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 February 7, 2022, the City Council authorized teleconferenced meetings of the City Council and Commissions upon findings made in Resolution 22-14054 as required by state law. City Council Members/Commissioners will be participating electronically and will not be physically present in the Council Chamber. Pursuant to Government Code Section 54953(e)(3), the City Council authorization is effective for 30 days and may be extended every 30 days if the City Council 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 submit a live remote public comment via Zoom video conferencing. Download Zoom from its website: www.zoom.com. Zoom also allows you to join the meeting by phone. Written comments will not be read aloud by staff during the meeting. Join the meeting at any point but be sure you are in the meeting prior to the Commission consideration of the item on which you would like to provide comments.

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

- Webinar ID: **834 2555 4935**
- Passcode: **086252**
- 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 Chair).

When the 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 a 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 that prevents the Commission from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.

City of Pittsburg
Planning Commission Agenda and
Historic Resources Commission Agenda

March 8, 2022

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

Regular Meeting
7:00 P.M.

Planning Commission Members
Elissa Robinson
Heliodoro Moreno, Jr
Henry Perkins
Ivelina Popova
Sarah Foster
Arlene Kobata
Alvin Jackson

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

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

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

PLANNING COMMISSION MEETING

CALL TO ORDER

ADMINISTRATION OF OATH OF OFFICE

ROLL CALL

PLEDGE OF ALLEGIANCE

REORGANIZATION

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

1 Meeting Minutes of February 8, 2022

COMMISSION CONSIDERATIONS

2 Consideration of a Resolution approving Tuscany Meadows Residential Subdivision Design Review for Units 1 and 2, AP-20-1549 (DR).
This is a request for Planning Commission approval of Design Review to be used for Units 1 and 2 of the Tuscany Meadows Subdivision located west of Somersville Road and south of Buchanan Road in the RS-4 (Single-Family Residential) District. Assessor's Parcel Numbers: 089-150-017, 089-620-001 through -095. The Tuscany Meadows Subdivision (Tract 8654) was approved by the Planning Commission on February 9th, 2016 (Resolution No. 10015). A total of 200 units will be constructed in Units 1 and 2.

3 Consideration of a Resolution Approving a Use Permit for GHF Enterprises LLC, Auto Sales, AP-21-1575 (UP).
This is a public hearing requesting approval of a use permit to establish an auto sales use within an approximately 32-square-foot office tenant space in an existing approximately 3,904-square-foot multi-tenant building, located at 40 N. Parkside Drive, in the CS (Service Commercial) District. APN: 086-171-026. On February 8, 2022, the Planning Commission continued this item to the March 8, 2022, meeting.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

HISTORIC RESOURCES COMMISSION MEETING

CALL TO ORDER

ROLL CALL

REORGANIZATION

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

4 Meeting Minutes of March 23, 2021

ADJOURNMENT OF HISTORIC RESOURCES COMMISSION

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

MINUTES OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

February 8, 2022

In compliance with Section 54953(e)(2), of Executive Order N-15-21, issued by Governor Newsom effective October 1, 2021, the City Council authorized the regular meeting of the Planning Commission for February 8, 2022, to be held as a teleconferenced meeting upon findings made in Resolution 22-14038 as required by state law. Planning Commissioners and appropriate staff participated electronically. 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. The Public continued virtual participation via Zoom with broadcasting live through Granicus on the City's website.

Commissioner Robinson called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, February 8, 2022, via Zoom teleconference.

ROLL CALL

Present: Commissioners Foster, Moreno Jr, Popova, Robinson

Absent: Vice-Chair Coniglio, Commissioner Perkins

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, Administrative Specialist Sharon Paz

PLEDGE OF ALLEGIANCE

Commissioner Popova led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions or withdrawals.

On Motion by Commissioner Moreno, Jr, seconded by Commissioner Foster, to continue Item 1, GHF Enterprises LLC, Auto Sales, AP-21-1575 (UP) to March 8, 2022, was carried by the following vote:

AYES: Foster, Moreno Jr., Popova, Robinson
NAYES: None

ABSTAIN: None
ABSENT: Coniglio, Perkins

COMMENTS FROM THE AUDIENCE

There were none.

CONSENT

1. Minutes of January 25, 2025

On Motion by Commissioner Moreno, Jr, seconded by Commissioner Popova to approve the Minutes of January 25, 2025, and carried by the following vote:

AYES: Foster, Moreno Jr, Popova, Robinson
NAYES: None
ABSTAIN: None
ABSENT: Coniglio, Perkins

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submitted one notice of intent to exercise delegated design review authority on a proposal to construct a new trash enclosure and modify the existing parking lot to accommodate two new ADA parking spaces for Tortilleria El Molino located at 630 Garcia Avenue, in the IP (Industrial Park) District. Assessor's Parcel number 088-392-017.

STAFF COMMUNICATIONS

Secretary Funderburg had the following updates:

The City is launching a new online permitting platform called Accela, which will be available February 16, 2022. The League of California Cities has in-person Planning Commission Workshop and networking session March 6-18 at the San Ramon Marriott. Contact Secretary Funderburg if interested.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

No committee reports / No commissioner comments

ADJOURNMENT

The meeting was adjourned at 7:11 p.m. to February 23, 2022.

Respectfully Submitted,

_____

John Funderburg, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
March 8, 2022

ITEM: Consideration of a Resolution approving Tuscany Meadows Residential Subdivision Design Review for Units 1 and 2, AP-20-1549 (DR).

ORIGINATED BY: Josh Randles, Seecon Built Homes, Inc., 2041 Port Chicago Highway, Concord, CA. 94520.

SUBJECT: This is a request for Planning Commission approval of Design Review to be used for Units 1 and 2 of the Tuscany Meadows Subdivision located west of Somersville Road and south of Buchanan Road in the RS-4 (Single-Family Residential) District. Assessor's Parcel Numbers: 089-150-017, 089-620-001 through -095. The Tuscany Meadows Subdivision (Tract 8654) was approved by the Planning Commission on February 9th, 2016 (Resolution No. 10015). A total of 200 units will be constructed in Units 1 and 2.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 10185, granting approval of Design Review Application No. 20-1549, subject to conditions.

BACKGROUND: On February 9, 2016, the Planning Commission adopted Resolution No. 10015 approving a vesting tentative map (Subdivision 8654) and a preliminary grading, drainage, and utility plan for the Tuscany Meadows Residential Subdivision. The approved subdivision consists of 917 single-family residential lots and anticipates future development of 353 multi-family apartments. Resolution No. 10015 requires Planning Commission approval of architectural and landscape plans prior to construction of any houses or landscaping improvements at the subdivision.

PROJECT DESCRIPTION: .

Existing Conditions: The project area is currently graded for final lot development. Drainage and utility improvements are currently being made at the site in preparation of home construction and other related improvements.

In 2006, a Remedial Action Plan (RAP) was prepared for the site to establish site cleanup standards and criteria to be met prior to redevelopment of the site. The San Francisco Bay Regional Water Resources Control Board (SFBRWQCB) is responsible for overseeing the site's cleanup and remediation. The State of California must attest to and certify the completion of adequate soil remediation and containment prior to any development of the site.

Surrounding Land Uses: The site is bordered by Buchanan Road to the north, the Contra Costa Canal and Somersville Road to the east, the Black Diamond Estates residential subdivision to the south, and the Highlands Ranch residential subdivision to the west. Existing land uses surrounding the site consist primarily of residential developments; however, a closed landfill exists to the southeast across Somersville

Road. The project site partially surrounds an existing 23.6-acre Chevron facility located along Buchanan Road (APN No. 089-150-015).

Proposed Project: The applicant is requesting design review approval of architectural and landscape plans for the Tuscany Meadows Residential Subdivision Units 1 and 2, as shown in Attachment 4 of this report. The architectural plans include four, two-story house models with four attractive exterior designs and sixteen color schemes. The architectural plans include four, two-story house models with four attractive exterior designs and sixteen color schemes. The house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile roofing material; stucco siding and simulated stone veneer; and a combination of single-hung and sliding glass windows with 'mock' shutters. The proposed house models range from 2,049 to 3,417 square feet in total living area. Each model features a two-car garage with two wall-mounted bike racks, four bedrooms, two-and-one-half bathrooms, a family or 'great' room, a 'nook' or dining room, a kitchen with appliances, and a laundry room. The architectural plans also include a conceptual master plot plan indicating the proposed locations for each type of house model within the subdivision.

The proposed landscape plan includes signage, fencing, planting, and irrigation details for the subdivision. Along Buchanan Road, landscape improvements would consist of an entry sign with the subdivision's name and branding, an eight-foot-high, decorative masonry sound wall, and a four-foot-wide sidewalk flanked by two planting strips containing a mixture of street trees, shrubs, and ground covers. The sound wall would incorporate wall caps and simulated stone veneer at each wall pilaster facing Harbor Street. 'Good-neighbor', board-on-board, redwood fencing is proposed between each residential lot. Each residential front yard would be landscaped with at least two seasonally blooming street trees and a combination of colorful, drought-tolerant shrubs and groundcovers. Front yard lawns would not be installed in the subdivision in order to conserve water, reduce maintenance needs, and reduce emissions from mowers and other gardening equipment.

CODE COMPLIANCE:

General Plan: The site is located within the 'Buchanan Subarea' of the Pittsburg General Plan and is designated a combination of 'Low Density Residential (LDR)' and 'High Density Residential (HDR)'. These two land use designations are intended to facilitate detached single-family and attached multifamily residential development at densities ranging from 1-7 dwelling units per acre (du/ac) and 14-25 du/ac, respectively. The proposed project would be developed consistent with the allowable general plan residential density ranges. The single-family portion of the project would be developed at up to 6.76 du/ac and the multifamily portion would be developed at up to 25 du/ac.

The proposed project is consistent with General Plan Land Use Policies 2-P-7, 2-P-15, and Housing Element Policies P-1.2, P-1.5, P-1.6, P-2.4, P-5.1, and P-5.2. Specifically, the project would: a) be compatible with existing single-family residential subdivisions located in the immediate area; b) achieve the minimum density requirements of the medium density residential land use designation; c) provide market-rate housing opportunities and increase demand for commercial activity in the subarea; d) include

attached accessory dwelling units which would allow extended families to live near each other or provide opportunities for additional income generation; e) contribute towards meeting the City's Regional Fair Share Housing Needs Allocation (RHNA) for the 2014-2022 housing cycle; f) provide an attractive living environment for residents; and g) enhance the built and landscaped environment along Buchanan Road.

Zoning: The site is within in the City Limits of Pittsburg, and thus the City's Planning Area, Urban Limit Line (ULL), and General Plan. The portion of the Tuscany Meadows project proposed for development as part of this application is zoned 'Single-Family Residential District – 4,000 Square Foot Minimum Lot Size' (RS-4). Consistent with the zoning designation, lots in the single-family portion of the project would average approximately 4,400 square feet and range between 4,000 and 10,700 square feet in size. The RS-4 district allows for one single-family residential unit, as well as one accessory dwelling unit (ADU), to be developed on each legally established parcel. As shown in Attachment No. 4 of this report, the proposed project meets or exceeds the RS-4 District property development regulations, which include density, height, lot coverage, lot area, lot width, setbacks, and parking.

Findings: 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 Design Guidelines.

Environmental: On August 3, 2015, the Council adopted Resolution No. 15-13083, certifying the Final EIR for the proposed project, which includes three documents by reference – the Draft EIR, text changes to the Draft EIR, and responses to all comments received on the Draft EIR during the public review period. The Commission finds that the Final EIR was prepared in compliance with Public Resources Code Section 21000 et seq. and the State CEQA Guidelines Section 15000 et seq. and find that all impacts associated with the project have been analyzed in the Final EIR.

Public Notice: While not required, on or prior to Monday, February 28, 2022, , a 'Notice of Public Meeting' on this item was posted at City Hall and was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the developer, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

ANALYSIS: Staff is recommending the Planning Commission can make the required findings to approve the requested design review application, subject to conditions.

The proposed project 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, in that the proposed house designs feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and a combination of single-hung and sliding glass windows with mock shutters. The proposed project would also provide an attractive outdoor environment for residents. Along Buchanan Road, the developer would install an elegant entry sign; a variety of colorful, drought-tolerant landscaping; and a six-foot-high, decorative, masonry sound wall with wall caps and simulated stone veneer at each wall pilaster. Residential front yards would feature drought-tolerant plants and blooming street trees that would provide seasonal color throughout the subdivision.

The proposed project would be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project would be built to standard building codes that dictate maximum noise levels for the interiors of residential units.

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

The proposed project is in harmony with proposed developments on land in the general area, in that there are no proposed developments in the immediate vicinity of the project site. As discussed in the Development Review Design Guidelines section of this report, the proposed project conforms with the applicable Development Review Design Guidelines for single-family development including DRDG sections I.a, I.b, I.e, I.f, I.g, I.h, I.j, I.k, VI.A.2.a, and VI.A.5.

ACTION REQUIRED: Move to adopt Resolution No. 10185 recommending Planning Commission approval of Design Review Application No. 20-1549, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10185
2. Property Development Regulations Table
3. Public Notice/Vicinity Map
4. Project Plans dated July 29, 2021

Prepared by: John Funderburg, Assistant Director of Planning

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Design Review Approval of Architectural and Landscape Plans for, "Tuscany Meadows Residential Subdivision Units 1 and 2", AP-20-1549 (DR)."	))))))	Resolution No. 10185

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On December 10, 2020, Josh Randles filed Design Review Application No. 20-1549, on behalf of Seecon Built Homes, Inc., requesting design review approval of architectural and landscape plans for the 'Tuscany Meadows Residential Subdivision Units 1 and 2', for an area bounded by Buchanan Road to the north, the Contra Costa Canal and Sommersville Road to the east, the Black Diamond Estates residential subdivision to the south, and the Highlands Ranch residential subdivision to the west, in the RS-4 (Single Family Density Residential, 4,000 square foot minimum lot size) District. Assessor's Parcel Nos. 089-150-017, 089-620-001 through -095.

B. On February 9, 2016, the Planning Commission adopted Resolution No. 10015 approving a vesting tentative map (Subdivision 8654) and a preliminary grading, drainage, and utility plan for the Tuscany Meadows Residential Subdivision. The approved subdivision consists of 917 single-family residential lots, and anticipates future development of 353 multi-family apartments. Resolution No. 10015 requires Planning Commission approval of architectural and landscape plans prior to construction of any houses or landscaping improvements at the subdivision.

C. Design review approval can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:

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

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

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

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

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

D. On August 3, 2015, the Council adopted Resolution No. 15-13083, certifying the Final EIR for the proposed project, which includes three documents by reference – the Draft EIR, text changes to the Draft EIR, and responses to all comments received on the Draft EIR during the public review period.

E. While not required, on or prior to Monday, February 28, 2022, a 'Notice of Public Meeting' for the March 8, 2022 consideration of this item was posted at City Hall and was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the developer, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

F. On March 8, 2022, the Planning Commission held a public meeting to consider Design Review Application No. 20-1549, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution approving Tuscany Meadows Residential Subdivision Design Review for Units 1 and 2, AP-20-1549 (DR)," dated March 8, 2022, 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.

2. The Commission finds that the Final EIR was prepared in compliance with Public Resources Code Section 21000 et seq. and the State CEQA Guidelines Section 15000 et seq., and find that all impacts associated with the project have been analyzed in the Final EIR.

Design Review:

3. The proposed project 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, in that the proposed house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile

roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and a combination of single-hung and sliding glass windows with mock shutters. The proposed project would also provide an attractive outdoor environment for residents. Along Buchanan Road, the developer will install an elegant entry sign; a variety of colorful, drought-tolerant landscaping; and a six-foot-high, decorative, masonry sound wall with wall caps and simulated stone veneer at each wall pilaster. Residential front yards would feature drought-tolerant plants and blooming street trees that will provide seasonal color throughout the subdivision.

4. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be built to standard building codes that dictate maximum noise levels for the interiors of residential units.

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

6. The proposed project is in harmony with proposed developments on land in the general area, in that there are no proposed developments in the immediate vicinity of the project site.

7. The proposed project conforms to the applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single family development including DRDG sections I.a, I.b, I.e, I.f, I.g, I.h, I.j, I.k, VI.A.2.a, and VI.A.5, in that it: a) incorporates quality architectural treatments including simulated stone veneer on building facades; b) features durable tile roofing material; c) provides decorative masonry walls with simulated stone veneer pilasters along Buchanan Road; d) features roofs with slopes greater than a 4:12 ratio; e) utilizes over four styles of articulated garage doors on all house models; f) includes façade designs that are not dominated by garage doors; g) provides 'good neighbor', board-on-board redwood fencing on all side and rear yards; h) provides solar ready roof surfaces and electrical conduits that comply with Section 110.10 of the 2013 State Building Energy Efficiency Standards; and i) includes wall-mounted, bicycle storage systems in each garage.

B. The staff report entitled, "Consideration of a Resolution approving Tuscany Meadows Residential Subdivision Design Review for Units 1 and 2, AP-20-1549 (DR)," dated March 8, 2022, is referenced hereto as additional support for the findings.

<u>Section 3. Decision</u>

Based on the findings set forth above, the Planning Commission hereby approves Design Review Application No. 20-1549, subject to the following conditions:

Planning Conditions:

1. Conformity with Project Plans: The project shall be constructed in substantial conformity with the project plans and renderings dated July 29, 2021, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

2. Plot Plan Layout: Final plot plan layout shall be in substantial conformity with the conceptual master plot plan shown on the project plans.

   Minor plot plan rearrangements may be made subject to review and approval by the Planning Division. However, rearrangements shall not result in two or more Plan 4 house models (with accessory dwelling units) being placed adjacent to one another. Rearrangements shall also not result in more than two of the same Plans 1-8 house models being located next to one another. Where two of the same house models are placed next to one another, one of the house models shall be reversed and a different color scheme shall be applied to each house model.

3. Houses with Simulated Stone Veneer: The developer shall construct a minimum of 60 houses with simulated stone veneer in the subdivision. The simulated stone veneer shall wrap around the entire base of the front and side building elevations and shall terminate at the side gate or fence locations.

4. Garage Doors: All houses constructed in the subdivision shall include automatic garage doors with standard 'window lites' as shown on the project plan architectural elevations.

5. Exterior Light Fixtures: All front facades of houses constructed in the subdivision shall include exterior light fixtures.

6. Wall-Mounted Bike Racks: All houses constructed in the subdivision shall include at least two wall-mounted bike racks in garage areas as shown on the project plans.

7. Mailbox Clusters: The developer shall install the 'Vital 1570 Series' (Model #1570-12V2SD) decorative mailbox.

8. House Addresses: The developer shall install on each residence, minimum four-inch high block style numbers that contrast with the building façade for address identification purposes. The numbers shall be in color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street. The construction drawings submitted for each house model shall identify the location of the address box or number(s) on the house façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street.

9. Pre-wiring Option: The developer shall include, as part of the options package for buyers of single-family houses in the subdivision, an option that offers pre-wiring of the

house for photovoltaic (solar) panels. The construction drawings for each plan shall include appropriate electrical and roof framing details as necessary to reflect the option for pre-wiring the houses for roof-mounted photovoltaic panels. The developer shall maintain and make available to all potential buyers, in each sales office, a brochure or list of vendors and installers of solar panels for residential use. A copy of the vendor list/brochure shall be provided to the Planning Division, prior to issuance of the first building permit for construction of a single-family residence.

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

11. Informational Brochures: The developer shall make available to potential buyers brochures or other written or graphic media that informs visitors and potential buyers about the principles of water-efficient landscapes, including but not limited to those principles that are described in PMC chapter 18.84, article VII.

12. Fencing: The developer shall fence all rear and side yards of all residential parcels with ‘good neighbor’ board-on-board redwood fencing in conformance with the height and sight distance regulations of the Pittsburg Zoning Ordinance (Title 18), except where such rear or side yard is enclosed by a concrete masonry wall. Barbed wire fencing is prohibited.

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

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

15. Compliance with Resolution No. 10015: The developer shall comply with the applicable conditions of approval set forth in Planning Commission Resolution No. 10015, adopted on February 9, 2016, including but not limited to all applicable CEQA mitigation measures.

Where there is a conflict between conditions set forth in this resolution and Resolution No. 10015, regarding Design Review the conditions of this resolution shall govern.

Engineering Conditions:

A. **C.3 Facilities** The applicant shall construct C.3 facilities as provided in the Project Approvals, in accordance with the City's current NPDES permit, provision C.3.c. *Low Impact Development.* Applicant shall provide assurances for long term maintenance of these C.3 facilities in perpetuity in accordance with NPDES permit provision C.3.h. *Operations and Maintenance of Stormwater treatment Systems.* Conveyance of these facilities to the City for continuous maintenance requires the applicant to annex the project into the City's Community Facilities District 2016-1 for Project Amenities. Applicant understands that a new Rate and Method of Apportionment for the project is required to be established. Applicant will finance the establishment of the new CFD rate for the project.

Standard Conditions

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

b. Other Agency Requirements: The developer 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 developer to contact each local, state, or federal agency for requirements that may pertain to this project.

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

d. Expiration of Design Review Approval: Design review approval will expire on March 8, 2025, 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 _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 8th day of March, 2022, 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. 10185 was adopted by the Planning Commission of the city of Pittsburg on March 8, 2022.

_____
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2
Property Development Regulations Table – PMC Schedule 18.50.105
Tuscany Meadows Units No. 1 and 2, AP-20-1549 (DR)

Development Regulations: *RM (Medium-Density Residential) District*	**Requirement:**	**Proposed Project:**
Max. Density (min. lot area per unit)	4,000 sq. ft.	4,000 to 10,700 sq. ft. 4,400 sq. ft. avg.
Max. Height	28 ft.	28 ft. or less
Max. Lot Coverage	50%	50% or less
Min. Lot Area	4,000 sq. ft.	4,000 to 10,700 sq. ft. 4,400 sq. ft. avg.
Min. Lot Width	40 ft.	40 ft. or more
Min. Front Yard Setback	15 ft.	15 ft. or more
Min. Side Yard Setback	3-5 ft.	3-5 ft. or more
Min. Rear Yard Setback	15 ft.	15 ft. or more
Min. Site Landscaping		
Min. Private Storage Area		
Min. Private Open Space		
Min. Parking for Primary Dwelling Units	2 spaces/unit	2 spaces/unit
Min. Parking for Accessory Dwelling Units	1 space/unit (may be in tandem arrangement w/parking for primary dwelling unit)	1 space/unit (in driveways)
Min. Bike Parking	None for residential uses pursuant to 18.78.045	2 wall-mounted racks in each garage, 400 total

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

NOTICE OF PUBLIC MEETING

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

DATE: **March 8, 2022**
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)**
(See agenda once published on City's homepage for information on attending the virtual meeting)

Concerning the following matter:

Tuscany Meadows Model Homes (Unit 1-2), AP-20-1549 (DR)

This is a request for Planning Commission approval of Design Review for seven model homes to be used for Units 1 and 2 of the Tuscany Meadows Subdivision located west of Somersville Road and south of Buchanan Road in the RS-4 (Single-Family Residential) District. Assessor's Parcel Numbers: 089-150-017, 089-620-001 through -095. The Tuscany Meadows Subdivision (Tract 8654) was approved by the Planning Commission on February 9th, 2016 (Resolution No. 10015). A total of 200 units will be constructed in Units 1 and 2.

PROJECT PLANNER: John L. Funderburg III, (925) 252-4920 or jfunderburg@pittsburgca.gov

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

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

What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by participating in the Zoom Teleconference on the date and time listed above.

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 L. FUNDERBURG III, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Tuscany Meadows Model Homes (Unit 1-2), AP-20-1549 (DR)
Location: West of Somersville Road, South of Buchanan Road
APN: 089-150-017; 089-620-001 through -005.

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 February 7, 2022, the City Council authorized teleconferenced meetings of the City Council and Commissions upon findings made in Resolution 22-14054 as required by state law. City Council Members and Planning Commission Members will be participating electronically and will not be physically present in the Council Chamber.

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.

Live comments during this meeting will be allowed by members of the public via Zoom teleconferencing. To participate in the meeting via Zoom, please see the Planning Commission agenda for detailed instructions.

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

TUSCANY MEADOWS

PITTSBURG, CA

PC Resolution No. 10185

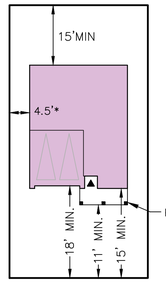
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020
Revised 07/29/21

EXISTING SINGLE STORY LIMIT LINE

NOTE: PERMITS FOR THESE LOTS WILL NOT BE ISSUED UNTIL THE SINGLE STORY LIMIT LINE HAS BEEN REDUCED IN AN AGREEMENT WITH CHEVRON AND SUBMITTED TO THE CITY FOR REVIEW.

MONUMENT SIGN LOCATION



*SIDE YARD NOTE: INTERIOR SIDE YARDS SHALL BE 10% OF LOT WIDTH (5FT MAX) AND 10' MINIMUM ON CORNER SIDES.

* 3FT INCREASED FRONT YARD SETBACK

TYPICAL MINIMUM LOT SETBACKS

N.T.S.

DISTRIBUTION TABLE

PLAN#	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY ADU	5 TWO STORY	6 TWO STORY	7 TWO STORY	8 TWO STORY	
COUNT	14	10	12	12	12	11	13	11	95
PERCENT	14.8%	10.6%	12.6%	12.6%	12.6%	11.6%	13.6%	11.6%	100%

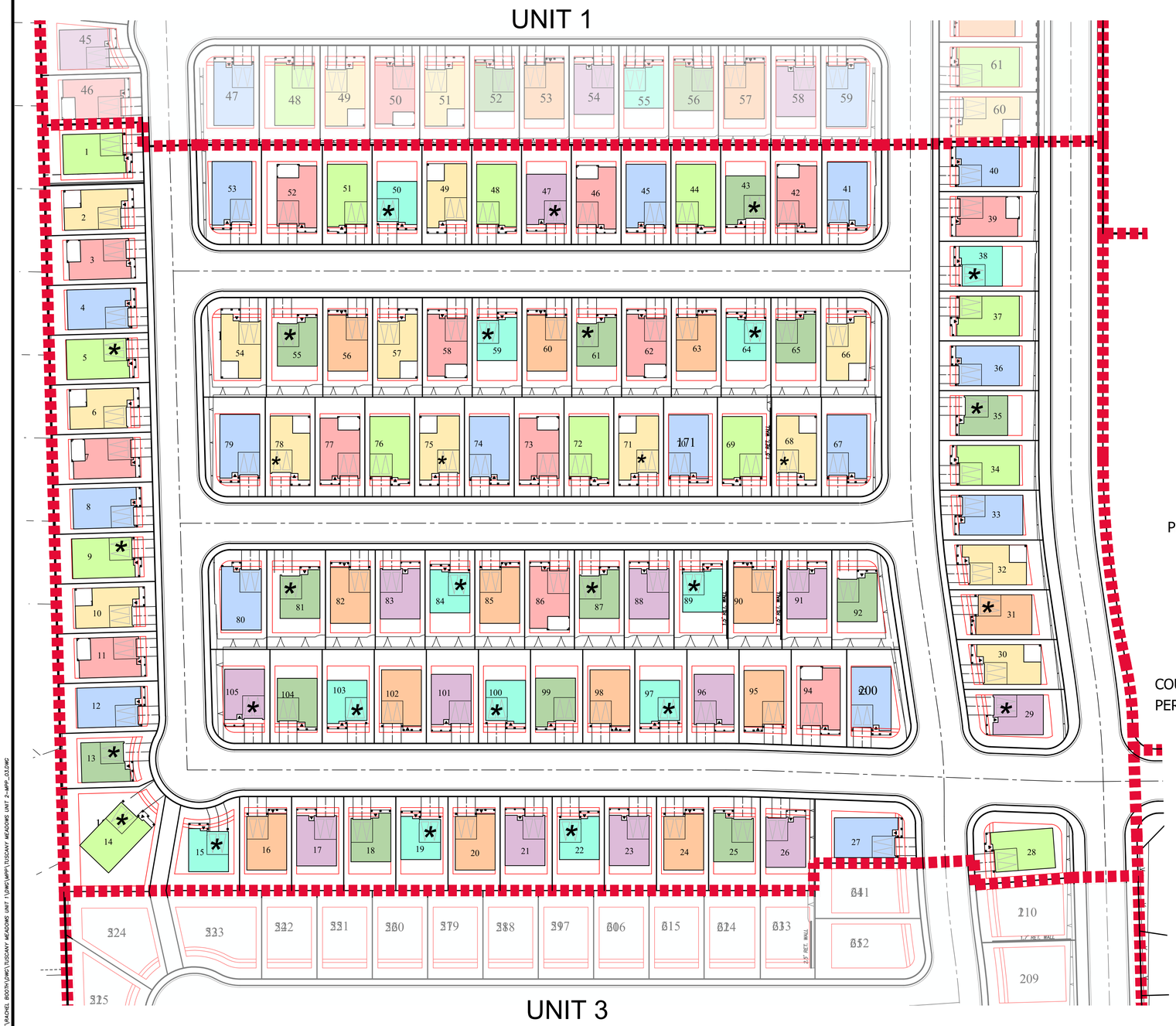
TUSCANY MEADOWS UNIT 1 MASTER PLOTTING PLAN

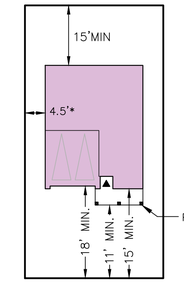
PITTBURG, CA

DISCOVERY DESIGN GROUP

FEBRUARY 25, 2022 SCALE: 1'=50'

M:\LAND DEVELOPMENT\RACHEL BOOTH\DWG\TUSCANY MEADOWS UNIT 1\DWG\MPP\TUSCANY MEADOWS UNIT 1-MPP_05.DWG





*SIDE YARD NOTE: INTERIOR SIDE YARDS SHALL BE 10% OF LOT WIDTH (5FT MAX) AND 10' MINIMUM ON CORNER SIDES.

* 3FT INCREASED FRONT YARD SETBACK

TYPICAL MINIMUM LOT SETBACKS

N.T.S.

DISTRIBUTION TABLE

PLAN#	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY ADU	5 TWO STORY	6 TWO STORY	7 TWO STORY	8 TWO STORY	
COUNT	16	12	13	12	13	13	13	13	105
PERCENT	15.2%	11.4%	12.4%	11.4%	12.4%	12.4%	12.4%	12.4%	100%

TUSCANY MEADOWS UNIT 2 MASTER PLOTTING PLAN

PITTBURG, CA

DISCOVERY DESIGN GROUP

AUGUST 2, 2021 SCALE: 1'=50'

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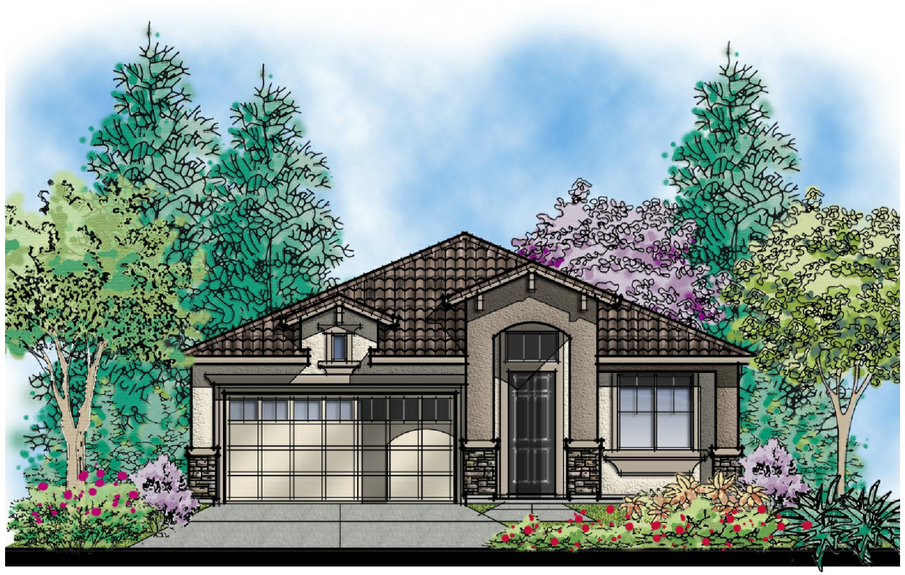
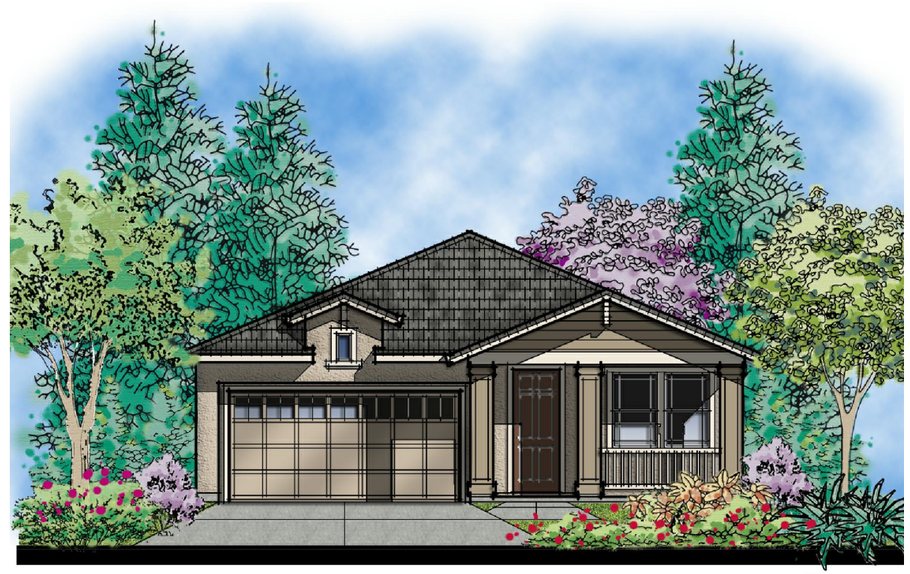
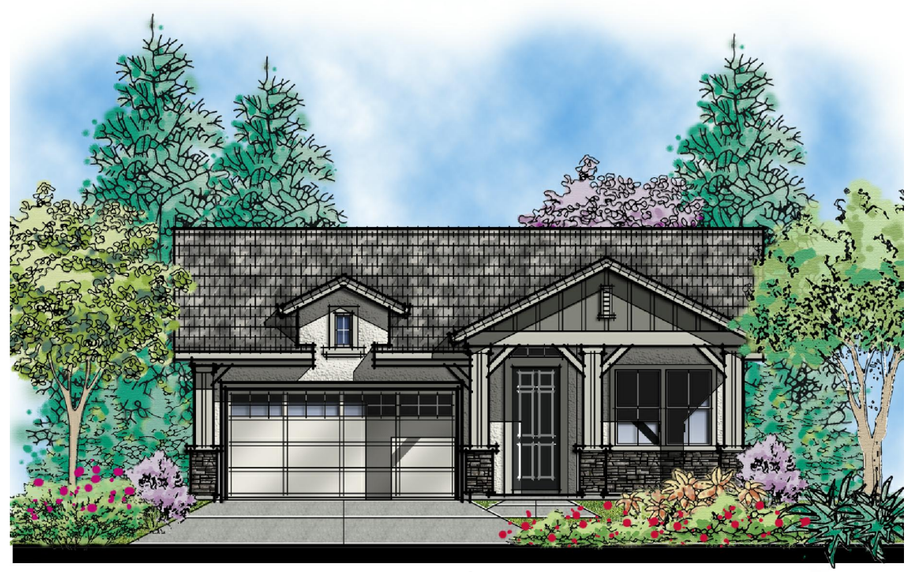


Elevation A
Spanish - Color Scheme #1



Elevation C
Craftsman - Color Scheme #11

Elevation B
French Country - Color Scheme #6



Elevation D
Bay Area Modern - Color Scheme #15

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FOAM CORBEL
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
WOOD TRIM
WOOD RAILING
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

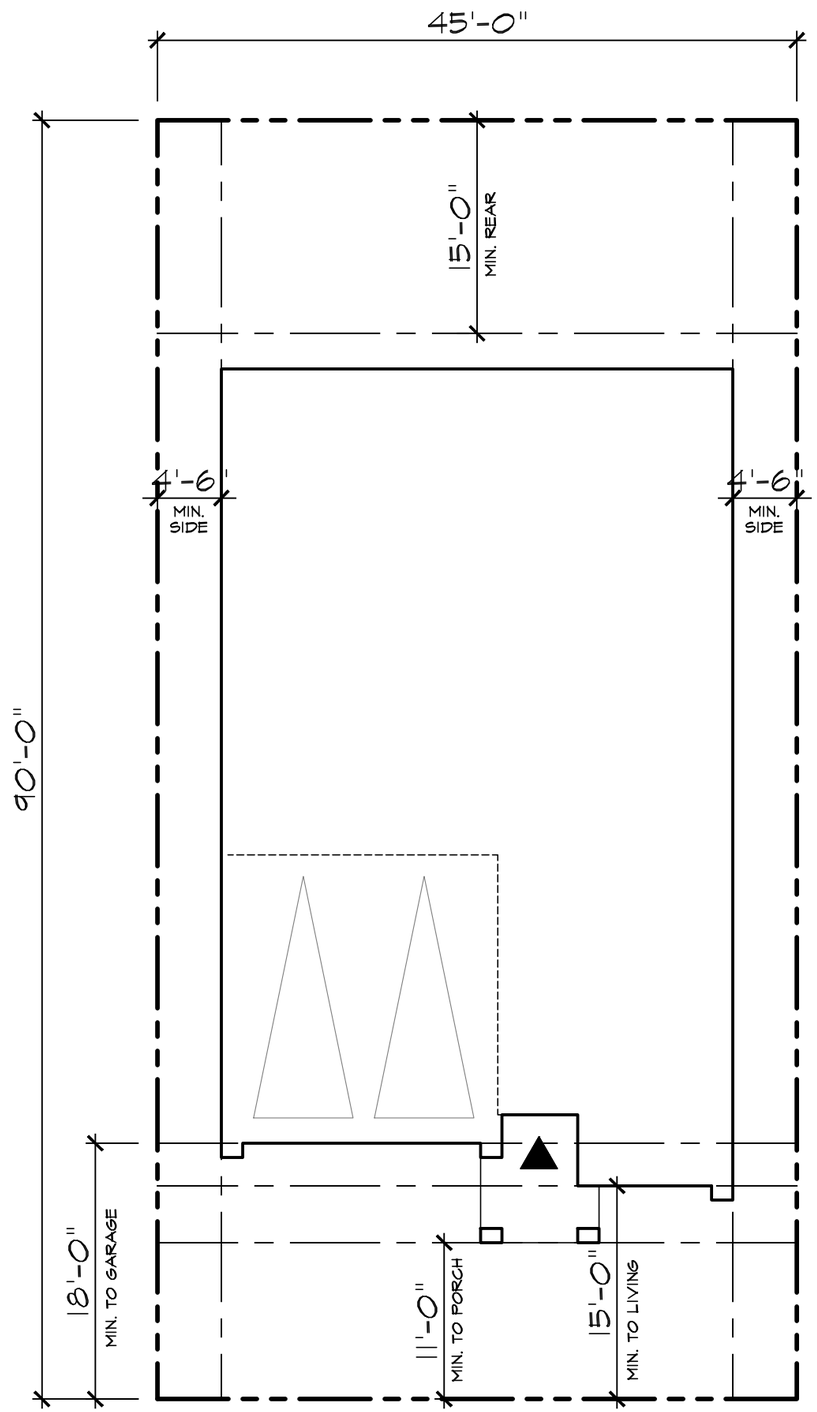
D FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

Plan 1
Front Elevations

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4'-6" MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	15' MIN.
PORCH SETBACK -	11' MIN.

Plan 1
Site Plan

0 2 4 6 8 16

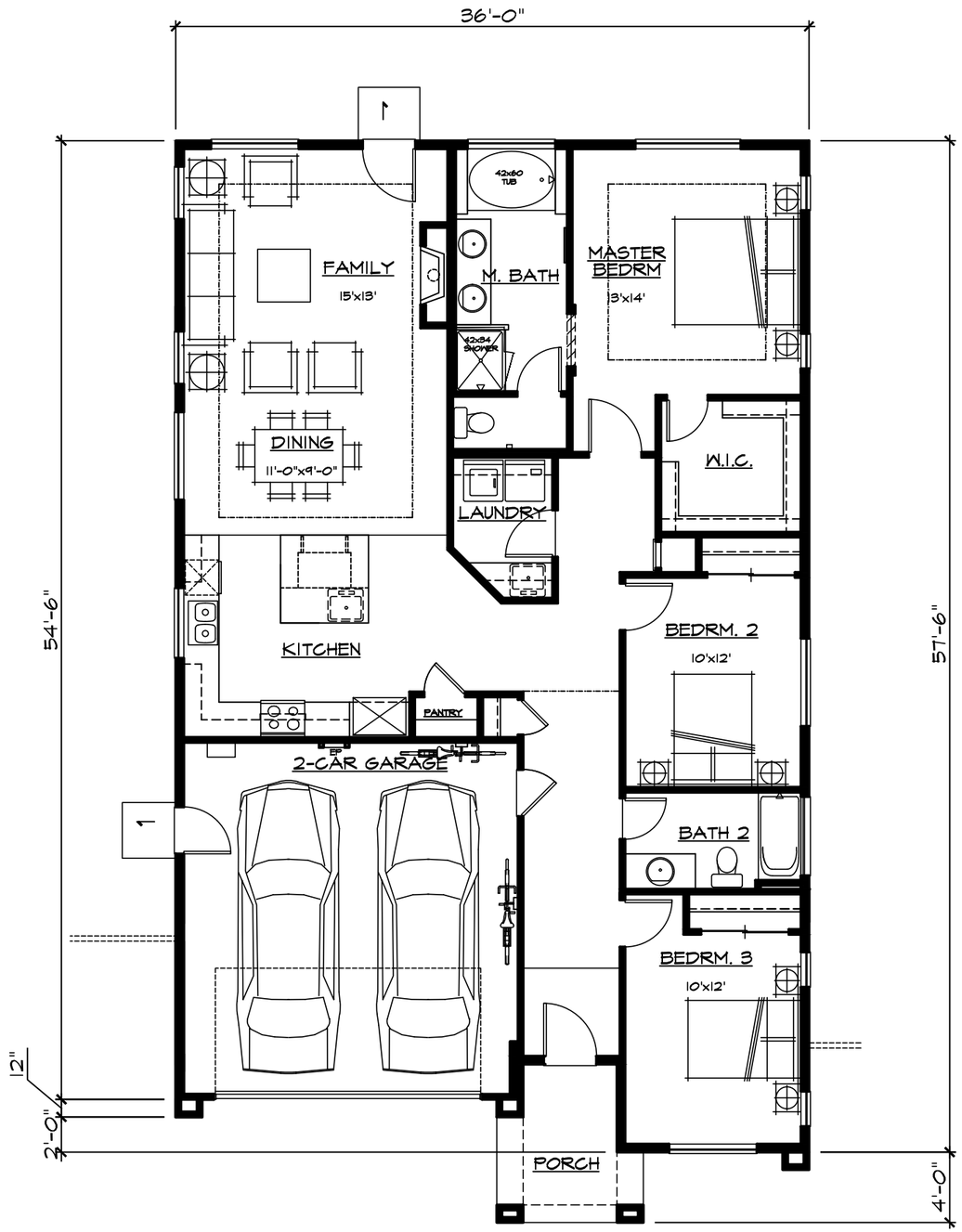
TUSCANY MEADOWS

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.

Date 11/20/2020



Plan 1
First Floor Plan

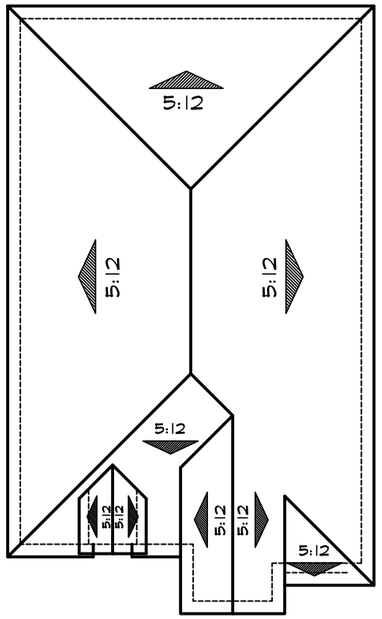
SQUARE FOOTAGE	
TOTAL LIVING AREA	1589 SF
GARAGE	395 SF
PORCH	65 SF
FOOTPRINT	2049 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

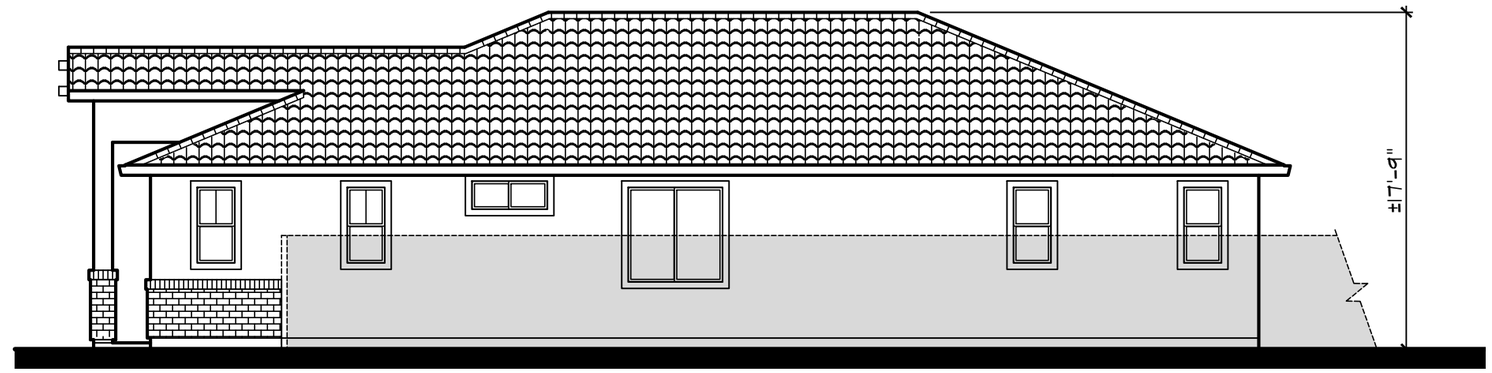
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'A'

0 2 4 6 8 16



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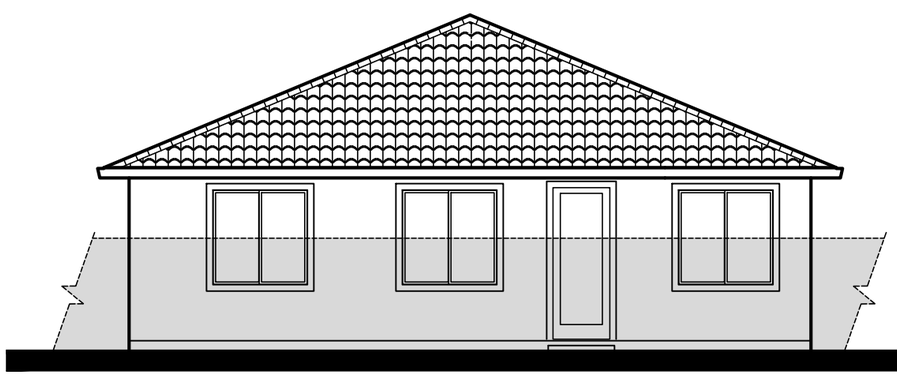

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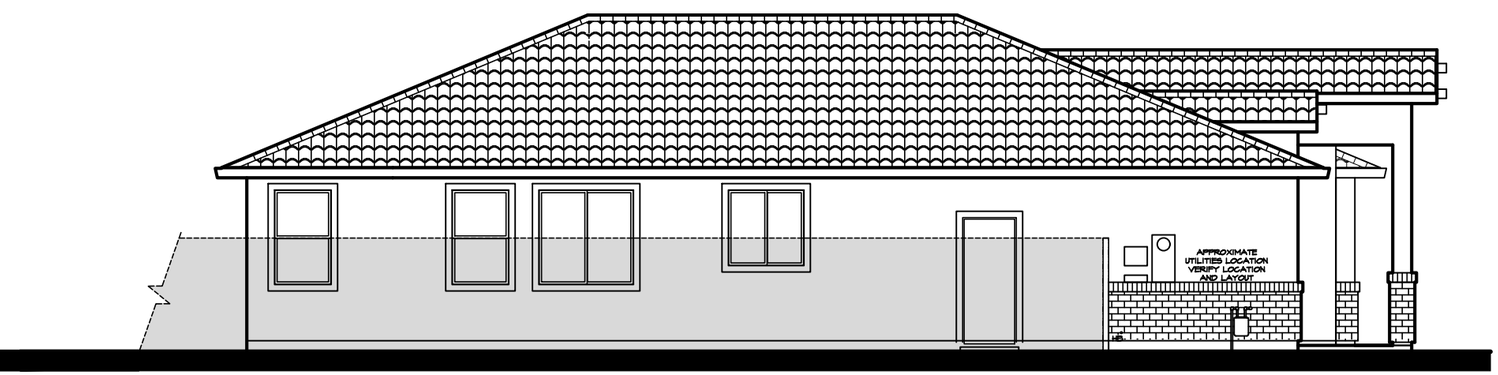

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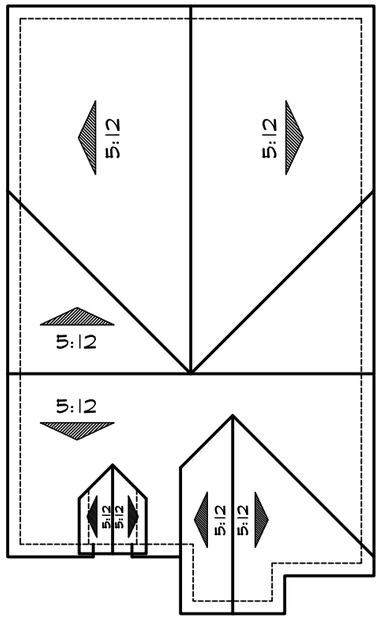
Plan 1
Elevations - 'A'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

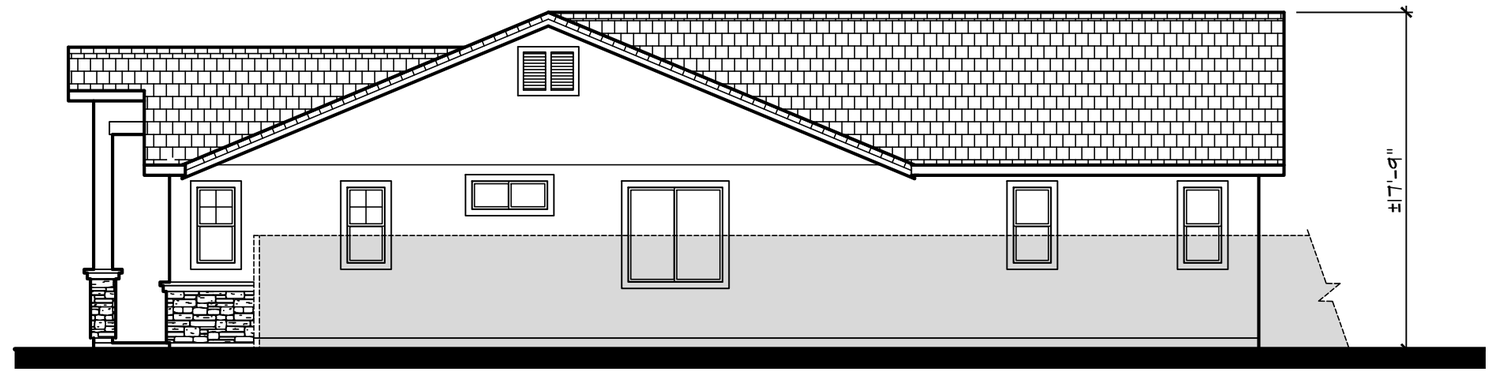
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'B'

0 2 4 6 8 16



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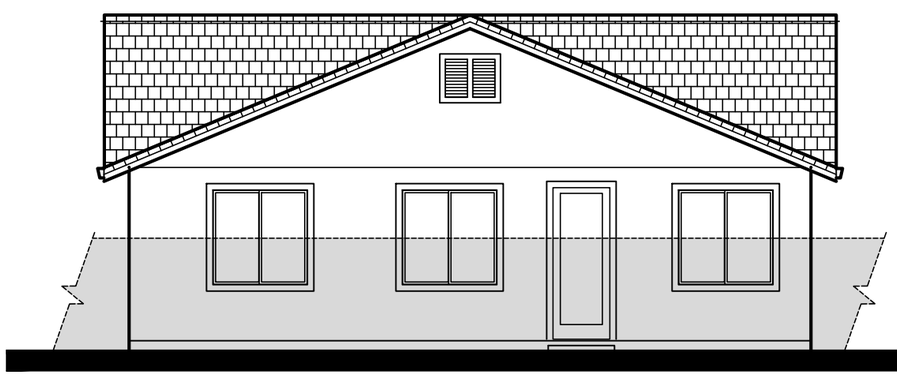

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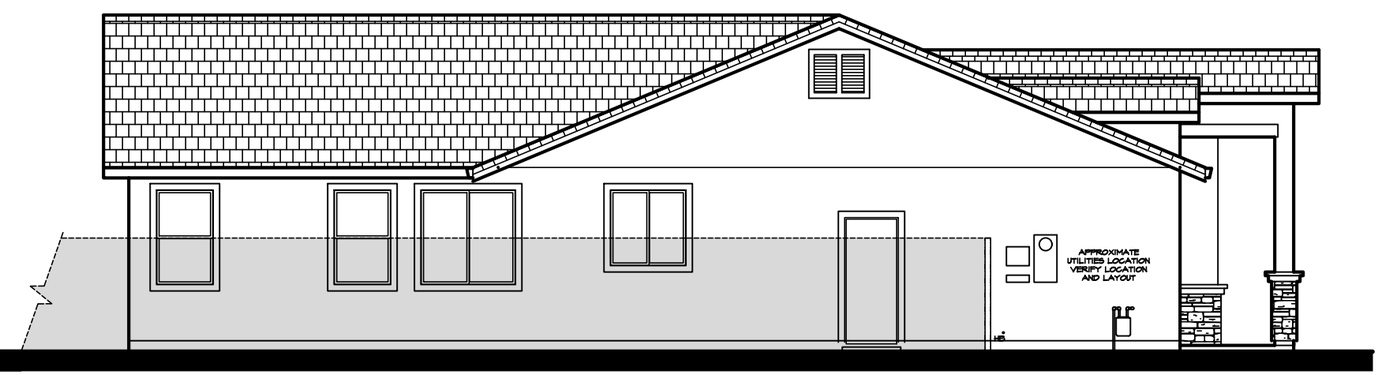

