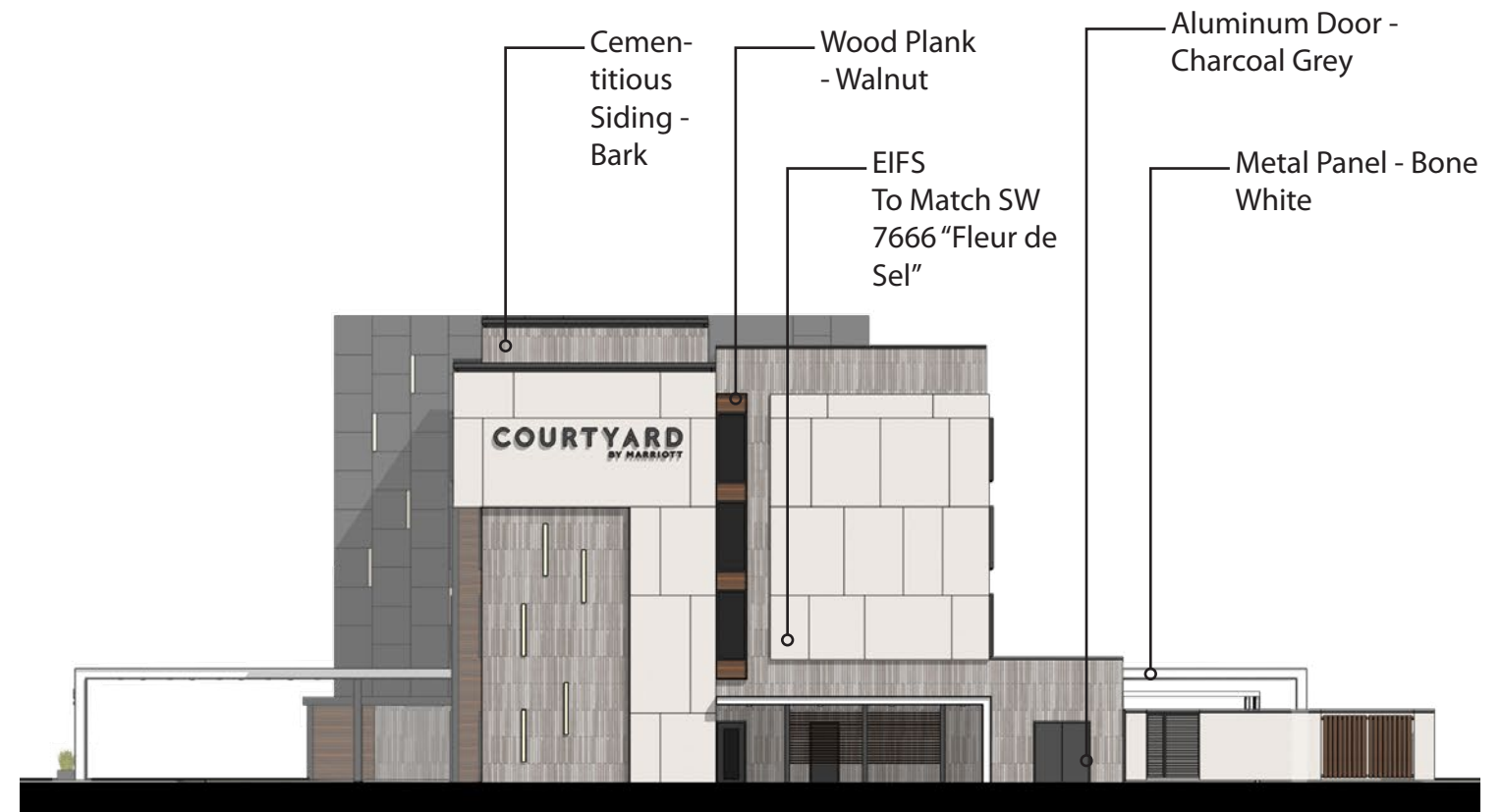
DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION
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Front Elevation
Scale = 3/64":1'-0"

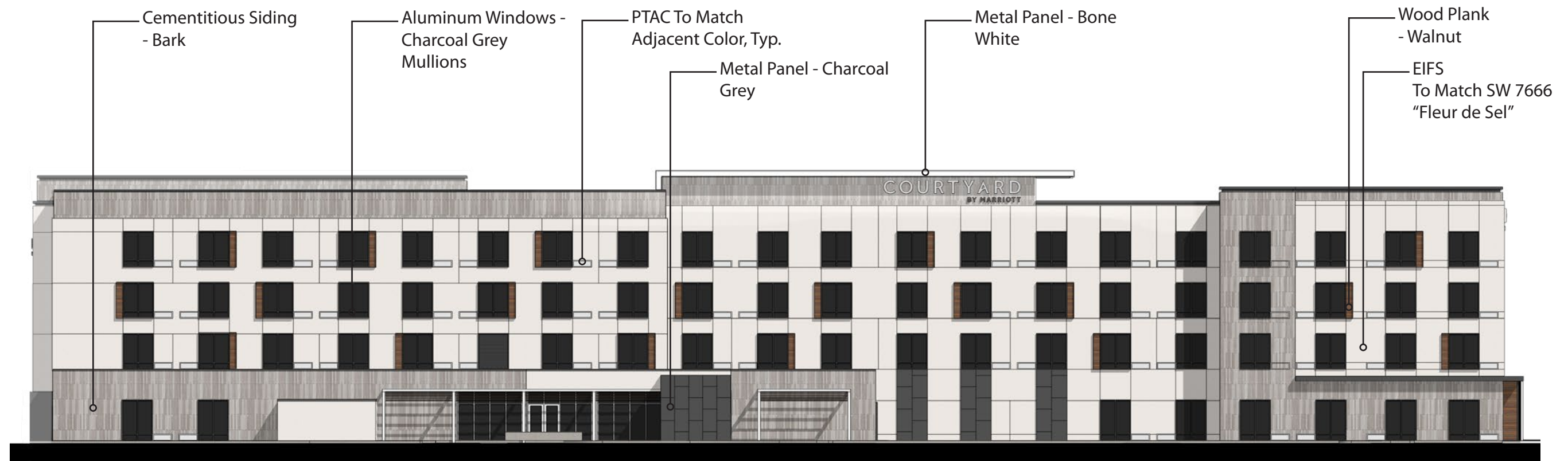


Left Elevation
Scale = 3/64":1'-0"

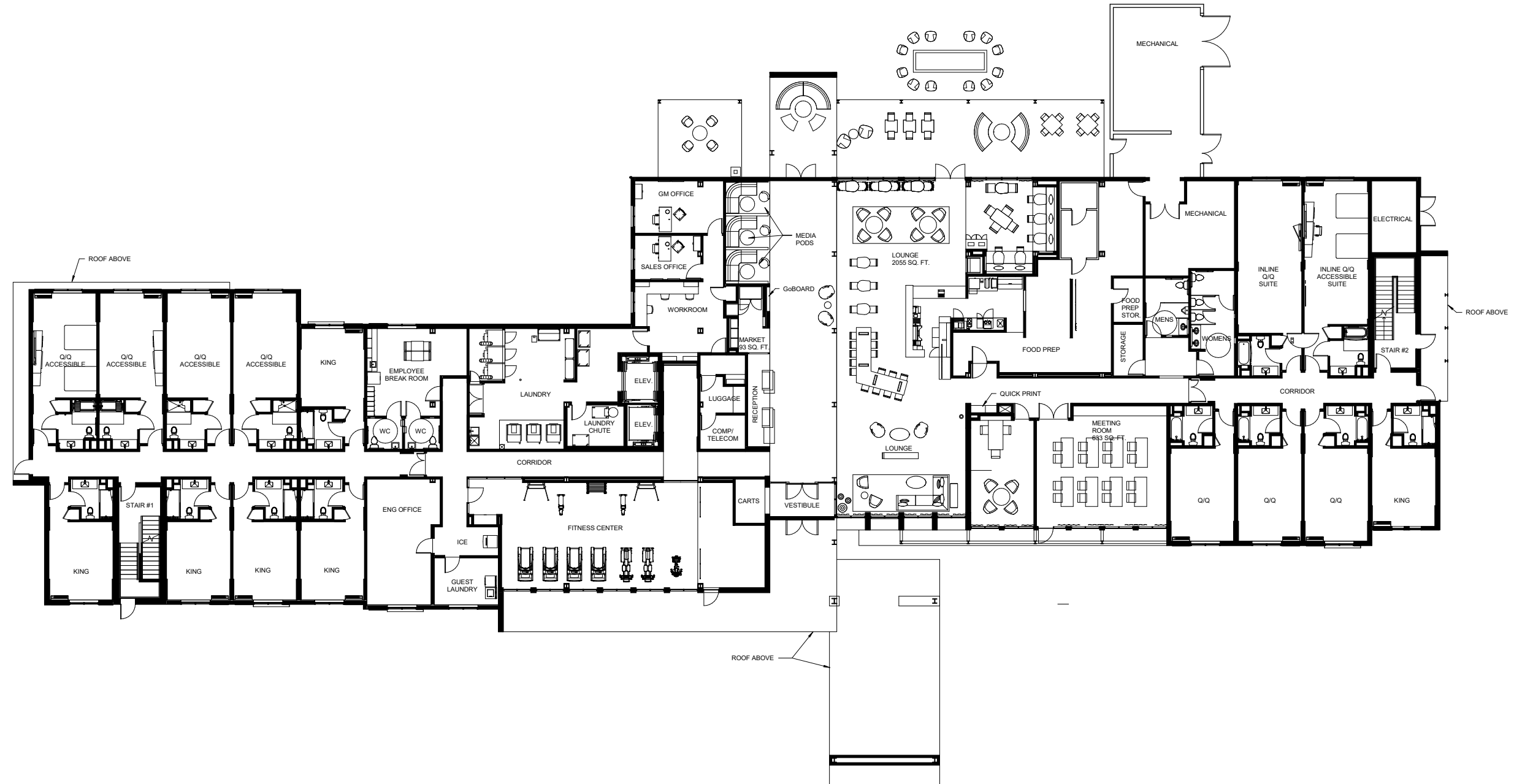


Right Elevation
Scale = 3/64":1'-0"





Rear Elevation
Scale = 3/64"=1'-0"



1 FIRST FLOOR PLAN - 19,408 GROSS SF
 1" = 20'-0"

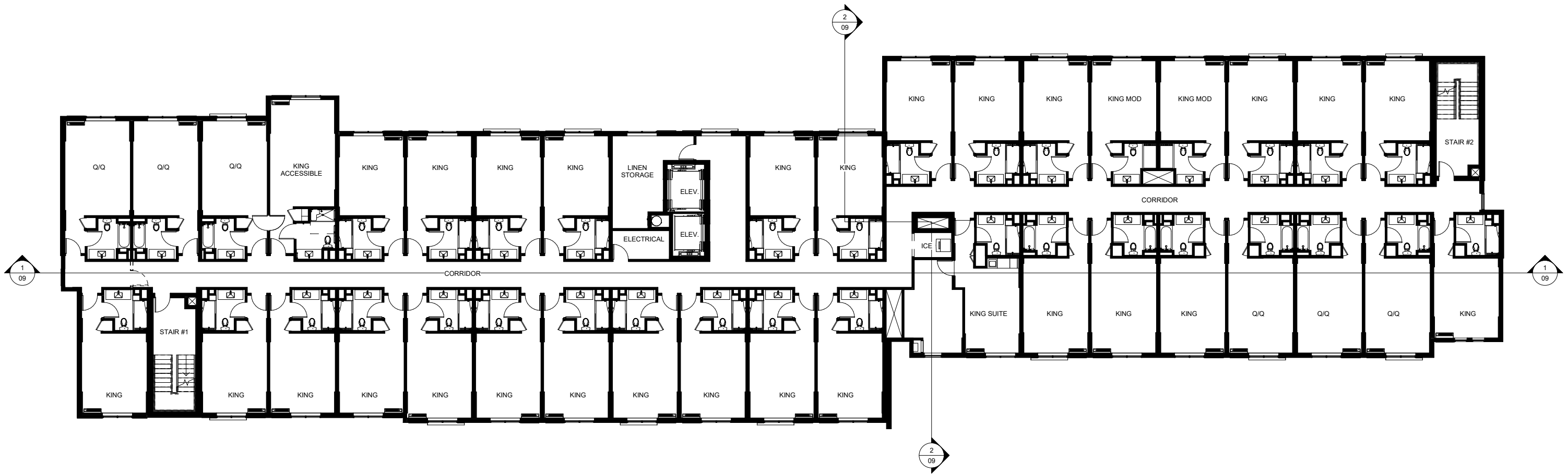


Courtyard by Marriott | First Floor Plan

PITTSBURG, CALIFORNIA



1 SECOND FLOOR PLAN - 16,716 GROSS SF
 1" = 20'-0"

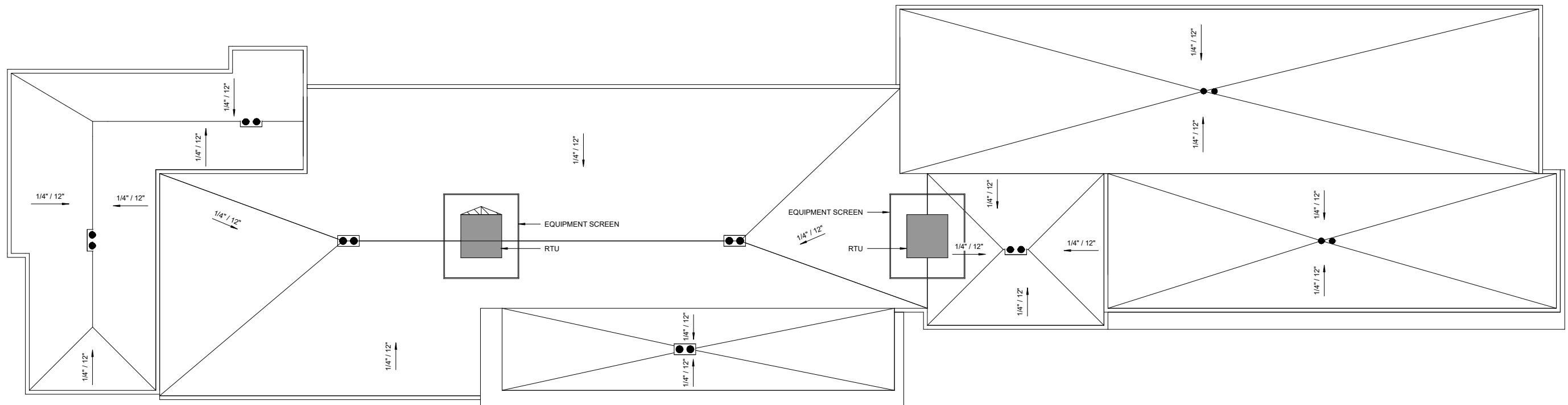


1 THIRD FLOOR PLAN - 16,924 GROSS SF
1" = 20'-0"

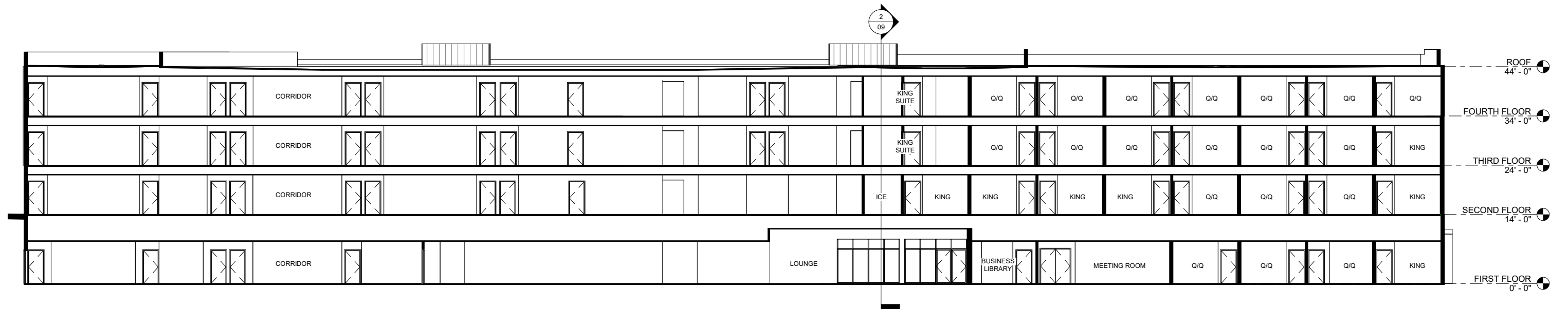




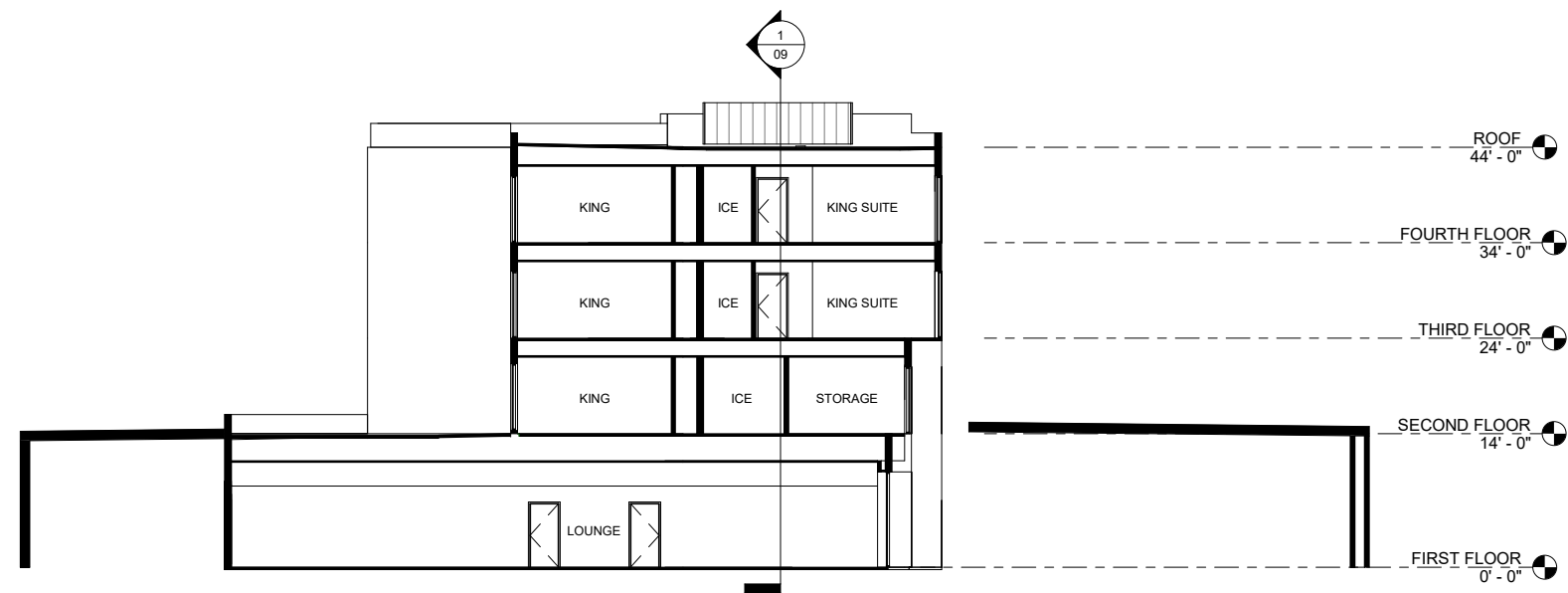
1 FOURTH FLOOR PLAN - 16,924 GROSS SF
1" = 20'-0"



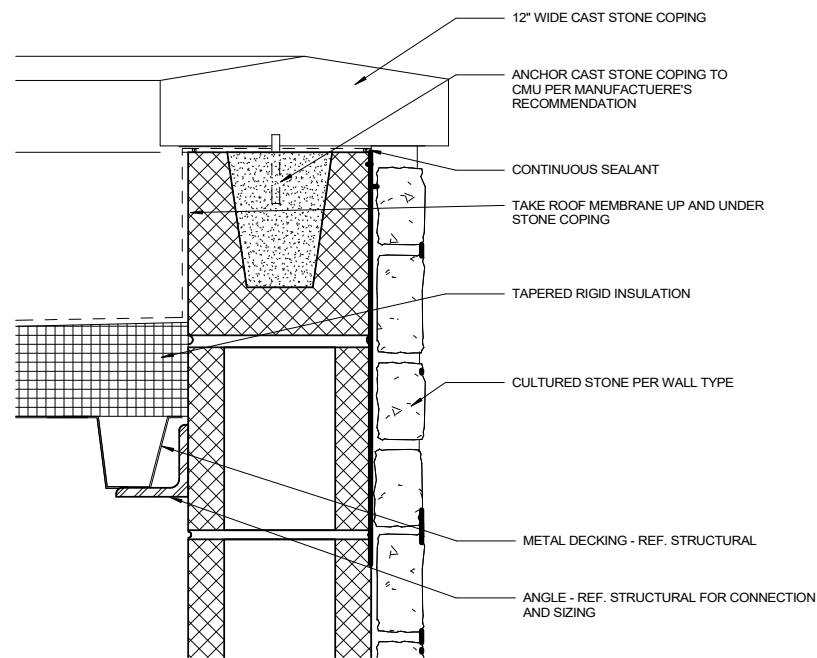
1 ROOF PLAN
1" = 20'-0"



1 E-W SECTION - CORRIDOR
1" = 20'-0"

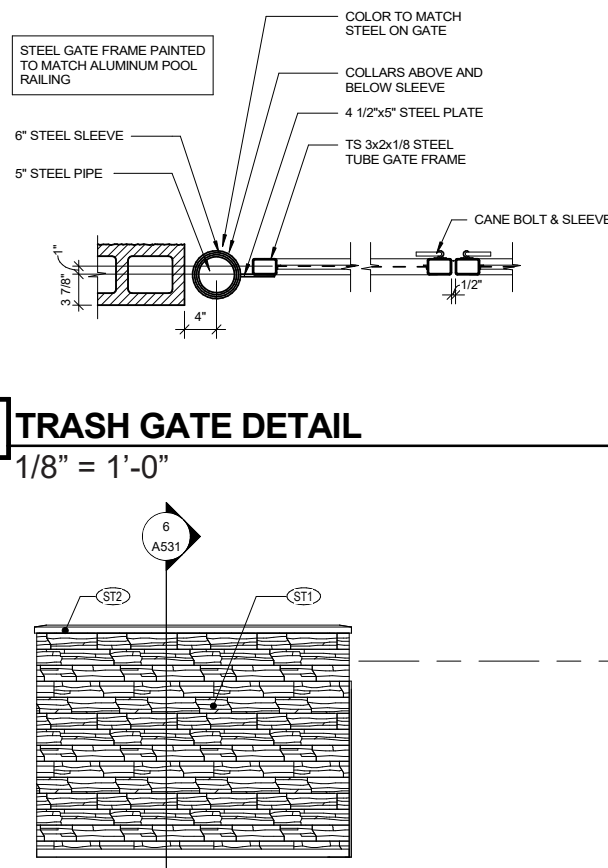


2 N-S SECTION - LOBBY
1" = 20'-0"

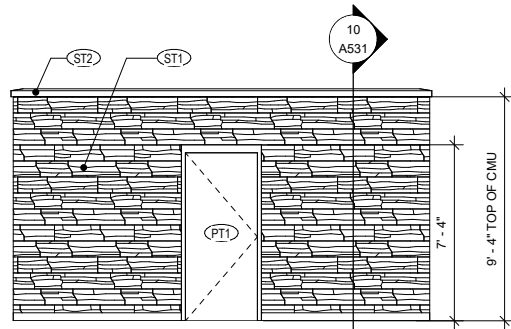


9 TRASH PARAPET
1 1/2" = 1'-0"

11 TRASH GATE DETAIL
1/8" = 1'-0"

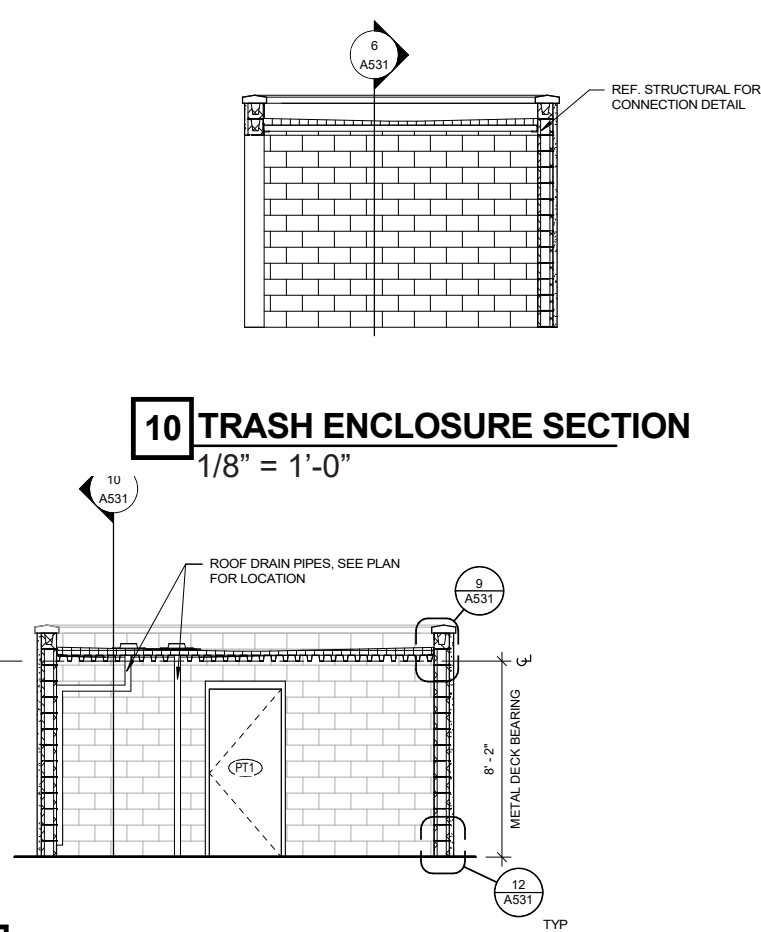


7 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"

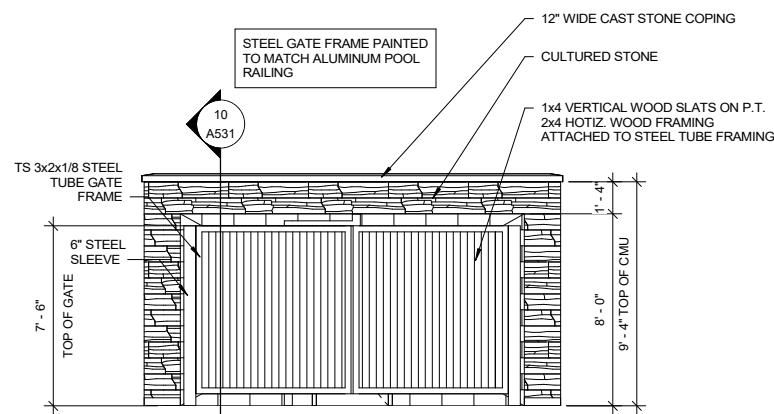


3 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"

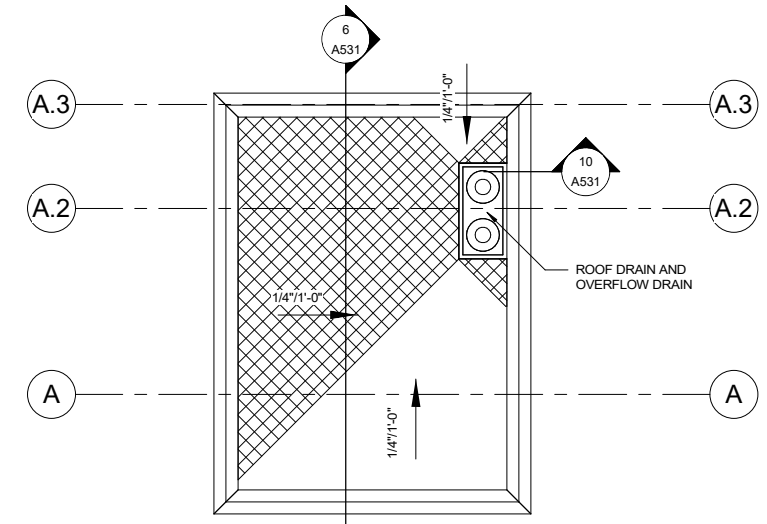
10 TRASH ENCLOSURE SECTION
1/8" = 1'-0"



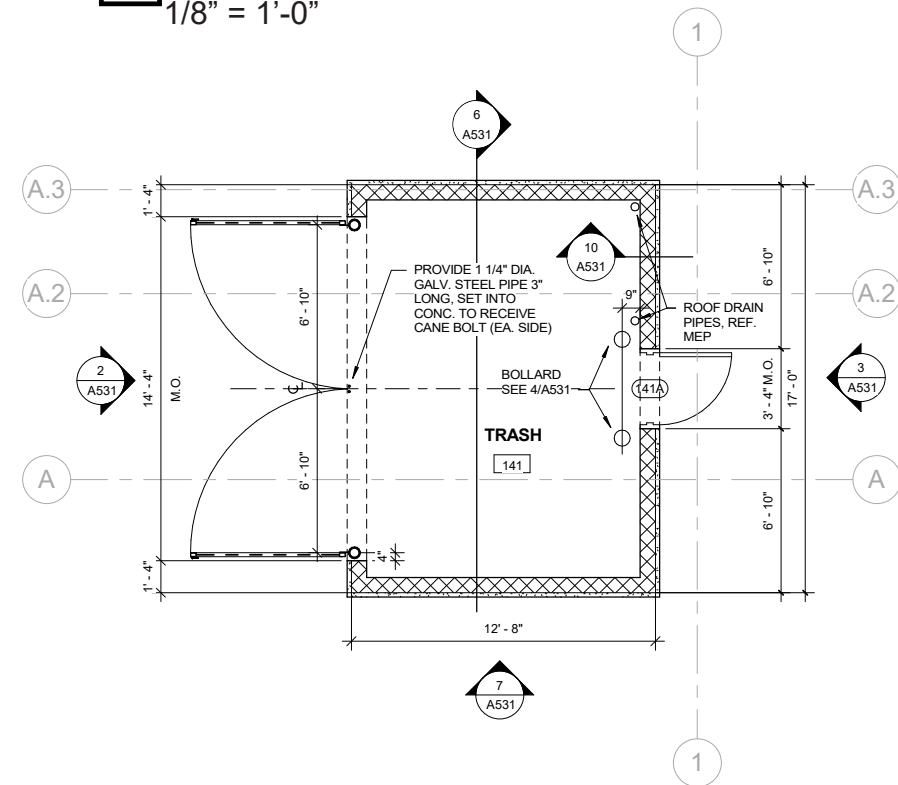
6 TRASH ENCLOSURE SECTION
1/8" = 1'-0"



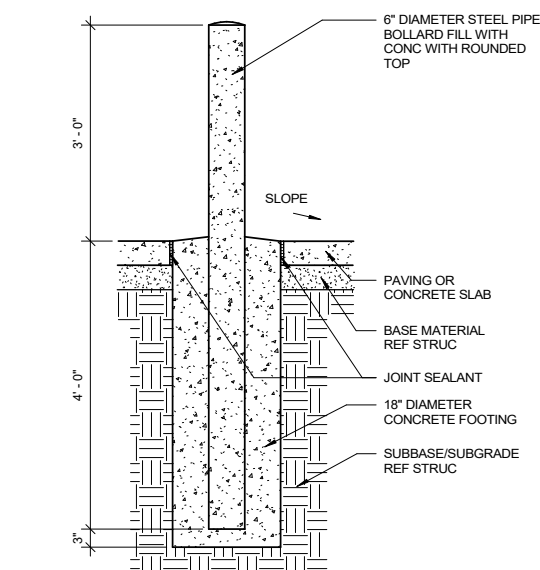
2 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"



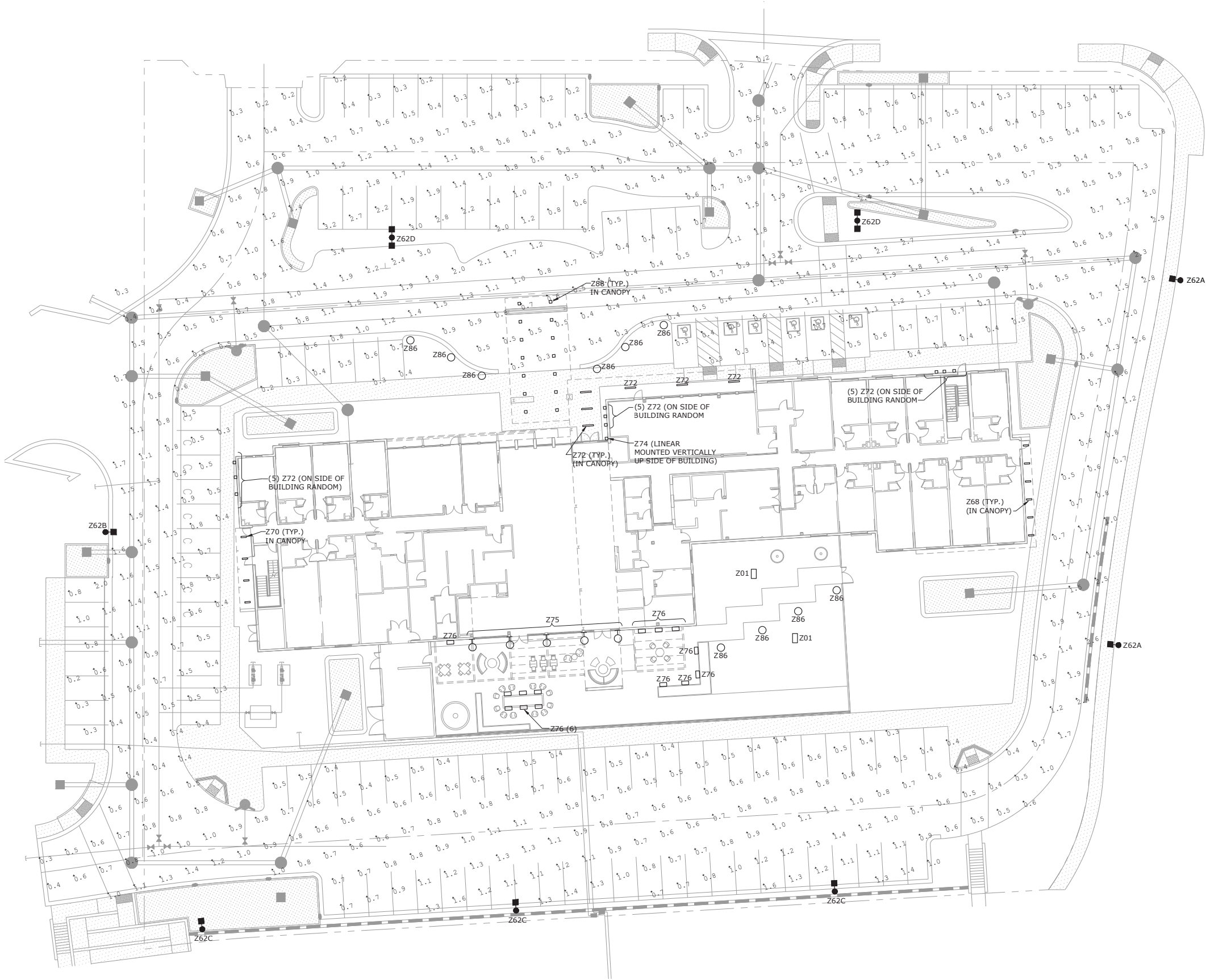
5 TRASH ENCLOSURE ROOF PLAN
1/8" = 1'-0"



1 TRASH ENCLOSURE
1/8" = 1'-0"



4 PIPE BOLLARD DETAIL
3/8" = 1'-0"



LIGHT FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MOUNTING	LAMP	VOLTS	MANUFACTURER
Z01	WET LOCATION LED FLOODLIGHT. BRONZE FINISH. KNUCKLE FLOODLIGHT KIT. INTEGRAL DRIVER.	CONCRETE BASE	1,500 LUMENS 3500K 70 CRI	UNV	LUMARK XTOR2B-N, XTORFLD-KNC
Z62A	PARKING AREA LED FIXTURE. TYPE II OPTICAL DISTRIBUTION. ARM MOUNT ON POLE. BRONZE FINISHES. INTEGRAL 0-10V DIMMING DRIVER. INTERNAL HOUSE SIDE SHIELD. 25'-0" X 5" SQUARE STEEL POLE/BASE. PROVIDE FIXTURE WITH INTEGRAL OCCUPANCY SENSOR. (REDUCE BY 33%)	CONCRETE BASE	16,795 LUMENS 4000K 70 CRI	UNV	PHILIPS GARDCO (FD) WIDE-LITE (POLE) FIXTURE: ECF-S-48L-900-NW-G2-AR-2- UNV-DD-BZ POLE: SSS-25-5-11-D1-BZ
Z62B	SAME DESCRIPTION AS 'Z62A' EXCEPT TYPE III DISTRIBUTION.	CONCRETE BASE	16,795 LUMENS 4000K 70 CRI	UNV	PHILIPS GARDCO (FD) WIDE-LITE (POLE) FIXTURE: ECF-S-48L-900-NW-G2-AR-3- UNV-DD-BZ POLE: SSS-25-5-11-D1-BZ
Z62C	SAME DESCRIPTION AS 'Z62A' EXCEPT TYPE IV DISTRIBUTION.	CONCRETE BASE	16,795 LUMENS 4000K 70 CRI	UNV	PHILIPS GARDCO (FD) WIDE-LITE (POLE) FIXTURE: ECF-S-48L-900-NW-G2-AR-4- UNV-DD-BZ POLE: SSS-25-5-11-D1-BZ
Z62D	SAME DESCRIPTION AS 'Z62A' EXCEPT 2-HEAD ORIENTED 180 DEGREES AND TYPE III OPTICAL DISTRIBUTION.	CONCRETE BASE	16,795 LUMENS 4000K 70 CRI	UNV	PHILIPS GARDCO (FD) WIDE-LITE (POLE) FIXTURE: ECF-S-48L-900-NW-G2-AR-3- UNV-DD-BZ POLE: SSS-25-5-11-D1-BZ
Z88	3" X 2'-0" LED FIXTURE WITH DROPPED, DIRECT, SATIN ACRYLIC DIFFUSER. FLANGED TRIM, BLACK FINISH. SINGLE CIRCUIT, INTEGRAL DRIVER. WET LOCATION.	RECESSED GYP	870 LUMENS 3000K 80 CRI	UNV	NEORAY S123-DR-LO-30-GYP-0023-1-U-ED-4-B
Z70	3" X 3'-0" LED FIXTURE WITH DROPPED, DIRECT, SATIN ACRYLIC DIFFUSER. FLANGED TRIM, BLACK FINISH. SINGLE CIRCUIT, INTEGRAL DRIVER. WET LOCATION.	RECESSED GYP	1,305 LUMENS 3000K 80 CRI	UNV	NEORAY S123-DR-LO-30-GYP-0035-1-U-ED-4-B
Z72	4" X 6'-0" LED FIXTURE WITH SEMI-FLUSH FROSTED ACRYLIC DIFFUSER. FLANGED TRIM. INDIVIDUAL UNIT, SINGLE CIRCUIT. BRONZE FINISH. INTEGRAL DRIVER. WET LOCATION.	RECESSED	1,914 LUMENS 3000K 82 CRI	120	PINNACLE EV3-WET-30-6-IND-FL-120-1C-BR
Z74	4" CONTINUOUS LED FIXTURE WITH SEMI-FLUSH FROSTED ACRYLIC DIFFUSER. FLANGED TRIM. SINGLE CIRCUIT. GRAPHITE FINISH. INTEGRAL DRIVERS. PROVIDE 3', 6' AND 8' LENGTHS AS REQUIRED FOR A CONTINUOUS ROW MOUNTED VERTICALLY ON FACE OF BUILDING. REFER TO BUILDING ELEVATION LIGHTING PLANS FOR MORE INFO.	RECESSED	319 LUM PER LF 3000K 82 CRI	120	PINNACLE EV3-WET-30-xx-xxx-FL-120-1C-GR
Z75	DECORATIVE SCONCE WITH EXTRUDED ALUMINUM HOUSING AND OPAL GLASS DIFFUSER. IP67 WET LOCATION RATED. BRONZE FINISH. INTEGRAL DRIVER.	SURFACE WALL	LED 3000K	UNV	LBL MI-XW5640PBZLEDHEW
Z76	8" X 3' LED STEPLIGHT. WET LOCATION. NATURAL BRONZE FINISH. SYMMETRIC OPTICS. AMBER (3000K) GLASS LENS. INTEGRAL DRIVER.	RECESSED WALL	LED 5500K	120	PHILIPS - HADCO RSC2-N-K5-W-E
Z86	40" TALL X 6" DIAMETER LED BOLLARD. TYPE III OPTICAL DISTRIBUTION. INTEGRAL 0-10V DIMMABLE DRIVER. TEXTURED BRONZE FINISH.	CONCRETE BASE	1,600 LUMENS 4000K 70 CRI	120	PHILIPS - LUMEC ULB100-30W16LED4K-R-LEV3-120- DMG-BRTX
Z88	4.5" SQUARE LED MODULE DOWNLIGHT WITH HAZE ALZAK REFLECTOR. 48 DEGREE OPTIC. OVERLAP TRIM. WET LOCATION. INTEGRAL DRIVER.	RECESSED	7,914 LUMENS 3000K 80 CRI	UNV	PATHWAY - COVENTRY 4SQLBV7035KN / 4SQLBVHA2PF

CALCULATION SUMMARY					
AREA NAME	AVE	MAX	MIN	AVE/MIN	MAX/MIN
PARKING LOT	0.8	3.4	0.2	4.4	17.0

NOTES:
1. ILLUMINANCE VALUES ARE IN FC.

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PHOTOMETRIC SITE PLAN - LIGHTING

SCALE: 1" = 40'-0"



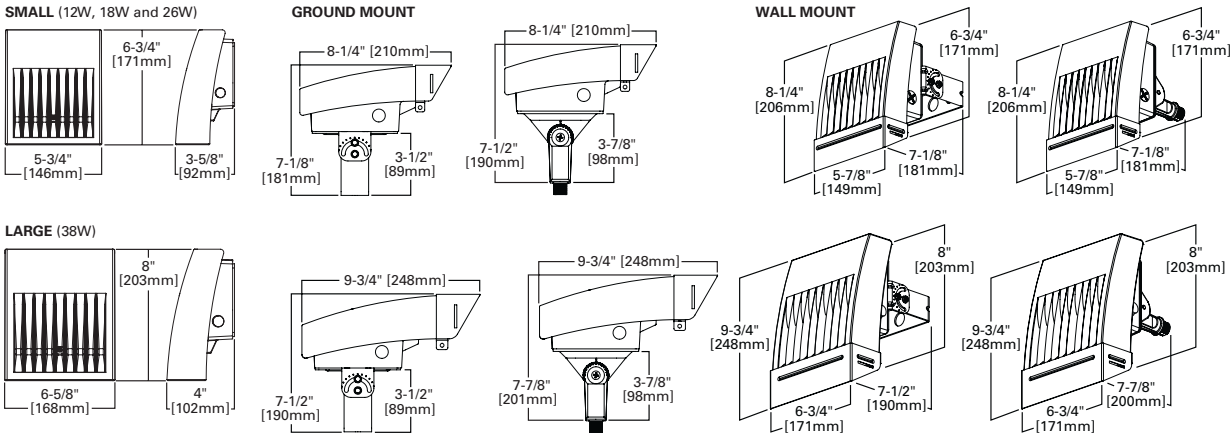
Courtyard by Marriott | Photometric Plan

PITTSBURG, CALIFORNIA

STOCK ORDERING INFORMATION

Knuckle Mount Floodlighting Kit	Trunnion Mount Floodlighting Kit
XTORFLD-KNC =Carbon Bronze Knuckle Base With Locking Nut, Small and Large Top Visors and Impact Shields	XTORFLD-TRN =Carbon Bronze Trunnion Base With 12" Wet Location SOW Cord, Small and Large Top Visors and Impact Shields
XTORFLD-KNC-WT =Summit White Knuckle Base With Locking Nut, Small and Large Top Visors and Impact Shields	XTORFLD-TRN-WT =Summit White Trunnion Base With 12" Wet Location SOW Cord, Small and Large Top Visors and Impact Shields

DIMENSIONS



LUMENS - CRI/CCT TABLE

LED Information	XTOR1B	XTOR1B-W	XTOR2B	XTOR2B-W	XTOR3B	XTOR3B-W	XTOR4B	XTOR4B-W
Delivered Lumens (Wall Mount)	1,418	1,396	2,135	2,103	2,751	2,710	4,269	4,205
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	1,495	1,472	2,099	2,068	3,168	3,121
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	5,000	4,000	5,000	4,000	5,000	4,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	18W	18W	26W	26W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000

CURRENT DRAW

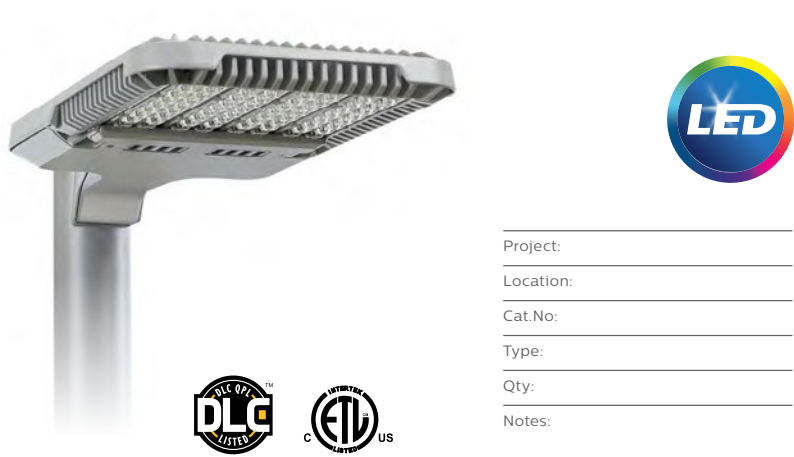
Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A



Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD514023EN
2017-03-01 16:18:59



Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF	DIM	1	4	215LA-641A	NW	UNV	BRP	IS
ECF EcoForm	— Standard luminaire (leave blank) DIM 0-10V Dimming APD ¹ Auto Profile Dimming APD-MRO ² Auto Profile Dimming and Motion Response Override pole mounted motion sensor APD-MRI ^{2,3} APD with Motion Response Override luminaire sensor MRI ^{1,3} Motion Response at 50% low luminaire sensor MR50 ² Motion Response at 50% low, pole mounted sensor Wireless Controls (Remote wireless controller available. See p.2 for details) LLC2 ^{1,4} #2 lens for 8' mounting heights LLC3 ^{1,4} #3 lens for 9-20' mounting heights LLC4 ^{1,4} #4 lens for 21-40' mounting heights	1 Standard 2 2@180 2@90 2@90 3 3@90 3@120 3@120 4 4@90 WS Wall mount including surface conduit rear entry permitted MA Mast Arm Filter (requires 2-3/8" O.D. Mast Arm)	2 Type 2 3 Type 3 4 Type 4 5 Type 5	530 mA 55LA-3253 ¹ 75LA-4853 100LA-6453 700mA 70LA-3270 105LA-4870 135LA-6470 1050mA 105LA-321A ¹ 160LA-481A 215LA-641A	CW Cool White 5,700K 70 CRI (nominal) NW Neutral White 4,000K 70 CRI (nominal) WW ⁵ Warm White 3,000K 70 CRI (nominal)	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V 50hz/60hz HVU 347-480V 50hz/60hz	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Paint OC Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) SC Special color Specify, must supply color chip. Requires factory quote.	TL Tool-Less entry and driver removal hardware TB ³ Terminal Block IS ⁶ Internal Shield LF ⁷ Line Fusing LFC ⁷ Line Fusing for Canada PC ^{5,7,8} Receptacle with Photocell (Includes PCR5) PCB ^{4,7,8} Photocell Button PCR5 ^{4,9,10} Photocell Receptacle only with 2 dimming connections PCR7 ^{4,10,11} Photocell Receptacle only with 2 dimming and 2 auxiliary connections RAM Retrofit Arm Mount kit PTF2 ¹² Pole Top Fitter for 2 3/8"- 3" Tenon PTF3 ¹² Pole Top Fitter for 3"- 3 1/2" Tenon PTF4 ¹² Pole Top Fitter for 3 1/2"- 4" Tenon RPA ¹³ Round Pole Adapter for 3"- 3.9" O.D. BD Bird Deterrent (field installed only)

- Available in 120V-277V Voltages only (UNV, 120, 208, 240 & 277).
- MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
- ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
- LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 6-7 for more info.
- Contact factory for lead times on warm white.
- Not configurable with Type 5 (5) Optics.
- Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
- Not configurable with 480V (480) Voltage.
- Works with 3-pin or 5-pin NEMA photocell/dimming device.
- If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
- Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
- Not configurable with 3@120 (3@120) Mounting.
- No adaptor required for 4" round poles. RPAs provided with Black Paint standard.

DESCRIPTION

The Define series by Neo-Ray characterizes the ultimate in minimalist simplicity by providing clean, uniform lines of illumination in virtually any architectural environment. Powered by Eaton's most advanced linear LED technology, the Define series delivers outstanding efficacy in a variety of profile widths. 1", 2", 3", 4" and 5" luminaire widths are all specifiable to the nearest inch in length and can be fitted with standard flush, regress and drop lensing. In wall corners and wall to ceiling transitions can all be ordered as standard components and blend seamlessly into the most complex architectural spaces. Custom transitions are also available. Robust construction and adaptable, modular components make installation simple and ensure laser straight runs.

SPECIFICATION FEATURES

Construction

Housing trim extruded from 6063 aluminum. Nominal 2' -12' illuminated sections. Used in run configuration and/or individual fixtures. All components are RoHs compliant.

Lens

Snap in lens available in flush and drop lens profiles. Lens end caps allow for ease of installation and eliminate light leak.

Finish

Fixture housing trims are high reflective white using electrostatically applied polyester powder coat paint.

Mounting

Recessed.

Electrical

Long-life LED system coupled with electrical driver to deliver optimal performance. LEDs are available in 2700K, 3000K, 3500K or 4000K with a typical CRI ≤ 85. Projected life is 131,000 hours at L70. Electronic drivers are available for 120-277V applications. Fixtures and electrical components certified to UL and cUL standards. Fixtures are damp location listed and IC rated. For Chicago plenum, specify CP in fixture options.

Controls

Equipped standard with a 0-10V continuous dimming driver compatible

Catalog #	Type
Project	
Comments	Date
Prepared by	

with most standard dimming devices (refer to website for specific compatibility reference). Combine with FifthLight DALI and other energy saving products like sensors, daylighting controls and building management systems to maximize energy savings.

Warranty

Five year warranty.

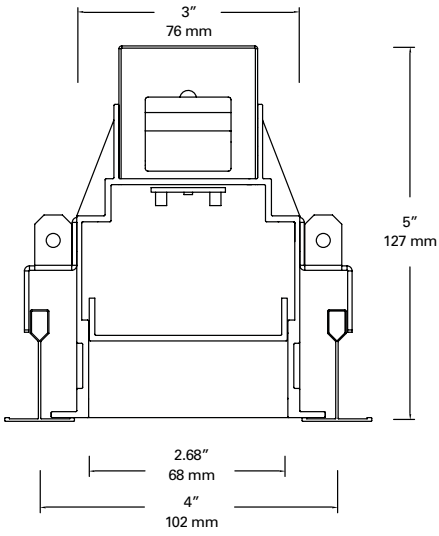
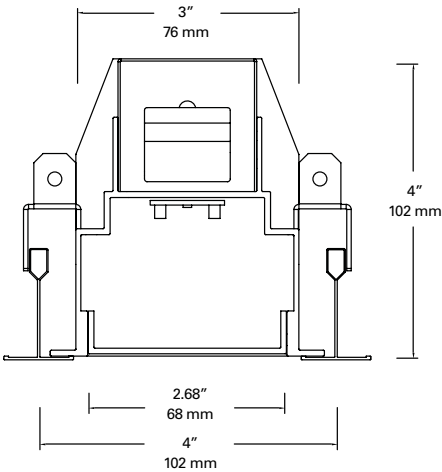


DEFINE 3

LED

Recessed
Direct

cULus – 1598
Damp Location Listed
LM79/LM80 Compliant
ROHS Compliant
Lumawatt Pro Wireless
4" TechZone Compatible



ORDERING INFORMATION

Sample Number: S123-DR-2-35-ETG-0048-1-U-DD-1-W

Series	Light Distribution	Light Level ¹	CCT	Celing Type ²	Length ³	
S123 = Define 3 QS-S123 = Define 3 Quick Ship	DR = Direct Recessed RDR = Regressed Direct Recessed	-LO = Light Level LO (1373Lms @ 13.6W) (343 Lumens per ft @ 3.4W) -1 = Light Level 1 (2899 Lms @ 27.9W) (725 Lumens per ft @ 7 W) -2 = Light Level 2 (4108 Lms @ 42.6 W) (1027 Lumens per ft @ 10.65 W) -LC = Custom Lm/Ft ¹	27 = 2700K 30 = 3000K 35 = 3500K 40 = 4000K	ETG = 15/16" T-Grid FTG = 9/16" T-Grid STG = 9/16" Slot-T-Grid ETT = 15/16" Tegular T-Grid FTT = 9/16" Tegular T-Grid GYP = Gypsum board FSR = "Flangeless" Gypsum Board FES = "Finished" Extruded Side	0024 = 2' Individual ⁴ 0036 = 3' Individual ⁴ 0048 = 4' Individual 0072 = 6' Individual 0096 = 8' Individual 0144 = 12' Individual XXXX = Configurable Run ⁵	
Circuiting	Voltage	Integral LED Driver	Emergency Options	Options ⁹	Shielding	Color
1 = Single Circuit 2 = Dual Circuit	1 = 120V 2 = 277V U = Universal (120V-277V) 3 = 347V ⁶	-ED = Non-Dimming -DD = 0-10 Volt Dimming, 10% -HCD = 0-10 Volt Dimming, 1% -5L = DALI Dimming ⁷ -LUE = Lutron A-Series w/eco sys ¹³ -LUL = Lutron A-Series w/3W dim ¹³	B = Battery Pack ⁸ E = Emergency T = Transfer Switch	CP = Chicago Plenum SVPD1 = Integrated Sensor LWIPD1 = Lumawatt Pro Wireless Integral Sensor ¹²	1 = Satin Flush Diffuser ¹¹ 3 = Asymmetric Flush Optic ¹⁰ 4 = Satin Drop Diffuser	W = Matte White S = Silver B = Black C = Custom Color

Grey bar denotes available Quick ship options



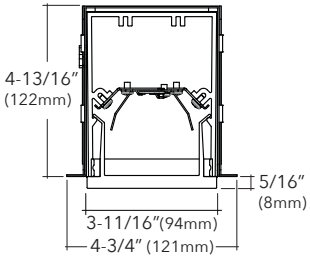
See page 5 for Technical Notes

TD519005EN
11/22/2017

PINNACLE
ARCHITECTURAL LIGHTING®

Project Name _____

Date _____ Type _____



EDGE EV3WET
3" Recessed Linear WET

Key Features

- Approved for wet location unless otherwise noted. IP65 and IK10 rated
- Fixture is built using corrosion resistant materials
- 6063-T5 Extruded aluminum housing
- Highly reflective die-formed white painted reflector
- All-inclusive module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- Wiring access available through bottom of housing
- 5-year limited warranty covers LED, driver and fixture
- UL and cUL listed
- Buy American Act compliant



Example Part #: EV3-WET-830HO-8'-1IND-FLF-U-OL1-1-0-W

EV3

- WET -

SHIELDING

CRI, CCT & OUTPUT

LENGTH

POSITION

MOUNTING

VOLTAGE

DRIVER

CIRCUITING

BATTERY & EMERGENCY

FINISH

FIXTURE OPTIONS

CONTROLS

WET	---	---	---
SHIELDING	CRI, CCT & OUTPUT	LENGTH ¹	POSITION ²
WET - Satine Wet Lens <i>Shielding pg. 2</i>	_27_ - 2700K _30_ - 3000K _35_ - 3500K _40_ - 4000K CL - Custom Lumens CW - Custom Watts <i>Lumen Output pg. 2</i> <i>Example: 830HO is 8 = 80 CRI; 30 = 3000K; HO = High Output; Blank = Standard Output</i>	_ - Individual Fixture <i>Length pg. 2</i>	IND - Individual BOR - Beginning of Row MOR - Middle of Row EOR - End of Row <i>Mounting pg. 3</i>
FL_	-	---	-
MOUNTING	VOLTAGE	DRIVER	CIRCUITING
FL(F) - 1/2" Flange <i>Mounting pg. 3</i>	U - Universal (120 thru 277V) 1 - 120V 2 - 277V 3 - 347V <i>Voltage pg. 3</i>	OL1 - Osram (10%, 0-10v, standard) OL2 - Osram (1%, 0-10v) OL3 - Osram 347v (10%, 0-10v) EE1 - eldoLED ECOdrive (1%, 0-10v) ES1 - eldoLED SOLOdrive (0%, 0-10v) LH1 - Lutron Hi-lume (1%, EcoSystem) LS1 - Lutron 5-Series (5%, EcoSystem) PL2 - Philips Xitanium (1%, 0-10v) PS1 - Philips Xitanium (50%/100%) ND - Non-Dimming <i>Driver pg. 3</i>	1 - Single Circuit M - Multi Circuit E - Emergency (<i>entire fixture</i>) N - Night Light (<i>entire fixture</i>) <i>Circuiting pg. 4</i>

---	---	--	---
BATTERY & EMERGENCY ³	FINISH	FIXTURE OPTIONS	CONTROLS
0 - None P - Philips Bodine 10W I - Iota 10W IC - Iota 10W (CEC Listed) E - Emergency Circuit Section N - Night Light Circuit Section L - Life Safety Circuit Section G - Philips Bodine GTD <i>Battery and Emergency pg. 4</i>	W - White S - Metallic Silver BL - Textured Black BR - Bronze GR - Graphite CC - Custom Color <i>Finish pg. 4</i>	GLR - Internal Fast Blow Fuse EPF - End Power Feed <i>Fixture Options pg. 5</i>	<i>Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.</i>

¹ Individual fixtures come in nominal 2', 3', 4', 5', 6', 7', & 8' lengths, see pg. 2 for actual lengths. ²Specify position of fixture. Use IND for an individual fixture, use BOR, MOR, or EOR for building connected rows. ³Enter quantity for Battery and Emergency, Example 2P. ⁴Pinnacle Lighting can integrate a variety of manufacturer solutions in to our fixtures. If your project has specific control requirements that are not listed below, please contact the factory as we are always willing to look into more options.

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions.

Designed and Fabricated in Denver, CO • USA | pinnacle-ltg.com | O: 303-322-5570

EV3_WET_LED_SPEC_JAN 2019

A brand of **legrand**

brr

Courtyard by Marriott | Lighting Boards

PITTSBURG, CALIFORNIA

23

05/16/2019

outdoor

Marriott custom omni medium outdoor

DESCRIPTION

Minimal outdoor luminaire with extruded aluminum housing, die-cast end caps and opal glass cover. IP67 rated. May be mounted vertically or horizontally. Incandescent includes (2) E26 medium base 60 watt or equivalent BT15 halogen lamps; fluorescent includes (1) 2G11 base 24 watt twin tube compact fluorescent lamps and electronic ballast. Fluorescent version may also be lamped with (1) 2G11 base 27 watt twin tube compact fluorescent lamp (not included). ADA compliant 120 or 277v.



