City of Pittsburg
Planning Commission Agenda

06/28/2022

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

Regular Meeting
7:00 P.M.

Planning Commission Members
Elissa Robinson, Chair
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Arlene Kobata, Commissioner
Sarah Foster, Commissioner
Alvin Jackson, Commissioner

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

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

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

This agenda was posted in City Hall on Wednesday, June 22, 2022

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

1. **Diablo Energy Storage Project, Proposed Murals, AP-20-1507 (DR)**
   This is a presentation on the proposed murals for the perimeter wall of the Diablo Energy Storage facility, as required by the Conditions of Approval for the project, previously approved by Planning Commission Resolution No. 10149 on May 26, 2020. The project site covers a 12-acre portion of the 35-acre Empire Business Park parcel located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 085-280-010.

CONSENT

2. **Minutes**
   Minutes of June 14, 2022

PUBLIC HEARINGS

3. **Diamond Foot Massage, AP-22-0022 (UP)**
   This is a public hearing on a request for approval of a Use Permit to allow a foot reflexology and massage therapy establishment within an existing 887 square-foot (sq. ft.) commercial space located at 564 Bailey Road, within the Oak Hills Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 093-130-046.

   The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Exercise Delegated Design Review Authority
The Zoning Administrator submits five notices of intent to exercise delegated design review authority for:

1) Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility on an existing PG&E power pole located along State Route 4 on Assessor's Parcel No. 095-130-029;

2) Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility on an existing T-Mobile Telecommunications Facility (PG&E Power Pole) along the north side of State Route 4 Westbound on Assessor's Parcel No. 074-090-005;

3) Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area (existing AT&T equipment on PG&E Power Pole). The project is located at 2099 Range Road on Assessor's Parcel No. 095-130-029;

4) Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The project is located on APN 095-160-005;

5) Administrative Design Review approval to construct a 2,412-square-foot (sq. ft.) concrete slab for placement of new, 1,224-sq. ft. metal grit blast building and 240-sq. ft. awning in the Paint Yard (Block 920) of the Corteva Agriscience site located at 901Loveridge Road.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 28, 2022

ITEM: **Diablo Energy Storage Project, Proposed Murals, AP-20-1507 (DR)**

ORIGINATED BY: Kevin Johnson on behalf of Diablo Energy Storage LLC, 5000 Hopyard Road, Suite #480, Pleasanton, CA 94588

SUBJECT: This is a presentation on the proposed murals for the perimeter wall of the Diablo Energy Storage facility, as required by the Conditions of Approval for the project, previously approved by Planning Commission Resolution No. 10149 on May 26, 2020. The project site covers a 12-acre portion of the 35-acre Empire Business Park parcel located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 085-280-010.

RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed murals and provide feedback to the applicant and staff.

BACKGROUND:

The project site consists of a 12-acre portion of the 35-acre site designated as the Empire Business Park. The project site fronts Willow Pass Road to the north. The Battery Storage Project has been completed and is operating under a Temporary Occupancy Permit pending completion of the landscaping and the mural on the perimeter wall facing Willow Pass Road.

On May 26, 2020, the Planning Commission approved Design Review for the Diablo Energy Storage Project. Condition 3 of the project approval requires:

- Decorative murals proposed for the masonry wall shall be submitted to the Planning Division for review and approval, and subsequently installed within one year of this resolution.

PROJECT DESCRIPTION:

The item under consideration tonight consists of the three proposed murals that would be placed on the 8-foot-high perimeter wall of the project facing Willow Pass Road. See Attachment 2 for proposed murals.

Public Notice: Public notice is not required for this item.

ANALYSIS:

The artist for the project site Dr. Ronald McDowell was born and raised in Pittsburg. His website (https://www.ronaldmcdowellart.com/) provides interesting background regarding his childhood in Pittsburg, his time spent in Hollywood working with Motown and his alliance with the City of Tuskegee where he now resides.

The artist's vision is to show the history and production of energy in the City of Pittsburg, from the coal mining era, the present-day battery storage project, and a future of renewable energy. Three panels are proposed, which would be set in the masonry wall along the northern frontage of the project site, each panel would measure twelve feet wide, by eight feet deep. The murals would be placed at each end of the wall and in the center. The Landscape Plan shows that the wall will be covered with ivy, with space cleared for these murals.

This is an opportunity for the community to welcome this artist back and to fully appreciate his talent.

To focus the discussion, the Planning Commission can evaluate the proposed murals in the context of the City of Pittsburg adopted Design Guidelines:

1. the structure (mural) 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;

ACTION REQUIRED:

Provide feedback and comments to the applicant and staff regarding the proposed artwork.

ATTACHMENTS:

1. PC Resolution No. 10149
2. Proposed Murals
3. Existing Landscaping and Photos

Prepared by: Joan Lamphier, Consulting Planner

701.03

PC
RESO

10149
05-26-20

KP

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

Date: 5/28/20

Dear Applicant:

SUBJECT: RESOLUTION No. 10149

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

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

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 10149
Standard Conditions of Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review Approval of Plans for installation of equipment to Install a Cube and Core Energy Storage Facility at 701 Willow Pass Road, for "Diablo Energy Storage Project, AP-20-1507 (DR)."	)	Resolution No. 10149

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On March 9, 2020, Diablo Energy Storage LLC, filed Design Review Application No. 20-1507, requesting approval of plans to allow for the installation of batteries in cubes and cores as an alternative to the batteries in buildings, previously approved by City Council Resolution No. 18-13531. The project site covers a 12-acre portion of the 35-acre Empire Business Park parcel located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 085-280-010.

B. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.

C. On September 1, 2017, Diablo Energy Storage LLC, filed Planning Application No. 17-1270, requesting approval of a use permit and design review approval to construct and operate an energy storage project with up to 200 megawatts of storage capacity, located within three 60,000 sq. ft. buildings at 701 Willow Pass Road. The project also included a tie-line to connect to an existing PG&E substation, and associated zoning amendment to allow the use within the existing overlay district.

D. On August 14, 2018, the Planning Commission held a public hearing on the proposal and subsequently voted 6-1 to adopt Resolution No. 10095, recommending approval to the City Council of the project as proposed.

E. On September 17, 2018, the City Council held a public hearing and subsequently adopted Resolution No. 18-13531 (contingent on the zoning amendment), which approved a use permit and design review of plans to install the energy storage project in three 60,000 sq. ft. buildings with related accessory equipment and a tie-in line to an existing PG&E substation.

F. On October 1, 2018, the City Council adopted Ordinance No. 18-1456, amending the overlay zoning for the site and confirming the use permit and design review approvals from the previous meeting.

G. After receiving all project approvals and beginning the subsequent permitting processes, the applicant discovered a more efficient way to build the battery storage portion of the project, and as such, subsequently filed a new design review application requesting a modification of their original approval, as described above.

H. In order to approve a design review application, the Planning Commission must determine (in accordance with PMC section 18.36.220.B) that:

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 andother 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.

I. The project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the State CEQA Guidelines, an Initial Study was prepared for the project. Based on the analysis in that study, the Planning Manager determined that potentially significant effects of the project could be lessened through specified mitigations. Subsequently, a Mitigated Negative Declaration (MND) was prepared and adopted by the City Council on September 17, 2018, including a Mitigation Monitoring and Reporting Program as a condition of the use permit.

J. Although not required, on or before May 22, 2020, notice of the May 26, 2020, public meeting on this item was posted at City Hall and on the "Public Notices" section of the City's website, and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within a minimum of 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. The notice was also posted on Nextdoor.com ("Nextdoor") and sent directly to all subscribed residents in the following Nextdoor neighborhoods: 1) Harborlights, and 2) Heritage Pointe.

K. On May 26, 2020, the Planning Commission held a public meeting on Design Review Application No. 20-1507, 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 Recommending Design Review Approval of the Diablo Energy Storage Project, AP-20-1507 (DR)," dated May 12, 2020, 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. An initial study evaluating the potential environmental impacts of the Diablo Energy Storage Project was prepared in accordance with the guidelines and regulations of the California Environmental Quality Act (CEQA) in 2018. An MND was prepared and adopted by the Pittsburg City Council on September 17, 2018. The 2018 Initial Study evaluated a battery storage project in which the batteries were placed in three 60,000 square foot buildings for a total building area of 180,000 square feet. The current proposal consists of batteries in cubes arranged in cores instead of batteries in buildings. This arrangement of equipment is consistent with the project evaluated in the 2018 Initial Study. Further, there would be no increase in overall energy storage capacity on site, and the battery technology would also remain the same as previously analyzed and approved. These project changes have been evaluated in accordance with CEQA Guidelines Section 15162, and staff has found there would be: 1) no new significant environmental effects, nor would there be a substantial increase in the severity of any previously identified effects; 2) no substantial changes with respect to the circumstances under which the original MND was adopted; and 3) no new information of substantial importance which could require revisions to the MND.

Design Review

3. The project conforms with good taste and design and will not diminish the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that it has been designed to complement and respect its relationship with existing industrial and residential uses in the immediate vicinity. The low profile of the equipment and the screening of equipment by the use by the 8-foot high masonry wall and substantial landscaping along Willow Pass Road will enable the project to blend in unobtrusively with the adjacent uses. Further, the masonry wall along Willow Pass Road with complementary street trees selected to match landscaping along West Tenth Street, will improve the visual character of this segment of Willow Pass Road.

4. The project does not require protection from noise, vibrations, and other factors that may tend to make the environment less desirable for its users because the facility is intended for unmanned operation.

5. The project will not cause the neighborhood to materially depreciate in appearance and value because it is designed to have a utilitarian appearance consistent with the area's industrial zoning. The existing landscaping on the eastern property line will remain in place and provide screening for the residential uses located across the driveway which are also screened by the existing wall. From a visual standpoint this project would have a much lower profile compared to the previously approved design review. The height of the cubes is approximately 8-feet and the transformers and inverters 11-feet, compared to the previously approved building height of up to 29-feet. In the previous approved design, substantial accessory equipment was located between the buildings. In addition, the proposed landscape plan is designed to provide ample screening of the facility. The 8-foot high masonry wall will screen the use from pedestrians and drivers, and the ample landscaping will provide a visual softening of the industrial character of the site while also extending the developed streetscape along Willow Pass Road.

6. The project will be in harmony with proposed developments on land in the general area, in that there are no projects currently proposed in the immediate vicinity of the site. The low profile of the proposed equipment combined with the screening provided by the masonry wall and landscaping will blend this project with existing development along Willow Pass Road.

7. The project is generally consistent with the criteria set forth in the City's Development Review Design Guidelines, in that the guidelines are intended to apply to development projects involving permanent buildings visible from public right-of-ways; however, the visual impact of the cubes and cores will be substantially reduced through installation of landscaping and masonry wall screening

B. The staff report entitled, "Diablo Energy Storage Project, 2020 Amendment, AP-20-1507 (DR)," dated May 26, 2020, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Design Review Application No. 20-1507 subject to the following conditions:

1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans date-stamped May 13, 2020, except as may be modified herein. 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. Conformity with Approved Use Permit. The Diablo Energy Storage Project shall conform to all conditions contained in City Council Resolution No. 18-13531, unless modified by the conditions below. If there is a conflict between the conditions contained in City Council Resolution No. 18-13531, and the conditions of this resolution, the conditions of this resolution shall prevail.

3. Wall Murals. Decorative murals proposed for the masonry wall (as detailed in the staff report) shall be submitted to the Planning Division for review and approval, and subsequently installed within one year of approval of this resolution.

4. Signage. Signage for the proposed project is not approved with this resolution. Any future applications for site identification signage shall substantially comply with the proposed design included in the project plans and shall be subject to its own separate sign review application process through the Planning Division.

5. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is 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.

6. Other Agency Requirements: The developer shall comply with all the requirements of the City's Community Development Department, Delta Diablo Sanitation, Contra Costa County Fire Protection District (CCCFPD), and any/all other applicable local, state and federal agencies. Notably, the applicant shall comply with all requirements outlined by the CCCFPD in their May 19, 2020, letter (attached to the staff report), to be enforced/implemented by the CCCFPD. It is the responsibility of the developer to contact each local, state, or federal agency for any additional requirements that may pertain to this project.