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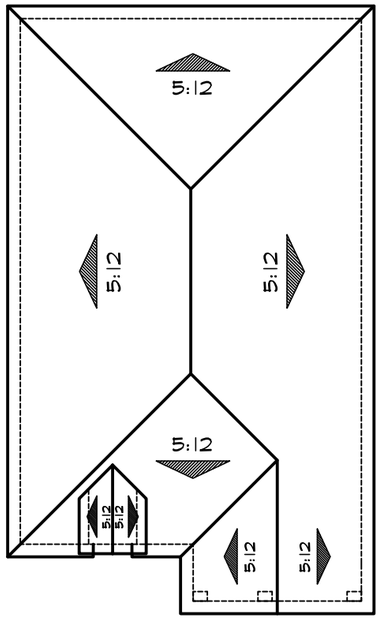
Plan 1
Elevations - 'B'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

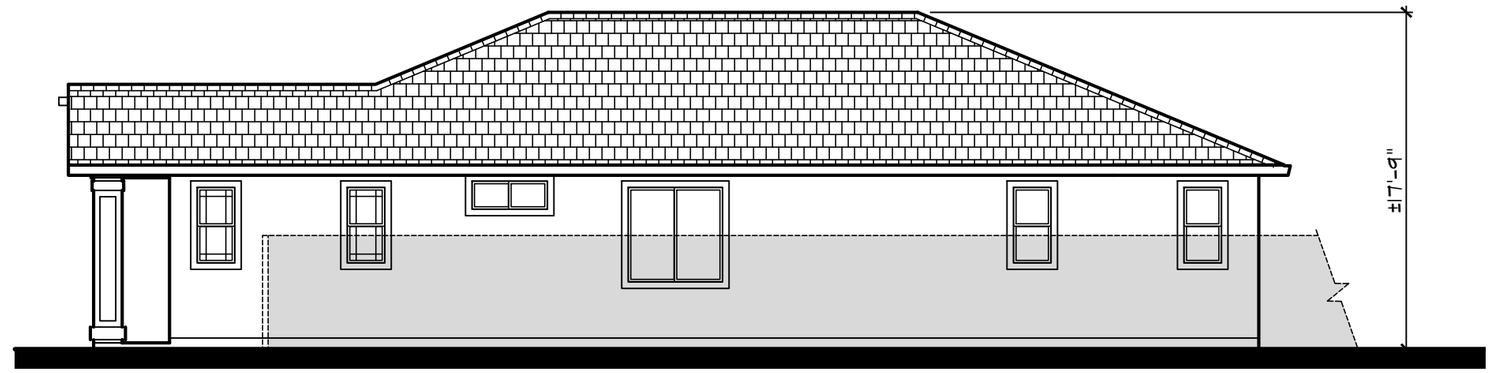
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'C'

0 2 4 6 8 16



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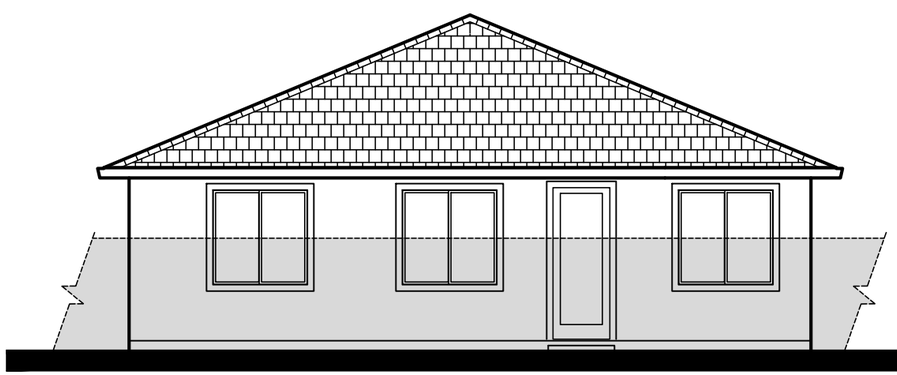

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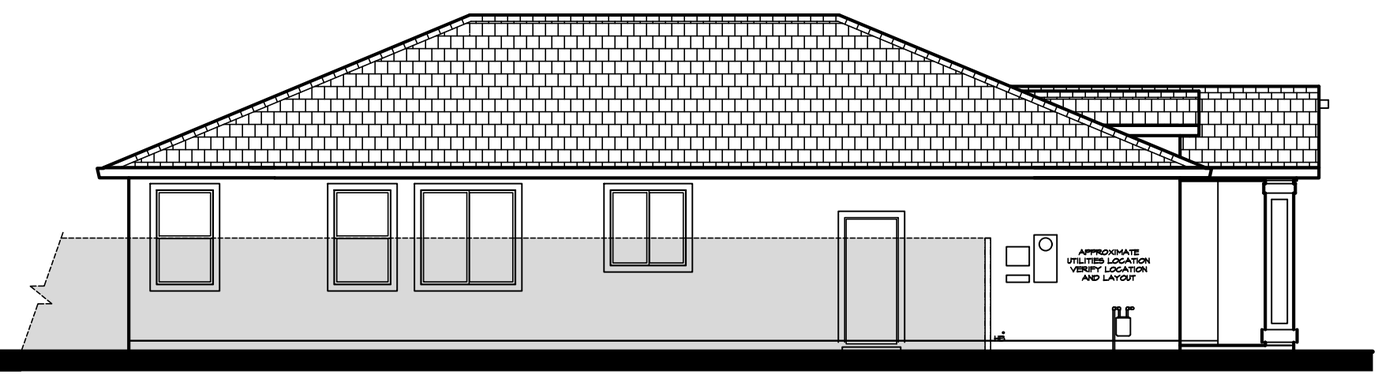


Left

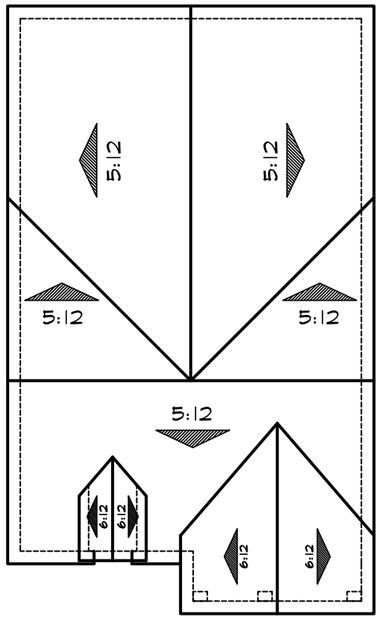
Plan 1
Elevations - 'C'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'D'

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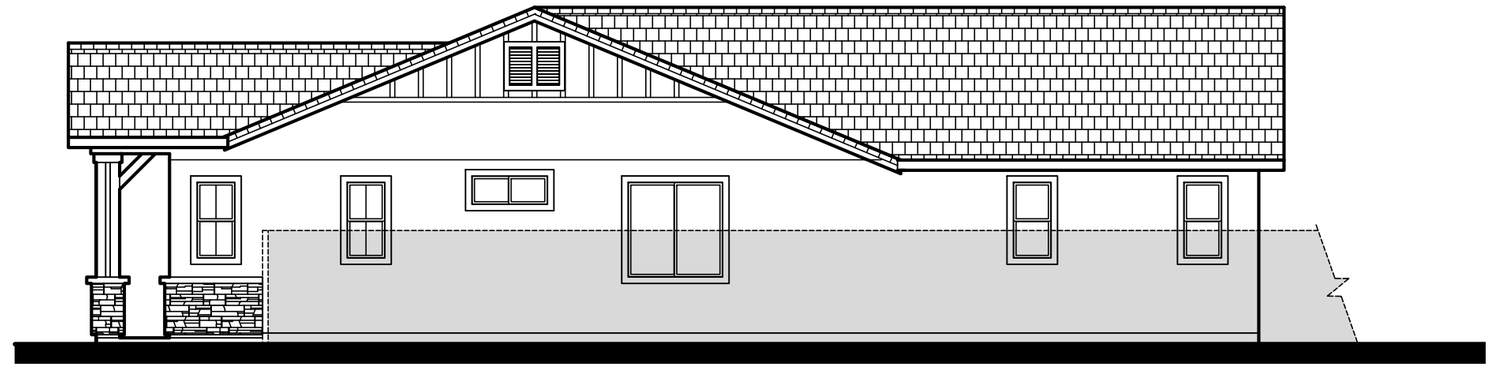

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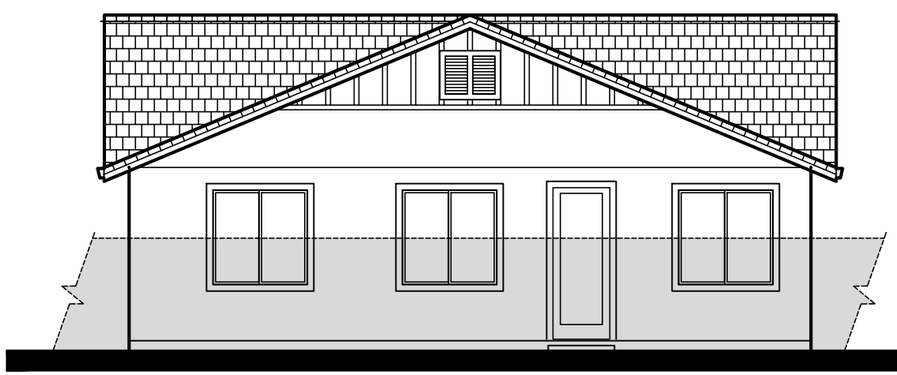
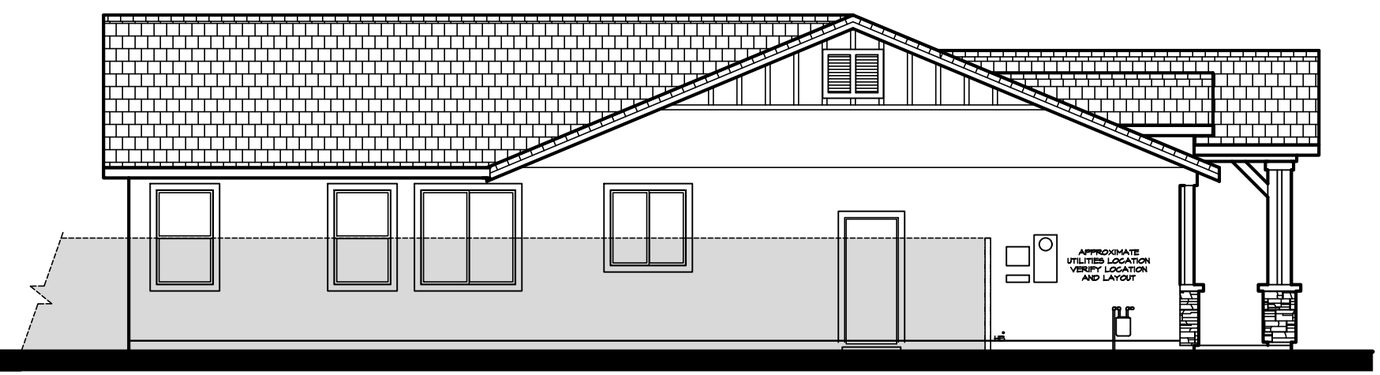


Rear



Left

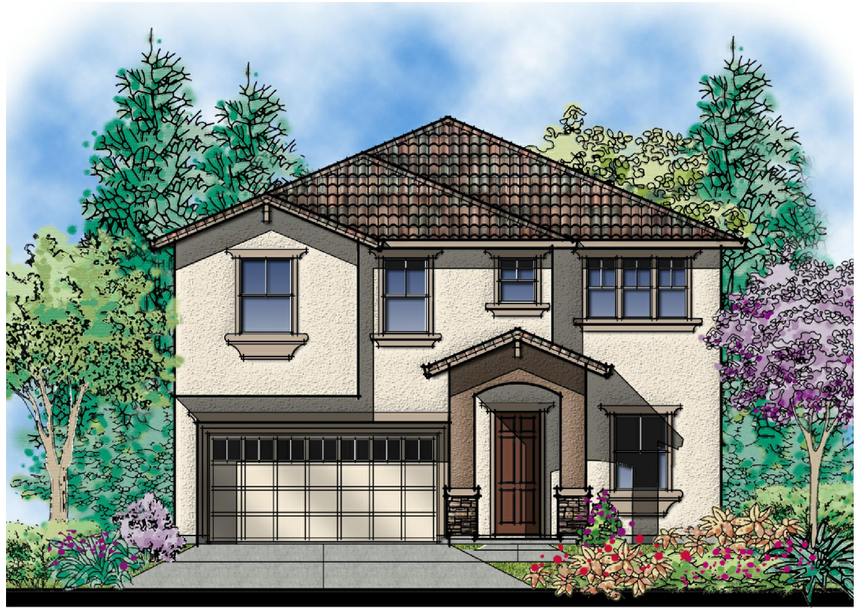
Plan 1
Elevations - 'D'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

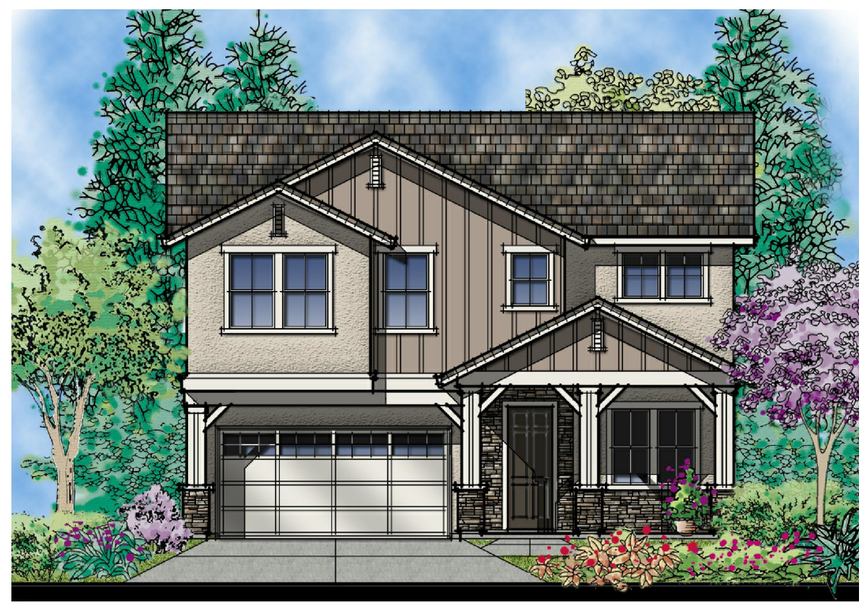
Discovery Builders Inc.
Date 11/20/2020



Elevation A
Spanish - Color Scheme #4

Elevation C
Craftsman - Color Scheme #10

Elevation B
French Country - Color Scheme #8



Elevation D
Bay Area Modern - Color Scheme #16

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
- HIP & GABLE ROOFS
- STUCCO BODY
- STUCCO TRIM
- FOAM CORBEL
- SIMULATED MASONRY VENEER
- ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
- GABLE ROOFS
- STUCCO BODY
- STUCCO TRIM
- MOCK SHUTTERS
- SIMULATED MASONRY VENEER
- ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES

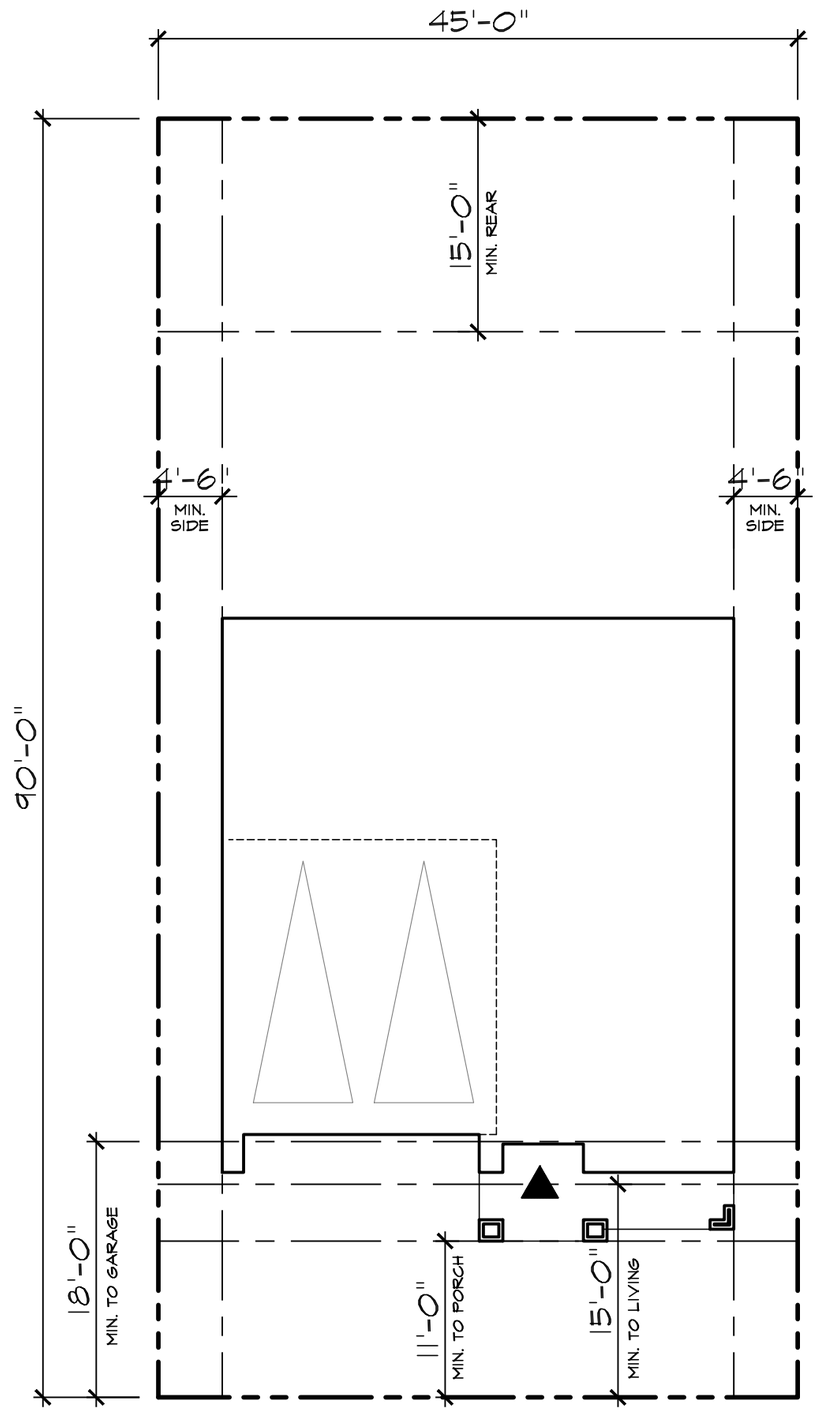
C FLAT CONCRETE TILE ROOFING
- HIP & GABLE ROOFS
- STUCCO BODY
- STUCCO TRIM
- LAP SIDING
- WOOD TRIM
- WOOD RAILING
- ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES

D FLAT CONCRETE TILE ROOFING
- GABLE ROOFS
- STUCCO BODY
- STUCCO TRIM
- BOARD & BATTEN SIDING
- WOOD TRIM
- MOCK VENTS
- SIMULATED MASONRY VENEER
- ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES

Plan 2
Front Elevations

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY DESIGN GROUP
Discovery Builders Inc.
Date 11/20/2020



City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4'-6" MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	15' MIN.
PORCH SETBACK -	11' MIN.

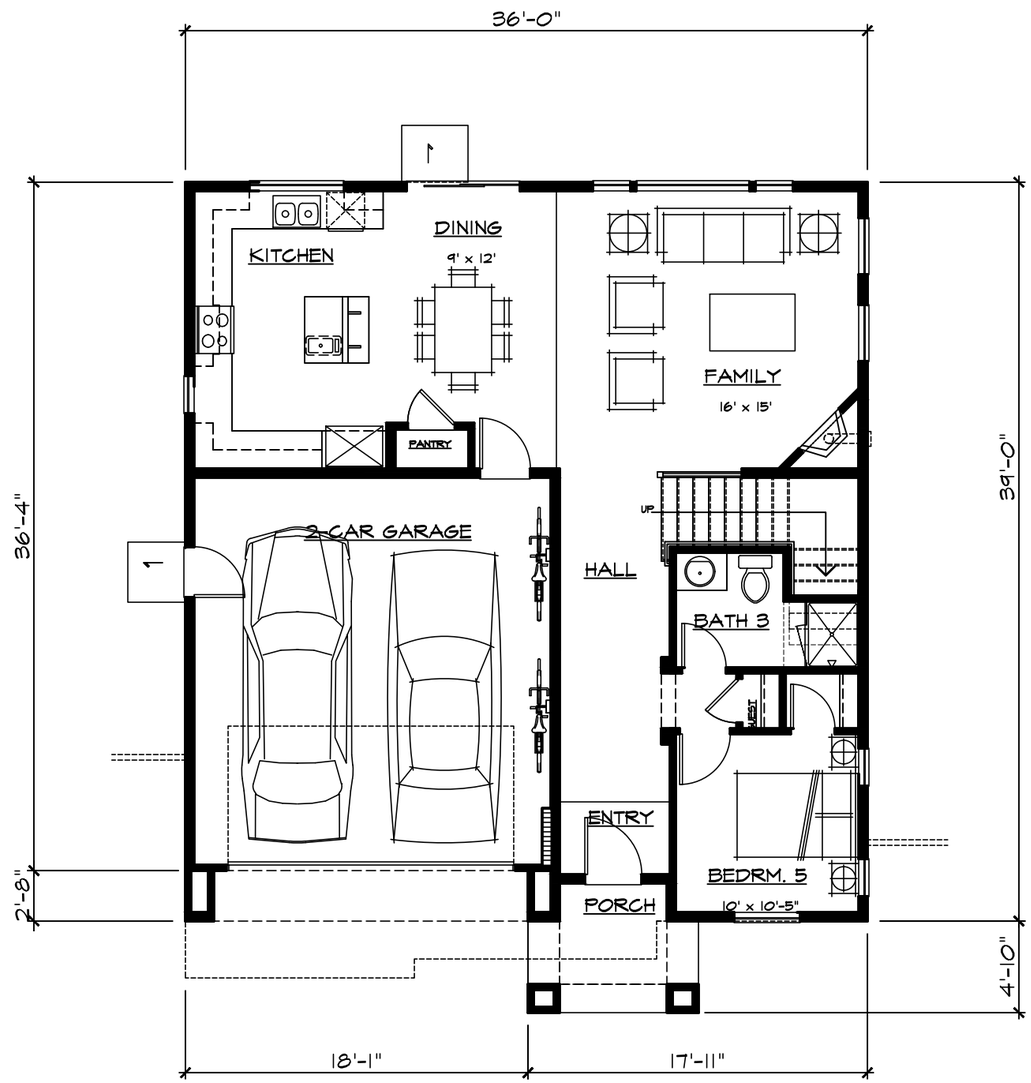
Plan 2
Site Plan

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 2
First Floor Plan

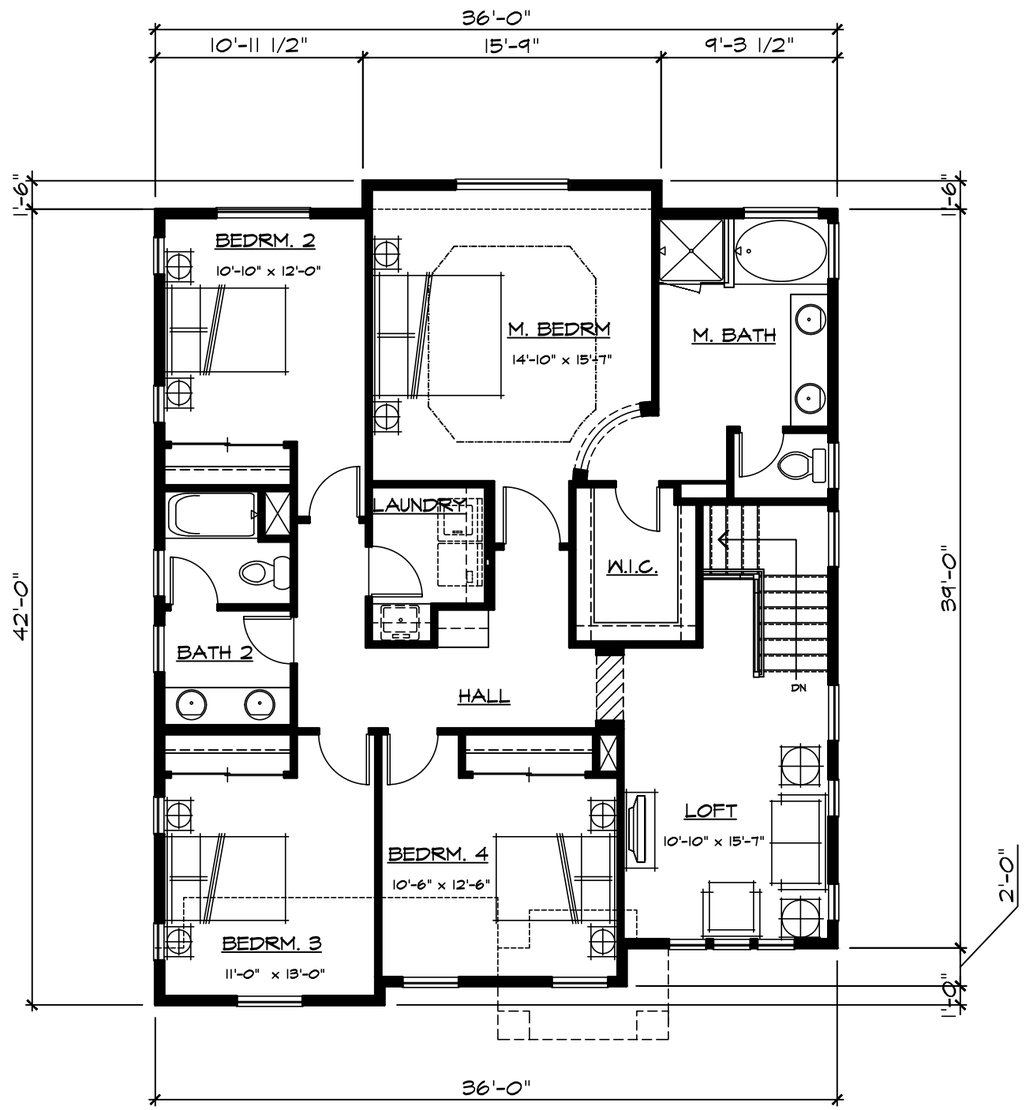
SQUARE FOOTAGE	
FIRST FLOOR	940 SF
SECOND FLOOR	1440 SF
TOTAL LIVING AREA	2380 SF
GARAGE	400 SF
PORCH	90 SF
FOOTPRINT	1430 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 2
Second Floor Plan

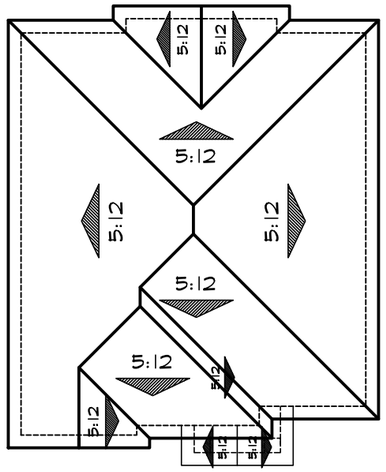
SQUARE FOOTAGE	
FIRST FLOOR	940 SF
SECOND FLOOR	1440 SF
TOTAL LIVING AREA	2380 SF
GARAGE	400 SF
PORCH	90 SF
FOOTPRINT	1430 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020

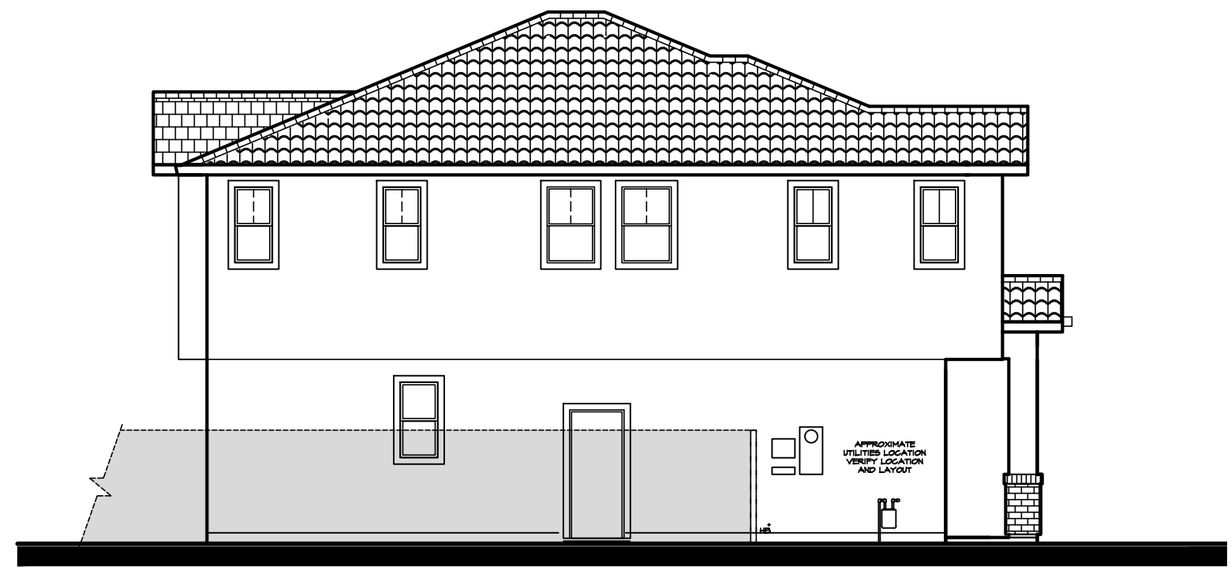


Roof Plan 'A'

0 2 4 6 8 16

Right

Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

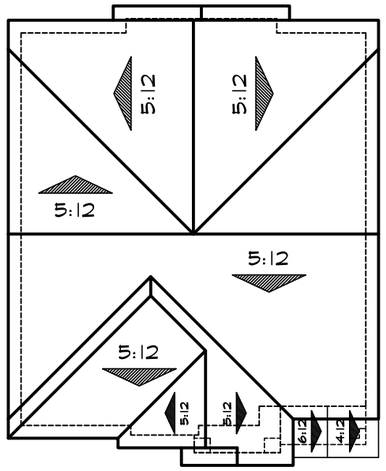
Plan 2
Elevations - 'A'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'B'

0 2 4 6 8 16

Right

Rear

Left

Plan 2
Elevations - 'B'

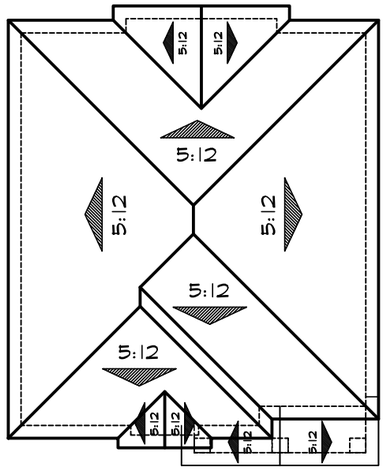
0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'C'

0 2 4 6 8 16

Right

Rear

Left

Plan 2
Elevations - 'C'

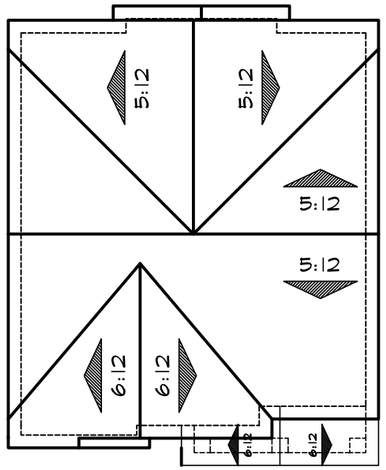
0 2 4 6 8 16

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'D'

0 2 4 6 8 16

Right

Rear

Left

Plan 2
Elevations - 'D'

0 2 4 6 8 16

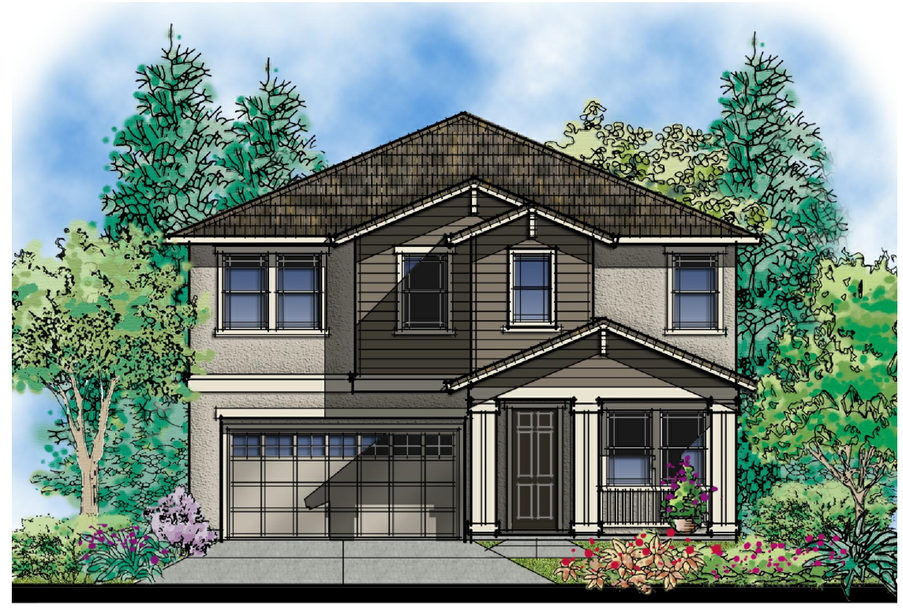
DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020

Elevation A
Spanish - Color Scheme #2



Elevation C
Craftsman - Color Scheme #9

Elevation B
French Country - Color Scheme #5

Elevation D
Bay Area Modern - Color Scheme #14

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FOAM CORBEL
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
WOOD TRIM
WOOD RAILING
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

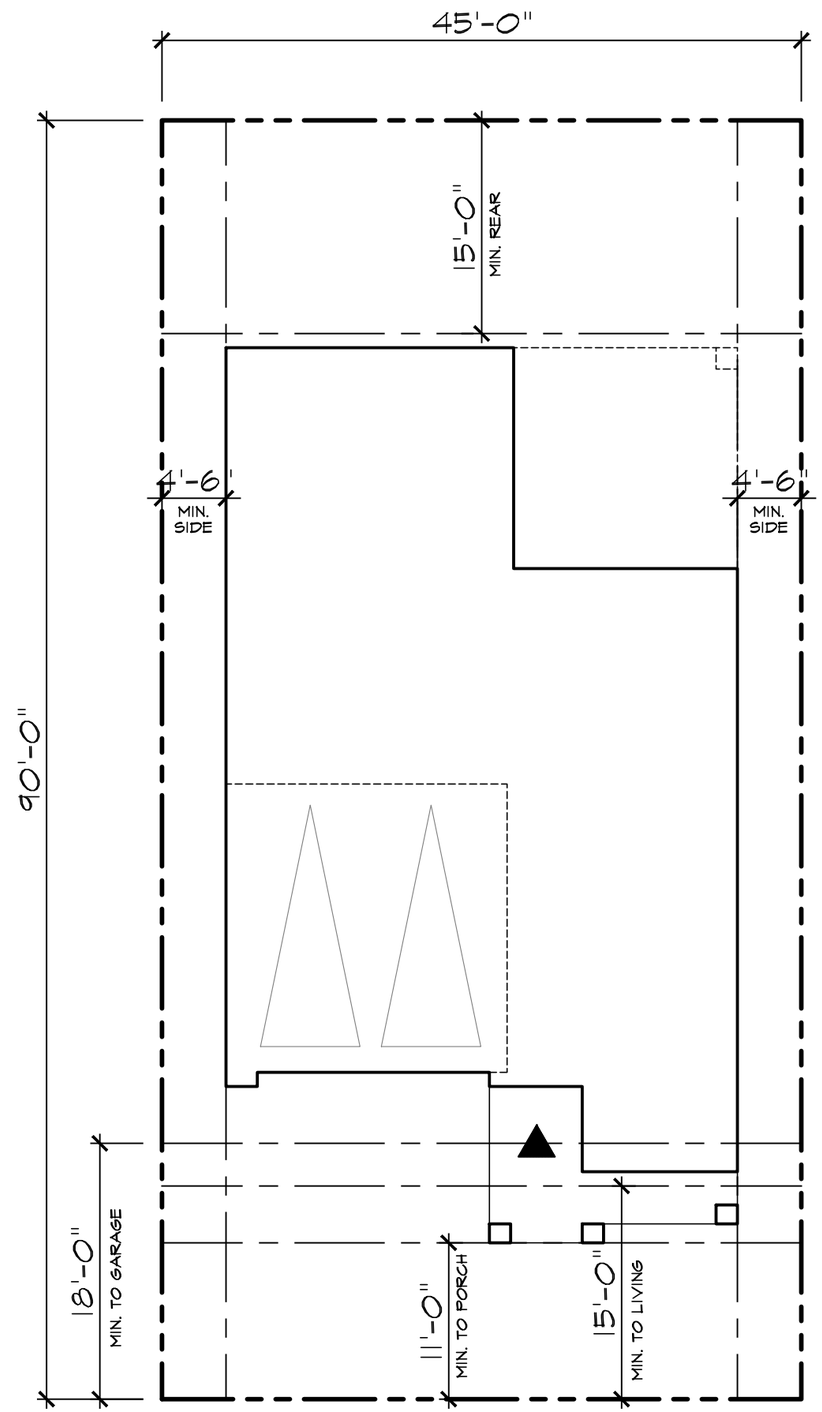
D FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

Plan 3
Front Elevations

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4'-6" MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	15' MIN.
PORCH SETBACK -	11' MIN.

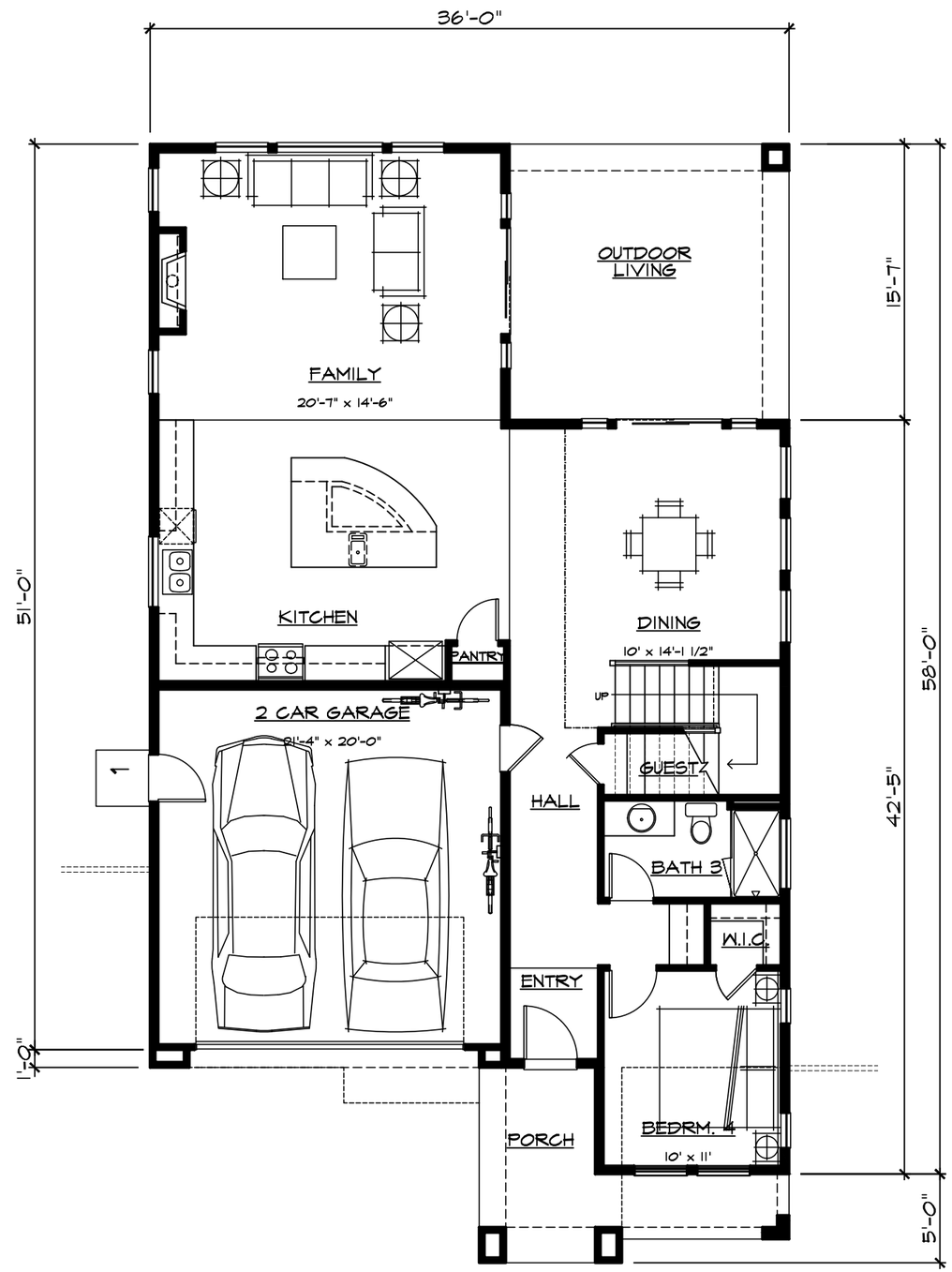
Plan 3
Site Plan

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 3
First Floor Plan

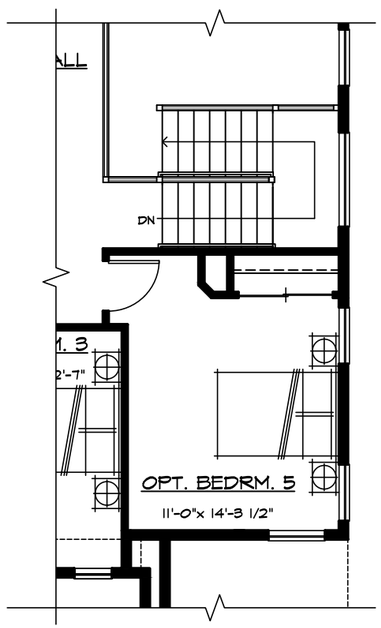
SQUARE FOOTAGE	
FIRST FLOOR	1271 SF
SECOND FLOOR	1408 SF
TOTAL LIVING AREA	2679 SF
GARAGE	402 SF
PORCH	114 SF
OUTDOOR LIVING	245 SF
FOOTPRINT	2032 SF

0 2 4 6 8 16

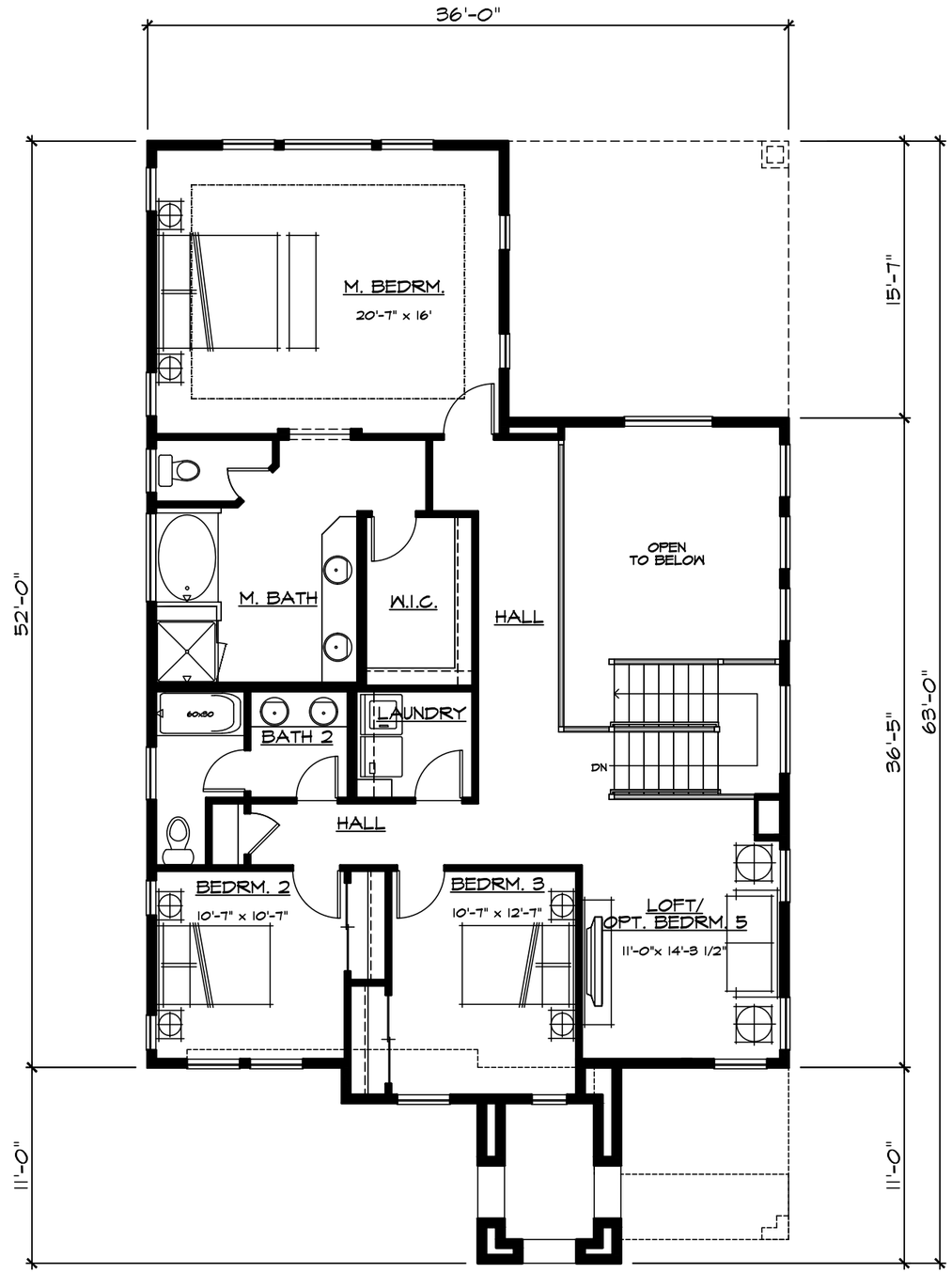
TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Opt. Bedrm. 5



Plan 3
Second Floor Plan

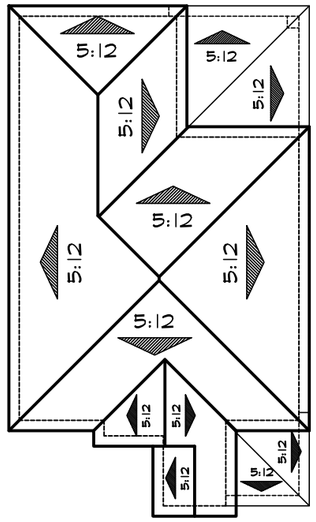
SQUARE FOOTAGE	
FIRST FLOOR	1271 SF
SECOND FLOOR	1408 SF
TOTAL LIVING AREA	2679 SF
GARAGE	402 SF
PORCH	114 SF
OUTDOOR LIVING	245 SF
FOOTPRINT	2032 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'A'

0 2 4 6 8 16

Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

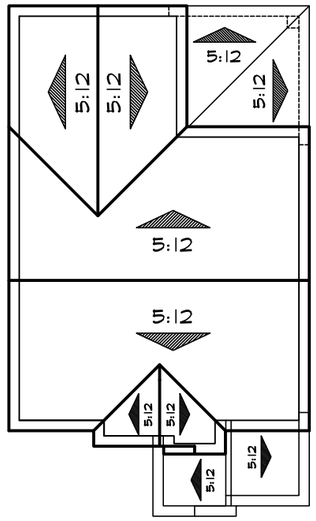
Plan 3
Elevations - 'A'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

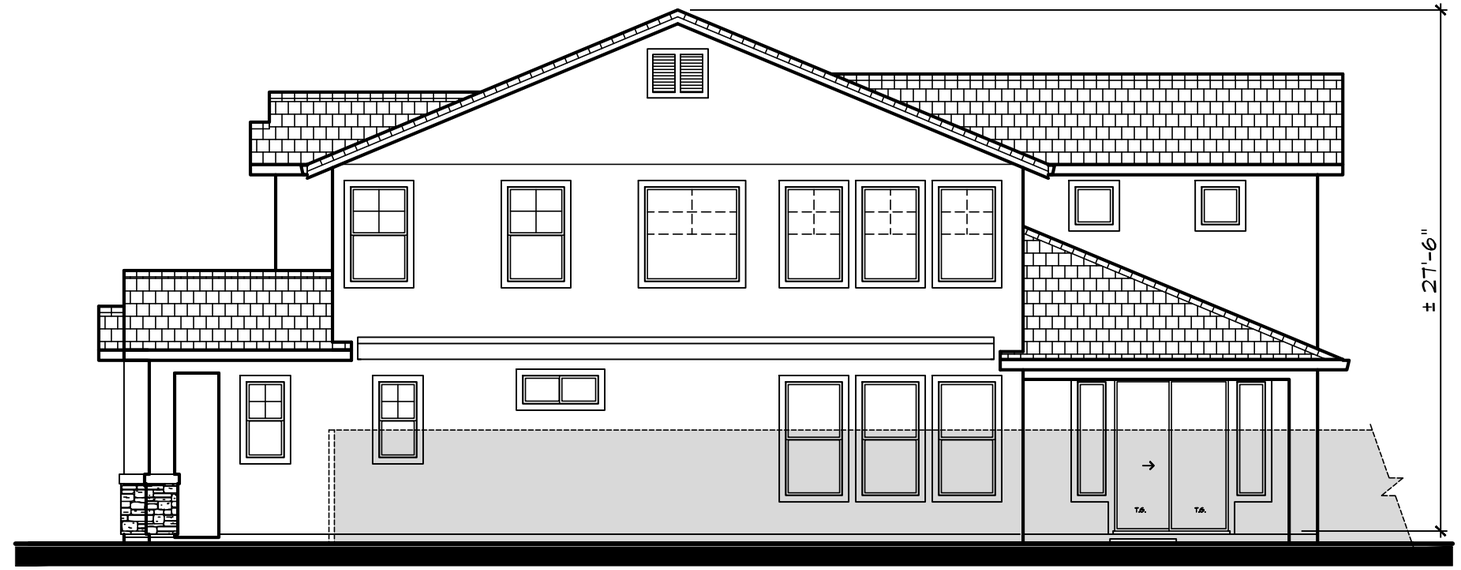
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'B'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

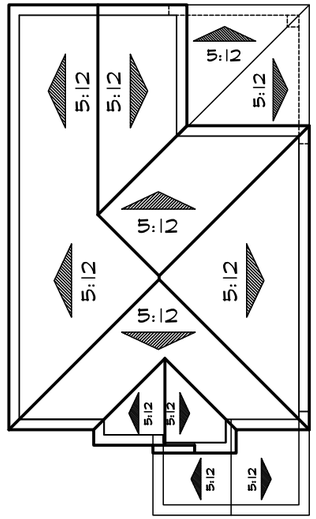
Plan 3
Elevations - 'B'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

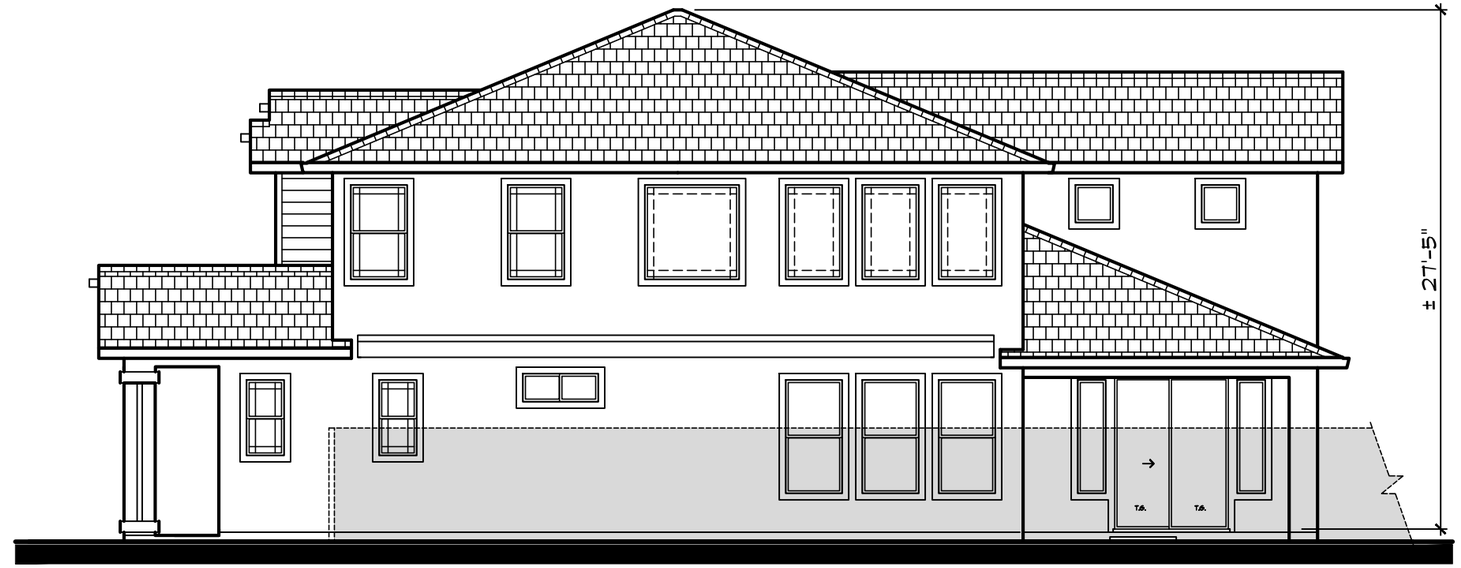
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'C'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

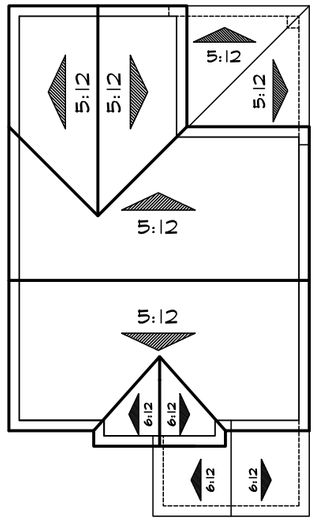
Plan 3
Elevations - 'C'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