Z75

ORDERING INFORMATION

type	model	color	finish	lamp	wet location
JW Incandescent	564	OP opal glass	BZ bronze	2D E26 BT15 2x60w 120v (JW only)	W wet location
PW Compact Fluorescent			SI silver	CF1HE 2G11 24w twin tube 120v (PW only) CF2HE 2G11 24w twin tube 277v (PW only)	

FIXTURE TYPE: _____

JOB NAME: _____

NOTES: _____



7400 Linder Avenue
Skokie, Illinois 60077

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F 847.626.6350

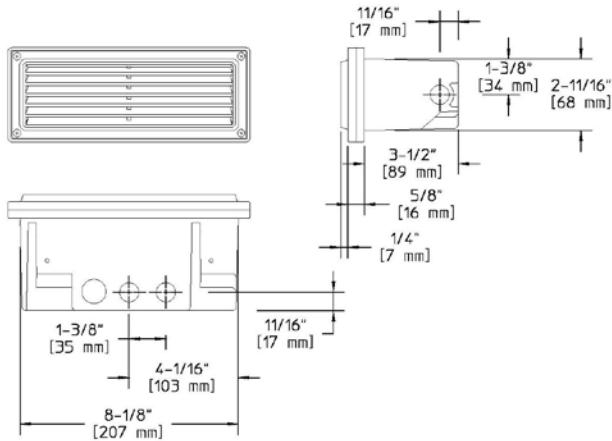
www.lblighting.com



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LED w/Warm Lens (RSC2) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco	Z76
Fixture Type:	Catalog No.: RSC2-N-K5-W-E	Qty:	



Ordering Guide

Example: RSC2 A K5 D3 W E

Product Code	RSC2	LED w/Warm Lens
Finish	A B H N	Black White Bronze Natural Bronze
Optics	K5	Symmetric Optics
Wattage	D3 D5	3 1W LEDs 5 1W LEDs
Lens	W	Amber glass lens
Voltage	E	120V

Specifications

HOUSING:

Cool external temperatures - all below 33°C - so the luminaire is cool to the touch, including the lens. Perfect for high pedestrian traffic and plant life applications. Exceeds European standard EN 563 both 1 second (85°C for composite, 80°C for glass) and 4 seconds (74°C for composite, 70°C for glass) of contact. Die-cast copper-free aluminum with 45° cutoff, with frosted tempered glass. Cast bronze louver is natural cast bronze with frosted tempered glass. Die-cast aluminum trim ring contains less than 0.3% copper to resist corrosion. Cast bronze fixture has polycarbonate, color impregnated, dark bronze finish. Die-cast aluminum back box contains less than 0.3% copper to prevent corrosion in concrete or masonry applications. Gasketing is silicone. Fasteners are 300 series stainless steel. Note: Recessed housing contains four (4) ½" NPS conduit inlets (two (2) on bottom and one on each side) and internal pull-through wiring compartment.

FINISH:

Zinc-rich primer and thermoset powdercoat for durability. Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications.

OPTICAL ASSEMBLY:

Warm (3000K), amber-colored tempered glass lens. The cast louver offers lower light levels with cut-off for lighting stairways or general lighting where shielding of the light source is more important than high light levels. Reflector is formed from highly reflective aluminum.

LAMPING:

White high brightness (HB) LEDs. Deliver 70% lumen maintenance at 50,000 hours. Cool white (5500K nominal).

ELECTRICAL ASSEMBLY:

Powered by Advance™: Integral Advance™ electronic LED driver. UL class2. -40°C/F minimum starting temperature. Pre-wired with high temperature 18 AWG wire. Input voltage range (VAC): 108-132. Input frequency: 60Hz. Integral surge protector built into LED driver circuit. 10.4 totals watts (3) 1W LEDs, 13.5 total watts (5) 1W LEDs.

WARRANTY:

Three-year limited warranty.

CERTIFICATIONS:

ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. ADA Compliant when used in indoor and outdoor wall applications.

Height :

3 1/2" (90mm)

Width:

9" (229mm)

Depth:

3 1/2" (90mm)

Max. Weight:

3.64 lb.

ISO 9001:2008 Registered

Page 1 of 1



Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice. 100 Craftway Drive, Littlestown, PA 17340 | P: +1-717-359-7131 F: +1-717-359-9289 | http://www.hadco.com | Copyright 2011 Philips HW2



Courtyard by Marriott | Lighting Boards

PITTSBURG, CALIFORNIA

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24

05/16/2019

PHILIPS
LUMEC

Urban

SoleCity

ULB100 LED bollard



Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

The Philips Lumec SoleCity family, going beyond decorative functional outdoor lighting to help you create a unique, stunning and harmonious look for any public space.

Ordering guide

example: ULB100-35W32LED3K-G2-LEV3-120-DMG-BKTX

Series	Lamp	Board Gen	Optical System	Volts	Driver Options	Luminaire Options	Finish
ULB100		G2					
ULB100 SoleCity Bollard	3000K 18W16LED3K ¹ 30W16LED3K 35W32LED3K 55W32LED3K	G2	LEV3 ² Type III (ASYM) LEV5 ³ Type V (SYM)	120 208 240 277 UNV	AST Pre-set driver for progressive start-up CDMG ^E 25 8 hrs. 25% reduction CDMG ^E 50 8 hrs. 50% reduction CDMG ^E 75 8 hrs. 75% reduction CDMG ^M 25 6 hrs. 25% reduction CDMG ^M 50 6 hrs. 50% reduction CDMG ^M 75 6 hrs. 75% reduction CDMG ^S 25 4 hrs. 25% reduction CDMG ^S 50 4 hrs. 50% reduction CDMG ^S 75 4 hrs. 75% reduction CDMG ^P Dimming level determined by user CLO Pre-set driver to manage lumen depreciation DMG 0-10V OTL Pre-set driver to signal end of life of the lamp	OVR ⁴ PH7 ⁵ PWFP1 RWP1 SSP UD VPA CS	Textured
	4000K 18W16LED4K ¹ 30W16LED4K 35W32LED4K 55W32LED4K						Non-Textured
							GR Gray Sandtex NP Natural Aluminum TG Hammertone Gold

1. AST, CDMG, CLO, DMG and OTL not available with this Lamp.
2. LEV3 available with 16LED.
3. LEV5 available with 32LED.
4. CDMG Dvnadimmer need to be selected to have OVR available.

APPLICATION

These high lumen fixtures are ideally suited for lobbies, auditoriums and many other applications with high ceilings, where superior light output is needed. Multiple beam distributions are ideal substitutes for par lamps, allow flexibility for the designer and eliminate glare and cut off issues.

PRODUCT DATA

REFLECTOR: Dual-optic system includes upper cone which determines the beam distribution and lower reflector to finish the ceiling without glare. Standard finish is soft clear Alzak with matching polished flange. Optional finishes available.

HOUSING: Heavy gauge galvanized steel housing provides a secure mounting platform for the electrical components and protects the optical assembly. Standard plaster flange allows up to one inch ceiling thickness. LED module is accessible from below.

MOUNTING: Universal Mounting brackets adjust vertically 1.5" and accepts C-channel or rigid bars (see optional accessories).

ELECTRICAL: 120 to 277 VAC, 50-60 Hz.

JUNCTION BOX: Heavy gauge galvanized junction box pre-wired with grounding pigtail. Easy access covers. Multiple conduit knockouts listed for through branch circuit wiring.

LED MODULE & DRIVER: Bridgelux Vero 29 LED module and driver. CRI = 80. Available in 90 CRI.

HEAT MANAGEMENT: Engineered heat sink provides passive cooling for optimum heat management of the LED engine.

DIMMING: Standard product is compatible with 0-10 volt dimming controls. Additional options available.

- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 45°C. Lower ambient temperatures yield longer lamp life.



For Damp Location

Catalog #:

4SQLBV

Example: 4SQLBV404KM

Fixture Series	Delivered Lumens (Range)	Color Temp.	Beam Dist.	Dimming
4SQLBV	70 (7714L-7914L, 82W) 60 (6559L-6774L, 72W) 40 (4309L-4437L, 41W)	5K = 5000K 4K = 4000K 35K = 3500K 3K = 3000K 27K = 2700K	N = 48° M = 67° W = 71°	See Next Page
	C9 = 90 CRI See next page for details on delivered lumens.			

Optional Accessories

Hanger Bars (set of 2)

- ☐ 101782 = #520 Caddy Bars
- ☐ 9152 = 52" C-Channel
- ☐ 9127 = 27" C-Channel
- ☐ 27BH = 27" Solid Bar
- ☐ 24CBH = 24" one-piece B-Line C-Channel hanger bar
- ☐ 26UBH = interlocking hanger bars expand to 26"

Fixture: Type:

Project:

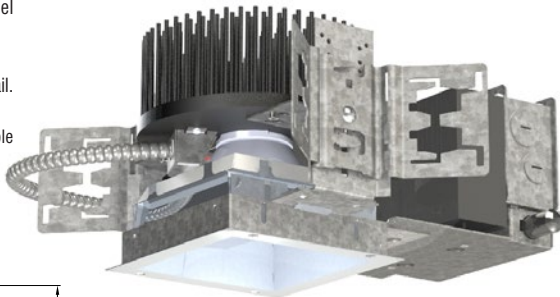


Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

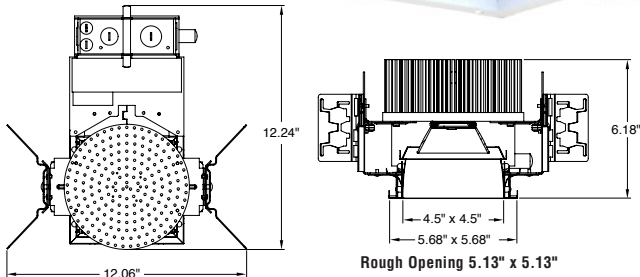


SERIES 4SQLBV

4309-7914 Lumen Bridglux LED – Recessed Downlight



5 Year Warranty



Catalog #:
4SQLBV
Example: 4SQLBVHAZPF

Trim	Trim Finish w/polished flange
4SQLBV – Open Downlight Reflector L3 – C73 Prismatic Glass Lens L5 – Frosted Glass Lens L6 – Frosted Acrylic Lens Option L7 – Solite Micro-Prismatic Glass Lens L8 – Clear Poly Carbonate Lens Option L9 – Clear Tempered Glass Lens Option SCLPF – Soft Specular Clear Alzak HAZPF – Haze Alzak	
For white painted flange, drop "PF" from Catalog #. For other finishes, consult reflector section.	

Options

- ☐ EM⁺ = Emergency Power Pack

Manufactured and tested to UL#1598 and CSA standards.
Note: Suitable for damp location.
Fixtures are not designed for direct contact with insulation.

All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice.
Alzak® is a registered trademark of Alcoa.

Series 4SQLBV – 4309-7914 Lumen Bridglux LED – Recessed Downlight

LDBV1.0
UMUNUR



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PITTSBURG, CALIFORNIA

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Attachment 3
Map of Surrounding Uses
Courtyard by Marriott, AP-19-1417 (DR, TRP)

★ **Project Site**



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
December 14, 2021**

ITEM: Consideration of a Resolution Approving Use Permit and Design Review of the Valero C-Store, AP-21-1572 (UP, DR)

ORIGINATED BY: Mel Higginbotham, 11584 Francis Drive, Grass Valley, CA 95949

SUBJECT: This is a request for use permit and design review approval of plans to demolish the existing kiosk building, reduce the length of the existing fuel island canopy, remove two fuel pump dispensers (while maintaining the service station with four remaining fuel pump dispensers), and construct a new 1,600 square foot commercial convenience store, at 1005 Railroad Avenue, in the CS-D (Downtown Service Commercial) District. Assessor's Parcel No. 085-204-006.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10180, approving Use Permit and Design Review Application No. AP-21-1572, subject to conditions.

BACKGROUND:

On June 15, 2021, Mel Higginbotham filed Planning Application No. 21-1572, requesting use permit and design review approval of plans to demolish the existing kiosk building, reduce the length of the existing fuel island canopy, remove two fuel pump dispensers, and construct a new 1,600 square foot commercial convenience store for Valero.

PROJECT DESCRIPTION:

Existing Conditions: The project site is an approximately 10,350 square foot parcel located on the southeast corner of Railroad Avenue and East 10th Street.

The project site has an existing 300 square foot kiosk and 2,050 square foot fuel canopy with six fuel pumps. The site has driveway entrances along both Railroad Avenue and 10th Street.

See Attachment 3 for site photos.

Surrounding Land Uses:

North:	East 10 th Street Pittsburg Housing Authority, Chamber of Commerce,
West:	Railroad Avenue, Property owned by Pittsburg Unified School District
South:	Vacant land

East: Cumberland Street, Bruno's Barber Shop, various commercial and residential uses

See Attachment 4 for a map of surrounding uses.

Proposed Project: The proposed project would maintain an existing service station on site, reduce the number of fuel pump dispensers from six (6) to four (4), and include an expansion of use for the existing Valero convenience store. A service station falls under the use classification of "Service Station", defined in Pittsburgh Municipal Code (PMC) section 18.08.080.30.gas, "Establishment primarily engaged in the retail sale of gasoline and motor fuel. This classification provides for the incidental sale of grocery items or related retail goods, and auto parts and accessories. Services offered may include minor vehicle repair and installation of parts, towing services limited to automobiles, nonmechanical washing and waxing or mechanical washing other than classified under automobile washing. Other repair activities are classified under automobile and recreational vehicle repair, major." A Service Station is a conditionally permitted use in the CS-D District with an approved use permit. The existing service station was legally established, and the proposed project would not expand the service station use. A convenience store falls under the use classification of "Grocery", defined in Pittsburgh Municipal Code (PMC) section 18.08.080.14.a, "This classification includes a supermarket or convenience store that sells general merchandise incidental to food and beverages". A Grocery is a conditionally permitted use in the CS-D District with an approved use permit. The business operator is proposing to offer ready to eat foods on site, including bean to cup coffee, cappuccino, pizza, hot chicken, fresh fruit, packaged cut fruits, fresh baked cookies, iced tea, fresh packaged salad and sandwiches, frozen beverages including sugar-free options, and packaged snacks. The business would operate between the hours of 5:00 a.m. and 12:00 a.m. (midnight) daily. The business plans to staff approximately 6 employees.

This project consists of demolishing the existing 300 square foot kiosk building, reducing the length of the existing fuel island canopy from approximately 2,000 square feet to 1,400 square feet, removing two fuel pump dispensers, constructing a 1,600 square foot commercial convenience store and 201 square foot trash enclosure, sidewalks, parking lot, and landscaping improvements. The parking lot will include restriping for 5 parking spaces including one (1) loading zone, one (1) van accessible ADA space along with 8 fuel island canopy spaces, and electrical conduit capable of supporting one (1) electric vehicle charging station. Landscaping upgrades to the project site include planting of climbing vines along the western façade of the building and a new landscape strip along the southern property line, along with maintaining the existing landscaping.

Access to the project will utilize a connection to existing driveways from Railroad Avenue and East 10th Street.

See Attachment 2 for project plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is in the 'Downtown Subarea' of the General Plan and has a land use designation of 'Service Commercial.' In this subarea, retail and commercial office uses line Railroad Avenue, north of East 10th Street. Service commercial uses are located along East 10th Street, the old County highway. Residential neighborhoods surround the commercial corridors, with high-density developments located near the waterfront.

The proposed project is consistent with the General Plan, specifically, Goal 2-G-1, which calls for maintaining a compact urban form; Goal 2-G-6, which calls for reuse and revitalization of underutilized sites; and Goal 11-G-10, which calls for buffer landscaping. The proposed development project would occur on an under utilized parcel and would provide new improvements to the area.

As further shown in Attachment 7, the proposed project is consistent with all applicable General Plan goals and policies.

Zoning: The project site is located within the CS-D (Downtown Service Commercial) District; where a grocery use is a conditionally permitted use with an approved use permit application. Pursuant to PMC section 18.52.100, all projects require design review. The schedule set out in PMC Table 18.52.115 prescribes development regulations for the CS-D District. As shown in Attachment 5 of this report, the proposed project meets or exceeds the CS-D District property development regulations, which include height, FAR, lot coverage, lot area, lot width, setbacks, landscape coverage, and parking for both cars and bicycles.

Design Guidelines: The proposed project is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 6, the proposed project is consistent with the applicable DRDG sections, specifically those that call for:

- 1) continuous horizontal rooflines should not exceed 50 feet in length (DRDG IV.f);
- 2) design choices should incorporate or prepare for electric vehicle charging (DRDG VI.D.4); and
- 3) secure bicycle parking facilities should be provided (DRDG VI.D.9).

Required Findings: In accordance with PMC section 18.36.220(B), design review approval may be granted if the Planning Commission can make a determination that the proposed project is consistent with the following standards:

- A. the structures 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;
- B. the structures 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 structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structures are in harmony with proposed developments on land in the general area; and
- E. the applications conform with the criteria set forth in any applicable city-adopted design guidelines.

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 Determination: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, 'New Construction or Conversion of Small Structures' of the state CEQA Guidelines, section 15303(c). This section exempts commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The convenience store building that would be constructed is 1,600 square feet.

Public Notice: On or prior to December 4, 2021, notice of the December 14, 2021, public hearing was posted at City Hall and at or near the proposed project site; and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, 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 "Harbor and School St", "Marina Vista", and "W8th" neighborhoods.

ANALYSIS:

As shown in Attachment 7, the proposed project is consistent with applicable goals and policies contained within the General Plan. Most notably, the proposed project is consistent with Land Use Element Goals 2-G-1 and 2-G-6, which encourage the City to maintain a compact urban form within the City's projected municipal boundary and use vacant infill land and underutilized sites.

The proposed project would improve the neighborhood by developing an underutilized lot with a well-designed building and updated parking lot and landscaping. The building's design, materials, and colors would be compatible with other commercial buildings in the area, including the 'La Raza' store located just east of the project site. The project would also conform to all applicable criteria set forth in the City's adopted DRDGs, if conditions of approval are adopted requiring the project to: a) screen all utility box transformers, backflow preventers, meters, and junction boxes from public view; b) break up any continuous roof line expanses exceeding 50 feet in length; c) install downspouts behind building walls; and d) incorporate a cool roof on the building and pre-wire the building roof for solar panels.

Community and Economic Development Department staff recommends that the Planning Commission can make the required findings to approve the design review request, along with the inclusion of several conditions of approval, including key conditions noted above, as well as the following:

1. Licensing. The business operator shall maintain a City of Pittsburg business license. (Condition No. 2)
2. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse. (Condition No. 5)
3. Landscape Maintenance. The applicant shall be responsible for maintaining landscaping in accordance with the approved landscape plan. Amendments or modifications to the approved landscape plan shall be submitted to the city planner for approval. (Condition No. 6)
4. Hours of Operation. The business hours shall be limited to the hours between 5:00 a.m. and 12:00 a.m. (midnight); and, shall prohibit alcoholic beverage sales before 9:00 a.m. and after 10:00 p.m. (Condition Nos. 19 and 22)

ACTION REQUIRED:

Move to adopt Resolution No. 10180, approving Use Permit and Design Review Application No. 21-1572, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10180
2. Project Plans, dated October 12, 2021
3. Site Photos
4. Map of Surrounding Land Uses
5. Property Development Regulations Table
6. Development Review Design Guidelines
7. Applicable General Plan Goals and Policies
8. Public Hearing Notice

Prepared by: Celina Palmer, AICP, Associate Planner

Attachment 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Use Permit and	)	Resolution No. 10180
Design Review Approval to Reduce the	)	
Size of an Existing Fuel Canopy,	)	
Demolish an Existing Kiosk Building and	)	
Construct a 1,600 Square Foot	)	
Commercial Convenience Store at 1005	)	
Railroad Avenue, for "Valero C-Store,	)	
AP-21-1572 (UP, DR).")	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 15, 2021, Mel Higginbotham filed Planning Application No. 21-1572, requesting a use permit to expand the existing convenience store use, and design review approval of plans to demolish the existing kiosk building, reduce the length of the existing fuel island canopy from approximately 2,000 square feet to 1,400 square feet, remove two fuel pump dispensers (while maintaining the service station with the remaining four fuel pump dispensers), and construct a 1,600 square foot commercial convenience store, at 1005 Railroad Avenue, in the CS-D (Downtown Service Commercial) District. Assessor's Parcel No. 085-204-006.
- 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. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, 'New Construction or Conversion of Small Structures' of the state CEQA Guidelines, section 15303(c). This section exempts commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The convenience store building that would be constructed is 1,600 square feet and the remaining fuel canopy would be 1,400 square feet.
- D. On or prior to December 4, 2021, notice of the December 14, 2021, public hearing was posted at City Hall and at or near the proposed project site; and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site,

and to individuals who had previously filed written request for such notice, 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 "Harbor and School St", "Marina Vista", and "W8th" neighborhoods.

- E. On December 14, 2021, the Planning Commission held public hearing on Planning Application No. 21-1572, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report, "Consideration of a Resolution Approving Use Permit and Design Review of the Valero C-Store, AP-21-1572 (UP, DR)," dated December 14, 2021, all the information contained in the Planning Division files on the project adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Design Review

2. The proposed project will:
 - a. The project will conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed structure's materials and earth tone colors are in keeping with the character of the area.
 - b. The structures will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the proposed structures will be required to comply with all applicable building and fire codes.
 - c. The exterior design and appearance of the site will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the project includes the addition landscaping, such as climbing vines along the western building façade which will appear more attractive than the existing parcel in its current state of underutilization.
 - d. The structures will be in harmony with proposed developments on land in the general area, in that the proposed structure's materials and earth tone colors are in keeping with the character of the area and currently there are no

proposed developments near the project's vicinity.

- e. The proposed projects will conform with the criteria set forth in the City's adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864), if conditions of approval are adopted requiring the project to: a) screen all utility box transformers, backflow preventers, meters, and junction boxes from public view; b) break up any continuous roof line expanses exceeding 50 feet in length; c) install downspouts behind building walls; and d) incorporate a cool roof on the building and pre-wire the building roof for solar panels.

Conditional Use Permit

3. The proposed convenience store will:

- a. be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that the use is a conditionally permitted use in CS-D (Downtown Service Commercial) District, and the proposed project will be in compliance with all development regulations for the CS-D District;
- b. not be detrimental to the health, safety, and general welfare of the City, in that it will be required to meet health and safety requirements of the Pittsburgh Community Development Department and the Contra Costa County Fire Protection District, and if a condition of approval is adopted to limit the operation of the convenience store between the hours of 5:00 a.m. and 12:00 a.m. (midnight), and prohibit alcohol sales before 9:00 a.m. and after 10:00 p.m.;
- c. will not adversely affect the orderly development of property within the City, in that it will be located near similar commercial uses along 10th Street and Railroad Avenue;
- 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 it will reflect continued investment in the neighborhood and have a positive impact on the City tax base;
- e. will be consistent with site's 'Service Commercial' General Plan land use designation in that this designation is intended to provide sites for commercial business, including automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses. Offices, retail uses, restaurants, and convenience stores should be allowed as ancillary uses;

- f. will not create a nuisance or enforcement problem within the neighborhood, in that the use will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns;
 - g. will not encourage marginal development within the neighborhood, in that the new development will improve the appearance of the property and neighborhood, by removing a faded structure and replacing it with a new structure with a refreshed appearance;
 - 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 it is located in an area of the City served by existing utilities; and
 - i. will not be inconsistent with the City's approved funding priorities, in that that there is no public money involved in this project.
- B. The Staff Report entitled, "Consideration of a Resolution Approving Use Permit and Design Review of the Valero C-Store, AP-21-1572 (UP, DR)," dated December 14, 2021, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Design Review Application No. 21-1572, subject to the following conditions:

Planning Conditions:

Use Permit:

1. **Conformity with Project Plans.** The project shall be constructed in substantial conformity with the project plans date stamped October 12, 2021, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. **License and Permitting.** At all times during operation of the business, the business operator shall maintain a city business license, permit approval from the Contra Costa Department of Environmental Health, permit approval from the Bay Area Air Quality Management District, and other permits as required for the sale of food and dispensing of gasoline on the site.
3. **Outdoor Storage.** No pallets, shipping or storage containers, drums, scrap materials, recyclable or otherwise, shall be stored outdoors on the premises,

except as otherwise approved by the Planning Division.

Design Review:

4. Exterior Appearance. The exterior of the structure shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.
5. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
6. Landscape Maintenance. The applicant or subsequent business owner or operator shall be responsible for maintaining landscaping in accordance with the approved landscape plan. Amendments or modifications to the approved landscape plan shall be submitted to the city planner for approval.
7. Solar Readiness. The proposed building roof shall be pre-wired to create a solar ready surface.
8. Cool Roof.: The entire roofing surface behind the building parapets shall be painted white to create a 'cool roof', consistent with Guideline VI.D.1 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864).
9. Electric Vehicle Charging. The applicant shall provide electrical conduit capable of supporting electric vehicle supply charging for a minimum of one (1) vehicle.
10. Bicycle Parking. The applicant shall maintain a permanent, fixed secure bicycle locker with capacity for 2 standard bicycles. The final design and location of any new bicycle locker(s) shall be subject to review and approval by the Planning Division.
11. Utility Screening. All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen, consistent with Guideline IV.d of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
12. Horizontal Rooflines. The building design shall be modified to break up any continuous horizontal roof line exceeding 50 feet in length, consistent with Guideline IV.f of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). The modifications shall be incorporated into the construction drawings for the project and shall be reviewed and approved by the Planning Division prior to the issuance of a building permit.

13. Gutters & Downspouts. All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
14. Site Maintenance. The site shall be kept clean and free of all litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage on-site shall be prohibited.
15. Signage. Signage for the use is not approved with this resolution. The applicant or their designee shall submit proposed signs as part of a separate sign permit application, which will be subject to review and approval by the Planning Division prior to installation.

Police Conditions:

16. Video Surveillance. The business owner shall provide the Pittsburgh Police Department access to video surveillance immediately upon request, as related to criminal activity.
17. Graffiti. Business operator shall clean/remove graffiti within 24 hours of discovery.
18. No Gambling. Gaming and gambling devices shall be prohibited at this site.
19. Hours of Operation. Hours of operation for the business shall be limited to the hours between 5:00 a.m. and 12:00 a.m. (midnight).
20. Alcoholic Beverage Sales. The business operator shall obtain state Department of Alcoholic Beverage Control (ABC) approval of an alcohol off-sale license, prior to the sale of any alcoholic beverages from the convenience store or storage of any alcoholic beverages on-site.
21. No Loitering. The facility operator shall post signage advising customers that consumption of alcoholic beverages and loitering on-site are prohibited. The signage shall be placed in a prominent location near the main entrance of the building and shall be at least one square foot in size, or larger as necessary to ensure that the text of the sign is legible at a minimum distance of five feet.
22. ABC License. Upon approval of a liquor license by the Department of Alcoholic Beverage Control (ABC), the following conditions shall be applicable:

- a. Signage advertising the availability of alcohol for purchase from the store, including display of corporate logos of alcohol vendors, shall not be posted so as to be visible to any individual positioned outside of the store.
 - b. No alcoholic beverage sales shall occur before 9:00 a.m. and after 10:00 p.m.
 - c. The sale of single containers of beer or malt liquor shall be prohibited. Beer shall only be sold in manufacturer-assembled multi-packs consisting of four or more containers.
 - d. Fortified wine shall not be sold from the store. Wine that is sold from the store shall be limited to manufacturer standard-sized containers holding 680 or more milliliters (mL) of product. Single-serving bottles of wine or wine coolers may be sold, provided that each single-serving bottle contains at least 187 mL of alcohol and provided that they are sold in manufacturer-assembled multi-packs of four or more bottles.
 - e. At no times shall there be more than 25 linear feet of shelving within the store that is devoted to the sale and/or display of alcoholic beverages.
23. Transfer of ABC License. In accordance with Business and Professions Code subsection 23800(E), and upon application for transfer of ownership of the ABC license, the Pittsburg Police Department shall reserve the right to amend the conditions of the ABC license.
24. 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 owner 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/operator's sole expense.

Engineering Conditions:

Engineering Fees:

25. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The

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

26. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 6.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.
27. 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.
28. 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.
29. 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.

30. 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 \$114.19 plus \$0.06/sf of parcel improvements for non-residential uses.

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

Engineering Submittals:

32. Improvement Plans. The applicant shall submit an electronic file of the Civil Plans to engfrontdesk@pittsburgca.gov. The plan set should include the following information:

- a. A Site Plan
- b. A Grading and Drainage Plan
- c. A Utilities Plan
- d. A Landscaping and Irrigation Plan
- e. An Erosion and Sedimentation Control Plan
- f. Offsite Improvements due to Project Impacts

33. 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.

NPDES Requirements:

34. 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:

- a. 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.
- b. Providing covered trash, food waste, and compactor enclosures.
- c. Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.

- d. Minimizing the amount of directly connected impervious surface area.
- e. Marking all storm drains with “No Dumping, Drains to Delta” messages.
- f. Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- g. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo’s authority and standards:
 - Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
 - Dumpster drips from covered trash and food compactor enclosures.
 - Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

35. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan. The Plan should 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 Design Conditions:

- 36. ADA Compliance. The applicant shall remove and replace the two driveways along 10th Street with one 35-foot-wide ADA compliant commercial driveway, per City standard specifications.
- 37. Driveways. The applicant shall remove the existing 40-foot-wide driveway along Railroad Avenue and replace it with one 35-foot-wide ADA compliant driveway.
- 38. Sidewalk Improvements. The applicant shall remove the existing pavers fronting the property limits along Railroad Avenue and 10th Street, and replace the pavers with concrete sidewalk.
- 39. Curb Ramps. The applicant shall remove the existing curb ramp at the northwest corner of the project site at Railroad and 10th Street, and install a concrete, ADA compliant curb ramp.

Standard Conditions:

- 40. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or

federal agency for requirements that may pertain to this project.

41. Sales Tax on Construction Materials. The applicant, subsequent developers, or their contractors, subcontractors, agents, or affiliates shall use best reasonable efforts to pay local sales tax in connection with the purchase, acquisition, and/or supply of goods and materials, as well as any new or replacement equipment and supplies purchased during the course of operation. Sales tax(es) shall be apportioned and paid at the applicable sales tax rate in effect for the City as administrated by the California Department of Tax and Fee Administration (CDTFA). At no point may Developer or its contractors, subcontractors, agents or affiliates contractually agree to waive or share sales and use taxes from this Project with any other city, county or entity in the State of California, including another jurisdiction where they have offices or conduct business. The City of Pittsburg will be the sole jurisdiction of record to the transfer of title. Developer and its contractors, subcontractors, agents and affiliates shall comply with the Sales and Use Tax Requirements ("Requirements") set forth below and all CDTFA requirements.
42. 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 10180 shall govern.
43. 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.
44. Expiration of Approval. This design review approval will expire on December 14, 2022, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

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 14th day of December, 2021, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

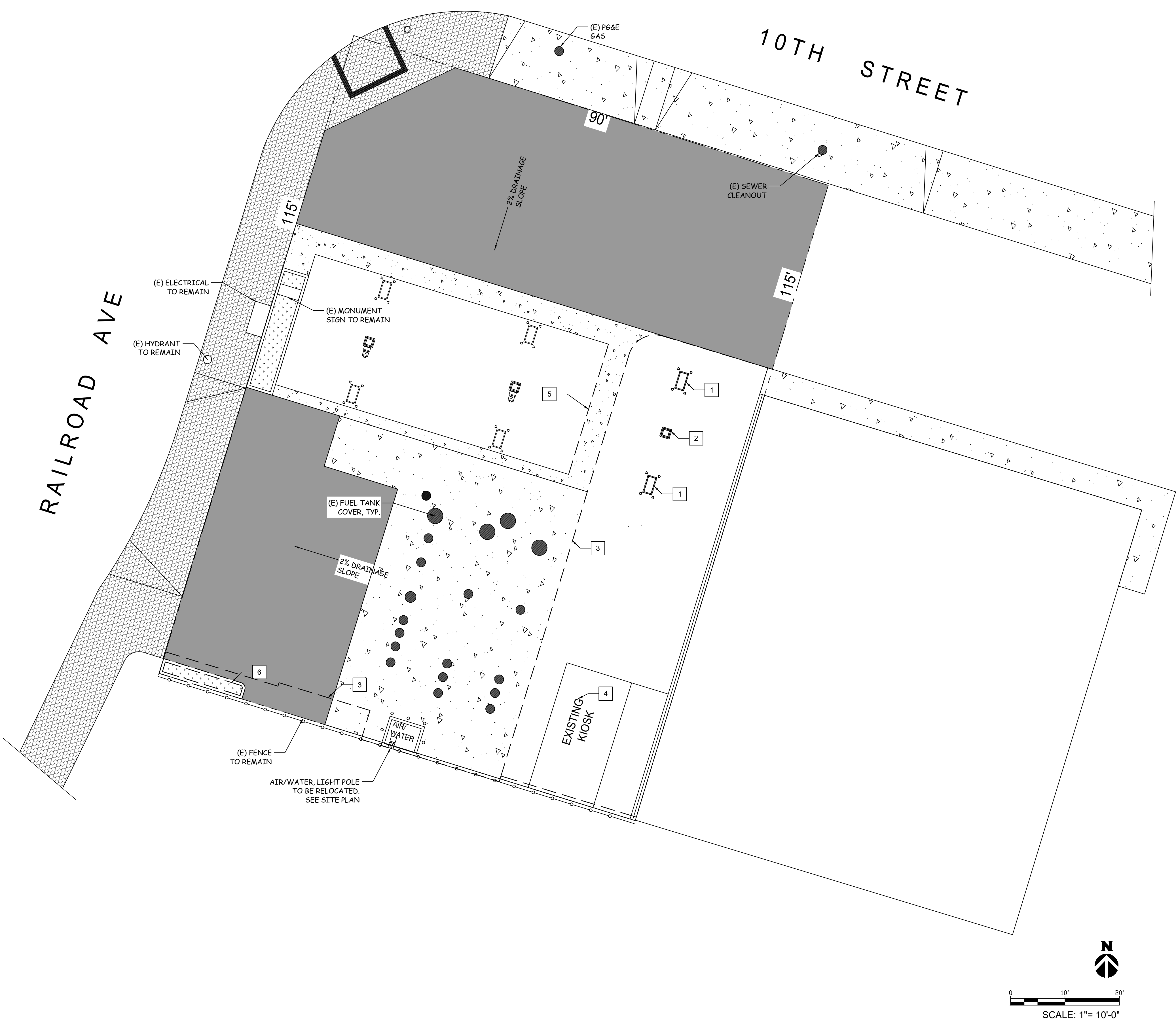
ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10180 was adopted by the Planning Commission of the City of Pittsburg on December 14, 2021.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

C:\Users\Elindoo\Documents\1005 Railroad Ave - Pittsburg\Current Drawings\SP-0.0 - SITE PLAN.DWG, MW, 10/10/2021



SITE PLAN KEYNOTES

- 1 REMOVE FUEL PUMP(S), CAP AND SEAL PIPING AS NECESSARY.
- 2 REMOVE COLUMN, SEE SITE PLAN FOR NEW COLUMN LOCATION.
- 3 SAW CUT LINE, VERIFY DIMENSIONS ON SITE PLAN.
- 4 DEMO EXISTING SERVICE KIOSK.
- 5 DEMO PORTION OF FUEL CANOPY, VERIFY DIMENSIONS ON SITE PLAN.
- 6 DEMO EXISTING LANDSCAPE PLANTER, TREES TO REMAIN.

M. HIGGINBOTHAM ARCHITECT
LICENSE NO. C-36401
MHA
DESIGN SERVICES
11584 FRANCIS DRIVE
GRASS VALLEY, CA 95949
(530) 263-5899
MelH.Architect@gmail.com

A PROJECT FOR:
SHAAN HOLDINGS, LLC.

5453 COSUMNES DR
STOCKTON, CA. 95219
CONTACT: SANDEEP DHANDA
(209) 518-3496
sandeepdhanda@yahoo.com



SET REVISIONS				DATE	
NO	DESCRIPTION	DATE			
1	DESIGN REVIEW PLAN SET	7/20/21			
2	DESIGN REVIEW CYCLE-2	10/07/21		SCALE	
				DRAWN	
				CKD	
				APPD	

1005 RAILROAD AVE PITTSBURG, CA	EXISTING SITE PLAN/ DEMO PLAN	
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SP-0.0

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

C:\Users\Owner\Desktop\MAA - Central Project Folder\1005 Railroad Ave - Pittsburg\Current Drawings\SP-1.0 - SITE PLAN\MAA\working.dwg



LEGEND

EXISTING PAVING TO REMAIN.

EXISTING CONCRETE TO REMAIN.

EXISTING SIDEWALK PAVERS TO REMAIN.

EXISTING LANDSCAPE TO REMAIN.

NEW LANDSCAPE AREA

NEW CONCRETE WALKWAY

SITE PLAN KEYNOTES

1

(E) FUEL DISPENSER TO REMAIN.

2

NEW TRASH ENCLOSURE, SEE 1/SD-1.0

3

NEW LANDSCAPE STRIP.

4

EXISTING TREE TO REMAIN.

5

NEW PARKING LOT STRIPING.

6

BICYCLE LOCKER, SEE 7/SD-1.0 FOR SPECIFICATIONS.

7

G.C. TO PROVIDE ELECTRICAL CONDUIT CAPABLE OF SUPPORTING E.V. CHARGING STATION.

8

RELOCATED AIR/WATER STATION

9

CONCRETE BOLLARD, SEE 6/SD-1.0 FOR DETAIL.

PROJECT DATA

FAR CALCULATION

LOT AREA: 10,350 SQUARE FEET

BUILDING SQUARE FOOTAGES:

PROPOSED C-STORE: 1,600 SQUARE FEET

MODIFIED FUEL CANOPY: 1,400 SQUARE FEET

BUILDING COVERAGE: 3,000/10,350= 29% COVERAGE

LANDSCAPE COVERAGE: 147/10,350= 1.5% COVERAGE

PARKING CALCULATIONS

USE: SERVICE STATION/ 4 + 1 PER 500 SQ. FT.

1,600/500= 4 + 4 = 8 SPACES REQUIRED

12 SPACES PROVIDED INCLUDING 8 FUEL ISLAND SPACES

SITE PLAN NOTES

1.

GENERAL (E) SURFACE DRAINAGE PATTERN IS TO REMAIN AS IS.

2.

ALL (E) ASPHALT SURFACES ON PARKING AREA NOT BEING REMOVED ARE TO BE GIVEN A SLURRY TOP-COAT PRIOR TO RE-STRIPING. DECAYED AREAS OR POTHOLES ARE TO BE FILLED WITH ASPHALT OR CONCRETE AS APPLICABLE PRIOR TO TOP-COAT.

3.

ALL PARKING SPACES WHETHER ARE TO BE FRESHLY STRIPED IN DIMENSIONS CONFORMING TO CURRENT MUNICIPAL STANDARDS.

4.

(N) SITE LIGHTING IS TO CONFORM TO MINIMUM MUNICIPAL COMMERCIAL ILLUMINATION STANDARDS.

5.

ALL SITE AND BUILDING IMPROVEMENTS ARE TO CONFORM TO ACCESSIBILITY STANDARDS AS DEFINED IN THE CURRENT CALIFORNIA BUILDING CODE.

6.

APPLICANT FOR THIS PERMIT, OR APPLIANT'S GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIPMENT AND MATERIALS FOR GENERAL ENVIRONMENTAL PROTECTION DURING CONSTRUCTION UNDER THIS PERMIT, INCLUDING STORM WATER POLLUTION PREVENTION AS MANDATED BY THE JURISDICTION IN WHICH WORK TAKES PLACE.

7.

GENERAL CONTRACTOR IS TO VERIFY ALL PROPERTY BOUNDARIES INDICATED ON THIS DRAWING PRIOR TO START OF CONSTRUCTION.

8.

ALL CONSTRUCTION MATERIALS, EQUIPMENT, AND TEMPORARY REFUSE ARE TO BE STORED WITHIN THE PROPERTY BOUNDARY AND SOUTHEAST OR NORTHWEST OF THE EXISTING BUILDING (I.E. GENERALLY CONCEALED FROM LOCAL STREET TRAFFIC).

9.

GENERAL CONTRACTOR IS TO FAMILIARIZE THEMSELVES WITH ALL UTILITY EASEMENTS ON THE PROPERTY AND HAVE (E) PIPELINES OR CONDUITS MAPPED BY DIG-ALERT PRIOR TO THE START OF ANY EXCAVATION.

M. HIGGINBOTHAM ARCHITECT

LICENSE NO. C-36401

MAA

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LICENSED ARCHITECT

MELVIN R. HIGGINBOTHAM

C-36401

REN. 3/31/23

STATE OF CALIFORNIA

NO	DESCRIPTION	SET REVISIONS				
		DATE	SCALE	DRAWN	CKD	APPD
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2	DESIGN REVIEW CYCLE-2	10/07/21				

1005 RAILROAD AVE

PITTSBURG, CA

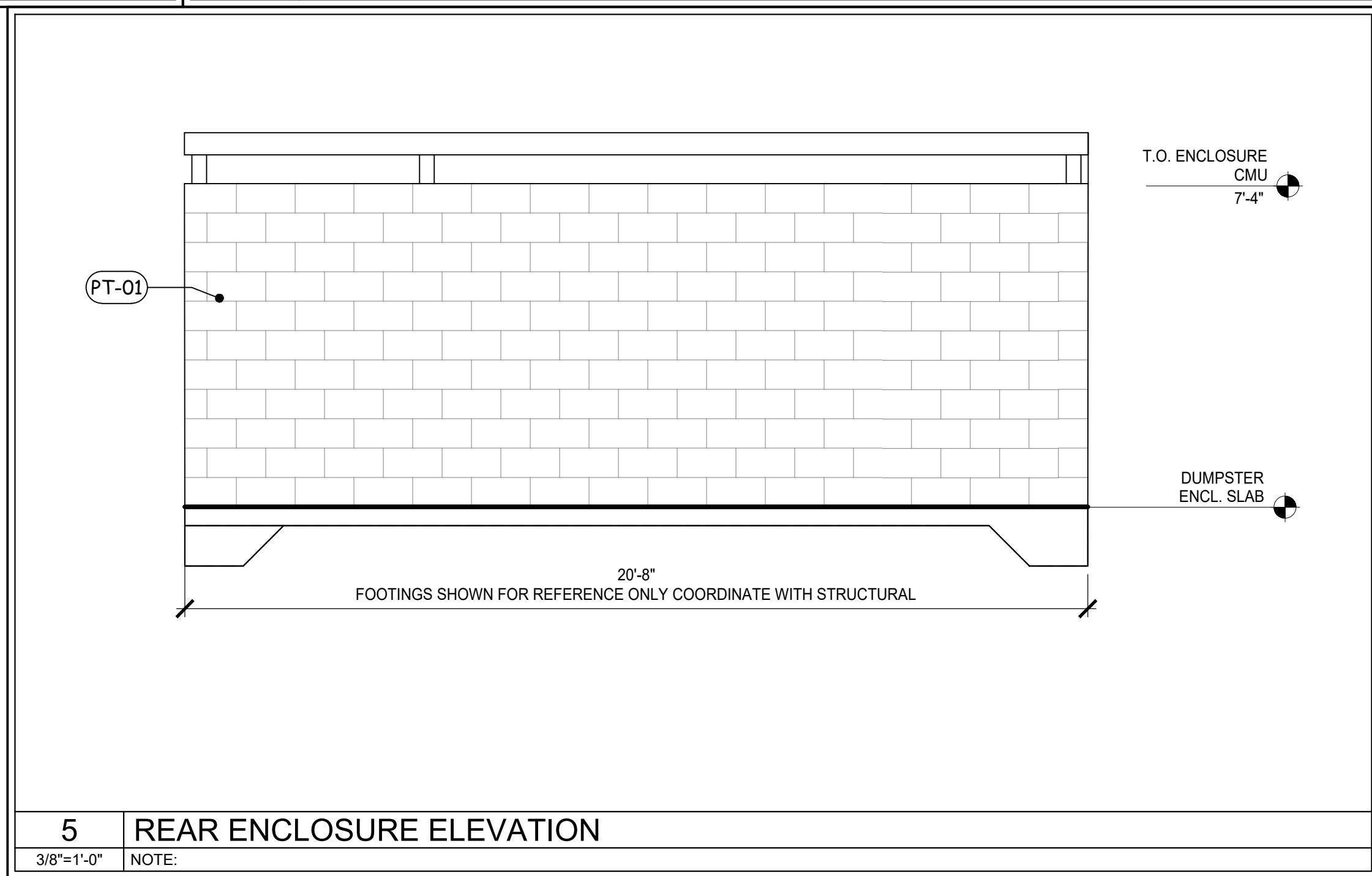
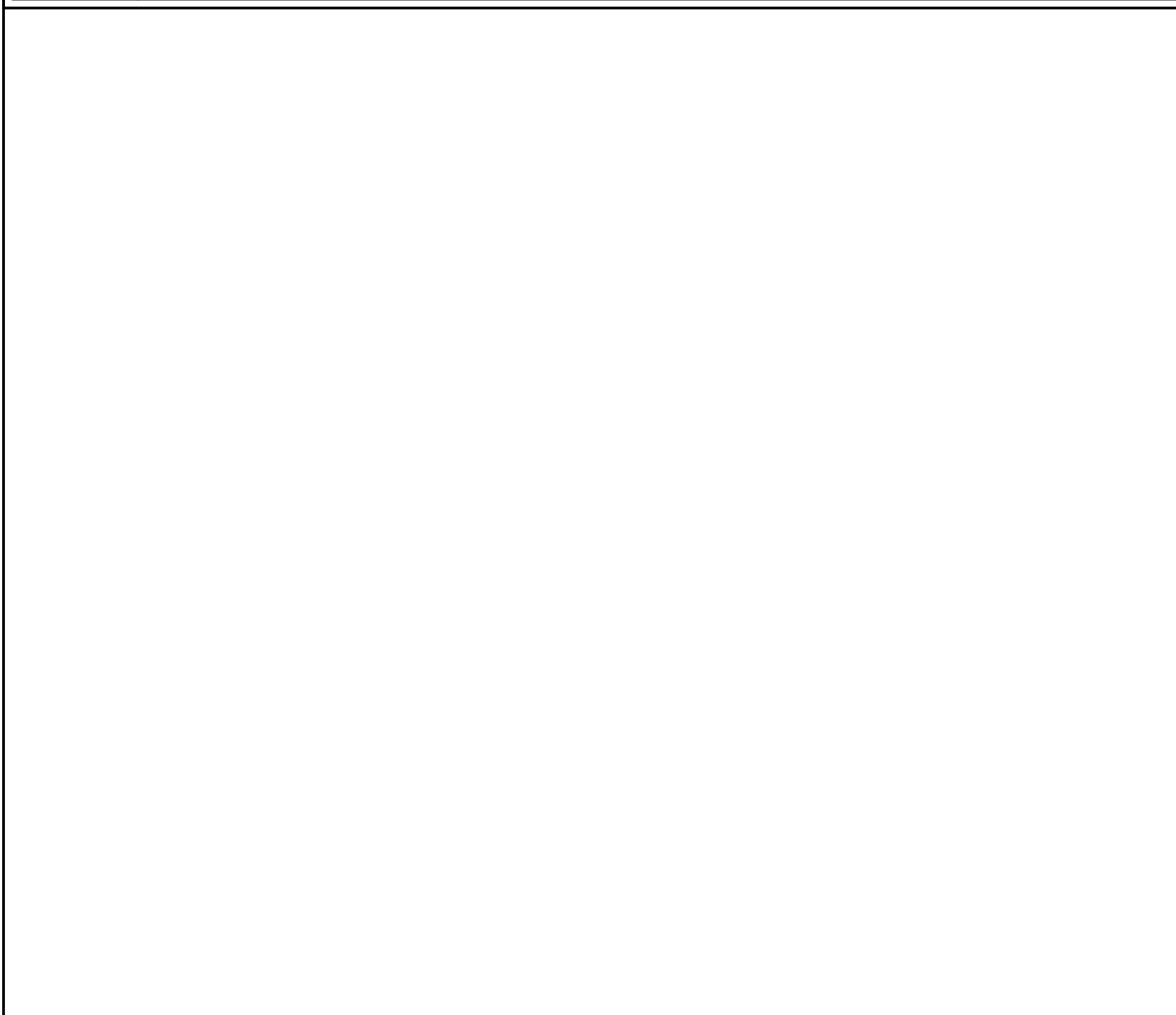
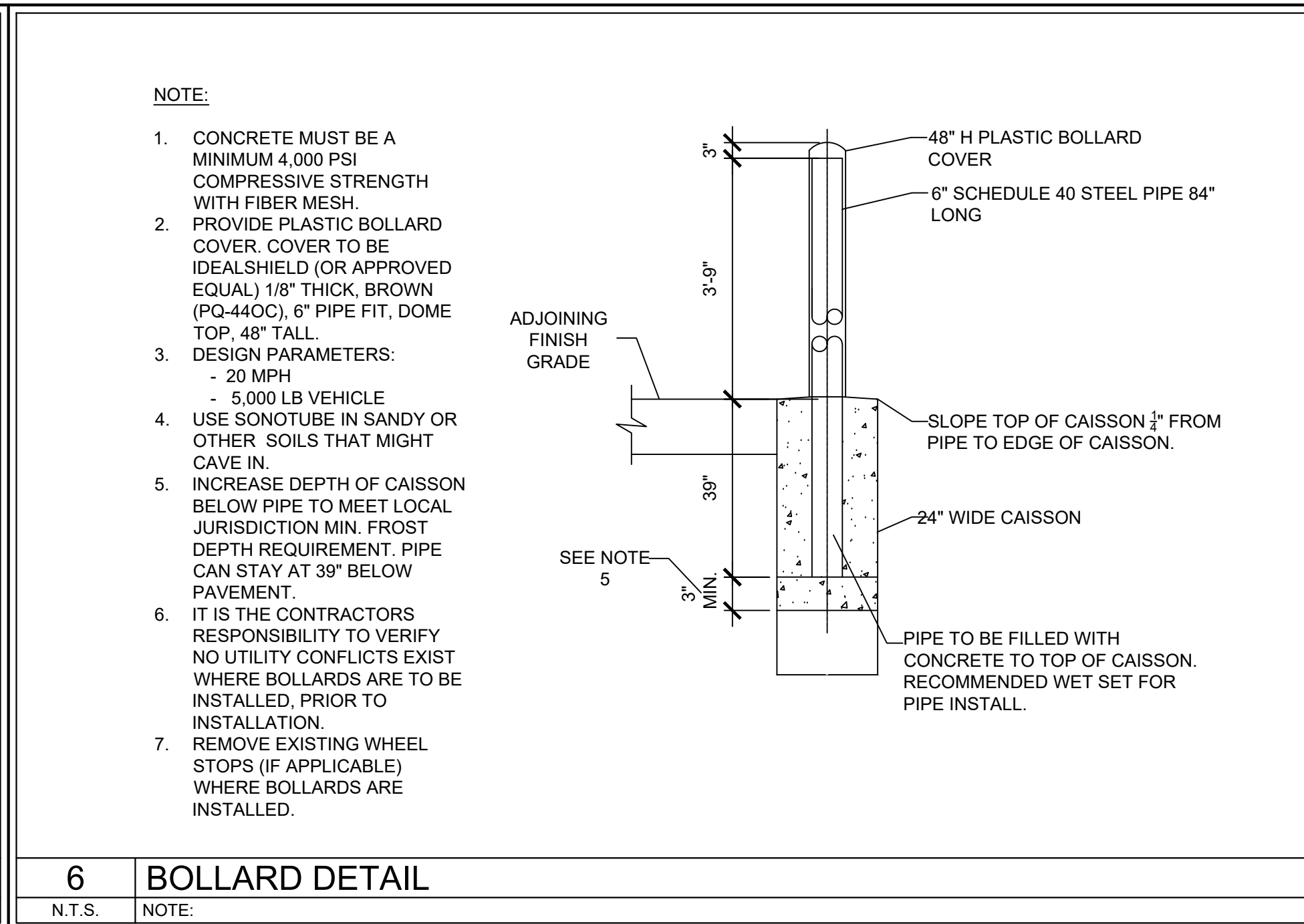
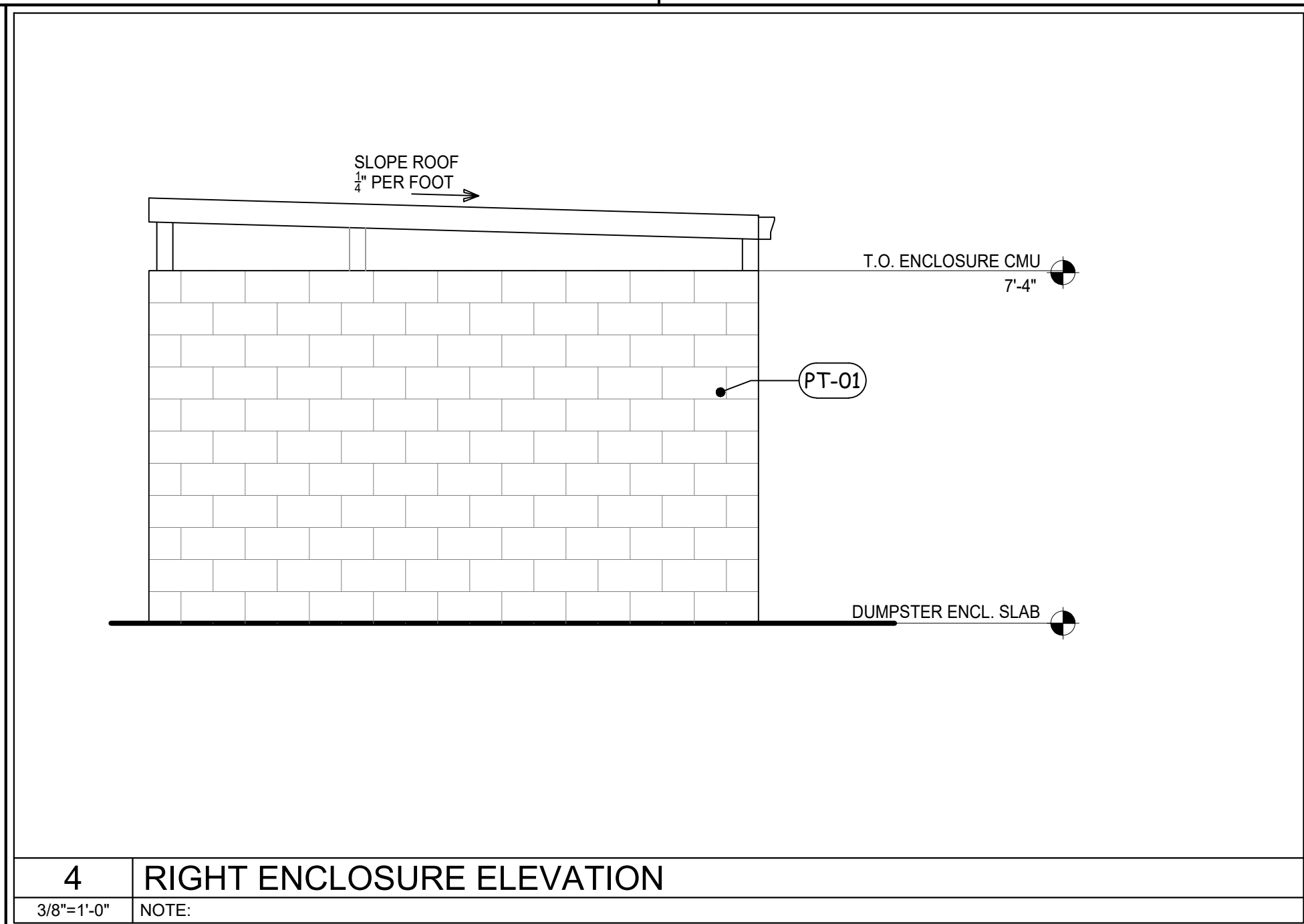
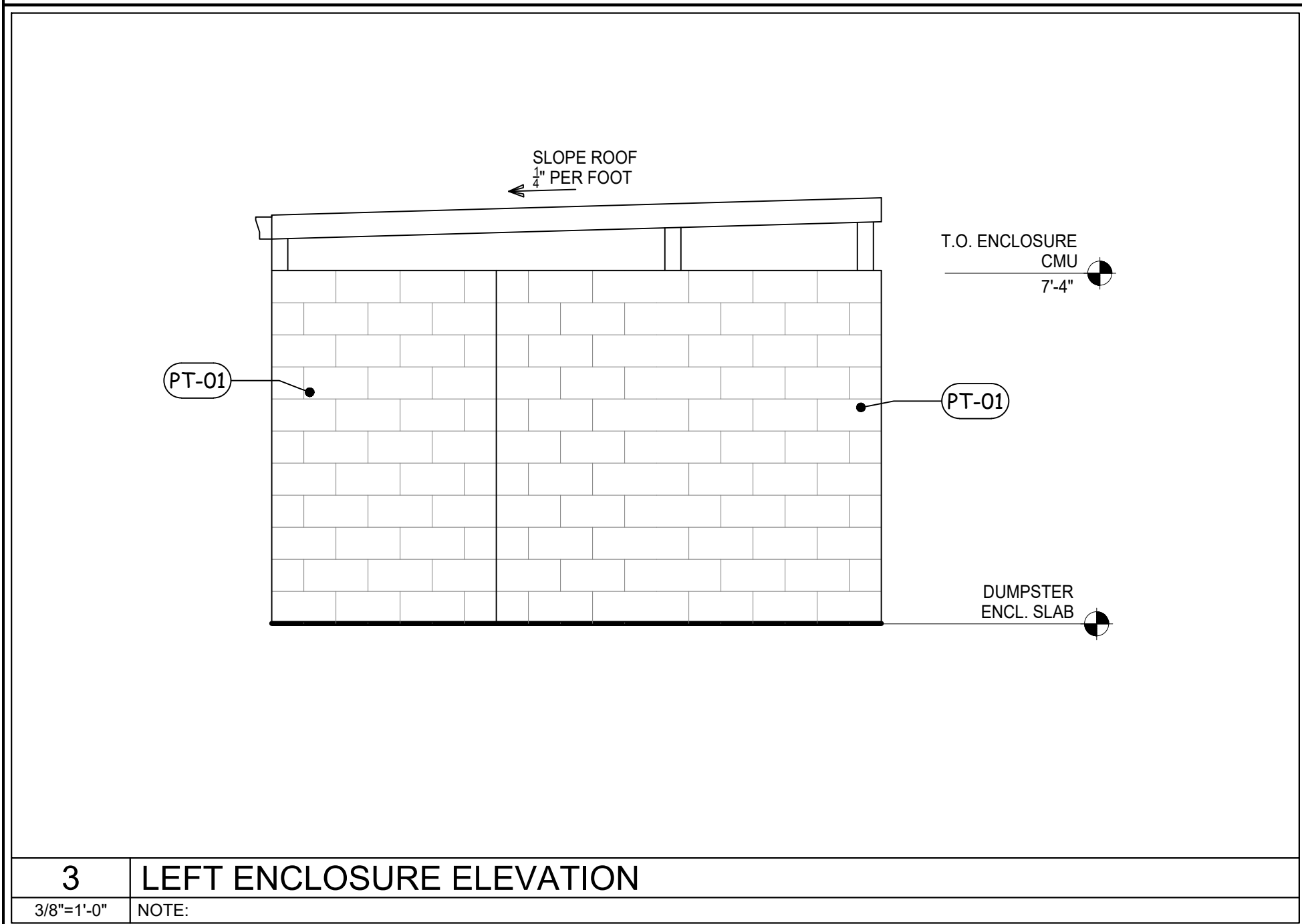
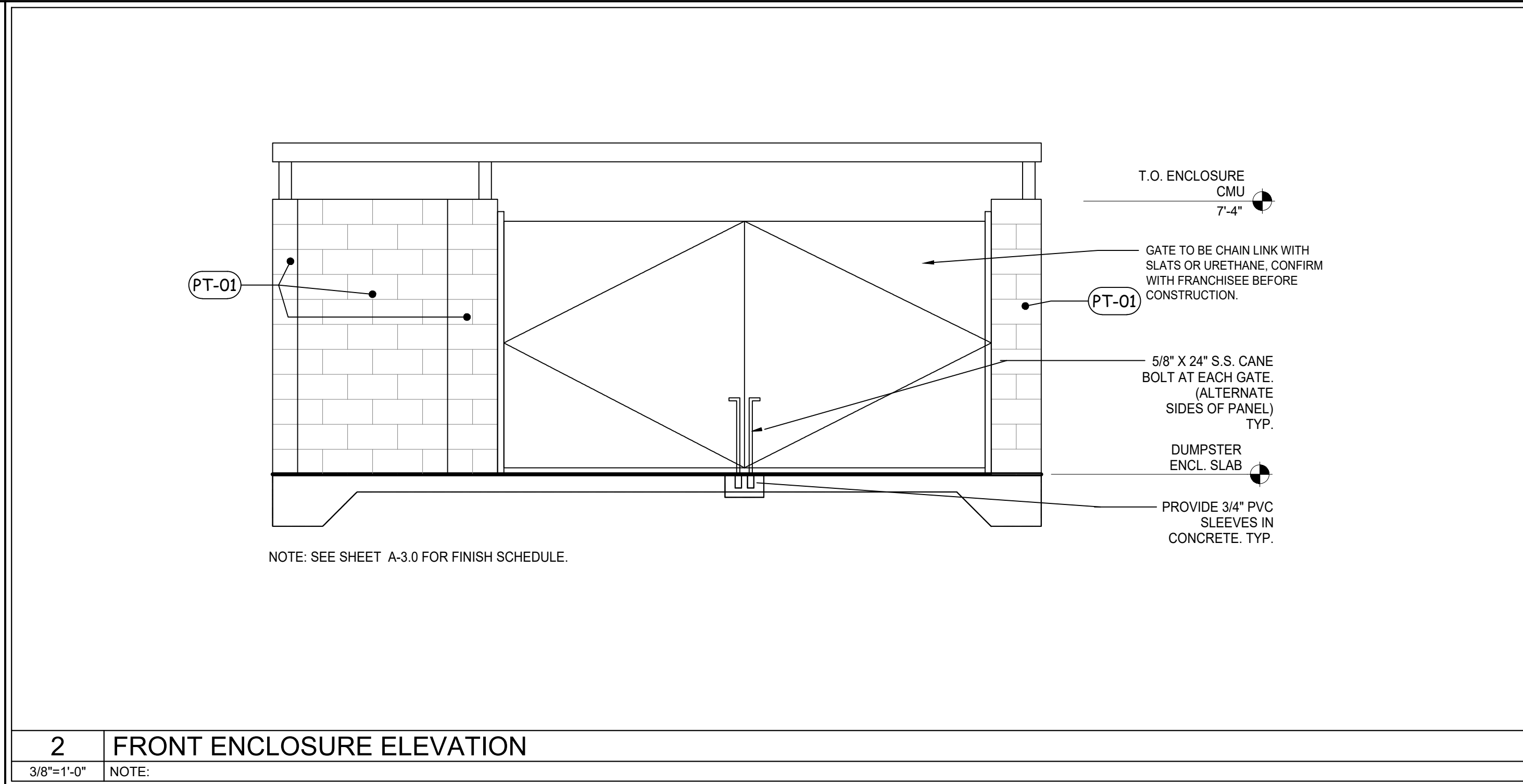
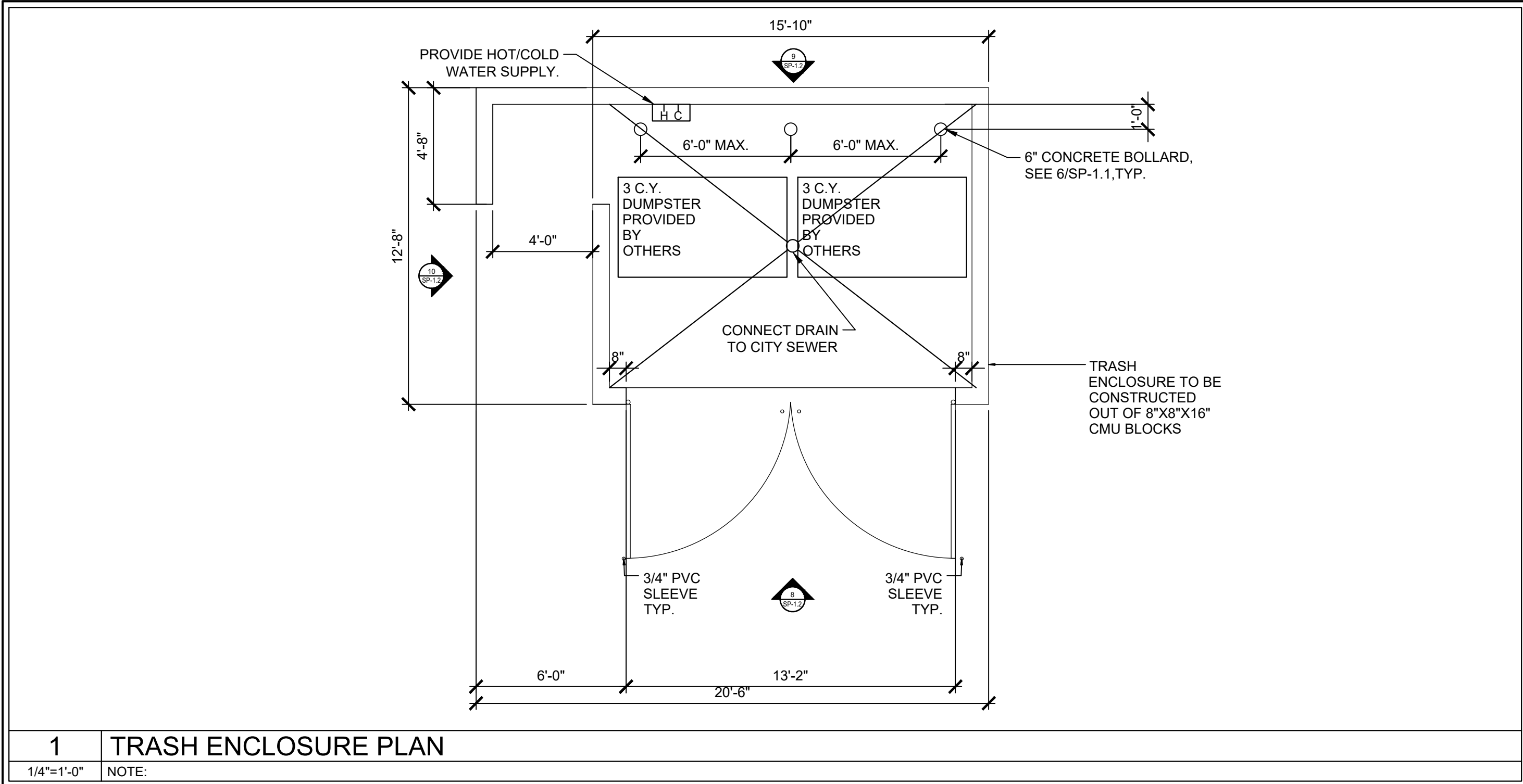
SITE PLAN