7. 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.

8. Expiration of Design Review Approval: Design review approval will expire on May 26, 2023, 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 Nguyen, seconded by Commissioner Coniglio, the foregoing resolution was passed and adopted the 26th day of May, 2020, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Coniglio, Croskey, Moreno, Nguyen, Foster

NAYES: None

ABSTAIN: None

ABSENT: Bhasin, Robinson

I hereby certify that the above Resolution No. 10149 was adopted by the Planning Commission of the City of Pittsburg on May 26, 2020.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

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

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

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.

2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."

5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.

7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.

8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.

9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Builts) at the discretion of the Planning and Building Director.

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

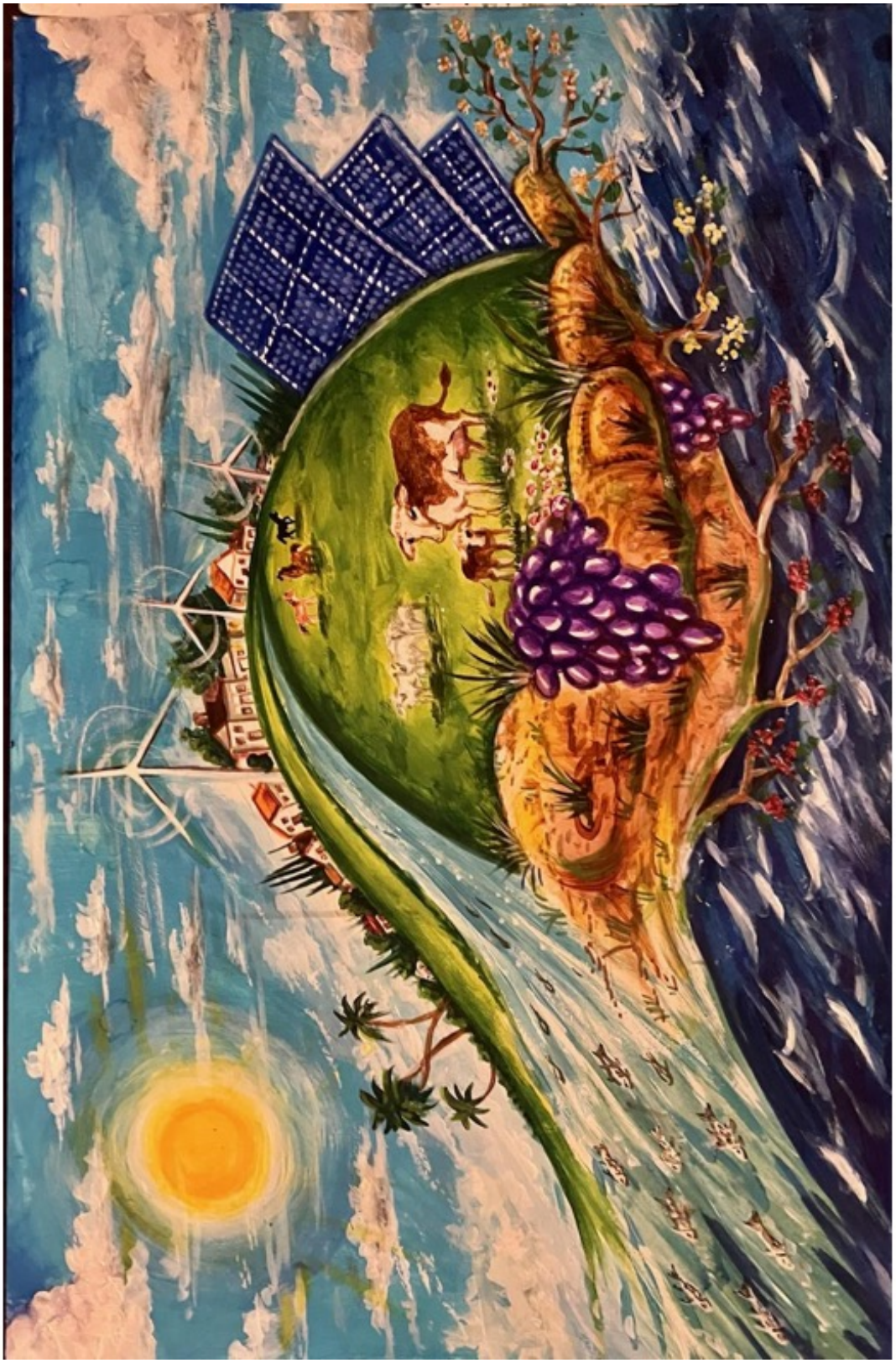
1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.

3. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use "Any Source Control" BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-ff for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

ATTACHMENT 2. PROPOSED MURALS



ATTACHMENT 3. PHOTOS OF WALL

Diablo Energy Storage
753 Willow Pass Road
783 Willow Pass Road

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

June 14, 2022

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair Foster at 7:00 p.m. on Tuesday, June 14, 2022, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Commissioners Foster, Jackson, Kobata, Perkins, Popova

Absent: Chair Robinson

Staff: Director of Community and Economic Development Jordan Davis, Acting Secretary John Funderburg, Associate Planner Celina Palmer, Associate Engineer Stephen Cardiel, Contract Planner Christy Robinson, Permit Center Supervisor Shelby Rose, Administrative Specialist Sharon Paz, Permit Technician Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Kobata led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

2. **Consideration of a Resolution Approving a Use Permit Diamond Foot Massage, AP-22-0022 (UP)**

This item was continued to the June 28, 2022 meeting.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of May 24, 2022

On motion by Commissioner Popova, seconded by Commissioner Kobata to approve the Minutes of May 24, 2022, and carried by the following vote:

AYES: Foster, Jackson, Kobata, Perkins, Popova
NAYES: None
ABSTAIN: None
ABSENT: Robinson

PUBLIC HEARING

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

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

Associate Planner Palmer gave presentation.

Applicant Brian Holloway spoke on behalf of their project.

Acting Chair Foster opened the public hearing.

Public comment was received from the following:

Carol Dooley, Pittsburg	Ahmed, Pittsburg
Nasser Sanare, Pittsburg	Shawn Dooley, Pittsburg
Cynthia Walters, Pittsburg	Bruce Ohlson, Pittsburg
Nazar Aryaed, Pittsburg	Greg Bruton, Pittsburg

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

On motion by Commissioner Popova to approve a Use Permit and Design Review for Valero C-Store, AP-21-1572 (UP, DR), seconded by Commissioner Foster and carried by the following vote:

AYES:	Foster, Popova
NAYES:	Jackson, Kobata, Perkins
ABSTAIN:	None
ABSENT:	Robinson

4. **Consideration of a Resolution Approving a Mitigated Negative Declaration, Use Permit, and Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage, AP 21-1588 (UP, DR)**

A public hearing on a request for the approval of a Use Permit and Design Review approval to establish a boat and recreational vehicle storage facility, construct 191,920 square feet (sq. ft.) of solar covered canopies, and a 1,243 sq. ft. management office building on a 12.5-acre lot, at the southwest junction of Pittsburg-Antioch Highway and Arcy Lane, in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.

Contract Planner Christy Robinson gave a presentation.

Applicant Chris Koenig spoke on behalf of the project.

Acting Chair Foster opened the public hearing.

Public comment was received from the following:

Bruce Ohlson, Pittsburg

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

On motion by Commissioner Jackson to approve a Mitigated Negative Declaration, Use Permit, and Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage, AP-21-1588 (UP, DR), seconded by Commissioner Perkins and carried by the following vote:

AYES:	Foster, Jackson, Kobata, Perkins
NAYES:	None
ABSTAIN:	Popova
ABSENT:	Robinson

COMMISSION CONSIDERATIONS

5. Recommendation on Adoption of Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination

This was a consideration for the Planning Commission to determine whether the projects in the proposed Five-Year CIP are consistent with the City's General Plan. Determination of consistency between the CIP program and the General Plan is not considered a project under the California Environmental Quality Act (CEQA) and is, therefore, not subject to CEQA.

Associate Engineer Stephen Cardiel gave a presentation.

On motion by Commissioner Jackson to adopt the Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination, seconded by Commissioner Perkins and carried by the following vote:

AYES:	Foster, Jackson, Kobata, Perkins, Popova
NAYES:	None
ABSTAIN:	None
ABSENT:	Robinson

ZONING ADMINISTRATOR REPORT

There were no zoning administrator reports.

STAFF COMMUNICATIONS

Secretary Funderburg introduced new Associate Planner Allison Hodgkin and Senior Planner Maurice Brenyah-Addow

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 10:12 pm to June 28, 2022.

Respectfully Submitted,

_____

John Funderburg, Acting Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 28, 2022

ITEM: Diamond Foot Massage, AP-22-0022 (UP)

ORIGINATED BY: Li Wang, 8756 Flute Circle, Elk Grove, CA 95757

SUBJECT: This is a public hearing on a request for approval of a Use Permit to allow a foot reflexology and massage therapy establishment within an existing 887 square-foot (sq. ft.) commercial space located at 564 Bailey Road, within the Oak Hills Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 093-130-046.

RECOMMENDATION: Staff recommends the Planning Commission adopt a Resolution (Attachment 1), approving Use Permit Application No. 22-0022, subject to conditions.

BACKGROUND: The tenant space for the proposed massage establishment was constructed as part of the original Oak Hills Shopping Center in the late 1980s and was previously utilized as a beauty salon. The existing tenant space has been vacant for two years.

On March 11, 2022, the applicant filed Use Permit Application No. 22-0022 to establish a foot reflexology and massage therapy establishment in an existing tenant space within the Oak Hills Shopping Center. The shopping area currently includes a diverse group of retail and personal service uses ranging from groceries and beauty supplies to insurance and dental care. The addition of a massage establishment within the Oak Hills Shopping Center would be compatible with existing and allowed uses in the surrounding area.

The applicant for the proposed massage establishment does not operate any other massage establishments; if approved, this would be the only location in operation for the business owner.

The item was scheduled for a public hearing before the Planning Commission on June 14, 2022. At the June 14, 2022, Planning Commission meeting, the applicant requested to continue the public hearing on Planning Application No. AP-22-0022 to June 28, 2022.

PROJECT DESCRIPTION:

Existing Conditions: The Oak Hills Shopping Center parcel is approximately 11.44 acres and occupies the entire block between California State Route 4 and W. Leland Road along Bailey Road. The Oak Hills Shopping Center contains two large tenant spaces and three smaller multi-tenant attached, single-story commercial buildings. The large tenant buildings are occupied by Safeway and Rite Aid and the smaller multi-tenant buildings are occupied by various businesses including Sprint, the UPS Store, a Donut Shop, Dentist Office, H&R Block and multiple personal service businesses. Across from

Safeway and Rite Aid, on the opposite side of the parking lot, are three smaller, detached retail stores which include Chase Bank, Round Table Pizza and Auto Zone.

The proposed massage establishment would occupy an existing 887 sq. ft. tenant space within the multi-tenant commercial building next to Rite Aid. The main entrance to the tenant space is located along the south side of the building fronting the main parking lot and access aisles in the Oak Hills Shopping Center. The northern building façade provides a rear emergency/employee exit, which is adjacent to an existing walkway and parking area with lighting. The rear side of the Oak Hills Shopping Center faces the State Route 4 eastbound offramp and is not visible from the front side of the shopping center.

See Attachment 2 for Existing Conditions Photos

Surrounding Land Uses: The following land uses surround the Oak Hills Shopping Center:

North: State Route 4 (adjacent) and unincorporated community of Bay Point (1,000 feet)
West: Pittsburg/Bay Point BART Station and parking lot (600 feet)
South: West Leland Road (adjacent) and Oak Hills Apartment Homes (850 feet)
East: Planned Mixed-Use Development (Ambrose Village Project) within the unincorporated jurisdiction of Contra Costa County (500 feet)

See Attachment 3 for Map of Surrounding Land Uses

Proposed Project: The applicant is requesting approval of a Use Permit to allow a foot reflexology and massage therapy establishment (proposed project) within an existing, 887 sq. ft. commercial multi-tenant building. The proposed massage establishment would operate between the hours of 8:00 am to 8:00 pm, daily. The applicant has indicated the proposed massage establishment would have a maximum number of three employees on-site at any given time.