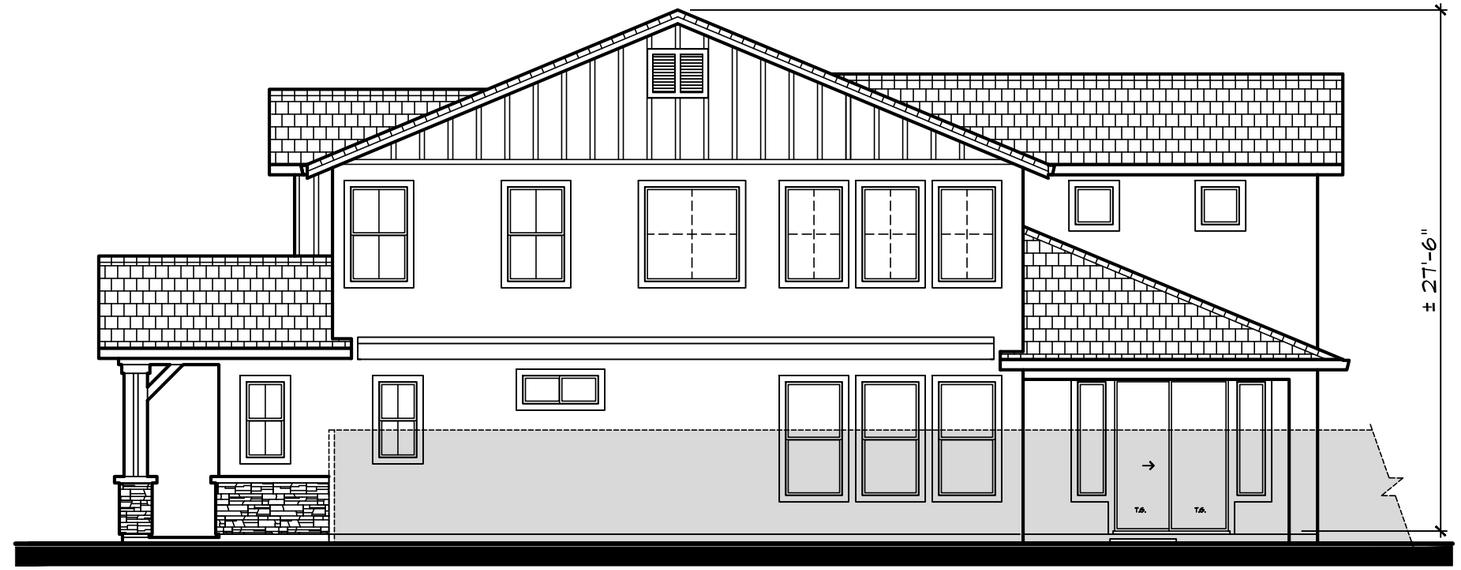
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'D'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 3
Elevations - 'D'

0 2 4 6 8 16

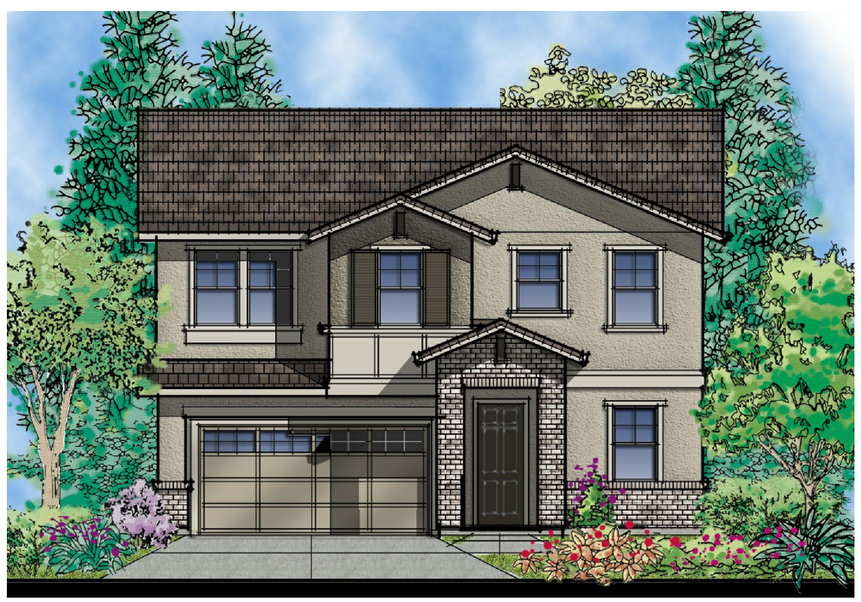
TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020

Elevation A
Spanish - Color Scheme #3

Elevation C
Craftsman - Color Scheme #12



Elevation B
French Country - Color Scheme #7

Elevation D
Bay Area Modern - Color Scheme #13

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FOAM CORBEL
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
WOOD TRIM
WOOD RAILING
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

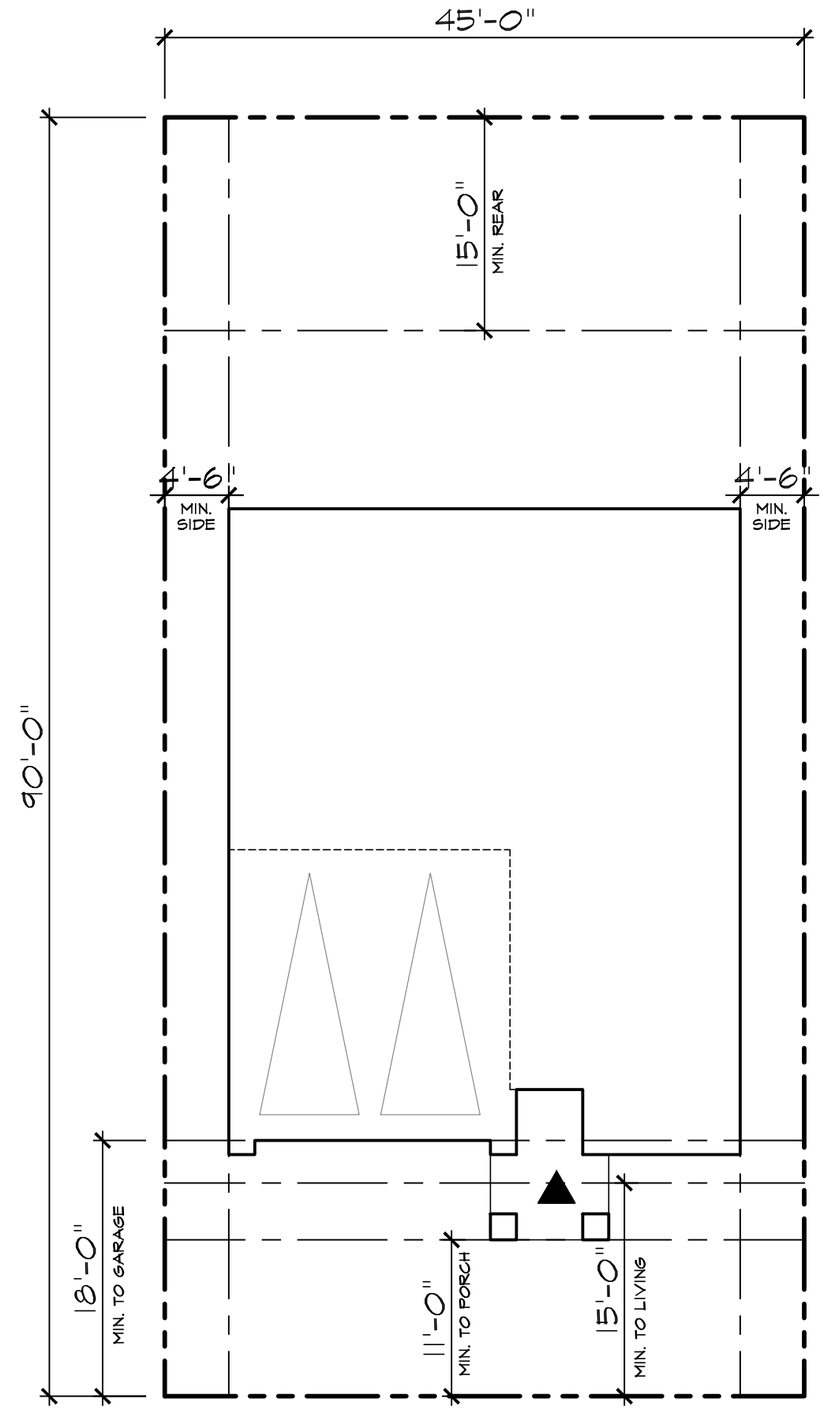
D FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

Plan 4
Front Elevations

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4'-6" MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	15' MIN.
PORCH SETBACK -	11' MIN.

Plan 4
Site Plan

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020

Plan 4
First Floor Plan

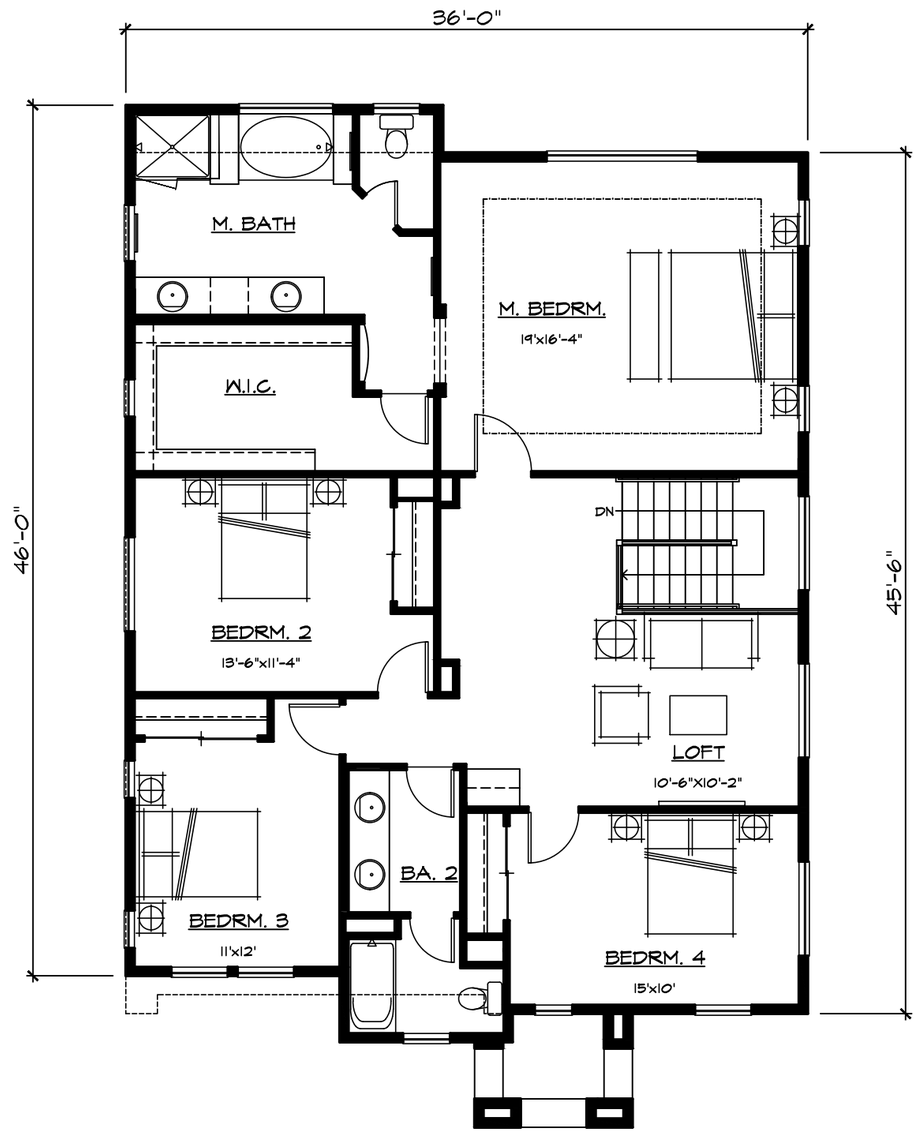
SQUARE FOOTAGE	
FIRST FLOOR	1178 SF
SECOND FLOOR	1605 SF
TOTAL LIVING AREA	2783 SF
GARAGE	419 SF
PORCH	70 SF
FOOTPRINT	1667 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 4
Second Floor Plan

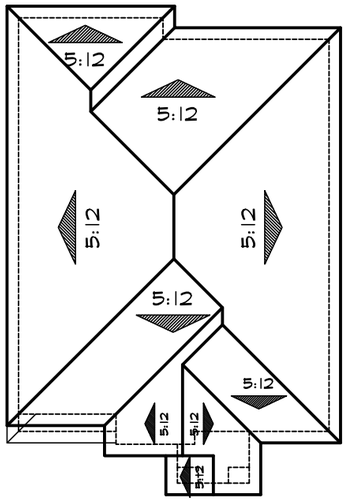
SQUARE FOOTAGE	
FIRST FLOOR	1178 SF
SECOND FLOOR	1605 SF
TOTAL LIVING AREA	2783 SF
GARAGE	419 SF
PORCH	70 SF
FOOTPRINT	1667 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

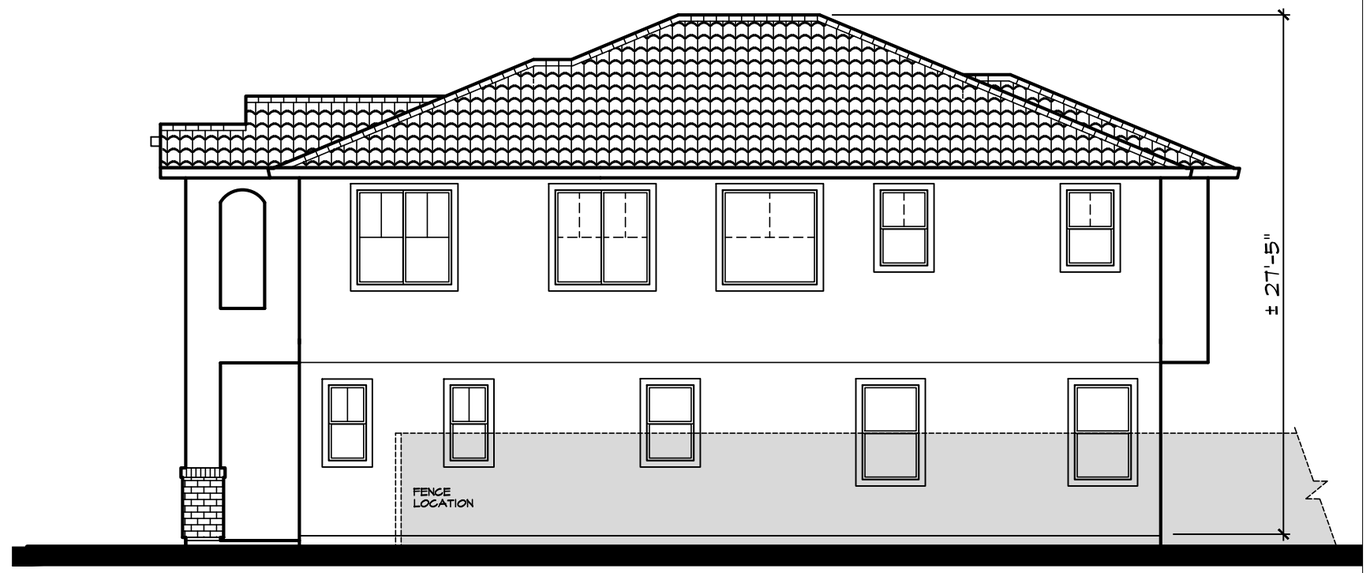
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020

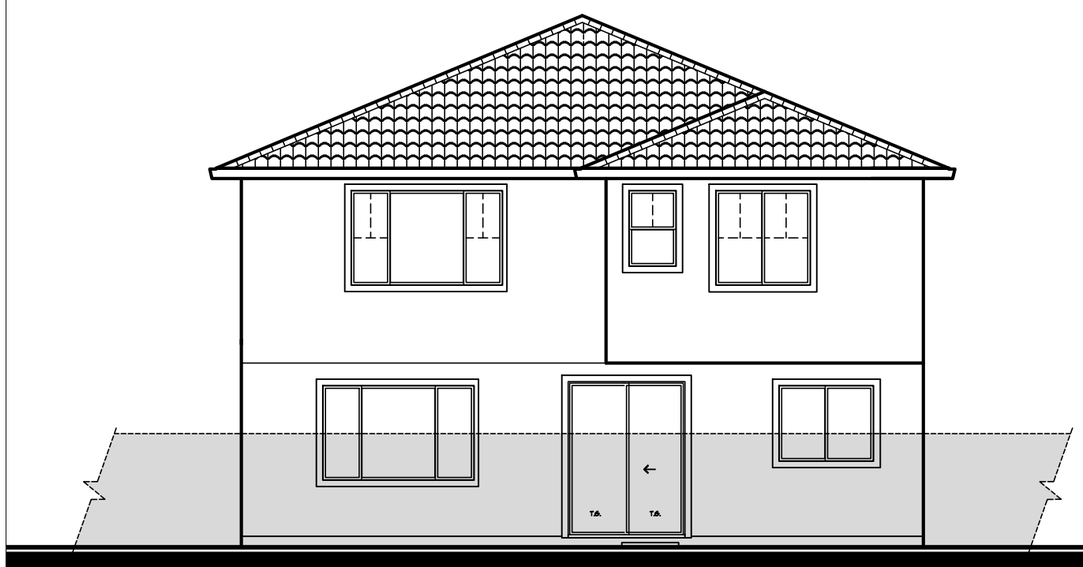


Roof Plan 'A'

0 2 4 6 8 16



Right



Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

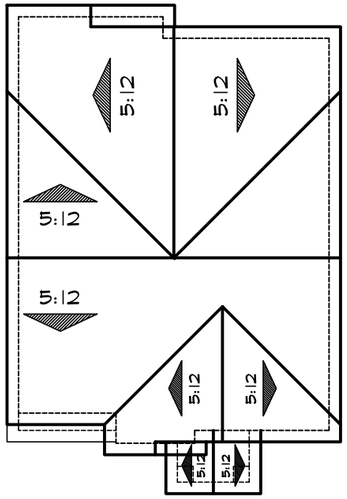
Plan 4
Elevations - 'A'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

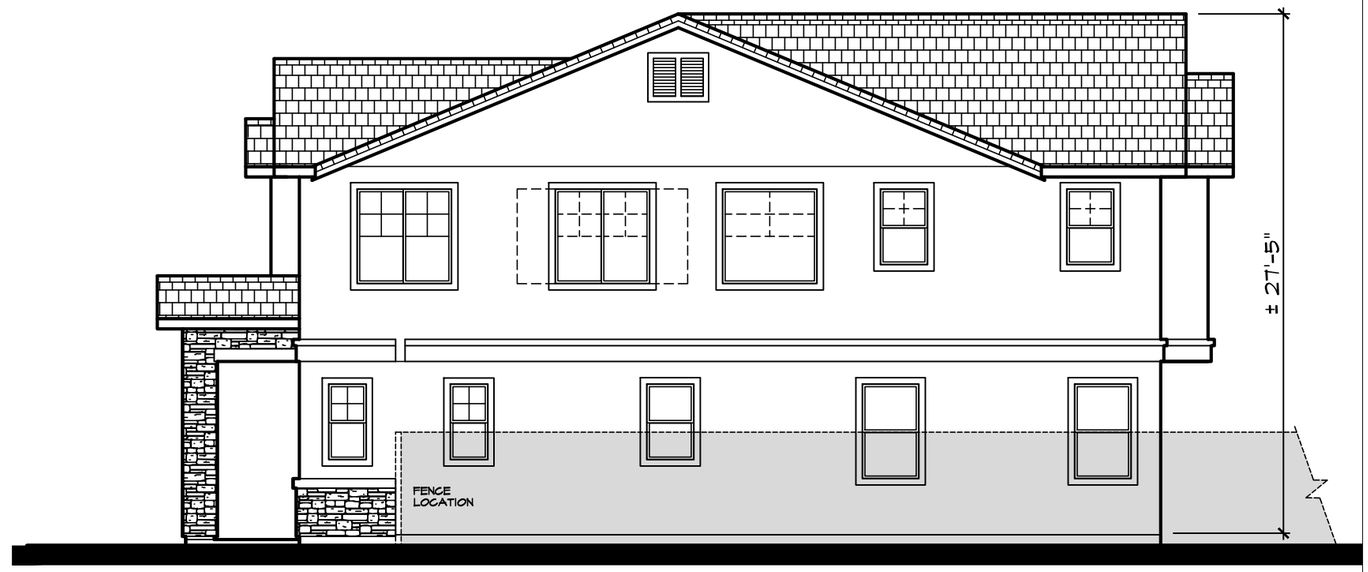
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'B'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

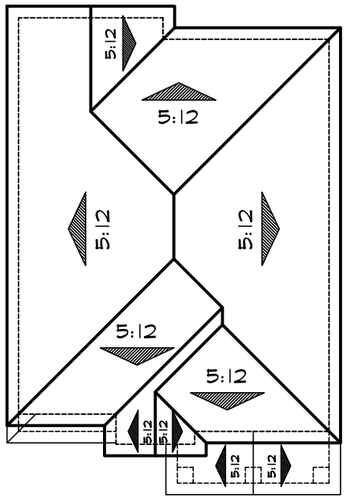
Plan 4
Elevations - 'B'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

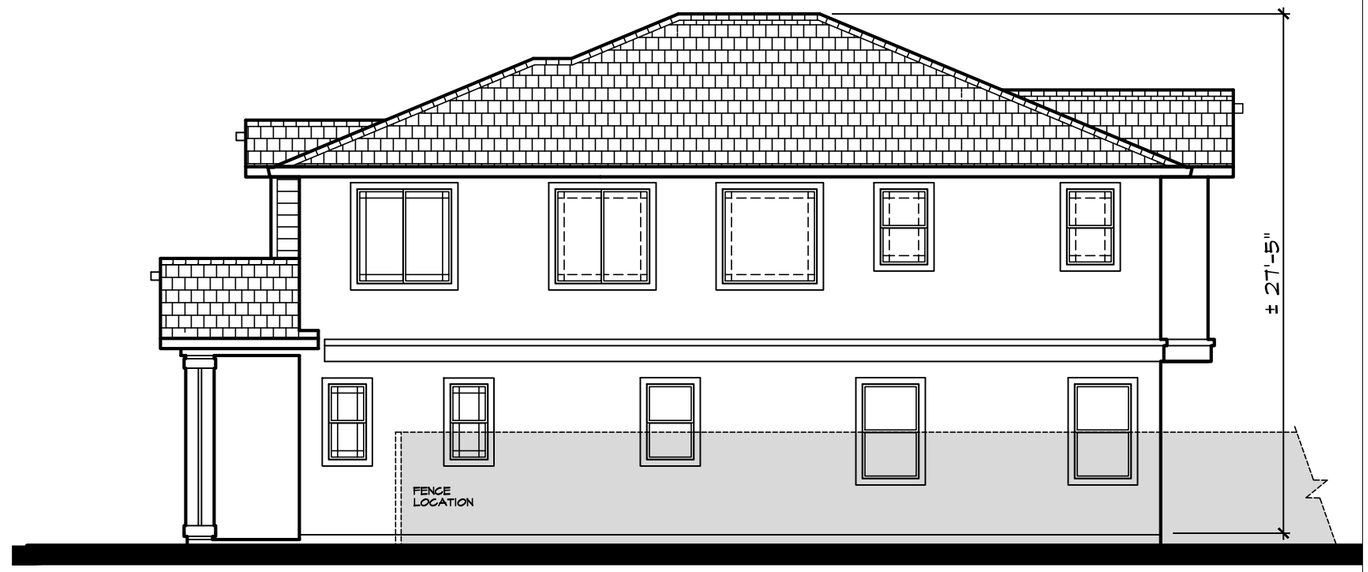
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'C'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

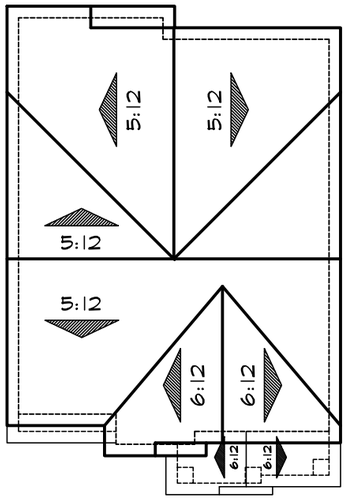
Plan 4
Elevations - 'C'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

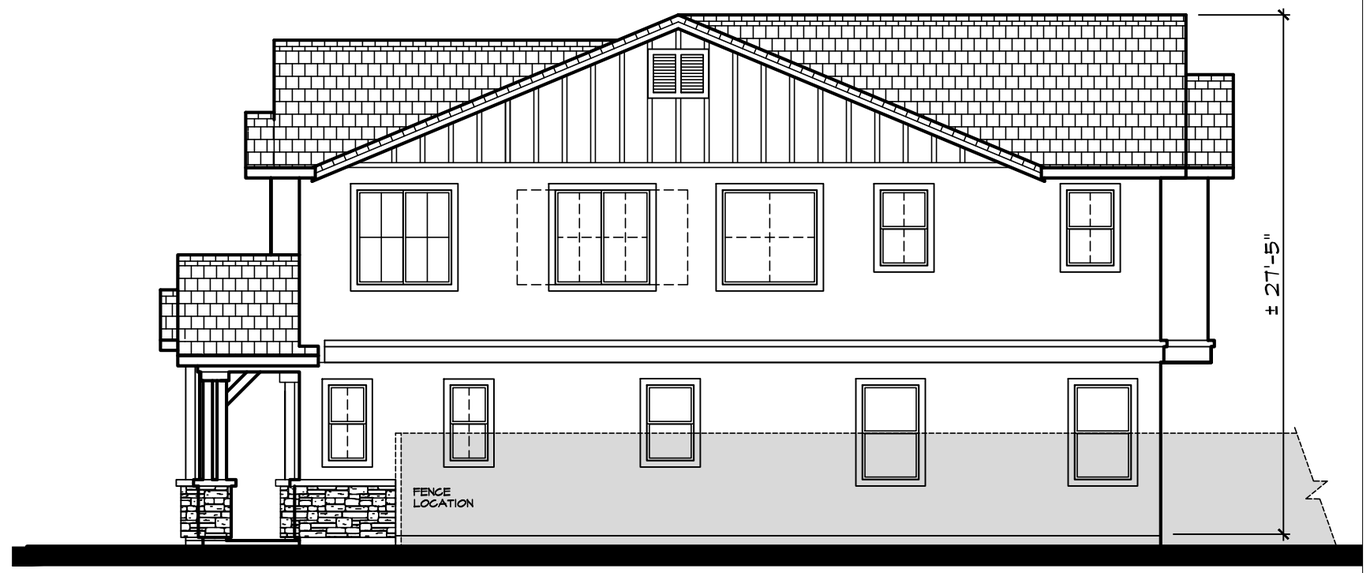
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'D'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 4
Elevations - 'D'

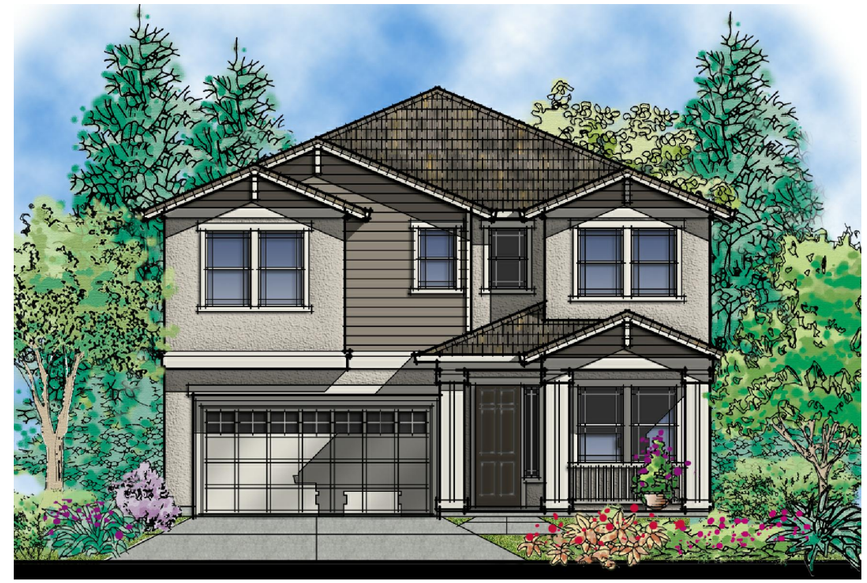
0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020

Elevation A
Spanish - Color Scheme #1



Elevation C
Craftsman - Color Scheme #9

Elevation B
French Country - Color Scheme #8

Elevation D
Bay Area Modern - Color Scheme #14

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FOAM CORBEL
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
WOOD TRIM
WOOD RAILING
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

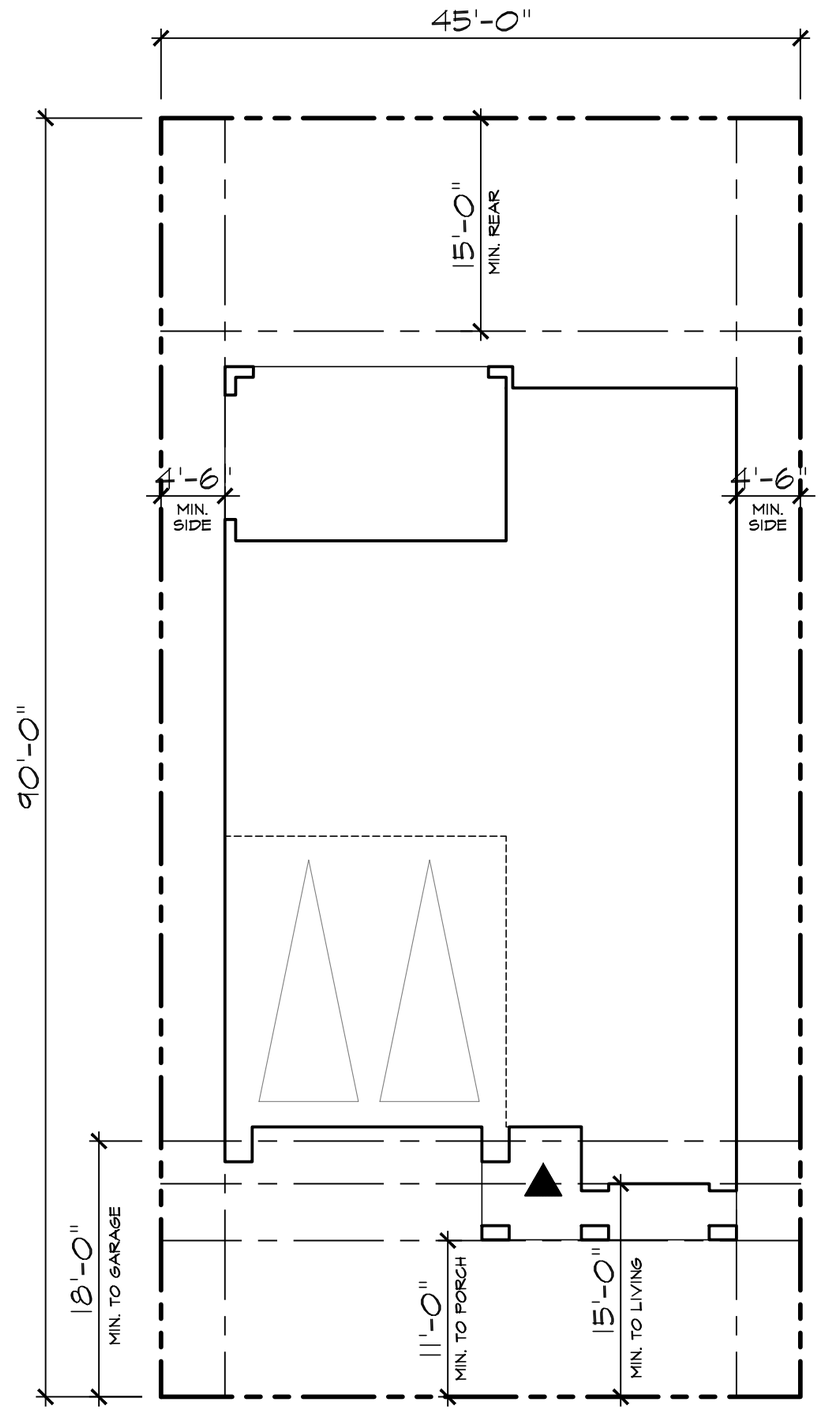
D FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

Plan 5
Front Elevations

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4'-6" MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	15' MIN.
PORCH SETBACK -	11' MIN.

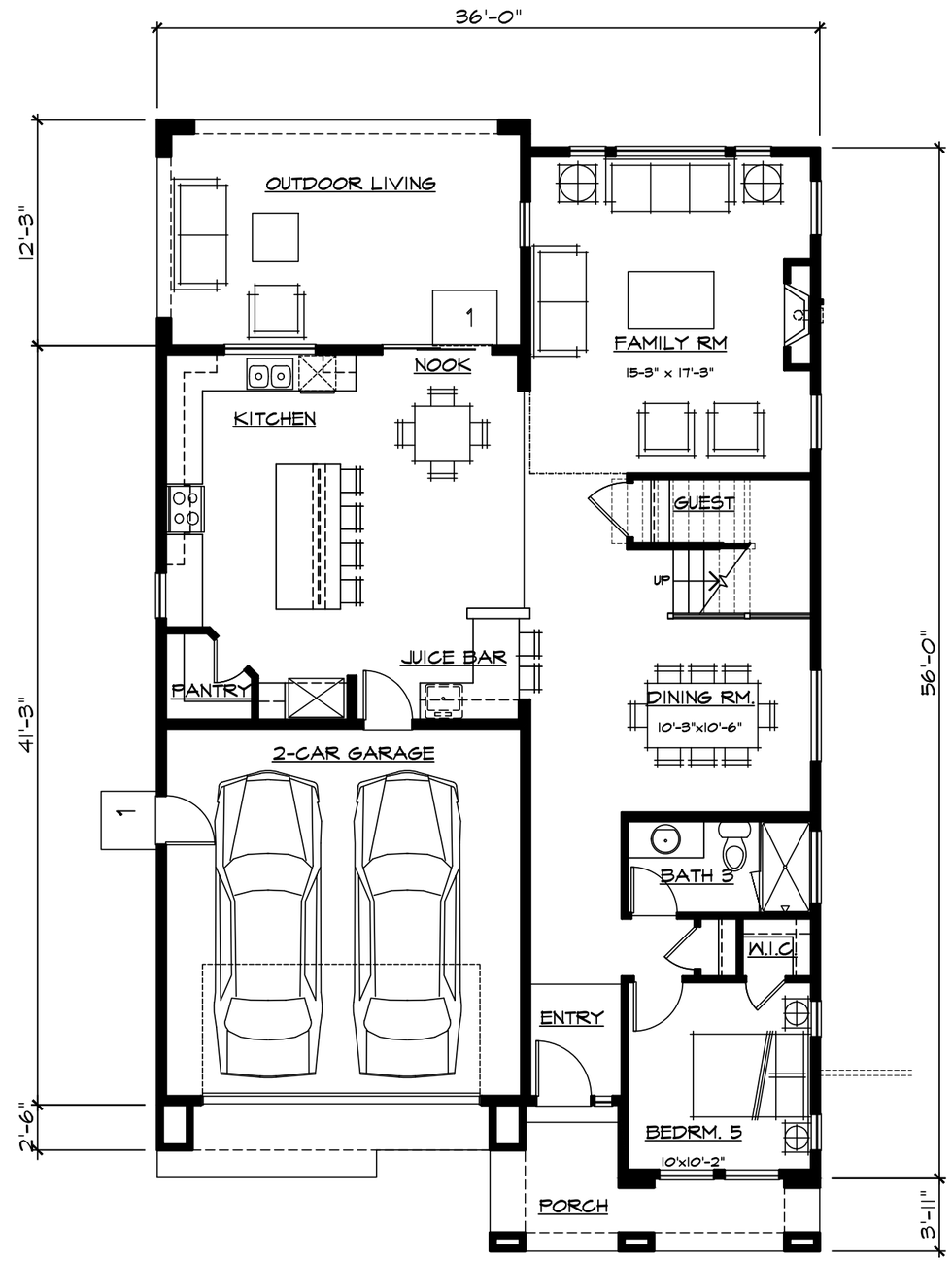
Plan 5
Site Plan

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 5
First Floor Plan

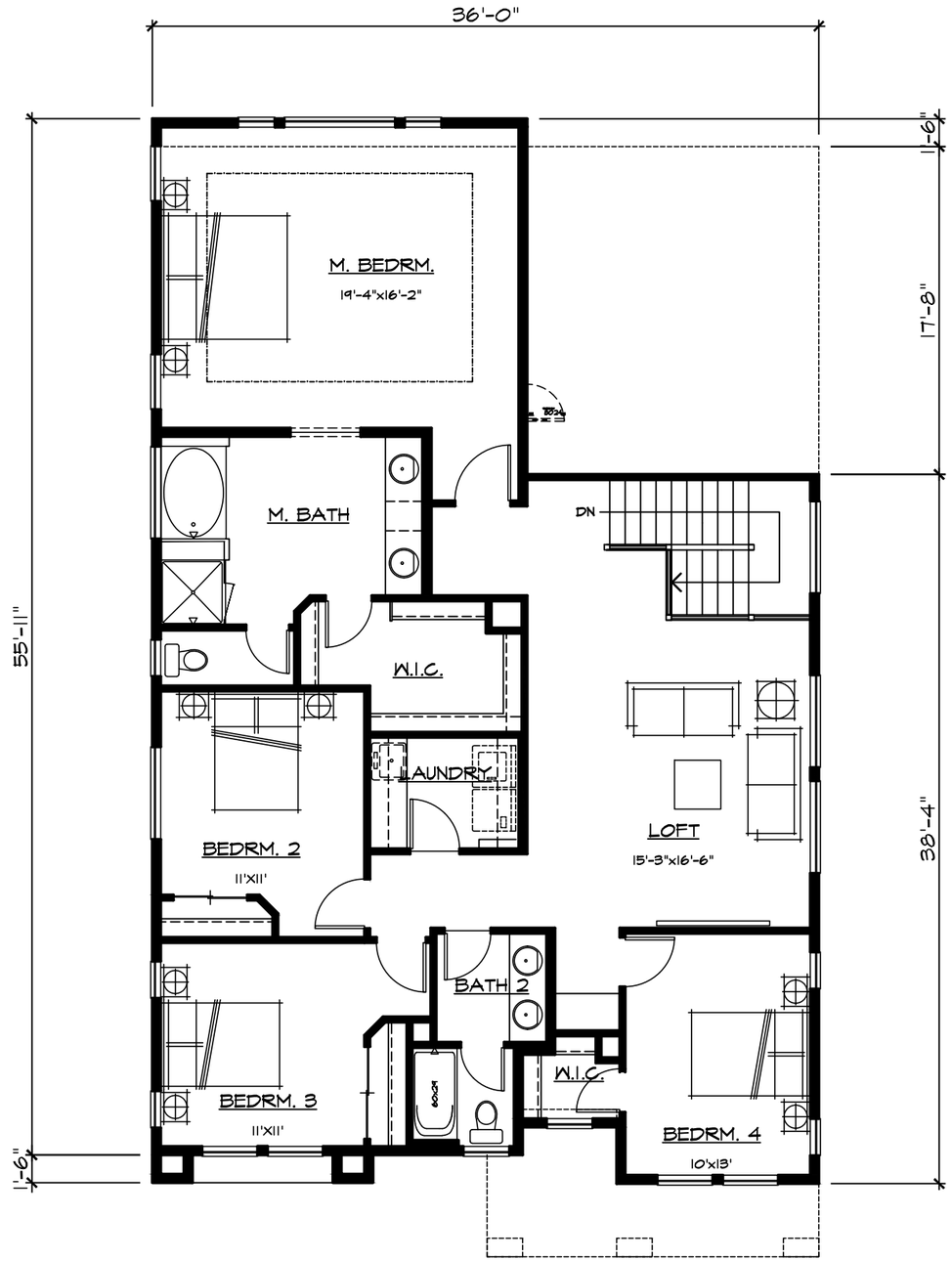
SQUARE FOOTAGE	
FIRST FLOOR	1298 SF
SECOND FLOOR	1665 SF
TOTAL LIVING AREA	2963 SF
GARAGE	405 SF
PORCH	99 SF
OUTDOOR LIVING	243 SF
FOOTPRINT	2045 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 5
Second Floor Plan

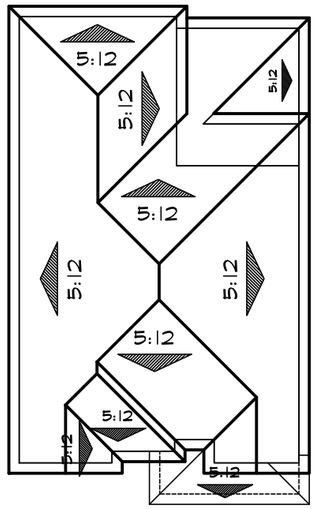
SQUARE FOOTAGE	
FIRST FLOOR	1298 SF
SECOND FLOOR	1665 SF
TOTAL LIVING AREA	2963 SF
GARAGE	405 SF
PORCH	99 SF
OUTDOOR LIVING	243 SF
FOOTPRINT	2045 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

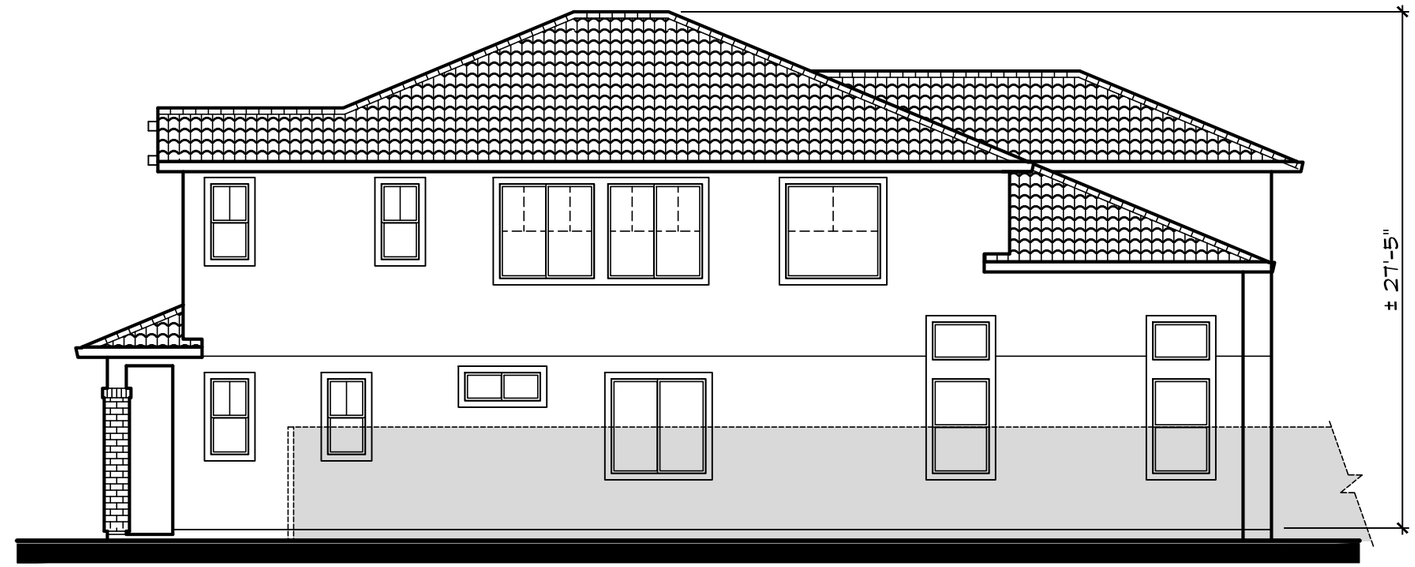
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



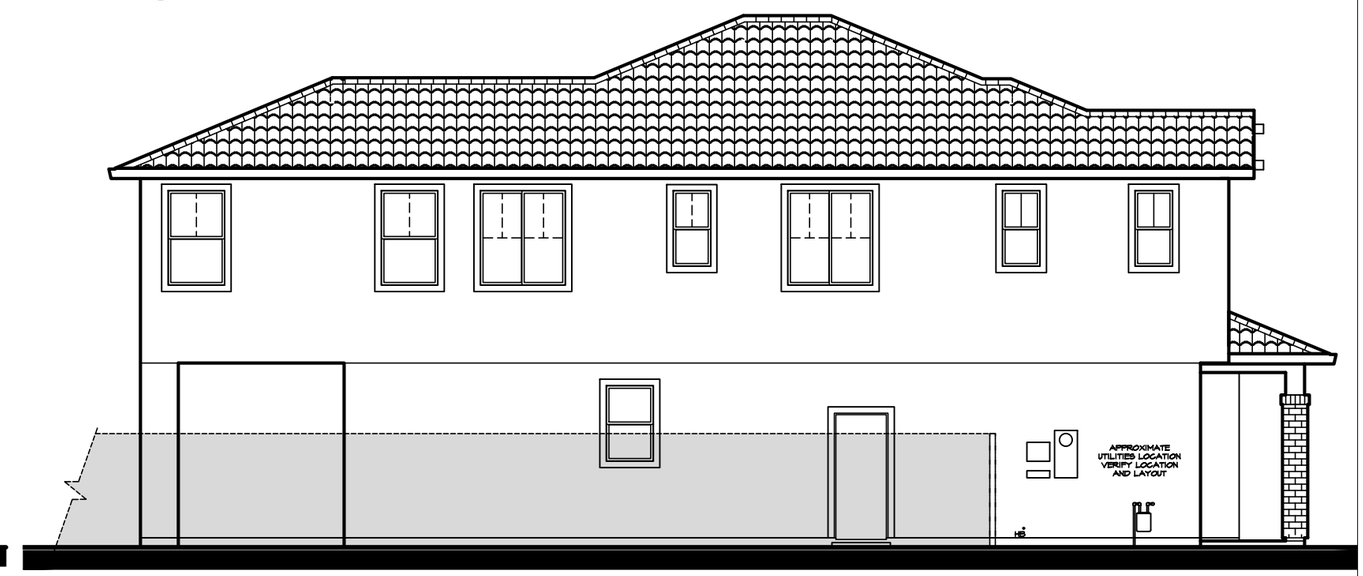
Roof Plan 'A'

0 2 4 6 8 16



Right

Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

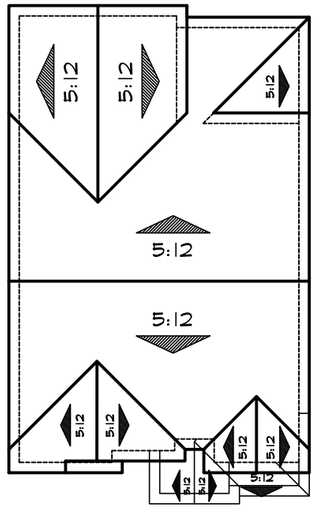
Plan 5
Elevations - 'A'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'B'

0 2 4 6 8 16

Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

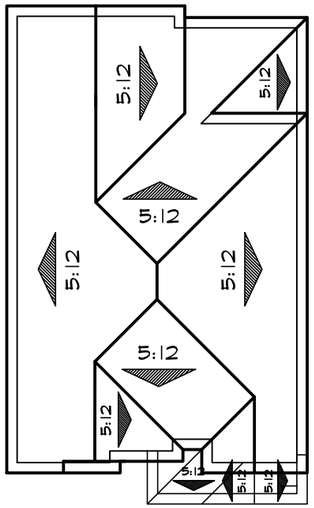
Plan 5
Elevations - 'B'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

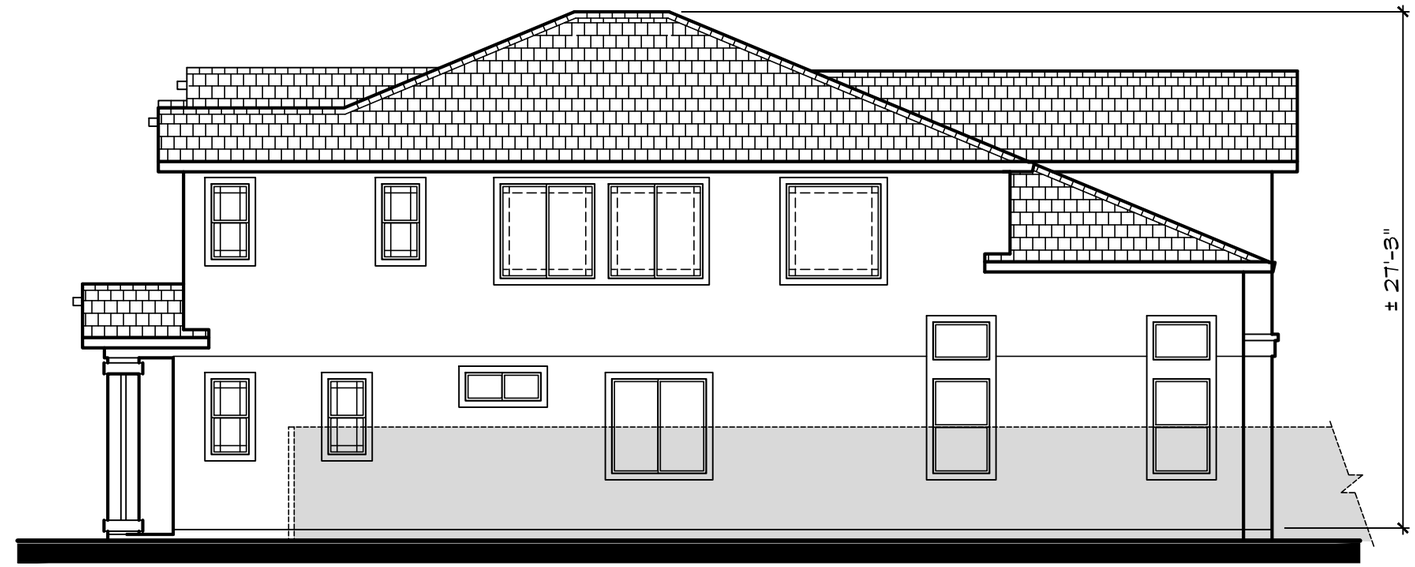
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



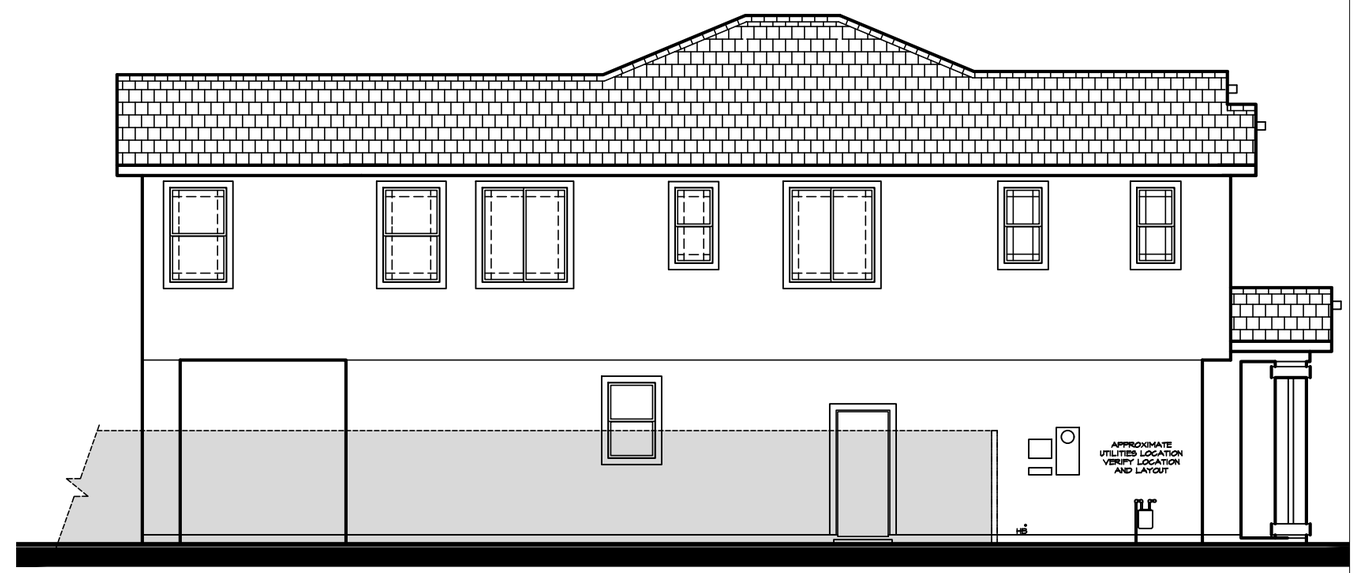
Roof Plan 'C'

0 2 4 6 8 16



Right

Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

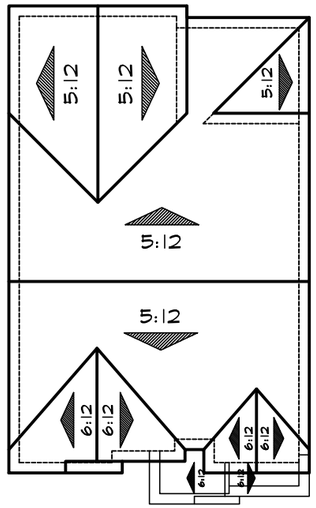
Plan 5
Elevations - 'C'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'D'

0 2 4 6 8 16

Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 5
Elevations - 'D'

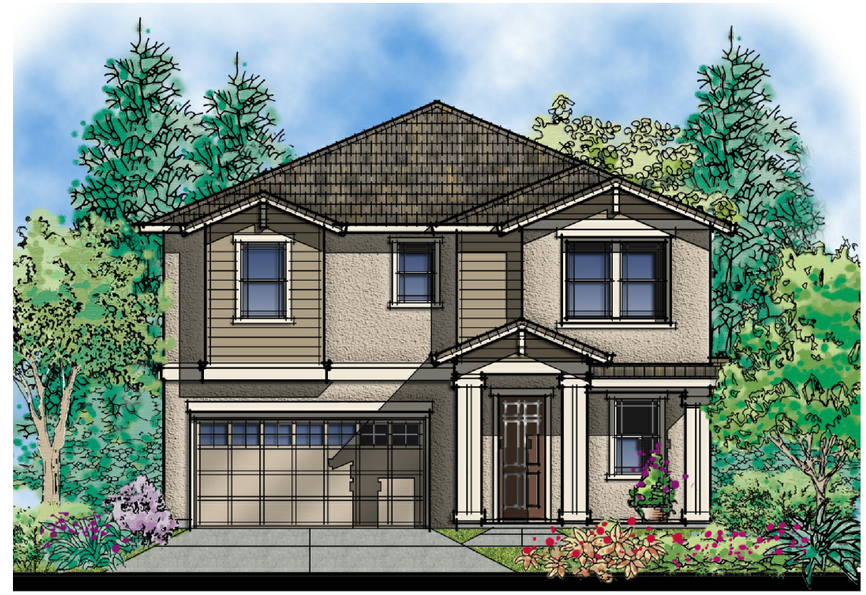
0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020

Elevation A
Spanish - Color Scheme #2



Elevation C
Craftsman - Color Scheme #11

Elevation B
French Country - Color Scheme #6

Elevation D
Bay Area Modern - Color Scheme #15

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FOAM CORBEL
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
WOOD TRIM
WOOD RAILING
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

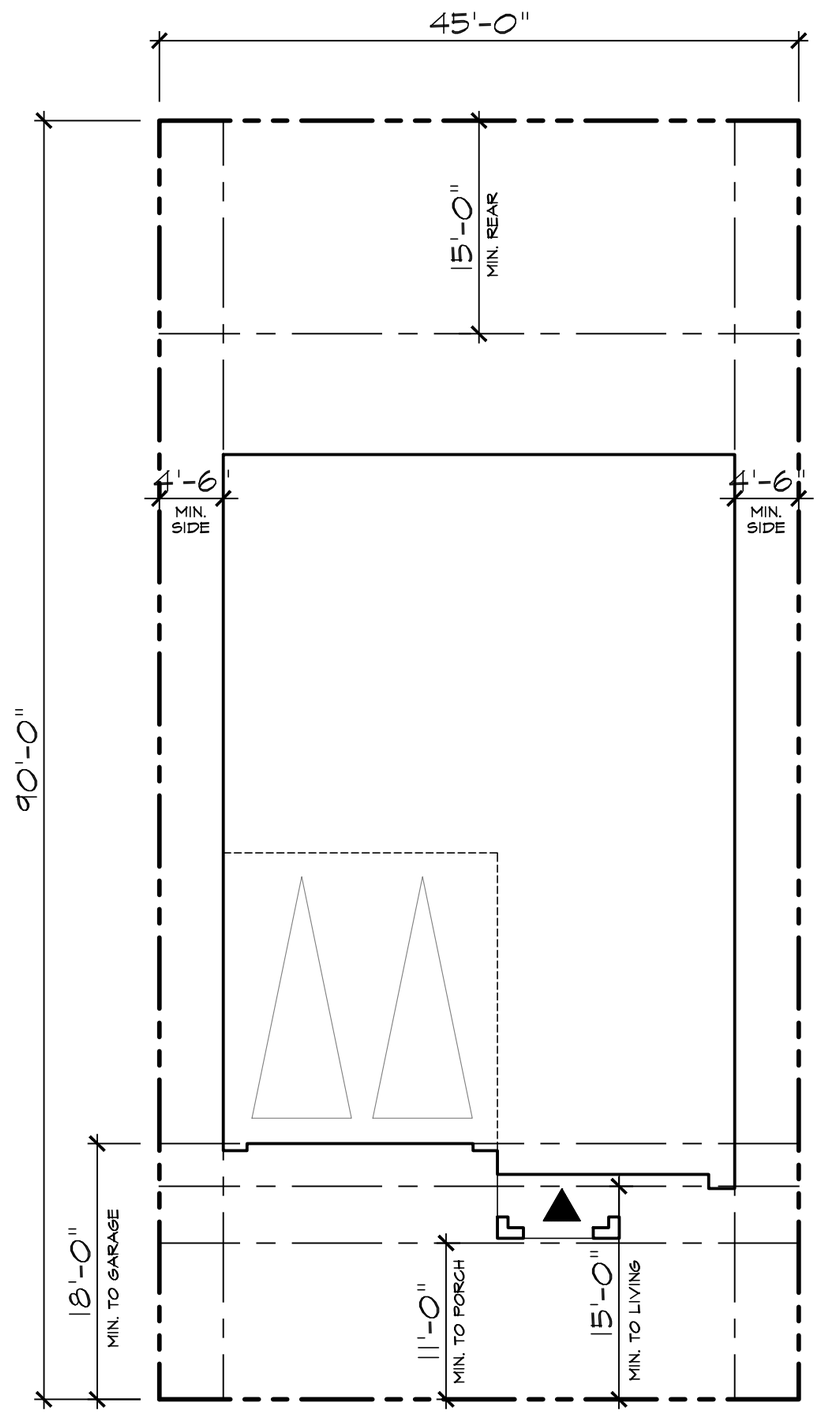
D FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

Plan 6
Front Elevations

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4'-6" MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	15' MIN.
PORCH SETBACK -	11' MIN.