SP-1.0

1 SITE PLAN

1"=10'-0"

NOTE:



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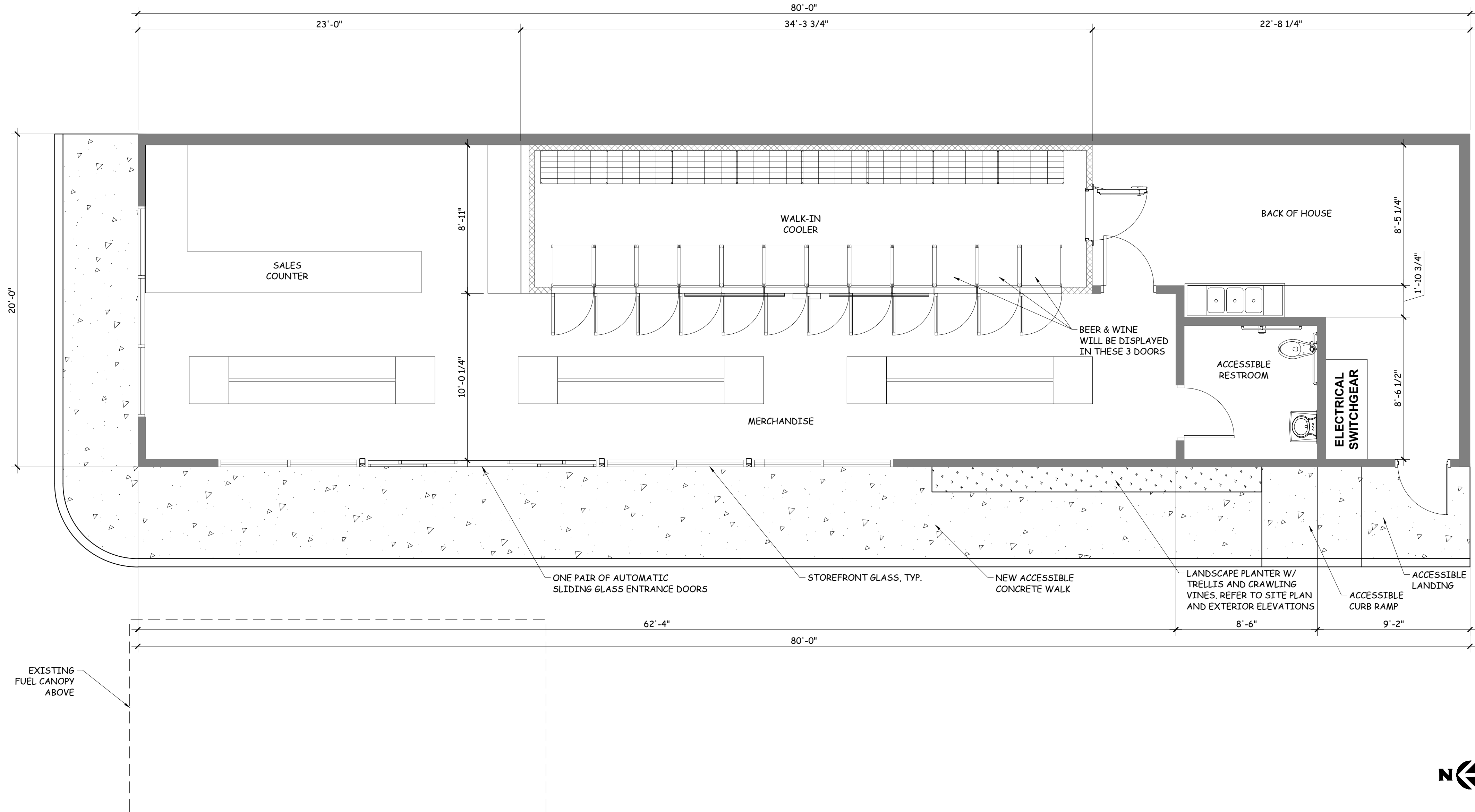


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2	DESIGN REVIEW CYCLE-2	10/07/21				

1005 RAILROAD AVE
PITTSBURG, CA

TRASH ENCLOSURE DETAILS

SD-1.0



1 FLOOR PLAN

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

FLOOR PLAN NOTES

- MERCHANDISE TO CONSIST OF PRE-PACKAGED READY TO EAT FOOD, CHIPS, CANDY, ETC., INCIDENTAL CONVENIENCE ITEMS AND TOBACCO PRODUCTS
- WALK-IN COOLER TO PROVIDE PRE-PACKAGED FOOD, BEER, WINE AND NON-ALCOHOLIC BEVERAGES INCLUDING WATER, SODAS, ENERGY DRINKS, MILK, ETC.
- WALK-IN BOX WILL PROVIDE REACH-IN ONLY ACCESS TO CUSTOMERS AT REACH-IN DOORS. THE WALK-IN AREA WILL BE ACCESSED BY EMPLOYEES ONLY THROUGH DOOR OFF THE BACK OF HOUSE.

M. HIGGINBOTHAM ARCHITECT
LICENSE NO. C-36401

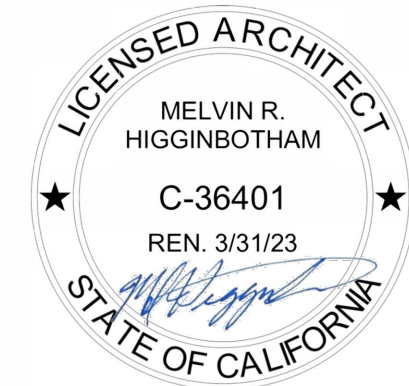
MHA

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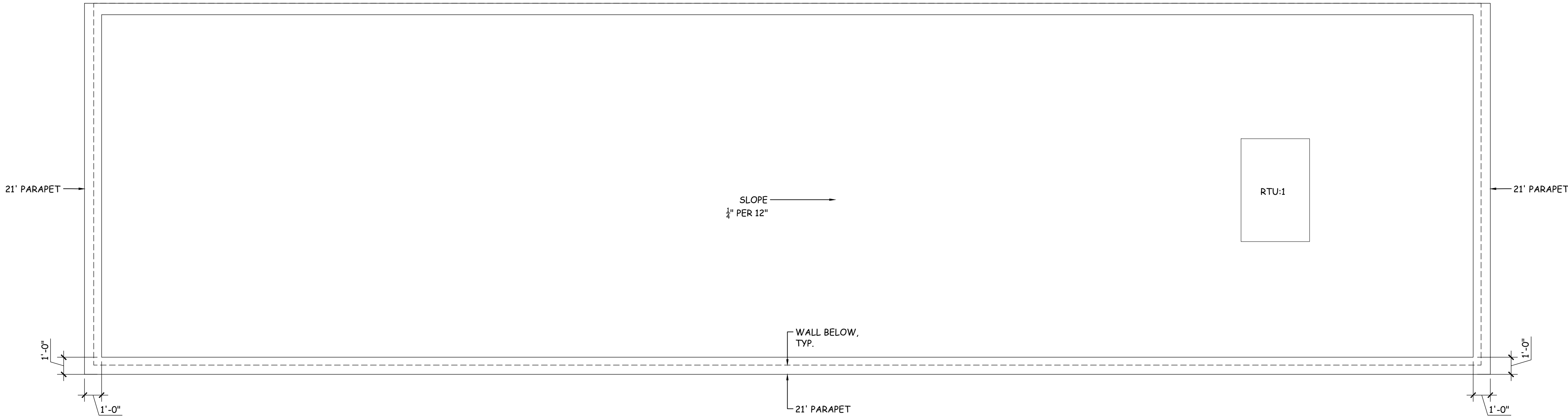
1005 RAILROAD AVE
PITTSBURG, CA

FLOOR PLAN

A-1.0

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1	ROOF PLAN
1/4"=1'-0"	NOTE:



- ROOF PLAN NOTES
1.

ENTIRE ROOF SURFACE AREA BEHIND PARAPETS TO BE PAINTED OR COATED WHITE TO CREATE A "COOL ROOF".
2.

G.C. TO PROVIDE WIRING TO ROOF FOR SOLAR ARRAY.

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LICENSE NO. C-36401

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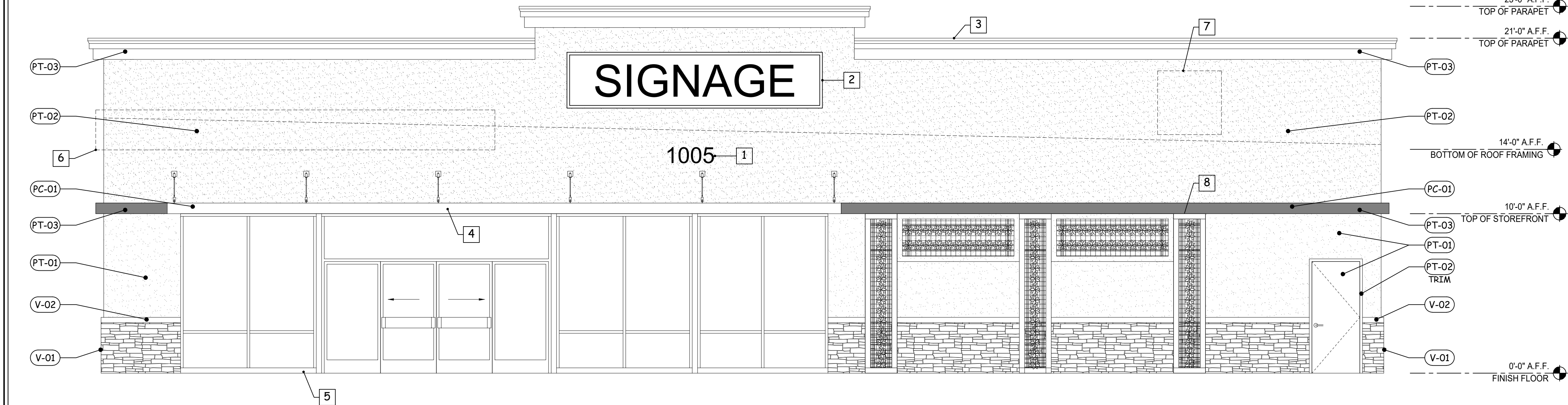
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1005 RAILROAD AVE
PITTSBURG, CA

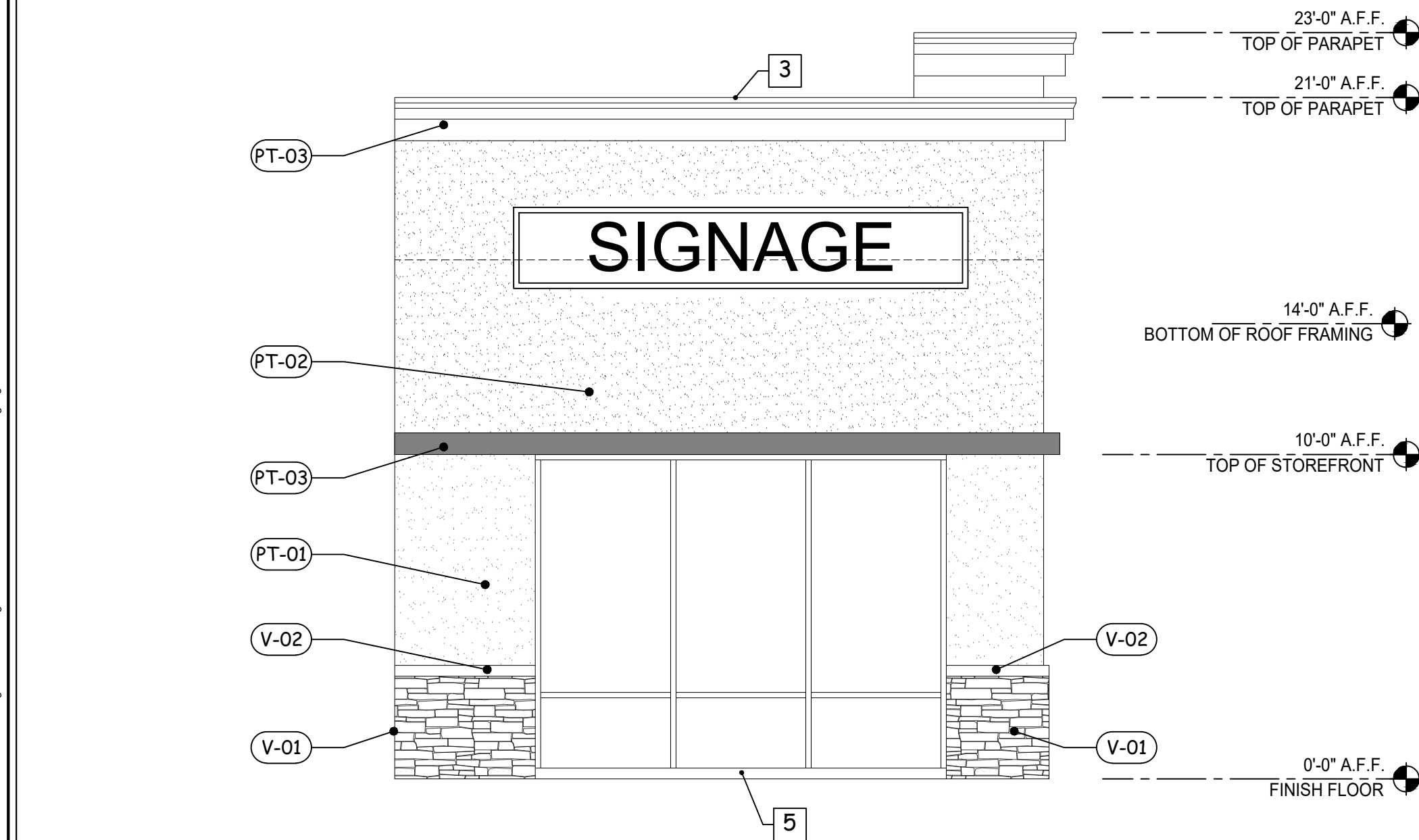
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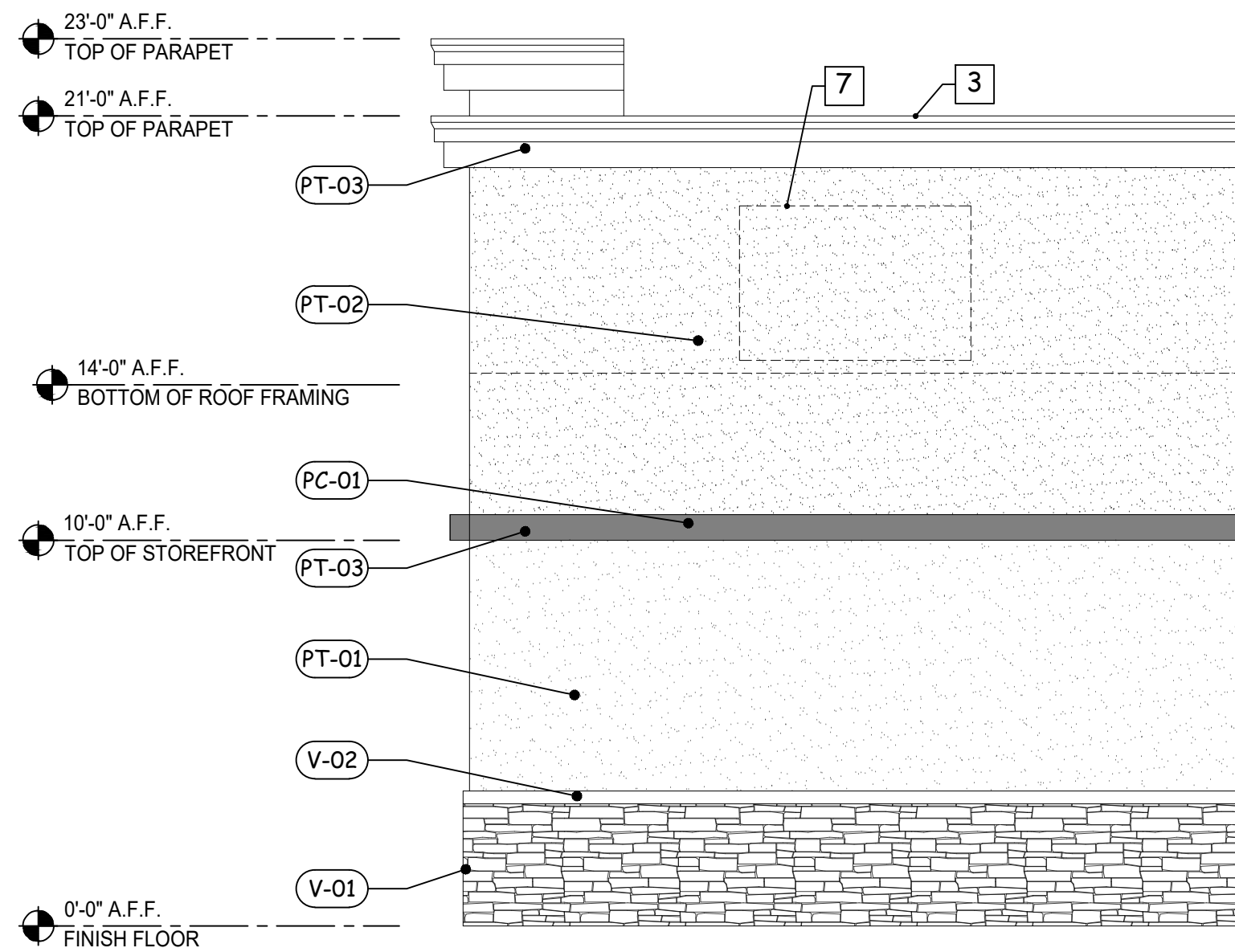
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1 EAST ELEVATION
1/4"=1'-0" NOTE:



2 NORTH ELEVATION
1/4"=1'-0" NOTE:



2 NORTH ELEVATION
1/4"=1'-0" NOTE:

FINISH SCHEDULE

PT-01	PAINTED STUCCO, KELLY MOORE, 216 "MALIBU BEIGE".
PT-02	PAINTED STUCCO, KELLY MOORE, KM5782 "ON THE AVENUE"
PT-03	PAINTED STUCCO, KELLY MOORE, KM4603 "GRAND AVENUE".
PC-01	PAINTED COATING TO MATCH, KELLY MOORE, 216 "MALIBU BEIGE"
V-01	STONE VENEER, EL DORADO, MOUNTAIN LEDGE "SIERRA".
V-02	CAST STONE CAP, TO MATCH EL DORADO "SIERRA"
R-01	METAL ROOF, TAYLOR METAL, EASY-LOCK "CHARCOAL GRAY"



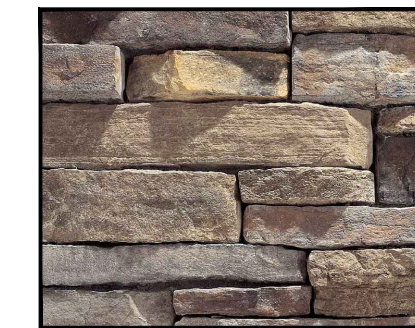
PT-01
KELLY MOORE:
216 "MALIBU BEIGE"



PT-02
KELLY MOORE:
KM5782 "ON THE AVENUE"



PT-03
KELLY MOORE:
KM4603 "GRAND AVENUE"



V-01
EL DORADO STONE
MOUNTAIN LEDGE "SIERRA"



V-02
EL DORADO STONE
SPLIT EDGE SILL, "COASTAL
SAND"



PC-01
PAINTED COATING
TO MATCH
KELLY MOORE:
KM4603 "GRAND AVENUE"

KEYNOTES

- 12" WHITE VINYL STREET ADDRESS
- SIGN SHOWN FOR REFERENCE, UNDER SEPARATE PERMIT.
- CORNICE, STUCCO, SEE FINISH SCHEDULE FOR COLOR.
- PRE-FINISHED METAL CANOPY.
- ALL WINDOW AND STOREFRONT TO HAVE DARK BRONZE FRAMES.
- OUTLINE OF FUEL CANOPY.
- PROPOSED ROOF TOP EQUIPMENT.
- LANDSCAPE TRELLIS, PLANTED WITH "CRAWLING VINES"

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NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
1	DESIGN REVIEW PLAN SET	7/20/21				
2	DESIGN REVIEW CYCLE-2	10/07/21				

1005 RAILROAD AVE
PITTSBURG, CA
EXTERIOR ELEVATIONS

A-3.0



1 EAST ELEVATION

1/4"=1'-0"

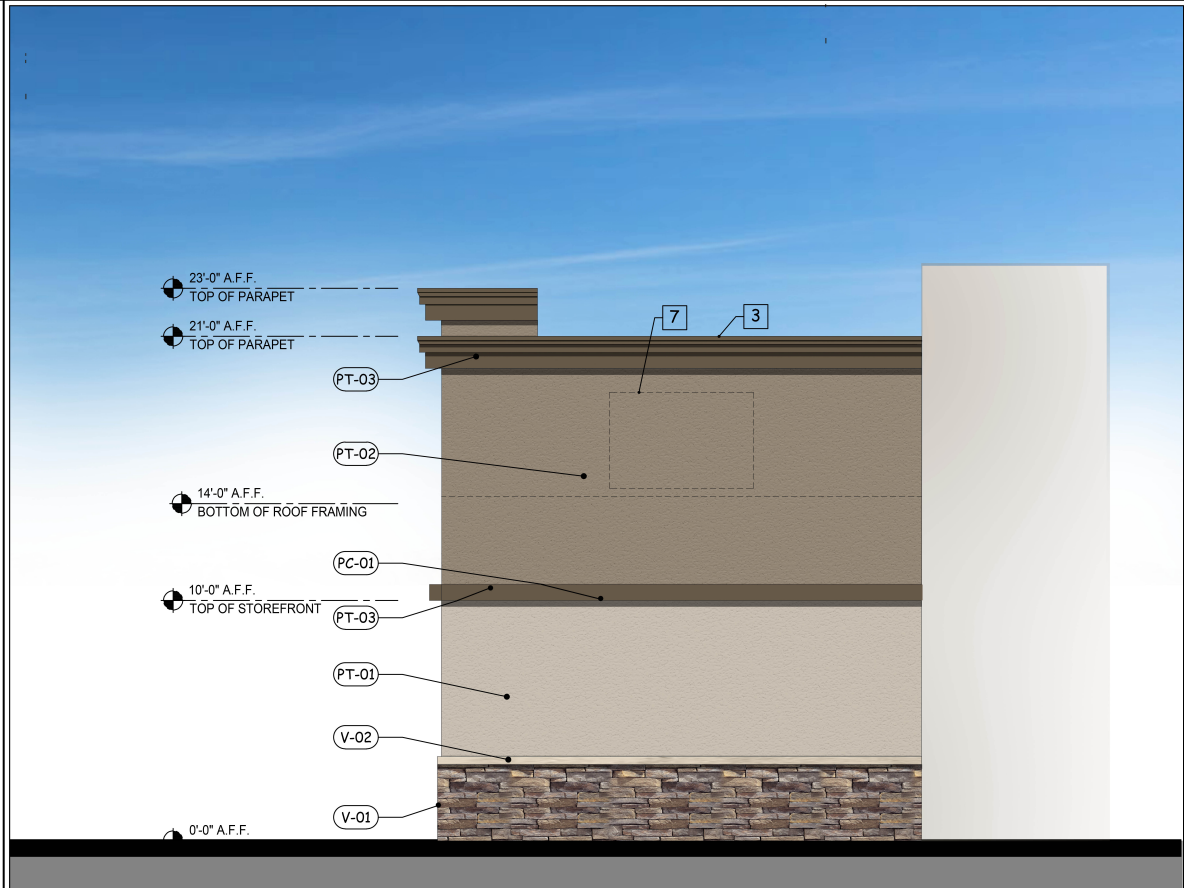
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2 NORTH ELEVATION

1/4"=1'-0"

NOTE:

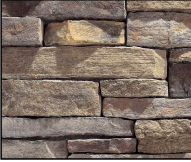
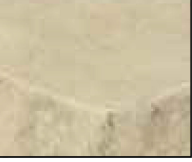
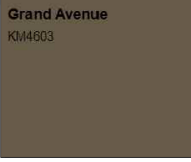


2 NORTH ELEVATION

1/4"=1'-0"

NOTE:

#	FINISH SCHEDULE
PT-01	PAINTED STUCCO, KELLY MOORE, 216 "MALIBU BEIGE".
PT-02	PAINTED STUCCO, KELLY MOORE, KM5782 "ON THE AVENUE".
PT-03	PAINTED STUCCO, KELLY MOORE, KM4603 "GRAND AVENUE".
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V-02	CAST STONE CAP, TO MATCH EL DORADO "SIERRA".
R-01	METAL ROOF, TAYLOR METAL, EASY-LOCK "CHARCOAL GRAY".

	
PT-01 KELLY MOORE: 216 "MALIBU BEIGE"	PT-02 KELLY MOORE: KM5782 "ON THE AVENUE"
	
PT-03 KELLY MOORE: KM4603 "GRAND AVENUE"	V-01 EL DORADO STONE MOUNTAIN LEDGE "SIERRA"
	
V-02 EL DORADO STONE SPLIT EDGE SILL, "COASTAL SAND"	PC-01 PAINTED COATING TO MATCH KELLY MOORE: KM4603 "GRAND AVENUE"

#	KEYNOTES
1.	12" WHITE VINYL STREET ADDRESS
2.	SIGN SHOWN FOR REFERENCE, UNDER SEPARATE PERMIT.
3.	CORNICE, STUCCO, SEE FINISH SCHEDULE FOR COLOR.
4.	PRE-FINISHED METAL CANOPY
5.	ALL WINDOW AND STOREFRONT TO HAVE DARK BRONZE FRAMES.
6.	OUTLINE OF FUEL CANOPY
7.	PROPOSED ROOF TOP EQUIPMENT
8.	LANDSCAPE TRELLIS, PLANTED WITH "CRAWLING VINES"

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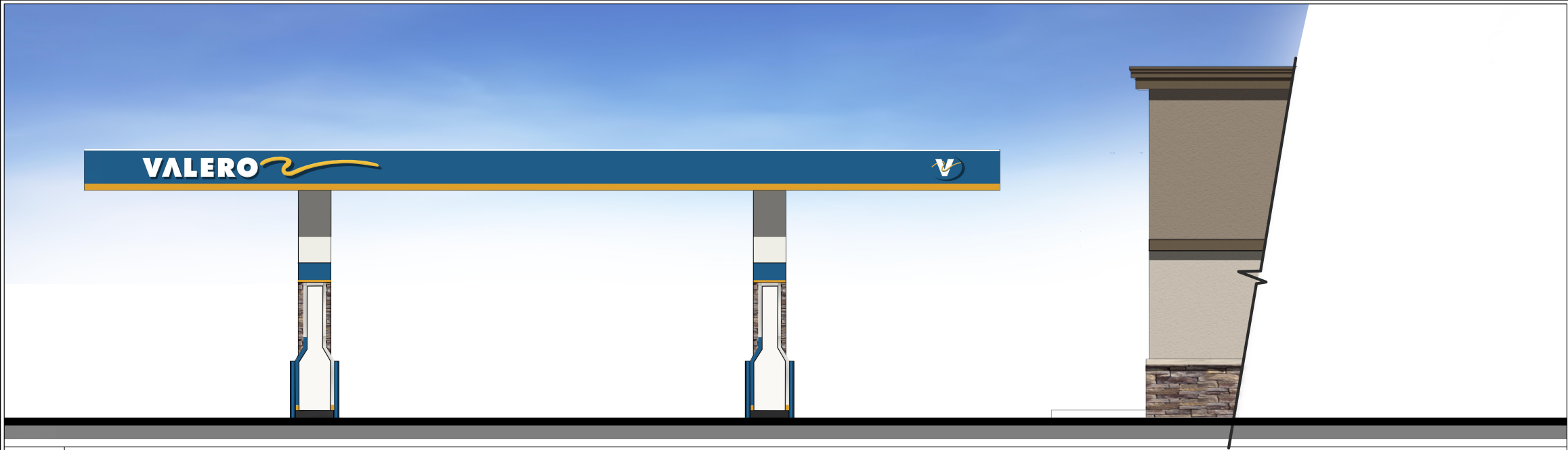


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1	DESIGN REVIEW PLAN SET	7/20/21				
2	DESIGN REVIEW CYCLE-2	10/07/21				

1005 RAILROAD AVE PITTSBURG, CA	EXTERIOR ELEVATIONS
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1

NORTH ELEVATION

1/4"=1'-0"

NOTE:

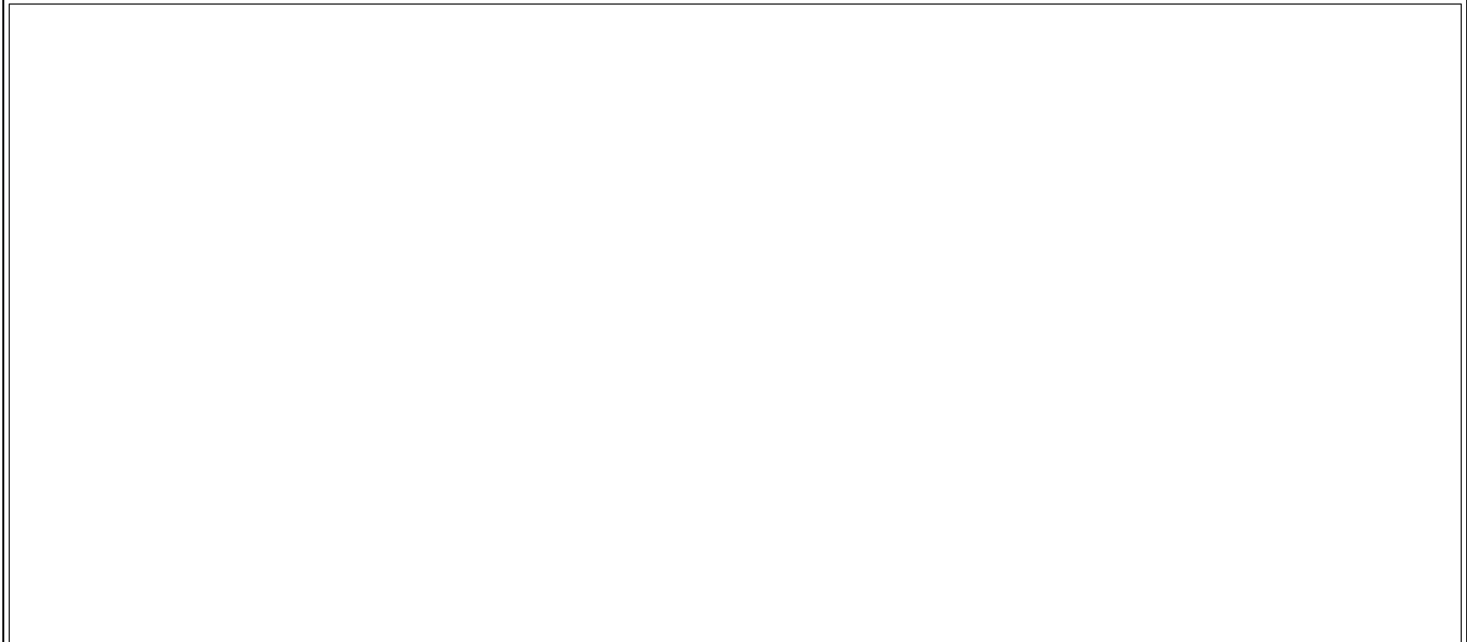


2

EAST ELEVATION

1/4"=1'-0"

NOTE:

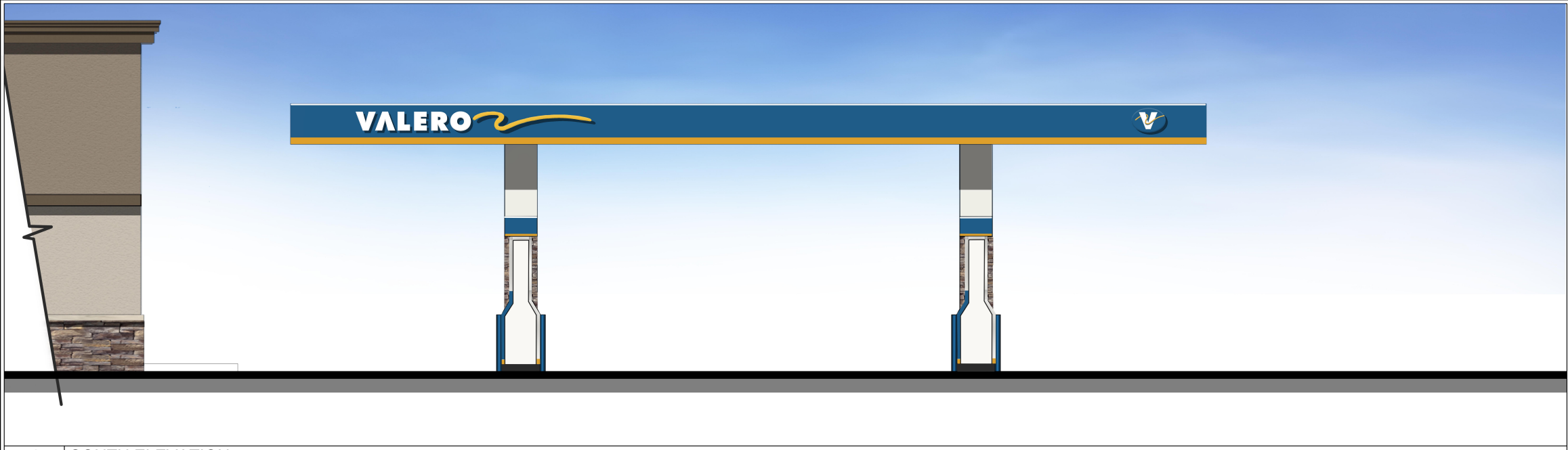


3

WEST ELEVATION

1/4"=1'-0"

NOTE:



4

SOUTH ELEVATION

1/4"=1'-0"

NOTE:

M. HIGGINBOTHAM ARCHITECT
LICENSE NO. C-36401

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SET REVISIONS		DATE	3-03-2020
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1005 RAILROAD AVE PITTSBURG, CA	EXTERIOR ELEVATIONS CANOPY-AUTO COLOR	
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Attachment 3
Existing Site Photos

Valero C-Store, AP-21-1572 (UP, DR)

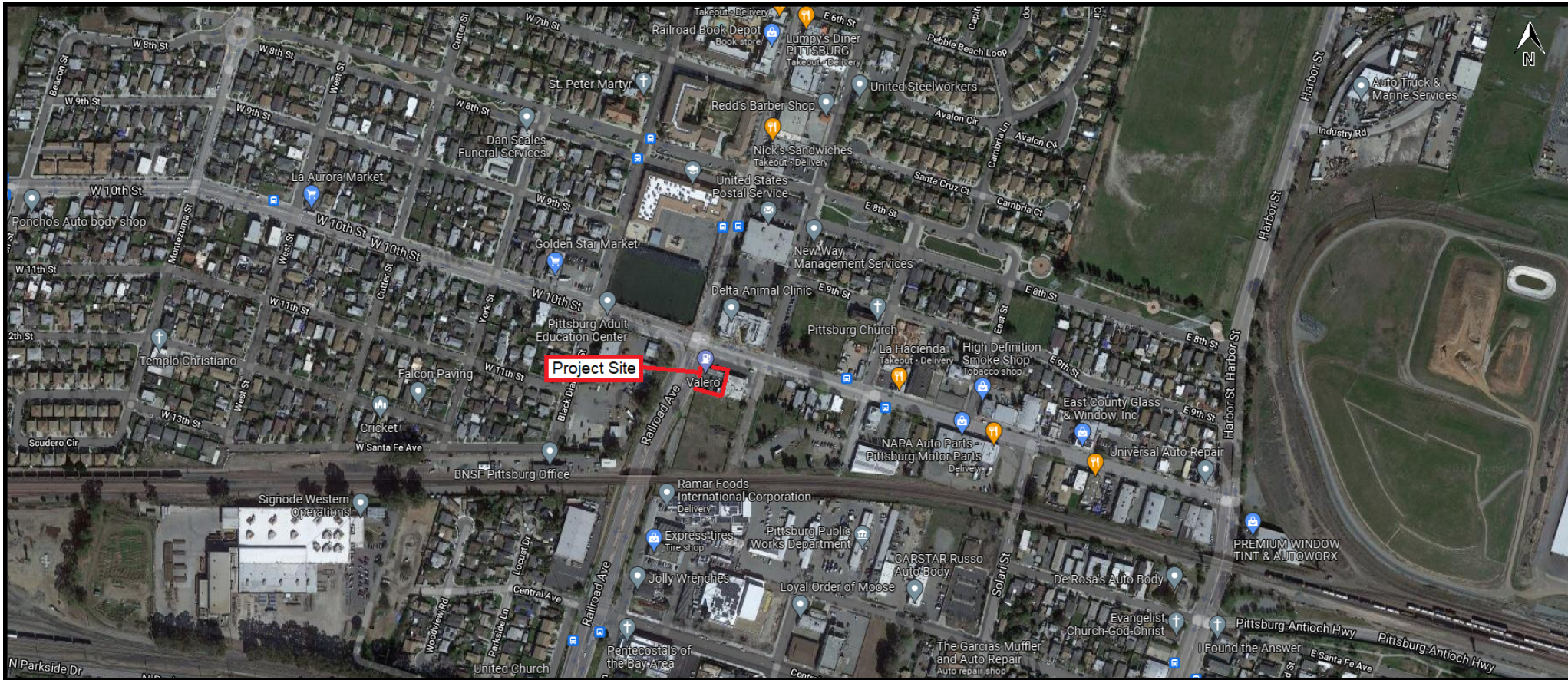


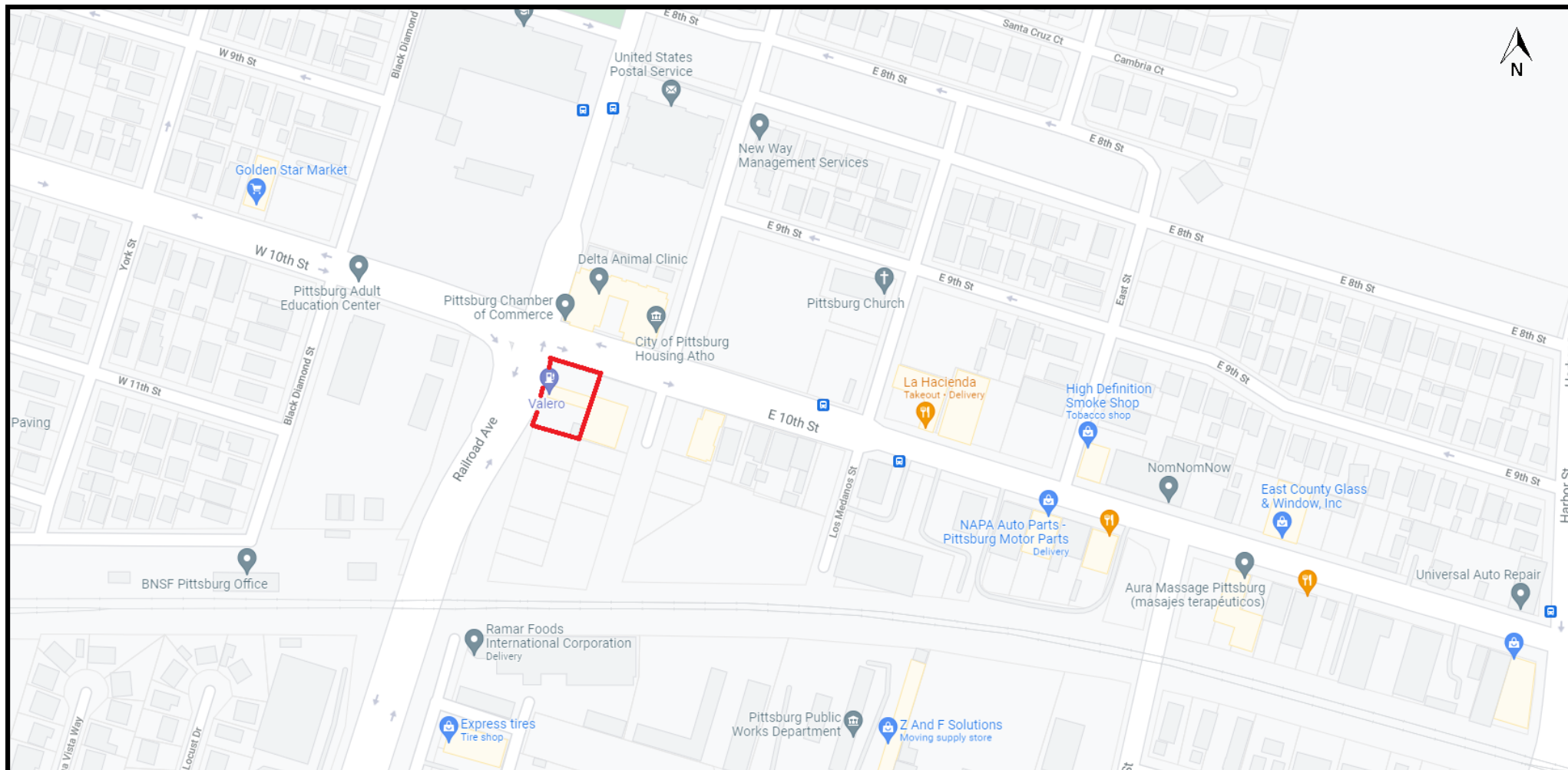






Attachment 4
Map of Surrounding Land Uses
Valero C-Store, AP-21-1572 (UP, DR)





Attachment 5
Property Development Regulations Table
Valero C-Store, AP-21-1572 (UP, DR)

Development Regulations: <i>CS-D (Downtown Service Commercial) District</i>	Required:	Proposed:
Minimum lot area (SF):	5,000 SF	10,350 SF
Minimum lot width (ft):	50 ft	90 ft
Minimum Yards:	-	-
Front:	-	40.5 ft
Side:	-	0 ft
Corner Side:		0 ft to trash enclosure 29 ft to fuel dispenser 80.417 ft to convenience store
Rear:	-	0 ft
Maximum front yard:	5 ft	41.67 ft* *maintaining existing setback
Maximum height of structures (ft):	48 ft	21 ft
Maximum lot coverage:	60%	30.9%
Maximum FAR:	0.6	0.309
Minimum site landscaping:	-	1%
Parking Required for Service Station:	8 spaces (4 + 1 per 500 sq. ft. of gross floor area)	5 spaces (+8 fuel island spaces)

Attachment 6
Development Review Design Guidelines
Valero C-Store, AP-21-1572 (UP, DR)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Not Applicable. This guideline is intended for vast areas of parking. Only 5 parking spaces are being provided in conjunction with this use.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	Yes. Existing trees will remain on site.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Yes. Rooftop equipment will be screened by the parapet.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable. There is only one structure proposed on site, in addition to the trash enclosure and fuel canopy.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Yes. The parapet includes a raised area above the signage (signage under separate permit) to break up the roofline.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes. The building doors will be painted an accent color (dark bronze) to the building and will provide prefinished metal canopy above to create a focal point.

IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	Yes. The stone veneer accent will be continued around the entire building (except for the east side of the building which abuts the neighboring structure).
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Yes. The proposed structure's materials and colors (earth tones) are in keeping with the character of the area.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	Yes. Rooftop equipment will be screened by the parapet.
IV.k: All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Yes. The building has articulated entries through trim surrounding the doors and windows and canopies over entrances.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Conditionally. A condition of approval states, all gutters and downspouts shall be placed behind exterior walls. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Yes. Planters with climbing vines shall be added to the western elevation between the main building entrance and the service entrance.
IV.o: Prototype or "theme" architecture is discouraged.	Not applicable. No themed architecture is proposed.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The proposed structure's features are in keeping with the character of the area, in design, color, and materials.

IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. The brick veneer on the structure will be continued around the entire building (except for the east side of the building which abuts the neighboring structure).
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Yes. The proposed project includes the construction of a trash enclosure on site.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Yes. The entire roofing surface behind the building parapets will be painted white to create a 'cool roof' and the building will be pre-wired for solar panels. Further, the building height will not cause obstructions in solar access for neighboring buildings.
VI.D.2: Parking lot impacts should be minimized.	Not Applicable. This site does not have a minimum landscaping requirement for trees to minimize parking lot impacts.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Conditionally. A proposed condition of approval requires the applicant to comply with all C3 regulations.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Yes. Conduit will be run for an electric vehicle charging station.

VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Yes. The entire roofing surface behind the building parapets will be painted white to create a 'cool roof' and the building will be pre-wired for solar panels. Further, the building height will not cause obstructions in solar access for neighboring buildings.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Not Applicable. Reclaimed water is not currently available at the site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. Less than 50 employees are expected.
VI.D.8: Street side building faces should encourage walking.	Yes. The proposed project includes sidewalk around building.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Yes. The project provides a secure bicycle locker with capacity for 2 standard bicycles.

Attachment 7
Applicable General Plan Goals and Policies
Valero C-Store, AP-21-1572 (UP, DR)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-4: Provide a range of development intensities, with the highest intensities in Downtown and in areas accessible to transit and services, and lower intensities in hillsides and at the City's southern edge.	Consistent. The proposed project is located in Downtown and is accessible to transit and services.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would occur on an existing underutilized site.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The project site is in the 'Downtown Subarea' of the General Plan and has a land use designation of 'Service Commercial'. Surrounding uses include commercial uses. The proposed project would be compatible with the surrounding uses in that the convenience store use is permitted in this district with a use permit and is compatible with the surrounding uses.
Land Use Element – Downtown Subarea	
2-P-32: Concentrate all Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor. (Downtown: 5-P-2)	Consistent. The proposed project is a commercial use located along Railroad Avenue.
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	Consistent. The proposed project would not be located in an open space zoning designation and the use is a conditionally permitted use in the Downtown Service Commercial zoning district in which it is located.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project would occur on and revitalize an underutilized site.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is in an area where public facilities and infrastructure exists.

3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent. The project site is within 1/4 mile of a bus stop for weekday routes 381 and 387, and weekend routes 392 and 394.
Economic Development Element	
6-G-4: Maintain and enhance an attractive climate for conducting business in Pittsburg.	Consistent. The proposed site improvements with this project would enhance the area and provide a more attractive climate for conducting business.
Transportation Element	
7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is within 1/4 mile of a bus stop for weekday routes 381 and 387, and weekend routes 392 and 394.
Resource Conservation Element	
9-P-19: As part of the City's Zoning Ordinance, establish regulations for the preservation of mature trees. Include measures for the replacement of all mature trees removed.	Consistent. There would be no trees removed in conjunction with this project.
Health and Safety Element	
10-P-16: Ensure compliance with the current Uniform Building Code during development review. Explore programs that would build incentives to retrofit unreinforced masonry buildings.	Consistent. The proposed project would be conditioned to comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state, and federal agencies.
Public Facilities Element	
11-G-4: Maintain environmentally appropriate wastewater management practices.	Conditionally. The proposed project is conditioned to incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants.
11-G-10: Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Consistent. The proposed project will maintain the existing landscaping along the southern and western property lines.
Noise Element	
12-G-3: Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.	No conflict. The proposed project is an expansion of the existing use and would produce little noise to effect adjacent land uses.



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 hearing on:

DATE: December 14, 2021
TIME: 7:00 p.m.
PLACE: Zoom Teleconference via Streaming Media on the City's homepage,
www.pittsburgca.gov (see public advisory on last page)

Concerning the following matter:

Valero C-Store, AP-21-1572 (UP, DR)

This is an application filed by Mel Higginbotham, requesting use permit and design review approval of plans to demolish the existing 300 square foot kiosk building, reduce the length of the existing fuel island canopy from approximately 2,000 square feet to 1,400 square feet, remove two fuel pump dispensers (while maintaining the service station with four remaining fuel pump dispensers), and construct a new 1,600 square foot commercial convenience store, at 1005 Railroad Avenue, in the CS-D (Downtown Service Commercial) District. Assessor's Parcel No. 085-204-006.

PROJECT PLANNER: Celina F. Palmer, (925) 252-4029 or cpalmer@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a 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?

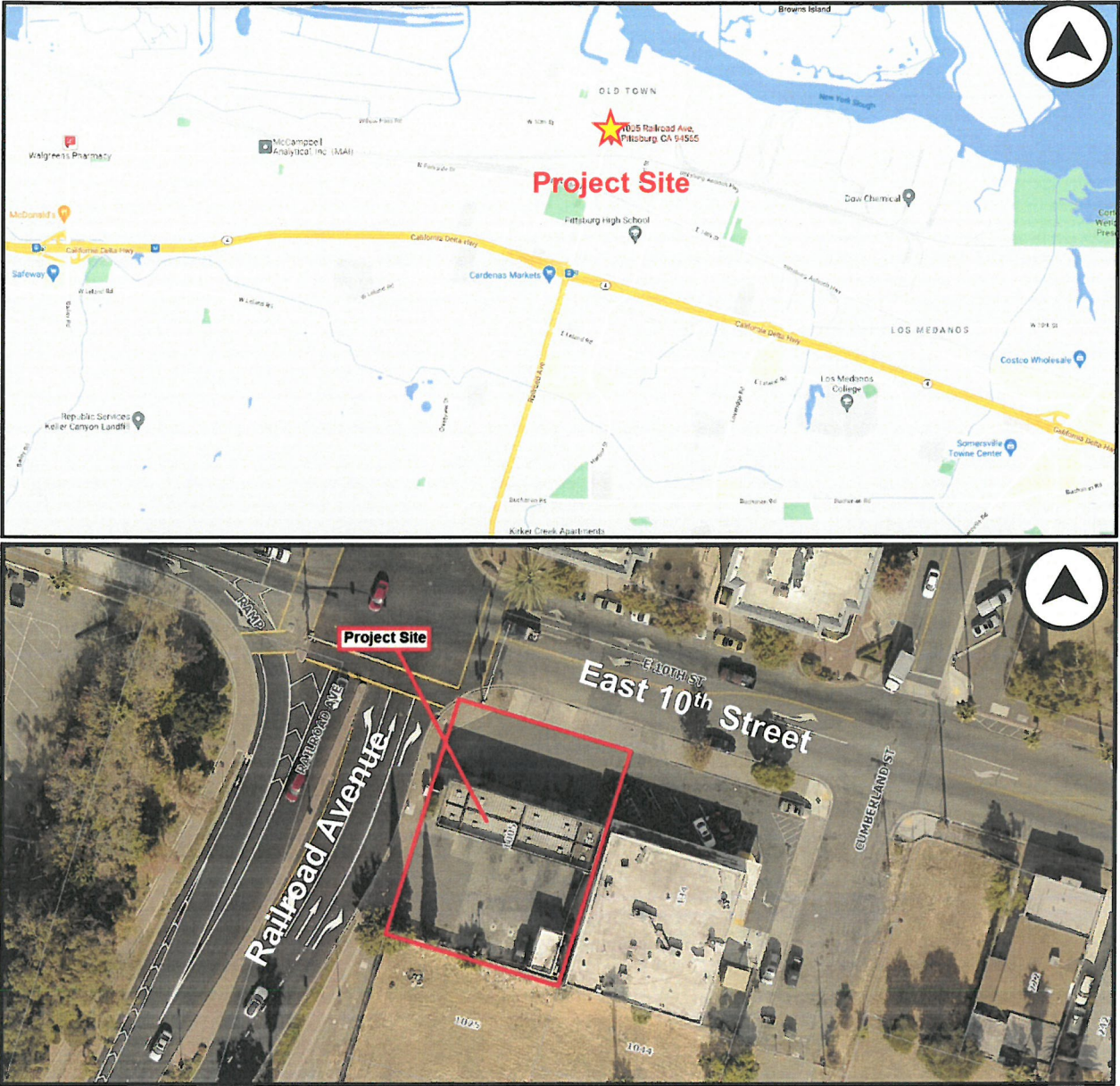
Comments or objections to the project can be made by writing or through e-mailed testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Comments during the meeting can be submitted via email to meetingcomments@pittsburgca.gov.

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

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Valero C-Store, AP-21-1572 (UP, DR)
Location: 1005 Railroad Avenue, APN 085-204-006



PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

This meeting will be held in compliance with California Government Code Section 54953(e)(2), which was added by Assembly Bill 361 which became effective Oct. 1, 2021, pursuant to the Governor's Executive Order N-15-21. On November 29, 2021, the City Council authorized hybrid meetings of the City Council and Commissions upon findings made in Resolution 21-13997 as required by state law. City Council Members/Board Members/Commissioners and appropriate staff will be participating in person in the Council Chamber. The Public will continue virtual participation via Zoom. Pursuant to Government Code Section 54953(e)(3), the Council/Board/Commission authorization is effective for 30 days and may be extended every 30 days if the Council/Board/Commission makes required findings.

The public is invited to watch and participate in meetings via the methods listed below:

Watch the live meeting via the City's webcast (www.pittsburgca.gov), or on Delta TV Comcast Channel 32, or Delta TV AT&T U-Verse Channel 99.

Members of the public may comment live via Zoom video conferencing. Download Zoom from its website: www.zoom.com. Zoom also allows you to join the meeting by phone. Join the meeting at any point but be sure you are in the meeting prior to the City Council/Board/Commission consideration of the item on which you would like to provide comment.

From a PC, Mac, iPad, iPhone or Android:

- Webinar ID: **891 7622 3338**
- Passcode: **106491**
- By phone: **US: +1-669-900-6833 or +1346-348-7799**

Speakers are asked to provide their name and city of residence for the record, although providing this is not required for participation.

Each speaker will be afforded up to 3 minutes to speak (at the discretion of the Mayor/Chair).

When the Mayor/Chair opens a public comment period on the item on which you would like to comment, please use the "Raise Hand" feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide. You will be invited to speak when it is your turn. Speakers will be muted until their opportunity to provide public comment. You will not be seen or heard until it is your turn to speak. You will be muted again after the allotted time to speak. Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

When making public comment during the meeting, please

1. Try to be in a room or space without a lot of background noise.
2. Mute your microphone until it is your turn to speak, then mute your speakers while speaking.
3. Have a strong, reliable internet connection or cell phone signal.

In the event of a disruption which prevents the City Council/Board/Commission from broadcasting the meeting to the public or from receiving public comment, no further action will be taken at the meeting.

Written comments provided by the public will be accepted and given to the Council/Board/Commission although they will not be read at the meeting.

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

**.CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
December 14, 2021**

ITEM: Consideration of a Resolution Approving Use Permit and Outdoor Dining Permit for the Dalé Vino Wine Bar and Restaurant, AP-21-1594 (UP,OD).