The proposed massage establishment would occupy a tenant space that would not require any interior alterations. At the entrance of the space, a 125-sq. ft. area would be used for reception. Behind the reception area, the applicant proposes two private massage rooms (82 sq. ft. each) and one, 82-sq. ft. facial room. An 83-sq. ft. employee break room is also included in the floor plan. The common areas include a 65-sq. ft. unisex restroom available to both employees and customers and a shared, 368-sq. ft. hallway for access to all room in the tenant space.

See Attachment 4 for the Project Floor Plan

CODE COMPLIANCE:

Pittsburg General Plan 2020: The project site is located in the ‘Southwest Hills Subarea’ of the General Plan (GP) and has a land use designation of Community Commercial. The Community Commercial land use designation is intended to provide sites for retail shopping areas (primarily in shopping centers) containing a wide variety of businesses,

including retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, motels, educational and social services.

The proposed project is consistent with GP Land Use Goal 2-G-7, in that the proposed project would promote flexibility and diversity in land use arrangements. The proposed massage establishment is a personal service business located within an existing shopping center and no massage establishments currently exist in the vicinity. Additionally, the proposed project complies with GP Land Use Goal 2-G-3, in that it is located in an area where existing commercial development is concentrated within the Oak Hills Shopping Center, rather than sporadically spread in linear commercial strips throughout the city.

Zoning: The project site is located within the Community Commercial (CC) Zoning District which is intended to provide for commercial centers and individual structures on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. These sites typically host a wide variety of local- and regional-serving commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items. Support facilities such as personal services, entertainment, eating-and-drinking establishments and institutional uses are also allowed in the CC Zoning District, subject to certain limitations to avoid adverse effects on adjacent uses.

Pittsburg Municipal Code: Massage Establishments are conditionally permitted in the CC District subject to an approved business permit (PMC 5.64.030(B)(3)) and Use Permit (PMC 18.52.010). The proposed project, if approved, would provide an additional personal services use in the Southwest Hills Subarea which is located close to high densities of residences and adjacent to the Pittsburg/Bay Point BART Station.

Off-Street Parking: There are currently 395 shared parking spaces in the Oak Hills Shopping Center parking lot, available for use by all tenants and customers utilizing the shopping area.

PMC section 18.78.030(E)(3) sets forth standards for off-street parking within retail shopping centers. This section specifies that the parking requirement for all uses shall be those prescribed for retail sales (one space per each 250 sq. ft. of retail space), unless a Use Permit is required for an individual use within the shopping center. In the instance where a Use Permit is required, the parking requirement for that use shall correspond to the parking requirements outlined in PMC section 18.78.040, Schedule A.

As ‘Massage Therapy’ is not an identified use within PMC section 18.78.040, Schedule A, staff recommends the Planning Commission apply the standards for the most similar use, ‘Personal Services.’ PMC section 18.78.040, Schedule A specifies that ‘Personal Services’ uses provide a minimum of one (1) space per each 250 sq. ft. of retail space, which is equal to the standard set forth for off-street parking within multi-tenant retail shopping centers. As a result, no additional parking spaces beyond the 395 spaces currently provided in the Oak Hills Shopping Center parking lot are required for the proposed project.

With regards to bicycle parking, PMC section 18.78.045 specifies a minimum number of bicycle parking stalls that must be provided on new non-residential sites based on the number of required off-street parking stalls for the use. According to this section of the PMC, the proposed project is required to have bicycle parking for a minimum of one (1) bicycle. Oak Hills Shopping Center currently provides shared bicycle parking immediately adjacent to the project site. Therefore, no additional bicycle parking stalls are required.

Signage: The applicant is not proposing exterior signage for the tenant space at this time. Signage associated with the proposed project will require a separate sign permit application that demonstrates consistency with the Oak Hills Shopping Center Master Retail Sign Program adopted by the Planning Commission on June 9, 2020 (Resolution No. 10151). Once Planning Staff has reviewed and approved a separate sign permit, the applicant will be able to apply for a Building Permit allowing signage at the project site.

Required Findings – Use Permit: Pursuant to PMC section 18.16.040, in order to approve the Use Permit for the proposed massage establishment, the Planning Commission must find that the proposed project:

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;

B. is not detrimental to the health, safety, and general welfare of the city;

C. will not adversely affect the orderly development of property within the city;

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

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

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

G. will not encourage marginal development within the 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 imposed by law; and

I. is consistent with the city's approved funding priorities.

A full analysis of how the proposed project meets the required Use Permit findings is provided in the Resolution (Attachment 1).

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, “Existing Facilities,” of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

If the proposed project is approved, Planning Staff will file a Notice of Exemption with the Governor’s Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder’s Office.

Public Notice: On or before June 4, 2022, a notice of the June 14, 2022, public hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the “Public Notices” section of the City’s website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, 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 (Attachment 5). In addition, a copy of the notice was posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in the “Trident,” “Leland-Chestnut,” and “Shopping Center” neighborhoods.

At the June 14, 2022, Planning Commission meeting, the applicant requested to continue the public hearing on Planning Application No. AP-22-0022 to June 28, 2022.

ANALYSIS: Staff believes that the Planning Commission can make the required findings to grant Use Permit approval for the proposed project, as it would provide a new commercial business within the City, have a positive impact on the City’s tax base, and occupy a vacant tenant space that could otherwise remain vacant. See Attachment 1 for a full analysis of how the proposed project meets the required Use Permit findings.

Approval of the proposed project would provide a personal service business that would serve local residents, including major residential developments in the Southwest Hills Subarea, such as the 640-acre San Marco residential development, as well as the Oak Hills and Alves Ranch residential subdivisions.

Staff recommends key conditions of approval be incorporated into the attached Resolution intended to meet requirements in PMC 5.64 related to Massage Establishments including:

- all massage therapists employed by the business shall maintain and keep publicly-displayed valid massage therapy licenses issued by the State of California;

- the business owner/operator and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC);

- the business owner/operator maintain exterior video cameras at the front and back doors of the business location, and that the cameras encompass the parking lot in front of the business, the front public entrance, the rear emergency exit, and the parking lot behind the business;

- the business owner/operator shall ensure that front windows are not screened or tinted, and allow for visibility into the business; and

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

In addition, the business owner/operator and all massage therapists would be required to obtain and maintain active business licenses with the City of Pittsburg. Prior to issuance of a Business License, each applicant would be required to submit to the Chief of Police, or his designee, an application which must include, among other things: 1) fingerprints and recent photographs of the applicant; 2) proof that the applicant is a certified massage practitioner and member of a qualified massage association; 3) the applicant's birth certificate or other acceptable proof that the applicant is over 18 years of age; 4) a photograph identification card; 5) a statement that the applicant understands that the application shall be considered by the City only after a full background investigation has been made by the Chief of Police; and 6) any other information reasonably required by the Chief of Police.

ACTION REQUIRED: Move to adopt a Resolution, approving Use Permit application No. 22-0022, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map
4. Project Floor Plan
5. Public Hearing Notice/Vicinity Map

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Use Permit to Allow a Foot Reflexology and Massage Therapy Business, located at 564 Bailey Road, for "Diamond Foot Massage, AP-22-0022 (UP)."	)))))	Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On March 11, 2022, Li Wang filed Planning Application No. AP-22-0022, requesting approval of a use permit to establish a foot reflexology and massage therapy business within an existing 887 square-foot commercial space located at 564 Bailey Road, within the Oak Hills Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 093-130-046.

B. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.

C. On or prior to June 4, 2022, notice of the June 14, 2022, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Trident," "Leland-Chestnut," and "Shopping Center" neighborhoods.

D. At the June 14, 2022, Planning Commission meeting, the applicant requested staff continue the public hearing on Planning Application No. AP-22-0022 (UP) to June 28, 2022.

E. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:

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

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

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

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

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

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

7. will not encourage marginal development within the neighborhood;

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

9. is consistent with the city's approved funding priorities.

F. On June 28, 2022, the Planning Commission held a public hearing on Planning Application No. 22-0022, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Diamond Foot Massage, AP-22-0022 (UP)," dated June 28, 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 foot reflexology and massage therapy use will:

a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location, in that the purpose of the Community Commercial (CC) District is to provide for commercial centers, with uses such as personal services, subject to an approved use permit and certain limitations to avoid adverse effects on adjacent uses. Approval of the requested use permit allowing a massage therapy and foot reflexology business would provide a personal service use in an area in which a similar service does not currently exist.

b) not be detrimental to the health, safety, and general welfare of the city, if the following Conditions of Approval are incorporated into the adopted Resolution: 1) the business owner, operator, and all massage therapists employed by the business undergo thorough background checks conducted by the Pittsburg Police Department; 2) the business owner install cameras at the front and rear entrances of the tenant space; and 3) that the front windows are not screened,

tinted, or otherwise obscured, and allow for visibility into the business. In addition, the use will be required to meet health and safety requirements of the California Massage Therapy Council, the Pittsburg Economic and Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services.

c) not adversely affect the orderly development of property within the city, in that the proposed use will occupy an existing commercial space that has previously been operated as a personal service use, and the applicant is proposing no building improvements or expansions.

d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city, as the continued occupancy of empty tenant spaces throughout town will increase property values as well as the city's tax base.

e) be consistent with the General Plan in that the project site is located in the 'Southwest Hills Subarea' of the General Plan and has a land use designation of *Community Commercial*, which is intended to provide shopping areas containing a wide variety of businesses, including personal services.

f) not create a nuisance or enforcement problem within the neighborhood, if the project is conditioned with the following: 1) the business owner, operator, and all massage therapists employed by the business undergo thorough background checks conducted by the Pittsburg Police Department; 2) the business owner install cameras at the front and rear entrances of the tenant space; and 3) that the front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business. In addition, the use will be required to meet health and safety requirements of the California Massage Therapy Council.

g) not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial shopping center, and does not involve construction of a new building or building addition.

h) not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law, in that any such use will operate in a building that has been designed to utilize existing infrastructure. Additional proposed Conditions of Approval state that the Pittsburg Police Department reserves the right to require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police, at the business owner's sole expense to ensure that the Pittsburg Police Department can adequately address potential public safety concerns. Further, the proposed project is located on private property and will be maintained privately.

i) not be inconsistent with the city's approved funding priorities, in that the proposed use is on private property, to be maintained privately, and does not propose or require any city funding.

B. The staff report entitled, "Diamond Foot Massage, AP-22-0022 (UP)," dated June 28, 2022, is referenced hereto as additional support for the findings.

Section 3. Decision

A. Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 22-0022, subject to the following conditions:

1. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.

2. The hours of operation for the business shall be limited to 8:00 a.m. to 8:00 p.m., seven days per week, as specified in PMC section 5.64.070(A)(5).

3. The business owner and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC).

4. All massage therapists employed by the business shall maintain and keep displayed valid Massage Therapy Licenses issued by the State of California.