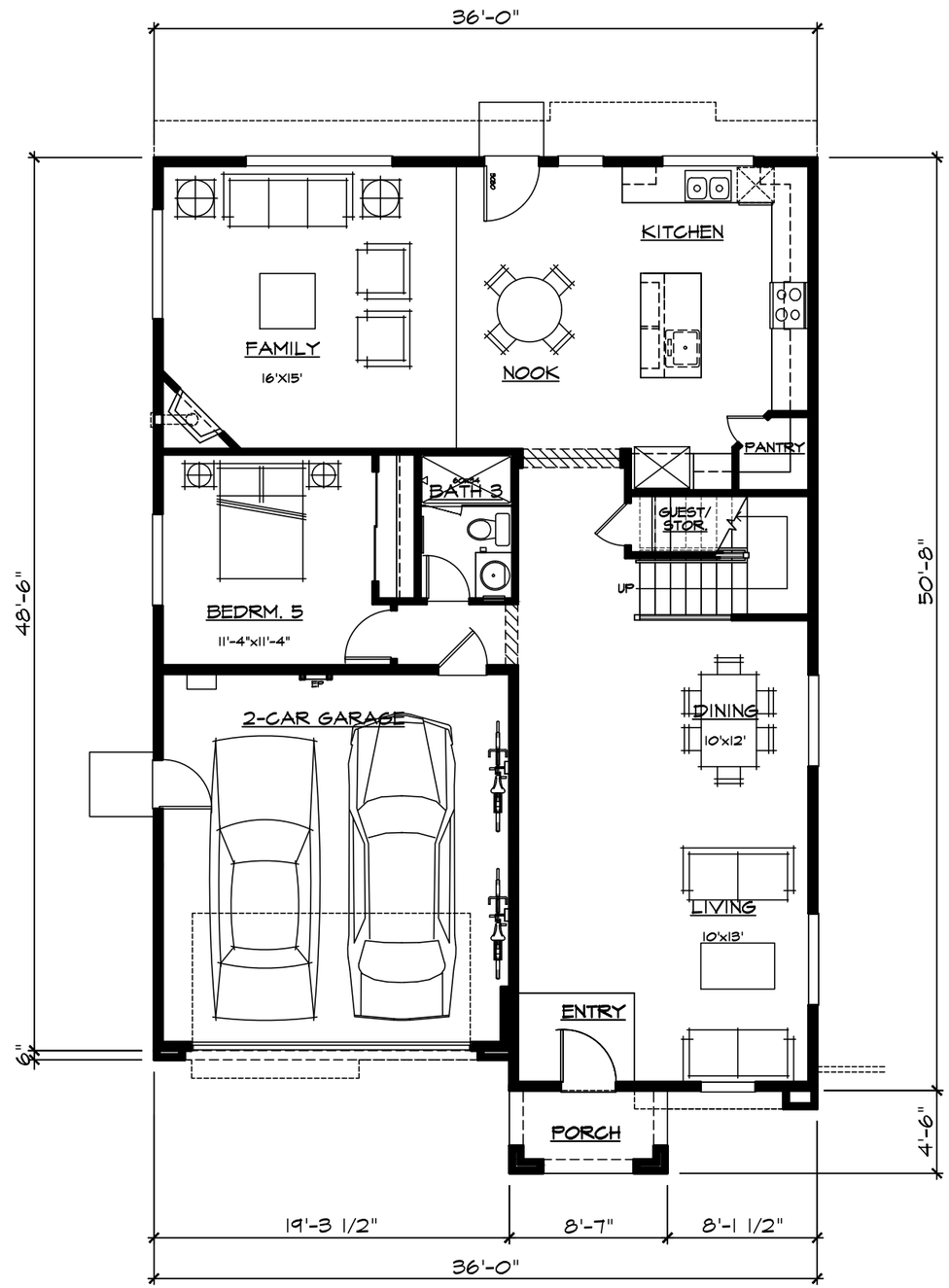
Plan 6
Site Plan

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 6
First Floor Plan

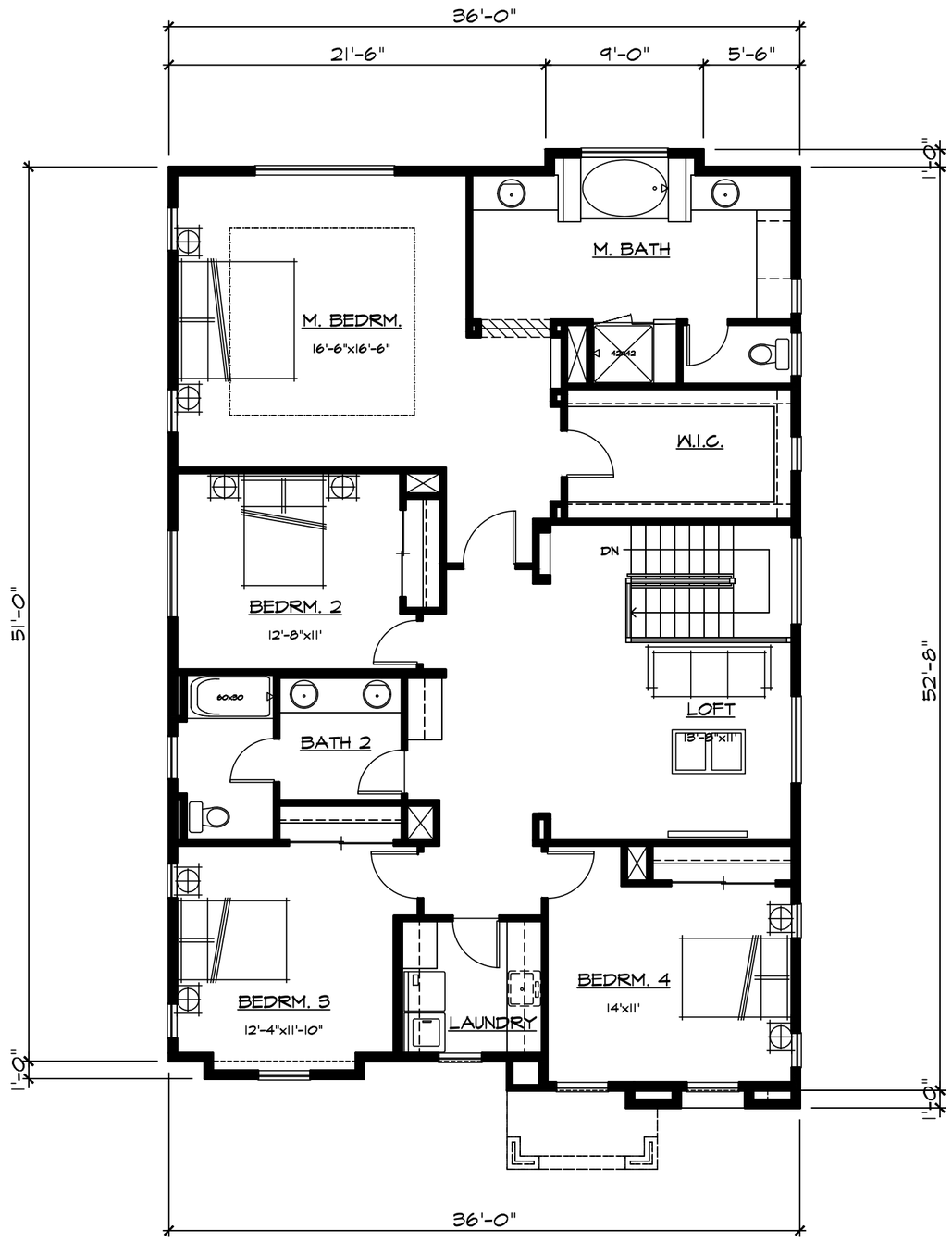
SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1830 SF
TOTAL LIVING AREA	3218 SF
GARAGE	395 SF
PORCH	39 SF
FOOTPRINT	1822 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



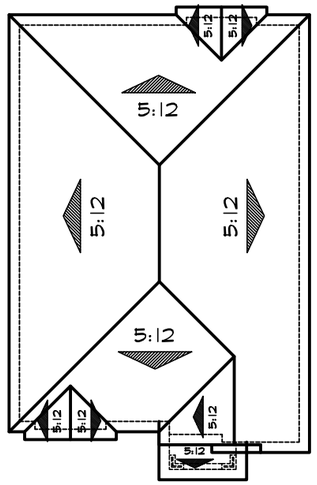
Plan 6
Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1830 SF
TOTAL LIVING AREA	3218 SF
GARAGE	395 SF
PORCH	39 SF
FOOTPRINT	1822 SF

0 2 4 6 8 16

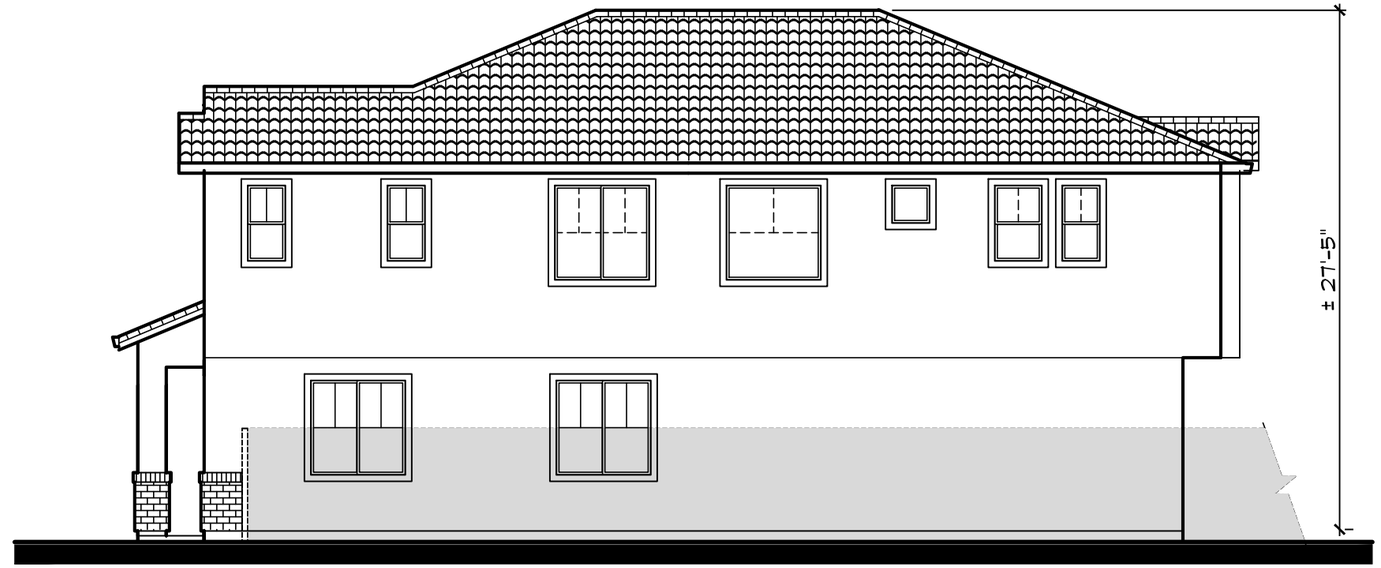
TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY DESIGN GROUP
Discovery Builders Inc.
Date 11/20/2020



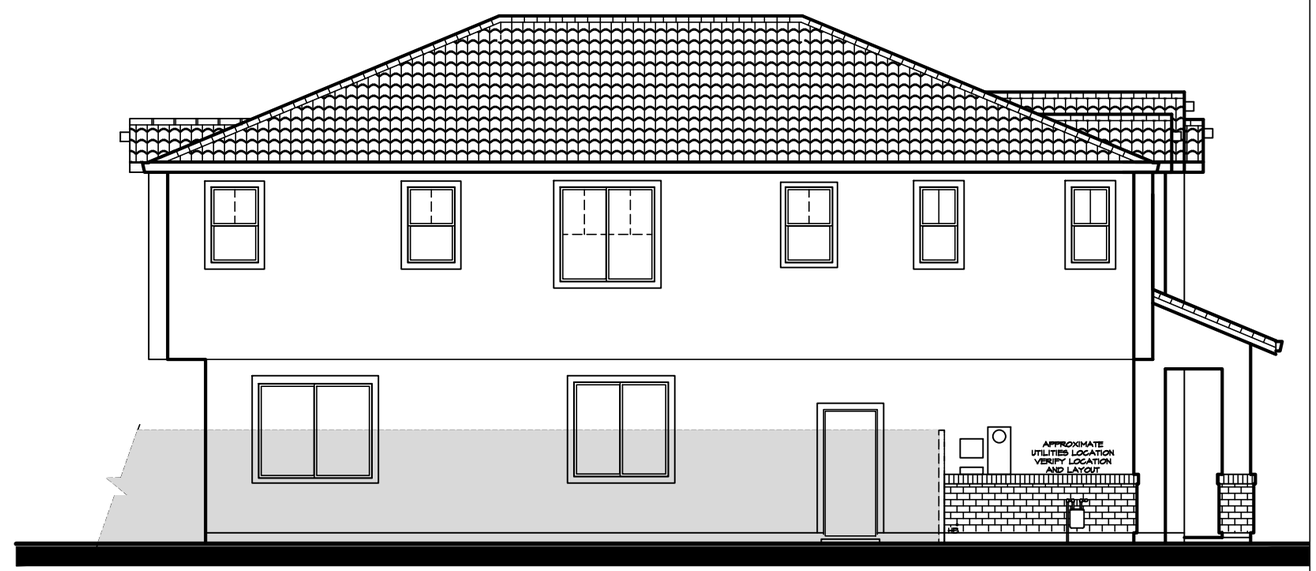
Roof Plan 'A'

0 2 4 6 8 16



Right

Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

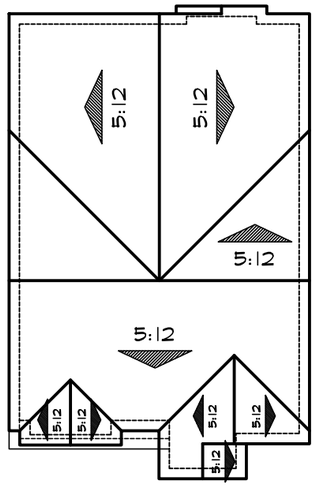
Plan 6
Elevations - 'A'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'B'

0 2 4 6 8 16

Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

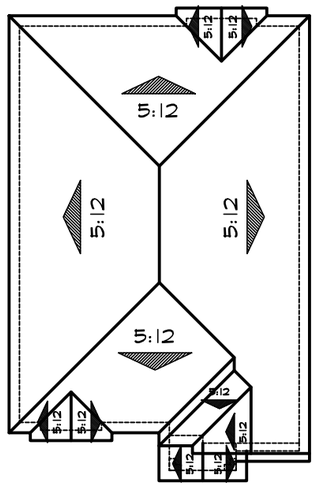
Plan 6
Elevations - 'B'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

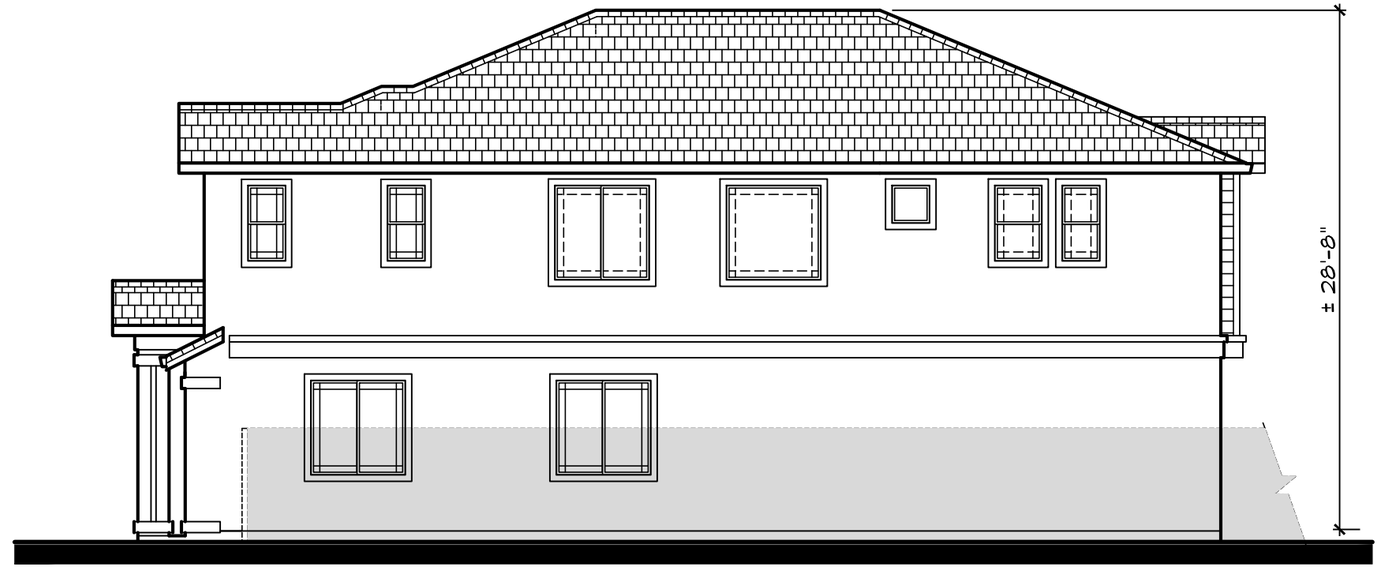
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



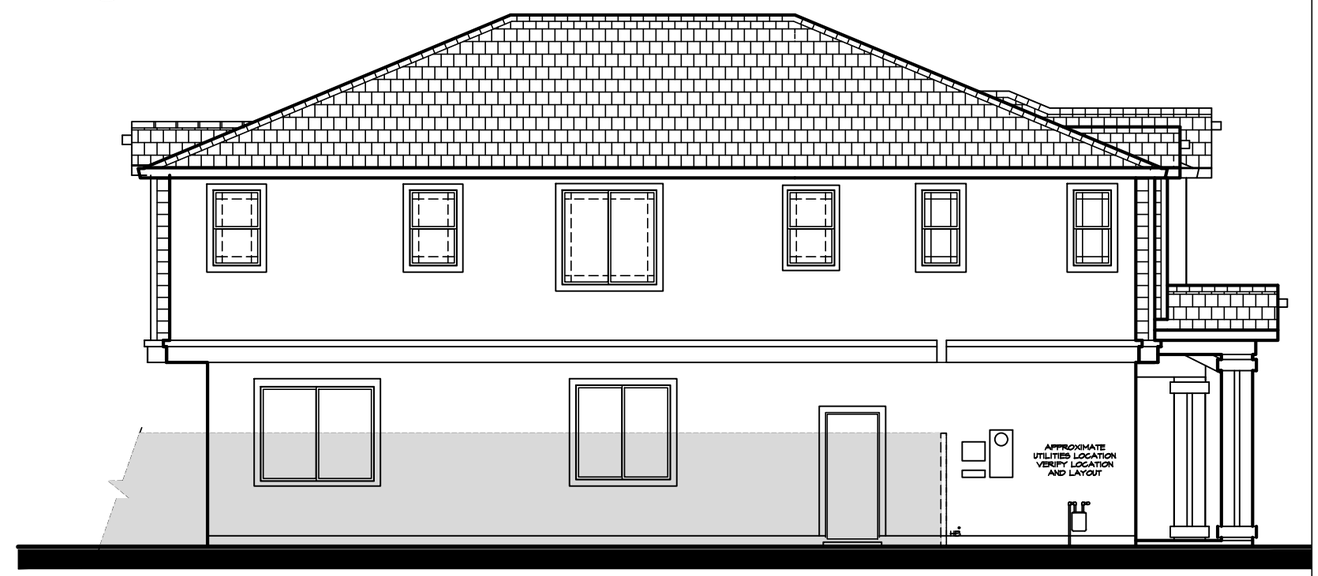
Roof Plan 'C'

0 2 4 6 8 16



Right

Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

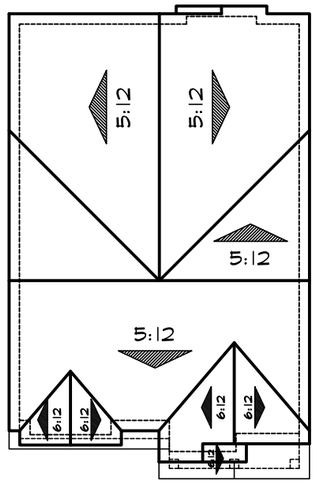
Plan 6
Elevations - 'C'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'D'

0 2 4 6 8 16

Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 6
Elevations - 'D'

0 2 4 6 8 16

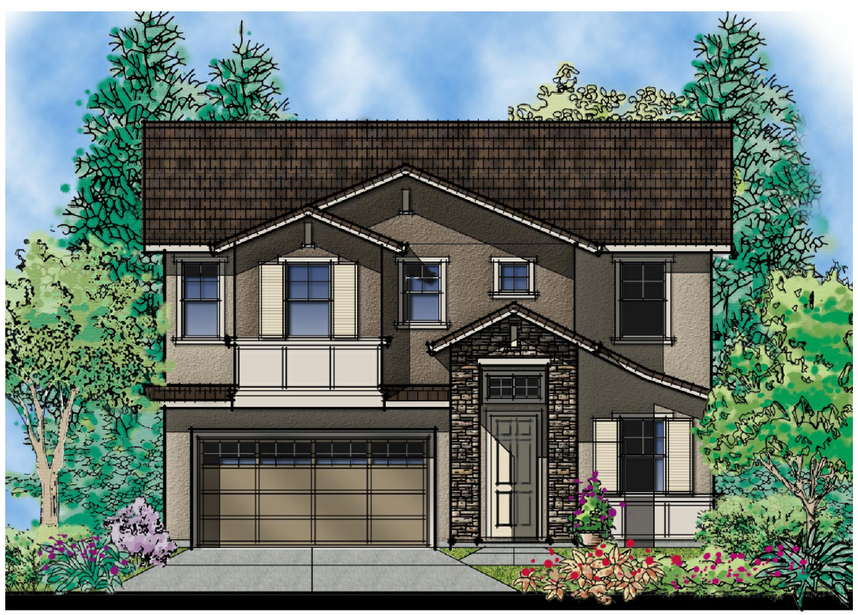
TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

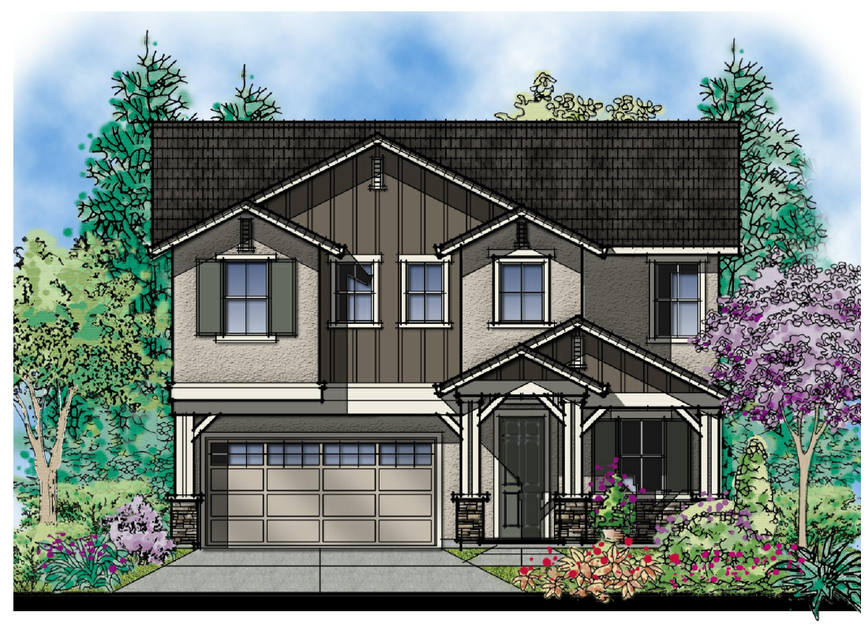
Discovery Builders Inc.
Date 11/20/2020

Elevation A
Spanish - Color Scheme #3

Elevation C
Craftsman - Color Scheme #12



Elevation B
French Country - Color Scheme #5



Elevation D
Bay Area Modern - Color Scheme #13

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FOAM CORBEL
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
WOOD TRIM
WOOD RAILING
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

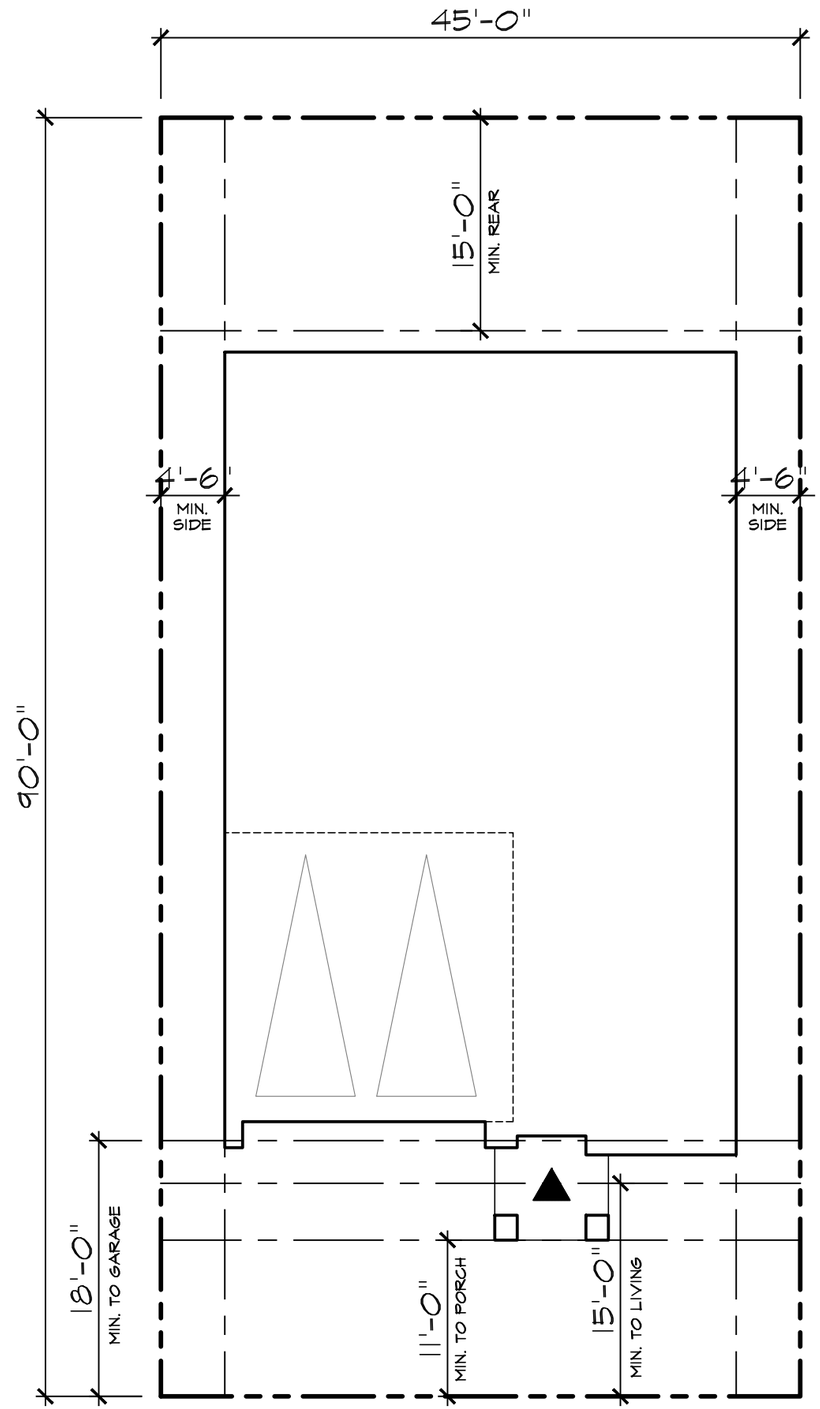
D FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

Plan 7
Front Elevations

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4'-6" MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	15' MIN.
PORCH SETBACK -	11' MIN.

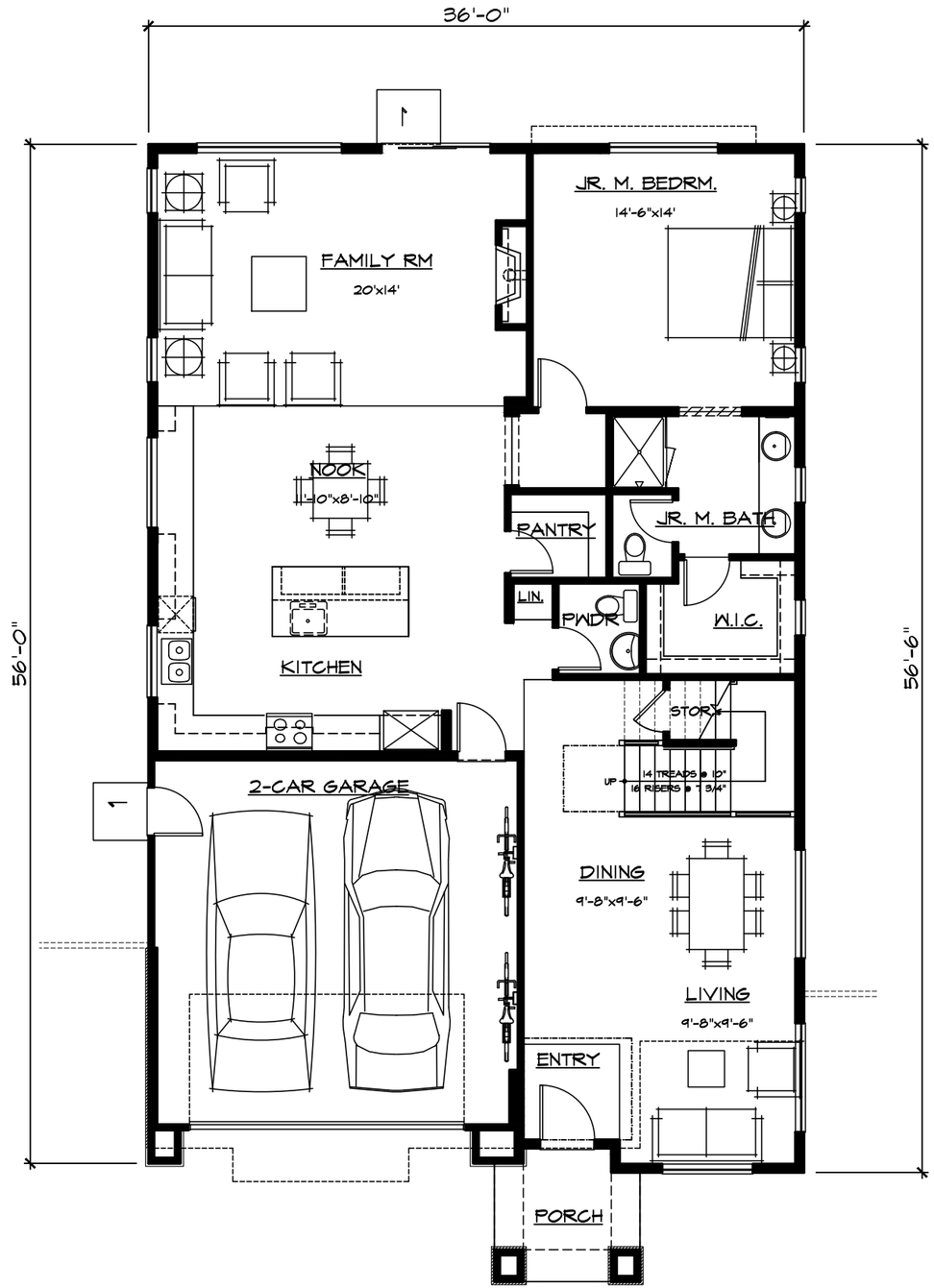
Plan 7
Site Plan

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 7
First Floor Plan

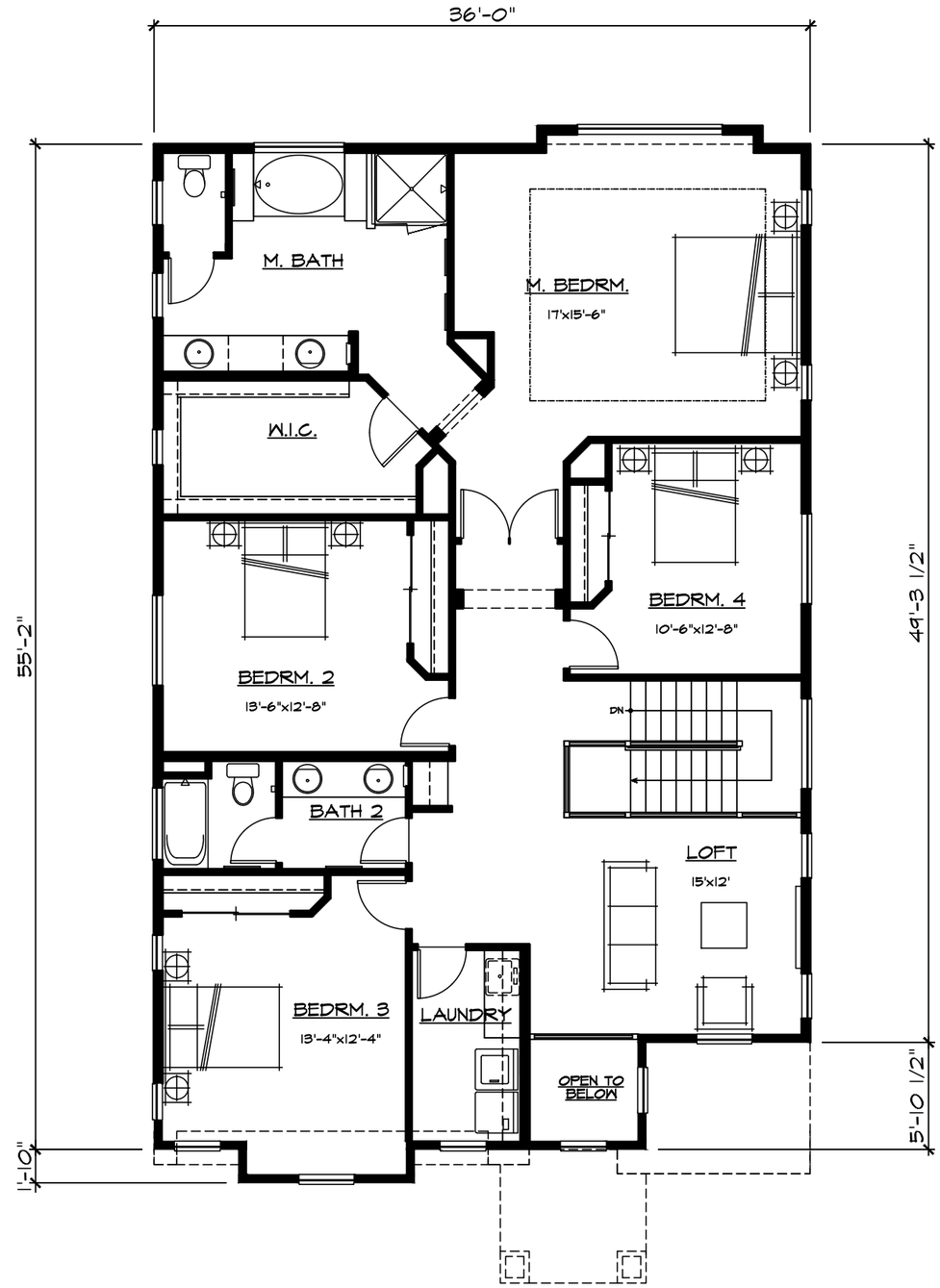
SQUARE FOOTAGE	
FIRST FLOOR	1567 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3417 SF
PORCH	55 SF
GARAGE	413 SF
FOOTPRINT	2035 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 7
Second Floor Plan

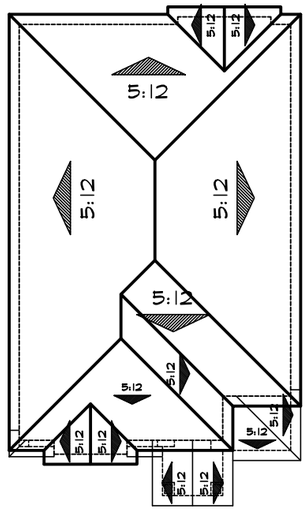
SQUARE FOOTAGE	
FIRST FLOOR	1567 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3417 SF
PORCH	55 SF
GARAGE	413 SF
FOOTPRINT	2035 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

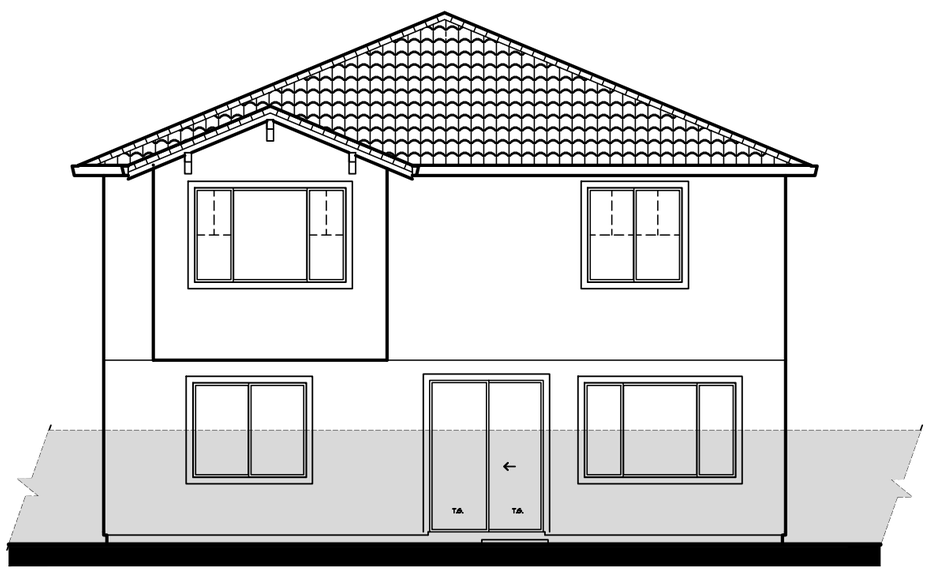
Discovery Builders Inc.
Date 11/20/2020



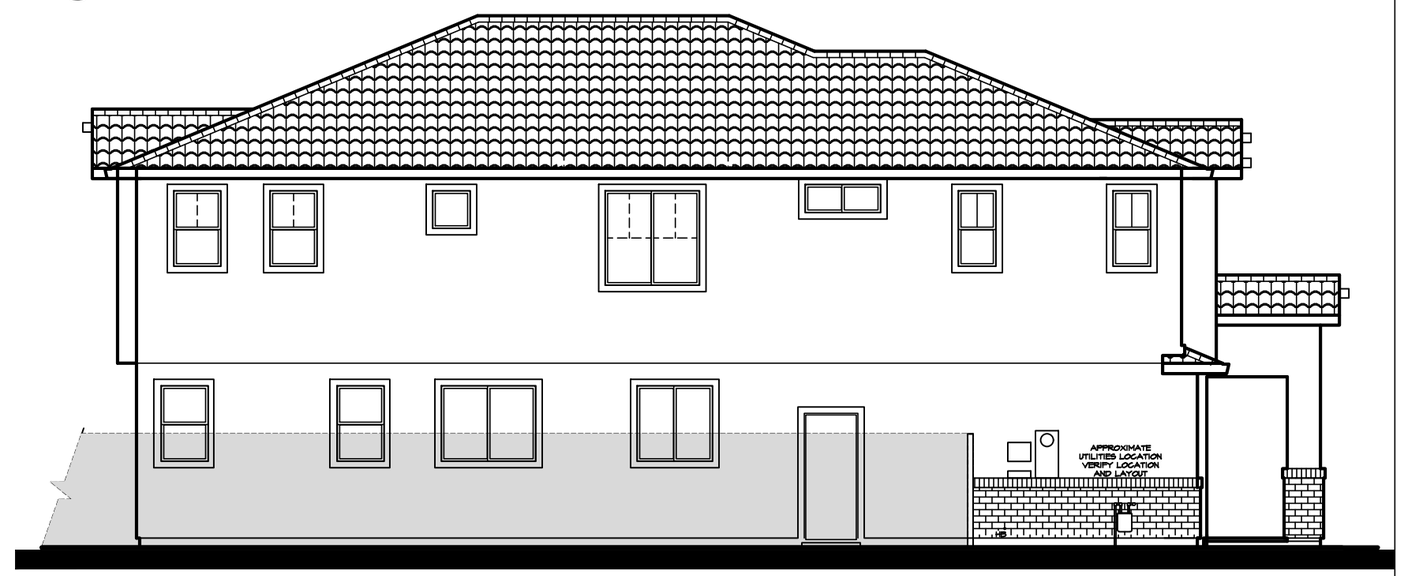
Roof Plan 'A'

0 2 4 6 8 16

Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

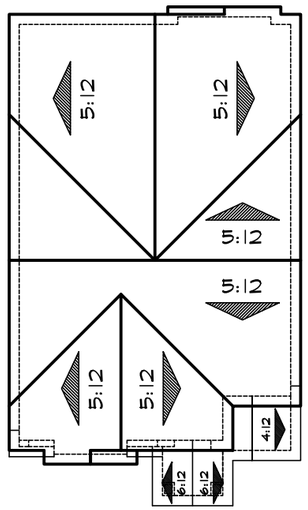
Plan 7
Elevations - 'A'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'B'

Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

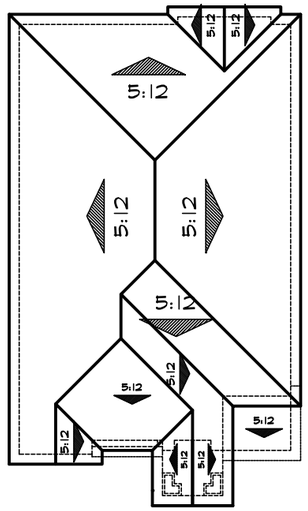
Plan 7
Elevations - 'B'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

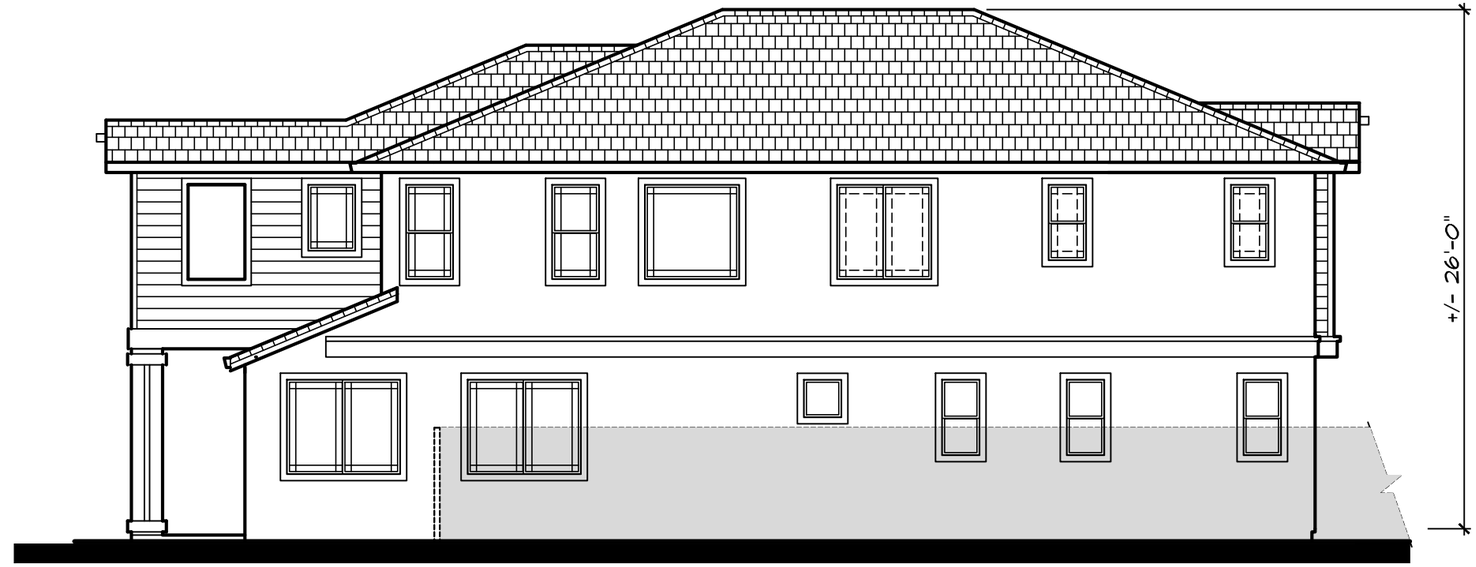
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



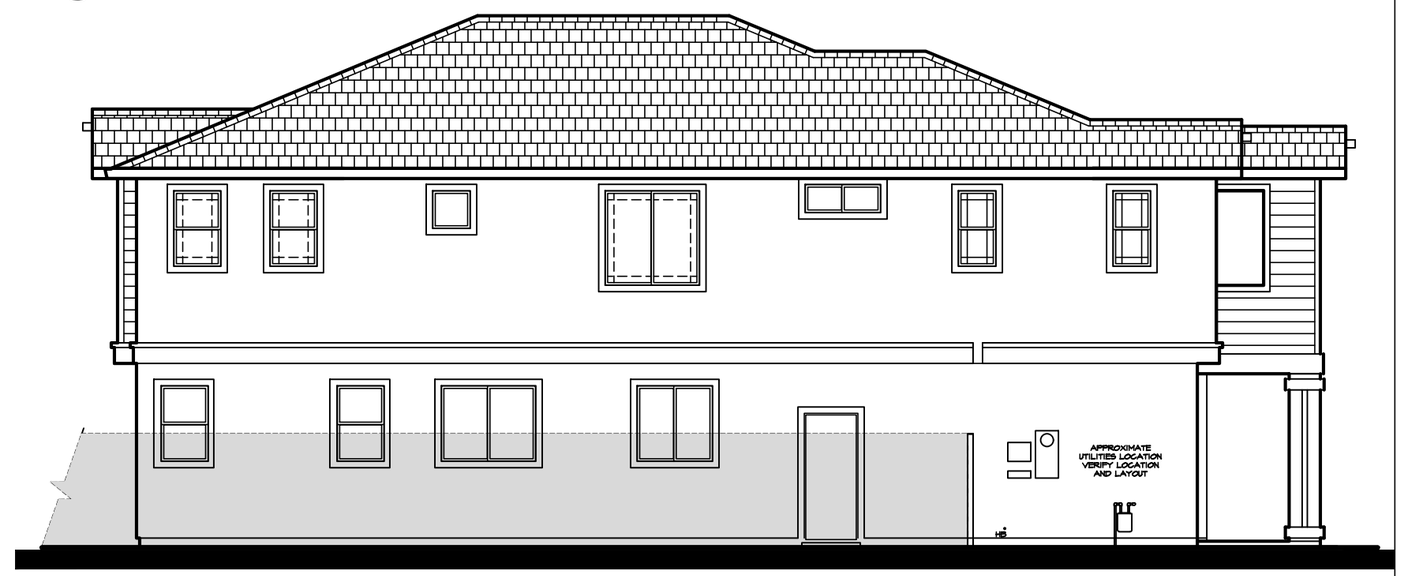
Roof Plan 'C'

0 2 4 6 8 16



Right

Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

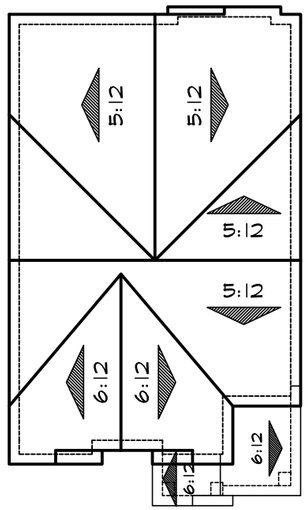
Plan 7
Elevations - 'C'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'D'

Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 7
Elevations - 'D'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

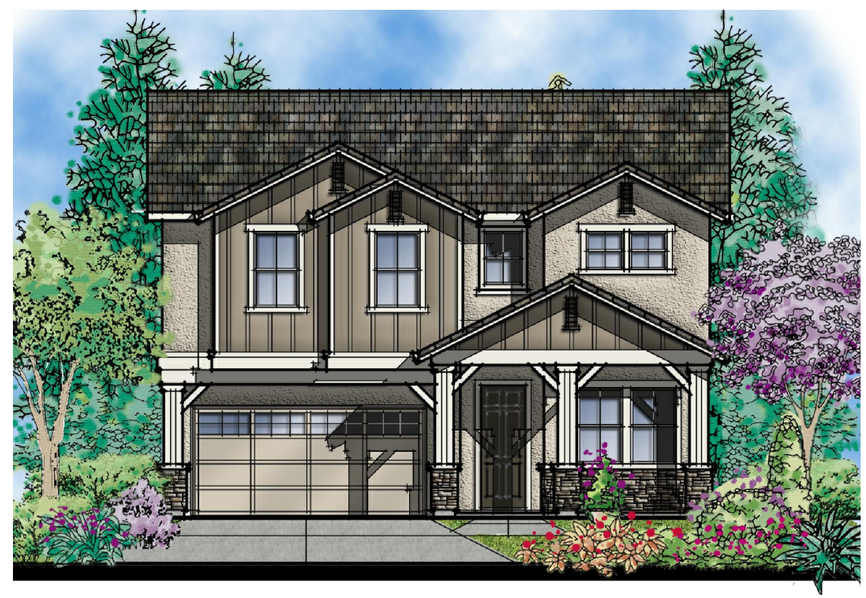
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020

Elevation A
Spanish - Color Scheme #3

Elevation C
Craftsman - Color Scheme #12

Elevation B
French Country - Color Scheme #5



Elevation D
Bay Area Modern - Color Scheme #13

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
FOAM CORBEL
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE ROOFS
STUCCO BODY
STUCCO TRIM
LAP SIDING
WOOD TRIM
WOOD RAILING
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

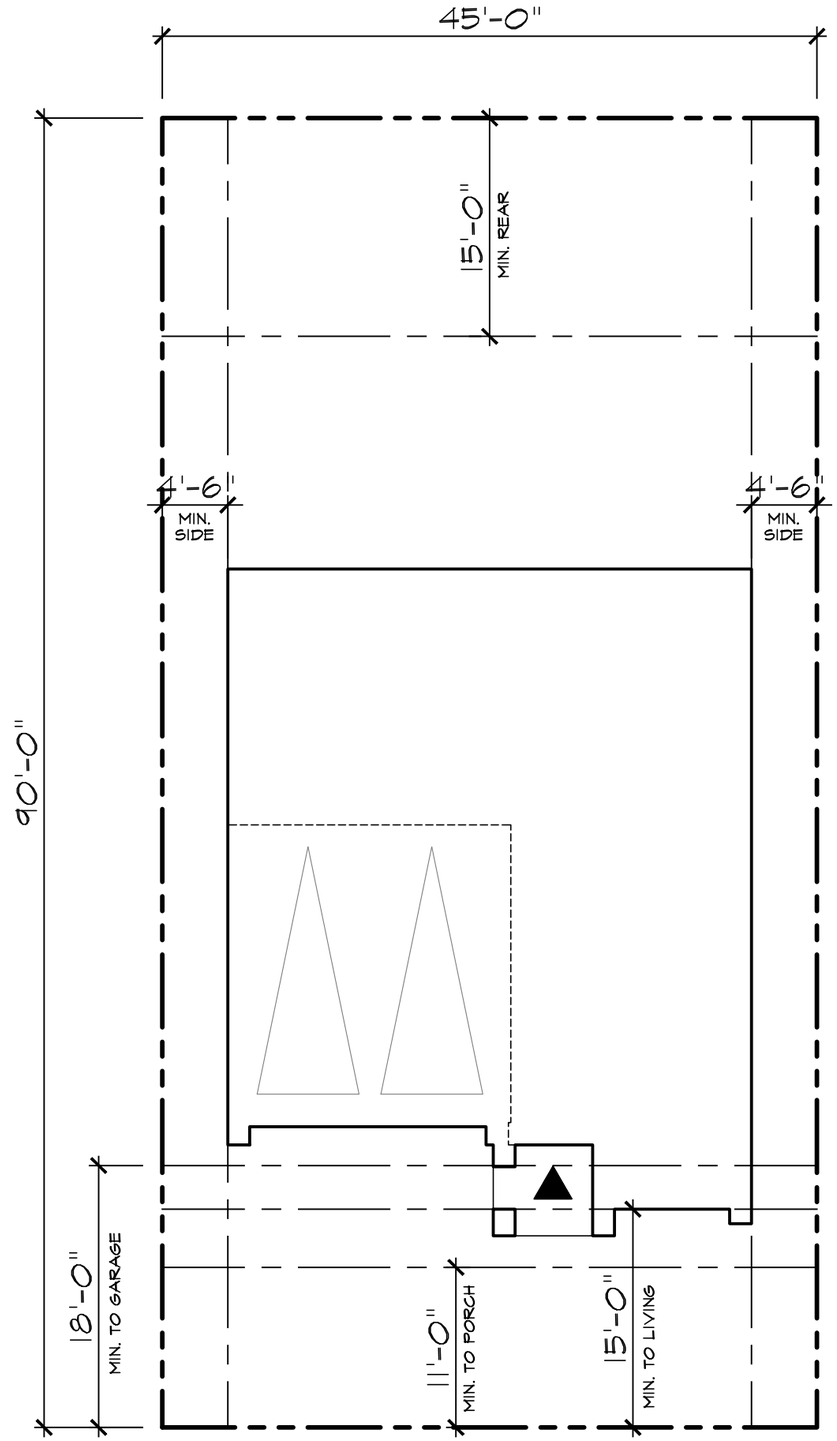
D FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED MASONRY VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

Plan 8
Front Elevations

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4'-6" MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	15' MIN.
PORCH SETBACK -	11' MIN.