ORIGINATED BY: Tara Sanders on behalf of DVWB, LLC, 2120 Railroad Avenue, Suite 103-309, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for a use permit to accommodate a Wine Bar and Restaurant with Live Entertainment at City owned property. The project will include a 1,662 square feet indoor eating area, 404 square feet of outdoor eating area, 58 square foot office space, and wine display area at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW). Assessor Parcel No. 085-071-044.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10181 approving Use Permit and Outdoor Dining Application No. 21-1594 subject to conditions (Attachment 1).

BACKGROUND:

On June 18, 1997, the Pittsburg Redevelopment Agency (RDA) acquired the former New York Landing Marina Complex from the Pittsburg Economic and Housing Development Corporation. In 2007, the New York Landing Marina Complex was demolished to construct a new multi-tenant commercial building and ancillary site improvements; the existing two-story commercial building known as Plaza Marina was completed in 2010. Ownership of the building was transferred from the RDA to the City in 2012.

On September 3, 2021, Tara Sanders filed Planning Application No. 21-1594, requesting use permit and outdoor dining approval to establish a restaurant serving beer and wine along with live entertainment.

PROJECT DESCRIPTION:

Existing Conditions: The restaurant suite is within an existing multi-tenant commercial building. The project area includes a 1,662 square feet indoor eating area and 404 square feet outdoor dining area to include live music. Attachment 2 provides the site plans for the facility. The outdoor dining area along the eastern side of the building is adjacent to a 20-foot-wide public walkway and the Pittsburg Marina. The existing suite

contains improvements that allow for a restaurant space without a hood which inhibits the ability to deep fry foods at the establishment; therefore, only pan frying without an open flame, solely on an induction table is permitted. Attachment 3 provides current photos of the wine bar and restaurant location.

Surrounding Land Uses:

North: Public park space (approximately 0.5 acres); public parking lot (74 stalls)

West: Marina Heights Apartments (200 units)

South: Public Parking lot (58 stalls)

East: Pittsburg Marina

Attachment 4 displays the surrounding land uses.

Proposed Project: The applicant is requesting approval to allow wine and beer service with live music in conjunction with a full-service restaurant. The applicant is requesting to operate seven days a week from 9:00 a.m.- 12:00 a.m. A restaurant and wine bar with live entertainment falls under the use classification of a Restaurant or Alcoholic Beverage Establishment with Live Entertainment defined in Pittsburg Municipal Code (PMC) 18.08.080.13.h. "This classification includes an establishment offering live entertainment." The Restaurant or Alcoholic Beverage Establishment with Live Entertainment is a conditionally permitted use in the CW District with an approved use permit.

The proposed use would include 7 to 9 employees, and the kitchen would be in operation during business hours ensuring that food would be always available. Wine and beer service would also be available until 10 p.m. during weekdays Sunday through Thursday and until midnight Friday and Saturday. Outdoor seating would be dependent on the weather. The outdoor seating area would be with non-affixed chairs and tables brought inside the building every evening. Tables may remain outside if bolted down for security. Railing and/or planters no taller than 36 inches may be installed around the perimeter of the outdoor dining area if required by the California Department of Alcoholic Beverage Control. Attachment 5 provides details of the proposed business plan.

The proposed live music would include small bands or a disc jockey (DJ) to occur mostly indoors, but with some outdoor music during appropriate weather months. The live music would not occur daily. The performance times and days for the live music or DJ are during normal operating hours. There would be no cover charge for the music events.

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 Marine Commercial. This land use designation is intended to provide areas for various professional services and businesses, including

restaurants. The proposed project conforms with the General Plan, specifically Policy 5-P-6 that encourages the utilization of ground-level storefronts for retail and pedestrian oriented activities, such as restaurants.

Zoning: The CW (Commercial Waterfront) District is intended to provide opportunities for commercial development that enhances the City's waterfront and serves as an attraction for residents and visitors. Guest-serving, pedestrian-oriented uses that are related to the waterfront, including restaurants, are encouraged throughout the district. Placement of this restaurant at this location would allow patrons the opportunity to dine on the outdoor patio, listen to music, enjoy views of the City's marina, and would encourage pedestrian activity along the waterfront.

Off-Street Parking: PMC section 18.78.040.E.3 sets forth standards for off-street parking for sites with multiple uses. This section specifies that the parking requirements for all uses shall be those prescribed for retail sales (one space for each 250 square feet of retail space) unless the use permit is required for an individual use within the commercial center. In the instance where a use permit is required, the parking requirement for that use shall correspond to the parking requirements outlined in the PMC section 18.78.040, Schedule A.

Currently, the multi-tenant commercial building is required to provide a minimum of 85 parking stalls ten of which are required to serve the project site. PMC 18.78.040 Schedule A, specifies that a restaurant with alcoholic beverage establishment with live entertainment requires 1 off-street parking spaces per 4 seats or 1 per 50 square feet of seating area plus 1 per 35 square feet of dance floor. As there are a total of 132 stalls between the shared parking lots to the north and south of the commercial center, staff has determined there is adequate parking available in the to meet the needs of the entire commercial building, as well as visitors of the adjacent Marina Park.

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

Environmental Determination: 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 which consists of operations, repair, maintenance, permitting, leasing, or minor alterations of existing public or private facilities involving negligible or no expansion of existing or former use including interior and exterior alternations involving such things as interior partitions, plumbing, and electrical conveyances.

Public Notice: On or prior to Friday, December 4, 2021, notice of the December 14, 2021 public hearing to consider this application was posted at City Hall, and on the "Public Notices" section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to existing tenants in the building, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg" Nextdoor neighborhood.

ANALYSIS:

Wine and beer service in conjunction with a full-service restaurant would help to sustain the operation of a restaurant at this location. Alcohol sales have a large impact on a restaurant's financial viability and help a small restaurant business survive when it would otherwise struggle.

The applicant has requested hours of operation until midnight seven days a week. Staff is recommending limiting the serving of alcohol beverages until 10:00 p.m. Sunday through Thursday which is consistent with conditions provided to neighboring tenants. If the Planning Commission chooses it can permit for the operation to serve alcohol until 12:00am seven days a week. Planning staff is recommending the Planning Commission approve the project with the required findings and conditions. These conditions would require that: 1) food remains available to patrons during all business hours; 2) all alcohol service cease at 10:00 p.m. Sunday through Thursday, and at 12:00 a.m. Friday and Saturday; 3) loitering is not permitted, and it shall be the responsibility of the business owner to report any loitering in the surrounding area within one hour of closing; 4) the restaurant owner maintain a valid permit from the ABC; and, 5) the Police

Department retain authority to implement additional public safety measures deemed necessary, at the applicant's sole expense. The City would also be able to provide additional oversight of the use and potential infractions as the property owner and landlord.

ACTION REQUIRED:

Move to adopt Resolution No. 10181, approving the use permit application No. 21-1594 subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10181
2. Site Plans
3. Site Photos
4. Map of Surrounding Uses
5. Business Plan
6. Property Development Regulations Table
7. Applicable General Plan Goals and Policies
8. Public Hearing Notice

Prepared by: Christie Robinson, Acting Planning Manager

Attachment 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Use Permit to Allow a)	Resolution No. 10181
Restaurant and Alcoholic Beverage)	
Establishment with Live Entertainment at 51)	
Marina Blvd., for the Dalé Vino Wine Bar, LLC)	
Wine Bar and Restaurant, AP-21-1594 (UP,)	
OD)." APN 085-071-044)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On September 3, 2021, DVWB, LLC/Tara Sanders filed a Planning Application No. 21-1594, requesting approval for a use permit to establish a restaurant with beer and wine service within an existing commercial space, located at 51 Marina Blvd., in the CW (Waterfront Commercial) District. Assessor Parcel Number 085-071-044.
- 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).
- C. 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.
- D. On or prior to Friday, December 3, 2021, notice of the December 14, 2021 public hearing to consider this application was posted at City Hall, and on the "Public Notices" section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to existing tenants in the building, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg" Nextdoor neighborhood.
- E. On December 14, 2021, the Planning Commission held a public hearing on Planning Application No. 21-1594, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "The Dalé Vino Wine Bar and

Restaurant, AP-21-1594 (UP,OD)” dated December 14, 2021, and based on all the information contained in the Planning Division files on the project, adopted, and 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 incorporated herein by reference.
2. The applicant is requesting approval to allow wine and beer service and live music in conjunction with a full-service restaurant. The applicant is requesting to operate seven days a week from 9:00 a.m.- 12:00 a.m. A restaurant and wine bar falls under the use classification of a Restaurant or Alcoholic Beverage Establishment with Live Entertainment defined in Pittsburg Municipal Code (PMC) 18.08.080.13.h. “This classification includes an establishment offering live entertainment.” The Restaurant or Alcoholic Beverage Establishment with Live Entertainment is a conditionally permitted use in Commercial Waterfront District with an approved use permit.
3. The proposed restaurant with beer and wine service will:
 - a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located and will be appropriate to the specific location. The purpose of the CW District is to provide opportunities for commercial development that enhances the City's waterfront, serves as an attraction for residents and visitors, and that incorporates services that are related to the waterfront, specifically guest-serving and pedestrian-oriented uses, including restaurants. Approval of the requested use permit allowing beer and wine service in conjunction with a full-service restaurant will help sustain the operation of a restaurant with outdoor dining along the marina;
 - b) not be detrimental to the health, safety, and general welfare of the City, in that any such use will meet health and safety requirements of the Pittsburg Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services;
 - c) not adversely affect the orderly development of property within the City. The proposed restaurant with full alcohol service will occupy an existing commercial space that has previously been operated as a restaurant with an outdoor patio, and the applicant is proposing no further building improvements or expansions;
 - d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, as the continued occupancy of empty tenant spaces throughout town will increase property values as well as the City's tax base;
 - e) be consistent with the General Plan, more specifically, Policy 5-P-6, which encourages property owners to utilize ground-level storefronts for retail and pedestrian-oriented activities, such as restaurants, within the Downtown Subarea of the Pittsburg General Plan. The tenant space has been designed for a restaurant, which is a commercial use consistent with the site's land use

designation and zoning;

- f) not create a nuisance or enforcement problem within the neighborhood because any such use will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns. Additionally, proposed conditions of approval shall require that: 1) all alcohol service cease at 10:00 p.m. Sunday through Thursday, and at 12:00 a.m. Friday and Saturday; 2) the business owner shall be required to maintain a valid Department of Alcoholic Beverage Control (ABC) license in good standing at all times; and 3) the Pittsburgh Police Department reserves the right to amend the conditions of the Alcoholic Beverage Control license and require the business owner 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, at the business owner's sole expense to ensure that the Pittsburgh Police Department can adequately address potential public safety concerns;
- f) not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial shopping center and does not involve construction of a new building or building addition;
- h) not create a demand for public services within the city beyond that of the ability of the city to meet, considering taxation and spending restraints imposed by law, in that any such use will operate in a building that has been designed to take advantage of existing infrastructure. Additional proposed conditions of approval state that the Pittsburgh Police Department reserves the right to amend the conditions of the Alcoholic Beverage Control license and require the business owner to provide additional public safety measures as determined necessary by the Chief of Police; and
- i) not be inconsistent with the City's approved funding priorities, in that the use does not include any City funding. The existing commercial building is owned by the City of Pittsburgh, and occupancy of the tenant space by the proposed use will provide rental income to the City.

B. The Staff Report entitled, "The Dalé Vino Wine Bar and Restaurant, AP-21-1594 (UP, OD)," dated December 14, 2021, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves AP-21-1594 (UP, OD), subject to the following conditions:

1. Operation of the approved use 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.

2. The business owner shall maintain, in good standing, all appropriate permits and approvals required from the 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. If 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.
3. This use permit approves on-site beer and wine sales (which includes the outdoor dining patio along the eastern side of the building) consistent with the requirements of an ABC Type 41 license. The business operator shall ensure that there is no provision of food or alcohol anywhere outside the building or patio area, other than to-go orders, unless otherwise specified in a Temporary Activity Permit or Special Event Permit for a particular event.
4. Food service shall be available during all hours of operation.
5. Beer and wine service shall be permitted within the restaurant between the following hours:
 - a. Sunday-Thursday: 9:00 a.m. and 10:00 p.m.
 - b. Friday-Saturday: 9:00 a.m. and 12: a.m.
6. The restaurant shall remain open to the public, of all ages, unless otherwise permitted through a Temporary Activity Permit or Special Event Permit for a specific event.
7. Live entertainment (as defined under PMC section 18.06.030) is subject to PMC 18.52.010 Additional Use Regulations L-129. "Permitted for live or recorded music in full-service and self-service restaurants between the hours of 10:00 a.m. and 10:00 p.m.; provided that the noise generated is not audible beyond the property line or lease space for the use. When the provisions above are not met, a conditional use permit or temporary activity permit is required."
8. 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.
9. 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 owner 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/operator's sole expense.

10. 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.
11. Deep frying is prohibited due to lack of hood in restaurant space.
12. To ensure that the operation of the restaurant does not negatively affect stormwater runoff or violate the City's National Pollutant Discharge Elimination System (NPDES) stormwater permit:
 - a. ensure that the dumpster/trash enclosure area is swept daily and that the debris is disposed of properly.
 - b. ensure that all employees and personnel are educated about pollution prevention and Best Management Practices.
 - c. ensure that employees bag and seal food waste prior to placing it into the dumpsters.
 - d. shall not allow floor mats to be cleaned or rinsed outdoors unless in a mop sink or bermed area draining to the sanitary sewer.
 - e. ensure that detergents/degreasers are never used in the process of outdoor cleaning.
 - f. If required in the sole discretion of the City, shall hire only certified mobile surface cleaners, as defined by the City of Pittsburg, for cleaning of the outdoor dining areas.
 - g. ensure the employees use dry cleanup methods where applicable.
 - h. ensure that employees clean equipment, collect water and cleaning liquids, and dispose of water and cleaning liquids to the sanitary sewer, not to the exterior storm drain system or to any storm drain inlets/catch basins.
13. 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.
14. The business owner 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 business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
15. Business owner 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. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner 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.

16. This use permit will expire on December 14, 2022, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

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 14th day of December, 2021, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

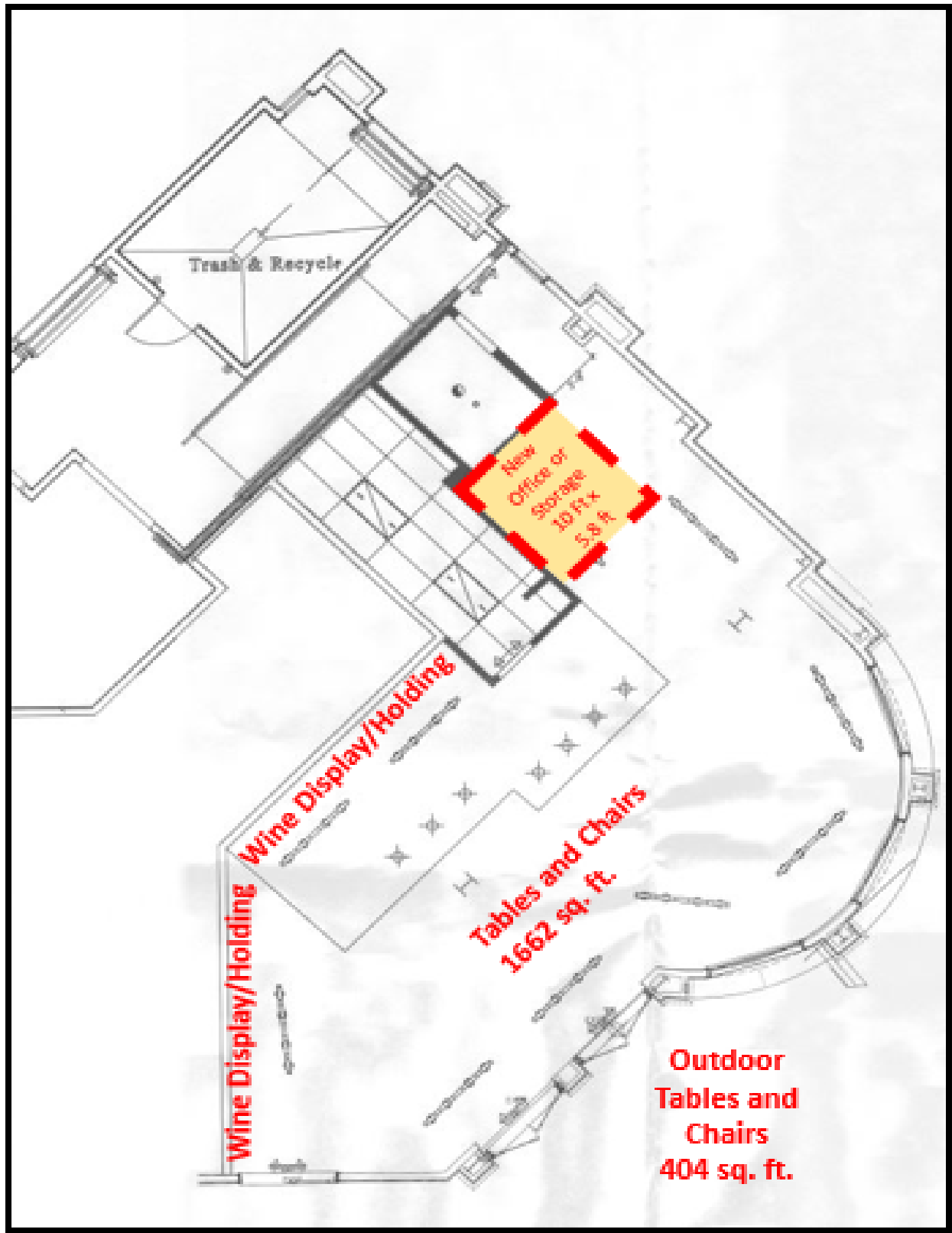
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10181 was adopted by the Planning Commission of the City of Pittsburg on December 14, 2021.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



November 1, 2021

To Whom it May Concern,

This letter serves to cover the "Proposed Project/Use Description" section of the use permit AP-21-1594. Under this permit, DVWB, LLC is applying to use 51 Marina Blvd, Suite C as a wine bar and restaurant with live entertainment. The space will feature local vendors with a goal of having roughly 40% of the wine local and hyper-local. The intention is to contribute to the economic vitality of Pittsburg, giving residents and visitors another enjoyable location within the city. The liquor license will be a License Type 41 - "On Sale Beer and Wine Eating Place." This allows for wine and beer, as long as food is served, permits minors on the premises and does not include hard alcohol.

Patrons will order via mobile app, from a server, or at the bar, intending to increase speed of service. While the majority of tables will be inside, outdoor dining will be utilized during appropriate weather months, which may be year-round, with non-affixed chairs and tables brought inside the building every evening; tables may remain outside if bolted down to protect against theft. Enclosed in this application are pictures of the location, the layout, menu, and example tables and chairs. Railings and/or planters no taller than 36 inches may be installed around the perimeter of the outdoor dining area if required by ABC; if not required, no barriers will be installed.

This business has established partnerships with many supporters and vendors, from Campos Family Vineyards and Hanna Nicole Winery to the Republic National Distributing Company. This wine bar has been developed in strong partnership with and under advisement of the California Small Business Development Center, including multiple advisors ranging from restaurateurs to Michelin star operators, wine bar owners and wine producers. The goal is to bring something new, wanted and needed to the community, via a wine bar offering food selections to pair. The operator, Tara Sanders, is a Pittsburg resident, Pittsburg rotarian, former board of directors member for the Pittsburg Chamber of Commerce, and community volunteer, who has designed this space for the Pittsburg community.

This venue will offer live music in the forms of a small band and/or DJ, mostly indoors with some outdoor music year-round. The performance times and days are during all operating hours. This is not a nightclub; the live music is designed to create an enjoyable environment and no cover fee will be charged to enjoy the music. The live music would not be every day, but to have it in place for the times the establishment decides to have live music. It is understood that live music outside of this 404 sq ft space of Suite C's outdoor space would require a special event permit.

Hours of Operation:

Monday - 9am-12am

Tuesday - 9am-12am

Wednesday - 9am-12am

Thursday - 9am-12am

Friday - 9am-12am

Saturday - 9am-12am

Sunday - 9am-12am

Thank you, and please feel free to reach out with any questions.

Tara Sanders, DBA DVWB, LLC

Attachment

Aerial photograph of 51 Marina that shows the outdoor dining and music area.



View of entrance and outdoor dining area



Kitchen area



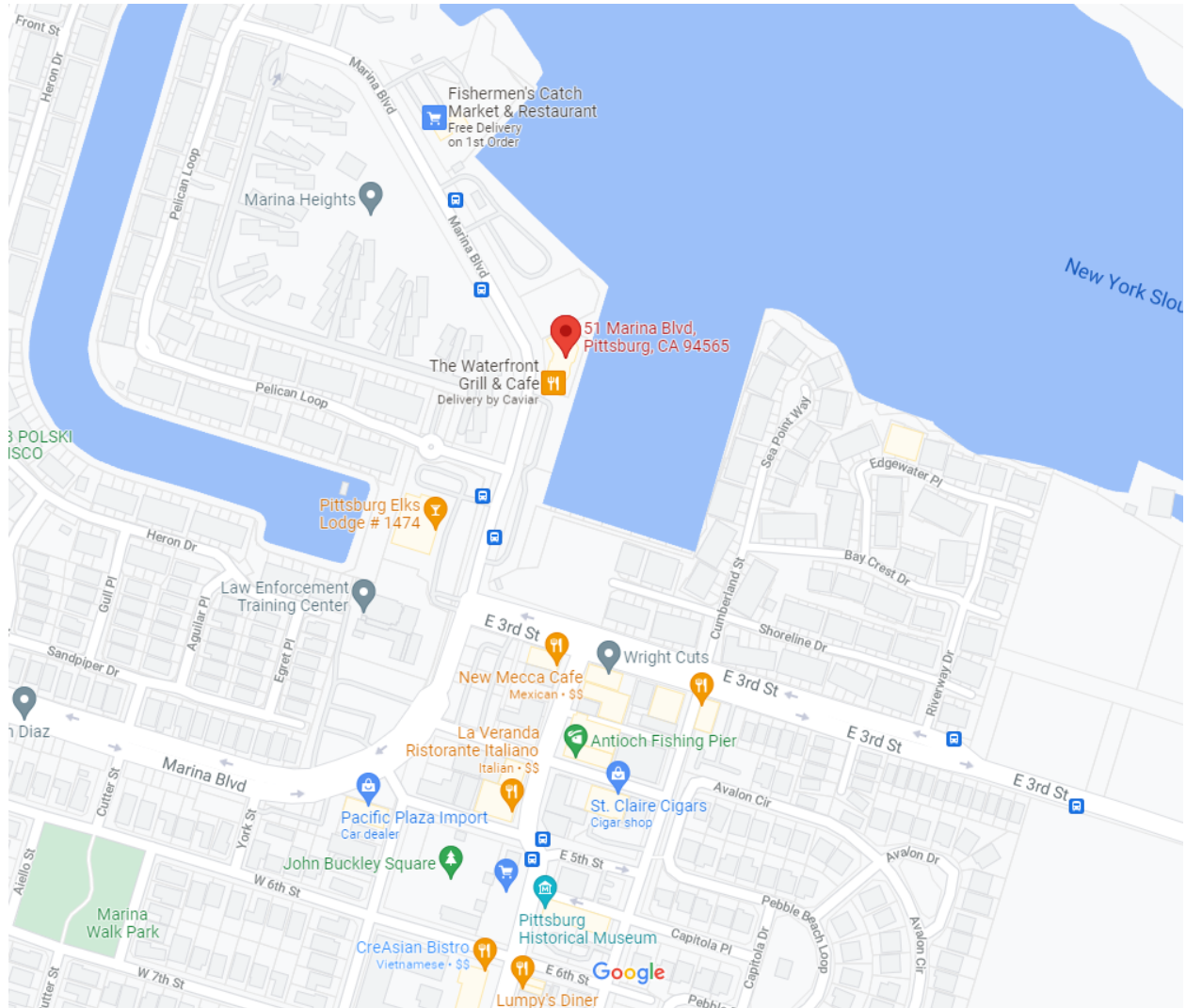
Indoor area



Outdoor furniture



Attachment 5 Surrounding Land Uses



Attachment 6
Property Development Regulations Table
 Dalé Vino Wine Bar and Restaurant, AP-21-1594 (UP,OD).

Development Regulations: <i>CW (Waterfront Commercial) District</i>	Required:	Proposed:
Minimum lot area (SF):	5,000 SF	No change
Minimum lot width (ft):	50 ft	135.97 ft
Minimum Yards:	-	-
Front:	-	No change
Side:	5 ft	No change
Rear:	5 ft	No change
Maximum front yard:	-	No change
Maximum height of structures (ft):	55 ft	Approximately 33 ft
Maximum lot coverage:	60%	No change
Maximum FAR:	1.0	No change
Minimum site landscaping:	10%	No change
Parking Required for Restaurant or alcoholic beverage establishment with live entertainment:	10 spaces (1 per 4 seats or 1 per 50 sq. ft. of seating area plus 1 per 35 sq. ft. of dance floor)	Utilizing existing off-street parking

Attachment 7
Applicable General Plan Goals and Policies
Dalé Vino Wine Bar and Restaurant, AP-21-1594 (UP, OD).

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-4: Provide a range of development intensities, with the highest intensities in Downtown and in areas accessible to transit and services, and lower intensities in hillsides and at the City's southern edge.	Consistent. The proposed project is located in Downtown and is accessible to transit and services.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would occur on an existing underutilized site.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The project site is in the 'Downtown Subarea' of the General Plan and has a land use designation of 'Marine Commercial'. Surrounding uses include commercial uses. The proposed project would be compatible with the surrounding uses in that a restaurant with live entertainment use is permitted in this district with a use permit and is compatible with the surrounding uses.
Land Use Element – Downtown Subarea	
2-P-32: Concentrate all Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor. (Downtown: 5-P-3)	Consistent. The proposed project is a commercial use located along Railroad Avenue.
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	Consistent. The proposed project would not be located in an open space zoning designation and the use is a conditionally permitted use in the Waterfront Commercial zoning district in which it is located.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project would occur on and revitalize an underutilized site.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is in an area where public facilities and infrastructure exists.

3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent. The project site is within 1/4 mile of a bus stop for weekday routes 381 and 387, and weekend route 394.
Downtown Element	
5-G-1: Promote Downtown as the City's symbolic center, with a mix of residential and commercial uses in a walkable, pedestrian-oriented district.	Consistent. The proposed wine bar and restaurant with live entertainment would provide an additional commercial use that would serve the existing residential development within a walkable distance.
5-G-2: Promote the development and intensification of the Downtown commercial core as both a visitor destination and a neighborhood retail center. Encourage a critical mass of visitor-oriented retail businesses, such as gift shops and galleries, as well as neighborhood retail and personal services.	Consistent. The proposed wine bar and restaurant with live entertainment would provide a new destination for visitors.
5-P-3: Concentrate Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor.	Consistent. The proposed project is a commercial use located along Railroad Avenue.
5-P-5: Pursue the development and promotion of cultural activities and facilities, such as museums, meeting halls, community theatres, public art galleries and shows, located within the Commercial Core.	Consistent. The proposed live entertainment associated with the project provides a cultural activity.
5-P-43: Provide public parking lots within Downtown, and limit private, single-user parking areas. However, ensure the provision of off-street parking facilities in periphery Downtown areas to encourage pedestrian movement.	Consistent. The project will utilize existing public parking lots.
Economic Development Element	
6-P-6: Maintain efficient licensing and development permitting procedures and regulations.	Consistent. The project is going through the appropriate permitting procedure through the use permit process and will be required to obtain and maintain a City of Pittsburgh Business License and Business Permit.
Transportation Element	
7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is within 1/4 mile of a bus stop for weekday routes 381 and 387, and weekend route 394.
Resource Conservation Element	
9-P-19: As part of the City's Zoning Ordinance, establish regulations for the preservation of mature trees. Include measures for the replacement of all mature trees removed.	Consistent. There would be no trees removed in conjunction with this project.
Public Facilities Element	
11-G-10: Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Consistent. The proposed project will maintain the existing landscaping along the property lines.



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 hearing on:

DATE: December 14, 2021
TIME: 7:00 p.m.
PLACE: Zoom Teleconference via Streaming Media on the City's homepage,
www.pittsburgca.gov (see public advisory on last page)

Concerning the following matter:

Dalé Vino Wine Bar and Restaurant, (UP, OD).

This is an application filed by Tara Sanders, requesting use permit and outdoor dining permit approval to establish a Wine Bar and Restaurant with Live Entertainment within an existing City owned property. The project will include a 1,662 square feet indoor eating area, 404 square feet of outdoor eating area, 58 square foot office space, and wine display area at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW). Assessor Parcel No. 085-071-044.

PROJECT PLANNER: Christie Robinson, (925) 252-6987 or actingplanningmanager@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a 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?

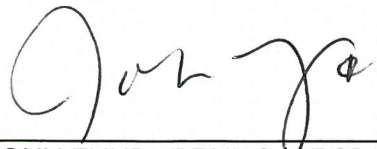
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

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

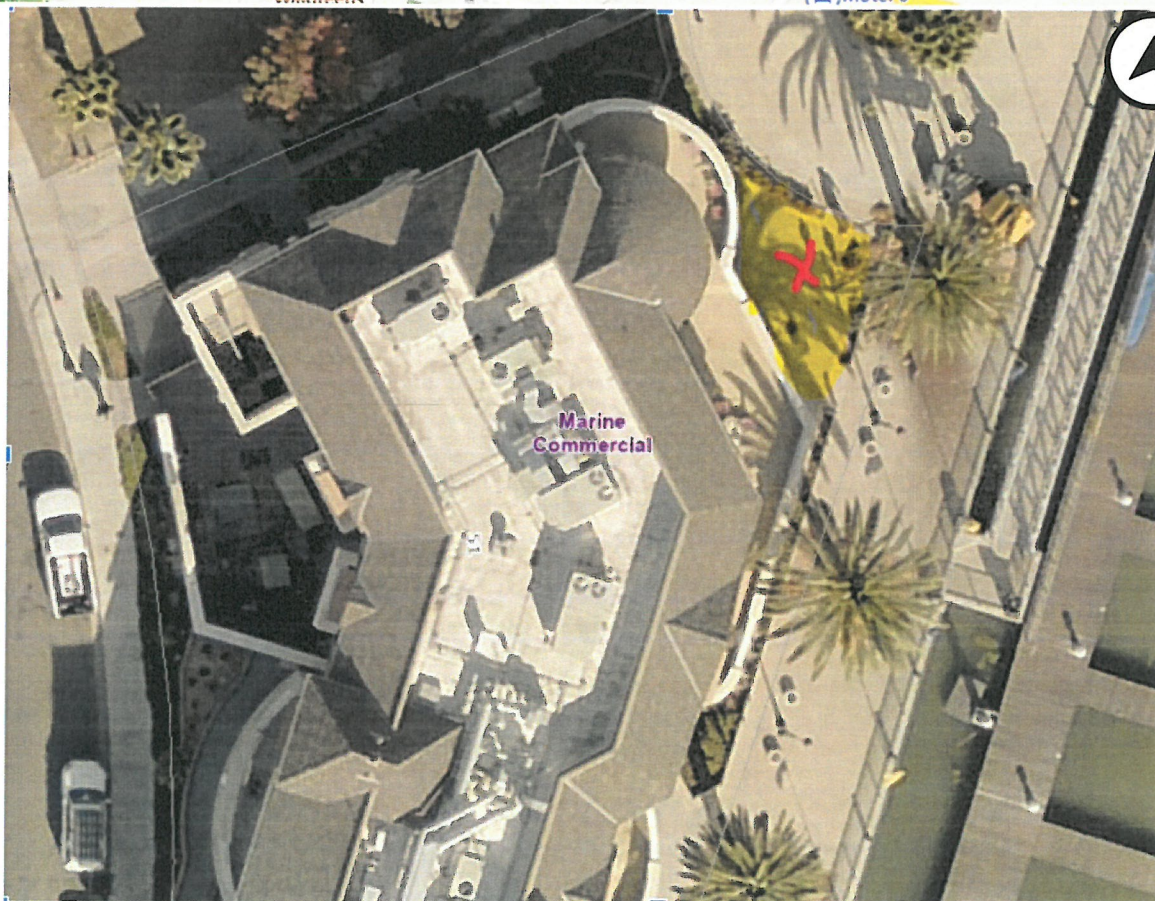
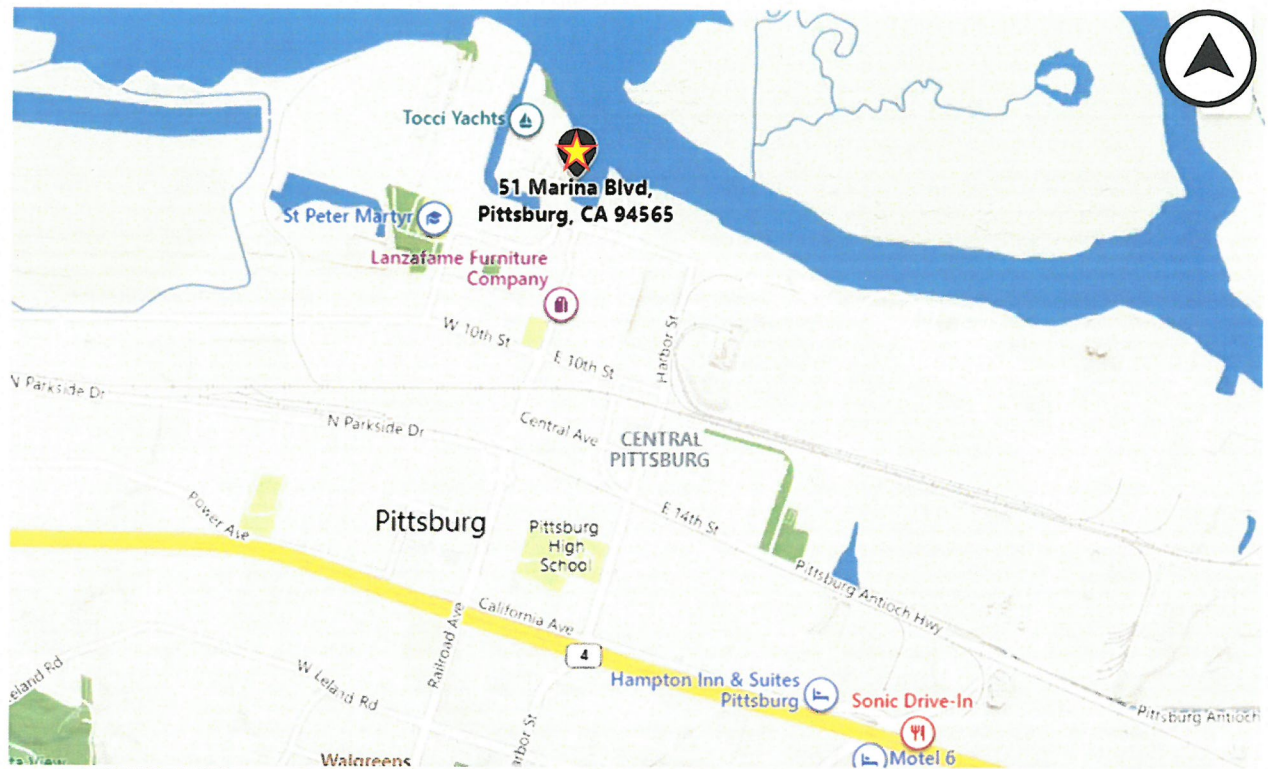
Comments or objections to the project can be made by writing or through e-mailed testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Comments during the meeting can be submitted via email to meetingcomments@pittsburgca.gov.

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

*Para información en
español:
(925) 252-4920*


JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Dalé Vino Wine Bar and Restaurant, AP-21-1594 (UP, OD). APN 085-071-044
Location: 51 Marina Blvd., APN 085-071-044



PUBLIC ADVISORY:

THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

This meeting will be held in compliance with California Government Code Section 54953(e)(2), which was added by Assembly Bill 361 which became effective Oct. 1, 2021, pursuant to the Governor's Executive Order N-15-21. On November 29, 2021, the City Council authorized hybrid meetings of the City Council and Commissions upon findings made in Resolution 21-13997 as required by state law. City Council Members/Board Members/Commissioners and appropriate staff will be participating in person in the Council Chamber. The Public will continue virtual participation via Zoom. Pursuant to Government Code Section 54953(e)(3), the Council/Board/Commission authorization is effective for 30 days and may be extended every 30 days if the Council/Board/Commission makes required findings.

The public is invited to watch and participate in meetings via the methods listed below:

Watch the live meeting via the City's webcast (www.pittsburgca.gov), or on Delta TV Comcast Channel 32, or Delta TV AT&T U-Verse Channel 99.

Members of the public may comment live via Zoom video conferencing. Download Zoom from its website: www.zoom.com. Zoom also allows you to join the meeting by phone. Join the meeting at any point but be sure you are in the meeting prior to the City Council/Board/Commission consideration of the item on which you would like to provide comment.

From a PC, Mac, iPad, iPhone or Android:

- Webinar ID: **891 7622 3338**
- Passcode: **106491**
- By phone: **US: +1-669-900-6833 or +1346-348-7799**

Speakers are asked to provide their name and city of residence for the record, although providing this is not required for participation.

Each speaker will be afforded up to 3 minutes to speak (at the discretion of the Mayor/Chair).

When the Mayor/Chair opens a public comment period on the item on which you would like to comment, please use the "Raise Hand" feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide. You will be invited to speak when it is your turn. Speakers will be muted until their opportunity to provide public comment. You will not be seen or heard until it is your turn to speak. You will be muted again after the allotted time to speak. Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

When making public comment during the meeting, please

1. Try to be in a room or space without a lot of background noise.
2. Mute your microphone until it is your turn to speak, then mute your speakers while speaking.
3. Have a strong, reliable internet connection or cell phone signal.

In the event of a disruption which prevents the City Council/Board/Commission from broadcasting the meeting to the public or from receiving public comment, no further action will be taken at the meeting.

Written comments provided by the public will be accepted and given to the Council/Board/Commission although they will not be read at the meeting.

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
December 14, 2021**

ITEM: Notice of Intent to Conduct a Zoning Administrator Public Hearing.

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

SUBJECT: The Zoning Administrator submits two notices of intent to conduct a Zoning Administrator public hearing on proposed variances from the required setbacks.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notices of Intent to Conduct a Zoning Administrator Public Hearing.

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.

Planning Commission Staff Report

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

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

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received two applications requiring a Zoning Administrator public hearing:

1. Yellow Roof Foundation E 14th Street Variance, AP-21-1609 (VA).

This is an application filed by Michael Evans of DeNova Homes, requesting Zoning Administrator approval of a variance to: 1) reduce the side yard setback from 5 feet to 3.7 feet and the front yard setback from 20 feet to 19.4 feet at 130 E. 14th Lane; 2) reduce the side yard setback from 5 feet to 3.7 feet at 137 E. 14th Lane; and 3) reduce the front yard setback from 20 feet to 17.5 feet at 521 E. 14th Street in the RS-5 (Single-Family Residential, 5,000 Square Foot Minimum) District. Assessor's Parcel Numbers: 073-111-036, 073-111-035, and 073-111-034 respectively.

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

2. 120 Yellowwood Place Setback Variance, AP-21-1608 (VA).

This is an application request for Zoning Administrator approval of a variance to reduce the side yard setback from five-feet to zero-feet to legalize two existing unpermitted structures. The existing structures are an attached carport and detached shed of 100 square-feet, which currently encroach into the required five-foot side yard setback. The project site is located at 120 Yellowwood Place in the RS-6 (Single-Family Residential, 6,000 Square Foot Minimum) District. Assessor's Parcel Number: 089-360-031.

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

GENERAL PLAN/CODE COMPLIANCE:

Planning Commission Staff Report

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.

ATTACHMENTS:

1. Yellow Roof Foundation E 14th Street Variance, AP-21-1609 (VA).
2. 120 Yellowwood Place Setback Variance, AP-21-1608 (VA).

Prepared by: John Funderburg, Zoning Administrator

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

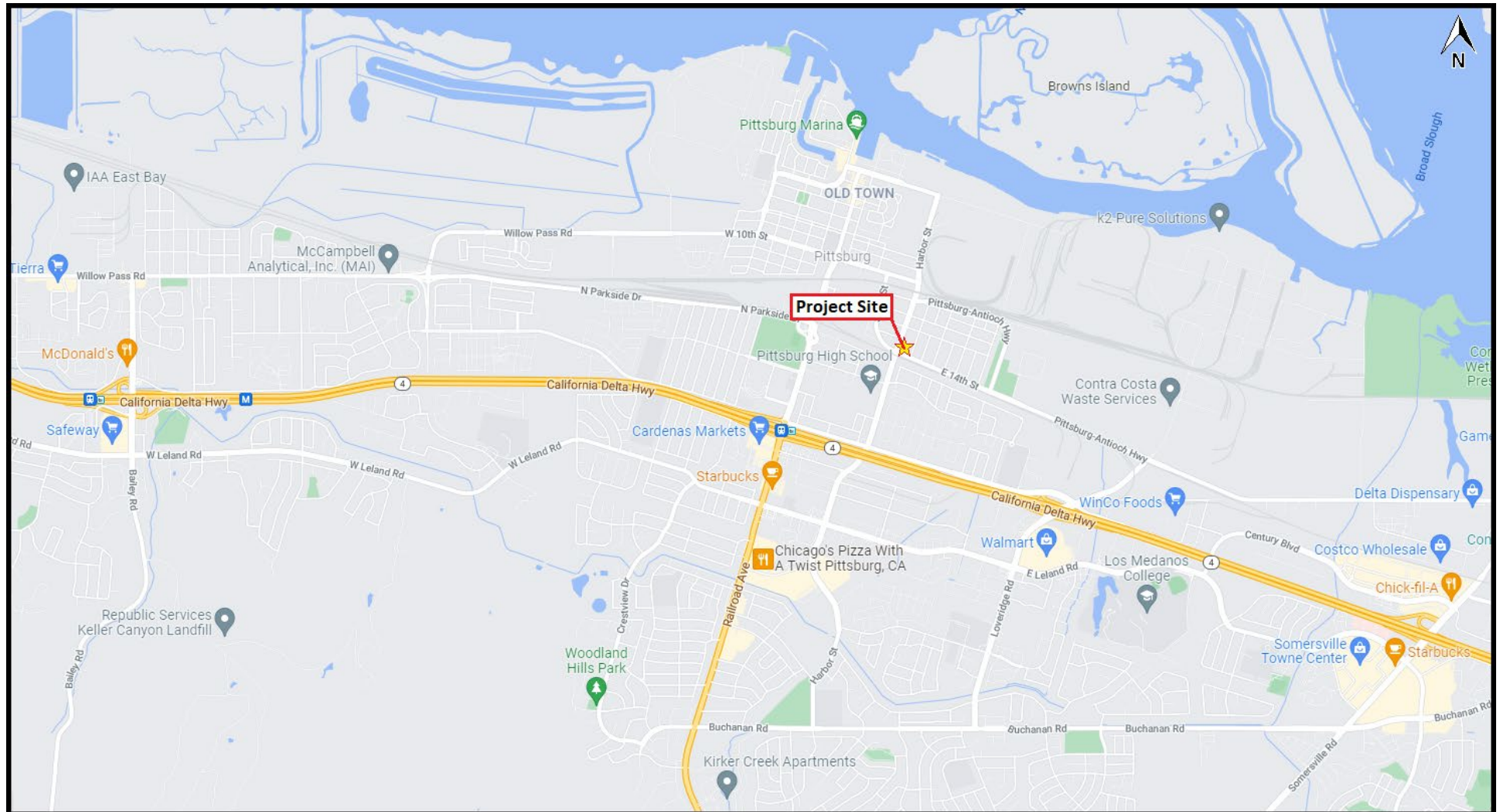
Yellow Roof Foundation E 14th Street Variance, AP-21-1609 (VA).

This is an application filed by Michael Evans of DeNova Homes, requesting Zoning Administrator approval of a variance to: 1) reduce the side yard setback from 5 feet to 3.7 feet and the front yard setback from 20 feet to 19.4 feet at 130 E. 14th Lane; 2) reduce the side yard setback from 5 feet to 3.7 feet at 137 E. 14th Lane; and 3) reduce the front yard setback from 20 feet to 17.5 feet at 521 E. 14th Street in the RS-5 (Single-Family Residential, 5,000 Square Foot Minimum) District. Assessor's Parcel Numbers: 073-111-036, 073-111-035, and 073-111-034 respectively.

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

Yellow Roof Foundation E 14th Street Variance (VA) – Vicinity Map

AP-21-1609	130/133 E. 14th Lane, 137/139 E. 14th Lane, and 521/523 E. 14th Street
Variance	APNs: 073-111-036, 073-111-035, and 073-111-034



Yellow Roof Foundation E 14th Street Variance (VA) – Aerial Map

AP-21-1609	130/133 E. 14th Lane, 137/139 E. 14th Lane, and 521/523 E. 14th Street
Variance	APNs: 073-111-036, 073-111-035, and 073-111-034





SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

JOB NO. 3274

PROJECT: HARBOR STREET

SUBDIVISION:

DATE: NOVEMBER 8, 2021

LOCATION: PITTSBURG, CALIFORNIA

SCALE: 1" = 20'

DRAWN BY: MJL

CHECKED BY: RTH

PARCEL

D

SHEET 1

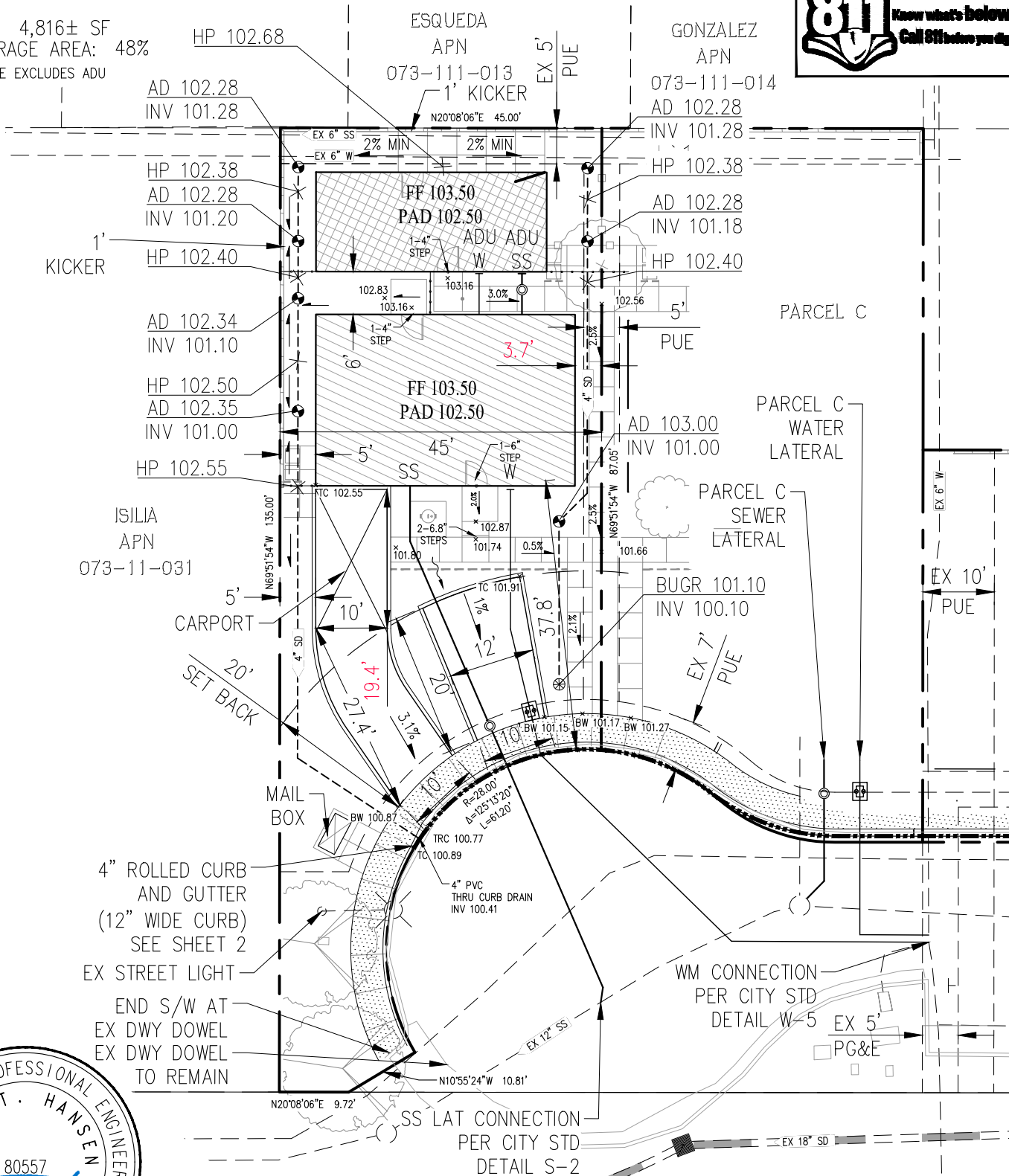
REVIEWED AND APPROVED:

DATE

This plan is prepared to show the dimensional relationship from building foundation to property line, design drainage control elevations, and direction of flow to conform with local ordinance for the purpose of building permit issuance only. Information shown is approximate except for those setbacks which are minimums required by ordinance or dimensions of record. This plot does not reflect as-built conditions, however all construction shall be consistent with city ordinance.



LOT AREA: 4,816± SF
LOT COVERAGE AREA: 48%
*LOT COVERAGE EXCLUDES ADU



130 E. 14TH LANE & 133 E. 14TH LANE (ADU) - PARCEL D

NOTES:

- EXISTING UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND HAVE NOT BEEN VERIFIED IN THE FIELD.
- JOINT TRENCH UTILITIES SHOWN HEREON ARE APPROXIMATE.
- SWALE AND GRADING DESIGN ASSUMES A MINIMUM OF 8" CLEARANCE FROM FINISHED FLOOR TO ADJACENT GRADE.
- MAINTAIN 5% SLOPE AWAY FROM EXTERIOR OF BUILDING AND 2% SWALE SLOPE WHEN WITHIN 10' OF FOUNDATION (1% ELSEWHERE). ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO THE CALIFORNIA RESIDENTIAL AND BUILDING CODES.
- ALL ROOF DOWNSPOUTS SHALL DIRECTLY CONNECT TO THE AREA DRAIN SYSTEM.
- ALL SETBACKS ARE MEASURED FROM BUILDING FOUNDATION TO PROPERTY LINE.
- FENCES AND 1' KICKER BOARD ARE LOCATED ON PROPERTY LINES UNLESS OTHERWISE NOTED. FINAL FENCE RETURN LOCATION TO BE DETERMINED BY THE BUILDER.
- UP TO ONE FOOT OF GRADE CAN BE RETAINED BETWEEN LOTS BY FENCE.
- CONTRACTOR TO INSTALL SEWER BACKFLOW IN ACCORDANCE WITH CITY OF PITTSBURG STANDARD DETAILS.
- CONTRACTOR TO REPLACE ALL BROKEN SIDEWALK ALONG PROPERTY IN KIND.
- ENTRY STEPS MAY BE MODIFIED AS NEEDED TO CONFORM TO LOT GRADING.
- CONTRACTOR TO POT HOLE BEFORE EXCAVATION TO VERIFY EXISTING UTILITIES, PRIOR TO INSTALLATION.

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2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322



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PARCEL

D

SHEET 2

REVIEWED AND APPROVED:

DATE

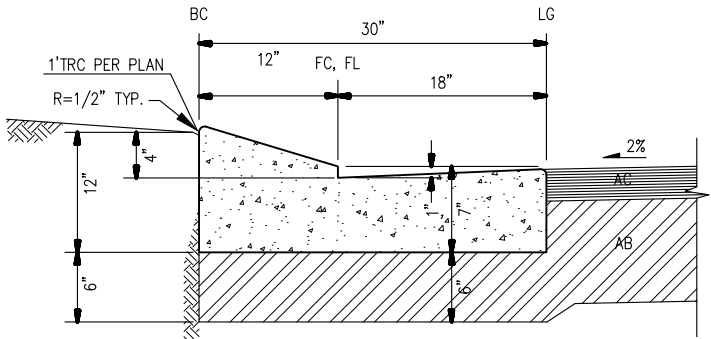
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CITY STANDARD DETAILS

FILE NO.	DESCRIPTION
R-2	RESIDENTIAL DRIVEWAY APPROACH
S-2	SANITARY SEWER LATERAL & TWO-WAY CLEANOUT
W-5	1" COPPER WATER SERVICE FOR 5/8" X 3/4" & 1" WATER METERS
CONTRA COSTA COUNTY STANDARD DETAILS	
CA70	STANDARD SIDEWALK DETAILS
CA71	MEDIAN, CURB AND HMA DIKE DETAILS

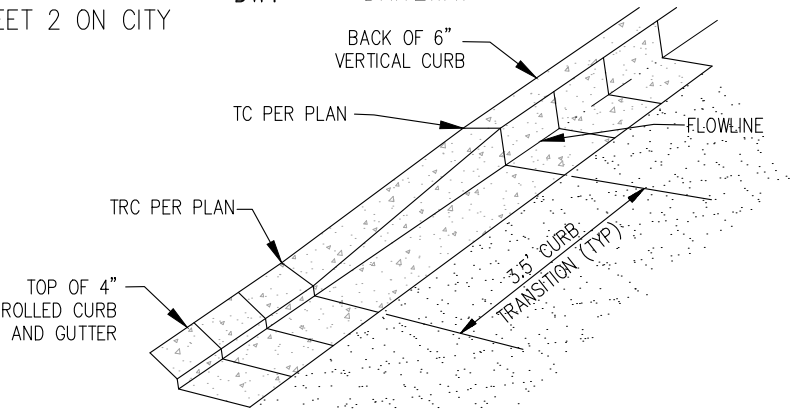
LEGEND

	PROPERTY LINE		WATER SERVICE WITH WATER METER (PER CITY STD DETAIL W-5)
	ADJACENT PROPERTY		SPOT ELEVATION
	PROPOSED CURB, GUTTER & SIDEWALK		LANDSCAPE WALL
	PROPOSED ROLLED CURB		FENCE
	EXISTING WATER		EXISTING PAVEMENT
	EXISTING SANITARY SEWER	ADU	ADJACENT DWELLING UNIT
	EXISTING STORM DRAIN	P	PAD ELEVATION
	1" WATER LATERAL PER CITY STD DETAIL W-5	FF	FINISHED FLOOR
	4" AREA DRAIN PIPE (HDPE) (0.5% MIN SLOPE)	TC	TOP OF CURB
	6" SANITARY SEWER LATERALS (PVC)	TRC	TOP OF ROLLED CURB
	EXISTING MANHOLE	PUE	PUBLIC UTILITY EASEMENT
	EXISTING STORM DRAIN CATCH BASIN	SD	STORM DRAIN
	EXISTING WATER METER	SS	SANITARY SEWER
	EXISTING FIRE HYDRANT	W	WATER
	AREA DRAIN 4" HDPE RISER PIPE WITH NDS MODEL #10)	EX	EXISTING
	SWALE	AD/INV	AREA DRAIN/INVERT
	BUBBLE UP DRAIN	HP	HIGH POINT OF SWALE
	6" SEWER SERVICE WITH TWO-WAY CLEANOUT (PVC PIPE, CLEANOUT PER SHEET 2 ON CITY STD DETAIL S-2)	S/W	SIDEWALK
		L/S	LANDSCAPE
		DWY	DRIVEWAY



4" ROLLED CATCH CURB AND GUTTER (12" WIDE CURB)

NOT TO SCALE



CURB TRANSITION DETAIL (6" VERTICAL TO 4" ROLLED)

NOT TO SCALE

NOTE: TRANSITION FROM 6" VERTICAL CURB TO 4" ROLLED CURB REQUIRES MIN 3.5' ON EITHER SIDE. 5% MAX LONGITUDINAL SLOPE ALONG THE SIDEWALK. SEE TRANSITION DETAIL THIS SHEET.

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REVIEWED AND APPROVED:

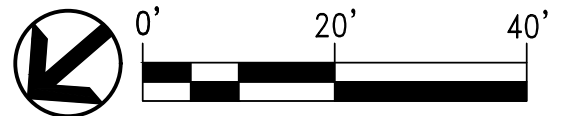
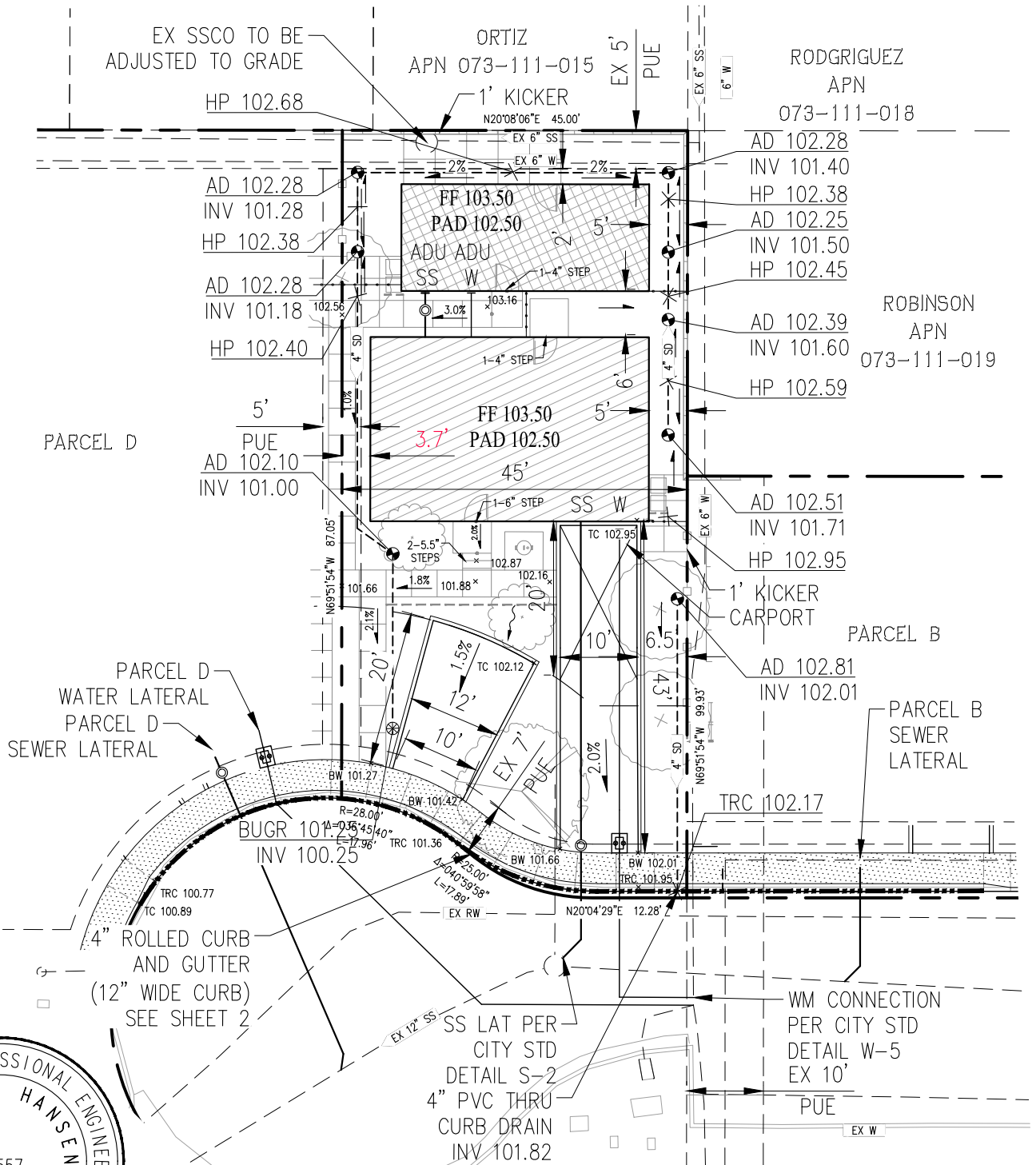
DATE

This plan is prepared to show the dimensional relationship from building foundation to property line, design drainage control elevations, and direction of flow to conform with local ordinance for the purpose of building permit issuance only. Information shown is approximate except for those setbacks which are minimums required by ordinance or dimensions of record. This plot does not reflect as-built conditions, however all construction shall be consistent with city ordinance.