5. The business owner, operator, and all massage therapists employed by the business shall maintain and keep displayed active Business Licenses issued by the City of Pittsburg. Pursuant to PMC section 5.64.040, prior to issuance of a Business License to the business owner or an individual massage therapist, each applicant shall be required to submit to the Chief of Police or his designee an application which shall include the following:

   a) A list stating the number of massage therapists and other employees the applicant intends to employ at the massage establishment, the full name, date of birth, current address, and telephone number of each employee, the identification number and expiration date of each massage therapists' CAMTC certificate, and how many massage therapists the applicant intends to be working on site performing massages simultaneously. The business shall also provide a copy of each massage therapist's unexpired CAMTC certificate and identification card;

   b) A list providing the complete name, address, and telephone number of each owner and operator of the proposed business;

   c) Proof that an owner or operator is a CAMTC certificate holder, through submission of a copy of the owner's or operator's valid, unexpired CAMTC certificate and CAMTC identification; or the applicant may submit an

application for a background check filed, under penalty of perjury, by each individual owner and operator of the massage establishment containing the following:

i. Each individual owner and operator of the massage establishment's full legal name and any other names used by the individual;

ii. The individual's height, weight, and color of eyes and hair;

iii. The business name, address and telephone number of the proposed massage establishment for which the business permit is sought;

iv. The current residential address and telephone number of the individual, and two previous residential addresses and business addresses, if any;

v. A copy of a valid and current Driver's License and/or identification issued by a state or federal government agency or other photographic identification bearing a bona fide seal by a foreign government showing, to the satisfaction of the city, that the individual is at least 18 years of age;

vi. The individual's business, occupation or employment history for the five years immediately preceding the date of the application;

vii. The name and address of any massage establishment or similar business owned or operated by the person whether inside or outside the city or state;

viii. The massage or similar Business License history of the individual, including whether such person, in previously operating in this City or another city, county or state under a license or permit, has had such license or permit revoked or suspended, and the reasons and dates for any such revocation or suspension;

ix. All criminal convictions, except infractions for traffic violations;

x. Two identical passport photos;

xi. The individual shall be fingerprinted, and such fingerprints shall be submitted to the Department of Justice for a criminal background check; and

xii. A statement that the applicant understands that the application shall be considered by the city only after a full background investigation has been made by the Chief of Police;

d) A statement as to whether the proposed business intends to provide massage services off site;

e) Information demonstrating that the proposed business is consistent with the applicable land use designation and the city's Zoning Code;

f) A floor plan showing the layout of the massage establishment, to the specifications required by the finance department;

g) A statement of the nature and character of the business and of any other business conducted or proposed to be conducted at the same location, if applicable;

h) An acknowledgment signed by the applicant and each owner and operator of the massage establishment that:

    i. all information contained in the application is true and correct;

    ii. the applicant and each owner and operator have read this chapter and are familiar with state and local requirements for massage establishments;

    iii. the applicant and all owners and operators shall be jointly responsible for all conduct of the business and its employees; and

    iv. the failure of the business, applicant, any owner, any operator, or any employee to comply with California Business and Professions Code Section 4600 et seq. and any local, state, or federal law, including CAMTC rules or regulations and the provisions of this chapter, may result in immediate suspension or revocation of the business permit.

i) A statement that the applicant understands and agrees that any business or activity conducted or operated under any permit issued under such application shall be operated in full conformity with all state and local laws and regulations, and that a violation of any such laws or regulations may render any permit subject to immediate suspension or revocation;

j) A statement that the applicant has read the provisions of PMC Chapter 5.64, and particularly the provisions of PMC section 5.64.070, and understands and agrees to abide by all rules and regulations contained in PMC Chapter 5.64;

k) A statement in a form acceptable to the City Attorney that the applicant understands and agrees to be bound by the indemnity provisions set forth in PMC Chapter 5.64. Furthermore, a statement by the applicant that it accepts all risks of any adverse public notice, publicity, embarrassment, criticism, financial loss or all other actions and consequences which may result from activities with respect to reviewing, processing, approving or disapproving

any application, and that the applicant waives any claims for damages against the city, its agents, officials and employees resulting therefrom, other than damages resulting from the intentional willful misconduct of the city, its agents, officials and employees; and

l) Any other information reasonably required by the Chief of Police.

6. The business owner shall abide by the operational requirements contained within PMC section 5.64.070. In the event of a conflict between the conditions of approval contained within this resolution and the operational requirements contained within PMC section 5.64.070, the more restrictive requirement, as determined by the City Planner, shall rule.

7. The business owner shall install and maintain exterior video cameras at the front and back doors of the business location. The cameras shall encompass the parking lot in front of the business, the front public entrance, and the rear emergency exit. The cameras shall be web-based, and the business owner shall provide the Pittsburg Police Department with the cameras' internet protocol (IP) addresses.

8. The business owner shall ensure that front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business.

9. The business operator shall maintain unobstructed access and visibility between the main entrance and the rear exit of the tenant space, and shall not construct or install any doors, walls, curtains, or similar screening mechanisms between the reception, foot reflexology, and hallway areas. The operator may install doors or curtains between the hallway and private massage rooms; however, these doors shall not be lockable.

10. Exterior signage is not approved at this time. No signs shall be installed until plans are reviewed and approved by the Planning Division under a separate sign permit application.

11. Illuminated window signage shall be prohibited.

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

13. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by

the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

14. The site shall be kept clean and free of all litter, debris, and refuse at all times. For the cleanup of trash and leaf debris on and around the premises, the applicant shall ensure that dry cleanup methods such as sweeping are used whenever possible, in lieu of hosing the area down with water. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.

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

16. The business owner shall ensure employees collect and dispose of water and cleaning liquids to the sanitary sewer, not the exterior storm drain inlets/catch basins.

17. The business owner shall ensure detergents/degreasers are never used in the process of outdoor cleaning.

18. 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.

19. The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, the California Massage Therapy Council, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.

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

21. This use permit will expire on June 28, 2024, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 28th day of June, 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. was adopted by the Planning Commission of the City of Pittsburg on June 28, 2022.

_____
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Existing Condition Photos

Diamond Foot Massage AP-22-0022

Fig. 1 - Project Site

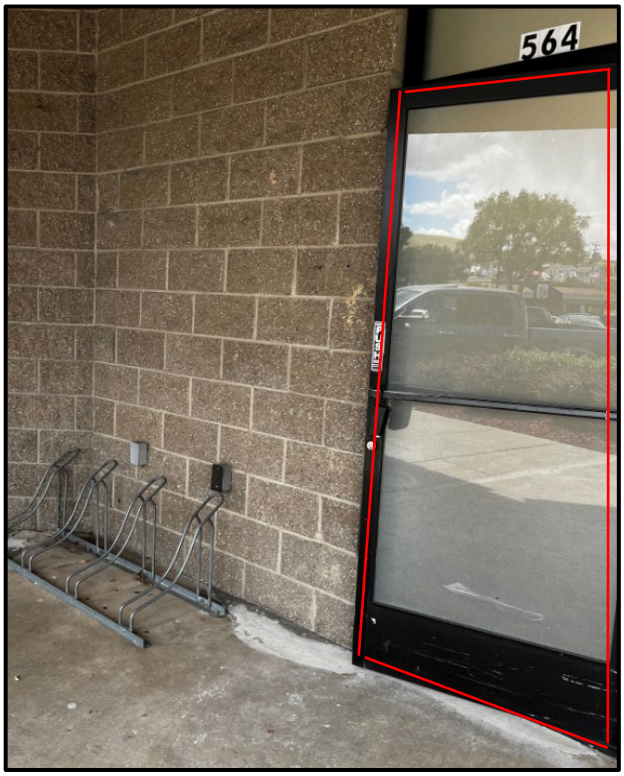


Fig. 2 – Project Site (Close-up) and Bike Rack

Fig. 3 – Looking northeast from Project Site

Fig. 4 – Looking south from Project Site across Oak Hills Center Parking Lot

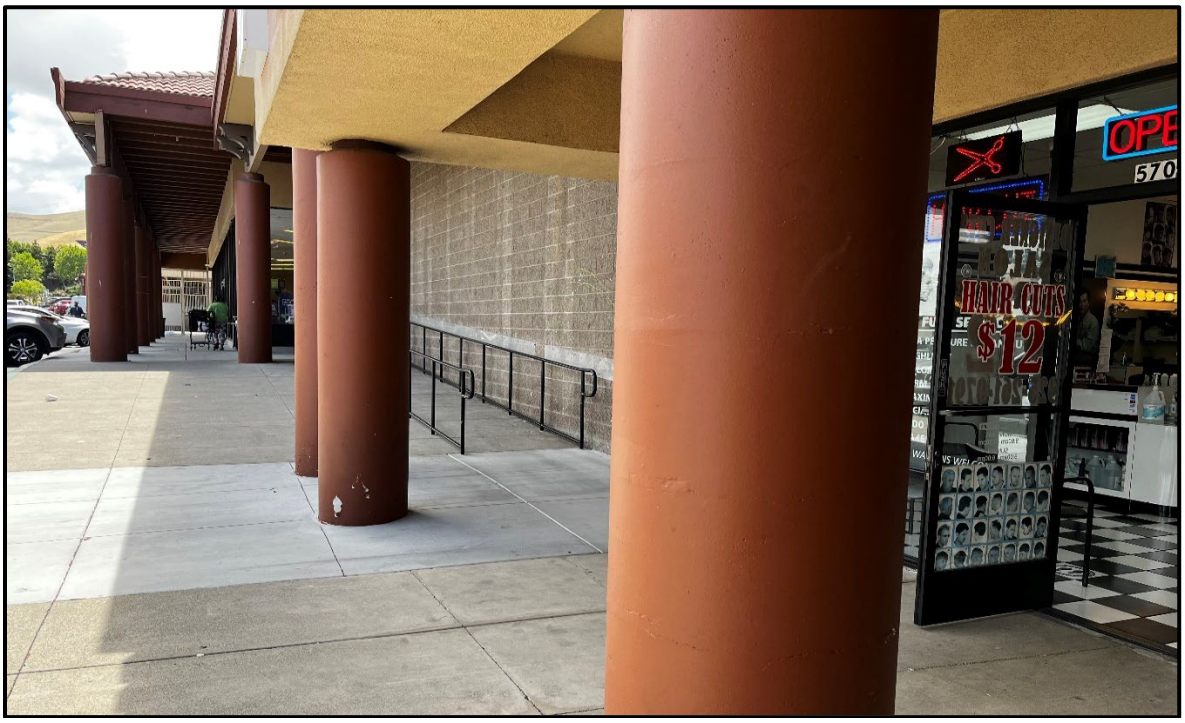


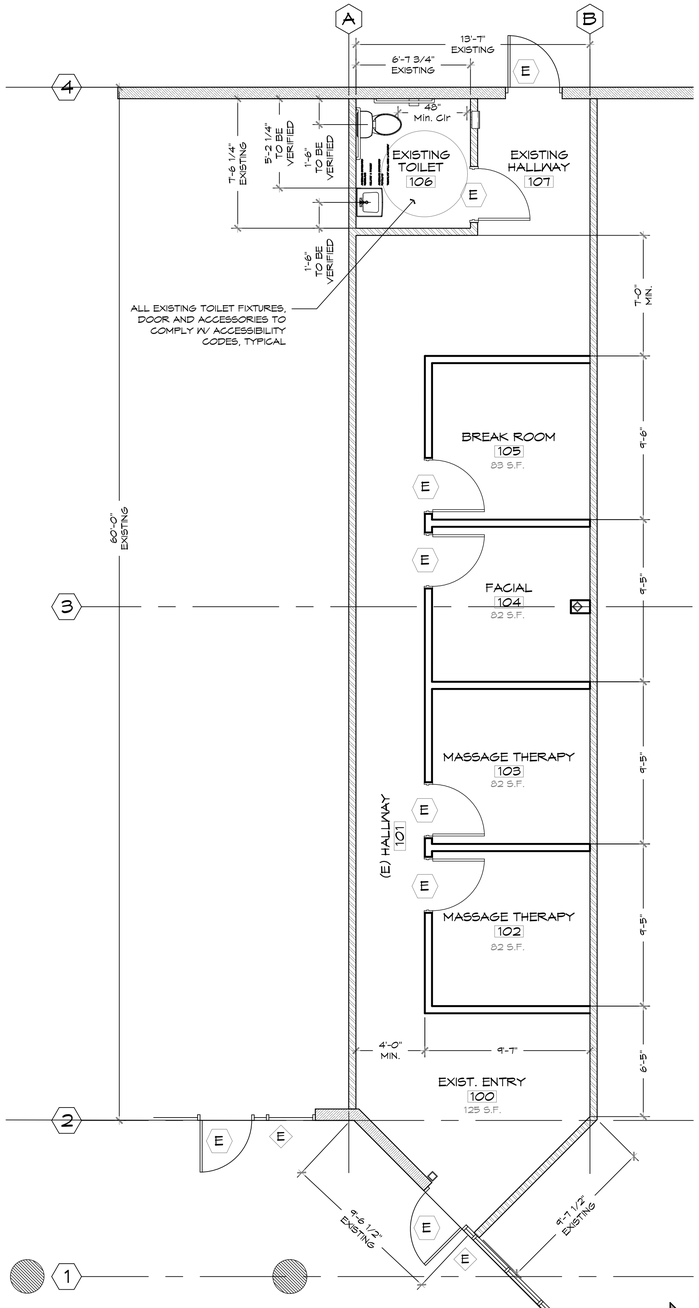
Fig. 5 – Looking southwest from Project Site