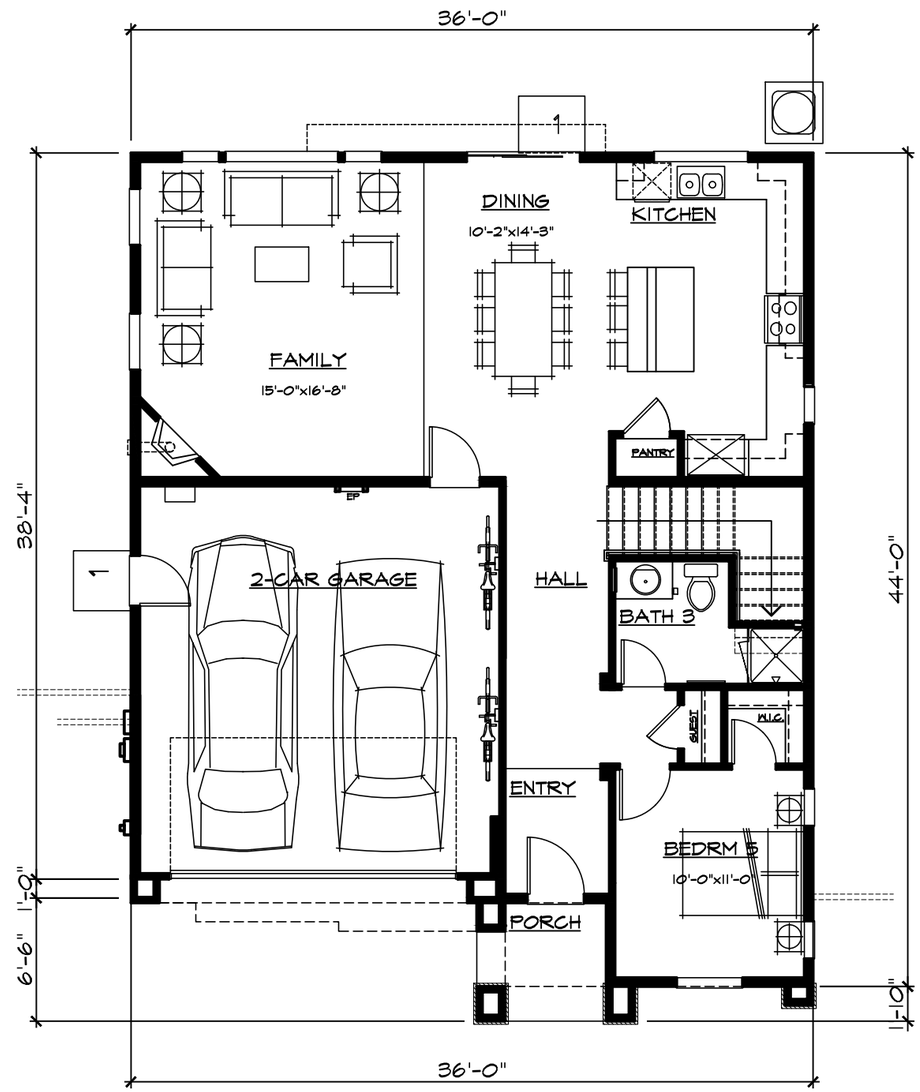
Plan 8
Site Plan

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 8
First Floor Plan

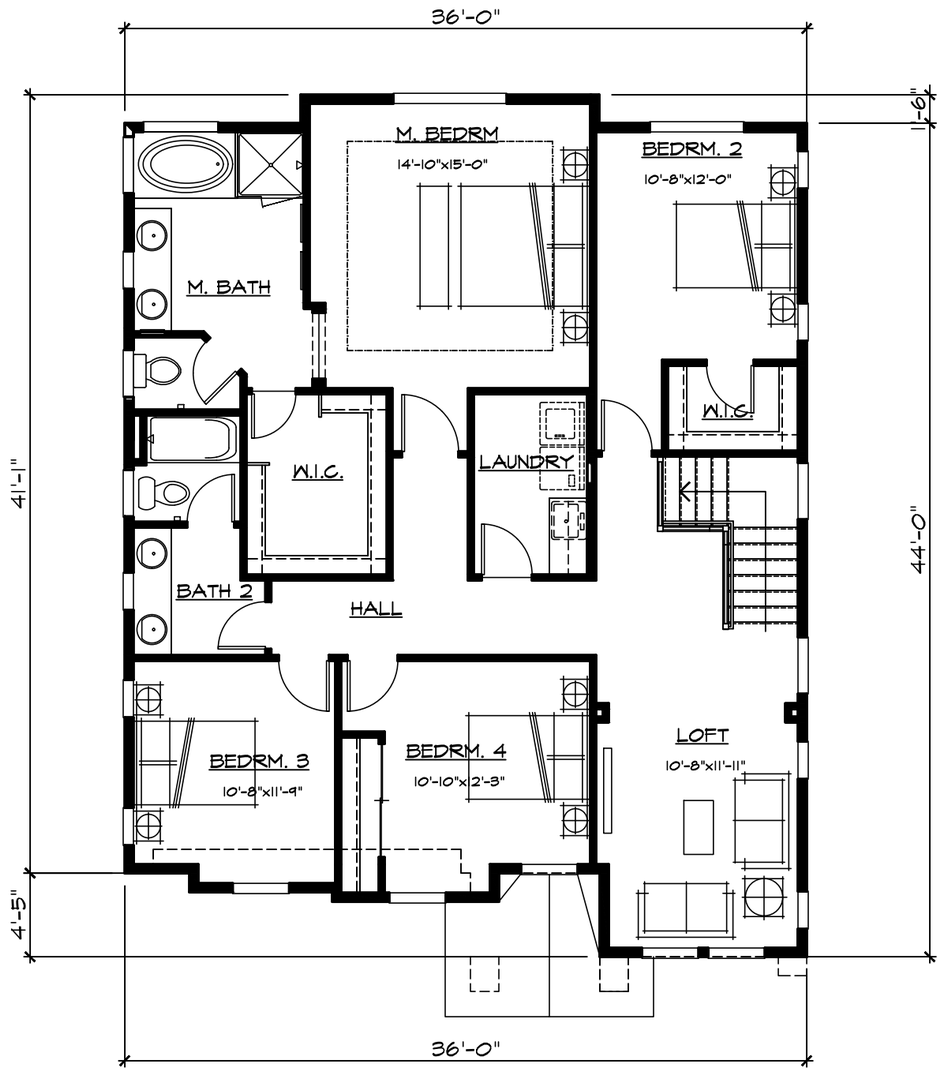
SQUARE FOOTAGE	
FIRST FLOOR	1045 SF
SECOND FLOOR	1473 SF
TOTAL LIVING AREA	2518 SF
PORCH	45 SF
GARAGE	404 SF
FOOTPRINT	1494 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Plan 8
Second Floor Plan

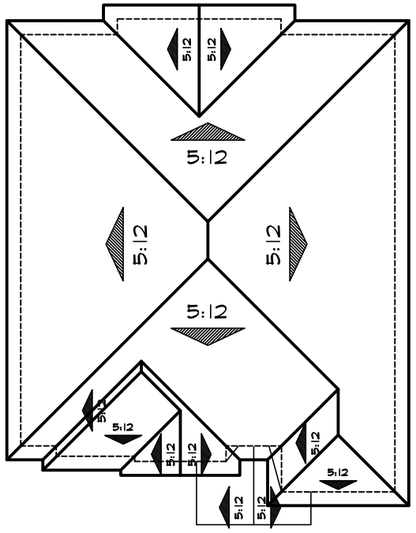
SQUARE FOOTAGE	
FIRST FLOOR	1045 SF
SECOND FLOOR	1473 SF
TOTAL LIVING AREA	2518 SF
PORCH	45 SF
GARAGE	404 SF
FOOTPRINT	1494 SF

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

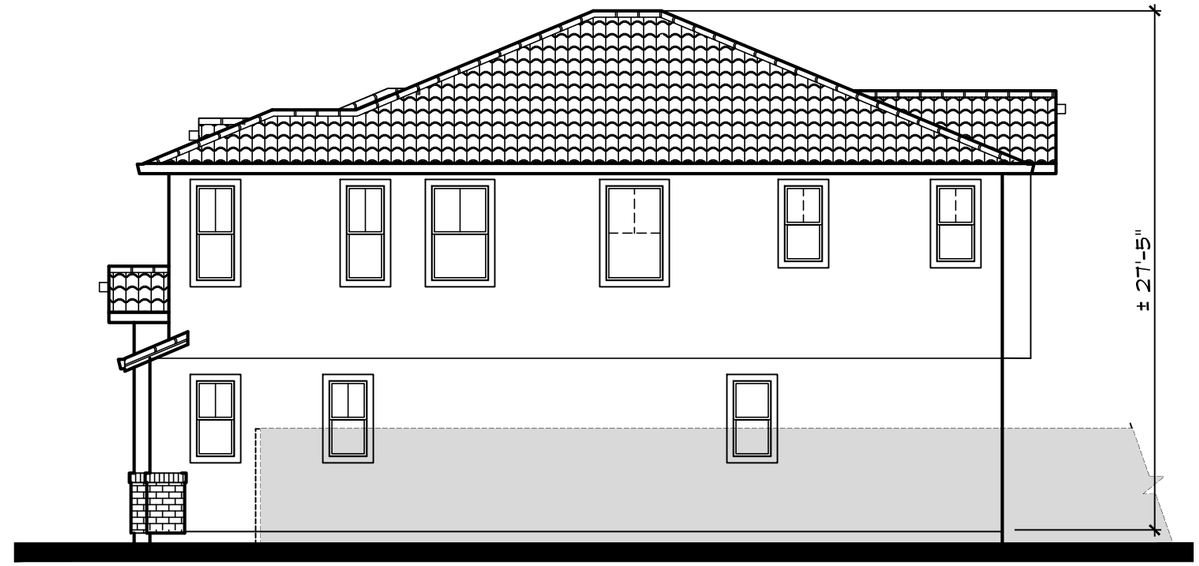
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'A'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

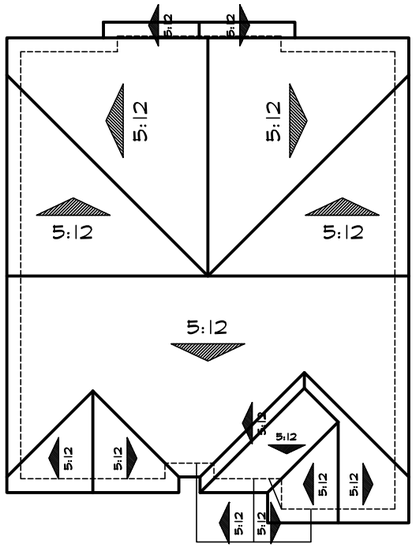
Plan 8
Elevations - 'A'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

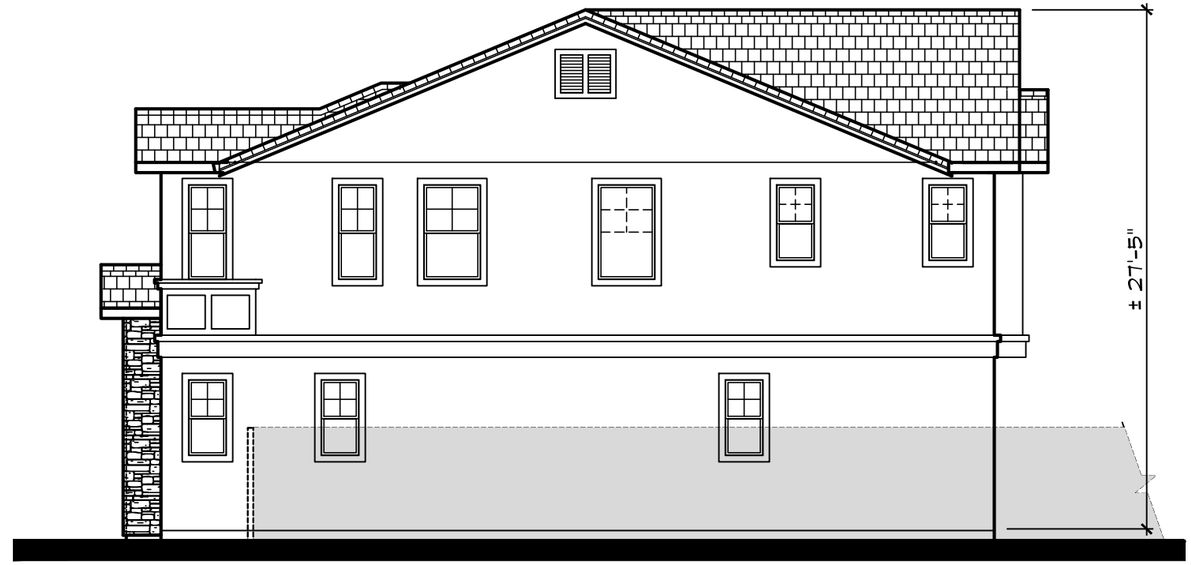
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'B'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

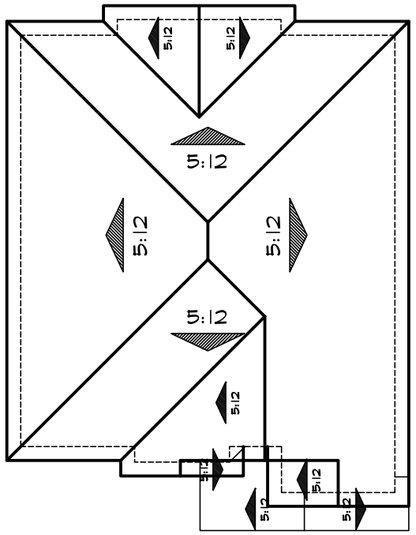
Plan 8
Elevations - 'B'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

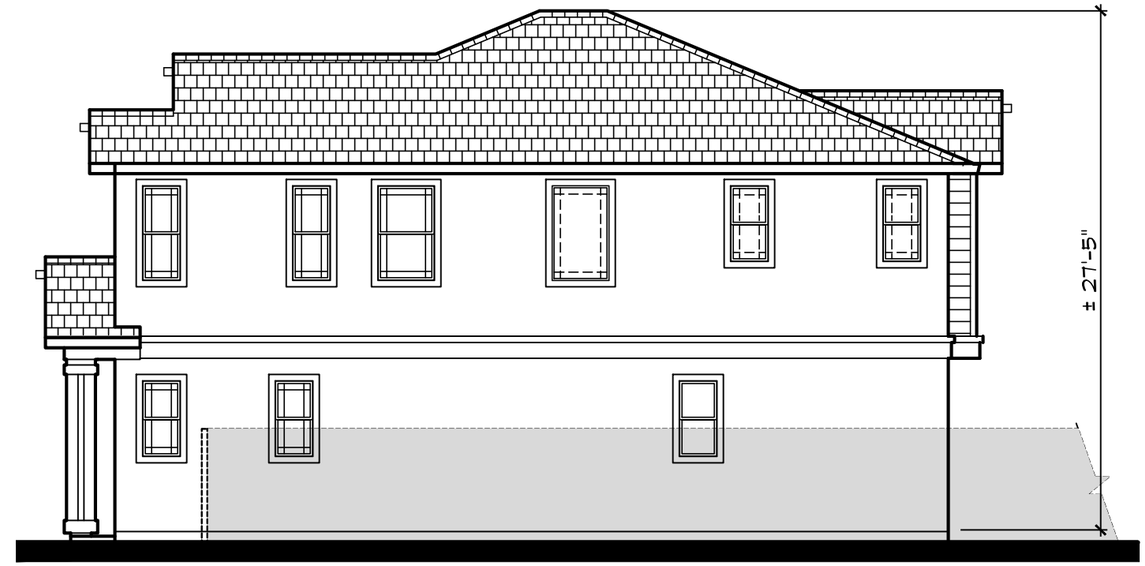
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'C'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

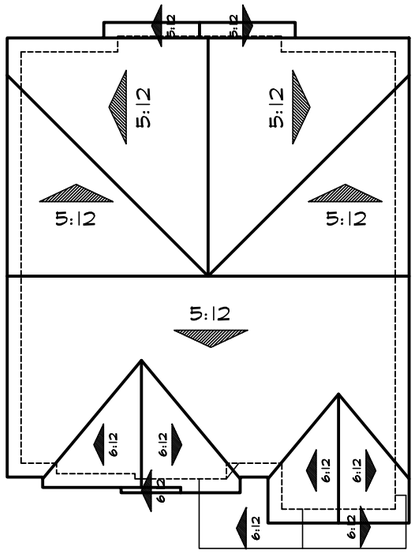
Plan 8
Elevations - 'C'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

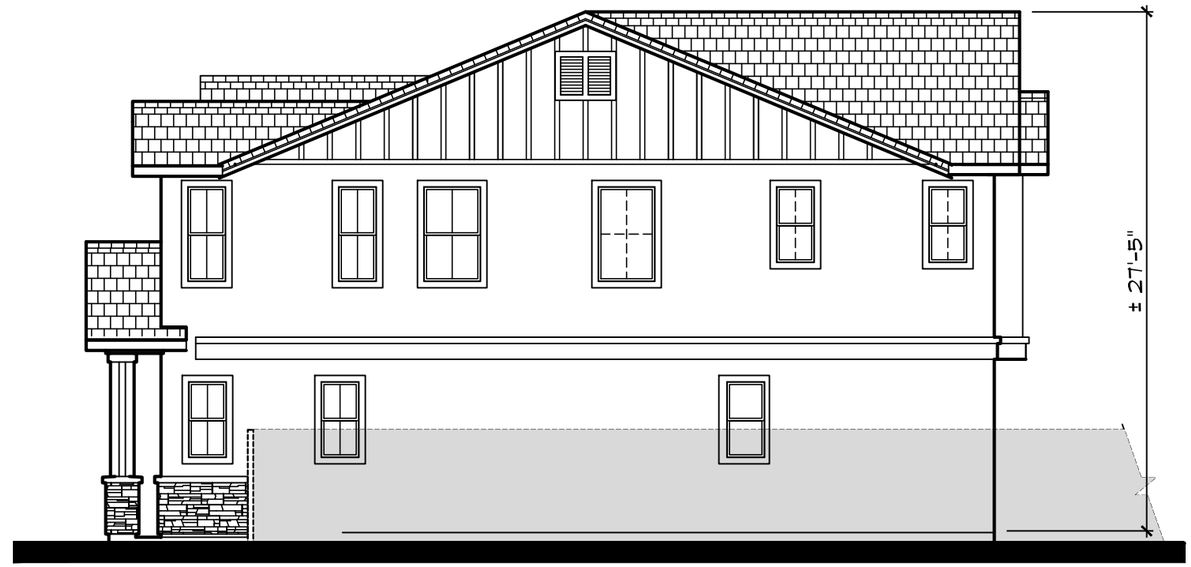
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/20/2020



Roof Plan 'D'

0 2 4 6 8 16



Right

Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 8
Elevations - 'D'

0 2 4 6 8 16

TUSCANY MEADOWS
PITTSBURG, CA

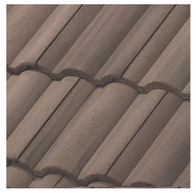
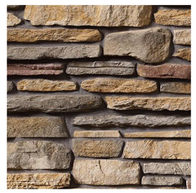
DISCOVERY DESIGN GROUP

Discovery Builders Inc.
Date 11/20/2020

SUBDIVISION: TUSCANY MEADOWS

PITTSBURG, CA

ELEVATION A: SPANISH

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 1	1VICS3233 BROWN BLEND 	KMW10 POGO SANDS	KM5785-3 COUNTRY CLUB	KM5777-2 CANNERY PARK	KM4897 YIN MIST	PHEASANT PRO-FIT ALPINE LEDGESTONE
SCHEME 2	1VICS0024 DESERT SAGE	KM4632-1 WHITE SAND	KM4649-3 OLIVE WOOD	KMW6-1 LILY WHITE	KM5751-5 COASTLINE TRAIL	BUCKS COUNTY COUNTRY LEDGESTONE
SCHEME 3	1VICS7330 VERONA CLAY	KMW25-1 VAPOR TRAIL	KM4587-3 SMOKEY TOPAZ	KM4572-2 TUNGSTEN	KMA21-5 TUSCAN OLIVE	CHARDONNAY PRO-FIT ALPINE LEDGESTONE
SCHEME 4	1VICS7330 VERONA CLAY	KM4660-1 WEDDING DRESS	KM5708-3 LOVER'S LEAP	KM4552 ANTIQUE WINDMILL	KMA66 SANTANA SOUL	RUSTIC SOUTHERN LEDGESTONE 

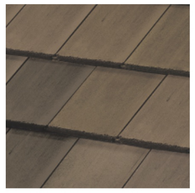
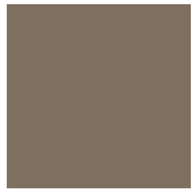
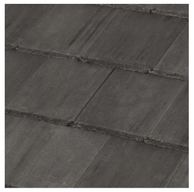
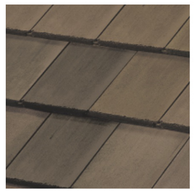
ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/17/2021

SUBDIVISION: TUSCANY MEADOWS

PITTSBURG, CA

ELEVATION B: FRENCH COUNTRY

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 5	1FACS1132 CHARCOAL BROWN BLEND 	KM4706 RUSTIC HACIENDA	KM5786-5 RIVER BANK 	KM4704-2 DUSTY TRAIL RIDER	HLS4201 ADOBE WHITE	CHARDONNAY SOUTHERN LEDGESTONE
SCHEME 6	1FACSC1430 CHARCOAL BLEND 	KM5766 WHISPER RIDGE	KM5757 FARMER'S MARKET	KM5748 NATURE'S GATE	KM4897 YIN MIST	OLD EDISTO
SCHEME 7	1FACS1132 CHARCOAL BROWN BLEND 	KM4601-2 DRIED GRASS	KM4574-3 DRY DOCK	KM4571-1 COBBLESTONE STREET	KM4812-5 JUNGLE COVER	OLD EDISTO
SCHEME 8	1FACS0024 DESERT SAGE	49 ANTIQUE WHITE	KM4543-2 COFFEE DIVA	KM4553 BRAUN	KM4747-3 KNOCK ON WOOD	BUCKS COUNTY SOUTHERN LEDGESTONE

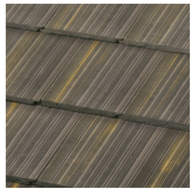
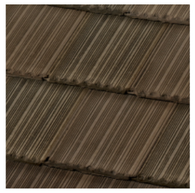
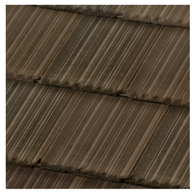
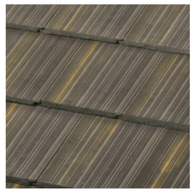
ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/17/2021

SUBDIVISION: TUSCANY MEADOWS

PITTSBURG, CA

ELEVATION C: CRAFTSMAN

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR
SCHEME 9	1FBCF3233 BROWN BLEND 	KM5766 WHISPER RIDGE	KM4937 PAW PRINT	KMW24 BUD'S SAILS	KM4932-5 RUB ELBOWS
SCHEME 10	1FBCF1132 CHARCOAL BROWN BLEND 	KM4594-2 BAY AREA	KM4711-1 BAUHAUS TAN	KM4595-3 CLAY BATH	KMA76-5 LOG CABIN
SCHEME 11	1FBCF1132 CHARCOAL BROWN BLEND 	230 GRAYSTONE	KM5778-3 SHEEPSKIN GLOVES	KMW26 ABILENE LACE	KM4519-5 TURKISH COFFEE
SCHEME 12	1FBCF3233 BROWN BLEND 	KM4788-1 EVENING DOVE	KM4741-3 EXECUTIVE COURSE	KMW30-1 LIGHT FROST	KM4792-5 FERN GULLY

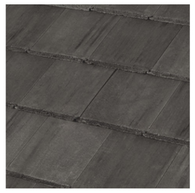
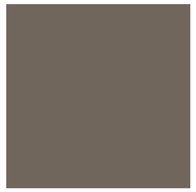
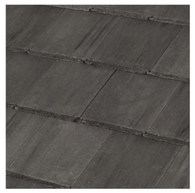
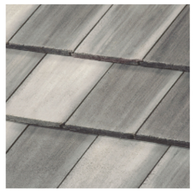
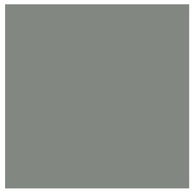
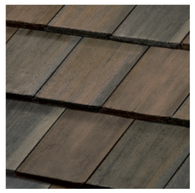
ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/17/2021

SUBDIVISION: TUSCANY MEADOWS

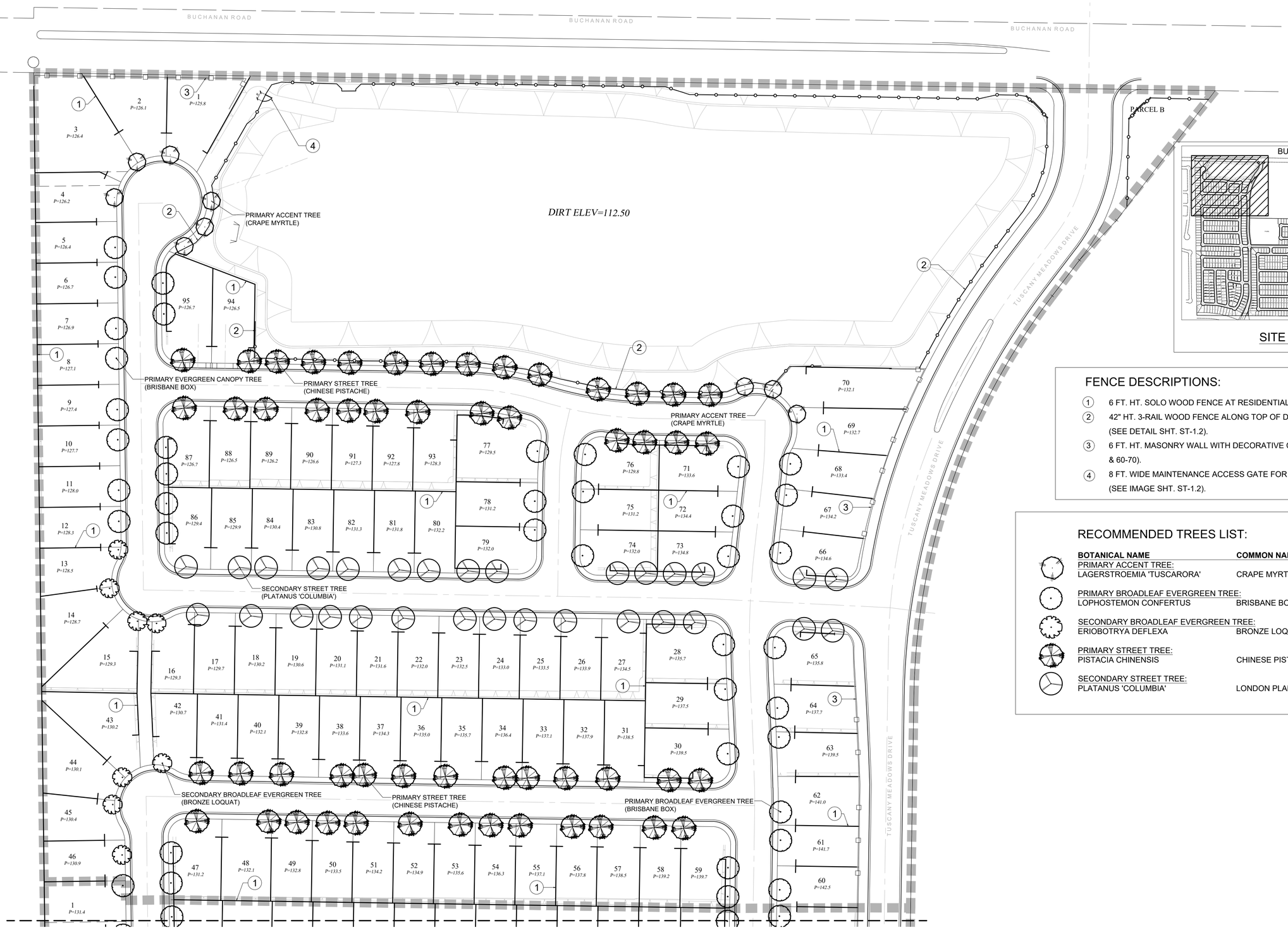
PITTSBURG, CA

ELEVATION D: BAY AREA MODERN

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 13	1FACS1430 CHARCOAL BLEND 	KM4935-1 SEQUOIA FOG	KM4938 GROUCHY BADGER 	KM4926-1 IVORY MIST	KM5748-5 NATURE'S GATE	SUMMIT PEAK PRO-FIT ALPINE LEDGESTONE
SCHEME 14	1FACS1430 CHARCOAL BLEND 	KM4941 CITY DWELLER	KM5826 VOLCANIC ROCK	KMW49 GREAT WHITE	KMA90-5 BLACKJACK	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE
SCHEME 15	1FACS5354 STONE MOUNTAIN BLEND 	KMW49 GREAT WHITE	KM4950-3 METAL FLAKE 	KM4948-1 BABY BARN OWL	407 CARBON	BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE
SCHEME 16	1FACS0330 APPALACHIAN BLEND 	KM4599-2 FOSSIL	305 IRONWOOD	KMW47-1 BROKEN WHITTE	KM4946-5 SEAWEED WRAP	SUMMIT PEAK PRO-FIT ALPINE LEDGESTONE

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/17/2021



MATCHLINE; SEE SHEET ST-1.2

FENCE DESCRIPTIONS:

1. 6 FT. HT. SOLO WOOD FENCE AT RESIDENTIAL LOTS (SEE DETAIL SHT. T-2.3).
2. 42" HT. 3-RAIL WOOD FENCE ALONG TOP OF DETENTION BASIN (SEE DETAIL SHT. ST-1.2).
3. 6 FT. HT. MASONRY WALL WITH DECORATIVE CAP AND PILASTERS (LOTS 1-3 & 60-70).
4. 8 FT. WIDE MAINTENANCE ACCESS GATE FOR DETENTION BASIN. (SEE IMAGE SHT. ST-1.2).

RECOMMENDED TREES LIST:

BOTANICAL NAME	COMMON NAME	SIZE
PRIMARY ACCENT TREE: LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	15 GAL
PRIMARY BROADLEAF EVERGREEN TREE: LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL
SECONDARY BROADLEAF EVERGREEN TREE: ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 GAL
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SECONDARY STREET TREE: PLATANUS 'COLUMBIA'	LONDON PLANE TREE	15 GAL

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REFER TO SHEET ST-1.2 FOR FENCE DETAILS

REVISIONS
1 Resubmittal 11-2-2021
2
3
4
5
6
7

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Landscape Architecture
1330 Broadway, Suite 1130
Walnut Creek, CA 94596
Ph: 925.933.2583
Landscape Architecture 4
Walnut Creek, CA 94596

REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 Signature Date 04-05-21 STATE OF CALIFORNIA

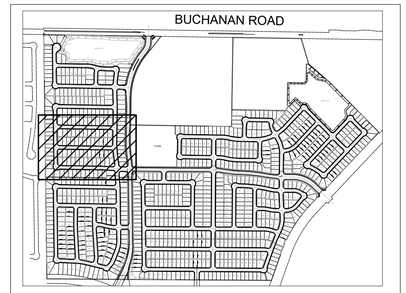
IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

STREET TREE AND FENCING PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

SHEET
ST-1.1
OF X SHEETS

MATCHLINE; SEE SHEET ST-1.1



SITE MAP

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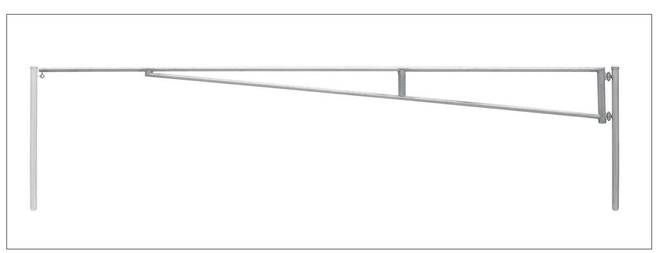
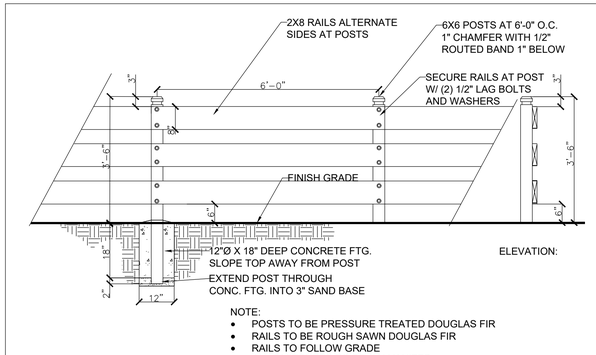


'SENTINEL 10' MANUAL SINGLE-LEAF SWING BARRIER GATE ARM KIT, PROVIDE #14010-10 RECEIVER POSTS; GALVANIZED FINISH; PROVIDE PADLOCK; NIT HAS 6' LONG 3"Ø POSTS. REFER TO STRUCTURAL DRAWINGS FOR POST FOOTINGS.



NOTE:
- POSTS TO BE PRESSURE TREATED DOUGLAS FIR
- RAILS TO BE ROUGH SAWN DOUGLAS FIR
- RAILS TO FOLLOW GRADE
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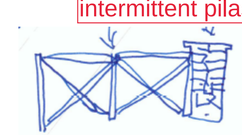
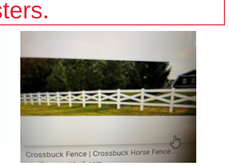
3-RAIL FENCE DETAIL

NOSCALE

Note: Low fence at monument signs to be a cross pattern design with intermittent pilasters.





GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISIONS
1 Resubmittal 11-2-2021

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Landscape Architecture
1676 No. Broadway, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REGISTERED LANDSCAPE ARCHITECT RICHARD WOOD STOVER 3017 Signature STATE OF CALIFORNIA

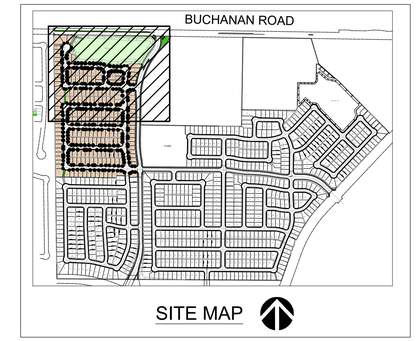
IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

STREET TREE AND FENCING PLAN

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE 4-05-21
SCALE

SHEET ST-1.2
OF X SHEETS

MATCHLINE; SEE SHEET ST-1.2



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REFER TO SHEET ST-1.4 FOR FENCE DETAILS

REVISIONS
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RICHARD WAYNE STOVER LANDSCAPE ARCHITECT 5017 Signature STATE OF CALIFORNIA

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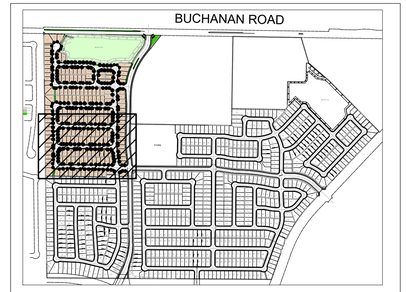
PITTSBURG, CA

COLORED STREET TREE AND FENCING PLAN

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE 4-05-21
SCALE

SHEET ST-1.3 OF X SHEETS

MATCHLINE; SEE SHEET ST-1.1



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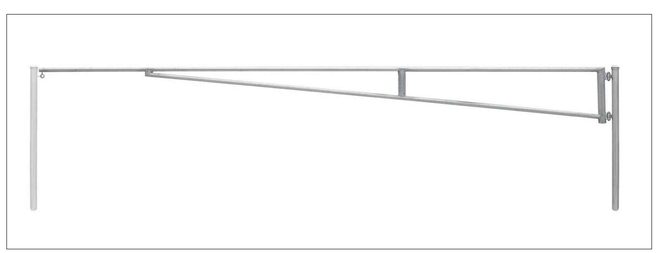

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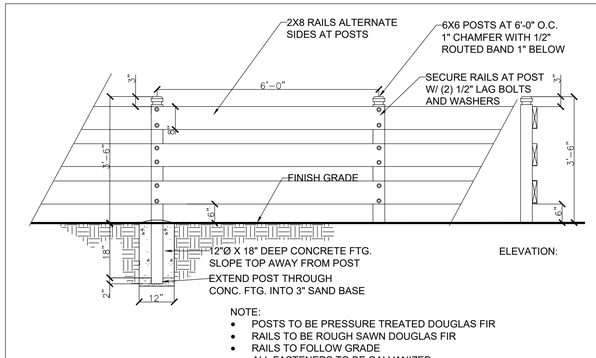

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Signature
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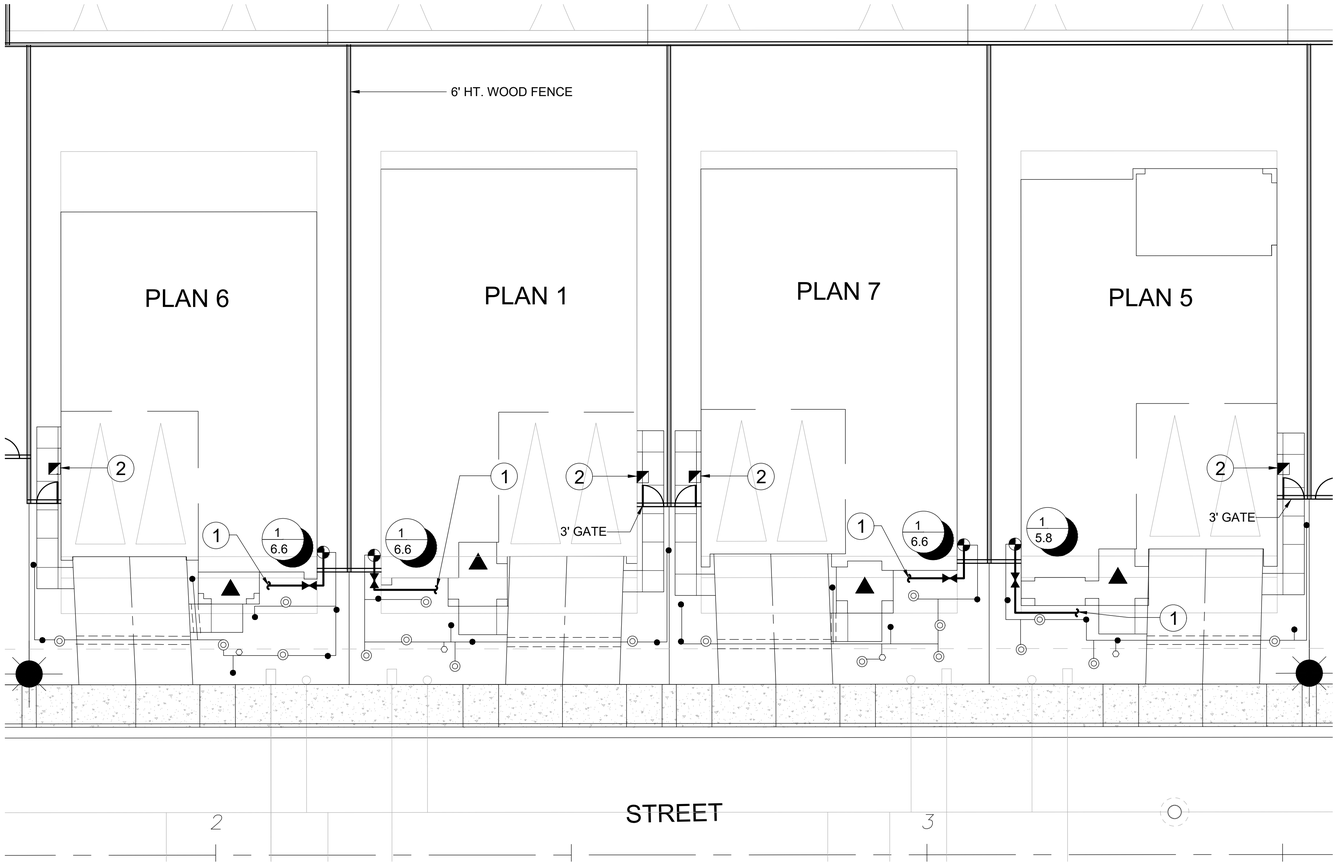

IRRIGATION LEGEND:

- 'IRRITROL' #SD600-EXT 6 STATION EXTERIOR WALL-MOUNT CONTROLLER WITH WEATHERTRAK TECHNOLOGY
- 'KING BROS' SCHEDULE 80 PVC BALL VALVE; LINE SIZE
- 'RAINBIRD' #100-ASVF 1" ANTI-SIPHON REMOTE CONTROL VALVE
- MAIN LINE: 1" CLASS 315 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; ALL CUTS TO BE SQUARE, PRIMER TO BE USED. PROVIDE 18" (MIN.) COVER
- LATERAL LINE: CLASS 200 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD 3/4" FITTINGS; SEE PLAN FOR LINE SIZE. ALL CUTS TO BE SQUARE, PRIMER 1" TO BE USED. PROVIDE 12" (MIN.) COVER
- 4" SCHEDULE 40 PVC PIPE SLEEVES UNDER PAVING (6" FOR SHARED PIPES GROUPED IN SLEEVES); PROVIDE 24" (MIN.) COVER BELOW FINISH BASE ROCK GRADE
- XX — CONTROLLER STATION NUMBER; 0.00 — GALLONS PER MINUTE

IRRIGATION LEGEND CONTINUED:

- 'PEPCO' #856 OCTABUBBLER (BLACK, 0.80 GPM HEAD) EMITTER SCHEDULE: (2) PER 5 GAL. PLANT, (1) PER 1 GAL. PLANT
- 'PEPCO' #5633 QUADRABUBBLER (BLACK, 0.40 GPM HEAD) EMITTER SCHEDULE: (2) PER 5 GAL. PLANT, (1) PER 1 GAL. PLANT
- 'PEPCO' #9633 QUADRABUBBLER (RED, 0.65 GPM HEAD) EMITTER SCHEDULE: (1) HEAD PER TREE
- (1) POINT-OF-CONNECTION TO WATER SUPPLY: PROVIDE CONNECTION TO DOMESTIC WATER SERVICE WITH COMPRESSION 'TEE' AND ADAPT TO NEW 1" PVC MAIN LINE. VERIFY LOCATION WITH PROJECT SUPERINTENDENT IN FIELD. VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 70 PSI; IF EXCEEDS 85 PSI INSTALL 'WILKINS' #600 PRESSURE REGULATOR IN 10" ROUND VALVE BOX. VERIFY A MINIMUM AVAILABLE FLOW OF 7.4 GPM.
- (2) EXTERIOR WALL-MOUNT CONTROLLER: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION ON WALL TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO EXTERIOR WALL.

GRAPHIC NOTE:

IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.

LANDSCAPE IRRIGATION AUDITS:

WATER AUDITS FOR THE LANDSCAPE IRRIGATION SYSTEM SHALL BE CONDUCTED ONCE EVERY FIVE YEARS (60 MONTHS) AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPE INSTALLATION. THE AUDITS SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IN ACCORDANCE WITH THE CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK.

IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS. CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFICATIONS, SPECIFICATIONS NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK, PLAN HIS WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE, ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER / SHRUB AREAS AND AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO: WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX INLINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES AND/OR HOSE BIBS 2 INCHES FROM HARDSCAPE AREA.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1, COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. INSTALL 'RAINBIRD' #LSP-1 LINE SURGE PROTECTOR EVERY 500 FT. OF 2-WIRE WIRE PATH.

MULTI-OUTLET DRIP SYSTEM: CONTRACTOR SHALL INSTALL DRIP HEADS IN PLASTIC CANS PER DETAIL; INSTALL POT PLUGS IN ANY AND ALL UNUSED DRIP EMITTER PORTS; DISTRIBUTION TUBING SHALL NOT EXTEND BEYOND MANUFACTURER'S RECOMMENDATIONS (6 FT. MAX.). SECURE DISTRIBUTION TUBING TO GRADE WITH TUBING METAL STAPLES AT A MAXIMUM SPACING OF 24 INCHES. PROVIDE PLASTIC STAKE SUPPORTS AT DISTRIBUTION TUBING TERMINUS TO ANCHOR AND SECURE EMITTERS OVER ROOTBALL; EVENLY SPACE MULTIPLE EMITTER INSTALLATIONS AROUND PLANT ROOTBALL. INSTALL 'BUG PLUGS' IN EVERY DISTRIBUTION TUBING TERMINUS.

PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE, SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEM(S) ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLECT BY OTHERS THAN THE CONTRACTOR, HIS AGENTS OR EMPLOYEES.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REFER TO SHT. T-1.2 FOR IRRIGATION DETAILS AND SHT. T-1.3 FOR WATER CALCULATIONS

REVISIONS
1 Resubmittal 11-2-2021

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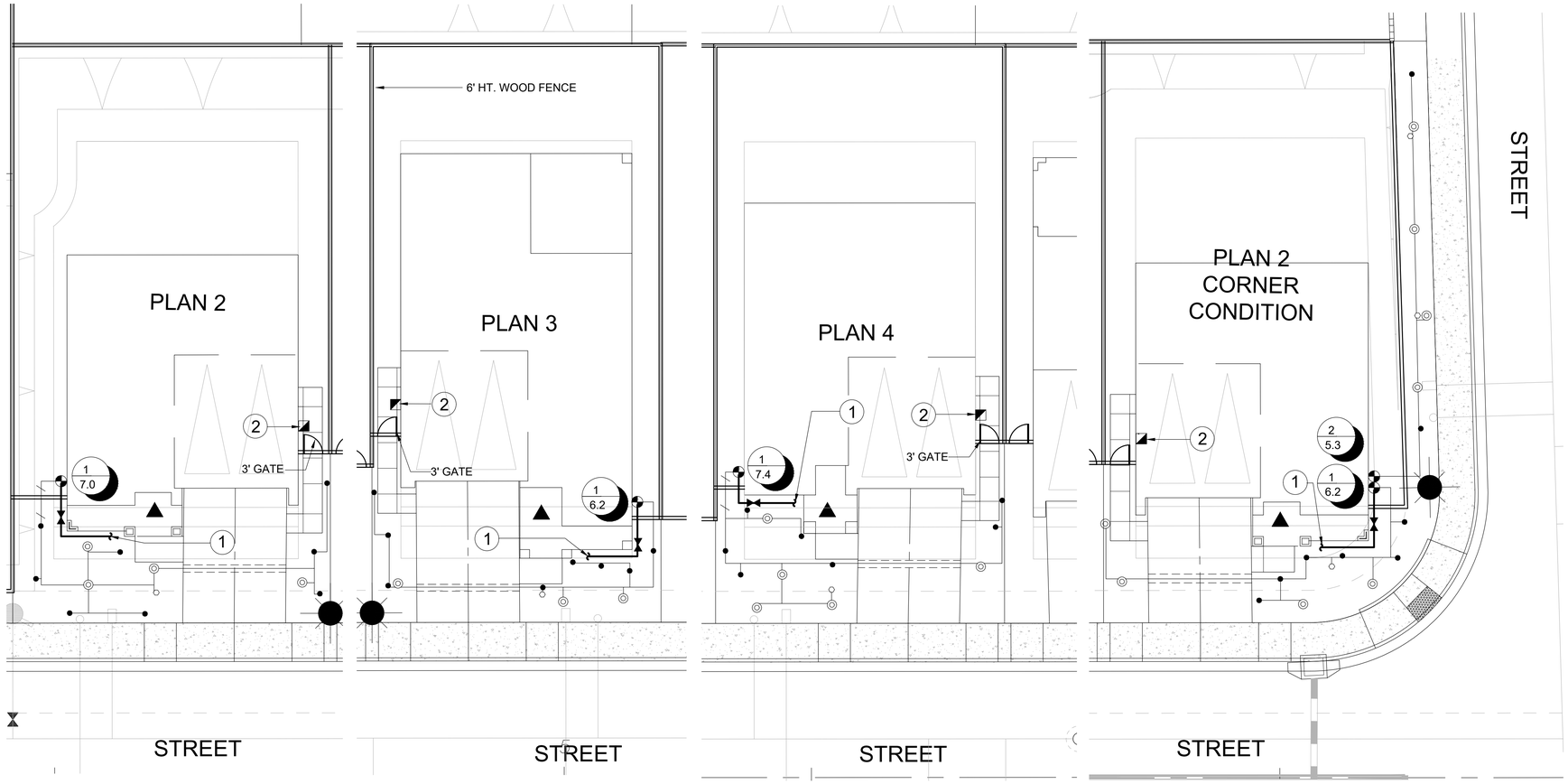
RICHARD WILLIAM STOVER LANDSCAPE ARCHITECT 2017 Signature STATE OF CALIFORNIA

TYPICALS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

TYPICAL IRRIGATION PLAN, LEGEND AND NOTES

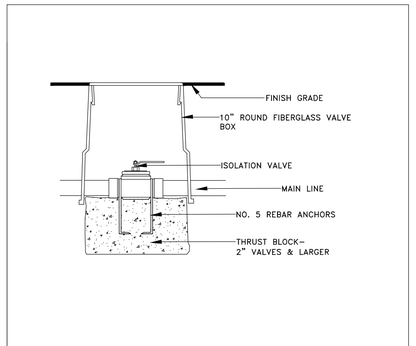
DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-01-21	
SCALE	

SHEET
T-1.1
OF X SHEETS

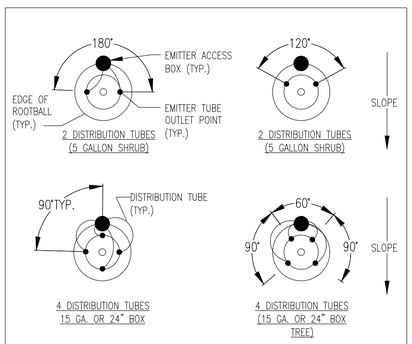


GRAPHIC NOTE:

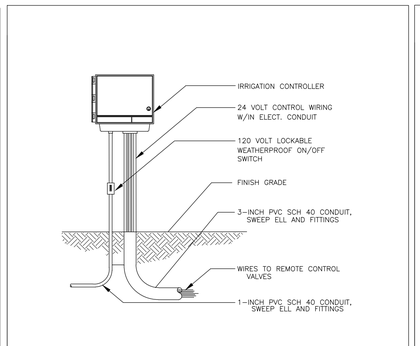
IRRIGATION PLAN IS A SCHEMATIC REPRESENTATION OF THE DESIGN. ALL IRRIGATION PIPES AND VALVES SHOWN IN PAVING AREAS SHALL BE INSTALLED IN ADJACENT PLANTERS ALONG BACK OF PAVING AS SITE CONSTRAINTS ALLOW. SLEEVE LOCATIONS ARE SHOWN RELATIVE TO RELATED SITE PAVING LOCATIONS.