LOT AREA: 10,528 SF±
LOT COVERAGE AREA: 52%

*LOT COVERAGE EXCLUDES ADU



137 E. 14TH LANE & 139 E. 14TH LANE (ADU) - PARCEL C

NOTES:

- EXISTING UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND HAVE NOT BEEN VERIFIED IN THE FIELD.
- JOINT TRENCH UTILITIES SHOWN HEREON ARE APPROXIMATE.
- SWALE AND GRADING DESIGN ASSUMES A MINIMUM OF 8" CLEARANCE FROM FINISHED FLOOR TO ADJACENT GRADE.
- MAINTAIN 5% SLOPE AWAY FROM EXTERIOR OF BUILDING AND 2% SWALE SLOPE WHEN WITHIN 10' OF FOUNDATION (1% ELSEWHERE). ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO THE CALIFORNIA RESIDENTIAL AND BUILDING CODES.
- ALL ROOF DOWNSPOUTS SHALL DIRECTLY CONNECT TO THE AREA DRAIN SYSTEM.
- ALL SETBACKS ARE MEASURED FROM BUILDING FOUNDATION TO PROPERTY LINE.
- FENCES AND 1' KICKER BOARD ARE LOCATED ON PROPERTY LINES UNLESS OTHERWISE NOTED. FINAL FENCE RETURN LOCATION TO BE DETERMINED BY THE BUILDER.
- UP TO ONE FOOT OF GRADE CAN BE RETAINED BETWEEN LOTS BY FENCE.
- CONTRACTOR TO INSTALL SEWER BACKFLOW IN ACCORDANCE WITH CITY OF PITTSBURG STANDARD DETAILS.
- CONTRACTOR TO REPLACE ALL BROKEN SIDEWALK ALONG PROPERTY IN KIND.
- ENTRY STEPS MAY BE MODIFIED AS NEEDED TO CONFORM TO LOT GRADING.
- CONTRACTOR TO POTHOLE BEFORE EXCAVATION TO VERIFY EXISTING UTILITIES, PRIOR TO INSTALLATION.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322



JOB NO. 3274

SHEET 2



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

JOB NO. 3274

PROJECT: HARBOR STREET

SUBDIVISION:

DATE: NOVEMBER 8, 2021

LOCATION: PITTSBURG, CALIFORNIA

SCALE: 1" = 20'

DRAWN BY: MJL

CHECKED BY: RTH

PARCEL

B

SHEET 1

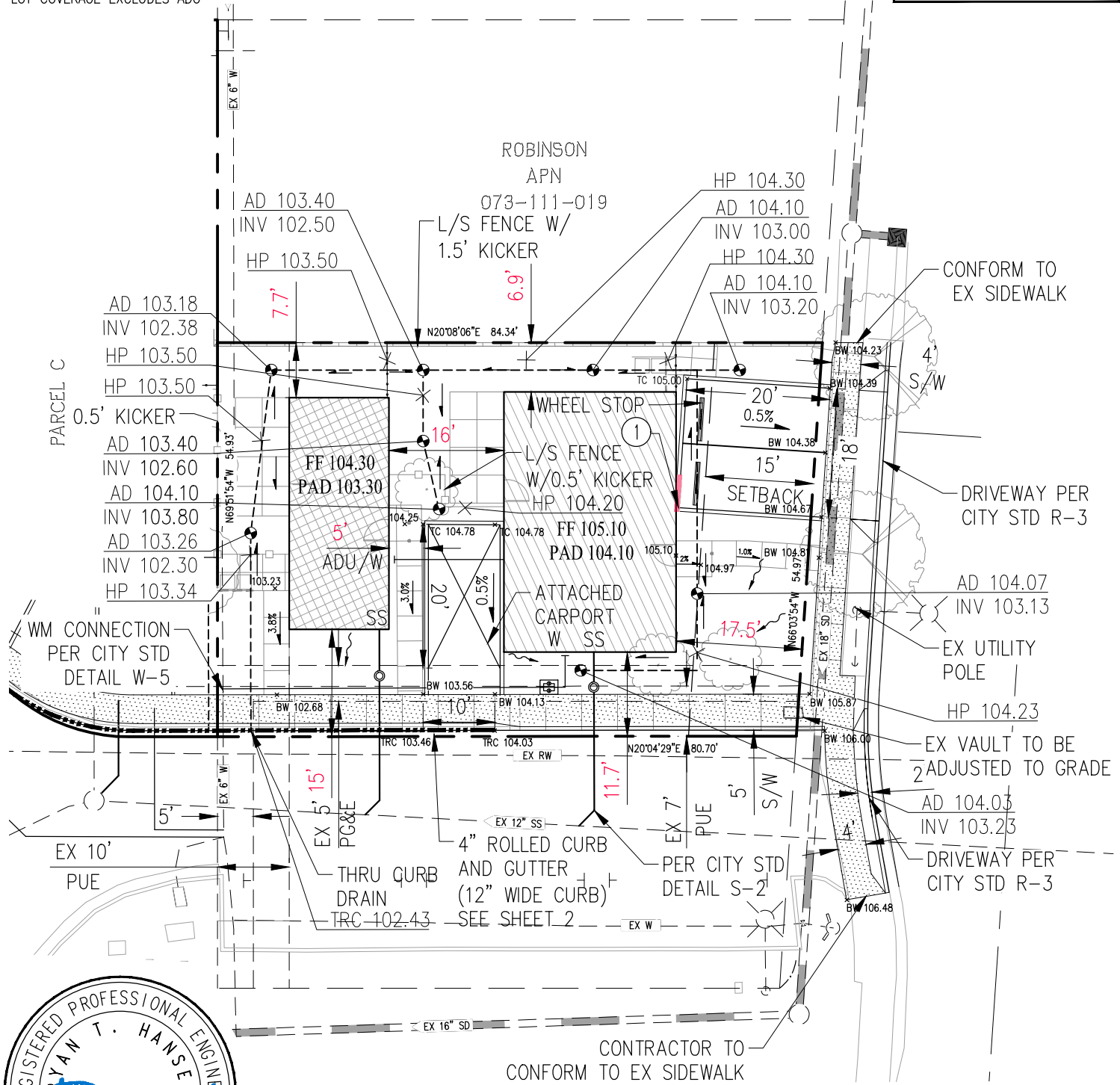
REVIEWED AND APPROVED:

DATE

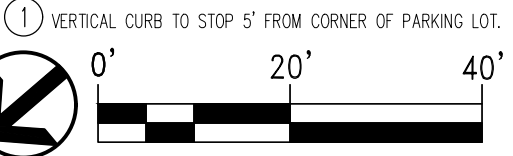
This plan is prepared to show the dimensional relationship from building foundation to property line, design drainage control elevations, and direction of flow to conform with local ordinance for the purpose of building permit issuance only. Information shown is approximate except for those setbacks which are minimums required by ordinance or dimensions of record. This plot does not reflect as-built conditions, however all construction shall be consistent with city ordinance.



LOT AREA: 4,528± SF
LOT COVERAGE AREA: 47%
*LOT COVERAGE EXCLUDES ADU



CONTRACTOR TO CONFORM TO EX SIDEWALK



521 E. 14TH STREET & 523 E. 14TH STREET (ADU) - PARCEL B

NOTES:

- EXISTING UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND HAVE NOT BEEN VERIFIED IN THE FIELD.
- JOINT TRENCH UTILITIES SHOWN HEREON ARE APPROXIMATE.
- SWALE AND GRADING DESIGN ASSUMES A MINIMUM OF 8" CLEARANCE FROM FINISHED FLOOR TO ADJACENT GRADE.
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CIVIL ENGINEERS • SURVEYORS • PLANNERS

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SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

JOB NO. 3274

PROJECT: HARBOR STREET
SUBDIVISION: DATE: NOVEMBER 8, 2021
LOCATION: PITTSBURG, CALIFORNIA
SCALE: 1" = 20' DRAWN BY: MJL CHECKED BY: RTH

PARCEL

B

SHEET 2

REVIEWED AND APPROVED:

This plan is prepared to show the dimensional relationship from building foundation to property line, design drainage control elevations, and direction of flow to conform with local ordinance for the purpose of building permit issuance only. Information shown is approximate except for those setbacks which are minimums required by ordinance or dimensions of record. This plot does not reflect as-built conditions, however all construction shall be consistent with city ordinance.

DATE

CITY STANDARD DETAILS

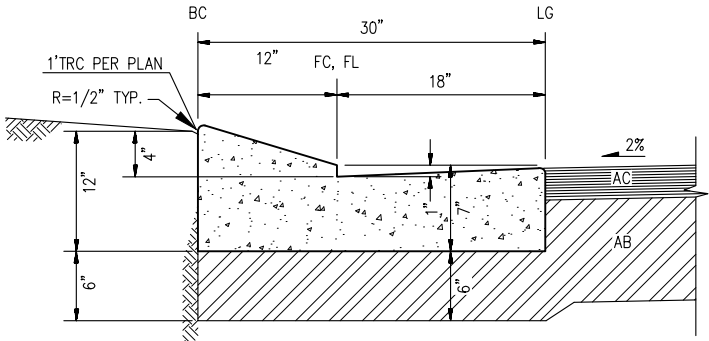
FILE NO.	DESCRIPTION
R-2	RESIDENTIAL DRIVEWAY APPROACH
S-2	SANITARY SEWER LATERAL & TWO-WAY CLEANOUT
W-5	1" COPPER WATER SERVICE FOR 5/8" X 3/4" & 1" WATER METERS

CONTRA COSTA COUNTY STANDARD DETAILS

CA70	STANDARD SIDEWALK DETAILS
CA71	MEDIAN, CURB AND HMA DIKE DETAILS

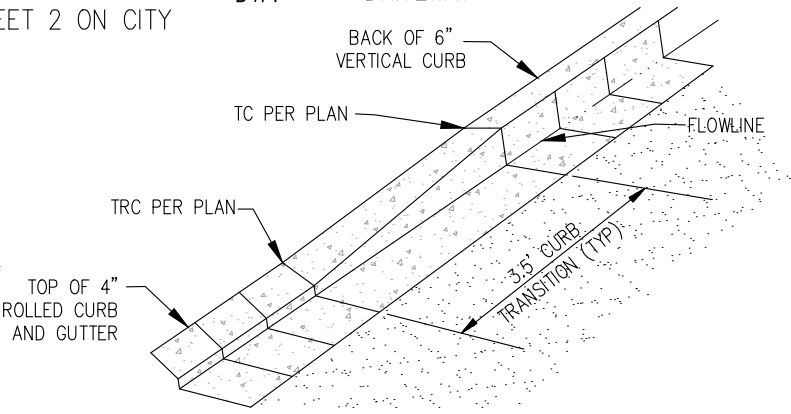
LEGEND

	PROPERTY LINE		WATER SERVICE WITH WATER METER (PER CITY STD DETAIL W-5)
	ADJACENT PROPERTY		SPOT ELEVATION
	PROPOSED CURB, GUTTER & SIDEWALK		LANDSCAPE WALL
	PROPOSED ROLLED CURB		FENCE
	EXISTING WATER		EXISTING PAVEMENT
	EXISTING SANITARY SEWER	ADU	ADJACENT DWELLING UNIT
	EXISTING STORM DRAIN	P	PAD ELEVATION
	1" WATER LATERAL PER CITY STD DETAIL W-5	FF	FINISHED FLOOR
	4" AREA DRAIN PIPE (HDPE) (0.5% MIN SLOPE)	TC	TOP OF CURB
	6" SANITARY SEWER LATERALS (PVC)	TRC	TOP OF ROLLED CURB
	EXISTING MANHOLE	PUE	PUBLIC UTILITY EASEMENT
	EXISTING STORM DRAIN CATCH BASIN	SD	STORM DRAIN
	EXISTING WATER METER	SS	SANITARY SEWER
	EXISTING FIRE HYDRANT	W	WATER
	AREA DRAIN 4" HDPE RISER PIPE WITH NDS MODEL #10)	EX	EXISTING
	SWALE	AD/INV	AREA DRAIN/INVERT
	BUBBLE UP DRAIN	HP	HIGH POINT OF SWALE
	6" SEWER SERVICE WITH TWO-WAY CLEANOUT (PVC PIPE, CLEANOUT PER SHEET 2 ON CITY STD DETAIL S-2)	S/W	SIDEWALK
		L/S	LANDSCAPE
		DWY	DRIVEWAY



4" ROLLED CATCH CURB AND GUTTER (12" WIDE CURB)

NOT TO SCALE



CURB TRANSITION DETAIL (6" VERTICAL TO 4" ROLLED)

NOT TO SCALE

NOTE: TRANSITION FROM 6" VERTICAL CURB TO 4" ROLLED CURB REQUIRES MIN 3.5' ON EITHER SIDE. 5% MAX LONGITUDINAL SLOPE ALONG THE SIDEWALK. SEE TRANSITION DETAIL THIS SHEET.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322



Planning Application

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

TYPE OF APPLICATION REQUESTED:

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

STAFF USE ONLY

Application Number: AP-21-1609 Date Filed: 11/29/2021

PROJECT INFORMATION:

Project Name (Business/Development): Yellow Roof Foundation
 Address/Location of Project: 130, 137 East 14th LAKE
 Assessor's Parcel No(s): 073-111-036, 035
 Mapping Address (Latitude/Longitude): _____
 Existing General Plan / Zoning Designations: RS-5
 Proposed General Plan / Zoning Designations: RS-5
 Existing Use: Residential
 Proposed Use: Residential
 Size of Existing Structure(s): N/A
 Size of Proposed Additions / New Structure(s): 760' sq ft.
 Amount of New Impervious Surfaces (s.f. or acres)¹: 400 sq ft.
 Property Size (s.f. or acres): _____ No. of Existing Lots: 2 Proposed: 2
 Days/Hours of Operation: 8-5
 No. of Employees, Existing: _____ Proposed: _____
 No. of On-Site Parking Stalls, Existing: 3 Proposed: 3
 HCP Land Cover Type: N/A 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.)

SIDE YARD VARIANCE, DO TO Lots Being considerably smaller the RS-5 zoning

APPLICANT INFORMATION:

Applicant Name: De Nova Homes **Primary Contact:** MICHAEL EVANS
E-Mail: MEVANS@DENOVAHOMES.COM **Phone:** 925-852-0551
Mailing Address: 1500 willow Pass ct, Concord CA 94520

Property Owner(s): Yellow Roof Foundation
E-Mail: MEVANS@DENOVAHOMES.COM **Phone:** 925-852-0551
Mailing Address: 1500 willow Pass ct, Concord CA 94520

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): [Signature] **Date:** 11-29-21
Property owner/manager (attach notary): [Signature] **Date:** 11-29-21

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

SUBMITTAL REQUIREMENTS: (to be completed by the applicant)

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

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

STAFF USE ONLY

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

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

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

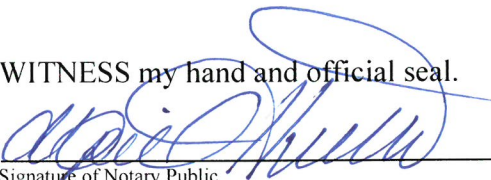
On 11/29/2021 before me, April Huerta, Notary Public,
(Here insert name and title of the officer)

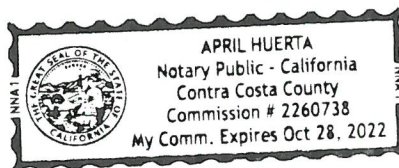
personally appeared Karen Montero & Michael Evans,

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

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

WITNESS my hand and official seal.


Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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

120 Yellowwood Place Setback Variance, AP-21-1608 (VA).

This is an application request for Zoning Administrator approval of a variance to reduce the side yard setback from five-feet to zero-feet to legalize two existing unpermitted structures. The existing structures are an attached carport and detached shed of 100 square-feet, which currently encroach into the required five-foot side yard setback. The project site is located at 120 Yellowwood Place in the RS-6 (Single-Family Residential, 6,000 Square Foot Minimum) District. Assessor's Parcel Number: 089-360-031.

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

Address: 120 Yellowwood Pl, Pittsburg, CA. 94565
Application No. 20-1608 (VA)



CAREY BROS. REMODELING

REMODELING - KITCHENS - BATHS - ADDITIONS



LAWSON RESIDENCE REMODEL & ADDITION

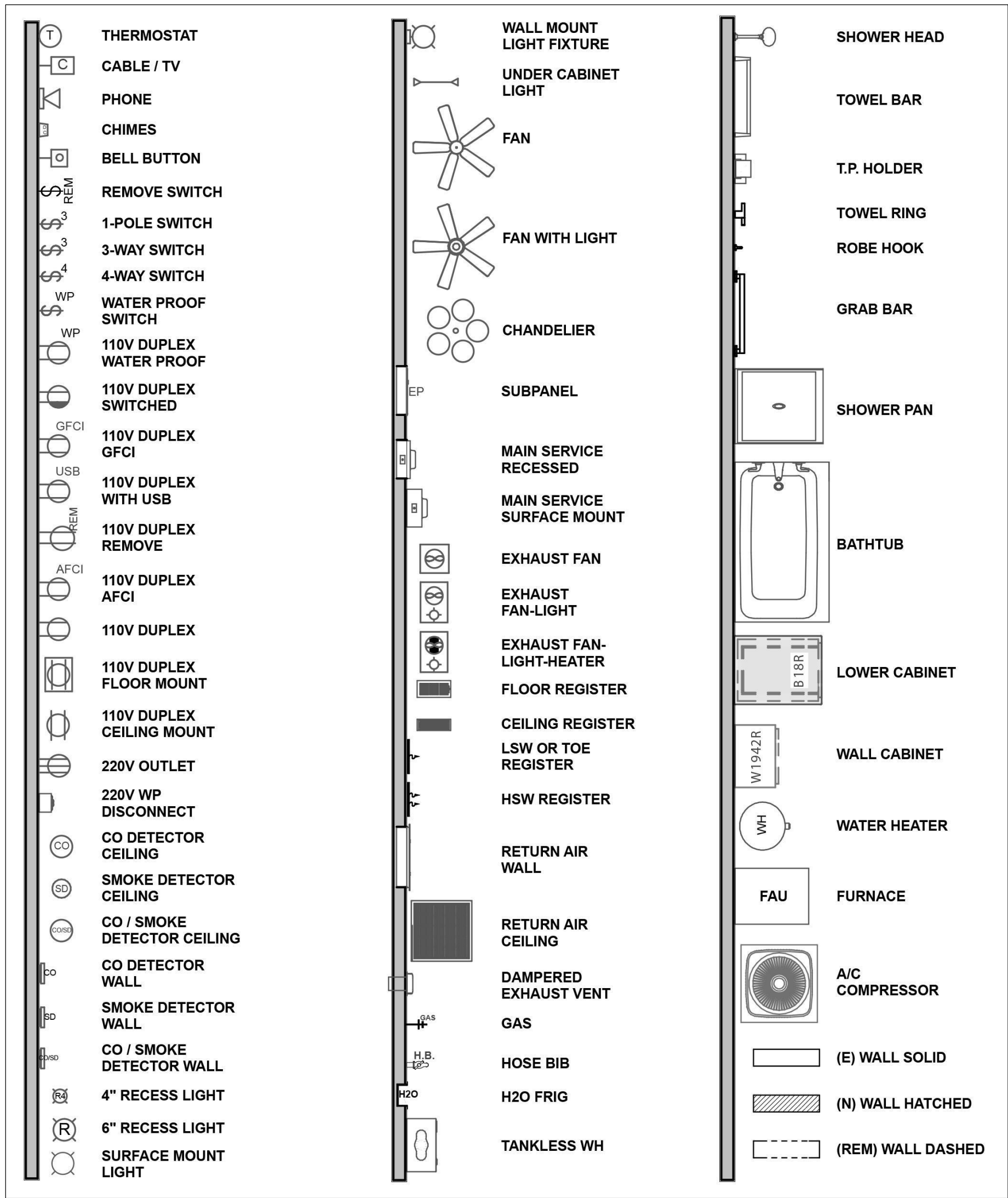
120 YELLOWOOD PL. PITTSBURG, CA 94565

WWW.CAREYBROS.COM

ABBREVIATIONS:

A.B.	ANCHOR BOLT	HC	HOLLOW CORE
A/C	AIR CONDITIONER	HDR	HEADER
A.F.F.	ABOVE FINISH FLOOR	HR	HEAT REGISTER
BLKG	BLOCKING	H-V-L	HEAT-VENT-LIGHT
BM	BEAM	IN/"	INCH
BR	BEDROOM	INSUL	INSULATION
C.A.R.	COLD AIR RETURN	IP	INTERIOR PIER
CLR	CLEAR	LAM	LAMINATED
COMP	COMPOSITION ROOFING	LF	LINER FOOT
CONC	CONCRETE	(N)	NEW
CONT	CONTINUOUS	PLYWD	PLYWOOD
CT	CERAMIC TILE	PNL	PANEL
CY	CUBIC YARD	POL	POLISHED
D	DRYER	PR	PAIR
DBL	DOUBLE	PTF	PRESSURE TREATED DOUG FIR
DF	DOUGLAS FIR	P&Ts	PLUGGED & TOUCH SANDED
DH	DOUBLE HUNG	REBAR	REINFORCING BAR
Ds	DOWNSPOUT	RDWD	REDWOOD
DISP	DISPOSAL	REM	REMOVE
DW	DISHWASHER	REPL	REPLACE
(E)	EXISTING	RL	ROLL
EA	EACH	R&R	REMOVE & REPLACE
ENCL	ENCLOSURE	SC	SOLID CORE
EW	EACH WAY	SF	SQUARE FOOT
EXT	EXTERIOR	SGD	SLIDING GLASS DOOR
FAU	FORCED AIR UNIT	SQL	SINGLE
F	FIXED	SH	SINGLE HUNG
FJ	FINGER JOINT	SHT	SHEET
FLR	FLOOR	SHWR	SHOWER
FLUOR	FLUORESCENT	S/I	SUPPLY & INSTALL
FM	FLUSH MOUNT	SPEC	SPECIFICATION
FDN	FOUNDATION	SQ	SQUARE
FP	FIREPLACE	SR	SHEETROCK
FT/'	FOOT	SS	SANITARY SEWER
FTG	FOOTING	STRUC	STRUCTURAL
FX	FIXTURE	STW	STEMWALL
GA	GAUGE	SUP	SUPPLY
GC	GAS COCK	SY	SQUARE YARD
GDF	GREEN DOUGLAS FIR	TB	TOWEL BAR
GL	GLUE LAMINATED BEAM	TC	TRASH COMPACTOR
GSM	GALVANIZED SHEETMETAL	TEMP	TEMPERED
HB	HOSEBIB	T&G	TONGUE & GROOVE
HC	HOLLOW CORE	TPH	TOILET PAPER HOLDER
GSM	GALVANIZED SHEETMETAL	UON	UNLESS OTHERWISE NOTED
HB	HOSEBIB	W	WASHER
		W/	WITH
		WDO	WINDOW
		WHPL	WHIRLPOOL
		WP	WATERPROOF
		WWF	WELDED WIRE FABRIC

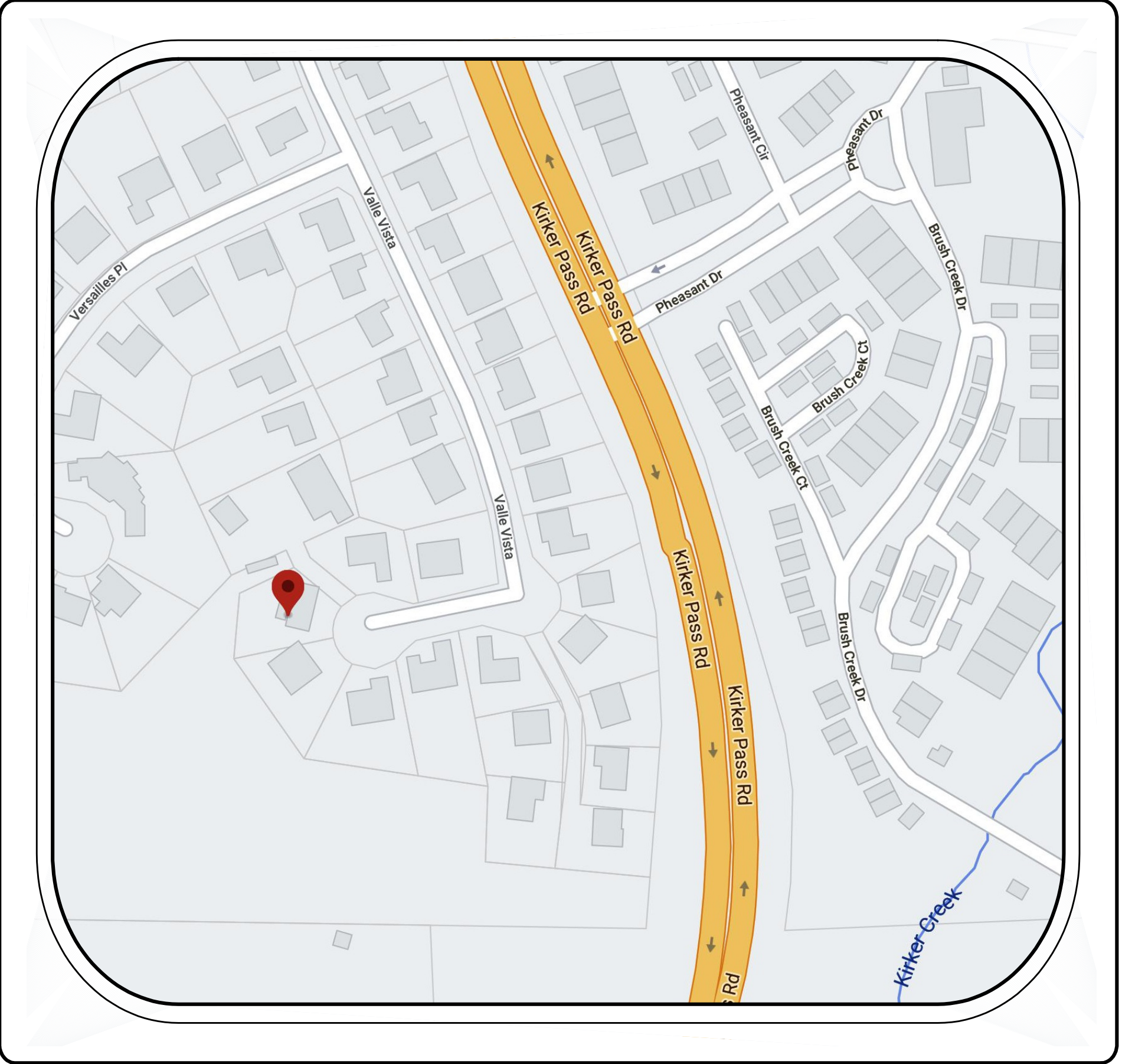
SYMBOLS:



SHEET INDEX:

PAGE#	DESCRIPTION	SCALE
A-2	SHEET INDEX & VICINITY MAP	NO SCALE
A-3	GENERAL NOTES / APPLICABLE CODES	NO SCALE
A-4	GENERAL CONDITIONS & HVAC & PLUMBING NOTES	NO SCALE
A-5	PLOT PLAN OF EXISTING	1/8" = 1'
A-5A	PLOT PLAN OF PROPOSED	1/8" = 1'
A-6	AS-BUILT FLOOR PLAN	1/4" = 1"
A-7	CONCRETE DEMOLITION PLAN	1/4" = 1"
A-7A	CALCERTS COMPLIANCE ITEMS	NO SCALE
A-8	PROPOSED FLOOR PLAN	1/4" = 1'
A-9	(E) & (N) FLOOR PLANS OVERLAID	1/4" = 1'
A-10	ELECTRICAL PLAN	1/4" = 1'
A-11	INTERIOR ELEVATIONS	1/2" = 1'
A-12	REAR EXTERIOR ELEVATION	1/4" = 1'
A-13	LEFT/RIGHT EXTERIOR ELEVATIONS	1/4" = 1'
A-14	BUILDING & RETAINING WALL SECTION	VARIES
A-15	FOUNDATION PLAN	1/4" = 1'
A-16	WALL FRAMING PLAN	VARIES
A-17	ROOF & ROOF FRAMING PLAN	1/4" = 1'
A-18	FINISH SCHEDULE	NO SCALE
EC1	TITLE 24 SHEET 1	NO SCALE
EC2	TITLE 24 SHEET 2	NO SCALE
EC3	TITLE 24 SHEET 3	NO SCALE
CG1	CALGREEN SHEET 1	NO SCALE
CG2	CALGREEN SHEET 2	NO SCALE
S1	STRUCTURAL ENGINEERING	VARIES

VICINITY MAP:



GENERAL NOTES

CODES - ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE COMPLIANCE WITH ALL APPLICABLE CODES AND TO ENSURE ALL PLANS MEET OR EXCEED APPLICABLE CODES BEFORE CONSTRUCTION BEGINS. THE SUB-CONTRACTORS SHALL REVIEW ALL PLANS AND MAKE ANY REQUESTS FOR CHANGES TO THE PLANS BEFORE MATERIALS ARE ORDERED OR CONSTRUCTION BEGINS.

INSULATION - ALL WALLS AND CEILINGS ARE TO BE PROPERLY INSULATED TO MEET OR EXCEED THE RECOMMENDATIONS OF THE U.S. DEPARTMENT OF ENERGY FOR THE ZONE WHERE THE BUILDING WILL BE CONSTRUCTED.

ALTERATIONS - THESE PLANS ARE A REPRESENTATION OF THE REQUIREMENTS OF THE CLIENT. ANY ALTERATIONS TO THE PLANS BY A SUB-CONTRACTOR SHALL BE APPROVED BY THE CLIENT PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE PLANS HAVE NOT BEEN REVIEWED BY A CERTIFIED STRUCTURAL ENGINEER OR LICENSED ARCHITECT UNLESS THEIR PROFESSIONAL STAMP IS PRESENT ON THE PLANS.

SITE PREPARATION - THE SITE SHOULD BE MANAGED, SO THAT THE SURFACE DRAINAGE PATTERN DIRECTS WATER AWAY FROM THE HOUSE AND DOES NOT HAVE AN IMPACT ON NEIGHBORING PROPERTIES. DRAINAGE SHALL BE DIRECTED TOWARD EXISTING STORM DRAINAGE. NEW CONCRETE FLATWORK SHALL BE SET LOW ENOUGH TO AVOID INTERFERENCE WITH THE DRAINAGE PATTERN. IF A WELL IS USED TO SUPPLY WATER TO THE HOUSE, SURFACE DRAINAGE MUST BE DIRECTED AWAY FROM WELL TO AVOID CONTAMINATION OF THE WATER SUPPLY.

FOUNDATION - NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOIL, IN WATER, OR ON FROZEN GROUND. ALL FOOTINGS MUST CONFORM TO APPLICABLE CODES REGARDING FROST PROTECTION. THE FOUNDATION PLAN SHOWN IS A LAYOUT ONLY. STRUCTURAL SPECIFICATIONS SHOULD BE DONE BY A LICENSED ENGINEER SOIL CONDITION, SLOPES, LOADS AND SITE CONDITIONS.

WALLS - EXTERIORS WALLS ARE 2"x4" WOOD STUDS @ 16" O.C. INTERIOR WALLS ARE 2"x4" WOOD STUDS @ 16" O.C. UNLESS OTHERWISE INDICATED OR REQUIRED FOR STRUCTURAL INTEGRITY OR PLUMBING.

BRICK VENEER - CONTROL JOINTS SHALL BE USED AS RECOMMENDED BY THE BRICK MANUFACTURER.

FIRE RESISTIVE MATERIALS - PROVIDE FIRE RESISTIVE MATERIALS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO, FIRE STOPPING AT PENETRATIONS. USE PROPERLY SEALED 5/8" DRYWALL ON WALLS AND CEILINGS TO SEPARATE THE GARAGE FROM THE DWELLING. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL), AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE.

THERMAL & MOISTURE CONTROL - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THERMAL & MOISTURE CONTROL STRATEGIES INCLUDING PROPER VENTING OF THE ROOF AND ATTIC SPACE.

ELECTRICAL, PLUMBING, & HVAC -ALL ELECTRICAL, PLUMBING, AND HVAC SYSTEMS ARE TO BE DESIGNED AND INSTALLED BY A LICENSED CONTRACTOR. WHEN THESE SYSTEMS ARE NOTED IN THE PLANS, THEY ARE SIMPLY SUGGESTED LOCATIONS TO ASSIST THE LICENSED CONTRACTOR IN DETERMINING THE REQUIREMENTS OF THE CLIENT.

MEASUREMENTS - THE GENERAL CONTRACTOR AND SUB-CONTRACTORS WILL VERIFY ALL ON-SITE MEASUREMENTS, AND THOSE MEASUREMENTS WILL OVERRULE THE MEASUREMENTS LISTED ON THE DRAWINGS. WHEN MEASUREMENTS ARE PROVIDED BY THE CLIENT, CAREY BROS. REMODELING IS NOT RESPONSIBLE FOR THEIR ACCURACY.

COVENANTS / LOCAL CODES - ENSURE ALL SUBDIVISION COVENANT RULES AND REGULATIONS ARE FOLLOWED. PROPER PERMITS WILL BE ACQUIRED BEFORE WORK BEGINS AS REQUIRED BY LAW.



GENERAL NOTES

DIMENSIONS - ALL INTERIOR DIMENSIONS ARE TO THE FACE OF WALLBOARD. ALL EXTERIOR DIMENSIONS ARE TO THE WALL STUDS AND TO THE CENTERLINE OF DOORS & WINDOWS.

PRESSURE TREATED WOOD - ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. FASTENERS FOR PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICONE, BRONZE OR COPPER.

RESPONSABILITY - TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE CLIENT'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER ACCEPTANCE WILL BE THE CLIENT'S RESPONSIBILITY. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN SET, TO AVOID MISTAKES, CAREY BROS. REMODELING CANNOT GUARANTEE AGAINST HUMAN ERRORS.

STANDARD OF CARE - THESE PLANS WERE DRAWN TO BE USED BY A COMPETENT, EXPERIENCED GENERAL BUILDING CONTRACTOR. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS OR CONDITIONS, WHICH WOULD AFFECT THE LOOK, INTEGRITY, OR CONSTRUCTION METHODOLOGY; PRIOR TO ANY CONSTRUCTION AND/OR FABRICATION. ANY DISCREPANCIES FOUND WILL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IN WRITING PRIOR TO STARTING WORK. IN ADDITION TO ALL GOVERNING CODES AND HOMEOWNER'S ASSOCIATION REQUIREMENTS, CONSTRUCTION TECHNIQUES AND FINISHES SHALL MEET OR EXCEED SIMILAR FINISHES OF SIMILAR HOMES IN THE AREA AND SHALL MATCH EXISTING FINISHES AS CLOSELY AS POSSIBLE.

DOORS & WINDOWS - DOOR AND/OR WINDOW CONTRACTOR TO VERIFY SIZES, LOCATIONS AND STYLES AS SPECIFIED (AND GRAPHICALLY REPRESENTED ON PLANS AND ELEVATIONS). IT IS THE RESPONSIBILITY OF THE DOOR AND/OR WINDOW CONTRACTOR TO ENSURE THAT ALL DOORS/WINDOWS MEET APPLICABLE CODES AND REQUIREMENTS (INCLUDING TEMPERED GLASS & WEATHER-STRIPPING REQUIREMENTS) AND COORDINATE WITH ALL SUBCONTRACTORS FOR ROUGH OPENING REQUIREMENTS. ALL NEW WINDOWS AND GLASS DOORS SHALL HAVE INSULATED SINGLE STRENGTH GLASS AND SHALL BE SO CERTIFIED AND LABELED. OWNER TO HAVE THE FINAL SELECTION APPROVAL ON STYLES, TYPES AND MATERIALS OF ALL WINDOWS AND DOORS.

ALL BEDROOM ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.

TEMPERED GLASS IS REQUIRED IN ALL HAZARDOUS AREAS AND WITH ALL GLASS WITHIN 18 INCHES OF THE FINISHED FLOOR, WITHIN 12 INCHES OF A DOOR AND WITHIN 12 INCHES OF A BATHING OR SHOWERING AREA.

ENGINEERING IS PER CODE

STRUCTURAL ENGINEING: THIS PROJECT HAS BEEN ENGINEERED PER CODE. THERE ARE NO POINT LOADS OR EXCESSIVE SHEAR REQUIREMENTS. LATERAL MOVEMENT HAS BEEN CONSIDERED AT THE CENTER OF THE ADDITION USING A STRUCTURAL WALL BETWEEN THE KITCHEN AND MASTER BATHROOM.

THESE PLANS ARE THE PROPERTY OF CAREY BROS. REMODELING. ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF CAREY BROS. REMODELING IS PROHIBITED BY LAW AND CARRIES A FINE OF UP TO \$1,000 AND UP TO ONE YEAR IN JAIL.

GENERAL NOTES

PLYWOOD - ALL PLYWOOD SHALL BE CD INTERIOR GRADE WITH EXTERIOR GLUE, THICKNESS AS DETAILED IN DRAWINGS AND SHALL HAVE AN AMERICAN PLYWOOD ASSOCIATION SPAN IDENTIFICATION INDEX STAMP. PLYWOOD FOR FLOORS SHALL BE TONGUE AND GROOVE.

WALLBOARD - GYPSUM WALLBOARD AT WALLS AND CEILINGS SHALL BE ATTACHED WITH COOLER NAILS OR CONSTRUCTION SCREWS TO ALL STUDS, JOIST AND TOP AND BOTTOM PLATES. USE 5D NAILING (OR 1 1/12" DRYWALL SCREWS) AT 6:12 WITH 1/2" SHEETROCK. GARAGE FIREWALLS SHALL HAVE 5/8" TYPE-X SHEETROCK AT GARAGE SIDE AND SHALL BE ATTACHED WITH 6D NAILS (OR 1 5/8" DRYWALL SCREWS) AT 6:12.

FRAMING - ALL FRAMING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE CRC, CBS, AND IN CONJUNCTION WITH THE SPECIFICATIONS OF THE CITY WHERE THE WORK WILL BE PERFORMED.

FINISHES - ALL INTERIOR AND EXTERIOR FINISHES SHALL MATCH THOSE THAT EXIST AS CLOSELY AS POSSIBLE, UNLESS SPECIFIED OTHERWISE. PROVIDE FIRE AND DRAFT STOPS AS PER CRC, CBC.

STUCCO - STUCCO SHALL BE 1/8" THICK APPLIED IN 3 COATS AND SHALL CURE 1 DAYS BETWEEN EACH COAT MINIMUM.

APPLICABLE CODES

APPLICABLE CODES INCLUDE: 2019 CBC, CEC, CRC, CMC, CPC, CGBSC, CALIFORNIA ENERGY CODES AND ALL APPLICABLE CITY ORDINANCES. AND PITTSBURG MUNICIPAL CODE TO THE LIST OF APPLICABLE CODES.

CONSTRUCTION TYPE PER CBC TABLE 601 VB

OCCUPANCY GROUPS PER CBC CHAPTER 3 - R-3 AND U

OF STORIES (TWO)

AUTOMATIC FIRE SPRINKLE SYSTEM PROTECTS THE BUILDING

DEFERRED SUBMITTALS

TRUSSES: TRUSS DRAWINGS & CALCULATIONS WILL BE SUBMITTED FOR APPROVAL PRIOR TO FOUNDATION INSPECTION.

FIRE SPRINKLERS ENGINEERING & DESIGN WILL BE SUBMITTED TO THE APPROPRIATE AGENCY PRIOR TO FOUNDATION INSPECTION

ALL DEFERRED ITEMS SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE 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 TO THE DESIGN OF THE BUILDING WITHOUT ANY CORRECTIONS.DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING OFFICIAL HAS APPROVED THEIR DESIGN AND SUBMITTAL DOCUMENTS.

DISCLAIMER

GRAPHIC REPRESENTATIONS OF CABINETRY, APPLIANCES, PLUMBING & ELECTRICAL FIXTURES, PLUMBING & ELECTRICAL TRIM, DOORS & MILLWORK, AND OTHER FINISH ITEMS REPRESENTED WITHIN THIS SET OF PLANS: ARE INTENDED TO SHOW GENERAL DESIGN ONLY AND MAY NOT SHOW ALL PLAN FEATURES. THE GRAPHICS DO NOT REPRESENT A BRAND, MODEL, COLOR, TEXTURE OR DESIGN OF ACTUAL PRODUCTS. PLEASE REVIEW PLAN NOTES AND/OR FINISH SCHEDULE AND/OR SCOPE OF WORK FOR MORE CONCISE INFORMATION.

CAREY BROS. REMODELING
REMODELING - KITCHENS - BATHS - ADDITIONS
2420 SAND CREEK RD. C-1318 BRENTWOOD, CA 94513
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LAWSON RESIDENCE
REMODEL & ADDITION
120 YELLOWOOD PL. PITTSBURG, CA 94565
(925) 597-1550

GENERAL NOTES /
APPLICABLE CODES

SCALE
NO SCALE

REVISION DATE
NOVEMBER 10, 2021
DRAWN BY
MDC/CLC

SHEET #
A-3

GENERAL CONDITIONS

ATTIC VENTILATION SHALL BE NOT LESS THAN 1/150 OF THE ATTIC AREA. FOUNDATION VENTILATION SHALL EQUAL 1/150 OF THE SUBAREA AND SHALL BE CROSS-VENTILATED ON AT LEAST 2 OPPOSING WALLS. VENT SCREENS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH.

HEAT DUCTS SHALL BE INSULATED AND INSTALLED PER THE REQUIREMENTS OF THE MOST CURRENT CMC.

EXTERIOR DOORS AND WINDOWS SHALL BE WEATHER-STRIPPED.

NEW WINDOWS AND GLASS DOORS SHALL HAVE INSULATED SINGLE STRENGTH GLASS AND SHALL BE SO CERTIFIED AND LABELED.

EXHAUST FANS AND DUCTS SHALL BE DAMPERED, AND SHALL TERMINATE AT LEAST 3' FROM ANY OPENINGS INTO THE BUILDING.

WATER LINES SUPPLIED TO ADDITIONS SHALL BE TAPPED FROM THE NEAREST EXITING WATER LINE.

SANITARY SEWER LINES SHALL BE ABS OR OTHER EQUIVALENT MATERIAL APPROVED BY THE CITY WHERE THE WORK IS BEING PERFORMED. ALL WATER SUPPLY LINES SHALL BE IN COPPER, AND WHERE CONNECTED TO EXISTING GALVANIZED IRON PIPE, SHALL BE PROTECTED BY DIELECTRIC UNIONS.

PLUMBING FIXTURES SHALL BE APPROVED FOR USE BY THE CPC AND THE STATE OF CALIFORNIA ENERGY COMMISSION. ALL NEW SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING, PRESSURE BALANCE OR COMBINATION VALVE TYPE.

PLUMBING WORK SHALL CONFORM TO THE CPC AND THE SPECIFICATIONS OF THE CITY WHERE THE WORK IS BEING PERFORMED.

BATH FANS SHALL PROVIDE 5 CHANGES OF AIR PER HOUR MINIMUM.

ROOF JACKS SHALL COMPLY WITH CHAPTER 5 OF THE CPC.

ELECTRICAL CONTRACTOR SHALL DESIGN ALL WIRING IN CONJUNCTION WITH CEC, THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY WHERE THE WORK IS BEING PERFORMED AND THE PLANS AND SPECIFICATIONS.

TOILETS SHALL HAVE NO MORE THAN A 1.28-GALLON RESERVOIR; SHOWERHEADS SHALL NOT ALLOW A FLOW OF MORE THAN 1.8 GPM AT 80 PSI, LAVATORY FAUCETS SHALL NOT ALLOW A FLOW OF MORE THAN 1.2 GPM AND KITCHEN FAUCETS SHALL NOT ALLOW A FLOW OF MORE THAN 1.8 GPM.

120-VOLT, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT: KITCHENS, BATHROOMS, LAUNDRY ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, PARLORS, LIBRARIES OR OTHER SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.

RECEPTACLES SERVING KITCHEN COUNTER TOPS, BATHROOMS, LAUNDRY ROOMS, GARAGES, AND EXTERIOR RECEPTACLES MUST BE GFCI PROTECTED.

KITCHEN SHALL BE PROVIDED WITH AT LEAST TWO DEDICATED 20 AMP SMALL APPLIANCE CIRCUITS.

RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.

INTERIOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY A DIMMER SWITCH.

NEW OUTDOOR LIGHTING (IF ANY) IS TO BE HIGH-EFFICACY, TO BE CONTROLLED BY AN ON/OFF SWITCH, AND INCLUDE ONE OF THE FOLLOWING: A) PHOTOCELL AND MOTION SENSOR, B) PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, C) ASTRONOMICAL TIME CLOCK CONTROL, D) ENERGY MANAGEMENT CONTROL SYSTEM.

STUCCO SHALL BE 1/8" THICK APPLIED IN 3 COATS, AND SHALL CURE 1 DAYS BETWEEN EACH COAT MINIMUM.

FINISHES, BOTH INTERIOR AND EXTERIOR, SHALL MATCH THOSE THAT EXIST AS CLOSELY AS POSSIBLE, UNLESS SPECIFIED OTHERWISE.

FIRE AND DRAFT STOPS MUST BE PROVIDED AS PER CRC, CBC.



MECHANICAL NOTES:

DUCTS - SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM R-6 OR CURRENT CODE.

REGISTERS - REGISTER, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.

DRYER EXHAUST - THE CLOTHES DRYER SHALL BE PROVIDED WITH A 4 INCH DIAMETER EXHAUST DUCT TO THE EXTERIOR AND SHALL NOT EXCEED A TOTAL LENGTH OF 14 FEET, AND MAY NOT HAVE MORE THAN ONE 90 DEGREE TURN, UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM THE PROPERTY LINE OR FROM OPENINGS INTO A BUILDING.

EXHAUSTS - EXHAUST AIR FROM LAUNDRIES, KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN THE RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. THEY SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. ALL SUCH EXHAUSTS SHALL HAVE DAMPERED OUTLETS AND SHALL PROVIDE A MINIMUM OF 5 CHANGES OF AIR PER HOUR.

AIR DISTRIBUTION SYSTEM - AIR DISTRIBUTION SYSTEM (SUPPLY & RETURN) SHALL BE BALANCED TO PROVIDE OPTIMUM AIR CIRCULATION THROUGHOUT ENTIRE CONDITIONED SPACE. A WRITTEN TEST & BALANCE REPORT IS REQUIRED FROM THE FIRM SPECIFICALLY ENGAGED IN THE BUSINESS OF BALANCE A/C SYSTEM. A/C CONTRACTOR SHALL PAY FOR THIS SERVICE AND PROVIDE THIS REPORT TO THE CONTRACTOR.

DUCT PENETRATIONS - ALL DUCT PENETRATIONS THROUGH THE ROOF SHALL BE LOCATED BETWEEN JOIST.

ELECTRICAL SUPPLY - THE MECHANICAL CONTRACTOR SHALL PROVIDE THE ELECTRICIAN AMP LOADS, KW LOADS AND/OR VOLTAGES (AND ANY OTHER PERTINENT ELECTRICAL INFORMATION) TO ENSURE PROPER FUSING AND WIRING TO MECHANICAL SYSTEMS.

PRE-BID VISIT - THE MECHANICAL CONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES AND/OR JOB SITE SO AS TO ASCERTAIN THE EXISTING CONDITIONS BEFORE BIDDING. NO EXTRAS WILL BE ALLOWED BECAUSE OF FAILURE TO DETERMINE ACTUAL JOB CONDITIONS. CAREY BROS. REMODELING DESIGNER SHALL BE NOTIFIED OF ANY PLAN CHANGES REQUIRED TO FACILITATE THE INSTALLATION OF ANY MECHANICAL SYSTEMS BEFORE CONSTRUCTION.

FIRE DAMPERS - FIRE DAMPERS TO BE PROVIDED AT LOCATIONS AS REQUIRED BY GOVERNING CODES. FIRE DAMPERS TO BE PROVIDED WHEREVER A DUCT PENETRATES FIRE RATED CEILINGS OR WALLS.

PIPE SIZES - ROUTING & SIZING OF ALL PIPING AND CONDENSATION DRAIN PIPING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

FIREPLACE - CONTRACTOR SHALL PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND A COPY OF THE APPLICABLE I.C.B.O. RESEARCH REPORT FOR THE BUILDING INSPECTOR ON ZERO CLEARANCE FIREPLACE INSTALLATIONS. PER I.R.C. ALL GAS FIREPLACES WILL BE PROPERLY VENTED.

STRUCTURE - THE BUILDING OR STRUCTURE SHALL NOT BE WEAKENED BY THE INSTALLATION OF MECHANICAL SYSTEM REPAIRS, ALTERATIONS OR REPLACEMENT. WHERE FLOORS, WALLS, CEILINGS, OR ANY OTHER PORTION OF THE BUILDING (OR STRUCTURE) MUST BE MODIFIED, IN ANY WAY, THE MECHANICAL CONTRACTOR SHALL FIRST ACQUIRE PERMISSION FROM THE BUILDING CONTRACTOR. THIS ACTION IS IN PLACE TO MAINTAIN A SAFE STRUCTURAL CONDITION IN ACCORDANCE WITH THE I.R.C.

RESPONSIBILITIES - ALL MECHANICAL WORK IS TO BE BIDDER DESIGNED BY A LICENSED MECHANICAL CONTRACTOR. VERIFY WITH MECHANICAL CONTRACTOR EXACT SYSTEM AND CAPABILITIES OF THAT SYSTEM PRIOR TO INSTALLATION. MECHANICAL CONTRACTOR TO ENSURE PROPER SIZING, BALANCE AND EFFICIENCY OF SYSTEM BASED ON THE FINAL EQUIPMENT SUPPLIED. MECHANICAL CONTRACTOR TO RETURN PRIOR TO CERTIFICATE-OF-OCCUPANCY TO CLEAN DUCTWORK OF CONSTRUCTION DEBRIS AND RE-BALANCE SYSTEM TO MANUFACTURER'S SPECIFICATIONS

BATH FANS - NEW BATH FANS (IF ANY) WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING, AND WILL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT.

PLUMBING NOTES:

SHOWERS - SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

SHOWER WALLS - SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE OR AN APPROVED SOLID SURFACE MATERIAL, TO A HEIGHT OF NOT LESS THAN 12 INCHES ABOVE THE DRAIN INLET. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. KERDI-BOARD SHALL BE USED AS BACKER MATERIAL FOR WALL TILE IN TUB-SHOWER AREAS AND WALL PANELS IN SHOWERS.

PLUMBING FIXTURES - PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: TOILETS SHALL HAVE NO MORE THAN A 1.28 GALLON RESERVOIR. SHOWER HEADS SHALL NOT ALLOW A FLOW OF MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI, FAUCETS SHALL NOT ALLOW A FLOW OF MORE THAN 1.2 GALLONS PER MINUTE. KITCHEN FAUCETS SHALL NOT ALLOW A FLOW OF MORE THAN 1.8 GALLONS PER MINUTE. ALL PLUMBING FIXTURES SHALL BE APPROVED FOR USE BY THE CPC AND THE STATE OF CALIFORNIA ENERGY COMMISSION.

WATER TREATMENT SYSTEMS - WATER TREATMENT SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.

DISHWASHER - DISHWASHERS SHALL BE CONNECTED TO A DISPOSER, VIA AN AIR GAP, AND SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE.

HOT WATER RECIRCULATION - A HOT WATER RECIRCULATION PUMP SHOULD BE PROVIDED FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM THE FURTHEST FIXTURE SERVED. A MANUAL CONTROL OR OCCUPANT SENSOR SWITCH SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSOR SHUT OFF.

PIPE INSULATION - ALL PIPING SHALL BE WRAPPED OR INSULATED AS PER MANUFACTURER AND I.E.C.C. ALL HO AND COLD-WATER PIPING ABOVE CEILINGS SHALL BE INSULATED WITH OWNS CORNING FIBERGLASS PIPE INSULATION OR OTHER CODE APPROVED EQUIVALENT.

CLEANOUTS - ALL CLEANOUTS SHALL BE PROVIDED IN ACCORDANCE WITH I.P.C., I.R.C. AND OTHER LOCAL CODES THAT APPLY. A CLEANOUT MUST BE INSTALLED EVERY 100 FEET OF SEWER AND WHENEVER TURNS IN THE SEWER LINE EQUAL 270 DEGREES OR MORE.

ROOF JACKS - ALL ROOF JACKS SHALL COMPLY WITH CHAPTER 5 OF THE CPC.

WASTE LINES - SANITARY SEWER LINES SHALL BE ABS OR OTHER EQUIVALENT MATERIAL APPROVE BY THE CITY WHERE THE WORK IS BEING PERFORMED. ALL WASTE LINES UNDER A SLAB SHALL BE CAST IRON OR CODE APPROVED ABS.

WATER LINES - WATER LINES SUPPLIED TO ADDITIONS SHALL BE TAPPED FROM THE NEAREST EXISTING WATER LINE. ALL WATER LINES SHALL BE COPPER, AND WHERE CONNECTED TO EXISTING GALVANIZED IRON PIPE, SHALL BE PROTECTED BY DI-ELECTRIC UNIONS.

CONTRACTOR VISIT - ALL PLUMBING WORK TO BE BIDDER-DESIGNED BY A LICENSED PLUMBER. THE PLUMBING CONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES AND/OR JOB SITE SO AS TO ASCERTAIN THE EXISTING CONDITIONS BEFORE BIDDING. NO EXTRAS WILL BE ALLOWED BECAUSE OF THE CONTRACTOR'S FAILURE TO DETERMINE ACTUAL JOB SITE CONDITIONS.

SHUT-OFFS - PROVIDE ¼ TURN HANDLE ANGLE STOP VALVES AND BRAIDED STAINLESS STEEL WATER SUPPLY LINES AT ALL HOT AND COLD WATER SUPPLIES TO FIXTURES.

WATER HEATER INSTALLATION - DI-ELECTRIC UNIONS SHALL BE PROVIDED AT ALL CONNECTIONS TO WATER HEATERS. PROVIDE A.S.M.E CODED P & T RELIEF VALVE. RELIEF VALVE DRAIN SHALL TERMINATE 6 INCHES ABOVE FINISHED GRADE AND TRAPPED. WATER HEATER SHALL BE FITTED WITH APPROVED EARTHQUAKE STRAPS ATTACHED TO SOLID FRAMING. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. A PAN WITH DRAIN SHALL BE PLACED UNDER ALL WATER HEATERS TO PREVENT DAMAGE FROM A TANK FAILURE. WATER HEATERS SHALL BE PROVIDED WITH UPPER AND LOWER COMBUSTION AIR.

WATER HEATER IN GARAGE - WHEN A WATER HEATER IS LOCATED IN A GARAGE AREA, IT MUST BE INSTALLED WITH THE SOURCE OF IGNITION A MINIMUM OF 18 INCHES ABOVE THE FLOOR WITH A BARRIER TO PREVENT A VEHICLE FROM STRIKING IT.

PLUMBING WORK - ALL PLUMBING WORK SHALL CONFORM TO THE CPC AND THE SPECIFICATIONS OF THE CITY WHERE THE WORK IS BEING PERFORMED

GAS SHUT-OFF VALVE - WHEN GAS IS SUPPLIED TO A FIREPLACE THE SHUT-OFF VALVE MUST BE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6 FEET OF THE APPLIANCE.

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REMODELING - KITCHENS - BATHS - ADDITIONS
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LAWSON RESIDENCE
REMODEL & ADDITION
120 YELLOWOOD PL. PITTSBURG, CA 94565
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GENERAL CONDITIONS
& HVAC & PLUMBING
NOTES

SCALE
NO SCALE

REVISION DATE
NOVEMBER 10, 2021
DRAWN BY
MDC/CLC

SHEET #
A-4

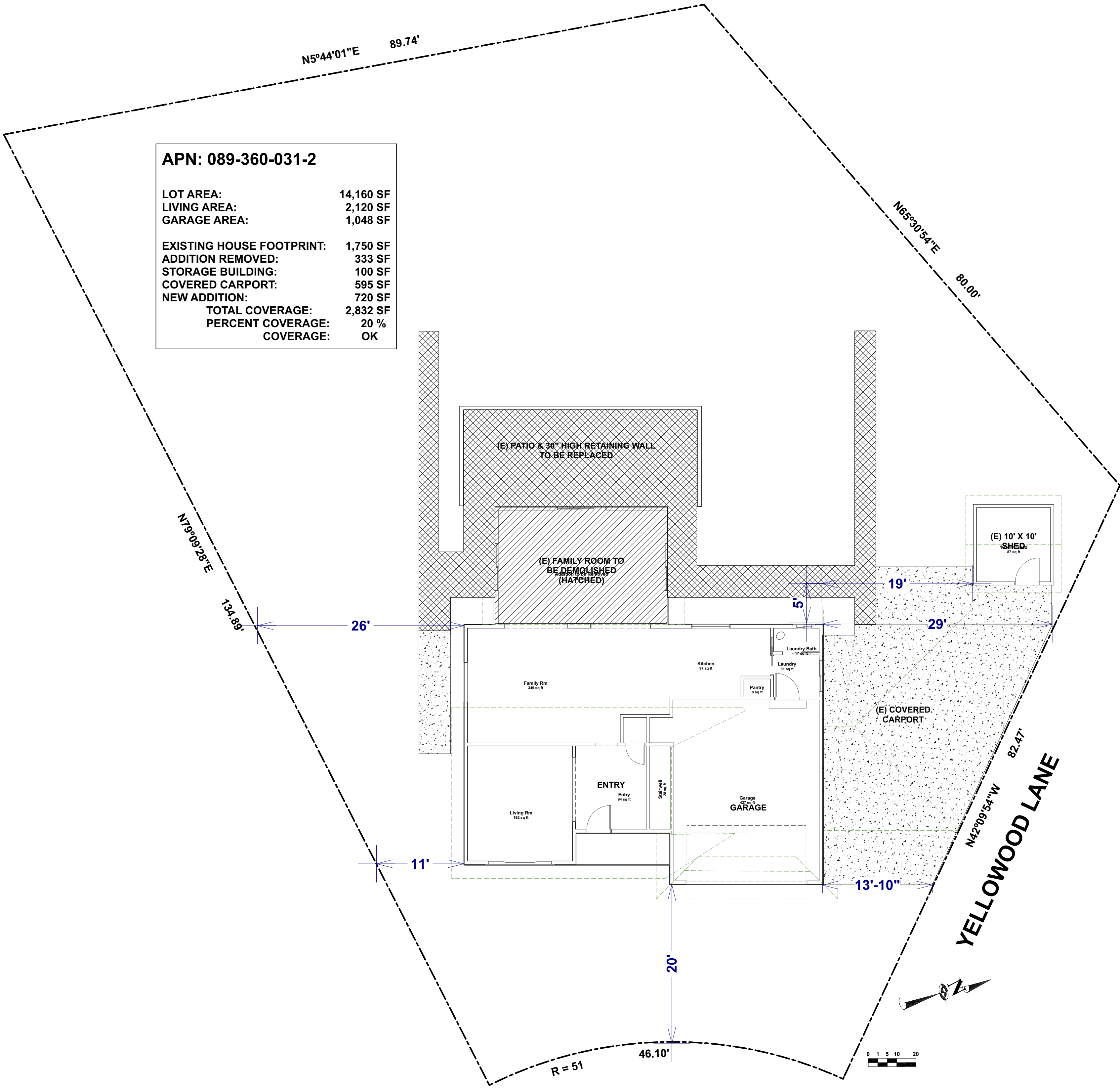
SCOPE OF WORK:

THE LAWSON RESIDENCE IS A FOUR-BEDROOM, TWO- AND ONE-HALF BATH, TWO-STORY HOME LOCATED IN PITTSBURG, CALIFORNIA. THE HOME IS SITUATED ON A HILLSIDE LOT WITH A SLIGHT DROP TO THE STREET FROM THE ORIGINAL BUILDING PAD. THERE IS AN UPLOPE IN THE REAR YARD - A PORTION OF WHICH WAS EXCAVATED AND SUPPORTED BY A CONCRETE RETAINING WALL, WHICH IS BEGINNING TO FAIL ALSO, IN THAT SAME AREA OF THE PROPERTY, THERE IS AN ILLEGAL FAMILY ROOM ADDITION, WHICH THE LAWSONS WISH TO HAVE REMOVED.