Fig. 6 – Looking southwest from Parking Lot at adjacent RiteAid

Diamond Foot Massage (AP-22-0022) - Surrounding Land Uses

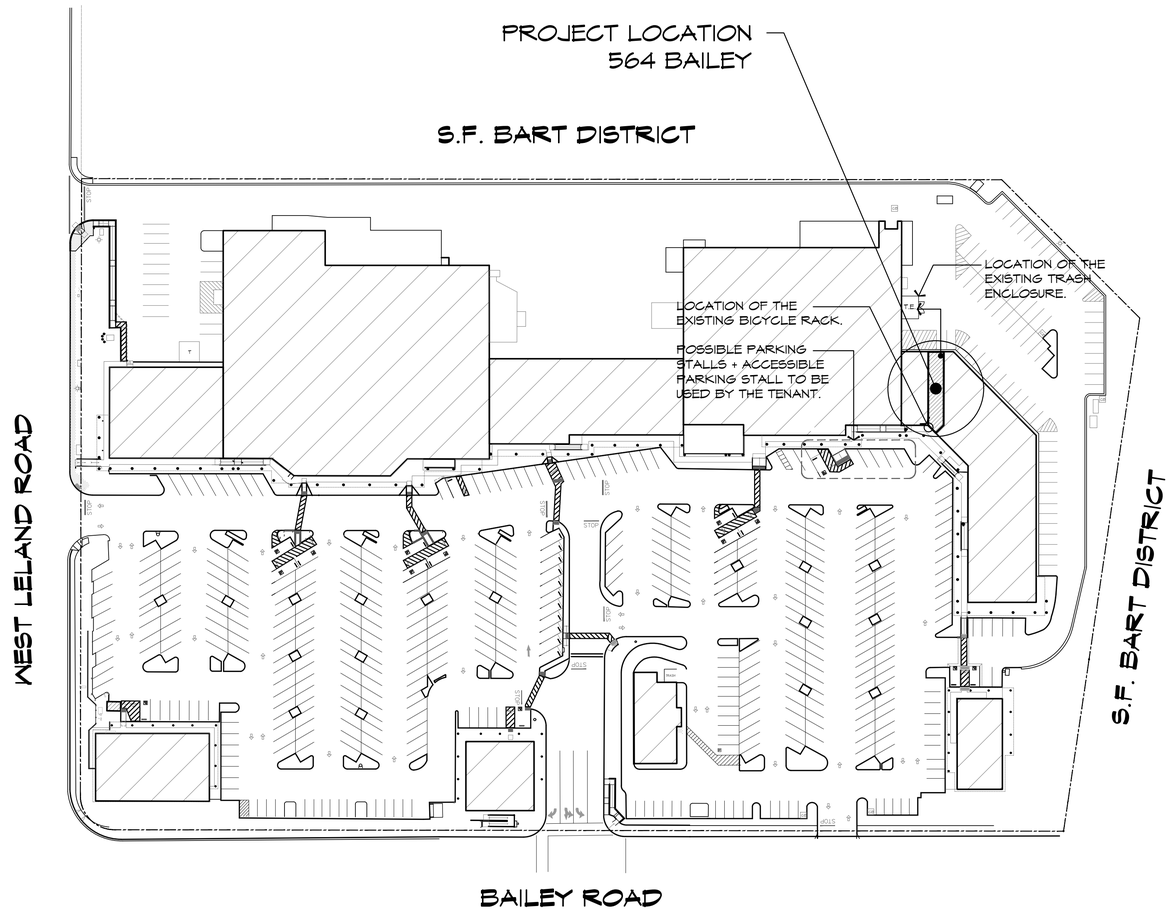
DATA

TOTAL PARCEL AREA:	11.44 ACRES
TENANT SPACE RENTABLE AREA:	887 S.F.



A FLOOR PLAN

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



OAKHILL SHOPPING CENTER

B SITE PLAN

SCALE: 1" = 70'-0"

M. NARAGHI ARCHITECT
ARCHITECTURE PLANNING

1575 TREAT BLVD. SUITE 101
WALNUT CREEK, CA 94598
Voice: | 925 | 256 - 6454
Fax: | 925 | 944 - 5360
Web: http://www.mnarch.net
Email: mna@mnarch.net

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SIERRA PACIFIC PROPERTIES, INC

TENANT IMPROVEMENT:
564 Baily
Oak Hills Shopping Center
Pittsburg, CA 94565

Prepared for:
Sierra Pacific Properties, Inc.
1800 Willow Pass Court
Concord, CA 94520

In association with:

Key Plan

Professional seals

LICENSED ARCHITECT
MASSOUD M. NARAGHI
LICENSE NO. C-17084
EXP. 01-31-23
STATE OF CALIFORNIA

No.	Issue Description	Date

Drawn by: FM Reviewed by: MN

Project No: 020122-02SPP

SD-A1.0-FLOOR PLAN-R2-040622.dwg

Sheet Titles:

FLOOR PLAN & NOTES

Original drawing is 24" x 36". Scale entities accordingly if reduced.

Sheet Number:

A1.0

P:\2022\020122-02SPP-564 Baily Road-Oak Hill\564 BailOak Hills-T12\H-CAD\01SD\A\Shts\SD-A1.0-FLOOR PLAN-R2-040622.dwg Apr 06, 2022 11:52am Massoud

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

NOTICE OF PUBLIC HEARING

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

DATE: **June 14, 2022**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Diamond Foot Massage, AP-22-0022 (UP)

This is a public hearing on an application filed by Li Wang, requesting use permit approval to establish a foot reflexology and massage therapy use for Diamond Foot Massage, located at 564 Bailey Road, in the CC (Community Commercial) District. Assessor's Parcel No. 093-130-046.

Environmental Determination
The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.

PROJECT PLANNER: Alison Hodgkin, (925) 252-6987 or ahodgkin@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.

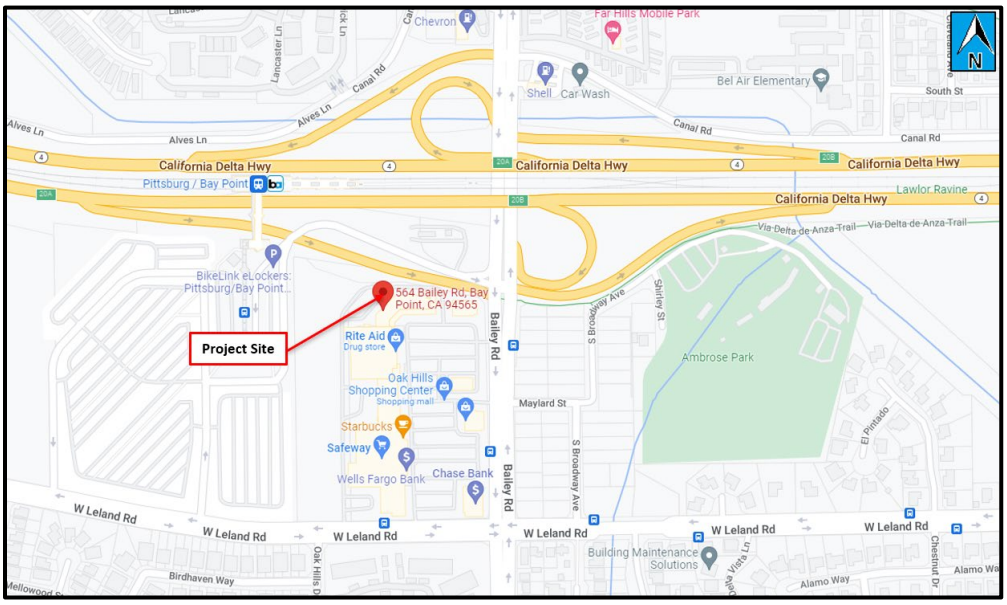
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be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

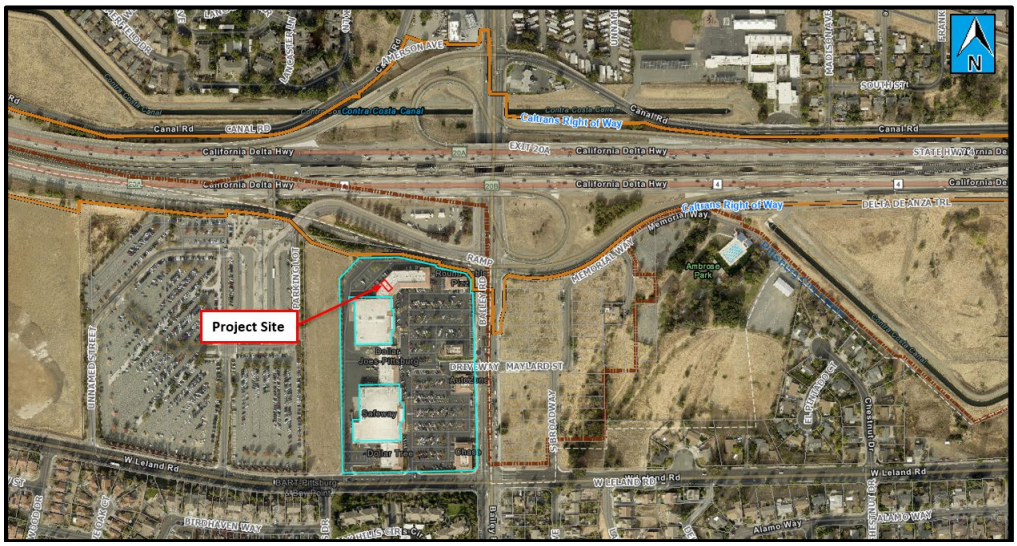
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public 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: Diamond Foot Massage, AP-22-0022 (UP)
Location: 564 Bailey Road, APN 093-130-046





City of Pittsburg

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

NOTICE OF PUBLIC HEARING

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 24, 2022

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits five notices of intent to exercise delegated design review authority for: 1) Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility on an existing PG&E power pole located along State Route 4 on Assessor's Parcel No. 095-130-029; 2) Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility on an existing T-Mobile Telecommunications Facility (PG&E Power Pole) along the north side of State Route 4 Westbound on Assessor's Parcel No. 074-090-005; 3) Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area (existing AT&T equipment on PG&E Power Pole). The project is located at 2099 Range Road on Assessor's Parcel No. 095-130-029; 4) Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The project is located on APN 095-160-005; 5) Administrative Design Review approval to construct a 2,412-square-foot (sq. ft.) concrete slab for placement of new, 1,224-sq. ft. metal grit blast building and 240-sq. ft. awning in the Paint Yard (Block 920) of the Corteva Agriscience site located at 901Loveridge Road.

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge receipt of the attached Notices of Intent to Exercise Design Review Authority.

BACKGROUND:

Delegated Design Review Authority: Planning Commission Resolution No. 9444, as later amended by Resolution No. 9918, allows for delegation of nine categories of design review applications from the Planning Commission to the Zoning Administrator, as follows:

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

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

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

PROJECT DESCRIPTIONS:

1. **DISH Network Installation of Telecommunications Equipment on Existing PG&E Power Pole, and new equipment enclosure, AP-22-0020 (ADR and MM).**

This is an application filed by Ian Lilley on behalf of DISH Network, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility on an existing PG&E power pole located along State Route 4 on Assessor's Parcel No. 095-130-029. The proposal includes a new 100 square-foot enclosure area for telecommunication equipment, the installation of a 12-foot "top hat" mounted to the top of the existing power pole, and the addition of antennas and other telecommunication equipment onto the power pole. The parcel is located in the RS-5 (Single Family Residential, 5,000 Square-Foot Lot Minimum) and LDR (Low Density Residential) Districts.

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

2. **Existing T-Mobile Telecommunications Facility on PG&E Power Pole Enclosure Expansion and Gravel Firebreak, AP-22-0047 (ADR and MM).**

This is an application filed by Jaclyn Bellicitti on behalf of T-Mobile, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility on an existing T-Mobile Telecommunications Facility (PG&E Power Pole) along the north side of State Route 4 Westbound. Scope of work includes an additional fiberglass fence enclosure for a back-up generator, weed abatement, and installation of a gravel firebreak including felt debris up to 10 feet out from equipment area. The project is located in the Community Commercial Zoning District and Regional Commercial General Plan Designation. Assessor's Parcel No. 074-090-005.