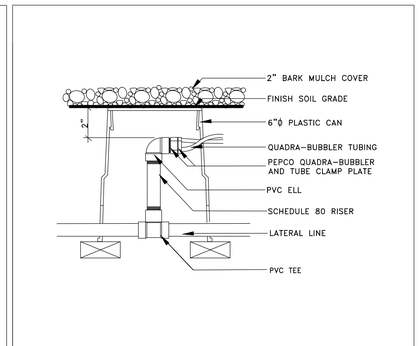
ISOLATION/ BALL VALVE



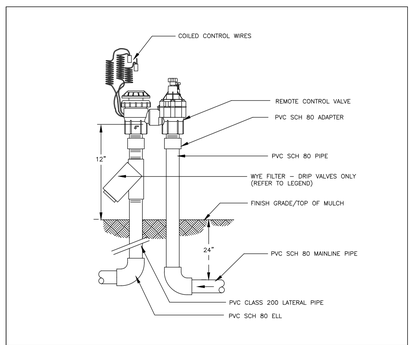
EMITTER OUTLET PLACEMENT DETAIL



WALL MOUNT CONTROLLER



QUADRA-BUBBLER DETAIL



ANTI-SIPHON CONTROL VALVE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REFER TO SHT. T-1.1 FOR IRRIGATION NOTES
AND LEGEND REFER TO SHT. T-1.3 FOR WATER CALCULATIONS

REVISIONS

1	Resubmittal 11-2-2021
2	
3	
4	
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6	

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2017
Signature
STATE OF CALIFORNIA

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TUSCANY MEADOWS DRIVE
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TYPICAL IRRIGATION PLAN AND DETAILS

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SCALE	

SHEET

T-1.2

OF X SHEETS

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE - PLAN 1

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	PLANT TYPE	HYDROZONE / (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	424	157.0370072	4420.3	100.00%
						TOTALS:	424	157		100%

SPECIAL LANDSCAPE AREAS:

POOL				0	0	0	0
SPA				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	4,420
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	6,564

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	157
TOTAL LANDSCAPE AREA	424
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	157
TOTAL LANDSCAPE AREA	424
SITEWIDE ETAF	0.37

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE - PLAN 2 CORNER

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	PLANT TYPE	HYDROZONE / (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	468	173.3333004	4879.0	57.64%
2	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	344	127.4073832	3586.3	42.36%
						TOTALS:	812	301		100%

SPECIAL LANDSCAPE AREAS:

POOL				0	0	0	0
SPA				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	8,465
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	12,571

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	301
TOTAL LANDSCAPE AREA	812
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	301
TOTAL LANDSCAPE AREA	812
SITEWIDE ETAF	0.37

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE - PLAN 3

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	PLANT TYPE	HYDROZONE / (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	413	152.9629339	4305.6	100.00%
						TOTALS:	413	153		100%

SPECIAL LANDSCAPE AREAS:

POOL				0	0	0	0
SPA				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	4,306
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	6,394

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	153
TOTAL LANDSCAPE AREA	413
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	153
TOTAL LANDSCAPE AREA	413
SITEWIDE ETAF	0.37

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE - PLAN 2

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	PLANT TYPE	HYDROZONE / (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	548	202.9629244	5713.0	100.00%
						TOTALS:	548	203		100%

SPECIAL LANDSCAPE AREAS:

POOL				0	0	0	0
SPA				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	5,713
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	8,484

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	203
TOTAL LANDSCAPE AREA	548
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	203
TOTAL LANDSCAPE AREA	548
SITEWIDE ETAF	0.37

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE - PLAN 5

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	PLANT TYPE	HYDROZONE / (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	397	147.0370091	4138.8	100.00%
						TOTALS:	397	147		100%

SPECIAL LANDSCAPE AREAS:

POOL				0	0	0	0
SPA				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	4,139
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	6,146

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	147
TOTAL LANDSCAPE AREA	397
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	147
TOTAL LANDSCAPE AREA	397
SITEWIDE ETAF	0.37

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE - PLAN 4

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	PLANT TYPE	HYDROZONE / (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	541	200.3703323	5640.0	100.00%
						TOTALS:	541	200		100%

SPECIAL LANDSCAPE AREAS:

POOL				0	0	0	0
SPA				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	5,640
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	8,375

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	200
TOTAL LANDSCAPE AREA	541
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	200
TOTAL LANDSCAPE AREA	541
SITEWIDE ETAF	0.37

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE - PLAN 6

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	PLANT TYPE	HYDROZONE / (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	436	161.4814508	4545.4	100.00%
						TOTALS:	436	161		100%

SPECIAL LANDSCAPE AREAS:

POOL				0	0	0	0
SPA				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	4,545
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	6,750

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	161
TOTAL LANDSCAPE AREA	436
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	161
TOTAL LANDSCAPE AREA	436
SITEWIDE ETAF	0.37

WATER EFFICIENT LANDSCAPE WORKSHEET - BY VALVE - PLAN 7

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

VALVE #	PLANT TYPE	HYDROZONE / (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	SHRUBS	LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	432	159.9999696	4503.7	100.00%
						TOTALS:	432	160		100%

SPECIAL LANDSCAPE AREAS:

POOL				0	0	0	0
SPA				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	4,504
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	6,688

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	160
TOTAL LANDSCAPE AREA	432
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	160
TOTAL LANDSCAPE AREA	432
SITEWIDE ETAF	0.37

REVISIONS
1 Resubmittal 11-2-2021

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RICHARD WAYNE STOVER LANDSCAPE ARCHITECT 2017 Signature STATE OF CALIFORNIA

TYPICALS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

TYPICAL IRRIGATION CALCULATIONS

DESIGNED:	DRAWN:
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DATE 4-01-21
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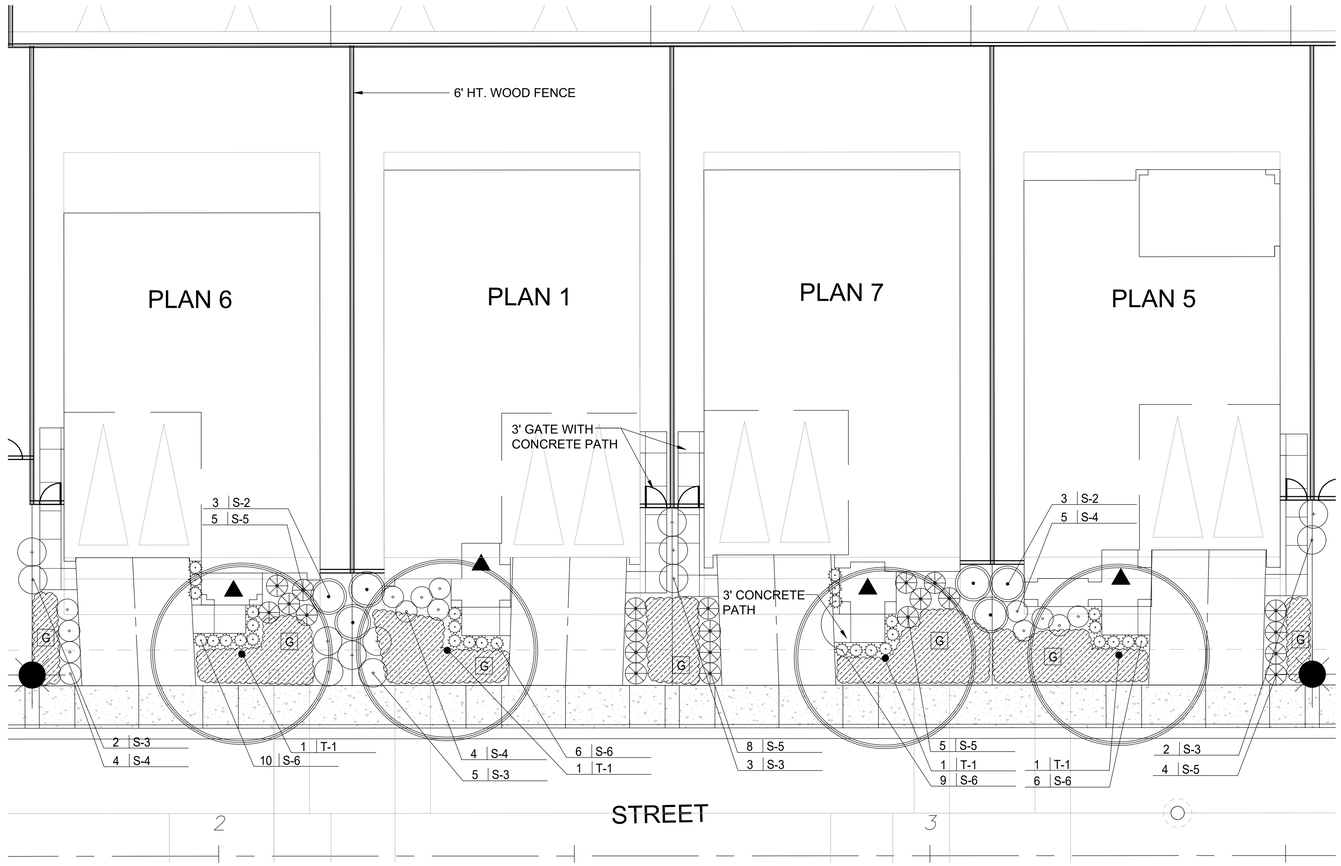
SHEET T-1.3
OF X SHEETS



SUGGESTED PLANT MATERIALS LIST: FRONT YARD LANDSCAPE

TREES: TO BE 15 GAL. SIZE
T-1 REFER TO STREET TREE AND FENCING PLAN (SHT. ST-1)

SHRUBS:
S-1 STANDARD SHRUB: TO BE 5 GAL. SIZE
LAVATERA ASSURGENTIFLORA (TREE MALLOW)
RHAPHIOLEPIS 'MAJESTIC BEAUTY' (INDIA HAWTHORN)

S-2 LARGE SHRUBS: TO BE 5 GAL. SIZE
COTONEASTER LACTEUS (COTONEASTER)
ELAEAGNUS P. 'MACULATA' (GOLDEN SILVERBERRY)
FEIJOA SELLOWIANA (PINEAPPLE GUAVA)

S-3 HEDGING SHRUBS: TO BE 5 GAL. SIZE
LIGUSTRUM TEXANUM (WAX LEAF PRIVET)
NERIUM O. 'PETITE PINK' (DWARF OLEANDER)
RHAPHIOLEPIS 'JACK EVANS' (INDIA HAWTHORN)

S-4 MEDIUM SHRUBS: TO BE 5 GAL. SIZE
ABELIA 'EDWARD GOUCHER' (ABELIA)
COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)
NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO)

S-5 SMALL SHRUBS: TO BE 5 GAL. SIZE
BUXUS M. 'GREEN BEAUTY' (BOXWOOD)
ESCALLONIA 'COMPAKTA' (DWARF ESCALLONIA)
PUNICA GRANATUM 'NANA' (COMPACT POMEGRANTE)

S-6 SMALL ACCENT SHRUBS: TO BE 1 GAL. SIZE
ASPARAGUS D. 'SPRENGERI' (ASPARAGUS FERN)
DIETES IRIDOIDES (FORTNIGHT LILY)
PHORMIUM T. 'BRONZE BABY (DWARF FLAX)

G GROUNDCOVER: TO BE 1 GAL. SIZE
COPROSMA 'VERDE VISTA' (COPROSMA) @ 36" O.C.

NOTES FOR PLANT MATERIAL SELECTION:

1. ROTATE PLANT MATERIALS LOT TO LOT SO THAT THE PLANT PALETTE FOR ADJOINING LOTS IS DIFFERENT ESPECIALLY AT THE FRONT ENTRIES.
2. IF A PLANT MATERIAL GROUPING CROSSES THE PROPERTY LINE BETWEEN LOTS, USE ALL OF ONE SPECIES OF PLANT FOR THAT GROUPING.

ADDITIONAL NOTES:

1. ALL PLANTING AREAS (EXCEPT LAWNS) SHALL RECEIVE A 3" LAYER OF FIRBARK TOP DRESSING MULCH (NUGGET NOT SHREDDED).
2. ALL FRONT YARD LANDSCAPE AREAS SHALL BE WATERED BY A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM AT EACH LOT.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REFER TO SHT. T-2.3 FOR PLANTING NOTES DETAILS

REVISIONS
1 Resubmittal 11-2-2021
2
3
4
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7

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PITTSBURG, CA

TYPICAL PLANTING PLAN AND LEGEND

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SHEET
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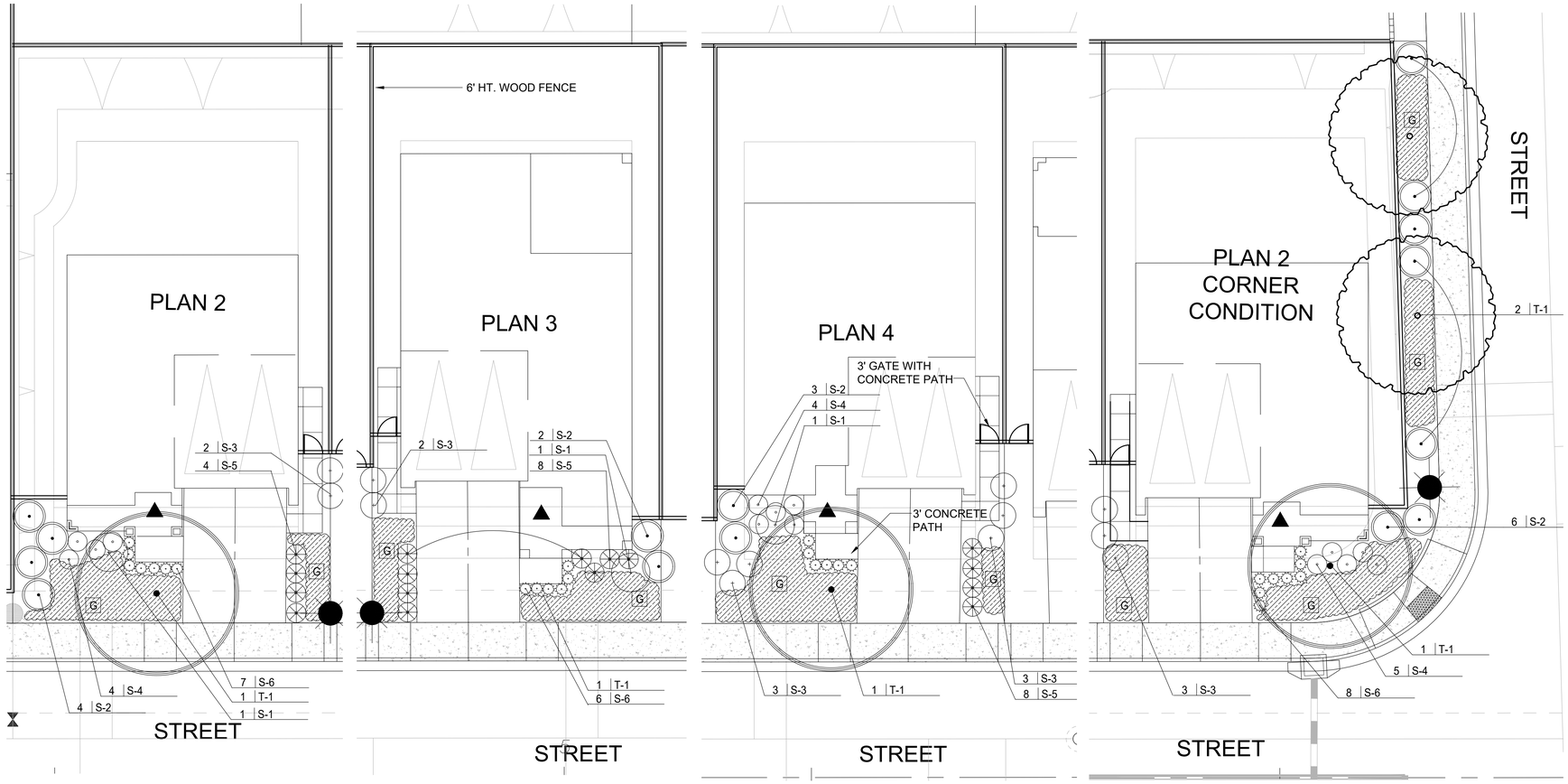

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REFER TO SHT. T-2.1 FOR PLANTING LEGEND AND SHT. T-2.3 FOR NOTES AND DETAILS

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TUSCANY MEADOWS DRIVE
PITTSBURG, CA

TYPICAL PLANTING PLAN

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SHEET
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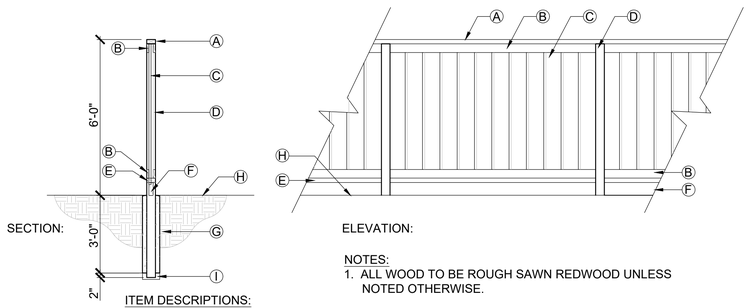


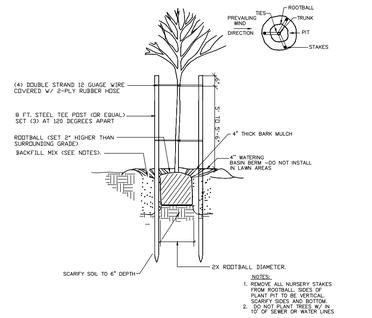
ITEM DESCRIPTIONS:

A - 2"X4" CAP; CONTINUOUS
B - 1"X4" CLEATS; BOTH SIDES
C - 1"X8" BOARDS; ANGLE SET WITH 1" OVERLAP
D - 4"X4" PTDF POSTS
E - 2"X4" BOTTOM STRINGER
F - 2"X6" PTDF KICKER
G - 8"ØX36" DEEP CONCRETE FOOTING
H - FINISH GRADE
I - EXTEND WOOD POSTS INTO 3" DEEP BASE OF CLEAN SAND

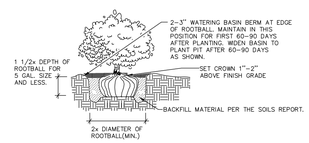
NOTES:
1. ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
2. HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

WOOD FENCE DETAIL

NO SCALE



TREE PLANTING DETAIL



SHRUB/VINE PLANTING

SHRUB PLANTING DETAIL

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL MANAGEMENT REPORT:
A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.
1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. Soil analysis may include:
   a. Soil texture
   b. Infiltration rate determined by laboratory test or soil infiltration rate table
   c. pH
   d. Total soluble salts
   e. Sodium
   f. Percent organic matter
   g. Recommendations
B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.
C. The soil analysis report shall be made available, in a timely manner, to teh professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion. [Ord.3-2010 3 (Exh. A), eff.3-12-2010

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. BFI 'Super Humus' compost and 15 lbs. organic balanced fertilizer 'Phyta-Boost' (7-1-2) per 1,000 sq. ft .available from California Organics or equal into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 organic amendment, 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta boost' 7-1-2 avail. from California Fertilizer Company Inc.(or equal) for 15 gallon trees: 1 cup, for 5 gallon trees and shrubs: 1/2 cup. Thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long along adjacent paving edges, centered on the tree trunk. (See detail)

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost' 7-1-2 organic fertilzer avail from California Fertilizer Company Inc.(or equal) at the following rates: For 5 gallon shrubs:1/2 cup for, 1 gallon shrubs:1/4 cup. Thoroughly water shrubs immediately after planting. Do not plant any plant within 2'0" of any building wall.

MULCHING: Mulch all planting areas, excluding lawn and storm water bioswale areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized,dyed-colorfast black with a PH of no higher than 5.0. and free of noxious weeds and foreign materials. #135 Black Chip from 'Re-User Inc.' or approved equal.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Fertilizers Company Inc. 1-800-269-5690 www.organicag.com
www.californiaorganicfertilizers.com. Compost available from BFI 408-888-7632 www.bfi.com

REVISIONS
1 Resubmittal 11-2-2021
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1100 Walnut Ridge Drive, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

LANDSCAPE ARCHITECT
RICHARD W. STOVER
3017
Signature
Expiration Date
LICENSED
STATE OF CALIFORNIA

TYPICALS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

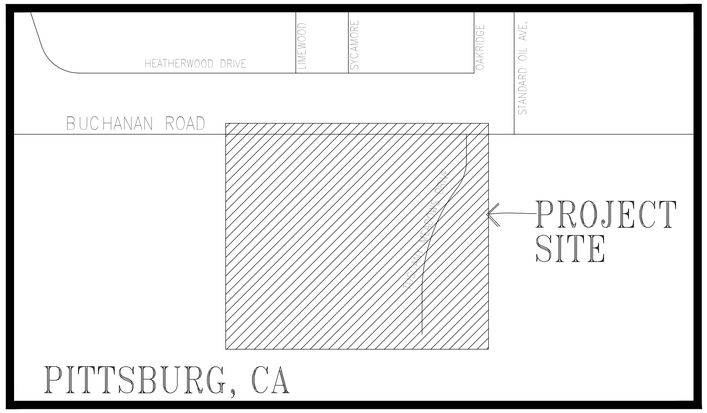
TYPICAL PLANTING DETAILS AND NOTES

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-01-21	
SCALE	

SHEET
T-2.3
OF X SHEETS

IMPROVEMENT PLANS
TUSCANY MEADOWS
PITTSBURG, CALIFORNIA

TUSCANY MEADOWS & BUCHANAN ROAD CONSTRUCTION DOCUMENTS
ALBERT D. SEENO CONSTRUCTION CO.



VICINITY MAP

NOT TO SCALE

SHEET INDEX:

L-0	COVER SHEET
L-1.0	CONSTRUCTION DETAILS
L-1.1	CONSTRUCTION LAYOUT PLAN
L-1.2	CONSTRUCTION LAYOUT PLAN
L-2.01	IRRIGATION LEGEND, NOTES AND DETAILS
L-2.02	IRRIGATION DETAILS
L-2.03	IRRIGATION DETAILS
L-2.1	IRRIGATION PLAN
L-2.2	IRRIGATION PLAN
L-2.3	IRRIGATION PLAN
L-2.4	IRRIGATION PLAN
L-3.01	PLANT LIST, NOTES, AND DETAILS
L-3.02	PLANTING DETAILS
L-3.1	PLANTING PLAN
L-3.2	PLANTING PLAN
L-3.3	PLANTING PLAN
L-3.4	PLANTING PLAN

CERTIFICATION NOTE:

LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION IN COMPLIANCE WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

"I HAVE COMPLIED WITH THE CRITERIA OF THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN"; AND BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN A LANDSCAPE.

2-19-21

RICHARD STOVER: LANDSCAPE ARCHITECT — DATE

REVISIONS
1 Resubmittal 11-2-2021
2
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7

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RICHARD STOVER LANDSCAPE ARCHITECT 2017 Signature STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

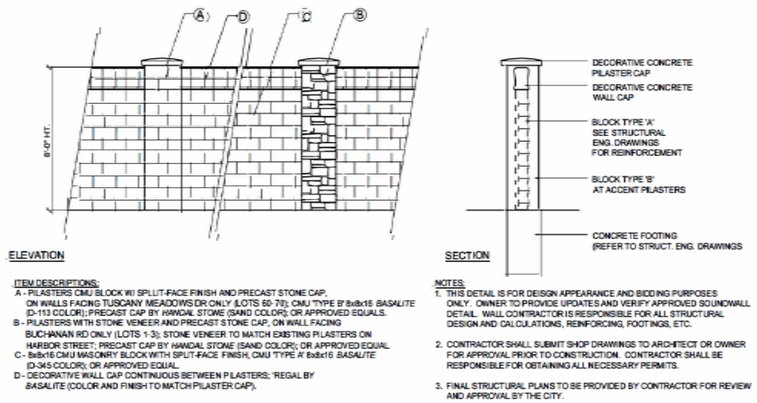
COVER SHEET

DESIGNED:	DRAWN:
CHECKED:	JOB NO:

DATE 4-05-21

SCALE

SHEET L-0 OF X SHEETS



ITEM DESCRIPTIONS:

A - PILASTERS CMU BLOCK W/ SPLLIT-FACE FINISH AND PRECAST STONE CAP, ON WALLS FACING TUSCANY MEADOWS DR ONLY (LOTS 60-70); CMU 'TYPE B' 8x8x16 *BASALITE* (D-113 COLOR); PRECAST CAP BY *HANDAL STONE* (SAND COLOR); OR APPROVED EQUALS.

B - PILASTERS WITH STONE VENEER AND PRECAST STONE CAP, ON WALL FACING BUCHANAN RD ONLY (LOTS 1-3); STONE VENEER TO MATCH EXISTING PILASTERS ON HARBOR STREET; PRECAST CAP BY *HANDAL STONE* (SAND COLOR); OR APPROVED EQUAL

C - 8x8x16 CMU MASONRY BLOCK WITH SPLIT-FACE FINISH, CMU 'TYPE A' 8x8x16 *BASALITE* (D-345 COLOR); OR APPROVED EQUAL.

D - DECORATIVE WALL CAP CONTINUOUS BETWEEN PLASTERS; 'REGAL BY *BASALITE* (COLOR AND FINISH TO MATCH PILASTER CAP).

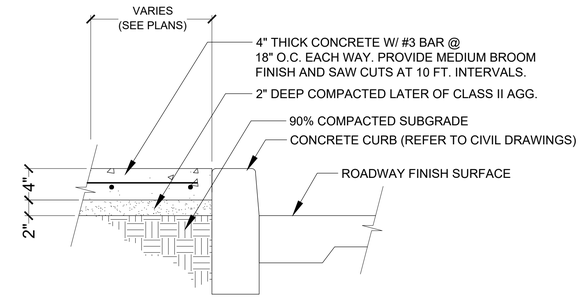
NOTES:

1. THIS DETAIL IS FOR DEISGN APPEARANCE AND BIDDING PURPOSES ONLY. OWNER TO PROVIDE UPDATES AND VERIFY APPROVED SOUNDWALL DETAIL. WALL CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL DESIGN AND CALCULATIONS, REINFORCING, FOOTINGS, ETC.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT OR OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. FINAL STRUCTURAL PLANS TO BE PROVIDED BY CONTRACTOR FOR REVIEW AND APPROVAL BY THE CITY.

3 PROJECT WALL DETAIL (PROTO II THEME)

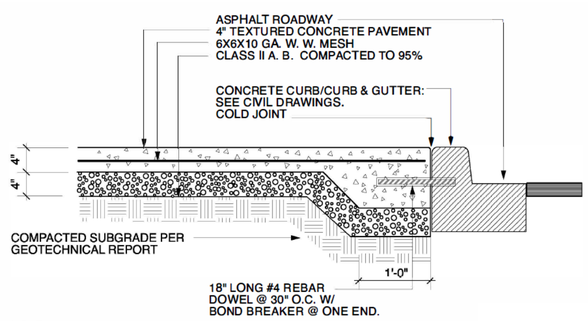
NO SCALE

PROJECT WALL
CMU 'TYPE A'; BY *BASALITE*
SPLIT-FACE FINISH; COLOR (D-345)



MEDIAN PAVING DETAIL

NO SCALE

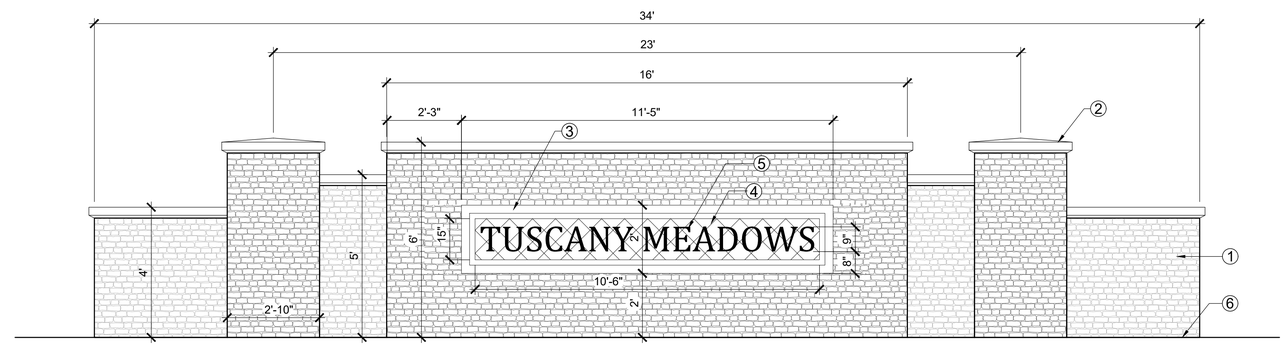


NOTE:

1. IN TUSCANY MEADOWS DRIVE MEDIAN: CONCRETE PATTERN SHALL BE 'BOMANITE' "ASHLAR" PATTERN, COLOR SHALL BE 'DAVIS' - "CORAL"
2. CONFIRM THAT AS BUILT PAVING IN RESPECTIVE STREETS MATCH THE ABOVE SPECS.
3. IF THESE SPECS DO NOT MATCH EXISTING CONDITIONS, NEW MEDIAN PAVING SHALL MATCH EXISTING.

PATTERN CONCRETE IN MEDIAN

NO SCALE



ENTRY MONUMENT DETAIL

NO SCALE

ITEM DESCRIPTIONS:

1 - MONUMENT WALL: CMU CONSTRTUCTION WITH DECORATIVE STONE VENEER AND CONCRETE CAP.
2 - PILASTERS: CMU CONSTRUCTION WITH DECORATIVE STONE VENEER AND CONCRETE CAP.
3 - DECORATIVE MOULDING FRAME AROUND TILE FIELD.
4 - 6" SQUARE CERAMIC TILE FIELD APPLIED TO CMU WALL SURFACE.(13 SQ. FT.)
5 - 9" HT. CUT METAL LETTERS APPLIED TO TILE SURFACE.
6 - FINISH GRADE.

REVISIONS
1 Resubmittal 11-2-2021
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RW Stover & Associates, Inc.
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1330 Broadway, Suite 4
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Ph: 925.933.2383

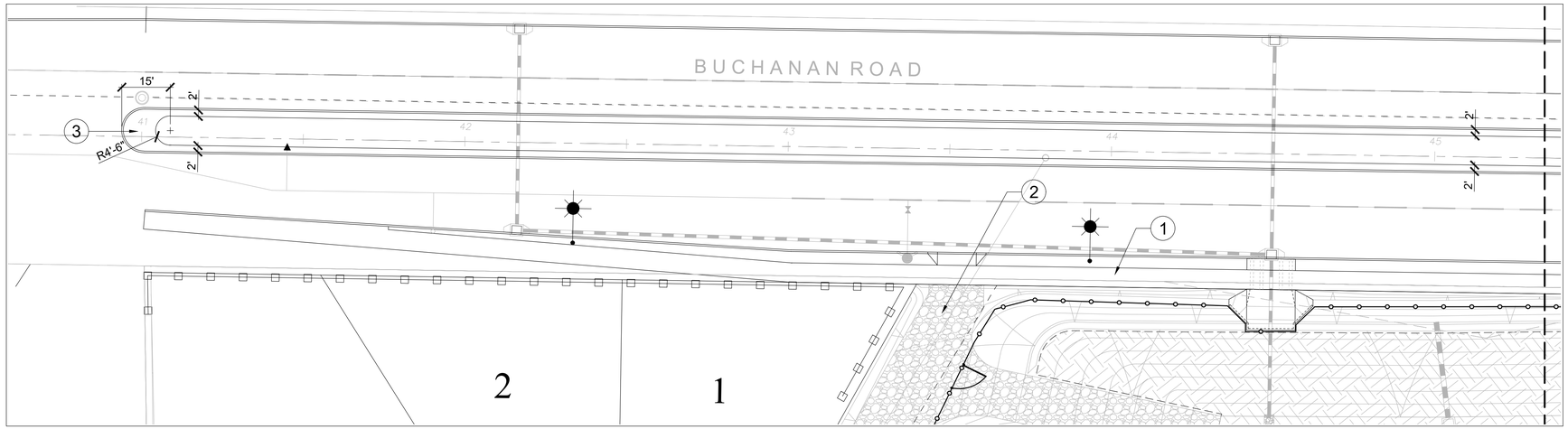
RICHARD W. STOVER LANDSCAPE ARCHITECT 2017 Signature STATE OF CALIFORNIA

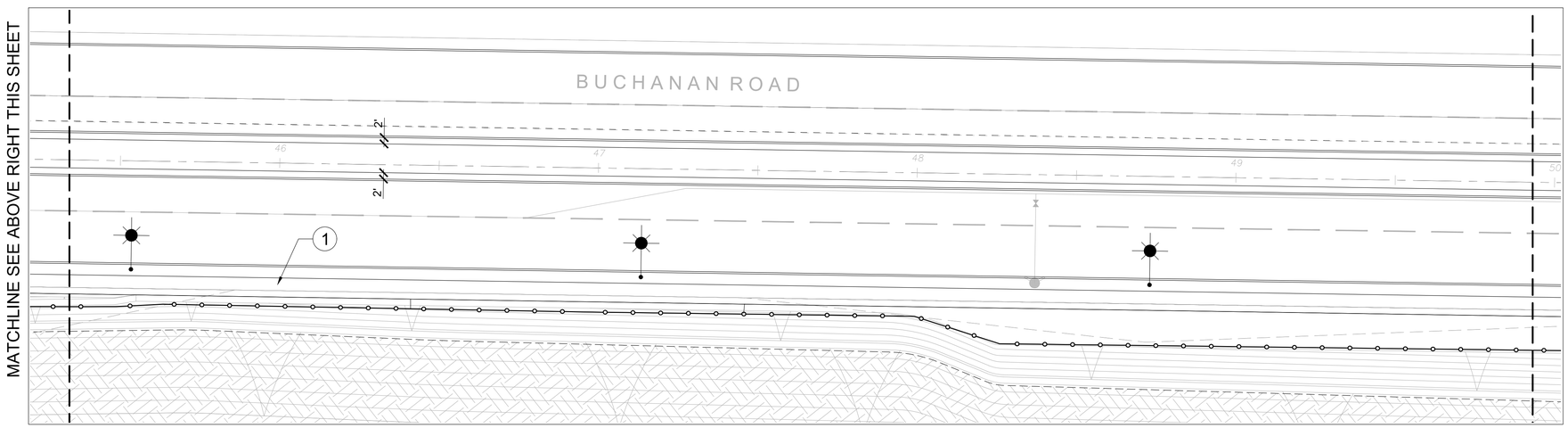
IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

CONSTRUCTION DETAILS

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

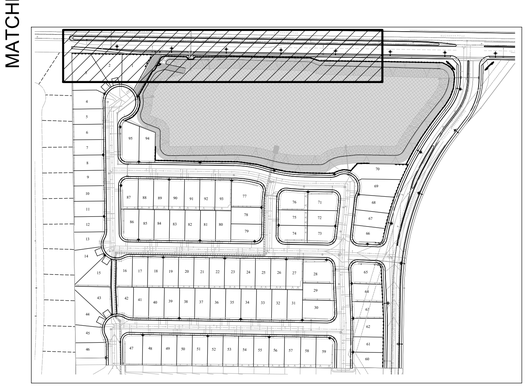
SHEET
L-1.0
OF X SHEETS





SITE DESCRIPTIONS LIST:

1 CONCRETE SIDEWALK (REFER TO CIVIL DRAWINGS)
2 EVA AND MAINTENANCE ROAD (REFER TO CIVIL DRAWINGS)
3 CONCRETE MEDIAN PAVING W/ MEDIUM BROOM FINISH (SEE DETAIL ON SHEET L-1.0)
4 PROJECT ENTRY MONUMENT SIGN (SEE DETAIL ON SHEET L-1.0)
5 TYPICAL CURB RAMP AT STREET CORNER (REFER TO CIVIL DRAWINGS)



SITE MAP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L-1.0 FOR DETAILS

REVISIONS
1 Resubmittal 11-2-2021
2
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RICHARD W. STOVER LANDSCAPE ARCHITECT
2017
Signature
STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

CONSTRUCTION LAYOUT PLAN

DESIGNED:	DRAWN:
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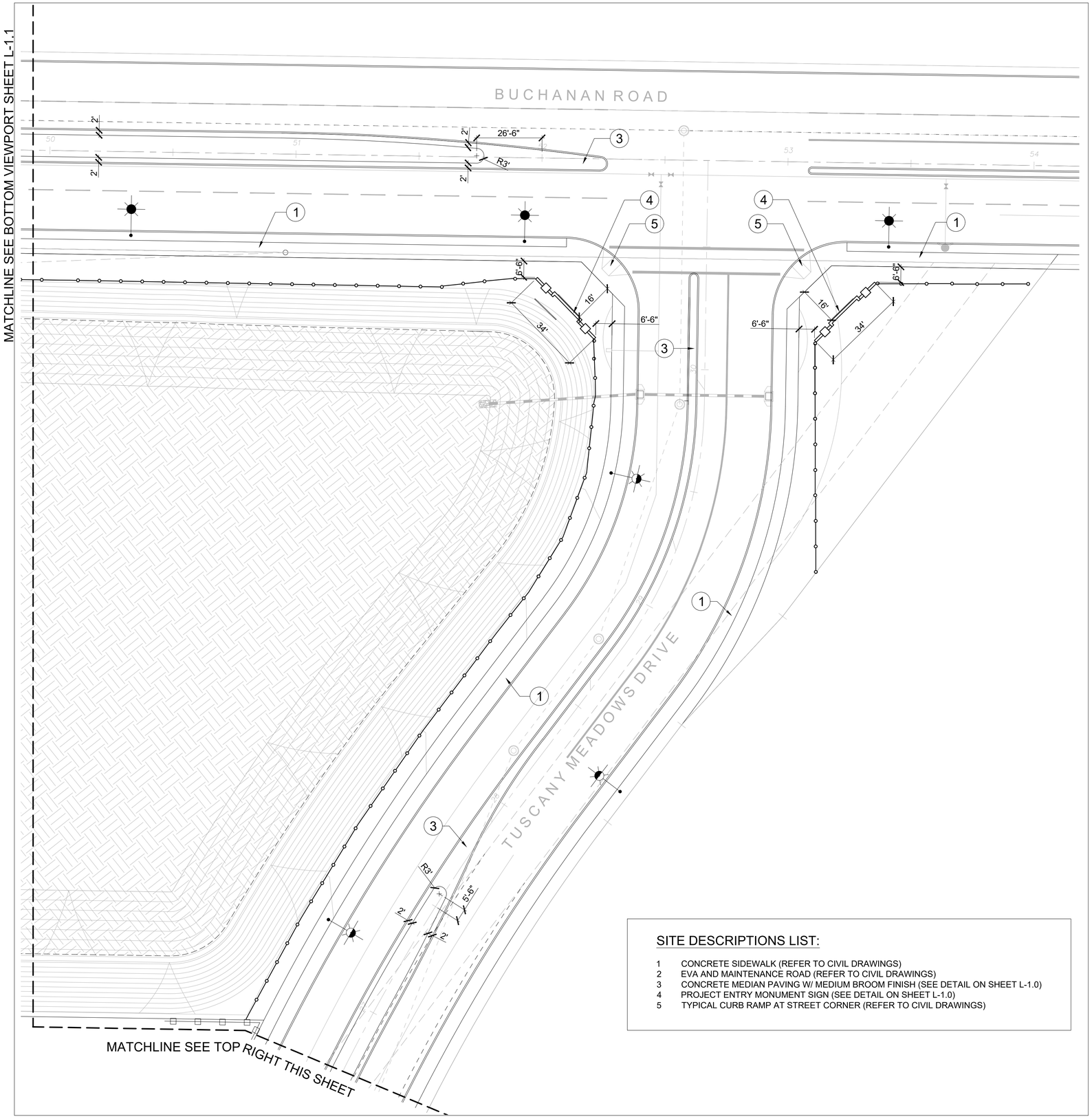
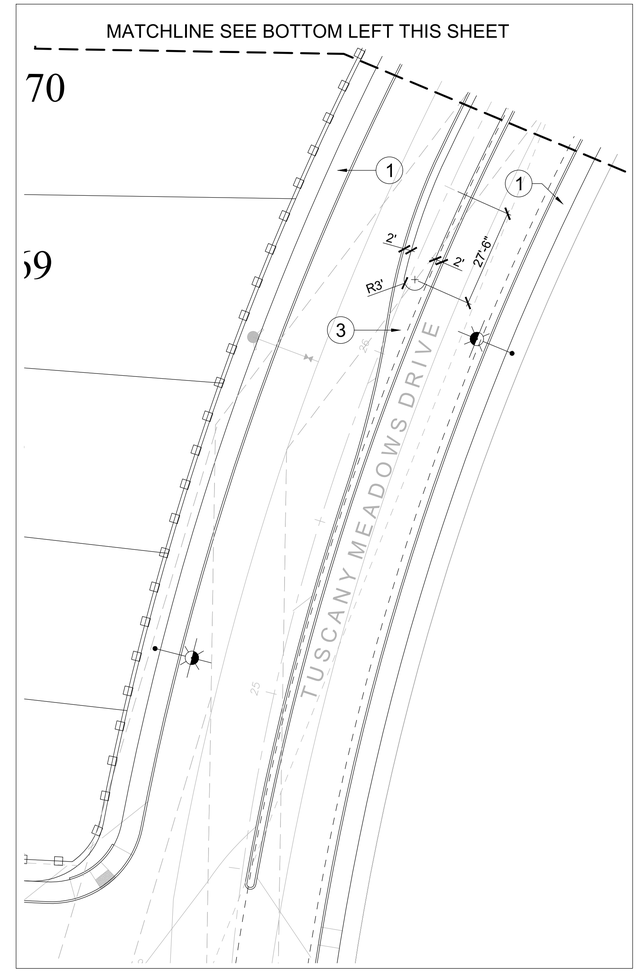
DATE 4-05-21	
SCALE	

SHEET
L-1.1
OF X SHEETS





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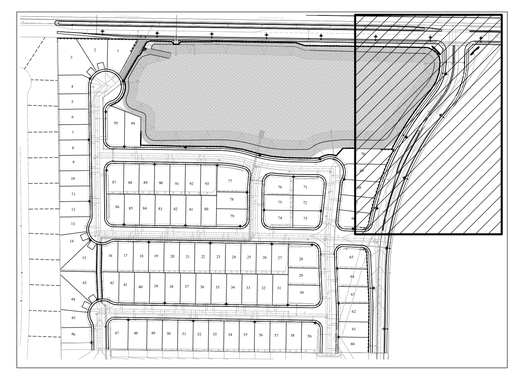

SITE MAP

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L-1.0 FOR DETAILS

REVISIONS
1 Resubmittal 11-2-2021

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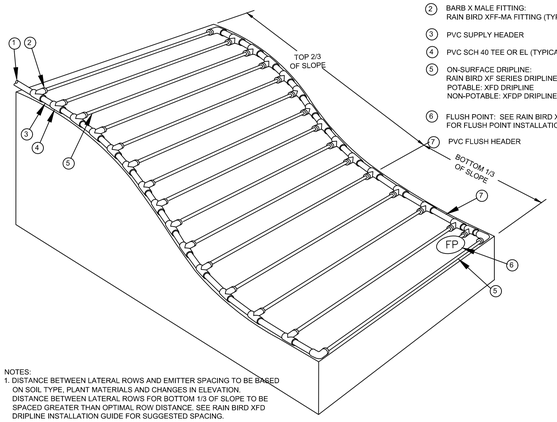
REGISTERED LANDSCAPE ARCHITECT RICHARD W. STOVER 2017 Signature STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

CONSTRUCTION LAYOUT PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

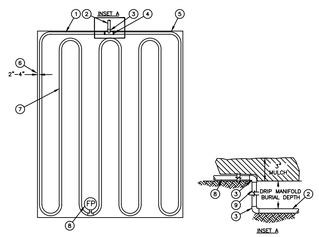
SHEET L-1.2 OF X SHEETS



1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
3. PVC SUPPLY HEADER
4. PVC SCH 40 TEE OR EL (TYPICAL)
5. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
6. FLUSH POINT: SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION
7. PVC FLUSH HEADER

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED 200 FEET.
3. WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD ON-SURFACE DRIPLINE - SLOPED LAYOUT



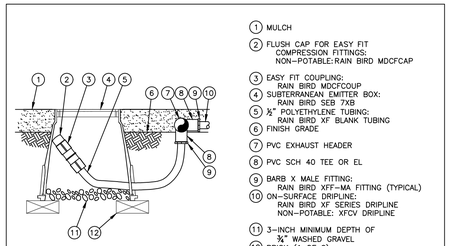
1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) NON–POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE

XFCV Dripline Maximum Lateral Lengths (Feet)				
	12" Spacing		18" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)	
	0.4	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD ON-SURFACE DRIPLINE 02–18–2013
N.T.S. QUICK LAYOUT

CD.IRRIGATION.10–27–21

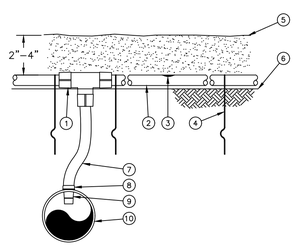


1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: NON–POTABLE: RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
10. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE NON–POTABLE: XFCV DRIPLINE
11. 3–INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6–INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFD ON-SURFACE DRIPLINE FLUSH POINT 02–18–2013
N.T.S. WITH EASY FIT COMPRESSION FITTINGS

CD.IRRIGATION.10–27–21



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDDTEE
2. ON–SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS–050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE
7. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING
8. RATCHET CLAMP (INCLUDED WITH ADAPTER)
9. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD–INVPC
10. PVC LATERAL PIPE MINIMUM 1" IN DIAMETER

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFD ON-SURFACE DRIPLINE INSERT ADAPTER 02–18–2013
N.T.S. FOR 1" OR LARGER PVC

CD.IRRIGATION.10–27–21

IRRIGATION NOTES:

GENERAL NOTES: DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT, WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THE INSTRUCTIONS ARE OBTAINED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIM OR HERSELF WITH ALL THE GRADE DIFFERENCES, LOCATION OF WALKS, RETAINING WALLS, ETC. PRIOR TO CONSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ALL MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PANS. CITY STANDARD DRAWINGS, SPECIFICATIONS, SPECIFIC NOTES & DETAIL DRAWINGS AND THE SOILS REPORT TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR NOTICE TO THE LANDSCAPE ARCHITECT. AT LEAST ONE SET OF PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION. IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL. THE IRRIGATION CONSULTANT ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS: DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL ALSO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS OR HER WORK, PLAN HIS OR HER WORK ACCORDINGLY AND FURNISH SUCH FITTINGS, ETC. AS MAY BE NECESSARY TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

CONTROLLER: IRRIGATION CONTRACTOR IS TO PROGRAM TIMING OF STATIONS ON CONTROLLER TO IRRIGATE IN THE MOST EFFICIENT, WATER CONSERVING MANNER POSSIBLE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN PROPER PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL NEEDS, WATER REQUIREMENTS, CHANGES IN ELEVATION, SUN, SHADE AND WIND EXPOSURES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE, EROSION, PUDDLING, ETC. DUE TO IMPROPER PROGRAMMING. ELECTRICAL CONTRACTOR TO SUPPLY 120-VOLT A.C. (2.5 AMP) SERVICE & DISCONNECT, JUNCTION BOX AND CONDUIT, AS NECESSARY, TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. INSTALL NEW 9-VOLT DURACELL BATTERY(S) IN EACH CONTROLLER (IF REQUIRED) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. CONTROLLER SHALL HAVE GROUND WIRE AS PER MANUFACTURER'S INSTRUCTIONS.

VALVES: BACKFLOW DEVICE, ISOLATION AND CONTROL VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER / SHRUB AREAS AT THE EDGES OF THE PLANTING AREAS SO AS TO NOT INTERFERE WITH PLANT HOLE EXCAVATION. INSTALL VALVE BOXES 12 INCHES FROM AND PERPENDICULAR TO: WALKS, CURBS, ETC. AND EACH BOX SHALL BE 12 INCHES APART. THE SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC. INSTALL (1) VALVE PER RECTANGULAR BOX INLINE WITH THE LENGTH OF THE BOX. LOCATE QUICK COUPLING VALVES 12 INCHES FROM HARDSCAPE AREA. VALVE BOXES TO BE BOLTED SHUT FOR THEFT PREVENTION.

WIRING: CONTROL WIRES SHALL BE U.L. APPROVED FOR DIRECT BURIAL IN GROUND, COPPER SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATION JACKET. CONTROL WIRE SHALL HAVE INSULATION JACKET OF COLOR OTHER THAN WHITE. SPLICING SHALL BE DONE WITH 3M #3570 SCOTCHLOK SEAL PACKS. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24 INCH COIL OF EXCEL WIRE AT EACH SPLICE AND AT 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES AT 10 FEET ON CENTER. NO TAPING PERMITTED IN SLEEVES. INSTALL A CONTROL WIRE FOR EACH EXTRA STATION LEFT ON THE CONTROLLER AND A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 24 INCHES OF EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. INSTALL 'RAINBIRD' #LSP-1 LINE SURGE PROTECTOR EVERY 500 FT. OF 2-WIRE WIRE PATH.

HEADS: THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND FENCES. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. HEAD LAYOUT AND QUANTITY IS AS CLOSE AS POSSIBLE AT THE SCALE OF THE DRAWING, THE CONTRACTOR SHALL ADJUST AND ADD HEADS AS NECESSARY TO PROVIDE OPTIMUM PERFORMANCE AND COVERAGE OF ALL PLANTED AREAS. AT HEADS WHERE LOW HEAD DRAINAGE WILL OCCUR, USE MANUFACTURERS INTEGRAL IN-HEAD CHECK VALVE OR APPROVED IN-LINE CHECK VALVE. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS. HEADS SHALL BE SET ½" BELOW AND 12" AWAY FROM ADJACENT WALKS, CURBS OR HEADERS.

ON-GRADE DRIP LINE SYSTEM: ALL DRIP LINE TO BE SET ON GRADE IN PARALLEL ROWS AS REQUIRED TO PROVIDE COMPLETE COVERAGE OF GROUND COVER AREAS AS WELL AS SHRUB PLANTING. EMITTERS PROVIDE 0.90 GALLONS PER HOUR FLOW (APPROXIMATELY 1.0 GALLON PER 100 LINEAR FEET OF DRIP LINE). DESIGN LIMITS RECOMMEND NOT EXCEEDING 200 FEET OF TUBING FOR ANY SINGLE LENGTH. STAKE TUBING TO GRADE WITH GALVANIZED TIE-DOWN STAKES AT 3 FT. (MAX.) SPACING. PROVIDE XF DRIPLINE INSERT FITTINGS FOR ALL CONNECTIONS. PROVIDE REMOVABLE THREADED END CAPS AT THE TERMINUS OF EACH DRIP LINE LENGTH FOR EASY FLUSHING OF SYSTEM.

PIPING/TRENCHING: INSTALL MAIN LINE PIPING WITH CONCRETE THRUST BLOCKS AS PER MANUFACTURER'S RECOMMENDATION. MAIN AND LATERAL LINES SHALL BE SURROUNDED WITH A MINIMUM OF 2" OF SAND OR ROCK FREE SOIL. PIPE SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, PERMATEX 51 OR LASCO #905305. PRESSURE THE MAIN LINE @ 150 PSI FOR 2 HOURS AND THE LATERAL LINES @ 100 PSI FOR 2 HOURS, WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOT SYSTEMS. EXCAVATION IN AREA WHERE TWO (2) INCH AND LARGER ROOTS EXIST SHALL BE DONE BY HAND. CUT ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH WET BURLAP OR CANVAS.

SLEEVES: THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES, CONDUIT OR PIPE THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. PRIOR TO CONSTRUCTION. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND/OR INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

IRRIGATION SYSTEM: THE IRRIGATION SYSTEM IN CURRENTLY POTABLE, SET UP FOR POSSIBLE RETROFIT TO RECYCLED WATER SOURCE IN FUTURE. DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE (PSI) AND A FLOW DEMAND (GPM) AS NOTED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT-OF CONNECTION TO THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ANY NECESSARY CHANGES DUE TO THIS DIFFERENCE.

GUARANTEE: ALL CONSTRUCTION, PARTS AND PRODUCTS BY THE LANDSCAPE CONTRACTOR AND/OR HIS OR HER SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO EXPENSE TO THE OWNER) ANY AND ALL IRRIGATION PRODUCTS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE. REPLACEMENT OF ANY ITEMS SHALL MATCH ORIGINAL DESCRIPTION OF ITEM(S) ON CONSTRUCTION PLANS AND SHALL BE INSTALLED PER SPECIFICATION. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF IRRIGATION PARTS OR PRODUCTS DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLECT BY OTHERS THAN THE CONTRACTOR, HIS OR HER AGENTS OR EMPLOYEES.

DO NOT BID, ORDER MATERIALS OR INSTALL ANY OR ALL OF SYSTEM BEFORE READING THE IRRIGATION NOTES IN THEIR ENTIRETY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CHANGES, REVISIONS AND OR ADDITIONS TO SYSTEM DUE TO FAILURE TO DO SO.