ONCE THE ADDITION AND RETAINING WALL ARE REMOVED, THE LAWSONS WISH TO USE THE SUBJECT AREA FOR AN ADDITION TO THE BACK OF THEIR HOME. THE ADDITION WOULD HOUSE A LARGER KITCHEN, A DINING ROOM AND A DOWNSTAIRS MASTER SUITE TO FACILITATE AGING-IN-PLACE. THE AREA IN THE HOME THAT IS CURRENTLY BEING USED AS A DINING ROOM WOULD RETURN TO BEING A FAMILY ROOM. THE EXISTING MASONRY FIREPLACE IN THE FAMILY ROOM WOULD BE RETROFITTED WITH GAS AND ELECTRICITY TO SUPPORT A NEW ENERGY-EFFICIENT GAS FIREPLACE INSERT.

ONE SECTION OF THE EXISTING LAWSON KITCHEN IS TO BE CONVERTED TO A PANTRY, WHILE A SECOND PART WILL BE CONVERTED TO A MASTER BEDROOM HALLWAY.

THE LAWSONS WOULD LIKE TO RAISE THE SUNKEN FLOOR IN THEIR LIVING ROOM APPROXIMATELY SIX INCHES TO ALIGN WITH THE HEIGHT OF THE MAIN FLOOR. THEY WOULD LIKE TO ADD A PAIR OF FRENCH DOORS TO SEPARATE THE LIVING ROOM FROM THE ENTRY. ADDITIONALLY, THEY WOULD LIKE TO ADD A 20 AMP PLUG CIRCUIT TO THE LIVING ROOM SO THAT IT CAN DOUBLE AS A HOME OFFICE.



YELLOWWOOD PLACE

PLOT PLAN

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

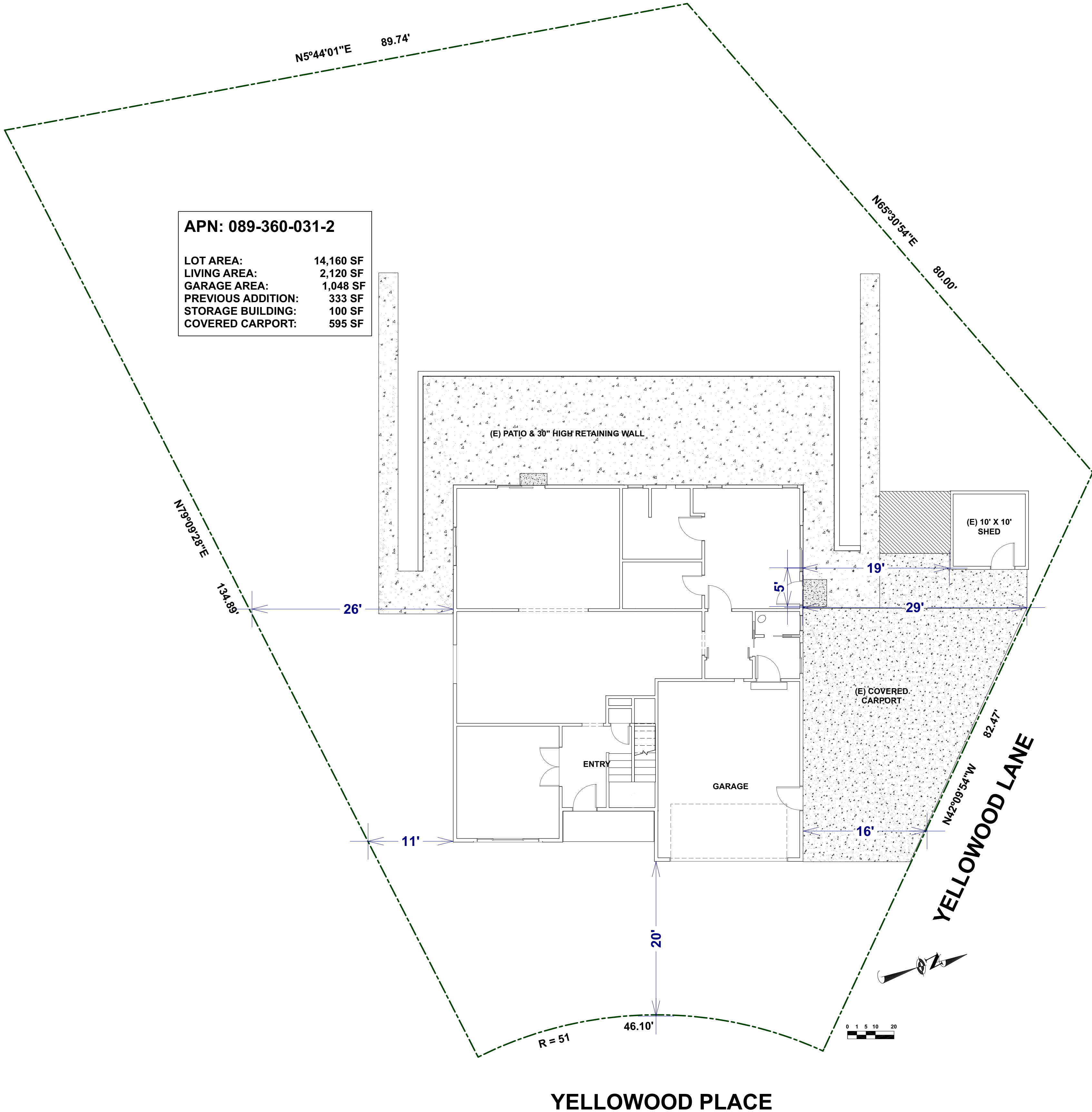
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ONCE THE ADDITION AND RETAINING WALL ARE REMOVED, THE LAWSONS WISH TO USE THE SUBJECT AREA FOR AN ADDITION TO THE BACK OF THEIR HOME. THE ADDITION WOULD HOUSE A LARGER KITCHEN, A DINING ROOM AND A DOWNSTAIRS MASTER SUITE TO FACILITATE AGING-IN-PLACE. THE AREA IN THE HOME THAT IS CURRENTLY BEING USED AS A DINING ROOM WOULD RETURN TO BEING A FAMILY ROOM. THE EXISTING MASONRY FIREPLACE IN THE FAMILY ROOM WOULD BE RETROFITTED WITH GAS AND ELECTRICITY TO SUPPORT A NEW ENERGY-EFFICIENT GAS FIREPLACE INSERT.

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APN: 089-360-031-2

LOT AREA:	14,160 SF
LIVING AREA:	2,120 SF
GARAGE AREA:	1,048 SF
PREVIOUS ADDITION:	333 SF
STORAGE BUILDING:	100 SF
COVERED CARPORT:	595 SF

PROPOSED PLOT PLAN

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

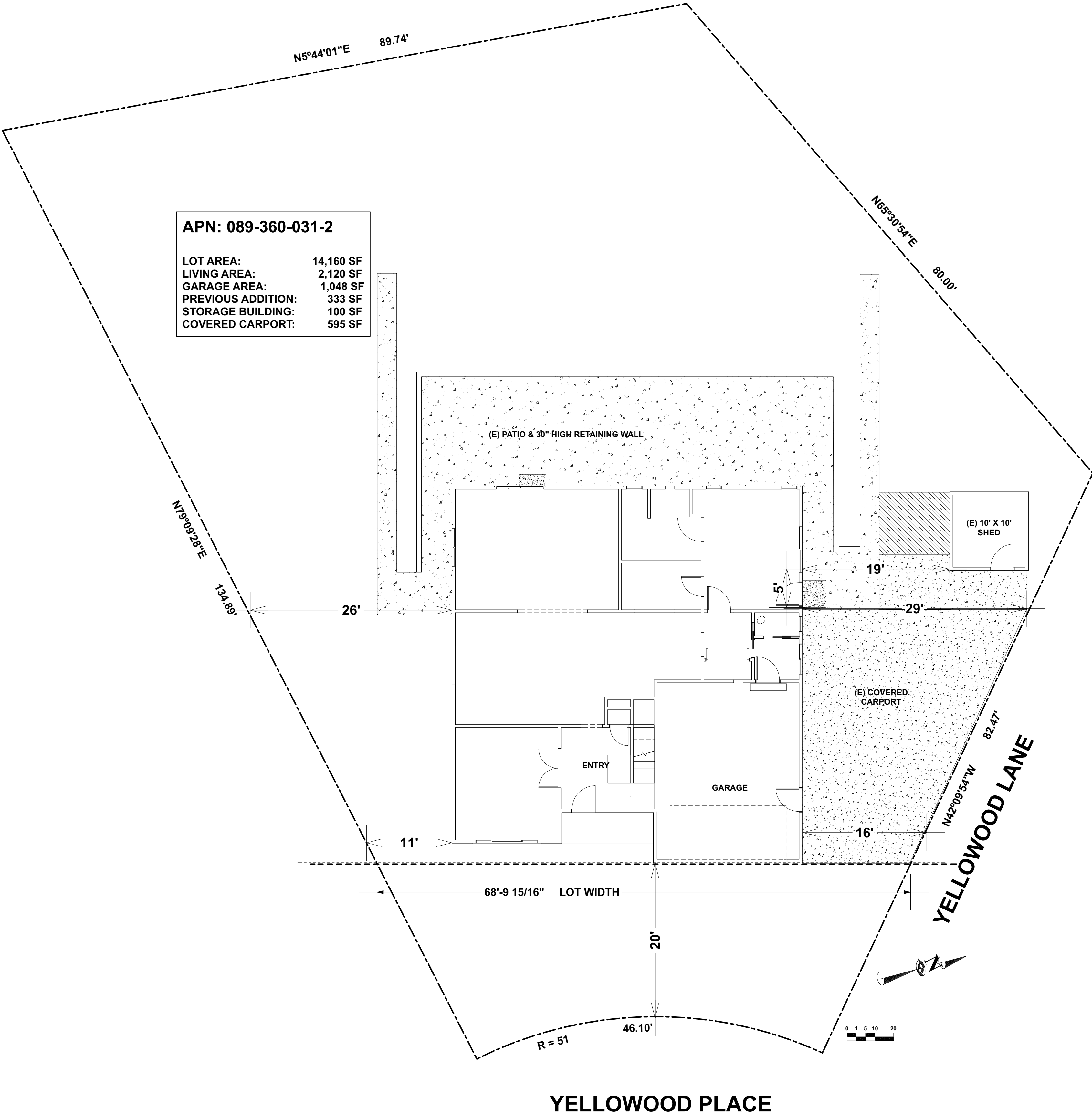
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THE LAWSON RESIDENCE IS A FOUR-BEDROOM, TWO- AND ONE-HALF BATH, TWO-STORY HOME LOCATED IN PITTSBURG, CALIFORNIA. THE HOME IS SITUATED ON A HILLSIDE LOT WITH A SLIGHT DROP TO THE STREET FROM THE ORIGINAL BUILDING PAD. THERE IS AN UPLOPE IN THE REAR YARD - A PORTION OF WHICH WAS EXCAVATED AND SUPPORTED BY A CONCRETE RETAINING WALL, WHICH IS BEGINNING TO FAIL. ALSO, IN THAT SAME AREA OF THE PROPERTY, THERE IS AN ILLEGAL FAMILY ROOM ADDITION, WHICH THE LAWSONS WISH TO HAVE REMOVED.

ONCE THE ADDITION AND RETAINING WALL ARE REMOVED, THE LAWSONS WISH TO USE THE SUBJECT AREA FOR AN ADDITION TO THE BACK OF THEIR HOME. THE ADDITION WOULD HOUSE A LARGER KITCHEN, A DINING ROOM AND A DOWNSTAIRS MASTER SUITE TO FACILITATE AGING-IN-PLACE. THE AREA IN THE HOME THAT IS CURRENTLY BEING USED AS A DINING ROOM WOULD RETURN TO BEING A FAMILY ROOM. THE EXISTING MASONRY FIREPLACE IN THE FAMILY ROOM WOULD BE RETROFITTED WITH GAS AND ELECTRICITY TO SUPPORT A NEW ENERGY-EFFICIENT GAS FIREPLACE INSERT.

ONE SECTION OF THE EXISTING LAWSON KITCHEN IS TO BE CONVERTED TO A PANTRY, WHILE A SECOND PART WILL BE CONVERTED TO A MASTER BEDROOM HALLWAY.

THE LAWSONS WOULD LIKE TO RAISE THE SUNKEN FLOOR IN THEIR LIVING ROOM APPROXIMATELY SIX INCHES TO ALIGN WITH THE HEIGHT OF THE MAIN FLOOR. THEY WOULD LIKE TO ADD A PAIR OF FRENCH DOORS TO SEPARATE THE LIVING ROOM FROM THE ENTRY. ADDITIONALLY, THEY WOULD LIKE TO ADD A 20 AMP PLUG CIRCUIT TO THE LIVING ROOM SO THAT IT CAN DOUBLE AS A HOME OFFICE.



PROPOSED PLOT PLAN

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

CAREY BROS. REMODELING
REMODELING - KITCHENS - BATHS - ADDITIONS
2420 SAND CREEK RD. C-1318 BRENTWOOD, CA 94513
CA LIC # B442880 (925) 766-0189

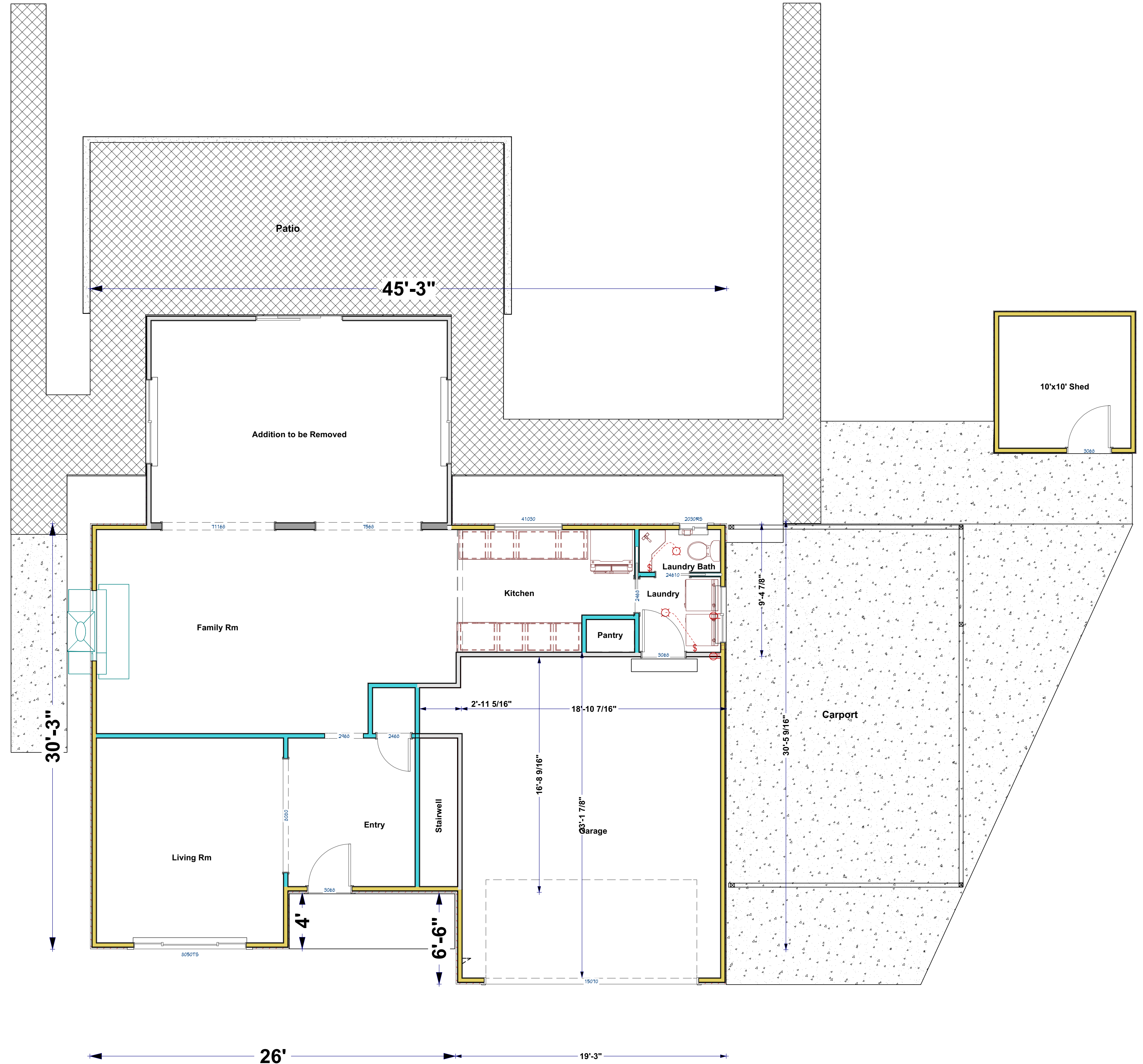
LAWSON RESIDENCE
REMODEL & ADDITION
120 YELLOWWOOD PL. PITTSBURG, CA 94565
(925) 597-1550

PLOT PLAN OF
PROPOSED

SCALE
1/8" = 1'

REVISION DATE
NOVEMBER 24, 2021
DRAWN BY
MDC/CLC

SHEET #
A-5A



AS-BUILT FLOOR PLAN

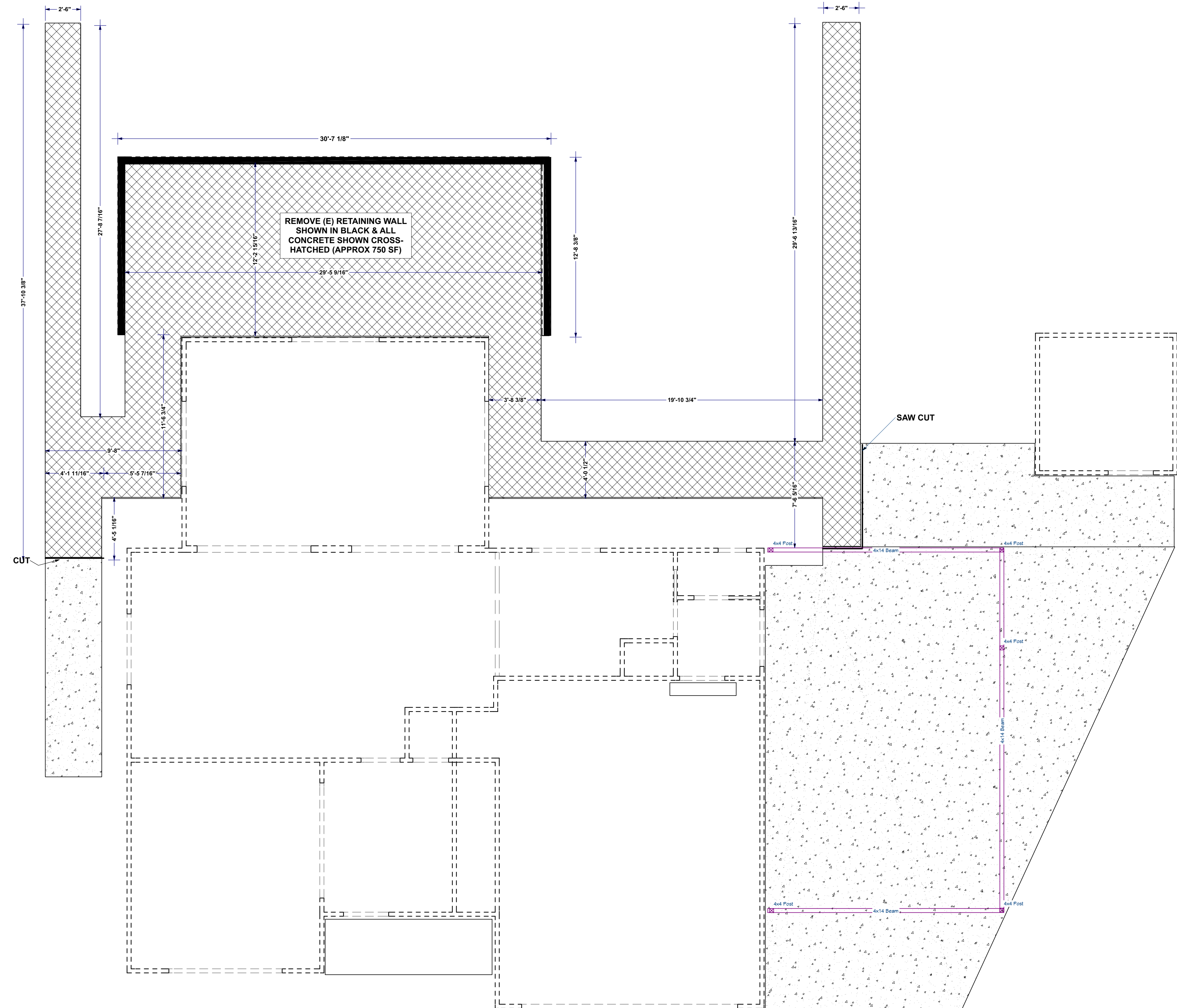
scale: 1/4" = 1'-0"

DIMENSIONS - EVERY EFFORT HAS BEEN MADE TO ENSURE THE DIMENSIONS OF THE EXISTING BUILDING ARE ACCURATE. SOME DIMENSIONS MAY NOT BE AVAILABLE DUE TO SEALED CAVITIES, FRAMING WHICH IS NOT EXPOSED OR LIMITED ACCESS. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION OR ORDERING MATERIALS. WHERE DIMENSIONS ARE SUPPLIED BY THE CLIENT OR A THIRD PARTY, THE ACCURACY OF THE MEASUREMENTS ARE BASED ON INFORMATION PROVIDED AND NOT INDEPENDENTLY CONFIRMED BY THE DESIGNER.

DEMOLITION - PROPER PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR DURING DEMOLITION TO ENSURE NO UNNECESSARY DAMAGE OCCURS TO THE SURROUNDING STRUCTURE, FIXTURES OR FURNITURE. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR. ALL DEMOLISHED MATERIAL SHALL BE PROPERLY DISPOSED OF, AND ANY ITEMS OF SIGNIFICANT VALUE SHALL BY RETAINED FOR REUSE OR SELL BY THE OWNER.

WEATHERPROOFING - THE CONTRACTOR WILL ENSURE STEPS ARE TAKING TO PROTECT THE EXISTING STRUCTURE FOR INCLEMENT WEATHER DURING DEMOLITION AND CONSTRUCTION.

FOUNDATION - ALL NEW FOUNDATIONS WILL BE TIED INTO THE EXISTING FOUNDATION PER AN ENGINEER'S SPECIFICATIONS.



scale: $1/4" = 1'-0"$

CAREY BROS.. REMODELING
— REMODELING • KITCHENS • BATHS • ADDITIONS —
2420 SAND CREEK RD. C-1318 BRENTWOOD, CA 94513
CA LIC # B442880 (925) 766-0189

LAWSON RESIDENCE
REMODEL & ADDITION
120 YELLOWOOD PL. PITTSBURG, CA 94565
(925) 597-1550

CONCRETE DEMOLITION PLAN

SCALE
 $1/4" = 1"$

NOVEMBER 10, 2021

DRAWN BY

MDC/CLC

SHEET #
A-7

CAL GREEN ELEMENTS THAT APPLY TO THIS SET OF PLANS

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.

Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Contractor

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWEL0) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWEL0 and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1 Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

2 Operation and maintenance instructions for the following:

1 Equipment and appliances, including water-saving devices and systems, HVAC systems,

photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.

2 Roof and yard drainage, including gutters and downspouts.

3 Space conditioning systems, including condensers and air filters.

4 Landscape irrigation systems.

5 Water reuse systems.

3 Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4 Public transportation and/or carpool options available in the area.

5 Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

6 Information about water-conserving landscape and irrigation design and controllers which conserve water.

7 Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

8 Information on required routine maintenance measures, including, but not limited to, caulking,

painting, grading around the building, etc.

9 Information about state solar energy and incentive programs available.

10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

Contractor 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING

CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

¹ Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks

shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2 Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROG).

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

1. 2.

Manufacturer's product specification.

Field verification of on-site product containers.

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS.All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1 Carpet and Rug Institute's Green Label Plus Program.

2 California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).

3 NSF/ANSI 140 at the Gold level.

4 Scientific Certifications Systems Indoor AdvantageTM Gold.

4.504.3.1 Carpet cushion.All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive.All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS.Where resilient flooring is installed ,at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1 Products compliant with the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1,February 2010 (also known as Specification 01350),certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database

2 Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).

3 Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.

4 Meet the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1,February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS.Hardwood plywood,particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.),by or before the dates specified in those sections,as shown in Table 4.504.5

4.504.5.1 Documentation.Verification of compliance with this section shall be provided as requested by the enforcing agency.Documentation shall include at least one of the following:

1 Product certifications and specifications.

2 Chain of custody certifications.

3 Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR,Title 17,Section 93120,et seq.).

4 Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association,the Australian AS/NZS 2269,European 636 3S standards,and Canadian CSA

0121,CSA 0151,CSA 0153 and CSA 0325 standards.

5 Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General.Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS.Concrete slab foundations required to have a vapor retarder by California Building Code,Chapter 19,or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code,Chapter 5,shall also comply with this section.

4.505.2.1 Capillary break.A capillary break shall be installed in compliance with at least one of the following:

1 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design,which will address bleeding,shrinkageand curling, shall be usedFor additional information,see American Concrete InstituteACI 302.2R-06.

2 Other equivalent methods approved by the enforcing agency.

3 A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.Building materials with visible signs of water damage shall not be installed.Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content.Moisture content shall be verified in compliance with the following:

1 Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code

2 Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified

3 At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities.Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans.Each bathroom shall be mechanically ventilated and shall comply with the following:

1 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.

2 Unless functioning as a component of a whole house ventilation system,fans must be controlled by a humidity control.

1 Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%.A humidity control may utilize manual or automatic means of adjustment.

2 A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e,built-in)

Notes:

1 For the purposes of this section,a bathroom is a room which contains a bathtub,shower or tub/shower combination.

2 Lighting integral to bathroom exhaust fans shall comply with the California Energy Code

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1 The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation),ASHRAE handbooks or other equivalent design software or methods.

2 Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),ASHRAE handbooks or other equivalent design software or methods.

3 Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection),or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable

CAREY BROS.. REMODELING

REMODELING - KITCHENS - BATHS - ADDITIONS

2420 SAND CREEK RD. C-1318 BRENTWOOD, CA 94513

(925) 766-0189

CALIC # B442880

LAWSON RESIDENCE

REMODEL & ADDITION

120 YELLOWOOD PL. PITTSBURG, CA 94665

(925) 597-1550

CALCERTS

COMPLIANCE ITEMS

SCALE

NO SCALE

REVISION DATE

NOVEMBER 10, 2021

DRAWN BY

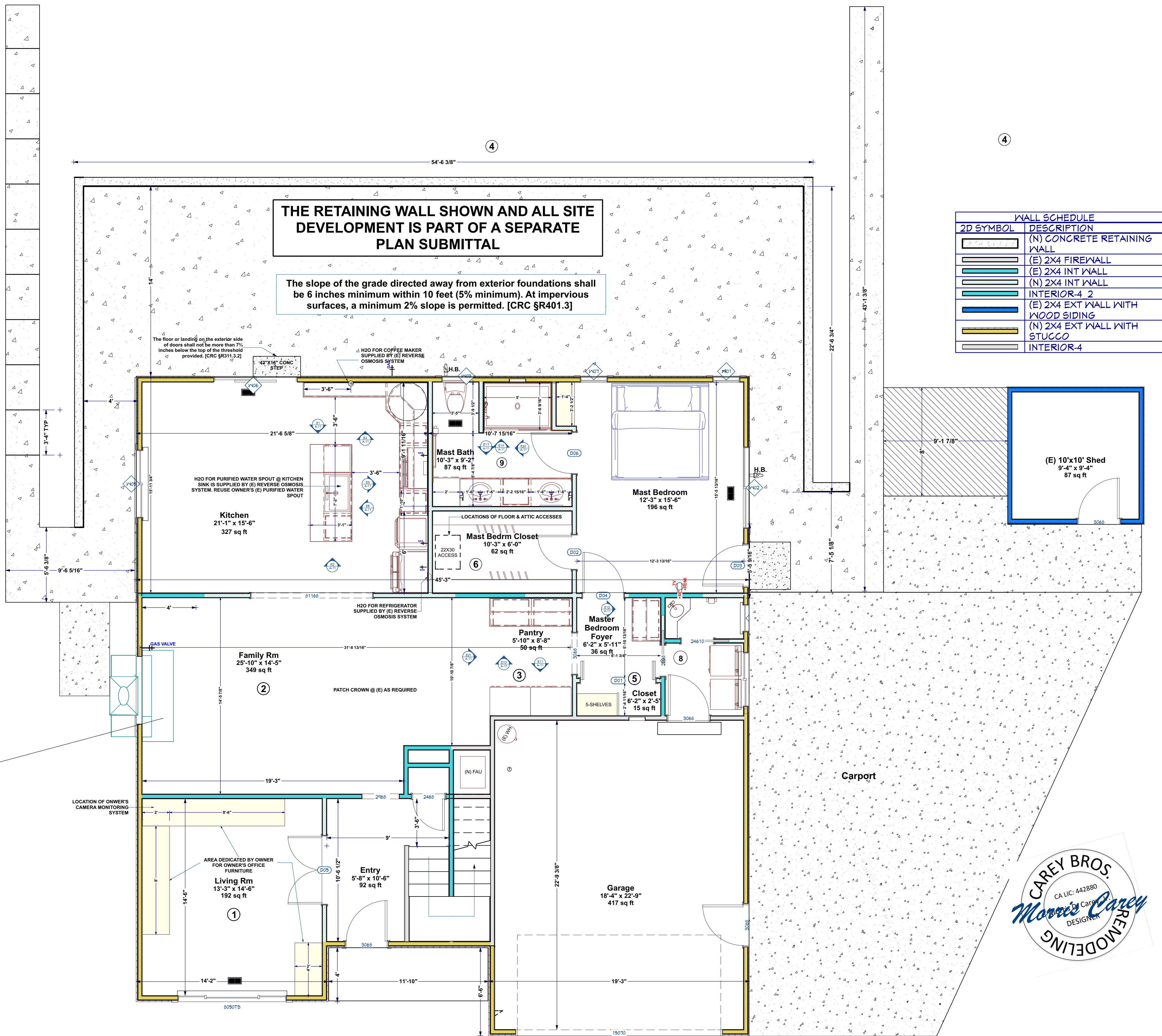
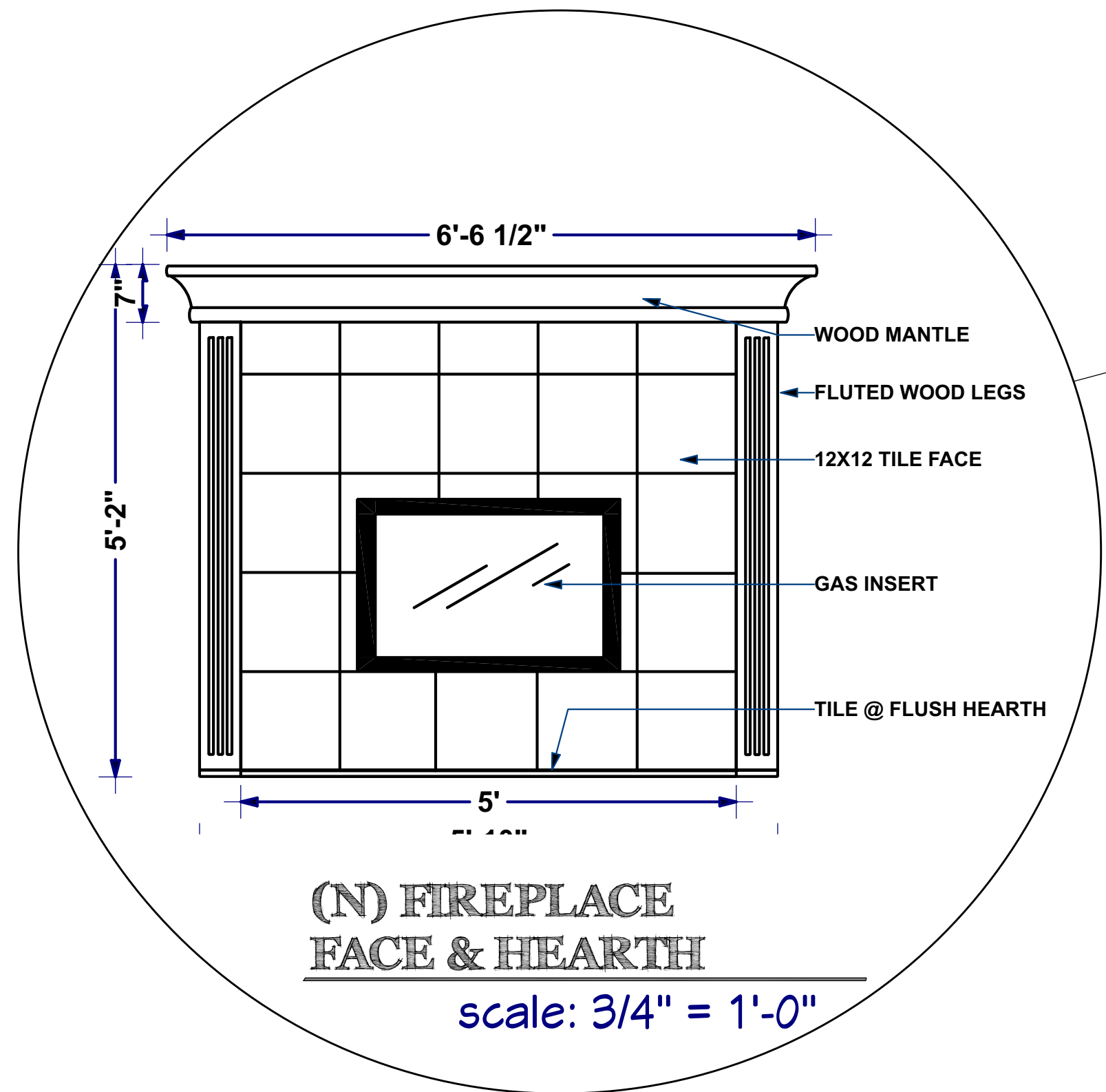
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SHEET #

A-1A

ROOM BY ROOM NOTES:

#	TEXT
01	LIVING ROOM NOTES: RAISE FLOOR TO ENTRY LEVEL (6 1/2" +/-). REINSTALL OLD BASEBOARD. ADD ONE NEW 110V CIRCUIT WITH 5 RECEPTACLES. REFRAME WALL OPENING BETWEEN ENTRY AND LIVING ROOM AND ADD A PAIR OF 2668 FRENCH DOORS. ALL EXISTING WALL PLUGS TO BE RAISED TO 18" OC AFF. CAULK SEAL MUDDILL @ INTERIOR SIDE OF 2 EXTERIOR WALLS. EXTEND HEAT REGISTER WEST WALL OF LIVING ROOM TO EAST SIDE OF OF LIVING ROOM (OVER WINDOW WALL) IF JOIST ACCESS MAKES SUCH POSSIBLE.
02	FAMILY ROOM NOTES: ALL NEW RECESS LIGHTING. NEW DECORATIVE CEILING PADDLE FAN. NEW 110V FLOOR RECEPTICAL. NEW GAS INSERT INTO EXISTING FIREPLACE (SEE FINISH SCHEDULE). SUPPLY GAS AND ELECTRICAL FOR SAME. REMOVE TILE AT FIREPLACE FACE & HEARTH. REMOVE RAISED HEARTH. RETILE FACE AND HEARTH AND ADD WOOD MANTLE. ALL TO BE 60" WIDE. REPLACE FLOORING
03	PANTRY NOTES: ON WEST WALL ADD 6' OF BASE CABINET AND 6' OF UPPER CABINET. ON EAST WALL ADD 6' OF FULL HEIGHT CABINET. ADD TWO WALL PLUGS AT SOUTH WALL. ADD ONE SURFACE MOUNT CEILING FIXTURE WITH WALL SWITCH. REPLACE FLOORING
04	(E) GRADE BEHIND RETAINING WALL TO BE LOWERED APPROXIMATELY 6 TO 8". WALKS ADJACENT TO RETAINING WALL TO BE REMOVED.
05	BROOM CLOSET NOTES: REINSTALL OWNERS'S REVERSE OSMOSIS WATER PURIFICATION SYSTEM ON WALL AND PIPE TO REFRIGERATOR, COFFEE MAKER AND KITCHEN SINK. INSTALL 5068 HINGE-FOLD DOORS WITH BULLET CATCHES AND TWO DUMMY KNOBS. DOORS TO BE paneled IN ACCORDANCE WITH FINISH SCHEDULE. RIGHT SIDE OF CLOSET TO HAVE 5 FIXED SHELVES WITH END PANEL.
06	WALK-IN CLOSET NOTES: OWNER WILL SELECT A BUILT-IN SYSTEM FOR THIS CLOSET. LOCATE ATTIC & CRAWL ACCESS HOLES ONE ABOVE THE OTHER.
07	GARAGE: PROVIDE A (N) GAS FIRED FURNACE TO COMPLY WITH TITLE 24.
08	FOYER - LAUNDRY POWDER ROOM REPLACE POWDER ROOM WINDOW ADD EXHAUST FAN AND SWITCH IN POWDER ROOM REPLACE FLOORING IN FOYER, LAUNDRY AND POWDER ROOM
09	MASTER BATHROOM: TOILET TO HAVE BIDET SEAT SHOWER TO HAVE 12" X 23" HIGH NICHE @ 5'6" OC AFF USE ONE TOWEL RING AT EACH END OF VANITY
10	KITCHEN COFFEE MAKER WATER SUPPLY: USE 1/4" COPPER TUBING (UNDERFLOOR) FROM REVERSE OSMOSIS SUPPLY LINE BENEATH KITCHEN SINK TO COFFEE MAKER LOCATION. TUBING SHOULD EXIT WALL AT COFFEE MAKER LOCATION 2-INCHES ABOVE BACKSPLASH AND PROTRUDE FROM WALL 6" MINIMUM. CAP OFF THE PROTRUSION. OWNER TO S/I ALL LABOR AND MATERIAL NECESSARY TO CONNECT TUBING STUB-OUT TO COFFEE MAKER.



PROPOSED FLOOR PLAN

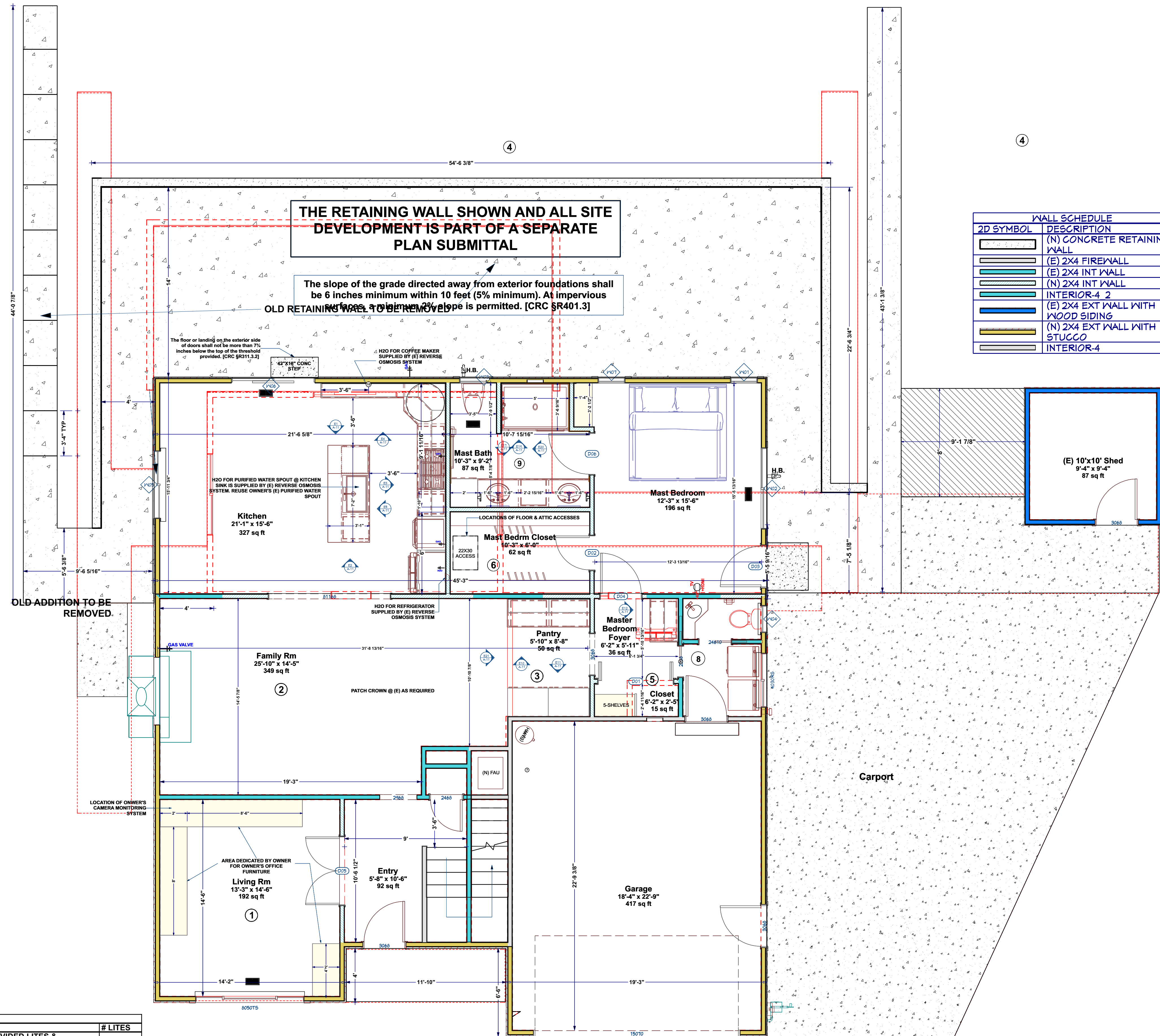
scale: 1/4" = 1'-0"

DOOR SCHEDULE:

LAWSON RESIDENCE DOOR SCHEDULE							
LOCATION	#	QTY	H	THICK	HEADER	R/O	LITES
MASTER BEDROOM FOYER/CLOSET	D01	1	66"	80"	1 3/8"	4X12X71"	69"X82 1/2"
MAST BEDRM CLOSET/MAST BEDROOM	D02	1	30"	80"	1 3/8"	4X12X35 1/4"	32 1/4"X82"
MAST BEDROOM	D03	1	36"	80"	1 3/4"	4X12X41 3/4"	38 3/4"X82"
MAST BEDROOM/MAST BEDROOM FOYER	D04	1	36"	80"	1 3/8"	4X12X41 1/4"	38 1/4"X82"
LIVING RM/ENTRY	D05	1	60"	80"	1 3/8"	4X12X65 1/4"	62 1/4"X82 1/2"
MAST BATH/MAST BEDROOM	D06	1	36"	80"	1 3/8"	4X12X41 1/4"	38 1/4"X82"

WINDOW SCHEDULE:

LAWSON RESIDENCE WINDOW SCHEDULE									
ROOM	#	QTY	LABEL	OPENING DATA	HEADER	TEMP	EGRS	DESCRIPTION	# LITES
MAST BEDROOM	W01	1	2050SH	24"x60" HH: 80" XO: 20"	4X12X27"			WHITE VINYL FRAME WITH DIVIDED LITES & INSULATED GLASS - CLEAR	2X2 / 2X2
MAST BEDROOM	W02	1	6036RS	72"x42" HH: 80" XO: 38"	4X12X75"	YES	YES	WHITE VINYL FRAME WITH DIVIDED LITES & INSULATED GLASS - CLEAR	3X2 / 3X2
MAST BATH	W03	1	2030SH	24"x36" HH: 80" XO: 44"	4X12X27"			WHITE VINYL FRAME WITH INSULATED GLASS - OBSCURE	1 / 1
1/2 BATH	W04	1	2030SH	24"x36" HH: 80" XO: 44"	4X12X27"			WHITE VINYL FRAME WITH INSULATED GLASS - OBSCURE	1 / 1
KITCHEN	W05	1	5040RS	60"x48" HH: 80" XO: 32"	4X12X63"			WHITE VINYL FRAME WITH DIVIDED LITES & INSULATED GLASS - CLEAR	2X2 / 2X2
KITCHEN	W06	1	6068	72"x78" HH: 80" XO: 0"	12X75X75"	YES	YES	WHITE VINYL FRAME WITH DIVIDED LITES & INSULATED GLASS - CLEAR	3X5
MAST BEDROOM	W07	1	2050SH	24"x60" HH: 80" XO: 20"	4X12X27"			WHITE VINYL FRAME WITH DIVIDED LITES & INSULATED GLASS - CLEAR	2X2 / 2X2



(E) & (N) FLOOR PLANS OVERLAID

scale: $1/4" = 1'-0"$

ELECTRICAL NOTES:

NEW 120-VOLT, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DUELLING UNIT: KITCHENS, BATHROOMS, LAUNDRY ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, PARLORS, LIBRARIES OR OTHER SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE DEVICE.

RECEPTACLES SERVING KITCHEN COUNTER TOPS, BATHROOMS, LAUNDRY ROOMS, GARAGES, AND EXTERIOR RECEPTACLES MUST BE GFCI PROTECTED.

KITCHEN SHALL BE PROVIDED WITH AT LEAST TWO DEDICATED 20-AMP SMALL APPLIANCE BRANCH CIRCUITS. ALL NEW KITCHEN OUTLETS, RATED UP TO 120-VOLTS, SHALL HAVE BOTH GFCI AND AFCI PROTECTION.

NEW RECEPTACLES SERVING BATHROOM(S) SHALL BE 20-AMPS. OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED FROM THE SAME 20-AMP BRANCH CIRCUIT WHEN THAT CIRCUIT SUPPLIES A SINGLE BATHROOM. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 3 FEET OF THE EDGE AND ADJACENT TO EACH BASIN LOCATION AND SHALL BE GFCI PROTECTED. THE OUTLET SHALL NOT BE INSTALLED IN A FACE-UP POSITION.

ALL OTHER NEW RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6- FEET FROM A RECEPTACLE OUTLET, AND SHALL BE PLACED NOT LESS THAN 18" OC AFF. UNLESS SPECIFICALLY NOTED OTHERWISE. NO RECEPTACLES ARE PERMITTED IN A BATHTUB OR SHOWER SPACE.

ALL 15-AMP AND 20-AMP RECEPTACLES SHALL BE TAMPER-RESISTANT.

LIGHTING SHALL BE HIGH EFFICACY (FLUORESCENT, LED). THE LED LIGHTING SYSTEM AND GU-24 LAMP HOLDER SHALL BE LISTED BY THE ENERGY COMMISSION AND SHALL MEET THE REQUIREMENTS OF TABLE 150-C.

NEWLY INSTALLED LIGHTING SHALL BE HIGH-EFFICACY, REGARDLESS OF CONTROL TYPE.

LAUNDRY & GARAGE LIGHTING SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY A VACANCY SENSOR OR A MANUAL-ON OCCUPANCY SENSOR.

RECESSED LIGHT FIXTURES @ CEILINGS SHALL BE IC RATED.

LIGHTING OVER A SHOWER OR BATHTUB ENCLOSED BY WALLS AND/OR AN ENCLOSURE SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL LIGHTING OVER A BATHTUB OR SHOWER WITH NO ENCLOSURE SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS."

NEW OUTDOOR LIGHTING (IF ANY) IS TO BE HIGH-EFFICACY, TO BE CONTROLLED BY AN ON/OFF SWITCH, AND INCLUDE ONE OF THE FOLLOWING: A) PHOTOCELL AND MOTION SENSOR, B) PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, C) ASTRONOMICAL TIME CLOCK CONTROL, D) ENERGY MANAGEMENT CONTROL SYSTEM.

NEW BATHROOM LIGHTING (IF ANY) SHALL BE HIGH-EFFICACY AND AT LEAST ONE NEW LUMINAIRE SHALL BE CONTROLLED BY A OCCUPANT/ VACANCY SENSOR PROVIDING AUTOMATIC-OF FUNCTIONALITY.

SMOKE ALARMS SHALL BE INSTALLED IN ALL BEDROOMS AND CENTRALLY LOCATED IN ALL AREAS LEADING TO BEDROOMS, PLUS ONE AT EACH STORY INCLUDING BASEMENT(S).

CO ALARMS ARE REQUIRED IN AREAS LEADING TO BEDROOMS AND ON EACH FLOOR LEVEL

SMOKE & CO ALARMS SHALL EACH BE HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE ALARMS AND COMBINATION SMOKE/CO ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS.

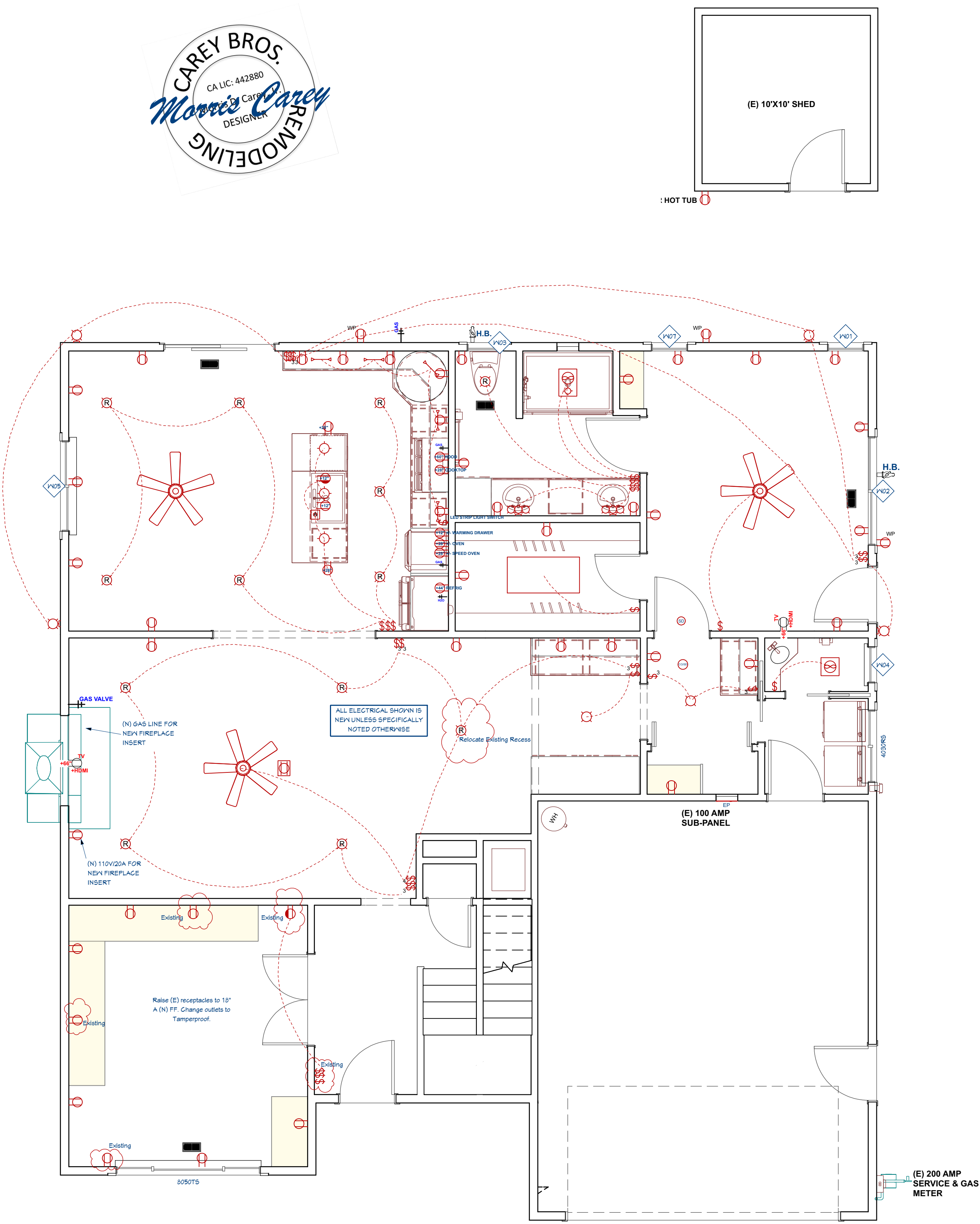
KITCHEN EXHAUST FAN SHALL BE RATED FOR A MINIMUM 100 CFM OF INTERMITTENT VENTILATION OR A MINIMUM OF 5 AIR CHANGES PER HOUR OF CONTINUOUS VENTILATION.

ELECTRICAL LEGEND:

2D	Qty	Attached To	Description
—	5	Cabinet	LED Undercounter Lights
Ⓢ	2	Cabinet	110V/20A GFCI Receptacle @ Island
◇	3	Ceiling	Switched SM Ceil Light Location for Pendant Light Fixture
○	1	Ceiling	Hard-wired, Interconnected CO/Smoke Detector
□	2	Ceiling	SM Ceil Fixture Locations - Bedroom Foyer & Pantry
Ⓢ	1	Ceiling	Low Sone, 110V/.3A DC Exhaust Fan. @ Powder Room
□	1	Ceiling	SM Ceiling Fixture Location with 18"x36" LED Cloud - Master Closet
✂	3	Ceiling	Decorative Ceiling Paddle Fan w/built in Remote Control. If lighted use LED fixture only. Family Room, Dining Room & Mast Bedroom
Ⓢ	12	Ceiling	6" Recess Ceiling Lights: 4 @ Dining Room. 3 @ Kitchen, 6 @ Family Room, 1 @ Master Bathroom.
○	1	Ceiling	Hard-wired, Interconnected Smoke Detector @ Master Bedroom
Ⓢ	1	Cabinet	Air Switch for Disposal at Kitchen Sink
Ⓢ	1	Floor	110V/15A Dedicated Floor Receptical @ center of Family Room
Ⓢ	3	Wall	110V/20A GFCI Receptacle with Waterproof Enclosure outside walls of Addition
Ⓢ	1	Wall	220V/30A Direct Connect Location for (N) Oven
Ⓢ	10	Wall	600W 3-Way Wall Switch
Ⓢ	1	Wall	600W 4-Way Wall Switch
Ⓢ	31	Wall	110V/20 AFCI Tamper Proof Recepticals @ 18" OC AFF in (N) locations and @ raise (E) recepticals to 18" OC AFF and use (N) TP recepticals.
Ⓢ	15	Wall	110V/20A GFCI, TAMPER PROOF, OUTLET IN KITCHEN & MASTER BATH
□	4	Wall	110/15A SM Wall Fixture Locations @ 3 Exterior Walls to be placed @ 6'-6" above patio floor.
Ⓢ	2	Wall	2 - SM Wall Light Fixture Locations @ Master Vanity
Ⓢ	12	Wall	600W 1-Pole Wall Switch
Ⓢ	1	Wall	(N) SWITCH FOR BATHFAN AT POWDER ROOM
Ⓢ	4	Wall	(N) 600W 1-Pole Wall Switch
Ⓢ	1	Wall	(N) 110v/20a Dedicated GFI receptical at (E) shed
Ⓢ	1	Wall	110V/20A DEDICATED CIRCUIT FOR WARMING DRAWER
Ⓢ	1	Wall	220V/30A DEDICATED CIRCUIT FOR SPEED OVEN
Ⓢ	1	Ceiling	(E) 6" Recess Ceiling Light to be moved to center.
—	1	Wall	Electrical Panel
Ⓢ	1	Ceiling	Low Sone, 110V/.3A DC Exhaust Fan-Lite @ Master Bathroom
Ⓢ	1	Wall	110V/20 AFCI Tamper Proof Dedocated Receptical @ 18" +/- OC AFF for heated towel bar.

EARTHQUAKE SHUT-OFF:

PROVIDE A "GAS SHUT-OFF" VALVE AS REQUIRED BY PITTSBURG MUNICIPAL CODE 15.34.020. THE VALVE SHALL BE LOCATED TO PROTECT THE ENTIRE BUILDING.