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

3. **Existing AT&T Telecommunications Facility Enclosure Expansion, AP-22-0048 (ADR and MM).**

This is an application filed by Frank Schabarum on behalf of AT&T, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area (existing AT&T equipment on PG&E Power Pole). The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The application proposes the installation of an underground conduit and generator cable from the generator location to the existing AT&T enclosure (20 feet +/-). The project is located at 2099 Range Road in the Single-Family Residential Zoning District and Low Density Residential General Plan Designation. Assessor's Parcel No. 095-130-029.

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

4. **AT&T Wireless Telecommunications Facility (Existing on PG&E Power Pole) Addition of a New Enclosure, AP-22-0049 (ADR and MM).**

This is an application filed by Frank Schabarum on behalf of AT&T, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The application proposes the installation of an underground conduit and generator cable from the generator location to the existing AT&T enclosure (20 feet +/-). The project is located on APN 095-160-005 in the Open Space Zoning District and Park General Plan Designation.

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

5. **Corteva Paint Yard Grit Blast Building, AP-22-0052 (ADR).**

This is an application by David O'Sullivan, on behalf of Corteva Agriscience, requesting Administrative Design Review approval to construct a 2,412-square-foot (sq. ft.) concrete slab for placement of a new, 1,224-sq. ft. metal grit blast building and 240-sq. ft. awning in the Paint Yard (Block 920) of the Corteva Agriscience site located at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel No. 073-220-049.

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

<u>GENERAL PLAN/CODE COMPLIANCE</u>:

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

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority

on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

ATTACHMENTS:

1. Notice of Intent DISH Network Installation of Telecommunications Equipment on Existing PG&E Power Pole, and new equipment enclosure, AP-22-0020 (ADR and MM)

2. Notice of Intent Existing T-Mobile Telecommunications Facility on PG&E Power Pole Enclosure Expansion and Gravel Firebreak, AP-22-0047 (ADR and MM)

3. Notice of Intent Existing AT&T Telecommunications Facility Enclosure Expansion, AP-22-0048 (ADR and MM)

4. Notice of Intent AT&T Wireless Telecommunications Facility (Existing on PG&E Power Pole) Addition of a New Enclosure, AP-22-0049 (ADR and MM)

5. Notice of Intent Corteva Paint Yard Grit Blast Building, AP-22-0052 (ADR)

6. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

ATTACHMENT 1

NOTICE OF INTENT

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

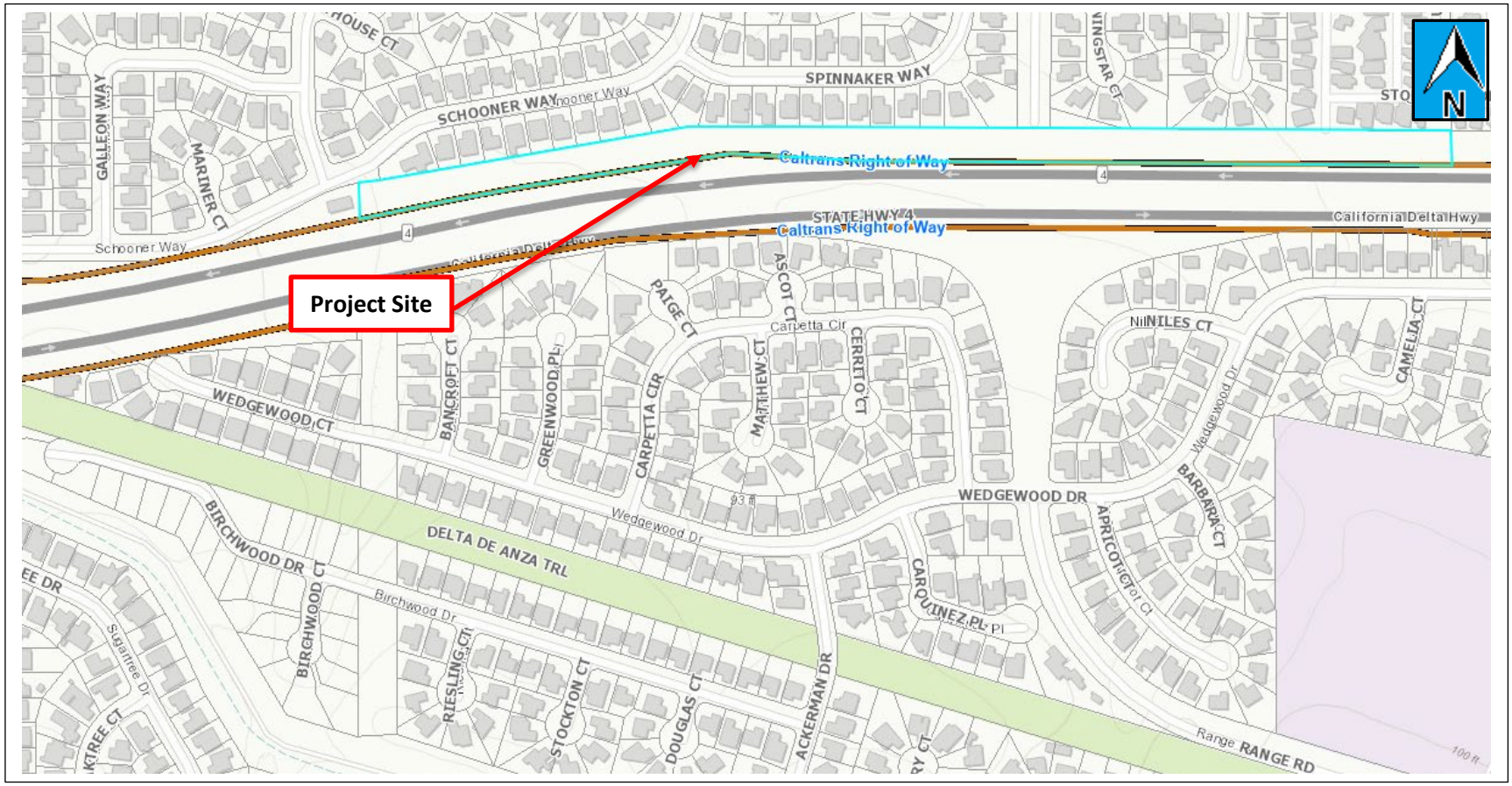
DISH Network Installation of Telecommunications Equipment on Existing PG&E Power Pole, and new equipment enclosure, AP-22-0020 (ADR and MM).

This is an application filed by Ian Lilley on behalf of DISH Network, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility on an existing PG&E power pole located along State Route 4 on Assessor's Parcel No. 095-130-029. The proposal includes a new 100 square-foot enclosure area for telecommunication equipment, the installation of a 12-foot "top hat" mounted to the top of the existing power pole, and the addition of antennas and other telecommunication equipment onto the power pole. The parcel is located in the RS-5 (Single Family Residential, 5,000 Square-Foot Lot Minimum) and LDR (Low Density Residential) Districts.

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

DISH Network (ADR and MM) – Vicinity Map

AP-22-0020	North of California State Route 4
Administrative Design Review and Minor Modification Approval	APN: 095-130-029



DISH Network (MM and ADR) – Aerial Map

AP-22-0020	North of California State Route 4
Administrative Design Review and Minor Modification Approval	APN: 095-130-029

DISH WIRELESS SITE ID:

SFSFO00881A

SITE ADDRESS:

STATE HWY RT 4
PITTSBURG, CA 94565

PG&E SITE ID: PITTSBURG-TIDEWATER-230 kV_002/011
SBA SITE ID: CA35740-L

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:
SECTOR SCOPE OF WORK:

- INSTALL PROPOSED TOWER TOP HAT ON (E) PG&E TOWER
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (6) PROPOSED RRUs (2 PER SECTOR)
- INSTALL (1) PROPOSED SURGE SUPPRESSION DEVICE
- INSTALL (1) PROPOSED HYBRID CABLE
- INSTALL PROPOSED JUMPERS FROM RRU TO ANTENNAS AS REQ.

EQUIPMENT SCOPE OF WORK:

- INSTALL (1) PROPOSED EQUIPMENT ENCLOSURE (NONFLAMMABLE)
- INSTALL (1) PROPOSED UTILITY H-FRAME
- INSTALL (1) PROPOSED BBU IN CABINET
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS ANTENNA
- INSTALL CAMLOCK GEN LUG INTERSECT

SITE INFORMATION

PROPERTY OWNER:	PACIFIC GAS AND ELECTRIC
ADDRESS:	PO BOX 770000 SAN FRANCISCO, CA 94177
SITE TYPE:	TRANSMISSION TOWER
COUNTY:	CONTRA COSTA COUNTY
LATITUDE (NAD 83):	38.020410°
LONGITUDE (NAD 83):	-121.921156°
ZONING JURISDICTION:	CITY OF PITTSBURG
ZONING DISTRICT:	RS-6
PARCEL NUMBER:	095-130-029
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	PG&E
FIBER COMPANY:	AT&T

PROJECT DIRECTORY

APPLICANT:	DISH WIRELESS 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120
SITE DESIGNER:	CONNELL DESIGN GROUP 22431 ANTONIO PKWY., SUITE B160-131 RANCHO SANTA MARGARITA, CA 92688 DAN CONNELL (949) 306-4644
SITE ACQUISITION:	BUTLER 1511 E. ORANGETHORPE AVE., SUITE D FULLERTON, CA 92831 HENRY CALISTRO (626) 543-3807

CODE COMPLIANCE

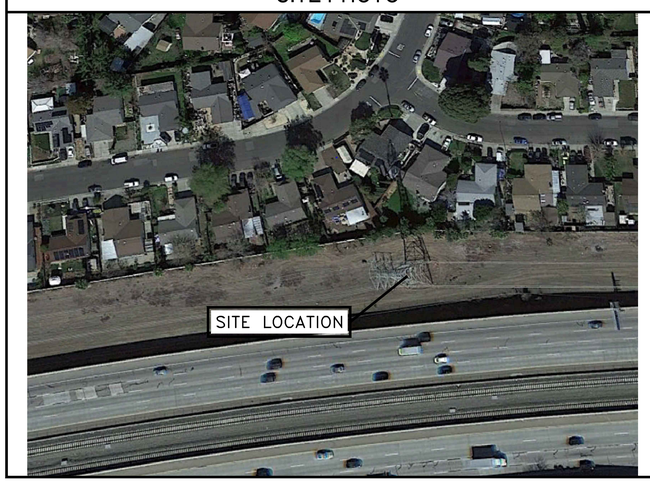
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2019 CBC
MECHANICAL	2019 CMC
ELECTRICAL	2019 CEC

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN AND EQUIPMENT PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT / ANTENNA PLANS, AND SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS
E-1	PRELIMINARY ELECTRICAL DESIGN

SITE PHOTO



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG

CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

811

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

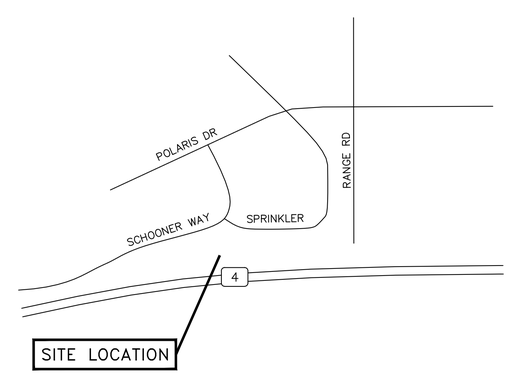
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DIRECTIONS

DIRECTIONS FROM SFO AIRPORT:

- HEAD SOUTH. USE THE LEFT 2 LANES TO FOLLOW SIGNS FOR AIRPORT
- SAN FRANCISCO INTERNATIONAL AIRPORT, SAN FRANCISCO, CA, UNITED STATES
- HEAD WEST ON US-101 S / VAN NESS AVE TOWARD US-101 S / VAN NESS AVE
- TURN LEFT ONTO US-101 S / VAN NESS AVE
- TAKE THE RAMP ON THE RIGHT FOR US-101 SOUTH AND HEAD TOWARD OAKLAND / SAN JOSE
- TAKE THE RAMP ON THE LEFT FOR I-80 AND HEAD TOWARD BAY BRIDGE / OAKLAND
- AT EXIT 8B, HEAD RIGHT ON THE RAMP FOR I-580 EAST TOWARD DOWNTOWN OAKLAND / HAYWARD / STOCKTON
- AT EXIT 19B, HEAD RIGHT ON THE RAMP FOR CA-24 EAST TOWARD BERKELEY / WALNUT CREEK
- TAKE THE RAMP FOR I-680 N
- AT EXIT 50, HEAD RIGHT ON THE RAMP FOR CA-242 NORTH TOWARD CONCORD / PITTSBURG
- TAKE THE RAMP ON THE LEFT FOR CA-4 EAST AND HEAD TOWARD PITTSBURG / STOCKTON
- AT EXIT 20B, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR BAILEY ROAD N
- TURN RIGHT ONTO CANAL RD TOWARD CANAL ROAD E
- ROAD NAME CHANGES TO SCHOONER WAY
- TURN LEFT ONTO POLARIS DR
- ARRIVE AT POLARIS DR TO RANGE RD
- FOLLOW RANGE ROAD TO THE END

VICINITY MAP



N

NO SCALE

dish WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

BUTLER America Telecom LLC
1511 E. ORANGETHORPE AVE., SUITE D
FULLERTON, CA 92831

CDG
22431 ANTONIO PKWY
SUITE B160-131
RANCHO SANTA MARGARITA CA 92688
dconnell@connelldesigngroup.com
949-306-4644

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DRAWN BY:	CHECKED BY:	APPROVED BY:
FC	JPC	DC

RFDS REV #2 DATED 12/13/2021

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	11/23/2021	ISSUED FOR 90% ZD REVIEW
0	12/24/2021	ISSUED FOR 100% ZD

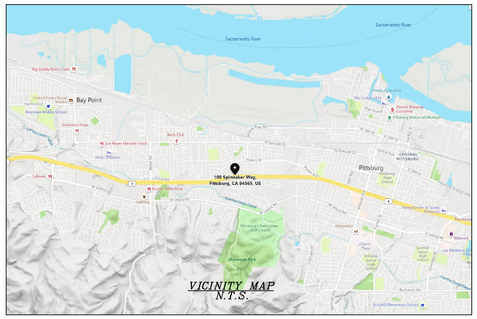
(VENDOR) PROJECT NUMBER
SFSF000881A

DISH WIRELESS PROJECT NUMBER
SFSF000881A

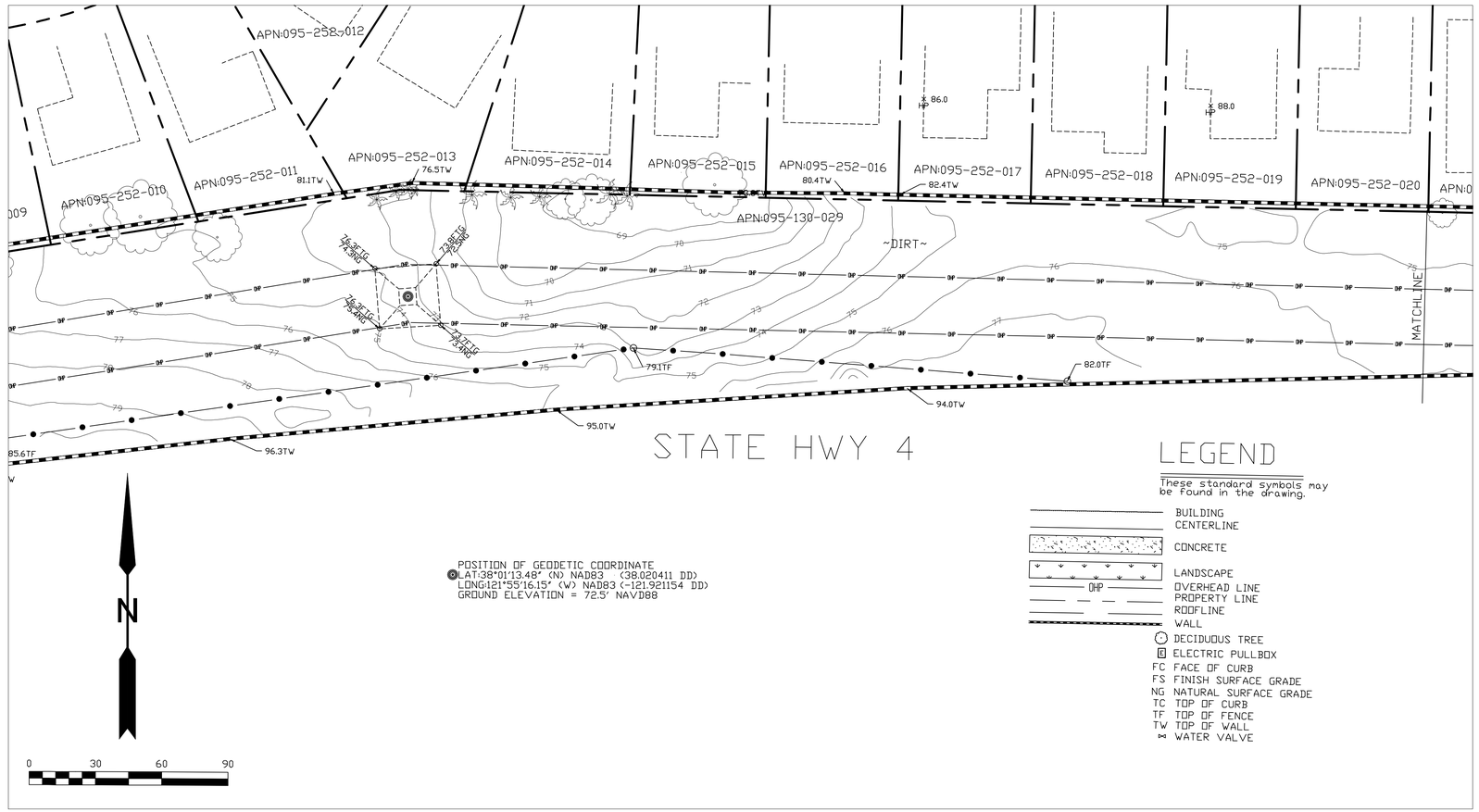
STATE HWY RT 4
PITTSBURG, CA 94565
LATTICE TOWER

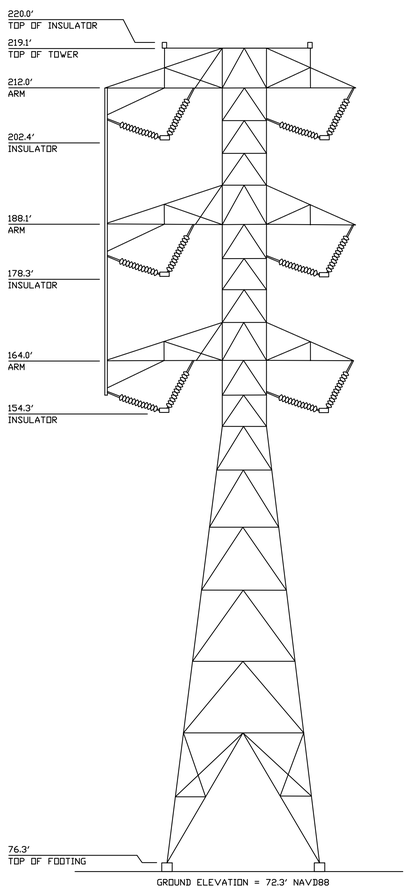
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



SURVEY DATE
08/23/2021



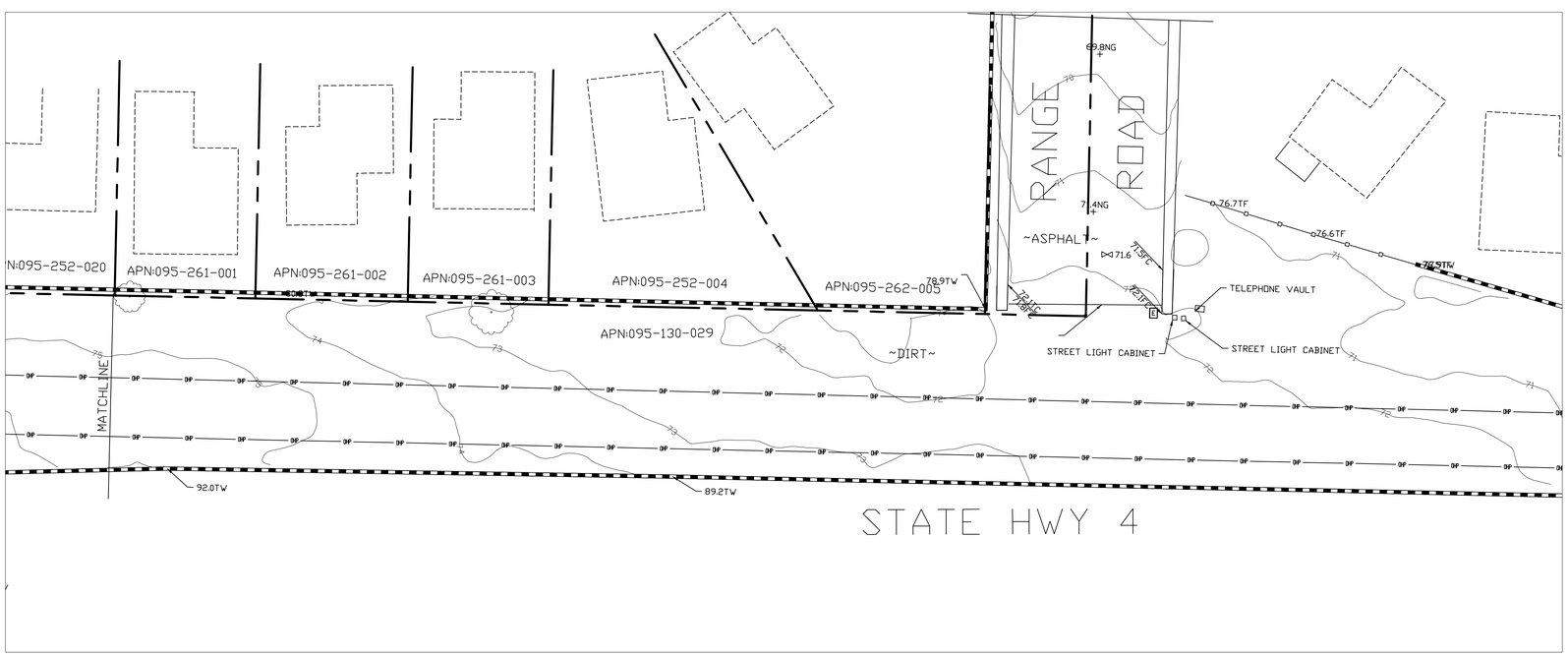


TOWER DETAIL
N.T.S.

LEGEND

These standard symbols may be found in the drawing.