IRRIGATION LEGEND:

- 'RAINMASTER' #SA6-RM6-TW/DX3CA/GTFSV-100/FAN-16/TW-D-1/TW-LA-1/GR-K/CAB14 EVOLUTION 2-WIRE DXIII WITH SITE ONE GREEN TECH SATELLITE ASSEMBLY 60-STATION EXTERIOR PEDESTAL-MOUNT SMART CONTROLLER WITH FLOW AND WEATHER SENSORS AND HIGH GAIN ANTENNA ASSEMBLY. 'PRO-MAX' RECEIVER, ENCLOSURE FAN, HOUSED IN A TOP ENTRY STAINLESS STEEL ENCLOSURE, FLOW SENSING ASSEMBLY, WITH MASTER VALVE, SENSOR CABLE, AND RAIN SENSOR. CONTACT 'ONESITE' REPRESENTATIVE AT (800)-SITE-ONE FOR PURCHASE ORDER, PRE-CONSTRUCTION MEETING TEST FOR CLEAR RECEPTION FOR RATIO COMMUNICATION WITH CENTRAL COMPUTER, WARRANTY, AND CERTIFICATION. CONTRACTOR TO VERIFY POWER AVAILABILITY AND INSTALL UNIT PER MANUFACTURERS SPECIFICATIONS ON SPECIFIC CONCRETE PAD.
- 'FEBCO' #825Y BV 2" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY; INSTALL IN 'LEMEUR' ENCLOSURE ON CONC. PAD. PROVIDE R-19 INSULATION BAG
- FLOW SENSOR & MASTER VALVE ASSEMBLY. REFER TO CONTROLLER SPECIFICATION ABOVE FOR MANUFACTURER.
- 'NIBCO' #619RW BRONZE GATE VALVE; LINE SIZE
- 'RAINBIRD' #44-LRC QUICK COUPLER VALVE IN LOCKING PLASTIC VALVE BOX AT 100' O.C. (MAX.); PROVIDE (1) #44K KEY AND HOSE SWIVEL PER (5) Q.C.V.'S
- 'RAINBIRD' #PESB-PRS-D REMOTE CONTROL VALVE SERIES, OR APPROVED EQUAL, AND 'AMIAD' FILTER W/ 150 MESH SCREEN; SEE PLANS FOR SIZE; PROVIDE CHAMPION 300 SERIES ANGLE MANUAL VALVE (ONE FOR GROUPED MANIFOLDS)
- 'RAINBIRD' #PESB-PRS-D REMOTE CONTROL VALVE SERIES, OR APPROVED EQUAL. SEE PLANS FOR SIZE; PROVIDE CHAMPION 300 SERIES ANGLE MANUAL VALVE (ONE FOR GROUPED MANIFOLDS)
- MAIN LINE: SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; SEE PLANS FOR LINE SIZES; ALL CUTS TO BE SQUARE, PRIMER TO BE USED. PROVIDE 18" (MIN.) COVER

  LATERAL LINE: CLASS 200 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; SEE PLANS FOR LINE SIZES. ALL CUTS TO BE SQUARE, PRIMER TO BE USED. PROVIDE 12" (MIN.) COVER
- 3/4"
- 1"
- 1-1/4"
- 1-1/2"
- 2" (2")
- 2.5" (2.5")
- YY / XX / 0.00 — CONTROLLER STATION NUMBER / REMOTE CONTROL VALVE SIZE / GALLONS PER MINUTE
- SCHEDULE 40 PVC SLEEVE AT PAVING CROSSING; PROVIDE 2X THE LINE SIZE OF THE ENCLOSED IRRIGATION PIPE (I.E. 8" SLEEVE FOR 4" MAINLINE, 4" FOR 2" LATERAL LINE). PROVIDE 24" (MIN.) COVER FOR MAIN LINE; 18" (MIN.) COVER FOR LATERAL LINE.
- E — 2" SCHEDULE 40 PVC ELECTRICAL CONDUIT CROSSING AT STREETS
- 'RAINBIRD' #XFD-09-18 ON-SURFACE DRIP LINE; EMITTERS AT 18" SPACING, FLOW AT 0.90 GPH; SET LENGTHS ON GRADE IN PARALLEL ROWS 18" APART PROVIDING CONTINUOUS COVERAGE ACROSS ALL PROPOSED SHRUB/GROUND COVER PLANTING AREAS; PROVIDE COMPRESSION FITTINGS AND ADAPTORS PER MANUFACTURER'S SPECIFICATIONS; INSTALL #MDCFPCAP END CAP WITH ADAPTOR AT FARTHEST POINT ON LOOP FROM RCV. STAKE TO GRADE WITH TIE-DOWN METAL STAKES AT 3 FT. SPACING (MAX); MANUFACTURER RECOMMENDS NOT EXCEEDING 200 FT. IN ANY SINGLE LENGTH OF TUBING.
- (F) 'RAINBIRD' FLUSH VALVE; #MDCFCAP REMOVABLE FLUSH CAP W/ #MDCFCOUP COUPLING
- 'RAINBIRD' #1401 FLOOD BUBBLER (0.25 GPM) SYMBOL REPRESENTS (2) BUBBLERS TYPICAL ALL PROPOSED TREES, STAKED TO GRADE IN TREE WATER BASIN
- 'RAINBIRD' #1401 FLOOD BUBBLER (0.25 GPM); (1) PER PROPOSED PLANT, STAKED TO GRADE IN PLANT WATER BASIN
- (8) 'HUNTER' #PGP-12 ULTRA-8.0 FULL HIGH-POP ROTOR (12" POP-UP) W/ #8 NOZZLE (8.0 GPM)
- (8) 'HUNTER' #PGP-12 ULTRA-8.0 PART HIGH-POP ROTOR (12" POP-UP) W/ #8 NOZZLE (8.0 GPM)
- 'HUNTER' #PROS-6-PRS40 2000-360 SHRUB POP SPRAY (6" POP-UP) (1.5 GPM @ 40 PSI)
- 'HUNTER' #PROS-6-PRS40 2000-90 SHRUB POP SPRAY (6" POP-UP) (0.4-0.8 GPM @ 40 PSI)
- 'HUNTER' #PROS-12-PRS40 3000-90 HIGH POP SPRAY (12" POP-UP) (1.9-0.9 GPM @ 40 PSI)
- 'HUNTER' #PROS-12-PRS40 3000-210 HIGH POP SPRAY (12" POP-UP) (2.12-0.9 GPM @ 40 PSI)
- (1) POINT-OF-CONNECTION TO WATER SUPPLY: PROVIDE CONNECTION TO DISCHARGE SIDE OF NEW 2" POTABLE WATER METER; VERIFY EXACT LOCATION IN FIELD. ADAPT TO NEW 4" PVC MAIN LINE AND EXTEND TO NEW BACKFLOW LOCATION. VERIFY A MINIMUM AVAILABLE STATIC WATER PRESSURE OF 96 PSI; IF EXCEEDS 85 PSI INSTALL 'WILKINS' #500-HLR PRESSURE REGULATOR IN 10" ROUND PLASTIC VALVE BOX. VERIFY A MINIMUM AVAILABLE FLOW OF 112 GPM (2 HIGHEST RCV FLOWS COMBINED)
- (2) PEDESTAL CONTROLLER: PROVIDE 120 VOLT POWER WITHIN RIGID CONDUIT FROM SOURCE STUBBED-OUT BY ELECTRICAL CONTRACTOR TO CONTROLLER LOCATION; FINAL LOCATION TO BE COORDINATED WITH PROJECT SUPERINTENDENT. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO WALL INSIDE PEDESTAL.

REFER TO SHEET L-2.02 AND L-2.03 FOR ADDITIONAL IRRIGATION DETAILS

REVISIONS
1 Resubmittal 11-2-2021
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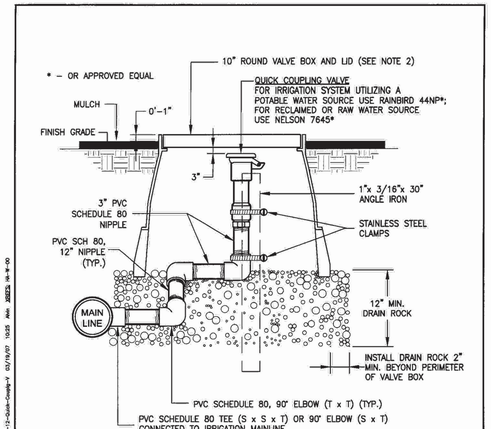
REGISTERED LANDSCAPE ARCHITECT RICHARD W. STOVER 3017 Signature STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

IRRIGATION LEGEND, NOTES, AND DETAILS

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4–05–21	
SCALE	

SHEET
L-2.01
OF X SHEETS

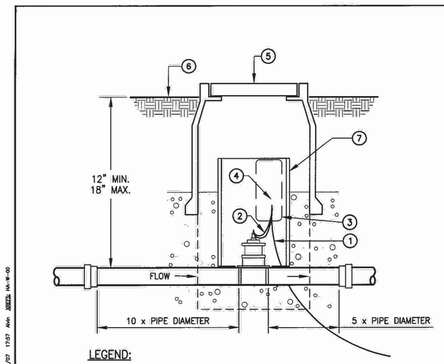


NOTES:

1. SET TOP OF BOX EVEN WITH FINISH GRADES IN TURF AREAS.
2. VALVE BOX LIDS SHALL BE TAGGED AND HEAT BRANDED WITH STATION NUMBERS.
3. INSTALL STAINLESS STEEL BOLT IN LOCKING COVER.
4. WHEN USED WITH RECLAIMED WATER, DESIGNATE PURPLE COLOR–CODING ON APPROPRIATE APPURTENANCE.

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-1-07

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL | QUICK COUPLING VALVE | SHEET 1 OF 1 | I-12

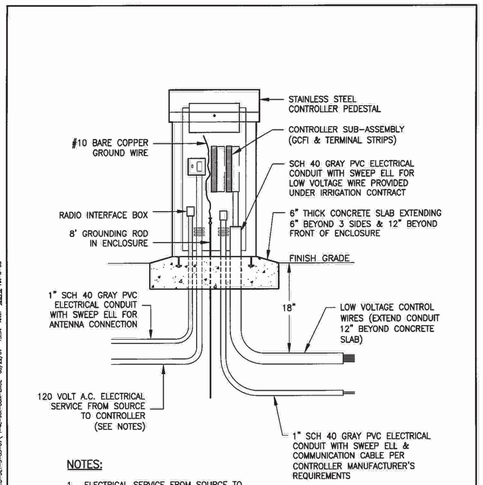


LEGEND:

1. SHIELDED CABLE AS PER MANUFACTURER'S RECOMMENDATION
2. FLOW SENSOR WIRES
3. PREFORMED SUPER SERVISEAL WATERPROOF WIRE SPLICE KIT
4. 3M–BDY WIRE CONNECTION (SEE I–12)
5. VALVE BOX
6. FINISH GRADE (SOIL)
7. 6" ø SLEEVE

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-1-07

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL | FLOW SENSOR WIRE SPLICE | SHEET 1 OF 1 | I-7

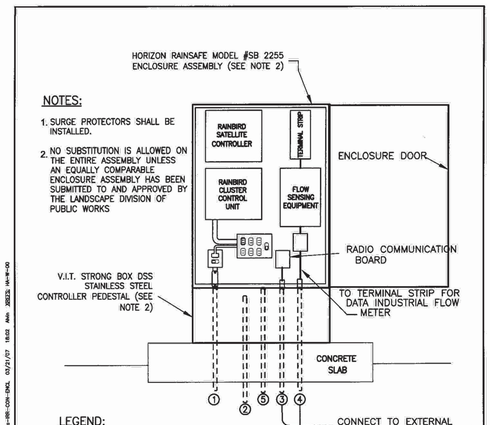


NOTES:

1. ELECTRICAL SERVICE FROM SOURCE TO CONTROLLER LOCATION SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
2. IRRIGATION CONTRACTOR SHALL PROVIDE RIGID STEEL CONDUIT FROM SERVICE STUB–OUT TO CONTROLLER GCFI SWITCH AND SHALL COMPLETE ELECTRICAL SERVICE TO CONTROLLER.

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-1-07

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL | IRRIGATION CONTROLLERS AND ENCLOSURES | SHEET 3 OF 3 | I-4



NOTES:

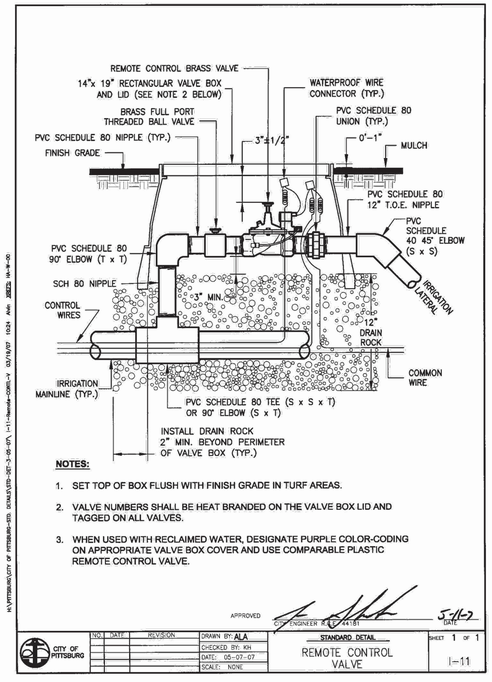
1. SURGE PROTECTORS SHALL BE INSTALLED.
2. NO SUBSTITUTION IS ALLOWED ON THE ENTIRE ASSEMBLY UNLESS AN EQUALLY COMPARABLE ENCLOSURE ASSEMBLY HAS BEEN SUBMITTED TO AND APPROVED BY THE LANDSCAPE DIVISION OF PUBLIC WORKS

LEGEND:

1. 120 VAC ELECTRICAL SERVICE
2. 3/4" ø x 10' GROUND ROD
3. TO RADIO/ANTENNA SERVICE
4. PE–89 WIRE TO DATA INDUSTRIAL MODEL IR220 FLOW SENSOR (SEE NOTE 2)
5. REMOTE CONTROL WIRED CONDUIT

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-1-07

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL | IRRIGATION CONTROLLERS AND ENCLOSURES | SHEET 1 OF 3 | I-4

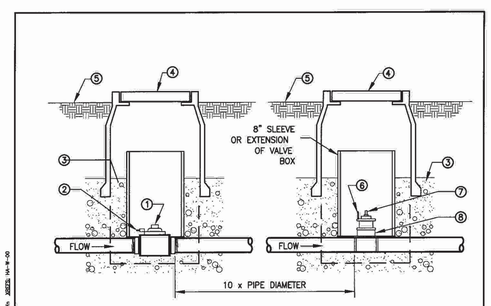


NOTES:

1. SET TOP OF BOX FLUSH WITH FINISH GRADE IN TURF AREAS.
2. VALVE NUMBERS SHALL BE HEAT BRANDED ON THE VALVE BOX LID AND TAGGED ON ALL VALVES.
3. WHEN USED WITH RECLAIMED WATER, DESIGNATE PURPLE COLOR-CODING ON APPRPROPRIATE VALVE BOX COVER AND USE COMPARABLE PLASTIC REMOTE CONTROL VALVE.

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-1-07

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL | REMOTE CONTROL VALVE | SHEET 1 OF 1 | I-11



LEGEND

1. MASTER VALVE(S)
2. WIRE TO CONTROLLER ASSEMBLY (PE–89 SHIELDED CABLE)
3. 1/4" PEA GRAVEL
4. VALVE BOX (BROOKS 10" ROUND)
5. FINISH GRADE (SOIL)
6. DATA INDUSTRIAL IR220 SERIES FLOW SENSOR(S)
7. WIRE TO FLOW SENSING EQUIPMENT AT CONTROLLER ASSEMBLY
8. DOUBLE–STRAP SADDLE – 4" AND LARGER

NOTE:

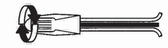
SEE I–10 FOR FLOW SENSOR DETAIL.

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-1-07

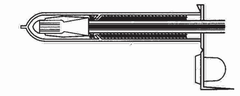
CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL | MASTER VALVE FLOW AND SENSOR | SHEET 1 OF 1 | I-5

STEP 1: STRIP WIRES 1/2" FROM ENDS.

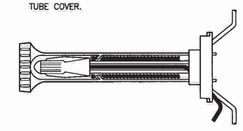
STEP 2: APPLY SCOTCHLOK OR APPROVED EQUAL Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION (FOR CLOCKS ONLY).



STEP 3: INSERT SPLICE TO BOTTOM OF GEL–FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.



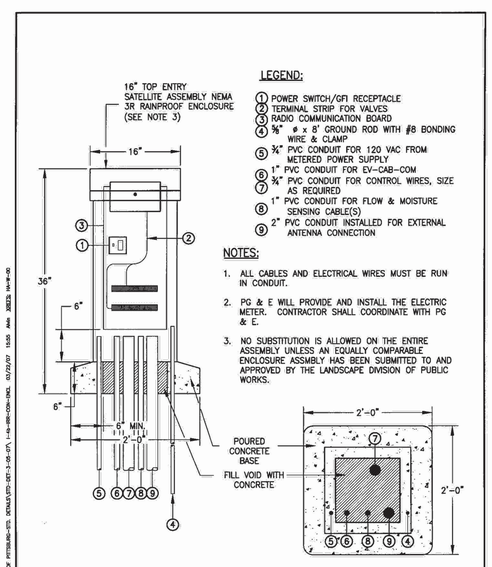
STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.



NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE 3 – #4'S OR 2 – #12'S.

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-1-07

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL | 3M–DBY WIRE CONNECTION | SHEET 1 OF 1 | I-9



LEGEND:

1. POWER SWITCH/GFI RECEPTACLE
2. TERMINAL STRIP FOR VALVES
3. RADIO COMMUNICATION BOARD
4. 5/8" ø x 8' GROUND ROD WITH #8 BONDING WIRE & CLAMP
5. 3/4" PVC CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY
6. 1" PVC CONDUIT FOR EV–CAB–COM
7. 3/4" PVC CONDUIT FOR CONTROL WIRES, SIZE AS REQUIRED
8. 1" PVC CONDUIT FOR FLOW & MOISTURE SENSING CABLE(S)
9. 2" PVC CONDUIT INSTALLED FOR EXTERNAL ANTENNA CONNECTION

NOTES:

1. ALL CABLES AND ELECTRICAL WIRES MUST BE RUN IN CONDUIT.
2. PG & E WILL PROVIDE AND INSTALL THE ELECTRIC METER. CONTRACTOR SHALL COORDINATE WITH PG & E.
3. NO SUBSTITUTION IS ALLOWED ON THE ENTIRE ASSEMBLY UNLESS AN EQUALLY COMPARABLE ENCLOSURE ASSMBLY HAS BEEN SUBMITTED TO AND APPROVED BY THE LANDSCAPE DIVISION OF PUBLIC WORKS.

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-1-07

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL | IRRIGATION CONTROLLERS AND ENCLOSURES | SHEET 2 OF 3 | I-4

REFER TO SHEET L-2.03 FOR ADDITIONAL IRRIGATION DETAILS

REVISIONS
1 Resubmittal 11-2-2021
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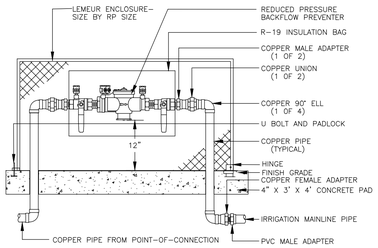
REGISTERED LANDSCAPE ARCHITECT RICHARD W. STOVER 3017 Signature STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

IRRIGATION DETAILS

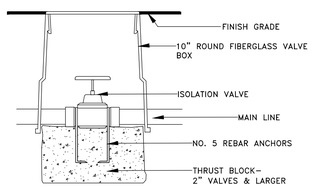
DESIGNED: | DRAWN:
CHECKED: | JOB NO:
DATE 4-05-21
SCALE

SHEET L-2.02 OF X SHEETS

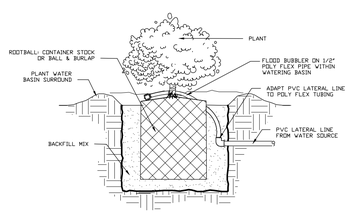


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

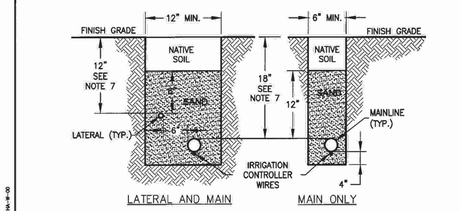
RP BACKFLOW PREVENTION DETAIL



ISOLATION/ GATE VALVE

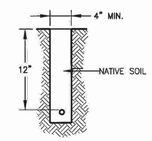


SHRUB BUBBLER DETAIL



NOTES:

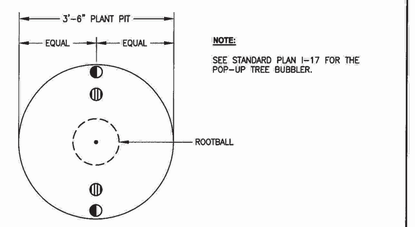
1. INSTALL 3" WIDE DETECTABLE WARNING TAPE 12" MIN ABOVE MAINLINE.
2. SALVAGED EXCAVATED FILL COMPACTED TO ORIGINAL DENSITY IN LANDSCAPED AREAS ONLY; ALL OTHER AREAS SHALL BE AT 95% COMPACTION AND AT 2% OPTIMUM MOISTURE.
3. FOR ANY PIPE UNDER PAVEMENT, SEE R-5.
4. THE pH VALUE OF ALL BACKFILL MATERIAL SHALL BE TESTED TO BE WITHIN 6.5 TO 7.5 RANGE.
5. IRRIGATION CONTROLLER WIRES SHALL BE INSTALLED UNDER MAIN LINE AS SHOWN.
6. INSTALL 10 GAUGE INSULATED LOCATION WIRE TAPED TO PIPE EVERY 10'.
7. WHEN 8" – 12" SPRINKLER HEADS ARE USED, MAIN LINE DEPTH FROM THE FINISH GRADE SHALL INCREASE TO 24" AND LATERALS TO 18".



LATERAL ONLY

APPROVED CITY ENGINEER R.C.E. 44181 5-1-12 DATE

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL: IRRIGATION SYSTEM TRENCHING | SHEET 1 OF 1 | I-2



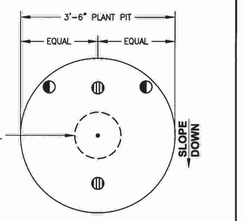
ON FLAT GRADE (TYP.)

NOTE:

SEE STANDARD PLAN I-17 FOR THE POP-UP TREE BUBBLER.

LEGEND:

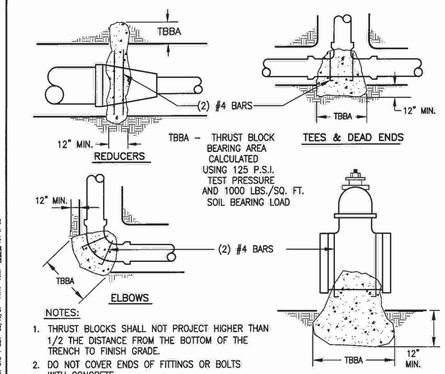
- TREE TRUNK
- 2- 4" PERFORATED DRAIN PIPES AND GRATES SECURED WITH 2 SELF-TAPPING SCREWS
- 2- 4" POP-UP IRRIGATION HEAD LOCATION



ON SLOPES

APPROVED CITY ENGINEER R.C.E. 44181 5-1-12 DATE

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL: TREE BUBBLER PLAN VIEW | SHEET 1 OF 1 | I-15



NOTES:

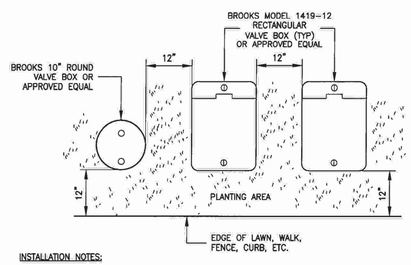
1. THRUST BLOCKS SHALL NOT PROJECT HIGHER THAN 1/2 THE DISTANCE FROM THE BOTTOM OF THE TRENCH TO FINISH GRADE.
2. DO NOT COVER ENDS OF FITTINGS OR BOLTS WITH CONCRETE.
3. CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 2000 PSI.
4. CONSULT MANUFACTURER'S LITERATURE FOR RECOMMENDED THRUST BEARING AREA (TBBA) BASED ON ACTUAL FIELD CONDITIONS. AT MINIMUM, TBBA SHALL BE SIZED AS FOLLOWS:

PIPE SIZE	90-DEGREE ELLS	45-DEGREE ELLS	VALVES, TEES REDUCERS, DEAD ENDS
4"	1.5 SQ. FT.	1.0 SQ.FT.	1.0 SQ. FT.*
6"	3.5 SQ. FT.	2.5 SQ. FT.	2.5 SQ. FT.*
8"	6.3 SQ. FT.	4.5 SQ. FT.	4.5 SQ. FT.*

* OR AS DESIGNED BY THE ENGINEER

APPROVED CITY ENGINEER R.C.E. 44181 5-1-12 DATE

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL: IRRIGATION SYSTEM THRUST BLOCKING | SHEET 1 OF 1 | I-3

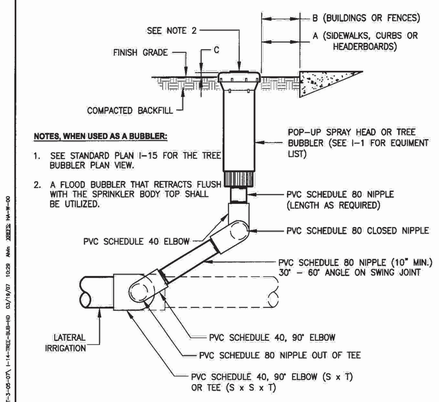


INSTALLATION NOTES:

1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB ARE WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALCE BOXES.
5. TAG VALVES WITH STATION NUMBERS.
6. HEAT BRAND STATION NUMBER TO LID CONTROL VALVE COVER WITH 1¼" LETTERS.
7. INSTALL STAINLESS STEEL BOLTS IN LOCKING COVER.
8. WHEN USED AS RECLAIMED WATER, LIDS SHALL BE COLOR-CODED PURPLE.
9. FOR ALL VALVES 1 ½" AND LARGER, JUMBO BOX SHALL BE USED.

APPROVED CITY ENGINEER R.C.E. 44181 5-1-12 DATE

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL: IRRIGATION VALVE BOX INSTALLATION | SHEET 1 OF 1 | I-8



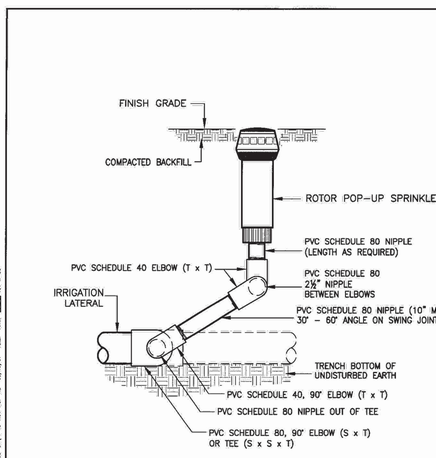
NOTES, WHEN USED AS A BUBBLER:

1. SEE STANDARD PLAN I-15 FOR THE TREE BUBBLER PLAN VIEW.
2. A FLOOD BUBBLER THAT RETRACTS FLUSH WITH THE SPRINKLER BODY TOP SHALL BE UTILIZED.

POP-UP HEAD	DISTANCE A	DISTANCE B	DISTANCE C
4"	2"±1/2"	2"±1/2"	FLUSH WITH GRADE
6" & 12"	6"±1/2"	12"±1"	1/2" IN GROUND COVER AREAS

APPROVED CITY ENGINEER R.C.E. 44181 5-1-12 DATE

CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL: TREE BUBBLER AND SPRAY POP-UP HEAD | SHEET 1 OF 1 | I-14



NOTE:

SPRINKLER BODY SHALL BE COLOR-CODED PURPLE WHEN USED WITH RECLAIMED WATER.

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CITY OF PITTSBURG | NO. | DATE | REVISION | DRAWN BY: ALA | CHECKED BY: KH | DATE: 05-07-07 | SCALE: NONE | STANDARD DETAIL: ROTARY POP-UP HEAD | SHEET 1 OF 1 | I-13

REVISIONS
1 Resubmittal 11-2-2021
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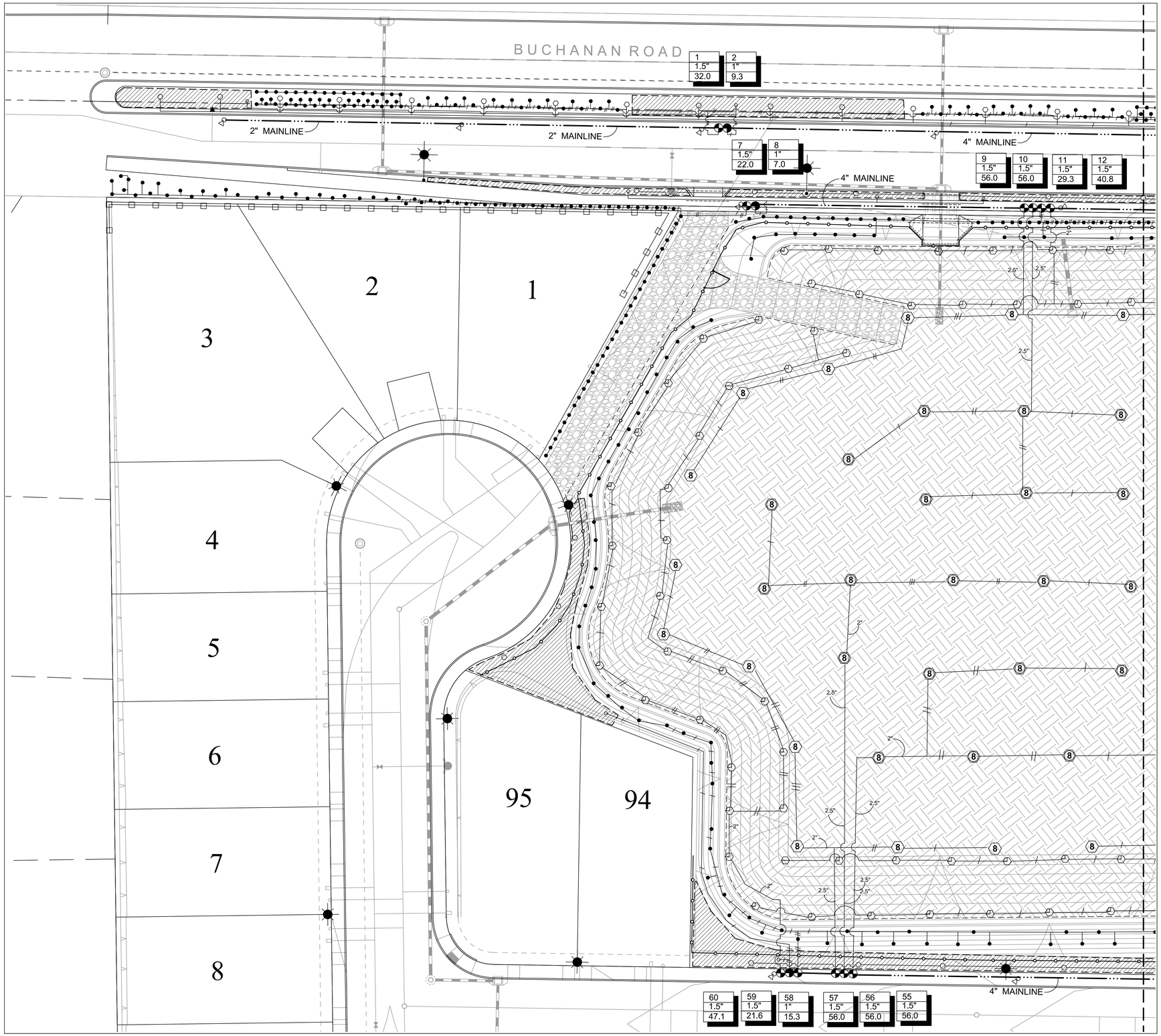
RICHARD W. STOVER
3017
Signature
Date
STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

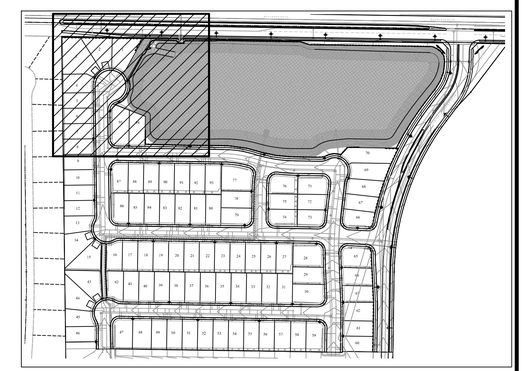
IRRIGATION DETAILS

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

SHEET
L-2.03
OF X SHEETS



MATCHLINE SEE SHEET L-2.2



SITE MAP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L-2.01 FOR IRRIGATION LEGEND, NOTES AND DETAILS, AND SHEETS L-2.02 & L-2.03 FOR ADDITIONAL IRRIGATION DETAILS

REVISIONS

1	Resubmittal 11-2-2021
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STATE OF CALIFORNIA
REGISTERED

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

IRRIGATION PLAN

DESIGNED:	DRAWN:
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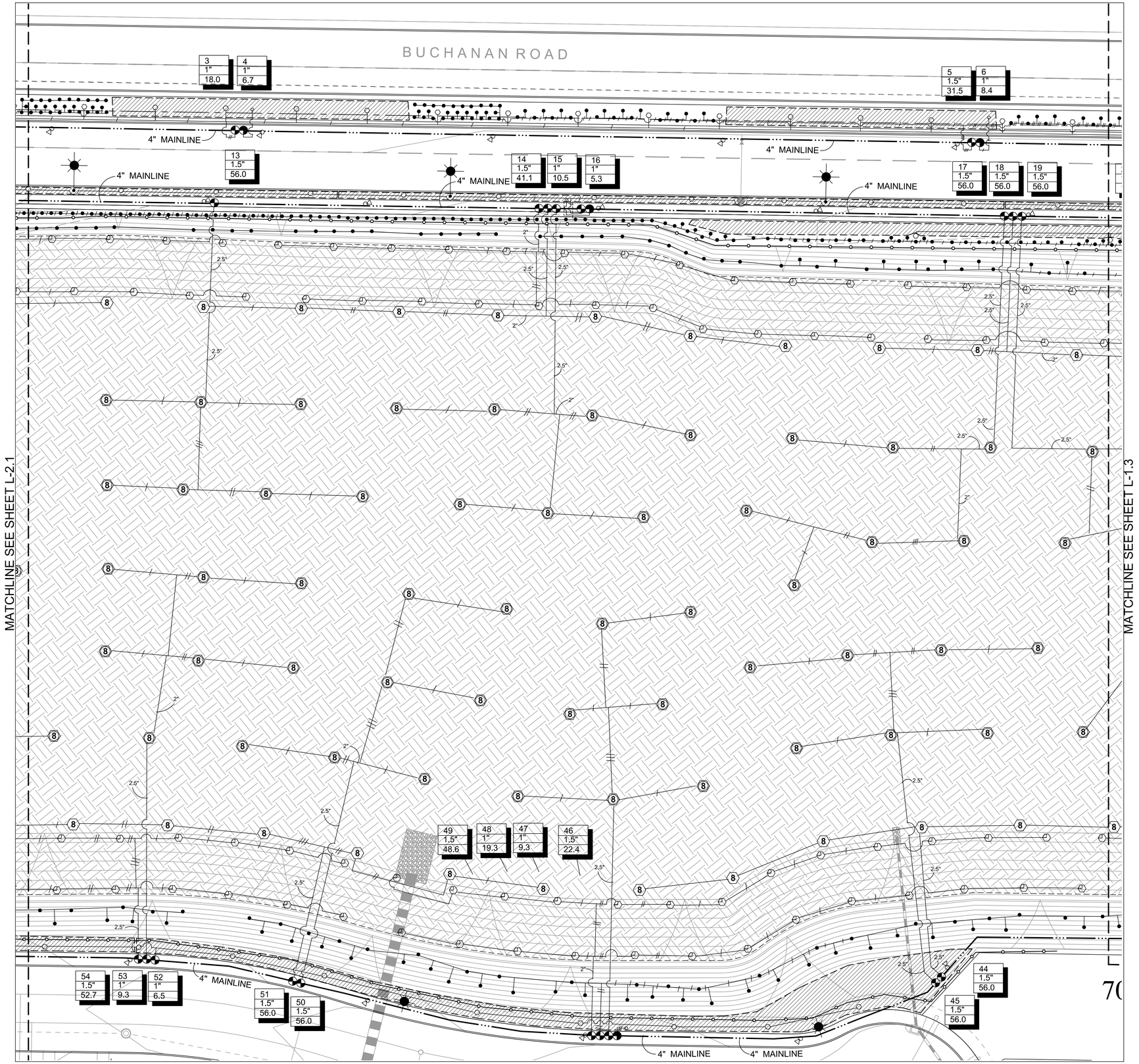
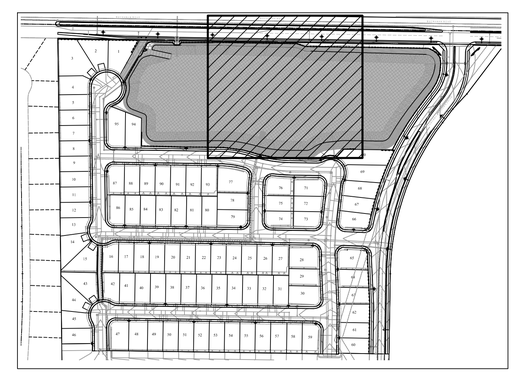
SCALE	

SHEET
L-2.1
OF X SHEETS





SITE MAP

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REVISIONS

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IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

IRRIGATION PLAN

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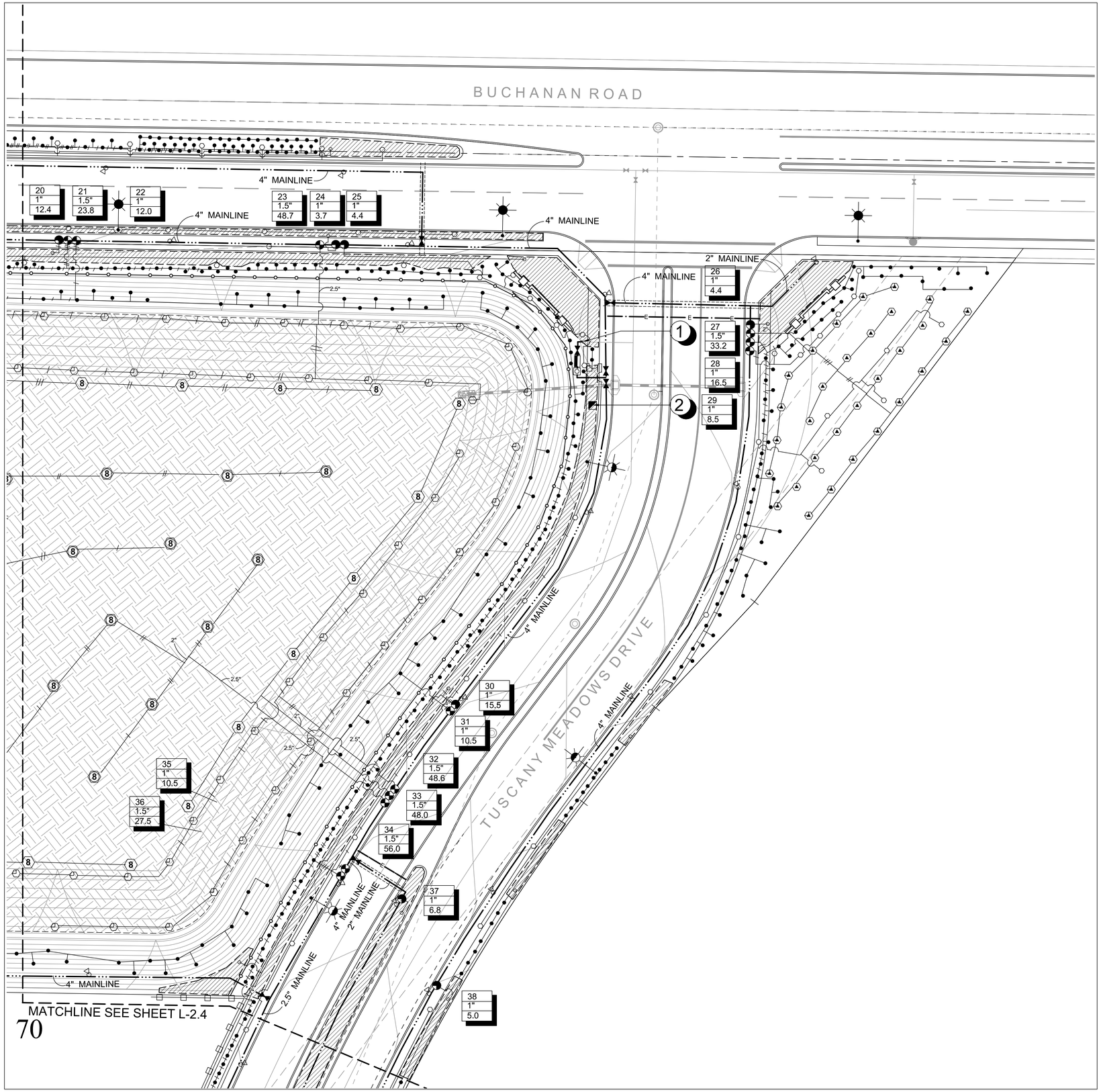
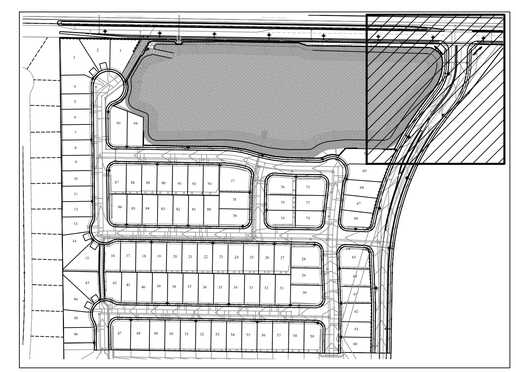
SCALE	

SHEET
L-2.2
OF X SHEETS





SITE MAP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L-2.01 FOR IRRIGATION LEGEND, NOTES AND DETAILS, AND SHEETS L-2.02 & L-2.03 FOR ADDITIONAL IRRIGATION DETAILS

REVISIONS

1	Resubmittal 11-2-2021
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IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

IRRIGATION PLAN

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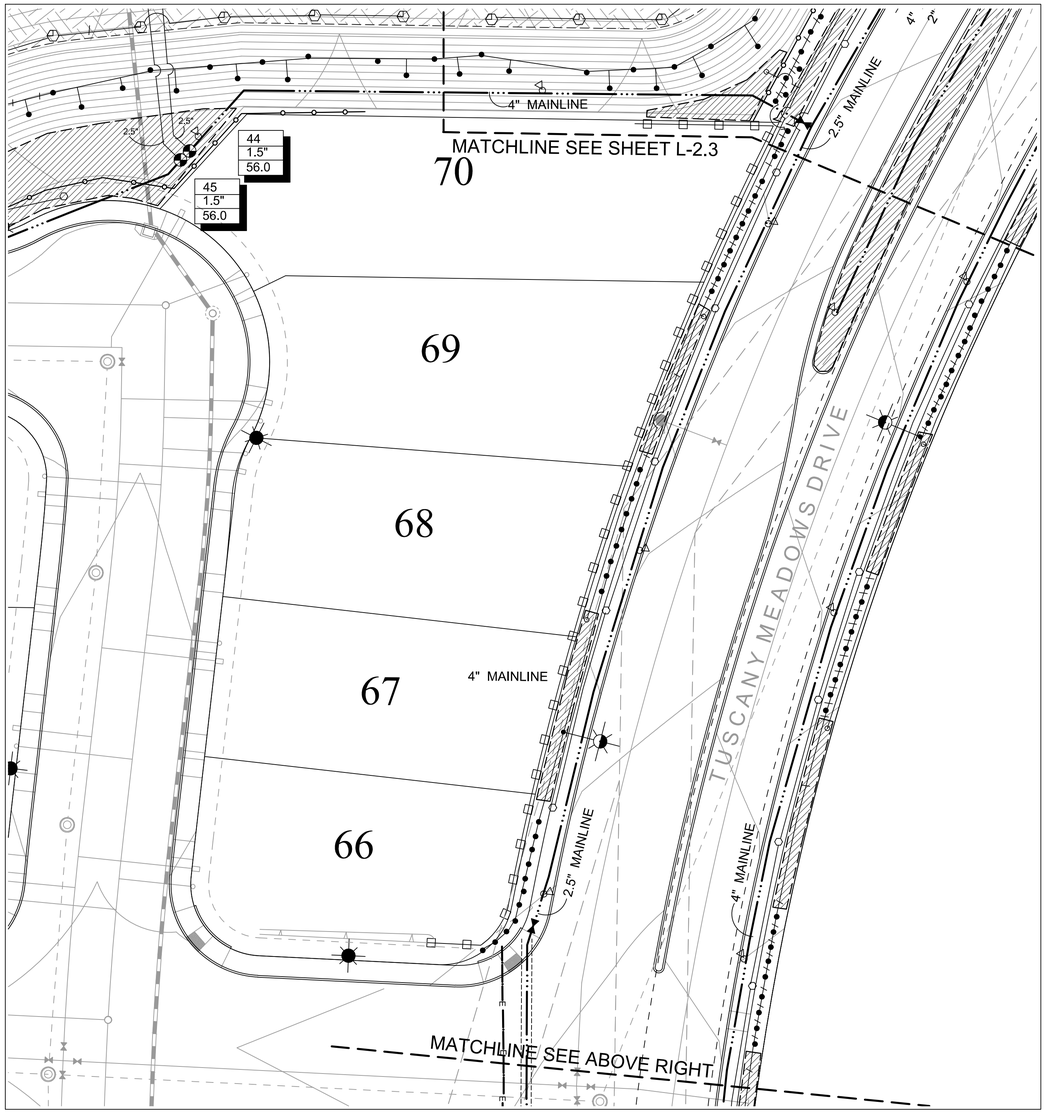
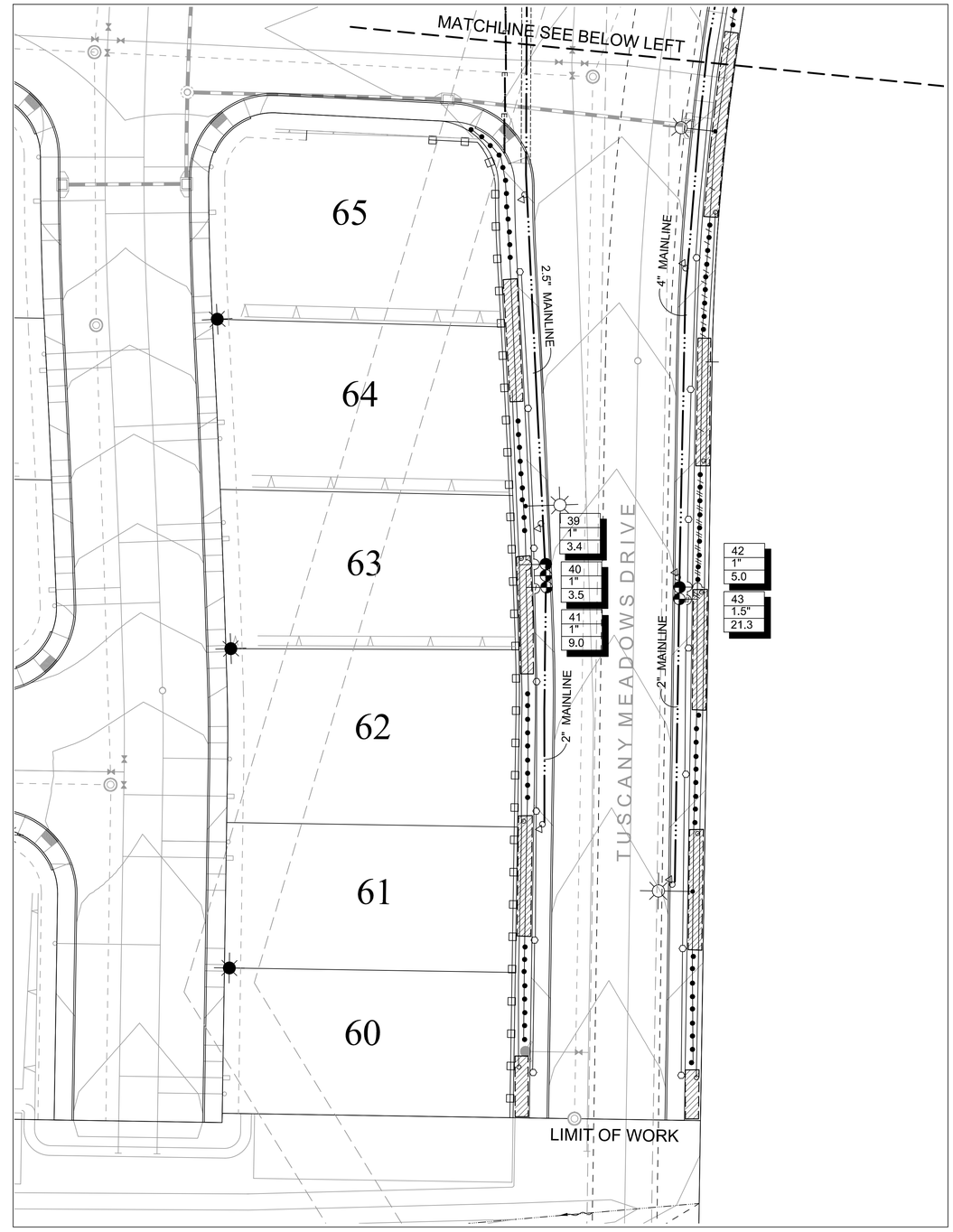
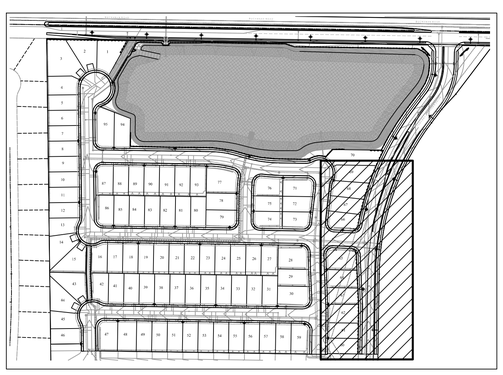
SHEET
L-2.3
OF X SHEETS







SITE MAP

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L-2.01 FOR IRRIGATION LEGEND, NOTES AND DETAILS, AND SHEETS L-2.02 & L-2.03 FOR ADDITIVE IRRIGATION DETAILS

REVISIONS

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RICHARD W. STOVER LANDSCAPE ARCHITECT 3017 Signature Expiration Date STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

IRRIGATION PLAN

DESIGNED:	DRAWN:
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SCALE	

SHEET
L-2.4
OF X SHEETS

PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL MANAGEMENT REPORT:

A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.

1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. Soil analysis may include:
   a. Soil texture
   b. Infiltration rate determined by laboratory test or soil infiltration rate table
   c. pH
   d. Total soluble salts
   e. Sodium
   f. Percent organic matter
   g. Recommendations

B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.

C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans and if required, submitted to the City prior to application.

D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS) The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. CCW 'Super Humus' compost and 20 lbs. organic fertilizer 'Phyta-Boost' 7-2-1 per 1,000 sq. ft . into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta Boost' 7-1-2 -pelleted (or equal) for 15 gallon trees: 1 lb., 1/ 2 lb.for 5 gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See detail)

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost 7-1-2 organic fertilzer-pelleted.(or equal) at the following rates: For 5 gallon shrubs:1/2 lb. for, 1 gallon shrubs:1/4 lb. Mix fertilizerl with backfill soil and thoroughly water shrubs immediately after planting. Do not plant any plant within 2'0" of any building wall.

MULCHING: Mulch all planting areas, except detention basin, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, non-dyed with a PH of no higher than 5.0. and free of noxious weeds and foreign materials. Available from 'Re-User Inc.' or approved equal. Keep 1" away from stems of plants to avoid smothering and rot while still covering rootball.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

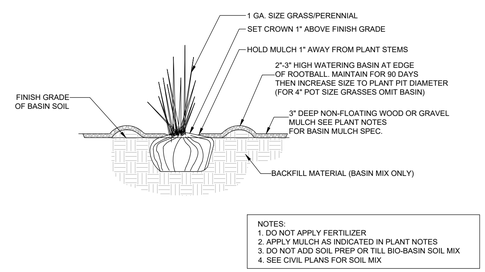
GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Organics Fertilizers 1-800-269-5690 www.organicag.com
Compost available from Contra Costa Waste Management: www.contracostawaste.com

HYDROSEED NOTES:

1. Clear away and remove all stones, rocks and debris measuring 2" in size or larger to a 6" depth
2. finish grade planting area to provide smooth even planting surface. Do not alter drainage patterns.
3. Install hydroseed according to manufacturer's specifications. See plant list for mixes.
4. Use blocking to cut off hydroseed application from spraying other planting areas.



PLANTING GRASSES IN BIO-INFILTRATION BASIN

PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COUNT
TREES:					
	LAGERSTROEMIA 'CHEROKEE'	CRAPE MYRTLE	15 GA	LOW	25
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	15 GA	LOW	8
	LAURUS NOBILIS 'SARATOGA' (STD)	SARATOGA LAUREL	15 GA	LOW	16
	MAGNOLIA 'LITTLE GEM'	DWF SOUTHERN MAGNOLIA	15 GA	MED	13
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GA	MED	20
	PYRUS 'CHANTICLEER'	CHANTICLEER PEAR	15 GA	MED	38
	ZELKOVA SERRULATA 'CITY SPRITE'	ZELKOVA	15 GA	MED	12
SHRUBS:					
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GA	LOW	50
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GA	LOW	206
	CERCIS OCCIDENTALIS (MULTI)	WESTERN REDBUD	15 GA	LOW	73
	COLEONEMA PULCHELLUM	PINK BREATH OF HEAVEN	5 GA	LOW	44
	FRAGULA CALIFOR. 'EVE CASE'	COFFEEBERRY	5 GA	LOW	64
	GARRYA ELLIPTICA	SILK TASSEL BUSH	5 GA	LOW	73
	HETROMELES ARBUTIFOLIA	TOYON	5 GA	LOW	99
	NANDINA 'GULFSTREAM'	GULFSTREAM NANDINA	5 GA	LOW	259
	PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GA	LOW	38
	SALVIA LEUCANTHA	MEXICAN SAGE	5 GA	LOW	70
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	5 GA	LOW	121
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GA	MED	10
PERENNIALS:					
	HEMEROCALLIS 'STARBURST'	EVERGREEN DAYLILY	1 GA	MED	80
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GA	LOW	22
GROUND COVERS:					
A	ARCTOST. 'MONTEREY CARPET'	MANZANITA	1 GA @ 36" O.C.	LOW	6,566 SF
C	COPROSMA 'KIRKII'	CREEPING COPROSMA	1 GA @ 48" O.C.	LOW	6,311 SF
L	LANTANA MONTEVIDENSIS 'WHITE'	WHITE LANTANA	1 GA @ 48" O.C.	LOW	8,237 SF
BASIN:					
	COTINUS COGGYGIA	SMOKE BUSH	5 GA	LOW	39
	HETEROMELES ARBUTIFOLIA	TOYON	5 GA	LOW	(COUNT ABOVE)
	PITTOSPORUM TENIFOLIUM	PITTOSPORUM	5 GA	LOW	50

DETENTION BASIN GRASSES (IRRIGATED)

HYDROSEED MIX: AVAILABLE- PACIFIC COAST SEED CO. LIVERMORE, CA. 925-373-4417 www.pcseed.com

LBS/ACRE	SPECIES/COMMON NAME	222,977 SF
10	AGROSTIS PALLEN (THIN GRASS)	
24	FESTUCA RUBRA (MOLATE FESCUE)	
6	DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS)	
2	JUNCUS EFFUSES (PACIFIC RUSH)	
2	JUNCUS BUFONIUS (WATER RUSH)	
2	CAREX DIVULSA (BERKELEY SEDGE)	
2	CAREX PRAWGRACILIS (DEER SEDGE)	

BALANCE OF HYDROSEED INGREDIENTS

'ENVIRO-POST' ORGANIC COMPOST FERTILIZER:	4 CU YDS/ACRE
'HYDROSTRAW' WOOD FIBER	2,500 LBS/ACRE

STABILIZING 'M BINDER' OR EQUAL TO BE ADDED TO 'DRYLAND MIX' APPLICATION
GREEN DYE MARKER ADDITIVE
INSTALL PER MANUFACTURER'S SPECIFICATIONS
AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE CA.
(925)373-4417 www.pcseed.com

REVISIONS
1 Resubmittal 11-2-2021
2 City Comment 1-21-22
3
4
5
6
7

RW Stover & Associates, Inc.
Landscape Architecture
1420 North Main, Suite 4
Walnut Creek, CA 94596
Ph. 925.933.2583

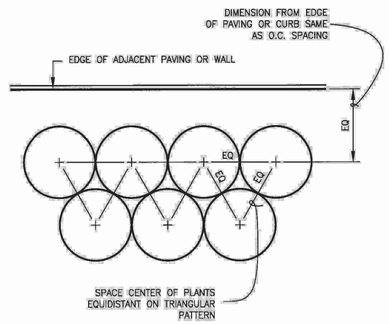
REGISTERED LANDSCAPE ARCHITECT RICHARD WAYNE STOVER 3017 Signature Date 4-05-21 STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

PLANT LIST, NOTES AND DETAILS

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE 4-05-21
SCALE

SHEET L-3.01
OF X SHEETS

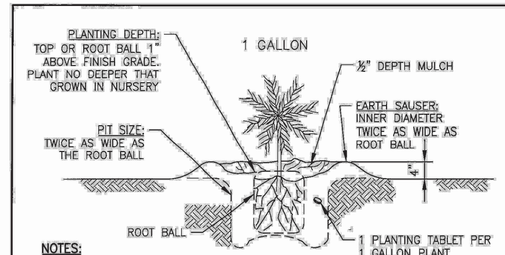


NOTE FOR MEDIANS: THE HEIGHT OF SHRUBS SHALL NOT EXCEED 4 FT RELATIVE TO THE GRADE OF PAVEMENT IN THE TRAVEL LANE.

APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-11-2

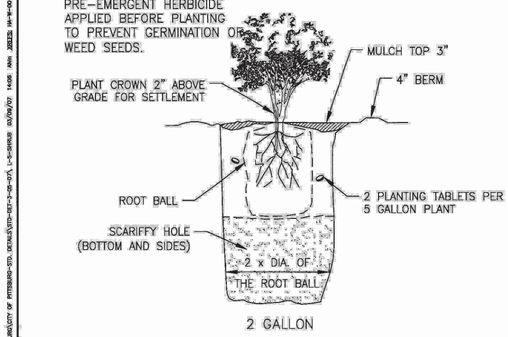
NO.	DATE	REVISION		
			DRAWN BY: ALA	STANDARD DETAIL
			CHECKED BY: KH	SHRUB/GROUND COVER SPACING
			DATE: 05-07-07	SHEET 1 OF 1
			SCALE: NONE	L-2

CITY OF PITTSBURG



NOTES:

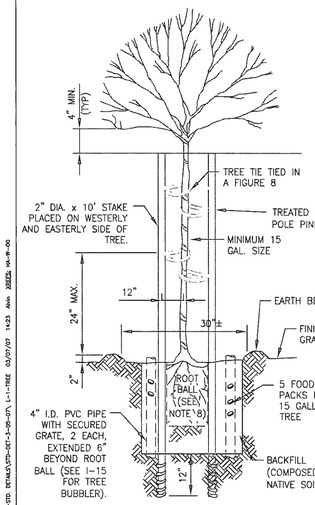
1. BACKFILL WITH NATIVE SOIL.
2. PLANTER AREA SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED BEFORE PLANTING TO PREVENT GERMINATION OF WEED SEEDS.



APPROVED CITY ENGINEER R.C.E. 44181 DATE 5-11-2

NO.	DATE	REVISION		
			DRAWN BY: ALA	STANDARD DETAIL
			CHECKED BY: KH	SHRUB PLANTING
			DATE: 05-07-07	SHEET 1 OF 1
			SCALE: NONE	L-5

CITY OF PITTSBURG



NOTES:

1. TREE HOLES IN RESIDENTIAL AREAS SHALL BE NOT LESS THAN 18" IN DIAMETER AND NOT LESS THAN 12" DEEPER THAN THE CONTAINER OR ROOT SYSTEM.
2. TREE HOLES IN COMMERCIAL SIDEWALK AREAS SHALL NOT BE LESS THAN 30" IN DIAMETER, AND NOT LESS THAN 12" DEEPER THAN THE CONTAINER OR ROOT SYSTEM.
3. ONE STREET TREE SHALL BE PROVIDED PER RESIDENTIAL LOT PER STREET, OR AS SHOWN ON PLANS APPROVED BY THE CITY ENGINEER.
4. TREE TIES SHALL BE RUBBER OR, APPROVED EQUAL AND SHALL BE A MINIMUM OF 18" LONG, AND BE SECURELY FASTENED TO THE STAKE WITH 1 ½" GALVANIZED ROOFING NAILS.
5. A ROOT PROTECTOR "DEEP ROOT PLANTER" OR EQUAL SHALL BE INSTALLED FOR ALL TREES IN SIDEWALK AREAS.

   SEE L-3 FOR ROOT BARRIER DETAIL.
6. TREES SHALL BE PLANTED AT 10' MIN. CLEAR FROM WALLS, FENCES, TABLES, BENCHES, LIGHT BOLLARDS, DRINKING FOUNTAINS, ECT.
7. NO TREES SHALL BE PLANTED WITHIN 5' OF EXISTING OR DESIGNED JOINT TRENCH UTILITY, 35' FROM STREET INTERSECTION, AND 20' FROM STREETLIGHT.
8. SET TREES ROOT BALL 3" ABOVE GRADE; SCARIFY ROOT WALLS AND BOTTOM OF HOLE; SQUARE-OFF HOLE.

APPROVED CITY ENGINEER R.C.E. 29232 DATE 8/23/11

NO.	DATE	REVISION		
1.	8/23/11	ADD EASTERLY STAKE	DRAWN BY: ALA	STANDARD DETAIL
			CHECKED BY: KH	TREE PLANTING
			DATE: 05-07-07	SHEET 1 OF 1
			SCALE: NONE	L-1

CITY OF PITTSBURG

REVISIONS
1. Resubmittal 11-2-2021
2. City Comment 1-21-22
3.
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5.
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7.

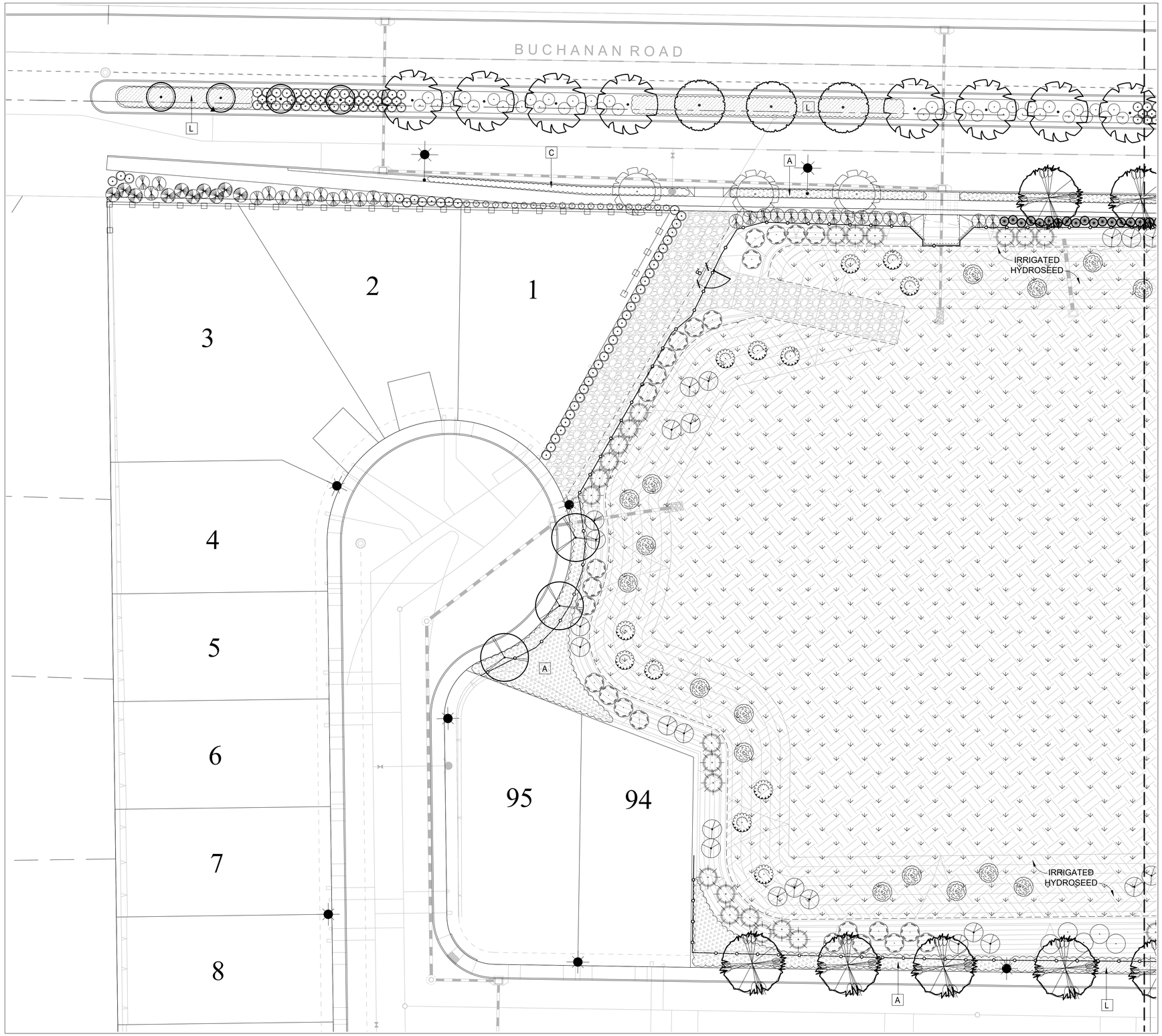
RW Stover & Associates, Inc.
Landscape Architecture
1820 North Main, Suite 4
Walnut Creek, CA 94596
Ph: 925.932.2583

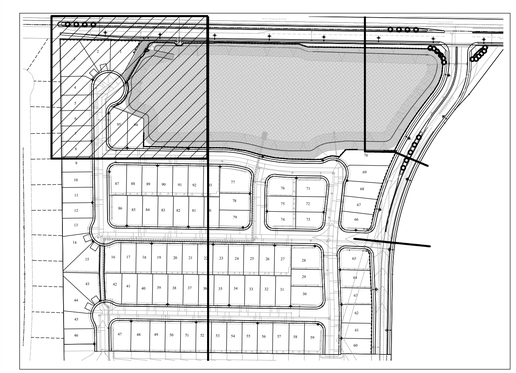
IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

PLANTING DETAILS

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

SHEET
L-3.02
OF X SHEETS





SITE MAP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L-3.01 TO L-3.02 FOR PLANT LIST, NOTES AND DETAILS

REVISIONS
1 Resubmittal 11-2-2021
2 City Comment 1-21-22
3
4
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6

RW Stover & Associates, Inc.
Landscape Architecture
1420 Rocky Ridge Drive, Suite 4
Roseville, CA 95661
Ph. 925.932.2583

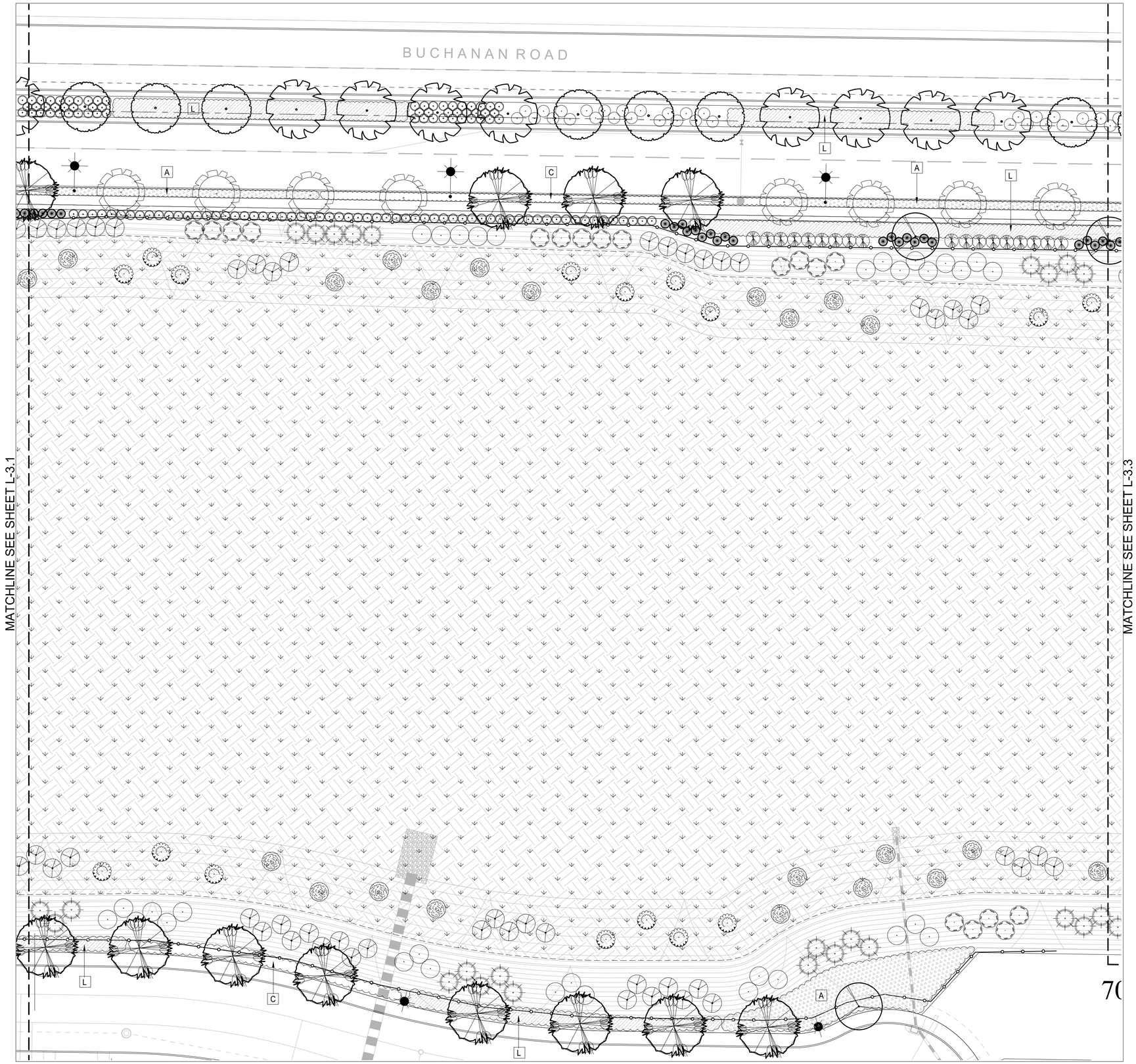
REGISTERED LANDSCAPE ARCHITECT
RICHARD WAYNE STOVER
2017
Signature
STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

PLANTING PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

SHEET
L-3.1
OF X SHEETS



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(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L-3.01 TO L-3.02 FOR PLANT LIST, NOTES AND DETAILS

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2	City Comment 1-21-22
3	
4	
5	
6	

RW Stover & Associates, Inc.
Landscape Architecture
2420 Mount Diablo Street, Suite 4
Walnut Creek, CA 94596
Ph. 925.933.2583

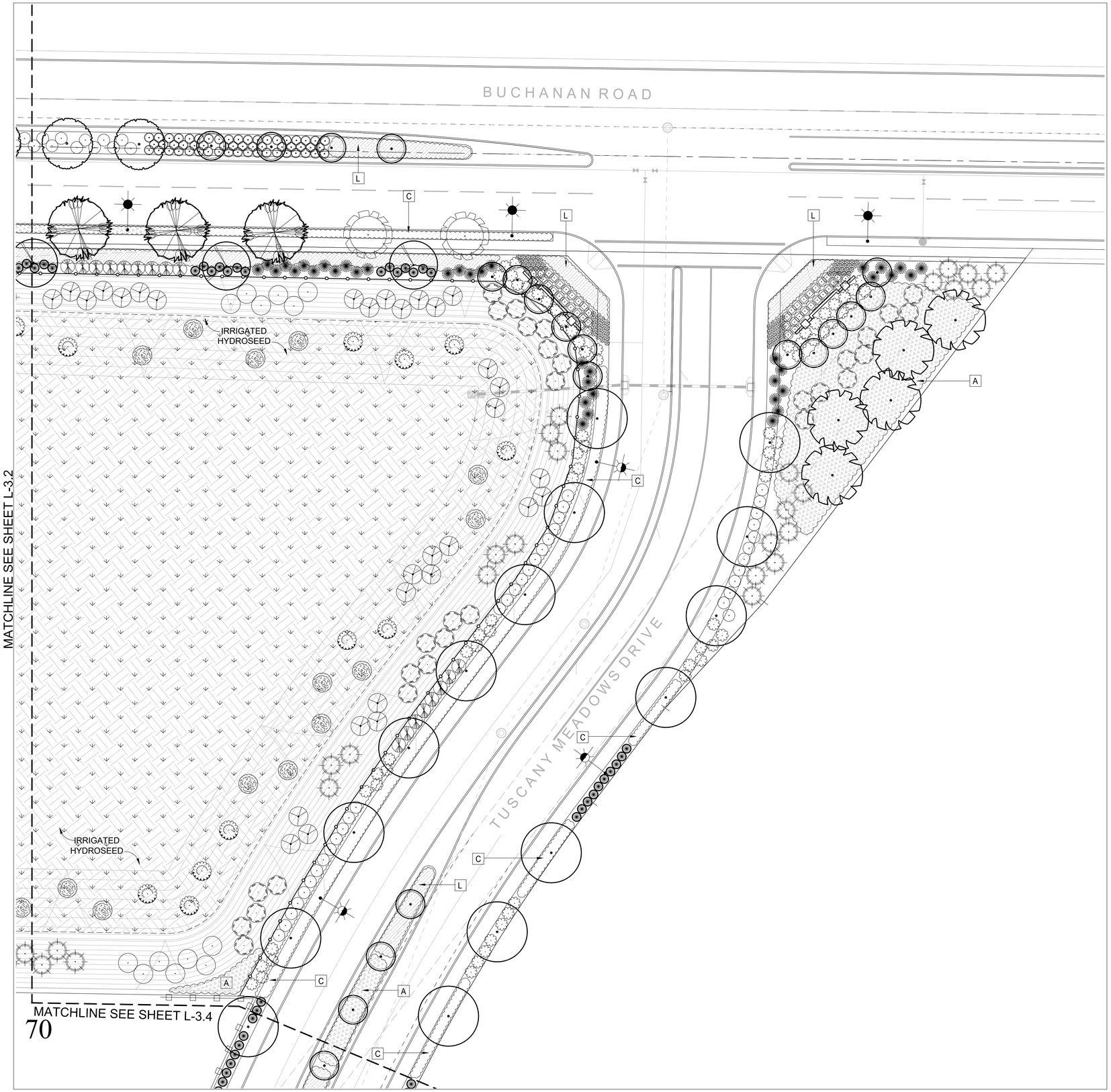
RICHARD W. STOVER LANDSCAPE ARCHITECT 3017 Signature STATE OF CALIFORNIA

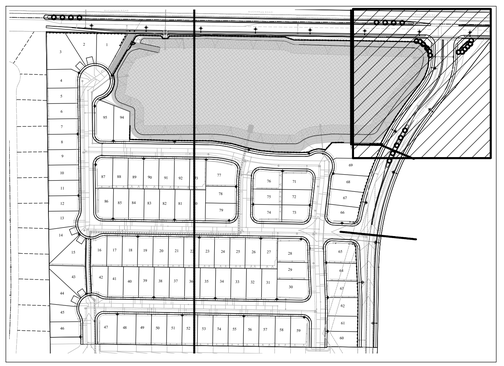
IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

PLANTING PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

SHEET
L-3.2
OF X SHEETS





SITE MAP

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(IN FEET)
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6	

RW Stover & Associates, Inc.
Landscape Architecture
1820 Trenton Ave., Suite 4
Walnut Creek, CA 94596
Ph. 925.932.2583

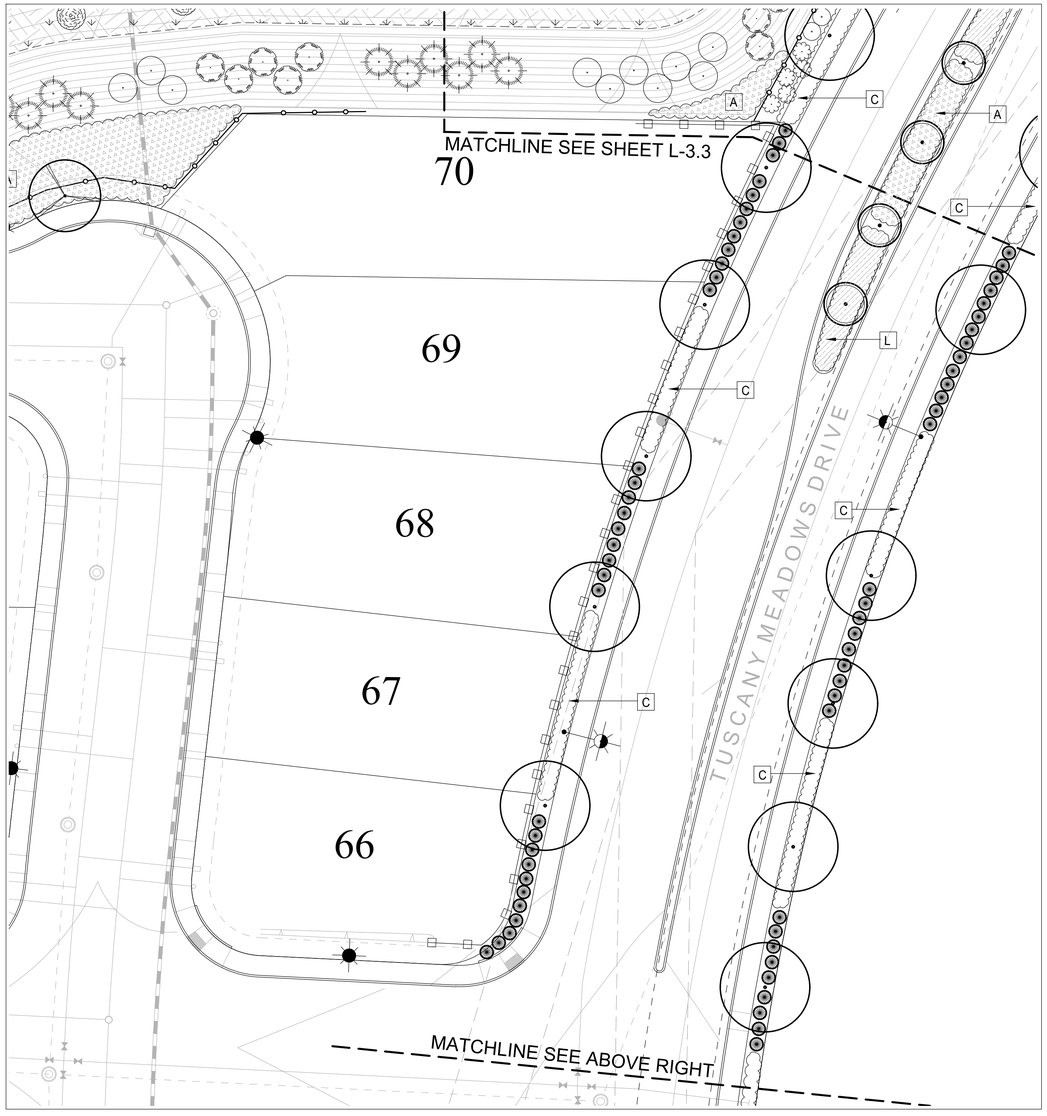
REGISTERED LANDSCAPE ARCHITECT RICHARD WOOD STOVER 3017 Signature STATE OF CALIFORNIA

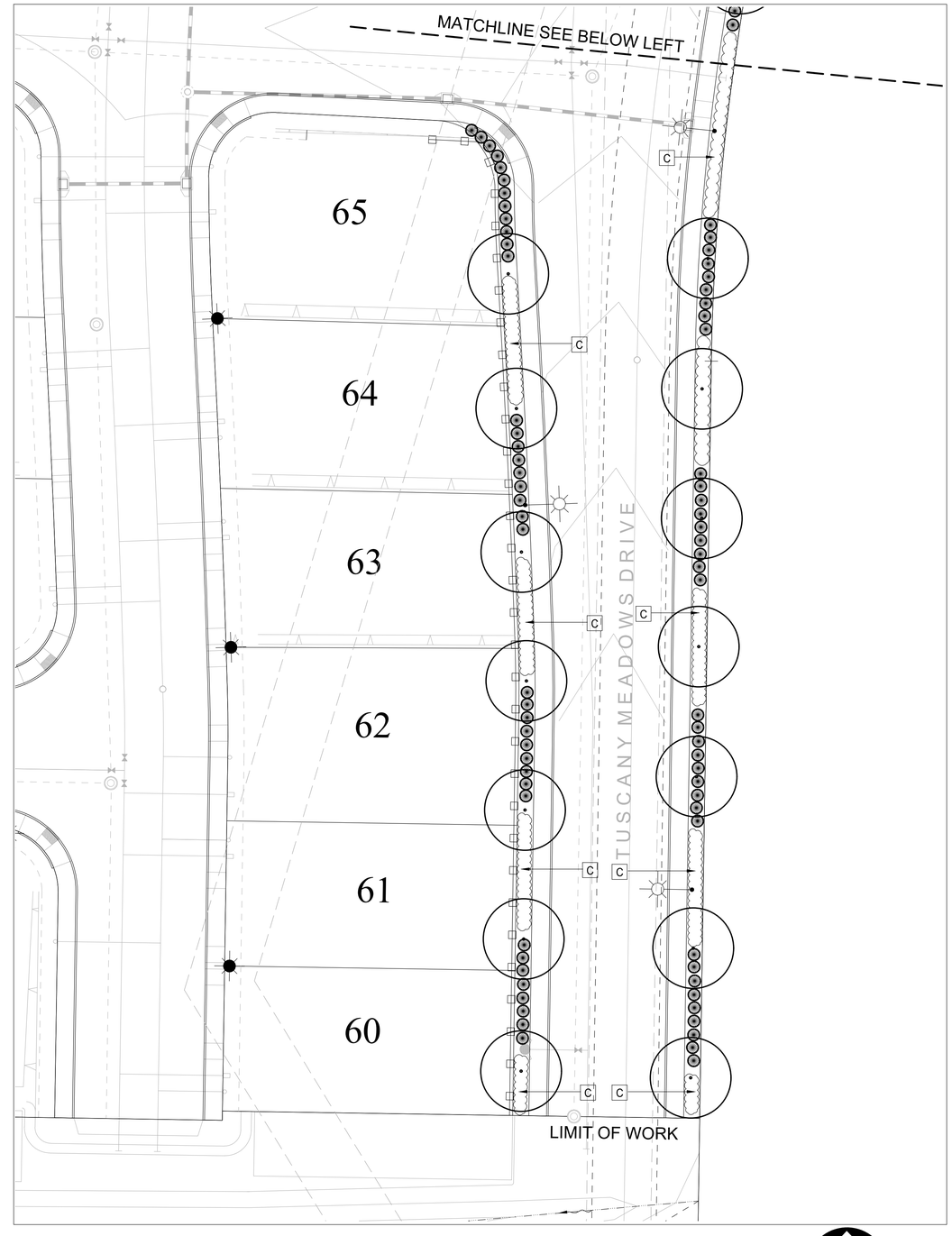
IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

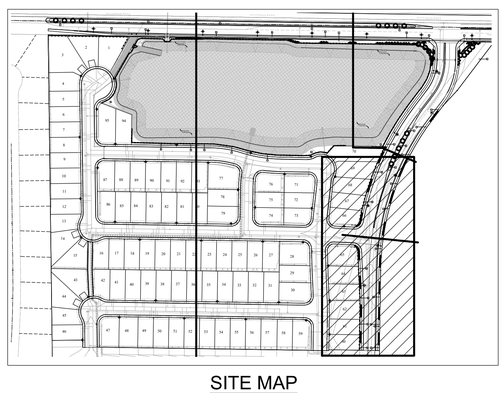
PLANTING PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

SHEET
L-3.3
OF X SHEETS







SITE MAP

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REGISTERED LANDSCAPE ARCHITECT
RICHARD WAYNE STOVER
3017
Signature
STATE OF CALIFORNIA

IMPROVEMENT PLANS
TUSCANY MEADOWS DRIVE
PITTSBURG, CA

PLANTING PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 4-05-21	
SCALE	

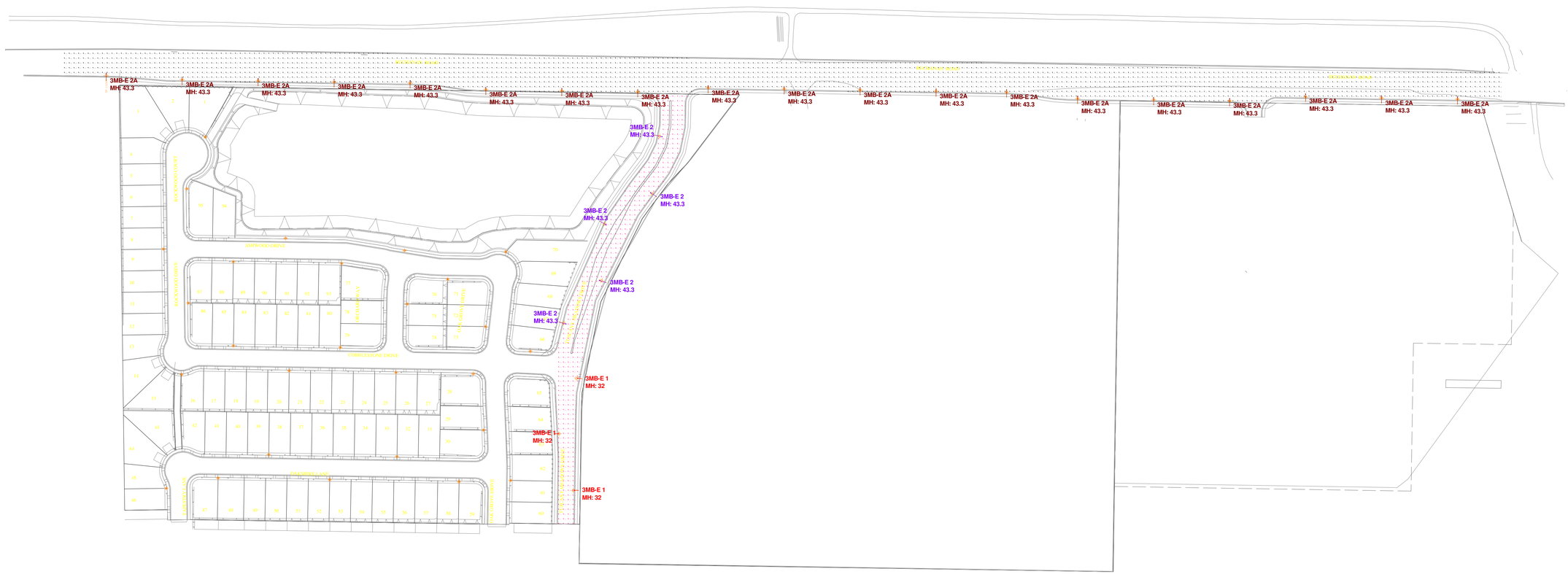
SHEET
L-3.4
OF X SHEETS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	3	3MB-E 1	SINGLE	1.000	8193	134	STR-LWY-3MB-HT-06-E-UL-SV-700-R (8' ARM)
	5	3MB-E 2	SINGLE	1.000	8193	134	STR-LWY-3MB-HT-06-E-UL-SV-700-R (15' ARM)
	19	3MB-E 2A	SINGLE	1.000	16277	267	STR-LWY-3MB-HT-12-E-UL-SV-700-R (15' ARM)

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
BUCHANAN RD	Fc	1.01	1.4	0.3	3.37	4.67
TUSCANY MEADOW DRIVE	Fc	0.76	1.3	0.2	3.80	6.50

****NOTE: EXISTING POLES***

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: Tuscany Meadows Unit 1 Street Lighting Pittsburg, CA

SR-38461 | Footcandles calculated at grade | Filename: 190823GB1LJS.AGI

Layout By: Linda Schaller

Date:8/23/2019

Scale 1" = 60'

0 120 240

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
March 8, 2022

ITEM: Consideration of a Resolution Approving a Use Permit for GHF Enterprises LLC, Auto Sales, AP-21-1575 (UP).

ORIGINATED BY: Grzegorz Fedenczak, 40 N Parkside Drive, Pittsburg, California

SUBJECT: This is a public hearing requesting approval of a use permit to establish an auto sales use within an approximately 32-square-foot office tenant space in an existing approximately 3,904-square-foot multi-tenant building, located at 40 N. Parkside Drive, in the CS (Service Commercial) District. APN: 086-171-026. On February 8, 2022, the Planning Commission continued this item to the March 8, 2022, meeting.

RECOMMENDATION: Staff recommends the Planning Commission adopt Resolution No. 10183 (Attachment 1), approving Planning Application No. 21-1575, subject to conditions

BACKGROUND: On June 21, 2021, Grzegorz Fedenczak of GHF Enterprises, LLC filed Planning Application No. 21-1575, requesting approval of a use permit to allow auto sales within an approximately 32-square-foot office tenant space in an existing approximately 3,904-square-foot multi-tenant building. The auto sales lot will occupy one unit of the building along with 15 parking spaces of the 13,504-square-foot site at 40 N. Parkside Drive.

PROJECT DESCRIPTION: .

Existing Conditions: The project site is located within the City of Pittsburg, south of the Union Pacific Railroad Company tracks, north of E. 15th Street, east of the Railroad Avenue overpass of Parkside Drive, and west of Norton Street. The 13,504-square-foot parcel is developed with an approximately 3,904-square-foot building with parking located in the front of the building for customer/employee parking and vehicle display areas. There are landscaped areas along the western property line, and the business provides cameras (four cameras located outside the building and three inside of the tenant space) for security. The project will utilize a 32-square-foot office space within the existing 3,904-square-foot structure. The site is currently owned by Eris Huber and managed by Property Upsurge Inc. The main building on the site is divided between tenants. There is one other existing business on the property, Auto Design Pro, an automobile wrap shop.

Surrounding Land Uses:

North: Union Pacific Railroad Company (UPRR) tracks
West: City Park (across the Railroad Avenue overpass)
South: Various single- and multi-family residential development; terminus of E. 15th Street
East: Various single- and multi-family residential development along E. 15th Street

See Attachment 2 for a map of surrounding uses.

Proposed Project: The applicant is requesting Planning Commission approval of a use permit to establish a used car dealership that will be open Monday through Saturday from 9:00 a.m. to 7:00 p.m. GHF Enterprises will sell pre-owned vehicles. There will be one employee on site at all times.

The site will be accessed via one 15-foot-wide driveway off N. Parkside Drive.

CODE COMPLIANCE:

General Plan: The project site is located in the 'Railroad Avenue Sub-area' of the General Plan and has a land use designation of 'Service Commercial.' This land use designation often features automobile repair, contractors' services, and other heavy maintenance activities.

Zoning: The property is located within the CS (Service Commercial) District. The proposed use falls under the use classification of 'Automobile Sales,' which is a subcategory of "Vehicle/Equipment Sales and Services," as defined by Pittsburg Municipal Code (PMC) section 18.08.080(30)(d).

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: 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, January 28, 2022, notice of the February 8, 2022 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. An updated public hearing notice was resent to the aforementioned recipients, providing updated public advisory information, including the webinar ID, for the meeting. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Harbor and School St." Nextdoor neighborhood.

On February 8, 2022, at the applicant's request, this item was continued to the March 8, 2022 meeting.

ANALYSIS: ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the use permit, with the inclusion of several conditions of approval, as detailed below:

1. Vehicle dismantling and/or storage of wrecked vehicles shall not occur on site. (Condition No. 2)
2. The entire site, including the structure(s), shall be maintained in a neat and clean manner at all times. Trash and debris shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. The entire site including paved, unpaved and landscaped areas must be kept in a neat and orderly manner, free of weeds, loose trash, debris and other litter. The operator shall maintain all landscaped areas using minimal or no pesticides. The operator shall inspect and pick up litter on site daily. (Condition No. 11)

3. The applicant shall maintain permanent, fixed bicycle parking for at least one (1) bicycle on-site in a location providing convenient access and natural surveillance. The final location of bicycle parking stalls shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution. (Condition No. 15)
4. Hours of operation shall be limited to Monday through Saturday 9:00 a.m. to 7:00 p.m. (Condition No. 16)
5. All plywood or other material shall be removed from the façade of the building. All windows and doorways shall be properly maintained. Design review shall be required for any modifications made to the outside of the building structure.

With the incorporation of the conditions identified above, the use will not be detrimental to the health, safety, and general welfare of the City. The proposed project will provide a new commercial business within the city that will have a positive impact on the City's tax base. It will also have a positive impact on vehicle sales/service uses, in that this and the surrounding auto services in the building will share a customer base, while also providing the existing city customer base with another option.

ACTION REQUIRED: Move to adopt Resolution No. 10183 approving Planning Application No. 21-1575, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10183
2. Surrounding Land Uses
3. Project Plans, dated December 9, 2021
4. Property Development Regulations Table
5. Public Hearing Notice/Vicinity Map

Prepared by: Christie Robinson – Contract Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Use Permit to Allow an Auto Sales Use, located at 40 N. Parkside Drive, for " GHF Enterprises LLC, Auto Sales, AP-21-1575 (UP)."	))))	Resolution No. 10183

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On June 21, 2021, Grzegorz Fendenczak of GHF Enterprises LLC, filed Planning Application No. 21-1575, requesting approval of a use permit to establish an auto sales use within an approximately 32 square foot office tenant space in an existing multi-tenant building, located at 40 N. Parkside Drive, in the CS (Service Commercial) District. APN: 086-171-026;-028.

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

C. Pursuant to PMC section 18.16.040, a use permit may be granted only after the Planning Commission makes a determination that the proposed use:

1. is in accord with the objective of this title, 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 the 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.

D. 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.

E. On or prior to January 28, 2022, notice of the February 8, 2022, public hearing to consider this application was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, 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.

F. On January 31, 2022, an updated notice was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, 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 updated notice provided updated public advisory information, including the webinar ID, for the meeting.

G. On February 8, 2022, at the request of the Applicant, the Planning Commission continued the public hearing to the March 8, 2022 meeting.

H. On Merch 8, 2022, the Planning Commission held a public hearing on Planning Application No. 21-1575, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Approving a Use Permit fort GHF Enterprises LLC, Auto Sales, AP-21-1575 (UP)," dated March 8, 2022, 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.

2. The proposed GHF Enterprises LLC, Auto Sales facility:

   a. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location, in that the proposed auto sales is a conditionally permitted use in the CS District;

   b. will not be detrimental to the health, safety, and general welfare of the City, in that no vehicle dismantling and/or storage of chemicals and/or wrecked vehicles is allowed on site;

   c. will not adversely affect the orderly development of property within the City; rather, approval of the use permit will allow the applicant to occupy a site located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area;

   d. will not adversely affect the preservation of property values, rather, it will help to improve values as the proposed project provides a commercial business that will have a positive impact on the City tax base;

   e. is consistent with the General Plan, specifically goal 2-G-1, in that the proposed used car dealership will occupy an existing commercial building, therefore maintaining a compact urban form within the City's projected municipal boundary;

   f. will not create a nuisance or enforcement problem, in that the prosed project provides cameras both on the interior and exterior of the project site to prevent crime and will be limited to hours of operation Monday through Saturday between 9:00 a.m. and 7:00 p.m.;

   g. will not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing building in the High School Village sub-area of the Railroad Avenue Specific Plan. The addition of this use will add new pedestrian traffic in the area and create additional 'eyes on the street,' which is a principle designed to discourage undesirable activity in the area and will ultimately result in a benefit for the immediate neighborhood;

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

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

Section 3. Decision

A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 21-1575, subject to the following conditions:

1. The approved use shall be operated in a manner substantially as presented to the Planning Commission in the staff report identified above and as presented in the project plans, dated December 9, 2021, except as modified by the conditions below. Operation of the approved business in a manner inconsistent with this use permit shall be grounds for revocation of the approval.

2. Vehicle dismantling and/or storage of wrecked vehicles shall not occur on site. There shall be no storage of inoperable vehicles or commercial vehicles, including but not limited to delivery vehicles and food trucks.

3. 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.

4. Prior to commencement of operation of the business, the Applicant shall provide an updated site plan showing the location of 11 publicly accessible off-street parking spaces not used for storage of for-sale vehicles, sized appropriately and to the requirements of the PMC.

5. All parking areas shall be designed and maintained to the standards of the Pittsburg Municipal Code (PMC), including but not limited to, paving, parking space sizing, and aisle widths.

6. The operator shall not place any temporary structures, signs, or banners onsite or offsite, or hold any temporary uses not covered in this use permit or permitted as an ancillary use on the site, without first applying for the appropriate permits and receiving appropriate approvals from the Planning Division and Engineering Division as required.

7. All plywood, MDF, particle board, or other non-approved materials applied to the building exterior shall be removed and the building shall be restored to its previous approved state. All windows and doorways shall be properly maintained. Design review shall be required for any modifications made to the outside of the building structure.

8. Vehicle washing shall not occur outdoors. Low pressure water only rinsing may occur outdoors on display vehicles as long as the runoff enters areas

designed to treat stormwater.

9. All paved surfaces on site shall be maintained in good condition and cleaned at least once a year, between July 15 and October 15 (just prior to the rainy season). Cleaning of paved surfaces shall incorporate Best Management Practices that capture and clean the dirty water prior to discharging it to the storm drain.

10. Employees shall be trained on how to implement and use current Best Management Practices related to vehicle maintenance, chemical storage (as applicable), and vehicle washing, including those activities' potential for storm water and ground pollution and how to minimize those potentials.

11. The site shall be maintained in a neat and clean manner at all times. Trash and debris shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. The entire site including paved, unpaved and landscaped areas must be kept in a neat and orderly manner, free of weeds, loose trash, debris and other litter. The operator shall maintain all landscaped areas using minimal or no pesticides. The operator shall inspect and pick up litter on site daily.

12. The operator shall provide Integrated Pest Management (IPM) materials to new owners, lessees, and operators.

13. If trailers are used to deliver vehicles, they shall not unload, stop, or park on the public right-of-way or in any customer/employee parking spaces during business hours.

14. Customer, employee, and display vehicles shall not be allowed to park or stop on either of the driveways or with required circulation aisles or truck paths onsite.

15. The applicant shall maintain permanent, fixed bicycle parking for at least one (1) bicycle on-site in a location providing convenient access and natural surveillance. The final location of the bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution.

16. Hours of operation shall be limited to Monday through Saturday 9:00 a.m. to 7:00 p.m.

17. Any lights used on-site shall be focused in a manner that does not create a nuisance to vehicles using adjacent streets.

18. There shall be no more than six (6) cars offered for sale on the site at any given time. Parking stalls for customers and/or employees shall be labeled for that purpose.

19. Cars stored on-site and offered for sale may not be parked in the public right-of-way.

20. All cars displayed and offered for sale on the site shall be operable, and maintained in good aesthetic condition.

21. There shall be no boats or recreational vehicles on the property and no outside storage of trailers, miscellaneous material, equipment, parts or debris, other than operable vehicles.

Standard Conditions:

22. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.

23. 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 this Resolution, this Resolution shall prevail. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.

24. The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.

25. It shall be the responsibility of the applicant to maintain an updated business license containing an accurate description of the use at the site.

26. 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 PMC 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.

27. The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent

project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. 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.

28. This use permit approval will expire on March 8, 2023, unless a written request for 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 8th day of March, 2022, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

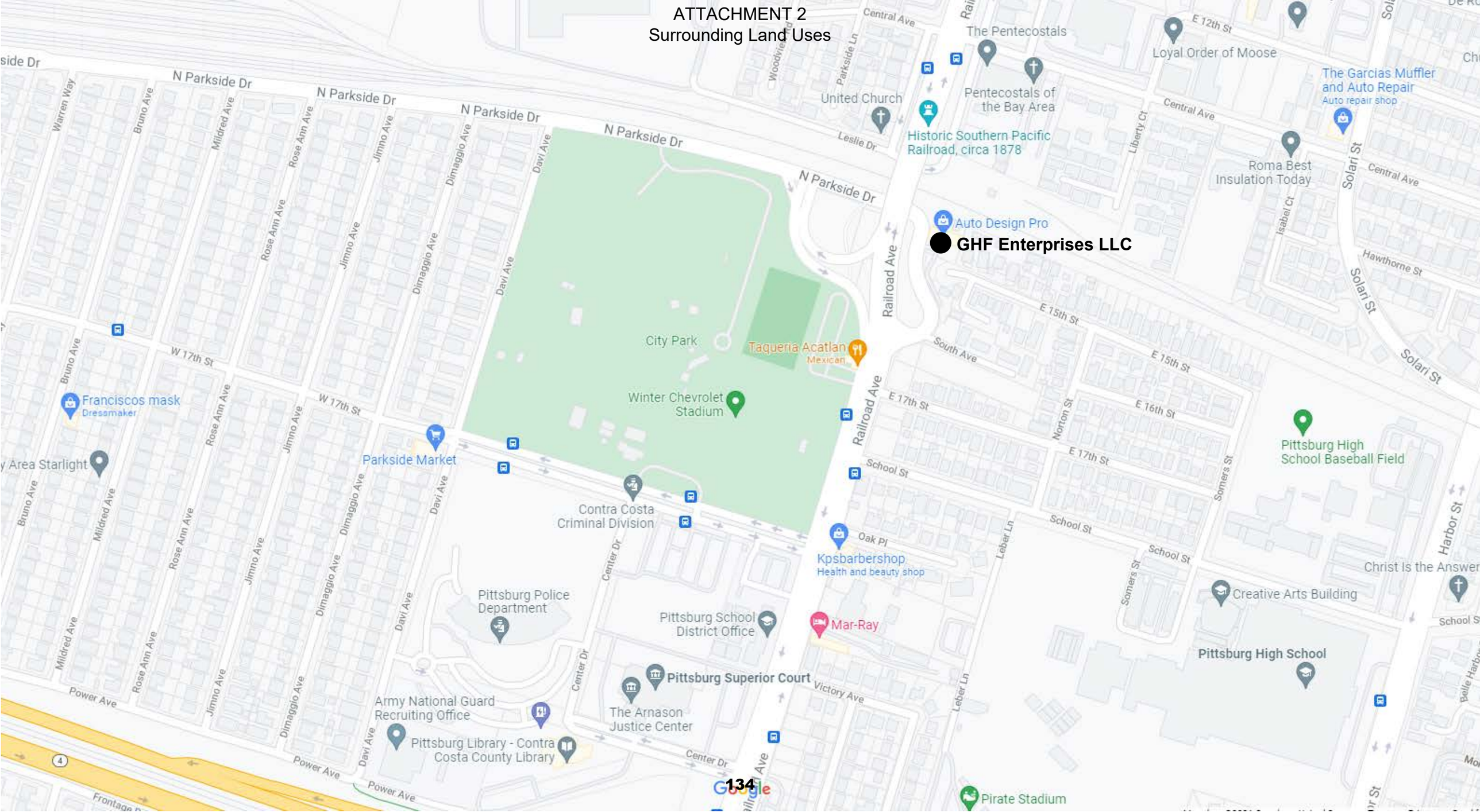
ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10183 was adopted by the Planning Commission of the City of Pittsburg on March 8, 2022.

_____
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

ATTACHMENT 2
Surrounding Land Uses



Property Development Regulations
(PMC Table 18.52.115)
GHF Enterprises LLC, Auto Sales
AP-21-1575 (UP)

Development Regulations: *CS District (Commercial Services)*	**Requirement:**	**Proposed Project:**
Minimum Lot Area:	5,000 sq.ft.	13,504 sq.ft.
Minimum Lot Width:	70 ft.	100 ft.
Minimum Yards:	-	-
Front:	10 ft.	Approx. 49 ft.
Side (adjacent to an R or residential PD district):	10 ft.	0 ft. Existing building. Nonconforming structure (PMC 18.76.020.B).
Corner Side:	10 ft.	0 ft. Existing building. Nonconforming structure (PMC 18.76.020.B).
Rear:	-	Approx. 47 ft.
Maximum Height of Structures:	50 ft.	Approx.18 ft.
Maximum Lot Coverage:	60%	28.9%
Maximum Floor-Area Ratio (FAR):	0.5	0.29
Minimum Site Landscaping:	7%	Existing development on site, no change in landscaping.
Off Street Parking Requirement Auto Sales Off Street Parking Requirement, Auto Repair Limited:	1 per 500 sq. ft. (32 sq. ft office = 1 space required) 1 per 400 sq. ft. (3,872 sq. ft. gross floor area = 10 spaces required) 11 spaces total	11 existing spaces
Bicycle Parking and Storage:	0	1 (as conditioned)

oad Ave
Storage area
GHF
OFFICE
1
2
3
4
5
Display area
6
7
8
12
11
10
9
E15th St

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

REVISED NOTICE OF PUBLIC HEARING

(INCLUDES UPDATED ZOOM INFORMATION ON LAST PAGE)

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

DATE: **February 8, 2022**
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:

GHF Enterprises LLC, (UP).
This is an application filed by Grzegorz Fedenczak, requesting use permit approval to establish auto sales in an existing commercial space, located at 40 N Parkside Drive, in the CS (Service Commercial) District. Assessor Parcel Number 086-171-026-7.

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

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

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

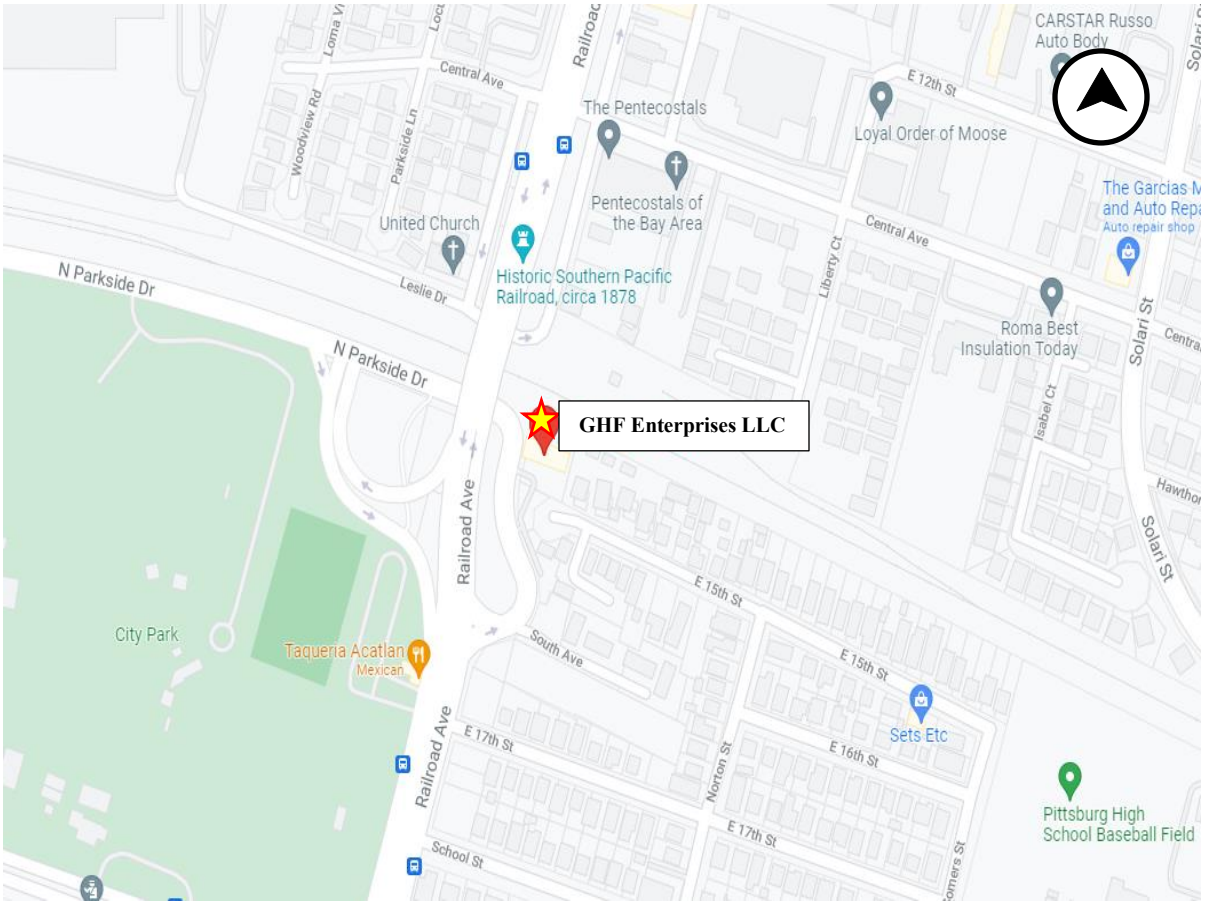
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or oral testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division,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

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: GHF Enterprises LLC, Auto Sales, AP-21-1575 (UP)). APN 086-171-026-7
Location: 40 N Parkside Drive, 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 January 18, 2022, the City Council authorized teleconferenced meetings of the City Council and Commissions upon findings made in Resolution 22-14038 as required by state law. City Council Members/Commissioners will be participating electronically and will not be physically present in the Council Chamber. Pursuant to Government Code Section 54953(e)(3), the City Council authorization is effective for 30 days and may be extended every 30 days if the City Council 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 submit a live remote public comment via Zoom video conferencing. Download Zoom from its website: www.zoom.com. Zoom also allows you to join the meeting by phone. Written comments will not be read aloud by staff during the meeting. Join the meeting at any point but be sure you are in the meeting prior to the Commission consideration of the item on which you would like to provide comments.

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

- Webinar ID: **861 0517 9206**
- Passcode: **086252**
- 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 Chair).

When the 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 a 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 that prevents the Commission from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.

City of Pittsburg

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

NOTICE OF PUBLIC HEARING

PITTSBURG HISTORIC RESOURCES COMMISSION
MEETING MINUTES
March 23, 2021

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for March 23, 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.

CALL TO ORDER

A meeting of the Pittsburg Historic Resources Commission was called to order by Chair Foster at 8:05 p.m. on Tuesday, March 23, 2021, following the Planning Commission meeting.

ROLL CALL:

Present: Chair Foster, Vice-Chair Moreno, Commissioners Coniglio, Moreno, Perkins, Popova, Robinson

Staff: City Attorney Donna Mooney, Interim Deputy City Manager for Operations Jill Hecht, Director of Public Works/City Engineer Richard Abono, Acting Planning Manager/Secretary Hector Rojas, Associate Planner Trishia Caguiat, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

REORGANIZATION

Per the by-laws Chair Foster appoints Commissioner Moreno, as Chair.

Per the by-laws the newly appointed Chair Moreno appoints Commissioner Coniglio as Vice-Chair.

DELETIONS, WITHDRAWALS OR CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Historic Resources Commission Meeting Minutes of February 25, 2020.

On motion by Commissioner Robinson, seconded by Commissioner Coniglio to approve the minutes and carried unanimously.

ADJOURNMENT

The meeting was adjourned at 8:11 p.m.

Respectfully Submitted,

_____

Hector Rojas, AICP, Acting Secretary