ELECTRICAL PLAN

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

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REMODELING - KITCHENS - BATHS - ADDITIONS
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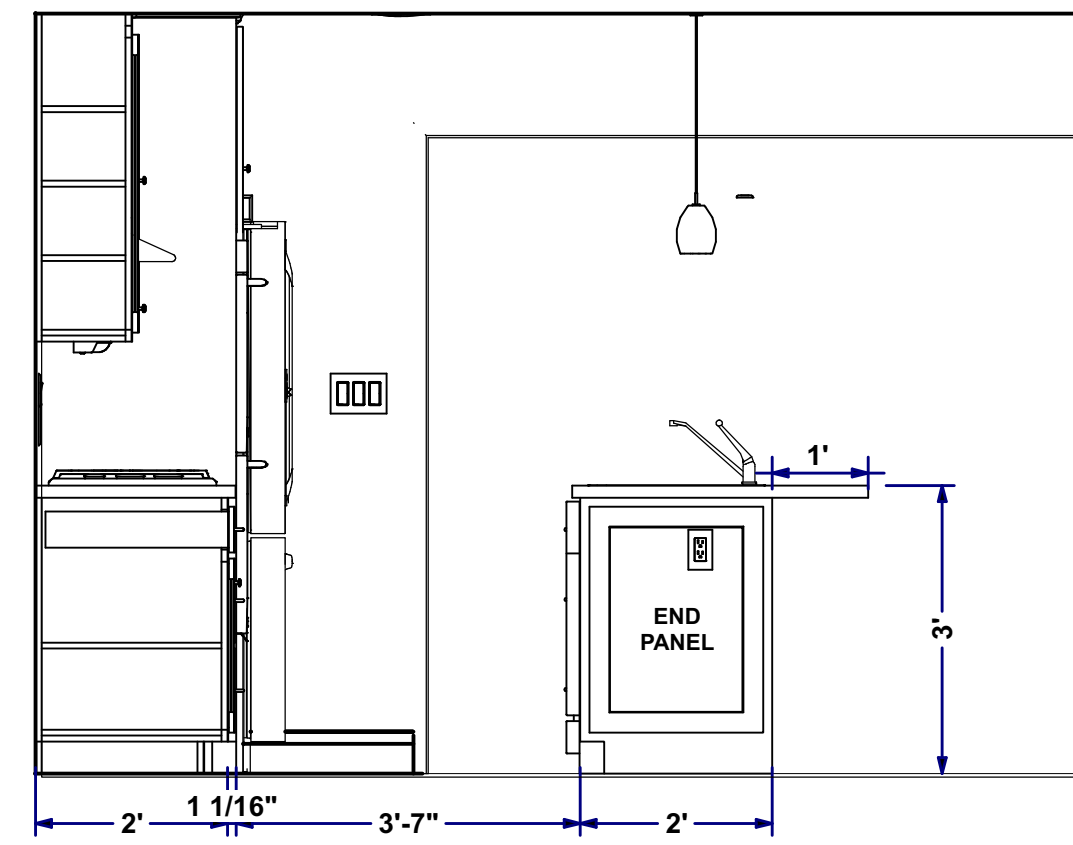
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REMODEL & ADDITION
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ELECTRICAL PLAN

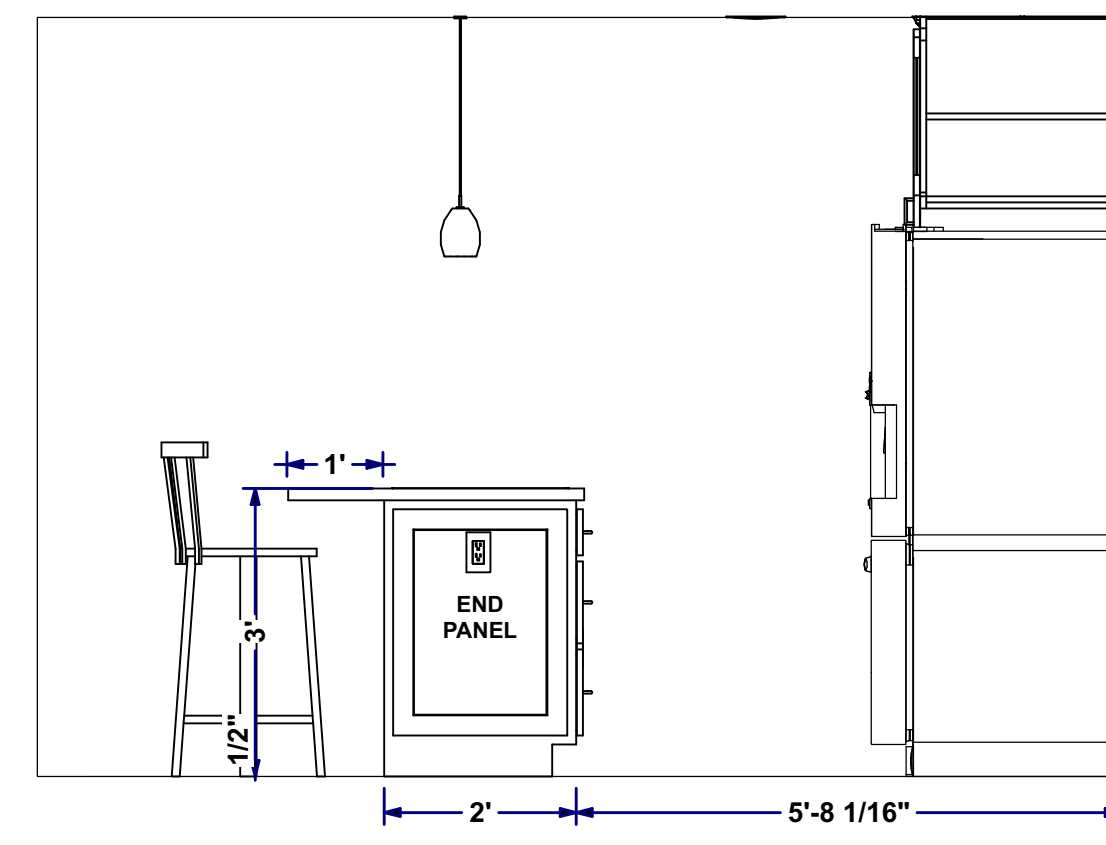
SCALE
1/4" = 1'

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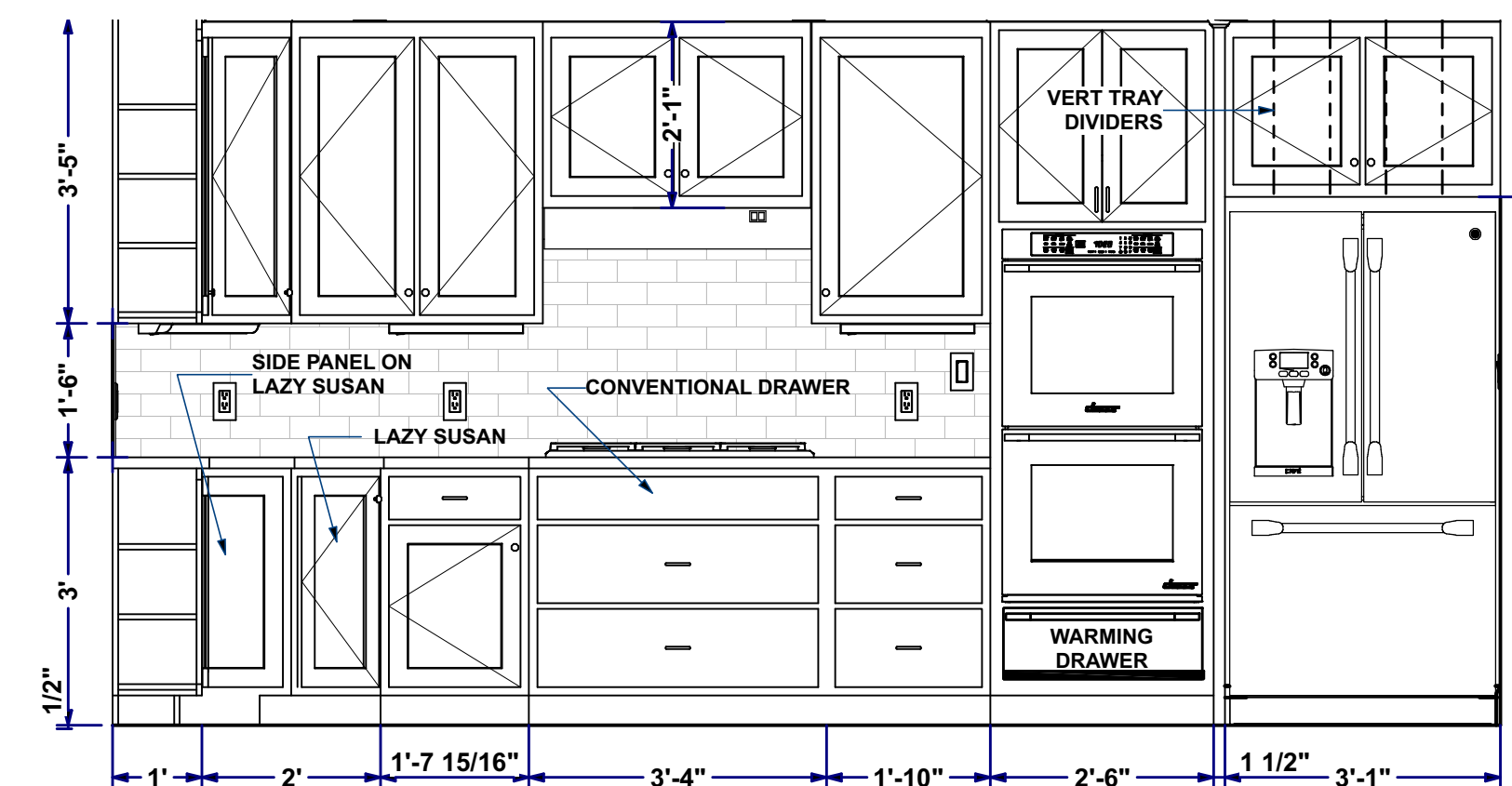
SHEET #
A-10



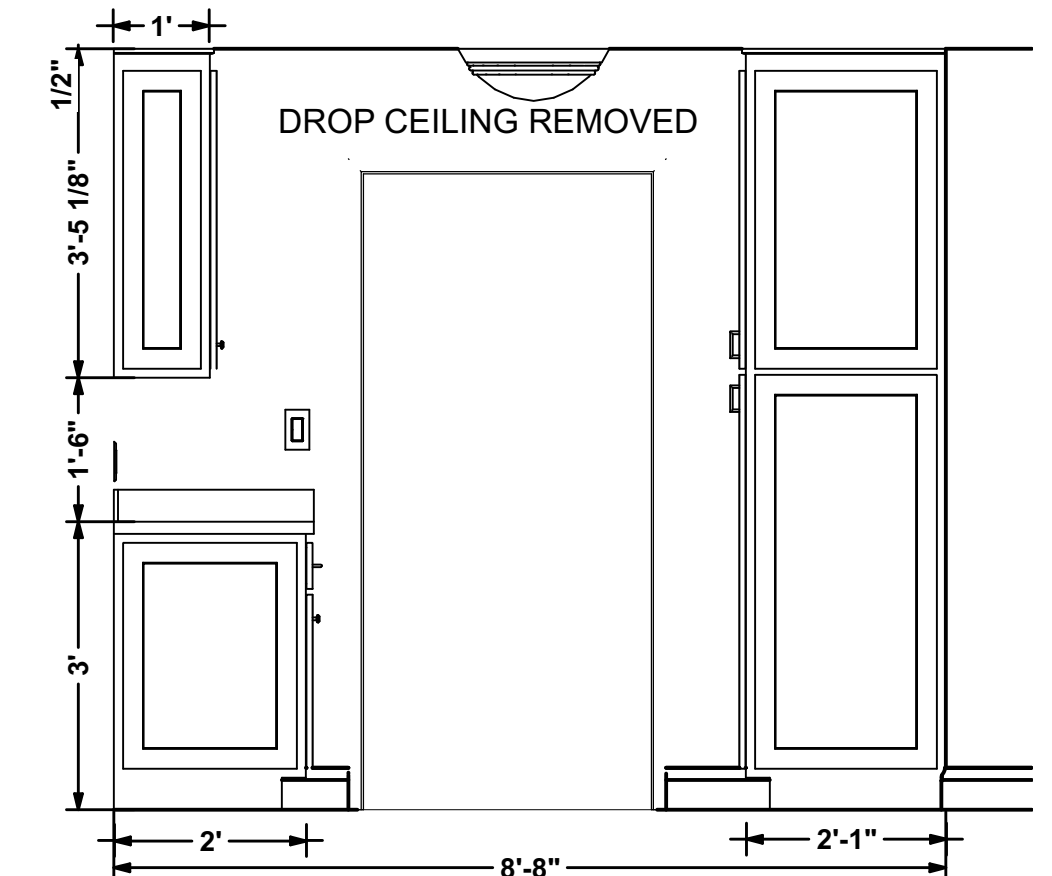
KITCHEN ELEVATION 1
scale: 1/2" = 1'-0"



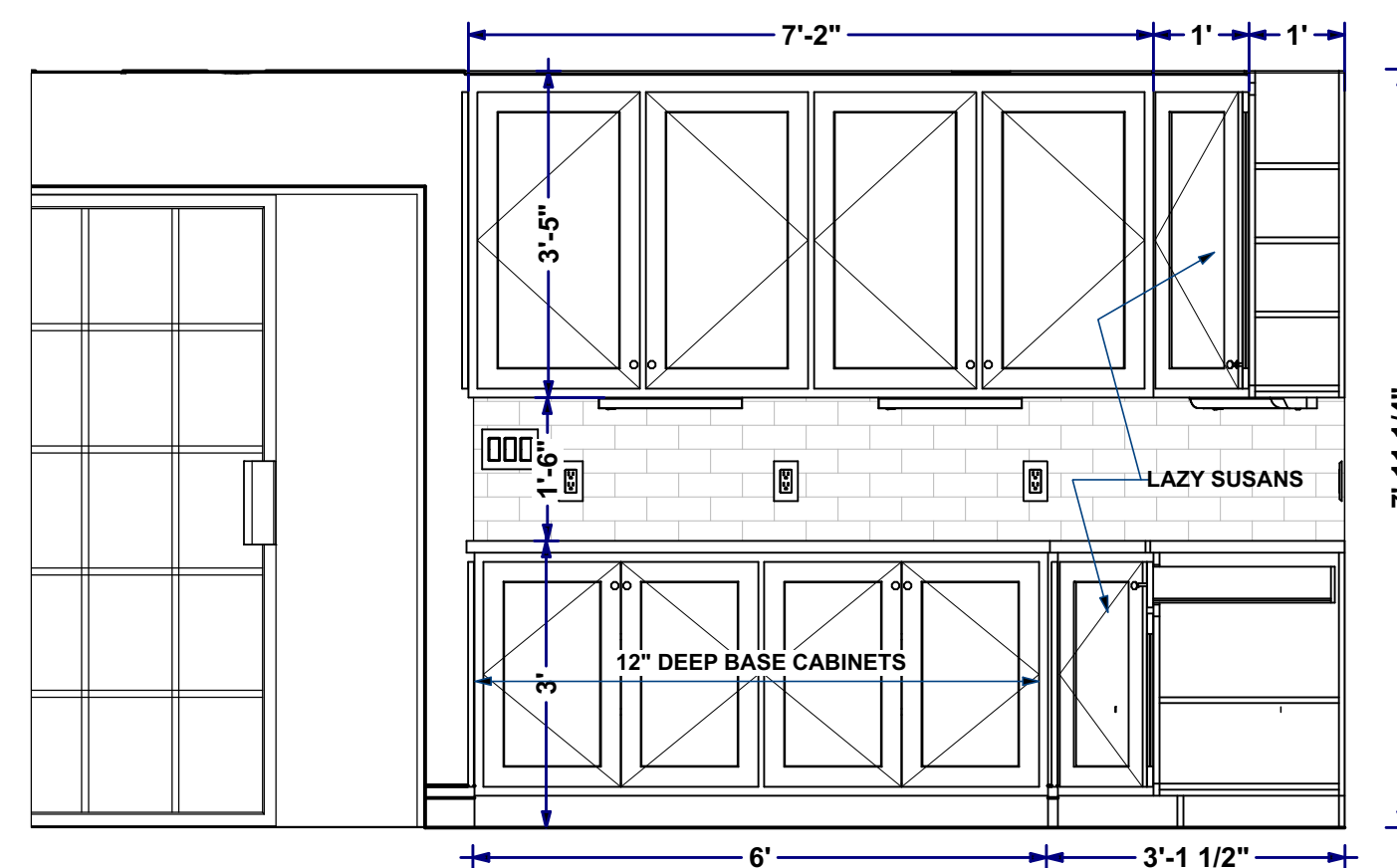
KITCHEN ELEVATION 2
scale: 1/2" = 1'-0"



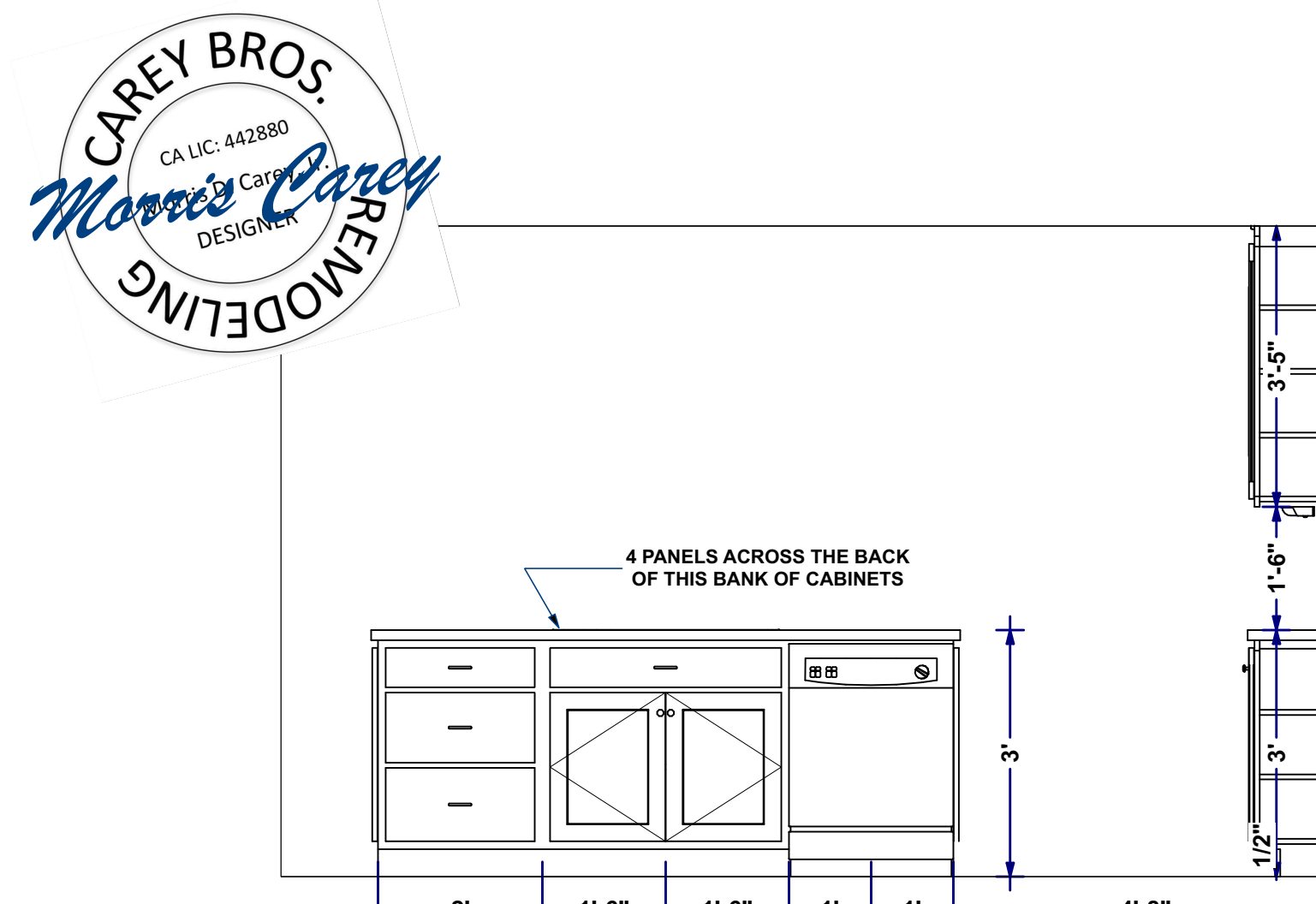
KITCHEN ELEVATION 3
scale: 1/2" = 1'-0"



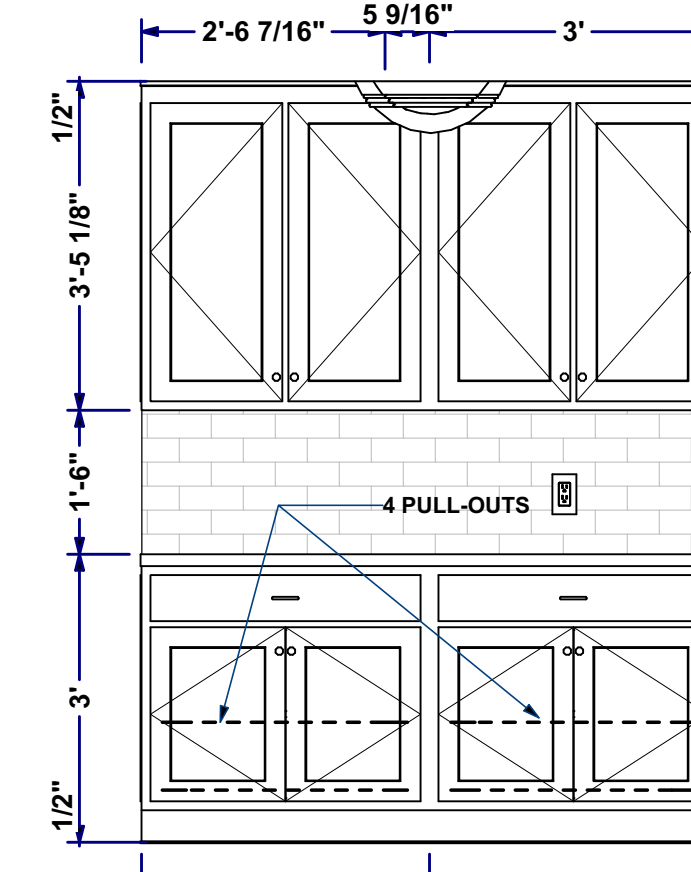
PANTRY ELEVATION 21
scale: 1/2" = 1'-0"



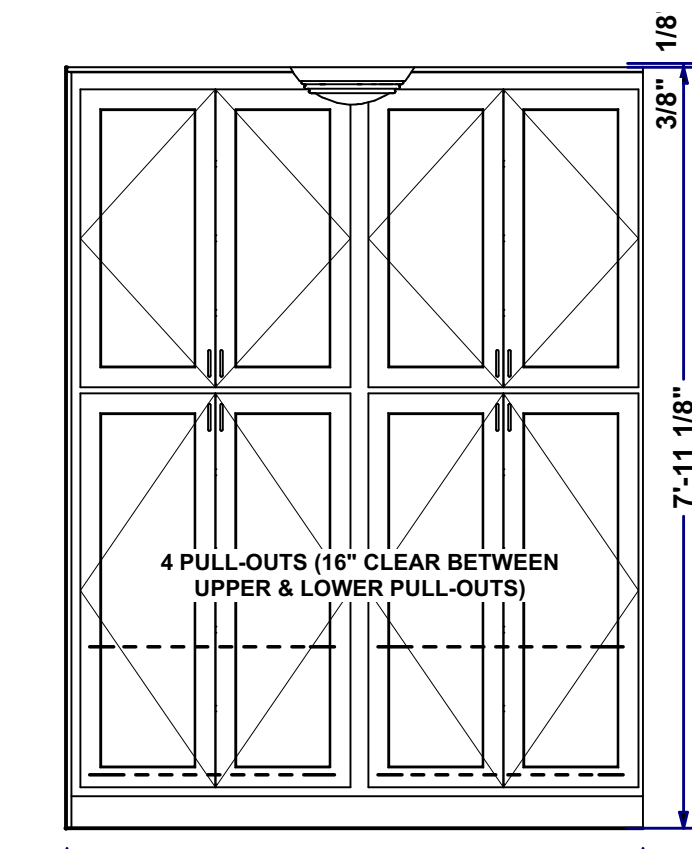
KITCHEN ELEVATION 4
scale: 1/2" = 1'-0"



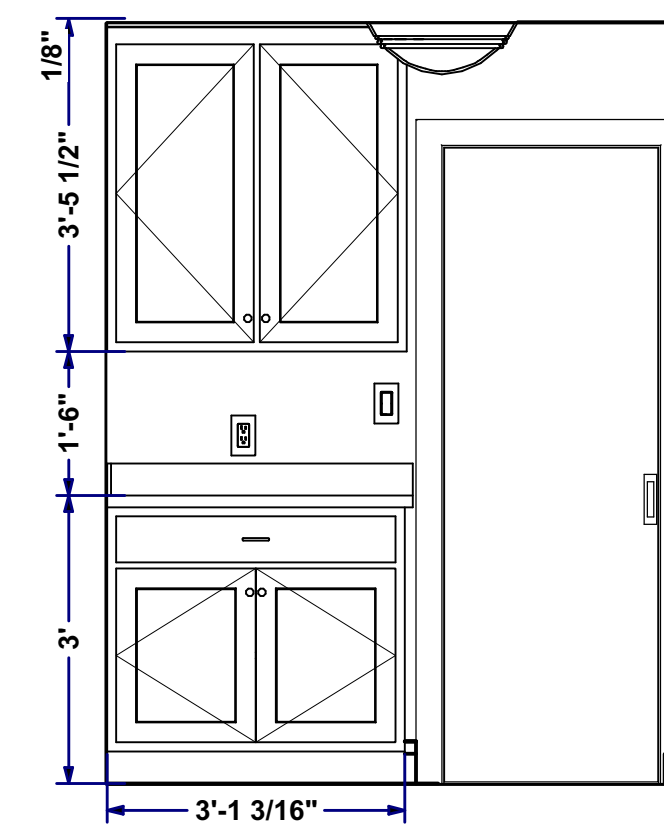
KITCHEN ELEVATION 5
scale: 1/2" = 1'-0"



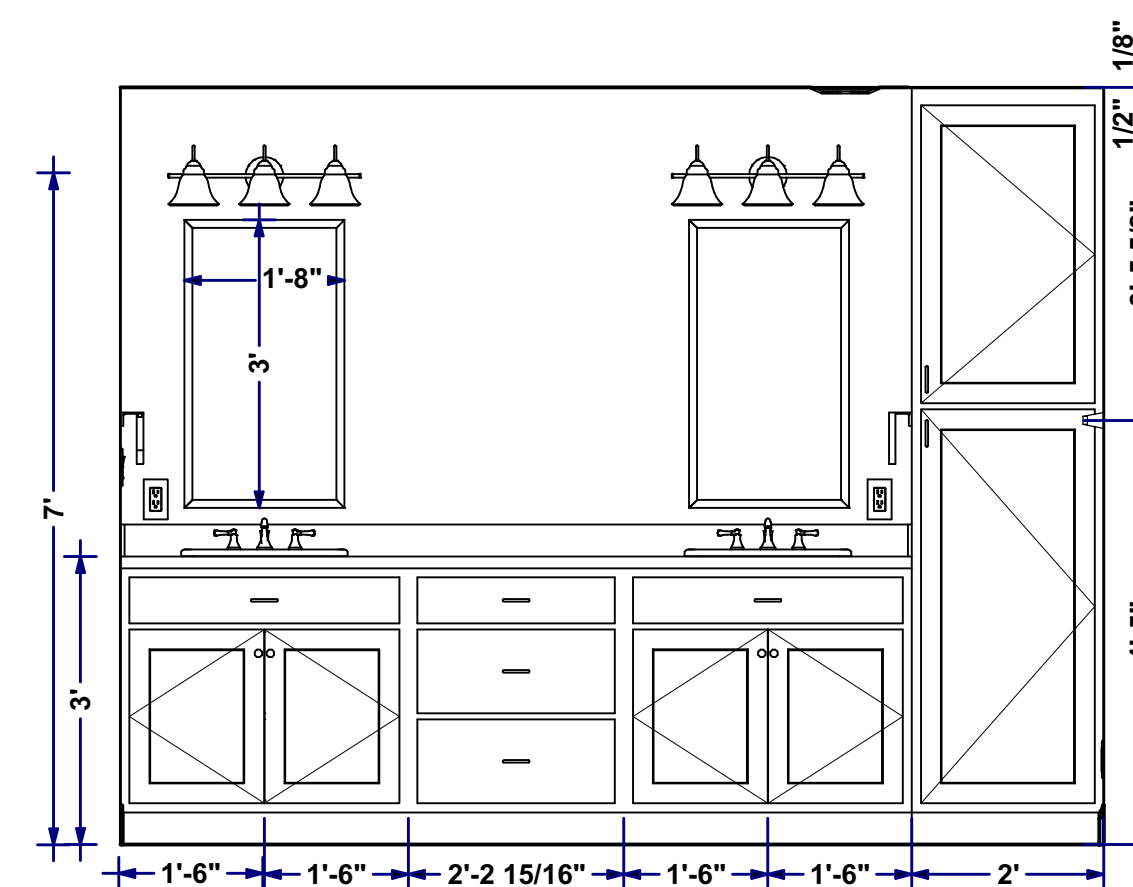
PANTRY ELEVATION 10
scale: 1/2" = 1'-0"



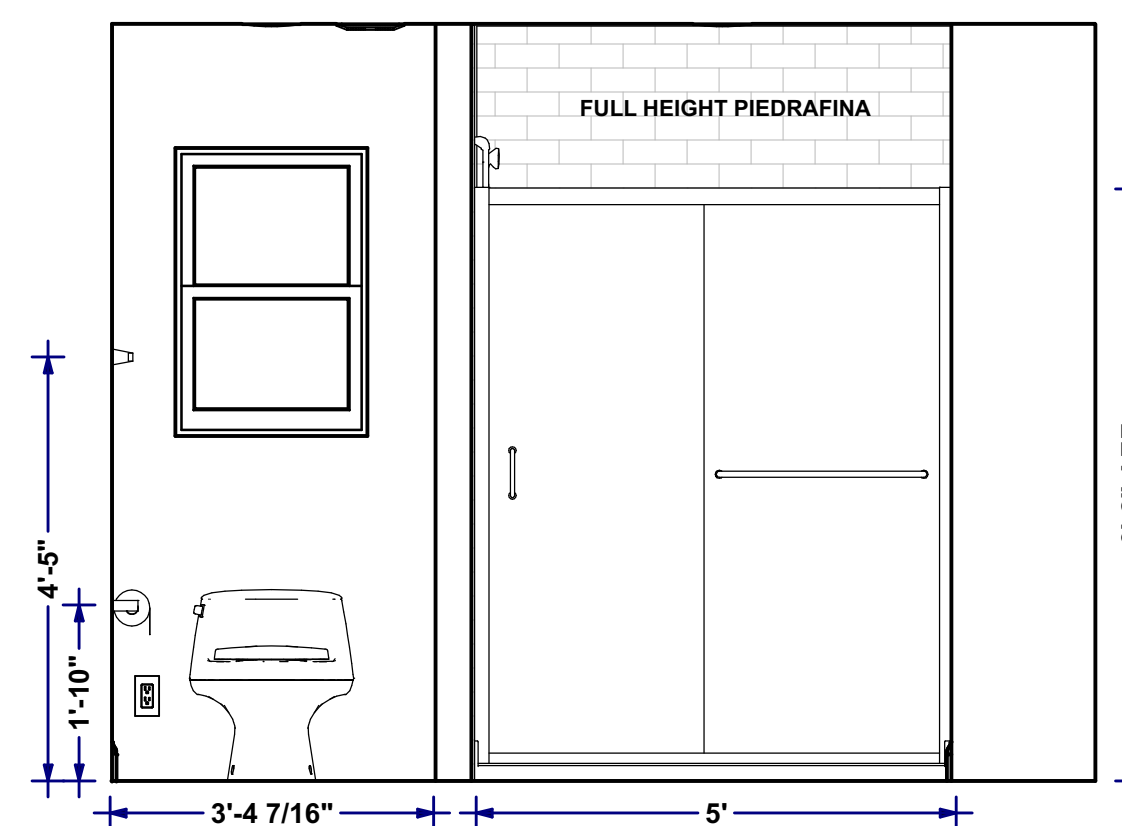
PANTRY ELEVATION 11
scale: 1/2" = 1'-0"



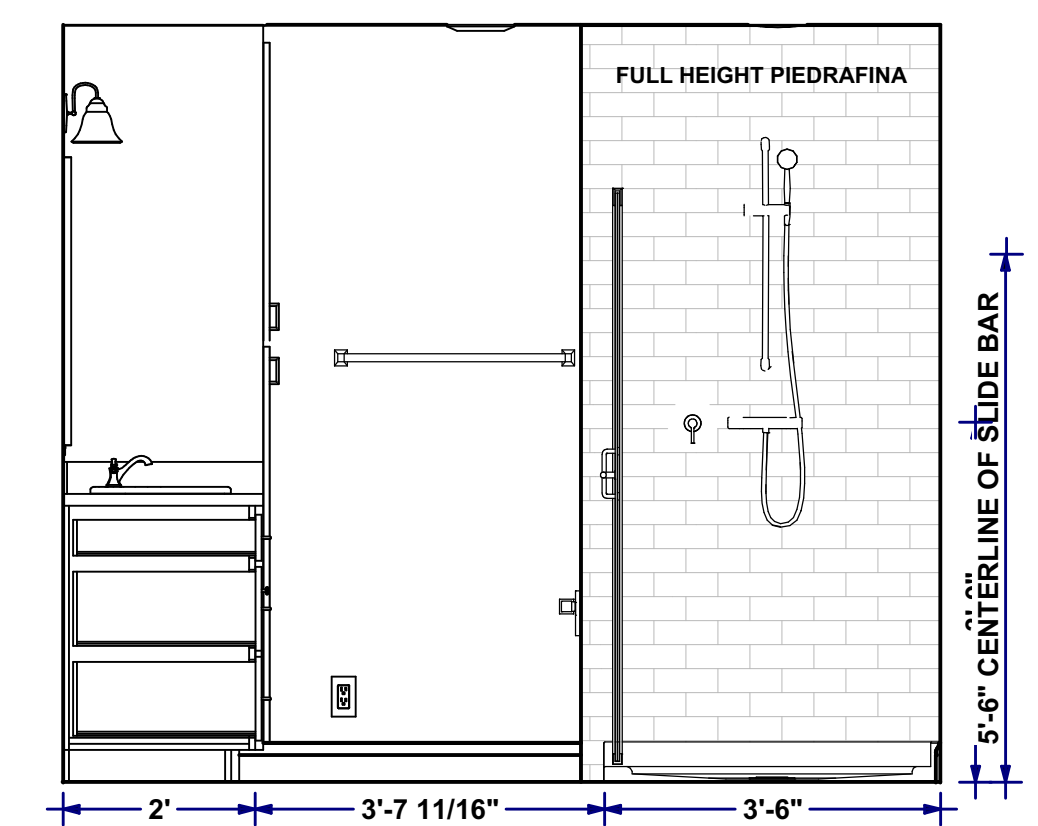
FOYER ELEVATION 12
scale: 1/2" = 1'-0"



MASTER BATH ELEVATION 17
scale: 1/2" = 1'-0"



MASTER BATH ELEVATION 19
scale: 1/2" = 1'-0"



MASTER BATH ELEVATION 20
scale: 1/2" = 1'-0"





REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

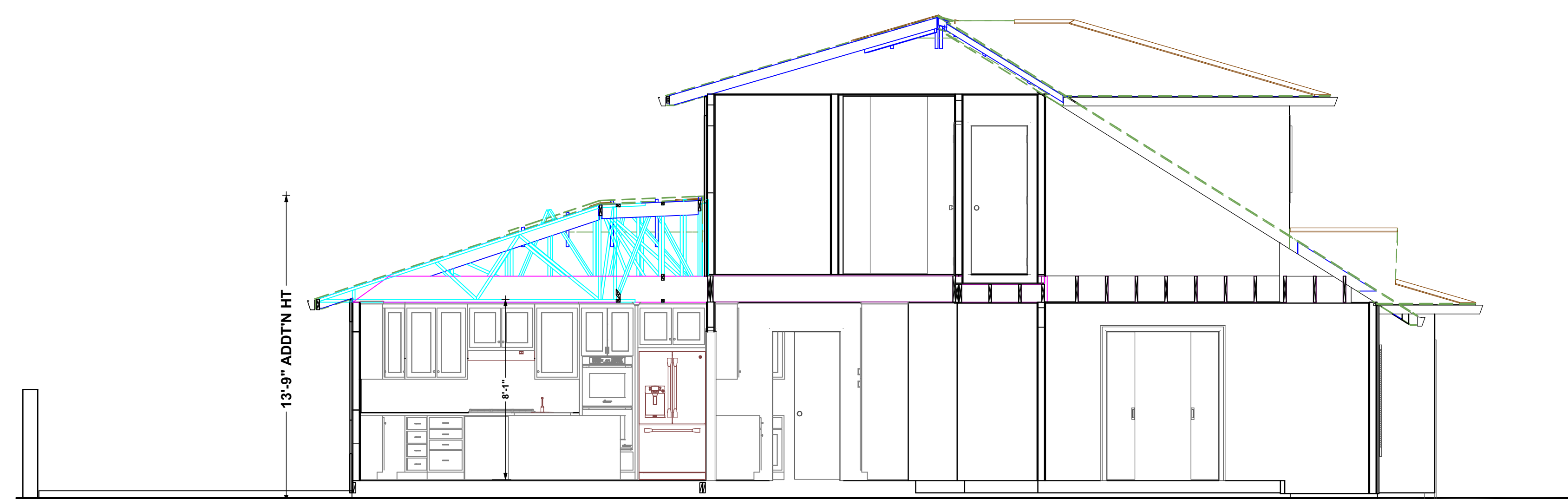
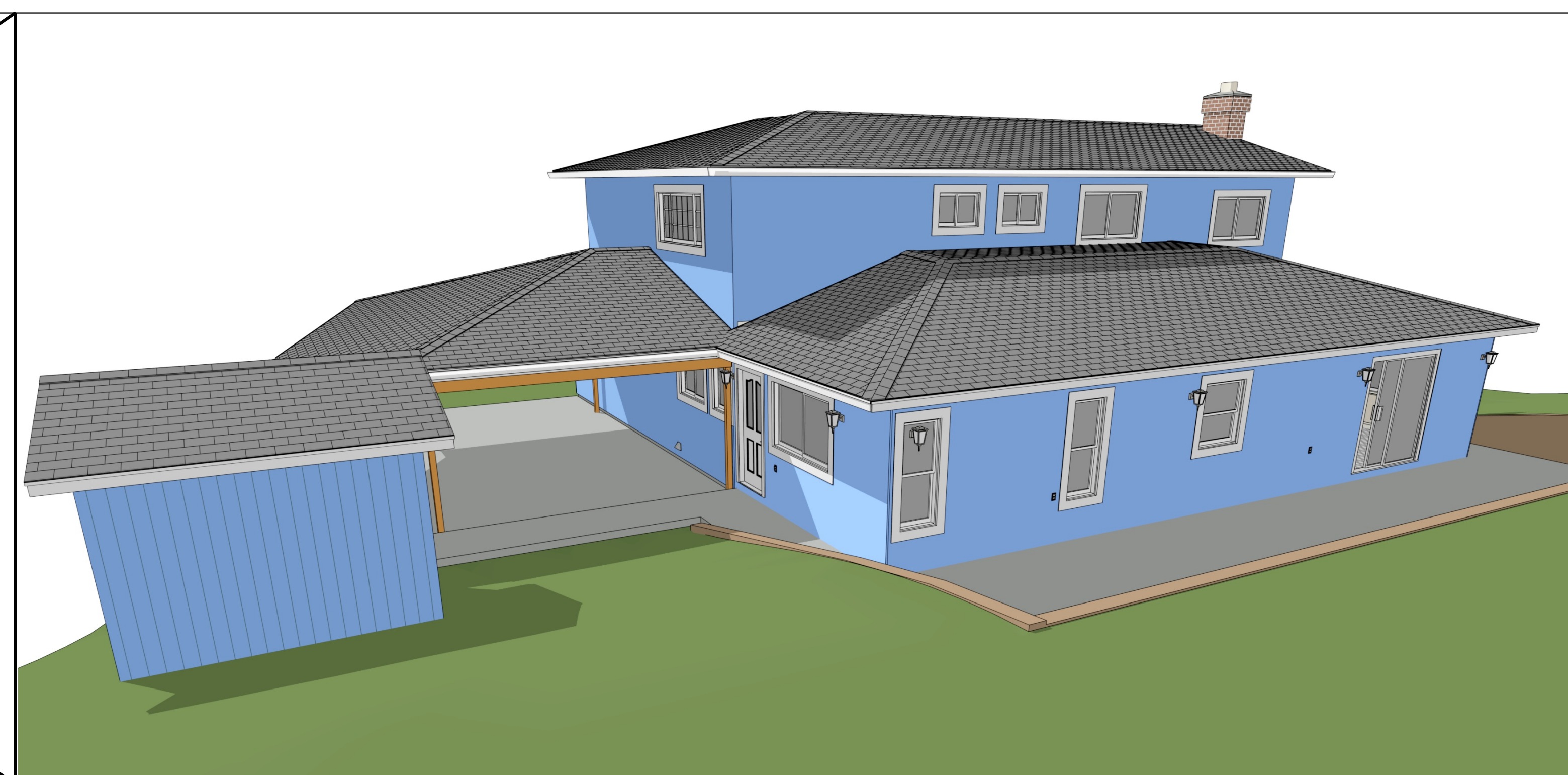
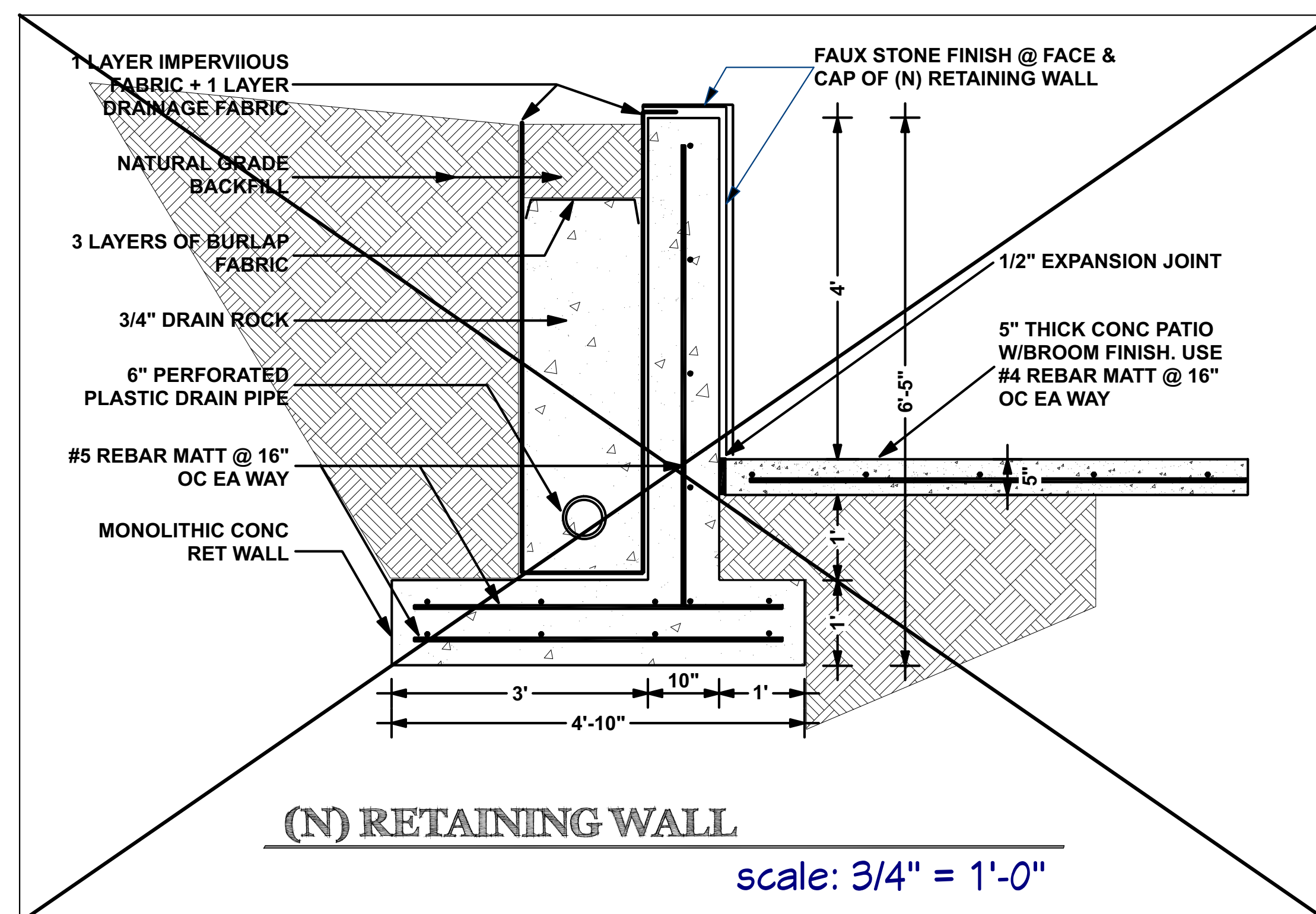


LEFT SIDE ELEVATION

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



**A SEPARATE PERMIT HAS BEEN ISSUED
FOR THIS RETAINING WALL AND IT IS NO
LONGER A PART OF OUR PROJECT**



BUILDING SECTION

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

FOUNDATION NOTES:

LOCATION - THE CONTRACTOR SHALL VERIFY WITH THE OWNER THE EXACT POSITION & LOCATION OF THE HOME PRIOR TO ANY CONSTRUCTION AND STAKING.

EXCAVATION - ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND BELOW THE LOCAL FROST LINE. THE FOUNDATION ELEVATION LEVEL TO BE ABOVE THE FLOOD PLAIN AS REQUIRED BY CODE.

BACKFILL - ALL BACKFILL UNDER AND WITHIN 5 FEET OF ALL BUILDINGS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY BACKFILL DIRECTLY UNDER FOOTINGS AND WITHIN 2 FEET OF EACH SIDE SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY.

DRAINAGE - THE GENERAL CONTRACTOR WILL ENSURE THAT THE FINISHED GRADE SLOPES AWAY FROM THE STRUCTURE SUFFICIENTLY TO PREVENT WATER STANDING OR FLOWING INTO THE STRUCTURE OR ADJACENT PROPERTY. DRAINAGE SHALL BE PROPERLY TRANSFERRED INTO THE EXISTING LOT SURFACE WATER DRAINING SYSTEM. ANY AREA DIRECTLY IMPACTED BY THE ADDITION SHALL BE MODIFIED TO RESTORE EXISTING SURFACE WATER DRAINAGE.

CONCRETE - ALL CONCRETE WILL BE OF A CONSISTENT MIX TO THE RECOMMENDATION OF THE MANUFACTURER FOR THE SOIL TYPE AND SITE CONDITIONS. REINFORCED STEEL WILL BE USED AS REQUIRED BY CODE AND STANDARD BUILDING PRACTICES.

ANCHOR BOLTS - ANCHOR BOLTS SHALL BE PLACED IN THE FOUNDATION SLAB DURING THE POUR AT LEAST 1" DEEP SPACED NO LESS THAN 6 FEET APART OR 1 FOOT FROM ANY CORNER.

SOIL TESTING - NO SOIL TESTING HAS BEEN CONDUCTED ON THE SITE, AND FAILURE TO CONDUCT SUCH TESTS BEFORE CONSTRUCTION WILL BE AT THE SOLE RISK OF THE HOMEOWNER. IF ANY UNSTABLE OR COLLAPSIBLE OR OTHERWISE POOR SOIL CONDITIONS ARE DISCOVERED DURING EXCAVATION, A SOILS ENGINEER SHOULD BE NOTIFIED IMMEDIATELY FOR A SOILS STUDY AT THE OWNER'S EXPENSE.

ENGINEERING - THIS FOUNDATION PLAN WAS NOT PREPARED BY A LICENSED ENGINEER. DESIGNER'S INK HIGHLY RECOMMENDS AN ENGINEER BE CONSULTED PRIOR TO CONSTRUCTION WHO WILL TAKE INTO ACCOUNT THE RESULTS OF SOIL TESTING AND ANY LOAD CONSIDERATIONS. A QUALIFIED PROFESSIONAL ENGINEER SHALL SPECIFY ALL FOUNDATION WALLS, SLABS, FOOTINGS, SUPPORT BEAMS, AND WEB TRUSSES AND SUPERCEDES ALL NOTES LISTED ON THE PLAN.

CONCRETE NOTES:

LOCATION	COMPREHENSIVE STRENGTH @ 28 DAYS	MAX. AGGREGATE	SLUMP
SLABS ON GRADE	2500 PSI	3/4"	3"
FOOTINGS	2500 PSI	1 1/2"	4"

REINFORCING STEEL SHALL BE GRADE 40, MEETING ASTM A-615. CLEARANCES OF REINFORCING STEEL TO EARTH, WEATHER OR FORMED SURFACES SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE CRC, CBC.

SILL PLATES BEARING ON CONCRETE SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE-TREATED FIR.

Know what's below.
Call 811 before you dig.

EROSION CONTROL NOTES:

INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.

HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.

DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

FOUNDATION VENTILATION CALCULATION:

FOUDATION AREA:	120 SF
VENTILATION REQUIRED:	4.8 SF
AREA OF 6X14 VENT:	.48 SF
VENTS REQUIRED: (4.8/.48)*5 REMOVED	15 EA
USE 3 VENTS AT EACH END WALL	
USE 10 VENTS AT BACK WALL	
TOTAL VENTS TO BE USED	16 EA
VENTING OK	



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LAWSON RESIDENCE
REMODEL & ADDITION
120 YELLOWOOD PL. PITTSBURG, CA 94565
(925) 597-1550

FOUNDATION PLAN

SCALE
1/4" = 1'

REVISION DATE
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SHEET #
A-15

NAILING NOTES:

- JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK'G
STUD TO SOLE PLATE
TOP PLATE TO STUD

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
W/ 1/2" SPACER
TOP PLATES, LAPS & INTERSECTIONS

CEILING JOIST TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOIST, LAPS OVER PARTITIONS
CEILING JOIST TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD & PLATE
BUILT-UP CORNER STUDS
2" PLANKS

5/8" PLYWOOD ROOF AND WALL
SHEATHING

1 1/8" PLYWOOD SUBFLOOR

2X MULTIPLE JOIST - STAGGER @ 15" OC
W/(2) @ EA. END OR SPLICE
(3) OR FEWER
(4) OR MORE
- TOE NAIL (3)-8D
TOE NAIL EA. END (2)-8D
FACE NAIL 16D @ 16" OC
TOE NAIL (4)-8D, END NAIL (2)-16D
END NAIL (2)-16D

FACE NAIL 16D @ 24" OC
FACE NAIL 16D @ 16" OC

16D @ 16" OC ALONG EACH EDGE
FACE NAIL (2)-16D

TOE NAIL (3)-8D
FACE NAIL (5)-16D
FACE NAIL (3)-10D
FACE NAIL (3)-10D
TOE NAIL (2)-16D
FACE NAIL (2)-8D
10D @ 24" OC
(2)-16D @ EA.BRG.

EDGES 8D @ 6" OC
INTERMEDIATE 8D @ 12" OC

EDGES 10D @ 6" OC
INTERMEDIATE 10D @ 12" OC

16D NAILS
1/2" DIA M.B. W/ STD NUT AND WASHERS

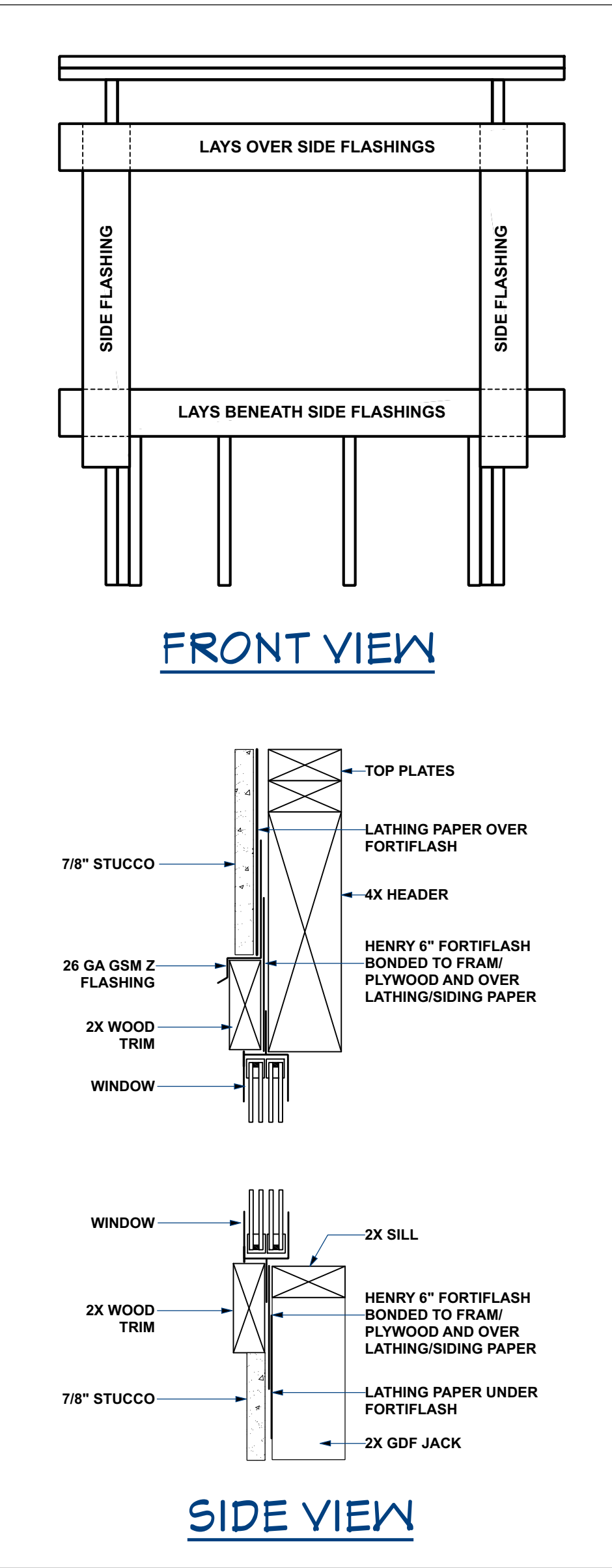
RAILING NOTES:

- STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HANDRAILS MAY ENCROACH A MAX. OF 3 1/2 " INTO THE REQUIRED WIDTH.
- TREADS SHALL HAVE A MIN. DEPTH OF 10" WITH A 1" OVERHANG. STAIR TREADS MUST BE UNIFORM AND CANNOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
- STAIRWAYS SHALL HAVE MIN. 6'8" OF HEADROOM AT THE NOSE OF THE STAIR.
- ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
- STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED AT 34" TO 38" ABOVE THE NOSING OF THE TREADS AND LANDINGS. STAIRWAYS 42" OR WIDER SHALL HAVE TWO HANDRAILS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" WIDE, OR GREATER THAN 2" WIDE IN CROSS-SECTIONAL DIMENSION.
- HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO A WALL OR NEWEL POST OR SAFETY TERMINAL.
- STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HANDRAIL
- 42" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAY AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.
- RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
- THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIMETER SPHERE TO PASS THOUGH.
- EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.



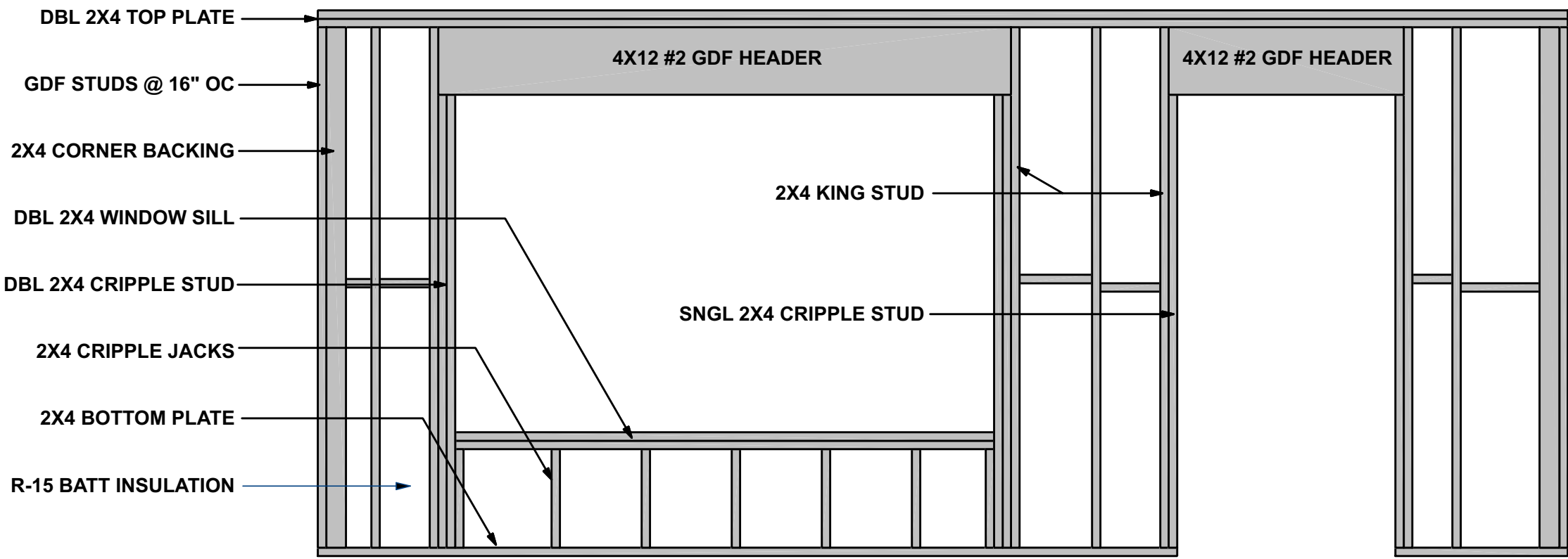
MOISTURE CONTENT IN WOOD

WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN ITS MOISTURE CONTNET EXCEEDS 19%.



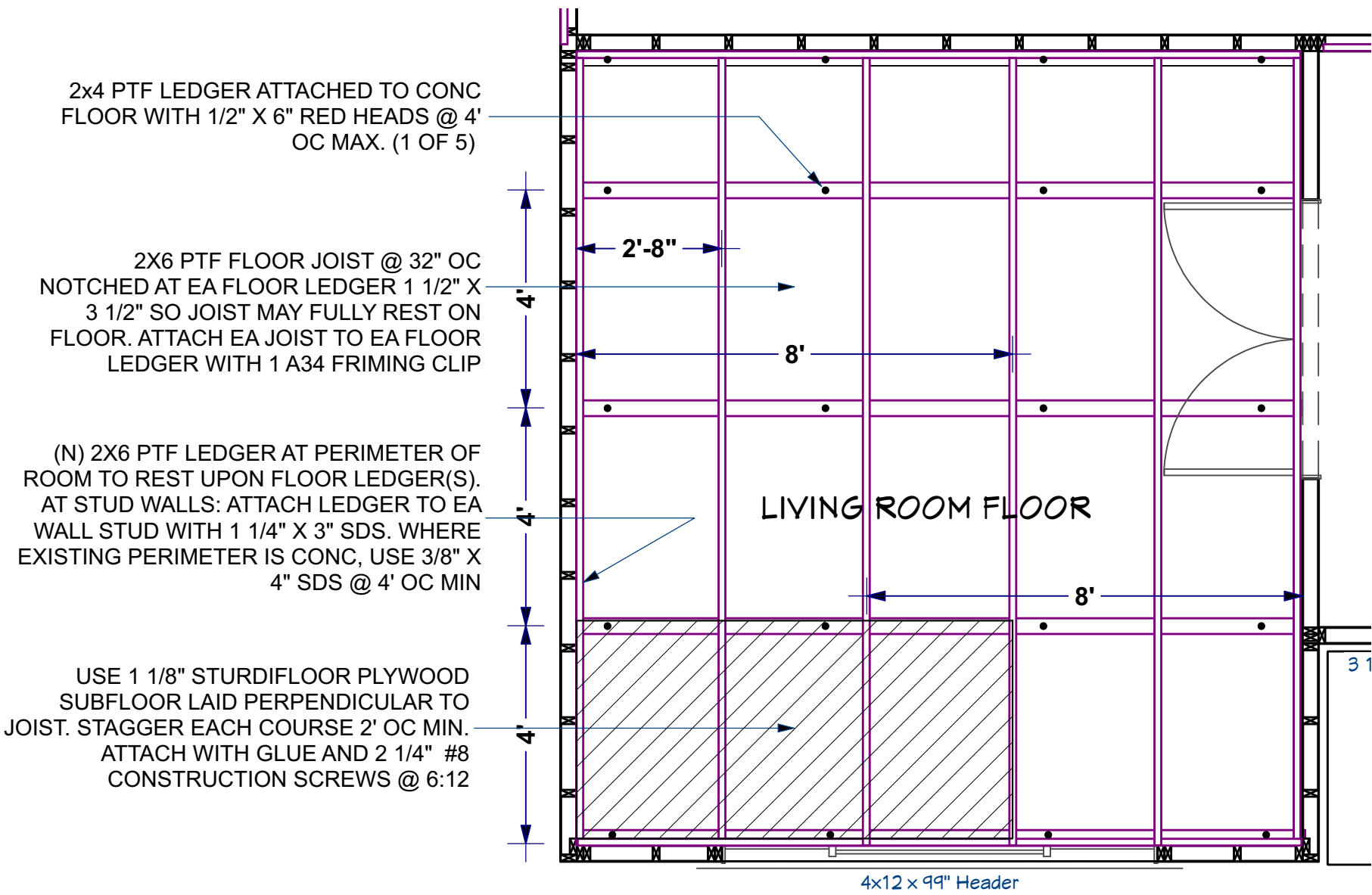
WINDOW FLASHING DETAILS

no scale



TYP FRAMING SECTION

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



FURR UP LIVING ROOM FLOOR

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

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REMODELING - KITCHENS - BATHS - ADDITIONS

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REMODEL & ADDITION

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WALL FRAMING PLAN

SCALE VARIES

REVISION DATE
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A-16

173



ROOFING, GUTTERS & DOWNSPOUTS				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
ADDITION	MATCH EXISTING COMPOSITION ROOFING AS CLOSELY AS POSSIBLE			GAF TIGER PAW UNDERLAYMENT 4/12 PITCH
ADDITION	AT 1/212 PITCH USE MODIFIED BITUMENT			
GUTTERS	MATCH EXISTING AT RESIDENCE		MATCH EXISTING	HTTPS://WWW.BING.COM/SEARCH?FORM=ALVALUHE+GUTTER+COLOR&FORM=APMC&FORM=APMC
DOWNSPOUTS	SHINGLES TO MATCH OTHER AREAS OF	2x3	MATCH EXISTING	
ROOF FLASHING				
STUCCO				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
ADDITION AND PATCHING	MATCH EXISTING STUCCO FINISH AS CLOSELY AS POSSIBLE			
WINDOWS				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
SEE PLAN - SHEET A1				
DOORS				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
SEE PLAN - SHEET A1				
DOOR HARDWARE & BUMPERS				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
MASTER BEDROOM FOYER /CLOSET	TB8	2" - FULLS	POLISHED BRASS	HINGE MOUNT DOOR STOP DELTANA #HF10 POLISHED BRASS
MASTER BEDROOM ENTRY	SCHLAGE ACCENT F40 ACC 619	PRIVACY	POLISHED BRASS	HINGE MOUNT DOOR STOP DELTANA #HF10 POLISHED BRASS
MASTER BEDROOM CLOSET	SCHLAGE ACCENT F10 ACC 619	PASSAGE	POLISHED BRASS	HINGE MOUNT DOOR STOP DELTANA #HF10 POLISHED BRASS
MASTER BATHROOM	SCHLAGE ACCENT F40 ACC 619	PRIVACY	POLISHED BRASS	HINGE MOUNT DOOR STOP DELTANA #HF10 POLISHED BRASS
MASTER BEDROOM EXTERIOR DOOR	SCHLAGE ACCENT F10 ACC 619	PASSAGE	POLISHED BRASS	HINGE MOUNT DOOR STOP DELTANA #HF10 POLISHED BRASS
LIVING ROOM ENTRY POCKET DOORS	TB8	RECESSED POCKET DOOR SET	POLISHED BRASS	
MILLWORK				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
ALL DOORS	KELLERHER MDF 258A	9/16" X 2-1/4" BEVEL CASING, MDF258A	PRIMED PAINT GRADE	
ALL BASEBOARDS	KELLERHER BASEBOARD P222PFR	9/16" X 4 1/4" FJ PINE PRIMED	PRIMED PAINT GRADE	
CROWN MOULDING - KITCHEN PATCHES	MATCH EXISTING		PRIMED PAINT GRADE	
DRY WALL				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
ALL WALLS & CEILINGS	SHEETROCK WITH DRYWALL JOINT COMPOUND	USE 1/2" DRYWALL	MATCH EXISTING AS CLOSELY AS POSSIBLE	PAINT ALL
ELECTRICAL FINISH				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
ALL AREAS - SINGLE POLE LIGHT SWITCHES	LEVITON DECORA	600V	WHITE	
ALL AREAS - 3-WAY LIGHT SWITCHES	LEVITON DECORA	600V	WHITE	
ALL DRY AREAS - RECEPTICALS	LEVITON DECORA DUPLEX	15 AMP AFCI TAMPERPROOF	WHITE	BREAKER IN PANEL
ALL WET AREAS - RECEPTICALS	LEVITON DECORA DUPLEX RECEPTICALS	20 AMP AFCI/GFCI TAMPERPROOF	WHITE	BREAKER AT POINT OF USE
ALL BEDROOMS	LEVITON DECORA DUPLEX RECEPTICALS	15 AMP AFCI TAMPERPROOF	WHITE	BREAKER IN PANEL
ALL AREAS EXTERIOR	LEVITON DECORA DUPLEX RECEPTICALS	15 AMP AFCI/GFCI TAMPERPROOF	GRAY COVER/WHITE RECEPTICAL	
LIGHT FIXTURES				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
RECESSED LED CEILING LIGHTS 6" REMODEL CAN- 19 FAMILY ROOM KITCHEN MASTER BATH	COMMERCIAL ELECTRIC # H508RICAT-6PK	LED T24 6" RECESS LIGHT HOUSING REMODEL	NA	
RECESSED LIGHT TRIM 6" -19 FAMILY ROOM KITCHEN MASTER BATH	COMMERCIAL ELECTRIC # N50ICAG98FRI-259	RECESSED LED TRIM - 6"	WHITE	
KITCHEN - UNDERCABINET LIGHTS 12" -1	GE ENBRIGHTEN LED DIRECT WIRE # 35823-TI	18" UNDER CABINET LED 3000K	WHITE	
KITCHEN - UNDERCABINET LIGHTS 24"-4	GE ENBRIGHTEN LED DIRECT WIRE	24" UNDER CABINET LED 3000K	WHITE	
KITCHEN PENDENT LIGHTS - 3	OWNER TO SELECT PRIOR TO FRAMING INSPECTION	NA	NA	NA
PANTRY	OWNER TO SELECT PRIOR TO FRAMING INSPECTION	NA	NA	NA
MASTER BEDROOM FOYER	OWNER TO SELECT PRIOR TO FRAMING INSPECTION	NA	NA	NA
MASTER BEDROOM FIDDLE FAN LIGHT - 1	OWNER TO SELECT PRIOR TO FRAMING INSPECTION	NA	NA	NA
MASTER BATH - VANITY LIGHT BAR 4 LIGHT - 2	OWNER TO SELECT PRIOR TO FRAMING INSPECTION	NA	NA	NA
MASTER WALK IN CLOSET - 1	OWNER TO SELECT PRIOR TO FRAMING INSPECTION	NA	NA	NA
EXTERIOR WALL LIGHTS - 8	OWNER TO SELECT PRIOR TO FRAMING INSPECTION	NA	NA	NA
HVAC- VENT FANS				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
MASTER BATH	AIR KING #DL48H	HUMIDITY SENSING EXHAUST FAN	WHITE	
POWDER ROOM	AIR KING #DL48H	HUMIDITY SENSING EXHAUST FAN	WHITE	
HVAC	BRYANT OR EQUAL 96% EFFICIENT	TB8	NA	
EXTERIOR PAINTING (1 Coat Primer - 1 Coat Finish)				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
PRIMER - (ALL AREAS WHERE NECESSARY)	KELLY MOORE ACRYFLEX FVA	NA	MATCH EXISTING	
STUCCO	KELLY MOORE ACRYSHIELD	#1420A FLAT	MATCH EXISTING	ONE COAT PRIMER AND ONE COAT OF FINISH
TRIM, GUTTER & EAVES	KELLY MOORE ACRYSHIELD	#1245A LOW SHEEN	MATCH EXISTING	ONE COAT PRIMER AND ONE COAT OF FINISH
MASTER BEDROOM DOOR	KELLY MOORE ACRYSHIELD	#1421 SATIN	MATCH EXISTING	ONE COAT PRIMER AND ONE COAT OF FINISH - SPRAYED
INTERIOR PAINTING (1 Coat Primer - 1 Coat Finish) SEE PAINT SCHEDULE				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR	NOTES
ALL TRIM/MILLWORK & DOORS				TO BE SPRAY PAINTED
WALLS - WET AREAS				TO BE SPRAYED AND/OR ROLLED
CEILINGS - WET AREAS				TO BE SPRAYED AND/OR ROLLED
WALLS - DRY AREAS				TO BE SPRAYED AND/OR ROLLED
CEILINGS - DRY AREAS				TO BE SPRAYED AND/OR ROLLED
ENTRY				TO BE SPRAY PAINTED
LIVING ROOM				
FAMILY ROOM				
KITCHEN				
PANTRY				
MASTER BEDROOM FOYER				
LAUNDRY				
POWDER ROOM				
MASTER BEDROOM				
MASTER CLOSET				
MASTER BATH				
PLUMBING FIXTURES & TRIM				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
KITCHEN - SINK	BLANCO #440173	BLANCO DIAMOND 1 3/4 BOWL UNDERMOUNT	CARF BROWN	PURCHASE FROM BUILD.COM INCLUDES ACCESSORIES
KITCHEN - FAUCET	BRIZO # 63003LF-RB	TALO SINGLE HANDLE PULL DOWN FAUCET	VENETIAN BRONZE	
KITCHEN BASKET STRAINER	BLANCO # 441094	BASKET STRAINER	CARF BROWN	
KITCHEN -WASTE FLANGE	BLANCO # 441095	WASTE FLANGE	CARF BROWN	
KITCHEN - DISPOSAL	ISE 3411p Evolution Pro750	NA	STAINLESS STEEL	
KITCHEN - AIR GAP KIT	BRIZO # 63060	AIR GAP BODY WITH COVER	VENETIAN BRONZE	
KITCHEN -- AIR SWITCH	BRIZO # 63080	COUNTERTOP AIR SWITCH	VENETIAN BRONZE	
MASTER BATH - SHOWER PAN	SEE TILE			VIBRANT BRUSHED NICKEL
MASTER BATH - SHOWER DRAIN	SCHULTER KERDI DRAIN	KERDI DRAIN - COVER - FLORAL	OIL RUBBER BRONZE	
MASTER BATH - SHOWER VALVE	DELTA # 22000	MULTICHOICE UNIVERSAL INTEGRATED SHOWER DIVERTER ROUGH UNIVERSAL VALVE	NA	

MASTER BATH - SHOWER VALVE TRIM WITH DIVERTER	DELTA # T24891	TRADITIONAL VALVE TRIM WITH 3 FUNCTION DIVERTER TRIM	OIL RUBBER BRONZE	
MASTER BATH - SHOWER ARM	DELTA # RP46010RB	16" SHOWER ARM	VENETIAN BRONZE	
MASTER BATH - RAIN SHOWER HEAD	DELTA RP62955RB	UNIVERSAL SHOWERING RAINCAN	VENETIAN BRONZE	
MASTER BATH - HAND SHOWER KIT WITH HOSE & ELBOW	DELTA # 51600-RB	ADJUSTABLE SLIDE BAR/GRAB BAR ASSEMBLY WITH ELBOW	VENETIAN BRONZE	
MASTER BATH HAND SHOWER	DELTA # 15104	1 SETTING HAND SHOWER	VENETIAN BRONZE	
MASTER BATH - LAVATORY (2)	KOHLER #K-2200-0	CAXTON 11" X 14"	WHITE	
MASTER BATH - LAVATORY FAUCET (2)	DELTA # 39395-DST	VICTORIAN WIDESPREAD BATH FAUCET	VENETIAN BRONZE	
MASTER BATH - TOILET	KOHLER #K-5310-0	CHARRON+ COMFORT HEIGHT TWO-PIECE ELONGATED 1.28 GPF CHAIR HEIGHT TOILET	WHITE	
MASTER BATH - BIDET TOILET SEAT	BY OWNER			
MASTER BATH - TOILET TANK LEVER	DELTA # T9160-RB	CASSIDY UNIVERSAL TANK LEVER	VENETIAN BRONZE	
MASTER BATH - TOILET PAPER HOLDER	DELTA #13200-RB	WOODHURST TOILET PAPER HOLDER	VENETIAN BRONZE	
MASTER BATH - TOWEL RING	DELTA #13246-RB	WOODHURST TOWEL RING	VENETIAN BRONZE	
MASTER BATH - ROBE HOOK - 2	DELTA # 13235	WOODHURST ROBE HOOK	VENETIAN BRONZE	
MASTER BATH - 24" TOWEL BAR	DELTA # 13224	WOODHURST TOWEL BAR	VENETIAN BRONZE	
MASTER BATH - GRAB BAR	DELTA #41642-RB	42" TRADITIONAL DECORATIVE ADA GRAB BAR	VENETIAN BRONZE	
HEATED TOWEL BAR	AMBA JEEVES MODEL C	HEATED TOWEL BAR 2 1/4" X 36 3/4" C 6 1/2"	OIL RUBBER BRONZE	
HEATED TOWEL BAR SWITCH /TIMER	AMBA # ATU-T24	HARDWIRED PROGRAMMABLE TIMER	WHITE	
WATER HEATER	TANKLESS WATER HEATER	RINNAI # RU93N - HIGH EFFICIENCY 11 GPM	NA	
PLUMBING ACCESSORIES				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
ALL BATHROOMS - TOILET SEALS (2)	DANCO PERFECT SEAL TOILET SEAL # 10718X	NA	NA	NA
KITCHEN AND MASTER BATH - ANGLE STOP (1)	BRASSCRAFT OR EQUAL 1/4 TURN BALL VALVE	3/8" X 1/2" COMPRESSION	POLISHED CHROME	
KITCHEN AND BATH - WATER SUPPLY SINKS (6)	BRASSCRAFT OR EQUAL	20" BRAIDED STAINLESS	BRAIDED STAINLESS	NA
ALL BATHROOMS - WATER SUPPLY TOILETS (2)	BRASSCRAFT OR EQUAL	14" BRAIDED STAINLESS	BRAIDED STAINLESS	NA
BATHROOM - P-TRAPS (1)	BRASSCRAFT OR EQUAL	POLISHED CHROME OVER BRASS	POLISHED CHROME	NA
KITCHEN - P-TRAPS (1)	BRASSCRAFT OR EQUAL	POLISHED CHROME OVER BRASS	POLISHED CHROME	POLISHED CHROME ESCUSSIONS
KITCHEN - ICE MAKER WATER SUPPLY	BRASSCRAFT OR EQUAL	SIZED FOR REFRIGERATOR	BRAIDED STAINLESS	NA
REFRIGERATOR - ICE MAKER WATER OUTLET BOX	TECITE # # F8BBOXIM	NOT TO BE CONNECTED TO REFRIGERATOR	WHITE	
KITCHEN - DISHWASHER WATER SUPPLY	BRASSCRAFT OR EQUAL	SIZED FOR DISHWASHER	BRAIDED STAINLESS	NA
CABINETRY (Euro Hinges-Soft Close Doors & Drawers-Full Extension Drawers-Finished Interiors)				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
FAMILY ROOM FIREPLACE MANTLE & KITCHEN - BASE CABINETS	MEDALLION CABINETRY - GOLD SPECIES - MAPLE DOOR - BRIARWOOD DRAWER - SLAB	24" DEEP X 34 1/2" TALL	EAGLE ROCK SABLE GLAZE & HIGHLIGHT	
KITCHEN - WALL CABINETS	"	12" DEEP X 42" TALL	"	
KITCHEN - OVER REFRIGERATOR CABINET	"	31" WIDE X 24" TALL X 25" DEEP	"	
KITCHEN -ISLAND	"	1'-0" LONG 24" DEEP X 34 1/2" TALL WITH PANELS	"	
PANTRY - 2	"	24" DEEP X 36" X 36" TALL	"	
MASTER BEDROOM FOYER	"	24" DEEP X 34 1/2" TALL	"	
UPPER CORNER CABINET LAZY SUSAN	"	36 X 24" X 34 1/2"	"	
LOWER CORNER CABINET LAZY SUSAN	"	"	"	
FULL-OUTS	"	"	"	
VERTICAL TRAY DIVIDERS - 2	"	"	"	
CROWN MOULDING AT KITCHEN, PANTRY, MASTER BEDROOM FOYER ,MASTER BATH LINEN	"	TRADITIONAL STYLE	"	
MASTER BATH - VANITY CABINET	"	21" DEEP X 34 1/2" TALL	"	
MASTER BATH - LINEN CABINET	"	24" X 36" X 24"	"	
HANDLES & PULLS	TB8 BY OWNER PRIOR TO COMMENCEMENT OF THE WORK			
QUARTZ COUNTERTOPS				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
MASTER BATH - VANITY CABINET	QUARTZ - CAMBRIA	GROUNDLAKE		EASED EDGE -POLISHED CUT-OUT FOR UNDER MOUNT SINK - 4" SPLASH
KITCHEN	QUARTZ - CAMBRIA	BERWYN		EASED EDGE -POLISHED CUT-OUT FOR UNDER MOUNT SINK - NO SPLASH
PANTRY	QUARTZ - CAMBRIA	BERWYN		EASED MITER EDGE - NO SPLASH
MASTER BEDROOM FOYER	QUARTZ - CAMBRIA	BERWYN		EASED MITER EDGE - 4" SPLASH
CERAMIC TILE				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
1ST FLOOR TILE - COMPLETE INCLUDING MASTER BATH AND POWDER ROOM	TB8			
GROUT - FLOOR TILE	TB8			
FAMILY ROOM FIREPLACE SURROUND	TB8			
KITCHEN - BACKSPLASH	MODELLO TILE 8LC 106	TITAN IVORY TOUCH 4" X 12"		FULL BACK SPLASH
KITCHEN - BACKSPLASH DETAIL TILE	MODELLO TILE T91 SMOT GLSL LUX8MM	LUXE INTERLOCKING GLASS 12" X 12" MESH MOUNT	SMOT	GLASS FEATURE STRIP
WARM FLOOR # MASTER BATH				
MASTER BATH SHOWER PAN	ARIZONA TILE - CEMENTO	2 X 2 MOSAIC	CASSERO BEIGE	SQUARE SET
GROUT - MASTER BATH SHOWER PAN	TB8			
GROUT KITCHEN - PANTRY - BACKSPLASH	TB8			
CULTURED STONE				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
LAUNDRY COUNTERTOPS				
MASTER BATH/SHOWER SURROUND	FIEDRAPINA	3 WALL INSTALLATION TO 84" ABOVE FINISHED FLOOR WITH RECESSED NCHG	TB8	
MIRRORS & SHOWER DOORS				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
MASTER BATH - VANITY MIRROR - 2 BY OWNER				
MASTER BATH - SHOWER DOOR ASSEMBLY	FABRICATED LOCALLY	60" X 80" 8"YPASS EURO STYLE SHOWER ENCLOSURE 5/16" GLASS FRAMELESS WITH 1 TOWEL BAR	CLEAR TEMPERED GLASS	OIL RUBBED BRONZE
FINISH FLOORING - SEE TILE				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
ENTRY INCLUDING CLOSET	SEE TILE			
NEW OFFICE				
FAMILY ROOM				
KITCHEN				
PANTRY				
MASTER BEDROOM FOYER				
MASTER BEDROOM				
MASTER BATHROOM				
MASTER WALK IN CLOSET				
LAUNDRY				
POWDER ROOM				
APPLANCES - FRIEDMANS APPLIANCE				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
KITCHEN - GAS COOKTOP	WOLF #36" GAS COOKTOP	REINSTALL EXISTING COOKTOP	STAINLESS STEEL	
KITCHEN - RANGE HOOD	WOLF FW362210	PRO LOW PROFILE RANGE HOOD	STAINLESS STEEL	
KITCHEN - REFRIGERATOR	BOSCH B36CL895N5	36" FRENCH DOOR REFRIGERATOR /WATER -	STAINLESS STEEL	COUNTER DEPTH
KITCHEN -SPEED OVEN	MIELE H6810BM	PURE LINE M 30" SPEED OVEN	STAINLESS STEEL	
KITCHEN -SPEED OVEN	MIELE H68002BP	PURE LINE M 30" MICRURE PLUS OVEN	STAINLESS STEEL	
KITCHEN WARMING DRAWER	WOLF WUD30	30" WARMING DRAWER - WITH PANEL KIT	STAINLESS STEEL	
KITCHEN WARMING DRAWER PANEL	WOLF 908152	30" CABINET PANEL KIT	NA	
KITCHEN WARMING DRAWER CONTAINER	WOLF 908529	30" WARMING DRAWER CONTAINER SET	STAINLESS STEEL	
KITCHEN -DISHWASHER	REINSTALL EXISTING		STAINLESS STEEL	
FIREPLACE				
LOCATION/TYPE	MANUFACTURER/MODEL	SIZE/SPECIFICATION	COLOR/TEXTURE	NOTES
FAMILY ROOM FIREPLACE	NAPOLEON GDIZC-3B	24000 BTU GAS FIREPLACE INSERT	TB8	

CERTIFICATE OF COMPLIANCE

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GENERAL INFORMATION						
01	Project Name		Lawson Room Addition & Remodel			
02	Run Title		Title 24 Analysis			
03	Project Location		120 Yellowwood Place			
04	City		Pittsburg	05	Standards Version	2019
06	Zip code		94565	07	Software Version	EnergyPro 8.2
08	Climate Zone		12	09	Front Orientation (deg/ Cardinal)	105
10	Building Type		Single family	11	Number of Dwelling Units	1
12	Project Scope		AdditionAlteration	13	Number of Bedrooms	5
14	Addition Cond. Floor Area (ft ²)		720	15	Number of Stories	2
16	Existing Cond. Floor Area (ft ²)		2123	17	Fenestration Average U-factor	0.32
18	Total Cond. Floor Area (ft ²)		2843	19	Glazing Percentage (%)	9.25%
20	ADU Bedroom Count		n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?		Yes			

COMPLIANCE RESULTS									
01	Building Complies with Computer Performance								
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.								
03	This building incorporates one or more Special Features shown below								

ENERGY USE SUMMARY				
Energy Use (kTDD/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	32.92	29.63	3.29	10
Space Cooling	48.94	52.16	-3.22	-6.6
IAQ Ventilation	0	0	0	0
Water Heating	15.75	15.75	0	0
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	97.61	97.54	0.07	0.1

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Schema Version: rev 20200901
HERS Provider: CalCERTS, Inc.
Report Generated: 2021-05-06 12:47:06

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OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof ___Garage___	R-0 Roof	105	Front	101	0	4	0.1	0.85	No	Existing	No		

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic House	Attic Roof/House	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic Addition	Attic Roof/Addition	Ventilated	4	0.1	0.85	Yes	No	New	n/a

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Operable	Window	Front Wall	Front	105			1	58	0.58	Table 110.6-A	0.65	Table 110.6-B	Bug Screen	Existing	No
Operable 2	Window	Back Wall	Back	285			1	57	0.58	Table 110.6-A	0.65	Table 110.6-B	Bug Screen	Existing	No
Operable 3	Window	Right Wall	Right	15			1	33	0.58	Table 110.6-A	0.65	Table 110.6-B	Bug Screen	Existing	No
Added Window	Window	Right Wall	Right	15			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
1 Operable	Window	Left Wall 2	Left	195	5	4	1	20	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
2 SGD	Window	Back Wall 2	Back	285	6	7	1	42	0.32	NFRC	0.22	NFRC	Bug Screen	New	n/a
3 Operable	Window	Back Wall 2	Back	285	2	3	1	6	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
4 Operable	Window	Back Wall 2	Back	285	2	5	1	10	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
5 Operable	Window	Back Wall 2	Back	285	2	5	1	10	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a
6 Operable	Window	Right Wall 2	Right	15	6	3.5	1	21	0.32	NFRC	0.23	NFRC	Bug Screen	New	n/a

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REQUIRED SPECIAL FEATURES									
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.									
Window overhangs and/or fins									

HERS FEATURE SUMMARY									
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry									
Building Level Verifications: • Quality Insulation Installation (QII) Cooling System Verifications: • Minimum Airflow • Verified SEER • Verified SEER • Fan Efficacy Watts/CFM Heating System Verifications: • None HVAC Distribution System Verifications: • Duct leakage testing Domestic Hot Water System Verifications: • None									

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Lawson Room Addition & Remodel	2843	1	5	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
House	Conditioned	(R) HVAC1	2123	8	DHW Sys 1	N/A
Addition	Conditioned	(R) HVAC1	720	8	DHW Sys 1	N/A

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OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition
Opaque Door	Front Wall	20	0.5	Existing	No
Door	Right Wall 2	21	0.2	New	n/a
Opaque Door 2	Wall Adj. Garage	20	0.5	Existing	No
Garage Door	Front Wall 2	112	1	Existing	No

OVERBUILDINGS AND FINS																
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17
Window	Overhang					Left Fin					Right Fin					
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up	Status	Verified Existing Condition	Existing Construction
1 Operable	1.33	0.89	2	2	0	0	0	0	0	0	0	0	0	New	NA	
2 SGD	1.33	0.89	2	2	0	0	0	0	0	0	0	0	0	0	New	NA
3 Operable	1.33	0.89	2	2	0	0	0	0	0	0	0	0	0	New	NA	
4 Operable	1.33	0.89	2	2	0	0	0	0	0	0	0	0	0	New	NA	
5 Operable	1.33	0.89	2	2	0	0	0	0	0	0	0	0	0	New	NA	
6 Operable	1.33	0.89	2	2	0	0	0	0	0	0	0	0	0	New	NA	

SLAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	House	192	55.4	none	0	80%	No	Existing	No

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall	House	(E) R-11 Wall	105	Front	570	78	90	none	Existing	No
Left Wall	House	(E) R-11 Wall	195	Left	452	0	90	none	Existing	No
Back Wall	House	(E) R-11 Wall	285	Back	362	57	90	none	Existing	No
Right Wall	House	(E) R-11 Wall	15	Right	314	39	90	none	Existing	No
Left Wall 2	Addition	R-15 Wall	195	Left	126	20	90	Extension	New	n/a
Back Wall 2	Addition	R-15 Wall	285	Back	362	68	90	none	New	n/a
Right Wall 2	Addition	R-15 Wall	15	Right	126	42	90	Extension	New	n/a
Wall Adj. Garage	House>>_Garage___	(E) R-11 Wall1	n/a	n/a	336	20	n/a		Existing	No
Addition Interface	House>>>Addition	(E) R-11 Wall1	n/a	n/a	362	0	n/a		Altered	No
Roof 2	House	Default Roof Prior to 197	n/a	n/a	1321	n/a	n/a		Existing	No
Roof 3	Addition	R-38 Roof Attic	n/a	n/a	720	n/a	n/a		New	n/a
Raised Floor	House	Floor Crawlspace Prior 19	n/a	n/a	803	n/a	n/a		Existing	No
Raised Floor 2	Addition	R-19 Floor Crawlspace	n/a	n/a	720	n/a	n/a		New	n/a
Floor Over Garage	House	Floor No Crawlspce Prior 1	n/a	n/a	326	n/a	n/a		Existing	No
Front Wall 2	___Garage___	Default Roof Prior 1978	105	Front	173.25	112	90	none	Existing	No
Left Wall 3	___Garage___	Default Wall Prior 1978	195	Left	58.5	0	90	none	Existing	No
Right Wall 3	___Garage___	Default Wall Prior 1978	15	Right	207	0	90	none	Existing	No

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofHouse	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofAddition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Floor Crawlspace Prior 19	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
Floor No Cwlspace Prior 1	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

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BUILDING ENVELOPE - HERS VERIFICATION													
01				02				03				04	
Quality Insulation Installation (QII)				High R-value Spray Foam Insulation				Building Envelope Air Leakage				CFM50	
Required				Not Required				Not Required				n/a	
WATER HEATING SYSTEMS													
01	02	03	04		05	06	07	08	09	10			
Name	System Type	Distribution Type	Water Heater Name (#)		Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System			
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)		n/a	None	n/a	Existing	No				
WATER HEATERS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	0.53-EF	<= 75 kBtu/hr	0	80	n/a	n/a	n/a	Existing	No
WATER HEATING - HERS VERIFICATION													
01	02	03	04		05	06	07	08					
Name	Pipe Insulation	Parallel Piping	Compact Distribution		Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery					
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required		None	Not Required	Not Required	Not Required					

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SPACE CONDITIONING SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
(R) HVAC1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	Altered	No	1	1

HVAC - HEATING UNIT TYPES			
01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-95

HVAC - COOLING UNIT TYPES						
01	02	03	04	05	06	07
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Mult-speed Compressor
Cooling Component 1	Central split AC	1	12.5	16	Not Zonal	Single Speed

HVAC COOLING - HERS VERIFICATION					
01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Required	Required	Not Required

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HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution on System 1-hers-dist	New	n/a	n/a	n/a

HVAC DISTRIBUTION - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

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HERS RATER VERIFICATION OF EXISTING CONDITIONS

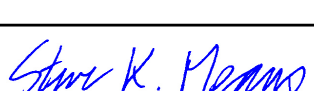
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Steve Means	Documentation Author Signature: 
Company: EasyTitle24.com	Signature Date: 2021-05-06 12:56:22
Address: 654 Oakland Ave	CEA/HERS Certification Identification (If applicable): R19-90-30028
City/State/Zip: Oakland, CA 94611	Phone: 925-671-4789
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Morris Carey	Responsible Designer Signature: 
Company: CAREY BROS INC	Date Signed: 2021-05-06 15:12:33
Address: 2420 SAND CREEK ROAD C-1318	License: NA
City/State/Zip: BRENTWOOD, CA 94513	Phone: 877-734-6404 X123

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



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LAWSON ROOM ADDITION & REMODEL
120 YELLOWWOOD PLACE
PITTSBURG, CA 94565

California Building Energy Efficiency
Certificates of Compliance
Filed on the Plans pursuant to
California Code of Regulations,
Title 24, Part 1, Article 1,
Section 10-103(a)2.A.

Project No.: EZ3123
Sheet No.: **EC2**
Energy Compliance

Date:
5-6-2021

Mandatory Measures Summary: Residential



2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (01/2020)*

Building Envelope Measures:

§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NRC-400, ASTM E283 or AIAA/MIA/CSA 101.1S 2/4-440.2011.*
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CFIR.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(f).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all surrounded by all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.35, or the weighted average U-factor of all fenestration must not exceed 0.35.

Fireplaces, Decorative Gas Appliances, and Gas Log Measures:

§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System Measures:

§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and when the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.*
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)2.



2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.2 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for use in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.

Pool and Spa Systems and Equipment Measures:

§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements in § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)1.*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.*
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(i)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use", a Category III or IV vent, or a Type B vent with straight pipe to the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(m)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(m)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans Measures:

§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(d)3:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1, 4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is a water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multisense programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirements in § 150.0(k)3A (ON and OFF switch) and the requirements in either § 150.0(k)3A(i) (photocell) and either a motion sensor or automatic time switch control) or § 150.0(k)3A(ii) (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally Illuminated address signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.8, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.8 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and space requirements as specified in Table 24. Part 2 or other parts of Title 24, Part 2 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 25 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

Kitchen Range Hoods

Most Kitchen range hoods will be intermittently operated and vented to the outside, so they must have a minimum airflow rating of 100 CFM, and a maximum sound rating of 3.0 Sones (per ASHRAE 62.2). Range hoods must be chosen from this database: <https://www.hvi.org/hvi-certified-products-directory/section-i-complete-product-listing/>. Beware: Many of the products in that database do not meet the sound rating, and some do not meet the CFM requirement, so be careful when choosing.

If this fan will double as the exhaust-only "Indoor Air Quality Fan," then its sound rating must be 1.0 Sones or less, and it must meet the Wattage efficacy maximum shown in the "IAQ (Indoor Air Quality) Fans" section of the CFIR-PRF-01E Title 24 form. The CFM requirement for Kitchen hoods doubling as the IAQ fan is the greater of 5 Air Changes per Hour (ACH) for the room the hood is in, or the "IAQ CFM" shown in the CFIR-PRF-01E. In that case, the fan switch must be labeled as the "... indoor air quality ventilation for the house..." as required by ASHRAE 62.2. In-line and remote mounted fans that are further than 4 feet from the grille/register have no sound requirements. Save the box the unit comes in to show the HERS Rater. The HERS Rater will need to verify that the installed unit is listed in the above database, and meets the above criteria.

IAQ (Indoor Air Quality) Fans

If the "IAQ (Indoor Air Quality) Fans" section of Title 24 form CFIR-PRF-01E says "Not Required" under **HERS Verification**, then this type of fan is not required.

If the "IAQ (Indoor Air Quality) Fans" section says "Yes" under **HERS Verification**, then this type of fan is required. Appropriate products must normally be chosen from this directory: <https://www.hvi.org/hvi-certified-products-directory/section-i-complete-product-listing/>. For very small dwellings, a thru-wall unit might be ideal; however, those are not currently listed in the directory (see Note at bottom). Be sure to save the box the unit comes in to show the HERS Rater. Next, look under the heading **IAQ Fan Type** and go to the appropriate bullet-point:

- Default:** This normally means an exhaust-only (negative pressure) system. Often, a Bathroom exhaust fan will double as the IAQ fan. If a Kitchen hood fan will double as the IAQ fan, then see the "Kitchen Range Hoods" section above. The fan's sound rating cannot be higher than 1.0 Sones (unless it is a remote in-line fan at least 4 feet from the grille/register). The number under **IAQ CFM** is the minimum CFM rating at a static pressure of 0.25 in. The number under **IAQ Watts/CFM** is multiplied times the CFM rating of the chosen fan to determine the wattage rating that it cannot exceed. If the chosen fan's wattage is too high, then you must choose a different product that meets the given fan watt efficacy. The HERS Rater will measure the airflow, and look at product specifications to find the rated wattage.
- Supply:** This allows the most flexibility, as it is the worst-case. The procedure for choosing and HERS testing the fan are essentially the same as for "Default" fans, see above. This type of fan must not be installed in a Bathroom!
- Balanced HRV:** This is normally a Heat Recovery Ventilator (HRV); although Energy Recovery Ventilators (ERV) may also be installed, but those are better in humid climates. In addition to meeting the minimum **IAQ CFM** and maximum **IAQ Watts/CFM** (for the average supply/return airflow), these fans have three more requirements: 1) The Apparent Sensible Recovery Efficiency (ASRE) in the directory must be equal to, or greater than, the number under **IAQ Recovery Effectiveness (%)** on the CFIR-PRF-01E form; 2) The installed exhaust airflow rate cannot be more than 20% more or less than the supply airflow rate; and 3) MERV-13 or HEPA filtration capability (check manufacturer's literature). These criteria are not to be immediately apparent in the directory listing, and these units often have variable speed settings. To discover if a particular fan—at a particular speed setting—meets these requirements at 32°F and 0.25 in WC, you have to click the "More Details" button for the particular fan within the directory. HRV fans have 4 ports: exhaust from inside, supply to inside, exhaust to outside, and intake from outside. Only the exhaust from inside leg may run from a Bathroom. Follow manufacturer's installation instructions. Units must be accessible for filter changing. Jump ducts, and/or significant door undercuts may be necessary for good airflow throughout the dwelling. The HERS Rater will measure both the supply and exhaust airflows, and look at product specifications to find the rated wattage and recovery efficiency.

Note: If a thru-wall **HRV fan** is mentioned in the PROJECT NOTES section of the energy compliance report, allowing it as the disbursement of the building official (planchecker), because those kinds of units are not yet listed by HVI. This note hereby brings this to the attention of the building official. If these plans are approved, then the fan mentioned in PROJECT NOTES is allowed.

Note: If an HRV unit will be connected to the HVAC return, and controlled in tandem with the cycling FAU fan, then the minimum IAQ CFM shall be **triple** that listed in this report. (HVAC fans are assumed to be on 20 minutes each hour.)

Fan HERS Measures - Basic Descriptions

Mandatory Measures Summary: Residential (continued)

Documents to be Provided to Owner

§10-103(b)1A: Compliance Information. At final inspection, builder/installers shall leave in the building copies of the completed, signed, and submitted compliance documents for the building owner at occupancy. For low-rise residential buildings, such information shall, at a minimum, include copies of all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentation submitted. These documents shall be in paper or electronic format and shall conform to the applicable requirements of Section 10-103(a).

§10-103(b)2: Operating Information. At occupancy, builder/installers shall leave in the building, or with the owner, operating information for all applicable features, materials, components, and mechanical devices installed in the building. Operating information shall include instructions on how to operate the features, materials, components, and mechanical devices correctly and efficiently. For dwelling units, such information shall be provided to the person(s) responsible for operating the feature, material, component or mechanical device installed in the building. This operating information shall be in paper or electronic format.

§10-103(b)3: Maintenance Information. At occupancy, builder/installers shall leave in the building maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component or manufactured device. For low-rise residential buildings, this information shall include a schedule of all interior luminaires and lamps installed to comply with Section 150.0(k). For dwelling units, such information shall be provided to the person(s) responsible for operating the feature, material, component or mechanical device installed in the building (often the owner). This operating information shall be in paper or electronic format.

§10-103(b)4: Ventilation Information. New dwellings and additions larger than 1,900 sq-ft: At occupancy, builder



Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

LAWSON ROOM ADDITION & REMODEL
120 YELLOWWOOD PLACE
PITTSBURG, CA 94565



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y	=	YES
N/A	=	NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

LAWSON ROOM ADDITION & REMODEL
120 YELLOWWOOD PLACE
PITTSBURG, CA 94565

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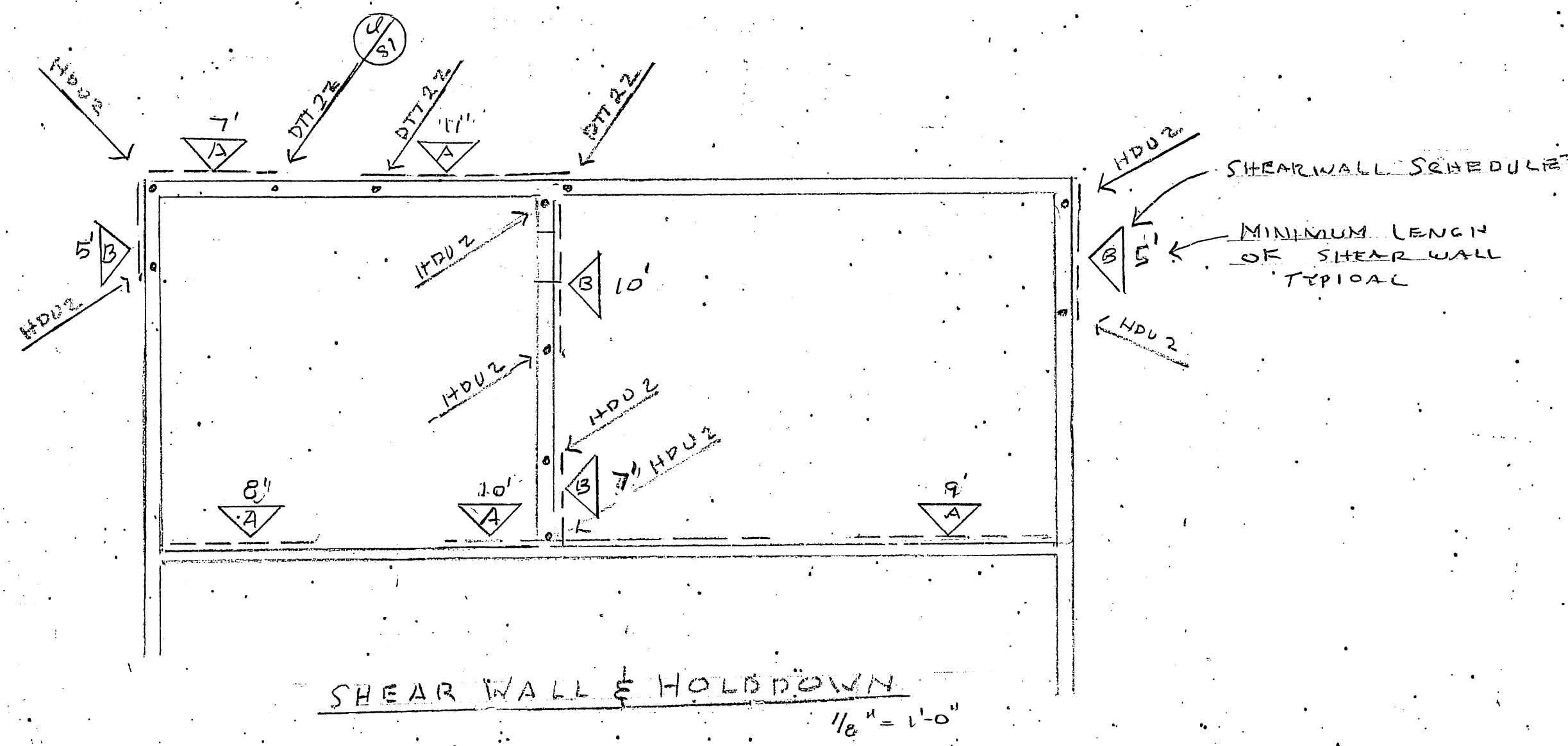
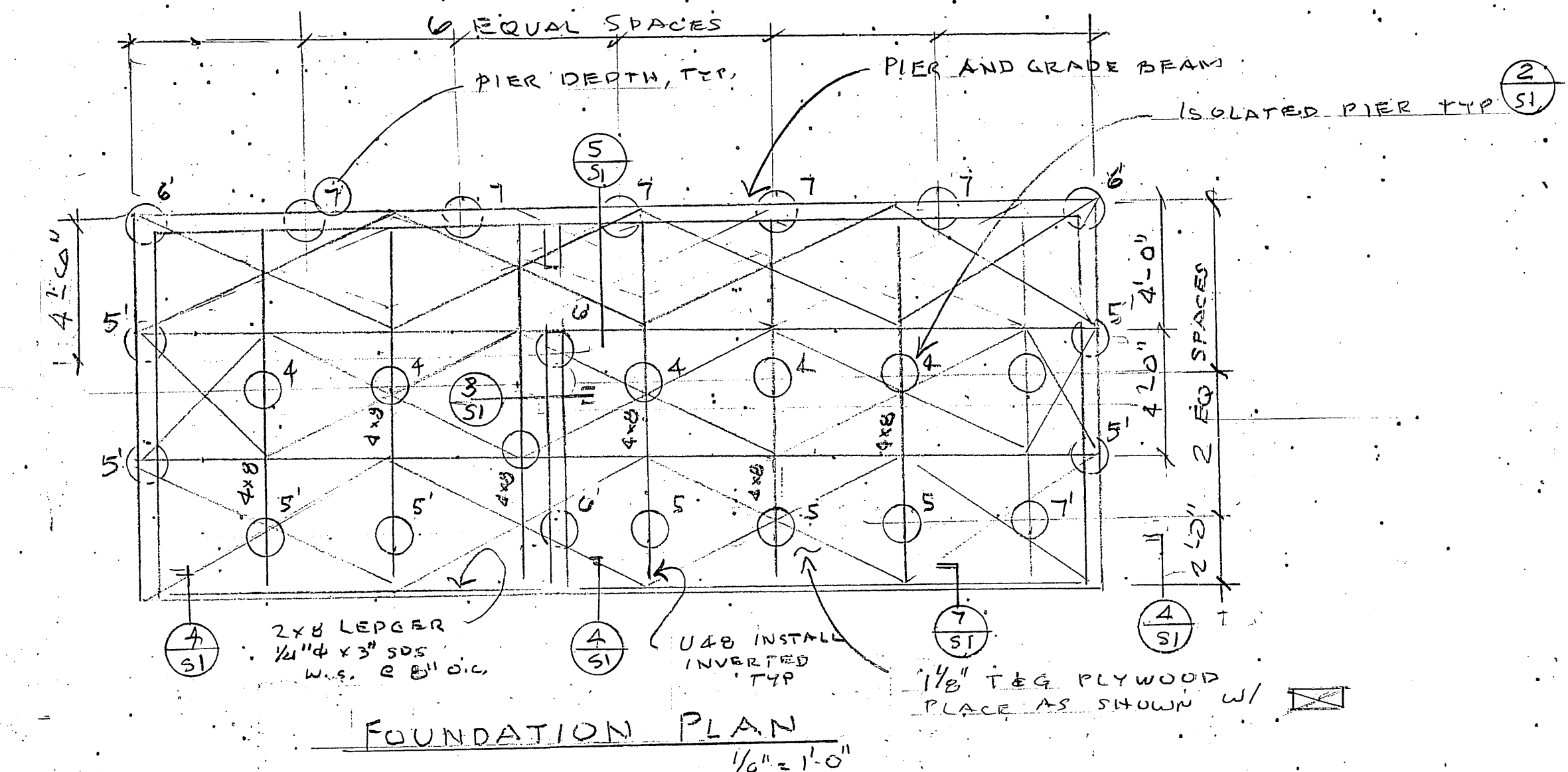
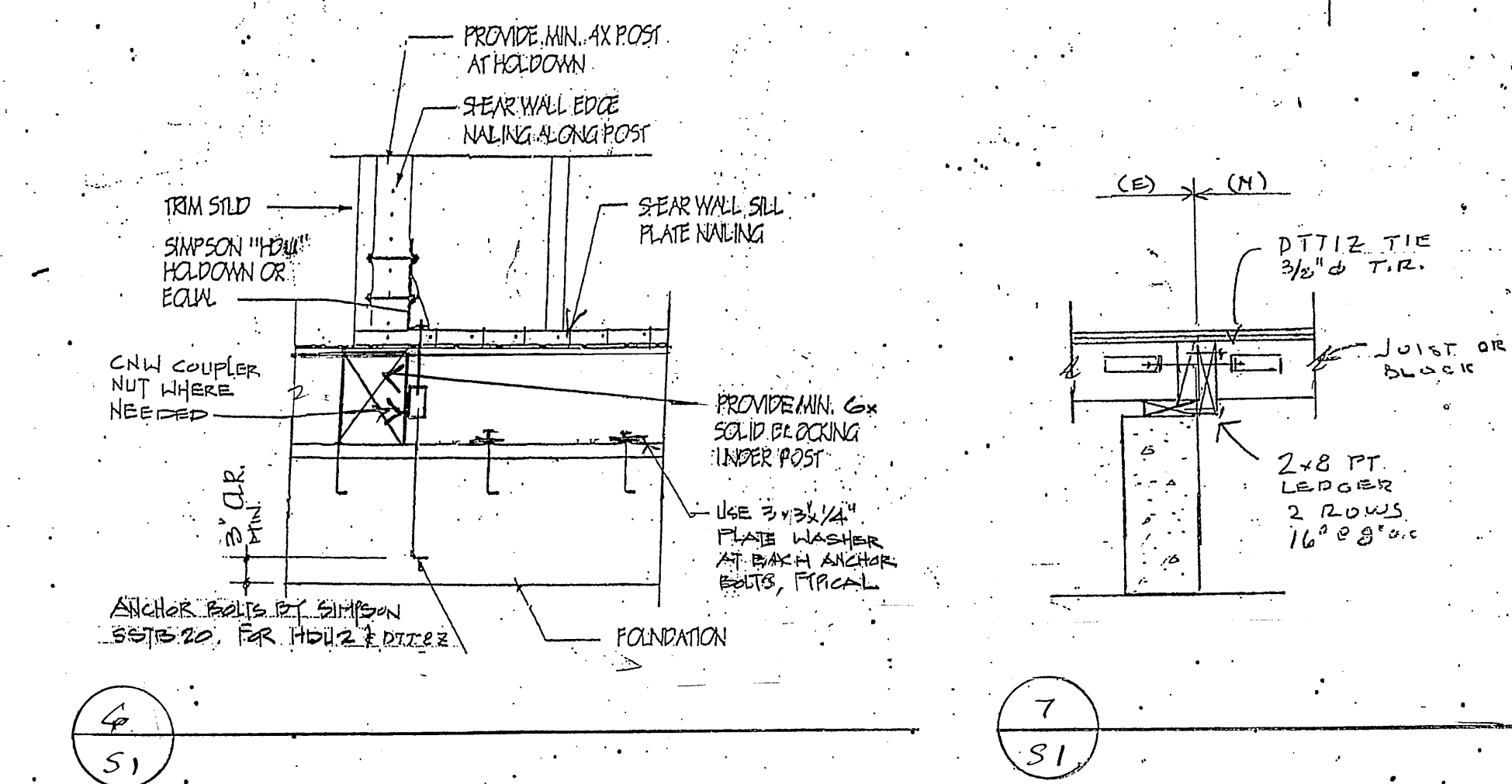
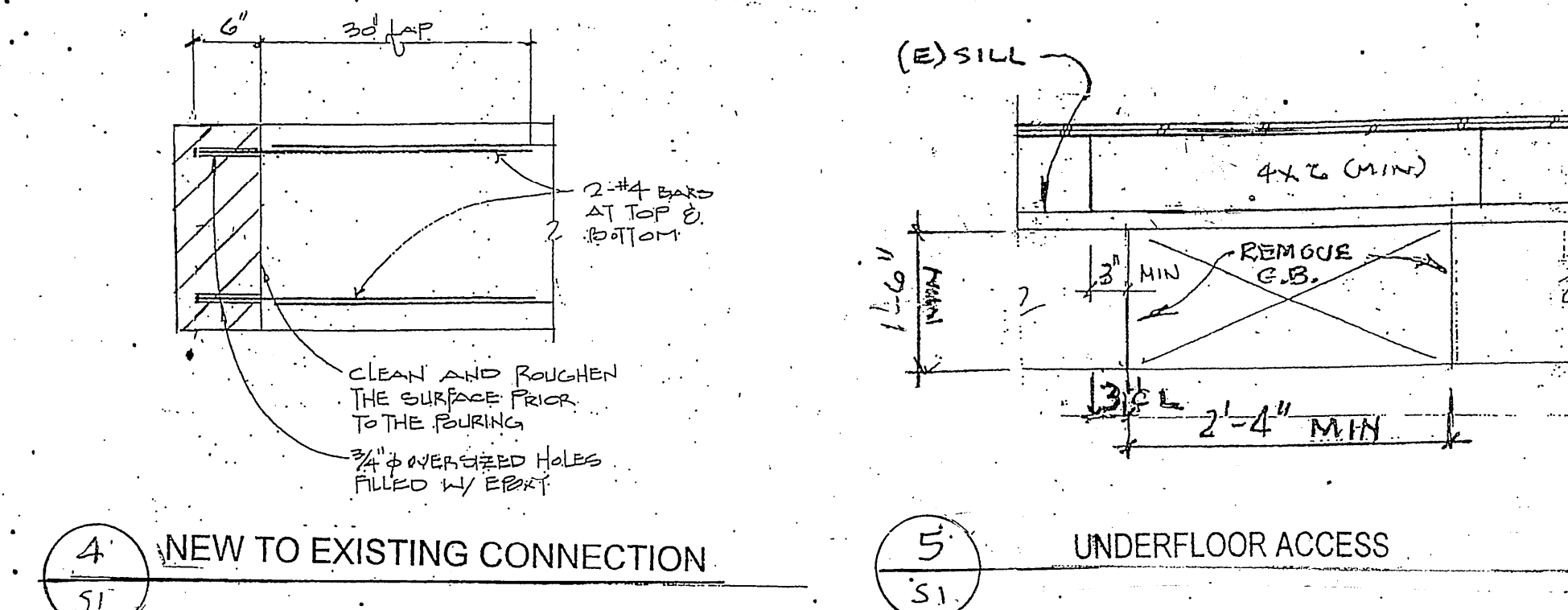
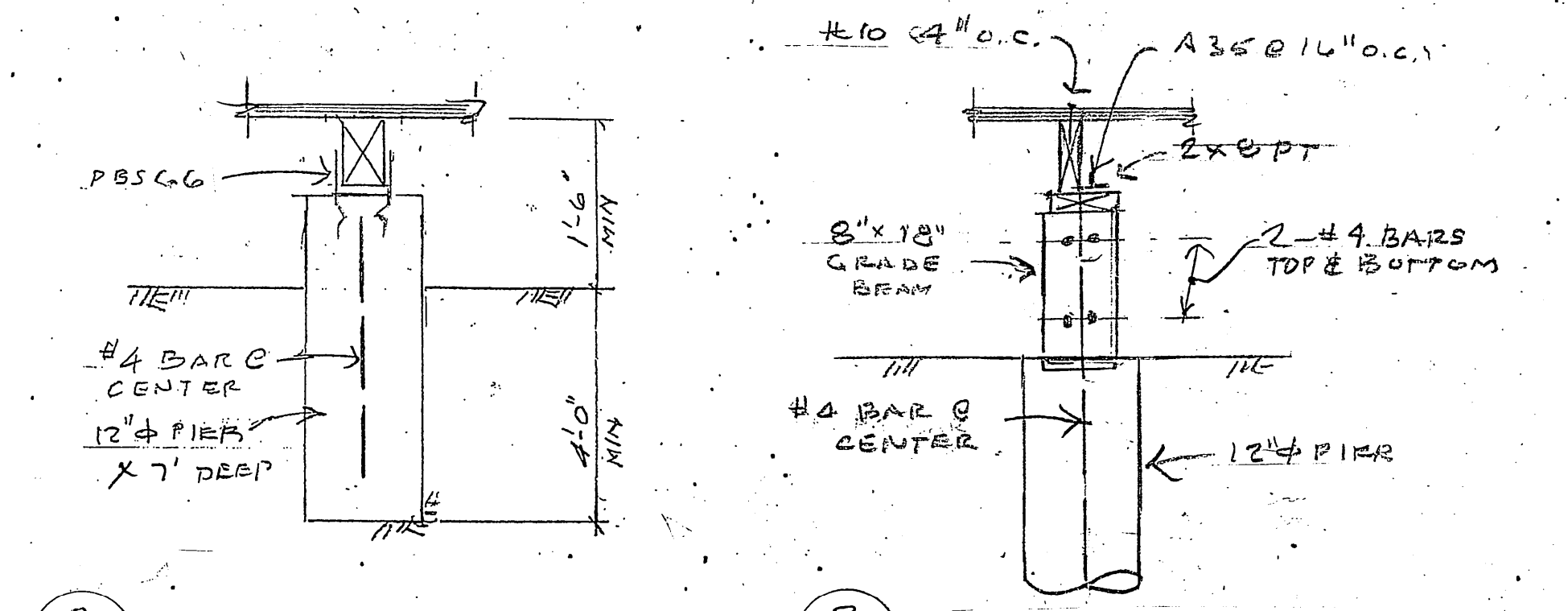
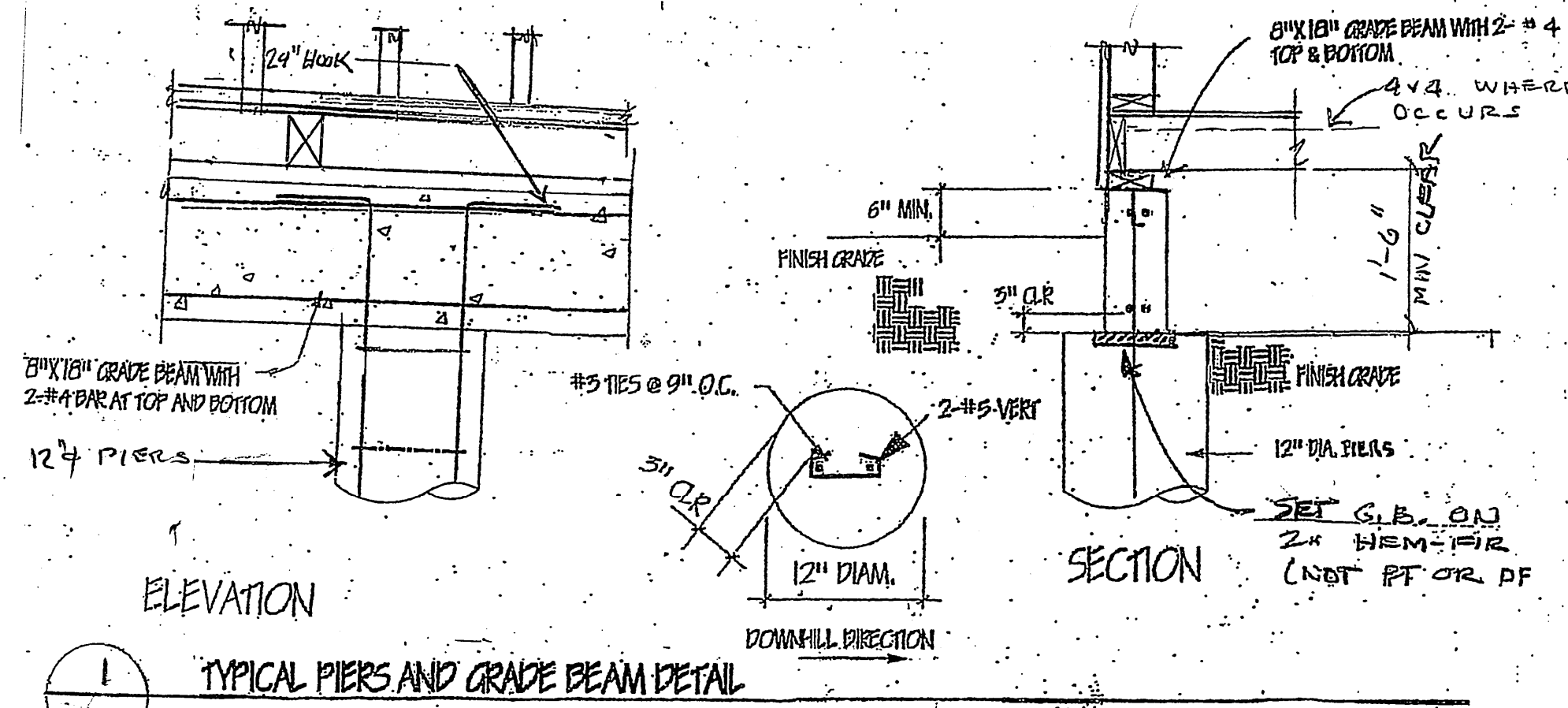
STRUCTURAL NOTES

- All details of construction shall be conform with the 2019 edition of the California Building Code (CBC).
- Where certain construction features are not fully shown, the construction shall be similar to detailed conditions shown elsewhere. Similar conditions are often described rather than drawn within the basic detail. The shop drawings shall detail all conditions.
- The General Building Contractor shall be solely responsible for all excavation procedures including lagging, shoring and the protection of adjacent property, structures, streets and utilities.
- Structural concrete shall have a 5 sack cement mix with 1-1/2" maximum aggregate and a slump of 4" +/- 1", and shall obtain a compressive strength of 2500 psi for concrete slab on grade, and 3000 psi for grade beams and piers at 28 days. Concrete shall be cured in accordance with ACI 318-19, Chapter 5. Design based on $f'_c = 2500$ psi, no special inspection is required.
- Reinforcing steel shall be ASTM 615, deformed bars, grade 60. Minimum lap splices for bar sizes shall be as follows:
#3 - 1'-6"
#4 - 2'-0"
#5 - 2'-6"
#6 - 3'-0"
- Metal connectors, holdowns, straps, etc. designated on plans are Simpson "Strong Tie". Equivalent hardware may be used. All hardware shall be installed in accordance with manufacturer's recommendation and standards.
- Unless otherwise noted, framing lumber shall be as follows:
(a) Posts and beams: D.F. #1 and better F.O.H.C.
(b) Other framing lumber: D.F. #2 and better
(c) Stud: SUD or better
(d) Mullis: Pressure treated D.F.
All wood in contact with concrete or soil, and permanently exposed to the weather must be pressure treated in accordance with ANPL Standard.
- Existing construction and related new work are shown and noted per existing drawings. Should the as-built construction differ from that shown, the contractor shall notify the Architect and the Engineer prior to continuing with any related work.
- The contractor shall provide shoring to the new and existing construction through out all construction phases. The contractor is responsible for the design and construction of any temporary bracing, included but not limited to lateral force resisting elements required to resist wind, earth or earthquake forces during construction. The Engineer job site observation is not intended to include for the adequacy of the contractor's safety measures.
- If the project is revised or conditions different from those detailed are encountered during construction, the Engineer shall be notified immediately.
- Each contractor shall familiarize himself with all specified details and products relating to his work and submit written objections prior to bidding if the contractor has an objection to any detail, product and/or discrepancies between drawings and specifications.
- Construction review is not a mandatory requirement by the structural engineer office, and LYA structural engineers are not in contract with the property owner to perform such service. It is our recommendation to the property owner that to have the project structural engineer perform construction review on the structural items of the construction. The Contractor shall give the Engineer at least 48 hours notice, so that the Engineer can conduct on-site construction review.
- Larson, Yuen Associates, Inc., Structural Design Engineer, is not responsible for any other aspect of the structural design other than shown on the Structural Drawings, nor does the Engineer assume any duty to provide supervision of construction methods and processes.

SHEARWALL SCHEDULE

Symbol	Shear Diaphragm/ Edges Nailing	Base Plate Nailing	Sill Bolts Spacing	Rim joist/bulk to top plate/sill connection	Allow. Shear Capacity
A	15/32" C-DX Plywd/ 8d @ 6" o.c.	6" o.c. 2x Plate	4'-0" o.c. 2x Plate	Simpson A35 @ 24" o.c.	260 lb/ft
B	15/32" C-DX Plywd/ 8d @ 4" o.c.	4" o.c. 2x Plate	2'-6" o.c. 2x Plate	Simpson A35 @ 16" o.c.	350 lb/ft
C	15/32" C-DX Plywd/ 8d @ 3" o.c. 3x stud @ plywd joint	SDS 6" o.c. 2x plate	2'-0" o.c. on 3 x plate 1'-0" o.c. on 2 x plate	Simpson A35 @ 12" o.c.	490 lb/ft

- Notes:
- Plywood to C-DX STR II minimum, nailed directly to studs with field nailing at 12" on center. For edge nailing, refer to schedule.
 - All nails shall be common nails, 8d or 10d as specified above.
 - All base plate nails are 16d common nails.
 - All nails fasten to pressure treated wood must be galvanized.
 - All sill bolts are 5/8" diameter x 12" long galvanized with 3"x3"x1/4" thick plat washers.
 - Pre-drill nail hole for 8d @ 2" o.c.; 10d @ 3" o.c.; 16d @ 4" o.c. or less.
 - All nails shall have a minimum penetration as set forth in the 2019 CBC, table 2304.9.1.
 - When no tie-down is indicated on the plans, corner studs shall be nailed to each other with 16d @ 8" o.c.
 - Where shear wall has not been indicated, all framing nailing shall conform to table 2304.9.1 of the 2019 CBC.
 - 20d nails to be 5-3/8" long minimum.
 - For shearwall with plywood on both faces, stagger plywood joints on different stud.
 - At existing wall, upgrade anchor bolts spacing with 5/8" diameter expansion bolts with a minimum of 5" embedment as anchor bolts.
 - Shearwall types other than A and B, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3x nominal member and foundation sill plates shall not be less than a single 3x nominal member.
 - Use galvanized nails when fasten to pressure treated member. Galvanized nails shall be hotdipped or tumbled.
 - Plywood may be installed either horizontally or vertically. For shearwalls more than one vertical panel in height shall have either vertical or horizontal staggered applied joints. At continuous horizontal joints, the blocking shall be 3" nominal or thicker. Flat blocking receiving 10d nails shall be 3" x 4" nominal or larger.



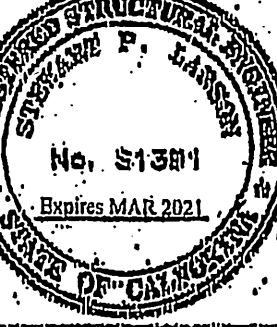
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/2021

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FOUNDATIONS



DATE: NOVEMBER 2021
PROJECT: 3758
DRAWN BY: SPL
SHEET: S1
OF 1 SHEETS