- BUILDING
- CENTERLINE
- CONCRETE
- LANDSCAPE
- OHP — OVERHEAD LINE
- PROPERTY LINE
- ROOFLINE
- WALL
- DECIDUOUS TREE
- E — ELECTRIC PULLBOX
- FC — FACE OF CURB
- FS — FINISH SURFACE GRADE
- NG — NATURAL SURFACE GRADE
- TC — TOP OF CURB
- TF — TOP OF FENCE
- TW — TOP OF WALL
- WATER VALVE



dish wireless

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

Eaton Land Surveying, Inc.
15604 Magnolia Rd.
Grass Valley, CA. 95949
Ph. 530.830.0038

DRAWN BY:	HE
CHECKED BY:	SE

REVISIONS:

REV	DATE	DESCRIPTION
0	11/19/21	SUBMITTAL

LICENSED LAND SURVEYOR
SHAWN M. EATON
#8644
STATE OF CALIFORNIA

PROJECT INFORMATION:

SFSFO00881A

STATE HWY RT 4
PITTSBURG, CA. 94177
CONTRA COSTA COUNTY

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1

SURVEY DATE
08/23/2021

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE THREE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'CRTN' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06013C0118G, DATED 09/30/2015.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.
THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

LESSOR LEGAL DESCRIPTION
TAX PARCEL NO. 095-130-029

dish wireless

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

Eaton Land Surveying, Inc.
15604 Magnolia Rd.
Grass Valley, CA. 95949
Ph. 530.830.0038

DRAWN BY:	HE
CHECKED BY:	SE

REVISIONS:

REV	DATE	DESCRIPTION
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LICENSED LAND SURVEYOR
SHAWN M. EATON
#8644
STATE OF CALIFORNIA
EXP.12/31/2021

PROJECT INFORMATION:

SFSFO00881A

STATE HWY RT 4
PITTSBURG, CA. 94177
CONTRA COSTA COUNTY

SHEET TITLE:

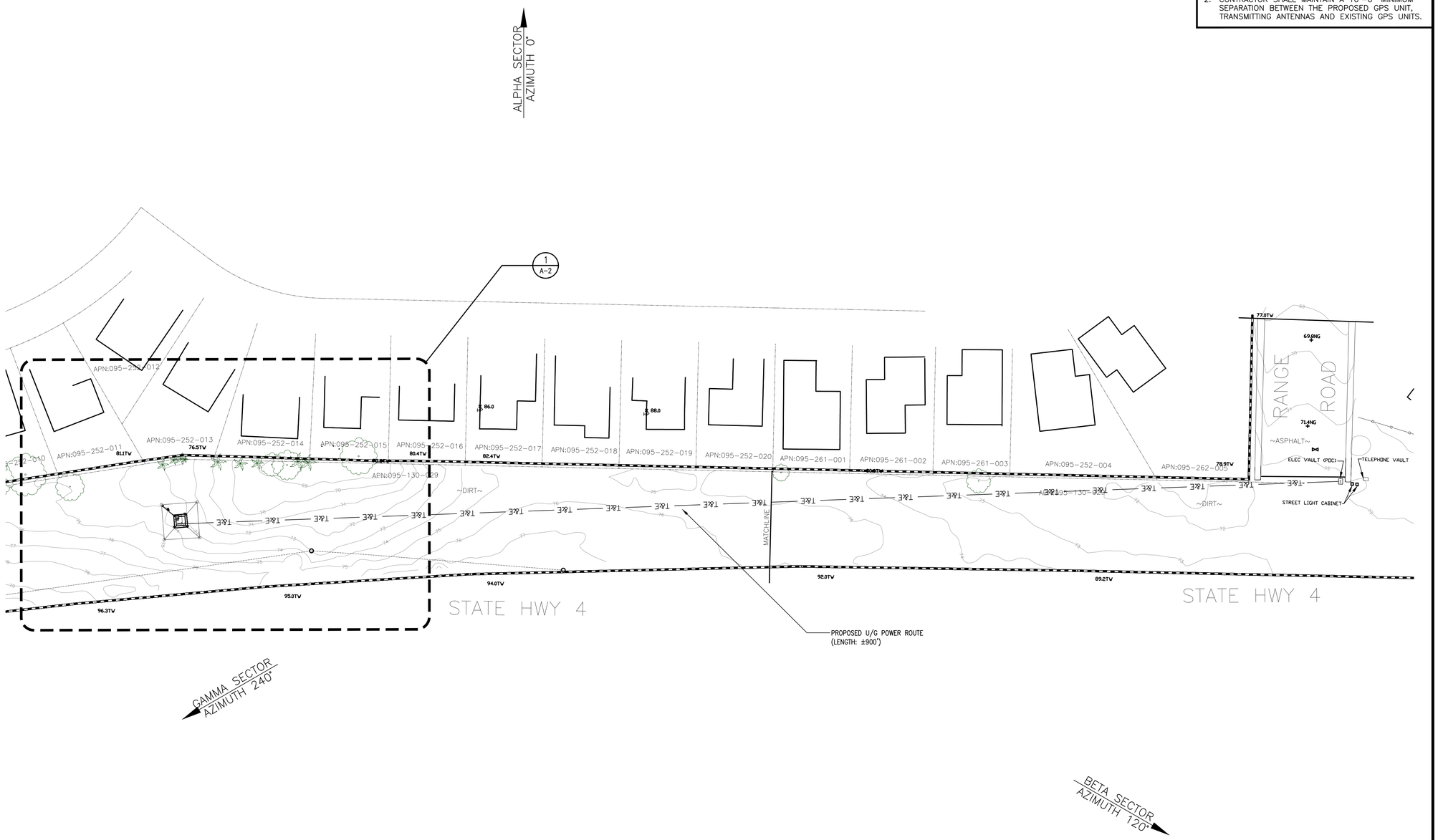
NOTES

SHEET NUMBER:

LS-2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



OVERALL SITE PLAN

40' 20' 0 40' 80'
1"=40'

1

dish WIRELESS
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LITTLETON, CO 80120

BUTLER America Telecom LLC
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dconnell@connelldesigngroup.com
949-306-4644

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FC	JPC	DC

RFDS REV #2 DATED 12/13/2021

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SFSF000881A

DISH WIRELESS PROJECT NUMBER
SFSF000881A

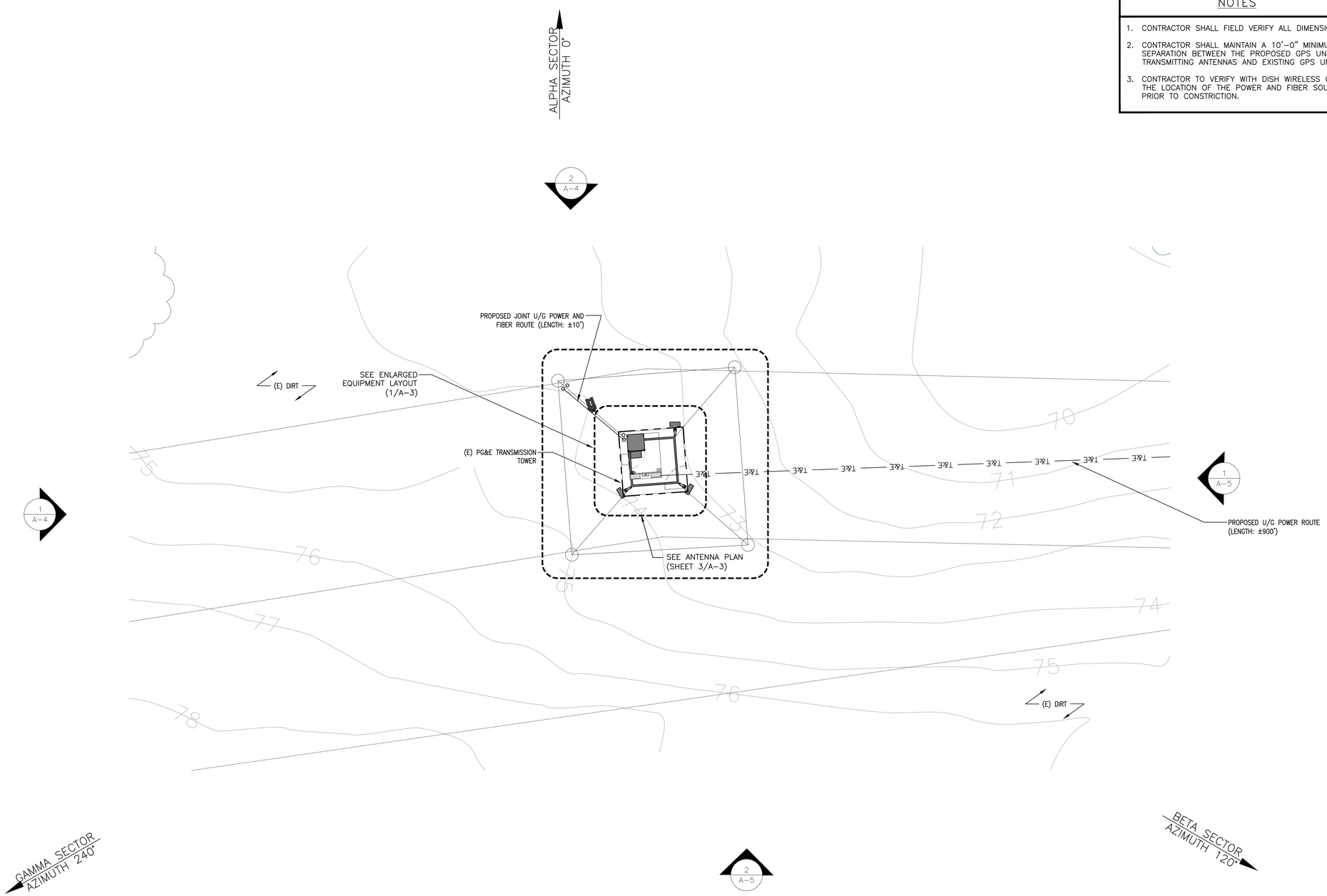
STATE HWY RT 4
PITTSBURG, CA 94565
LATTICE TOWER

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. CONTRACTOR TO VERIFY WITH DISH WIRELESS C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRICTION.



ENLARGED SITE PLAN

8' 4' 0 8' 16'
1/8"=1'-0"

1

dish WIRELESS

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

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SFSF000881A

DISH WIRELESS PROJECT NUMBER
SFSF000881A

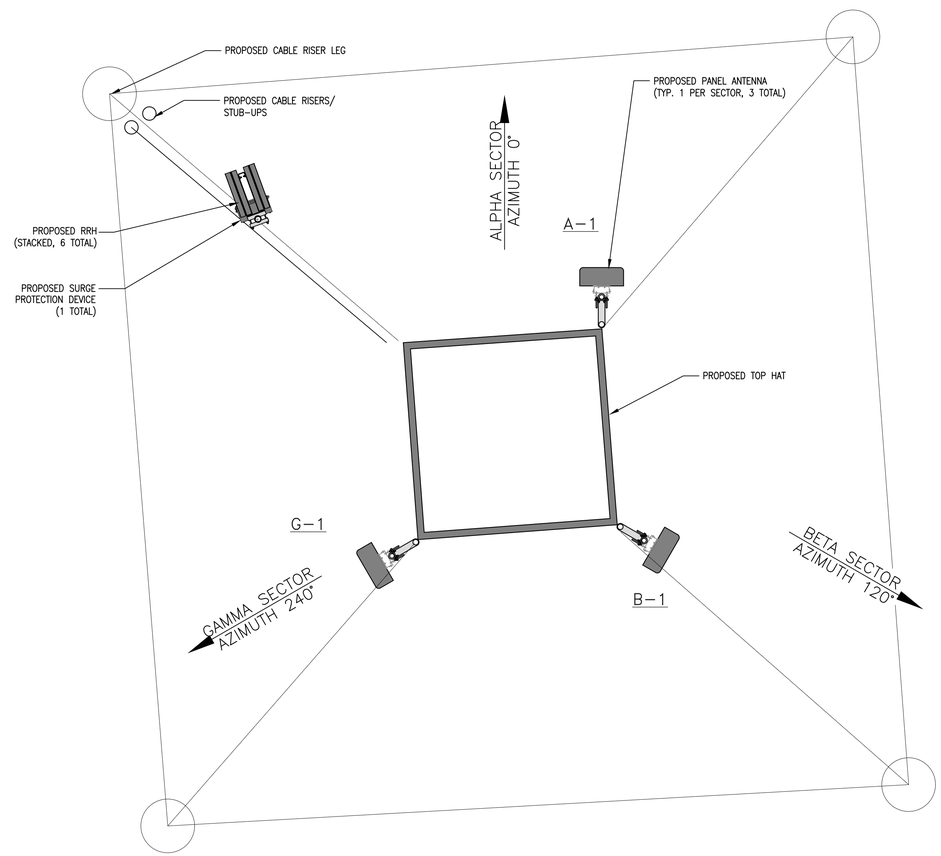
STATE HWY RT 4
PITTSBURG, CA 94565
LATTICE TOWER

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

NOTES

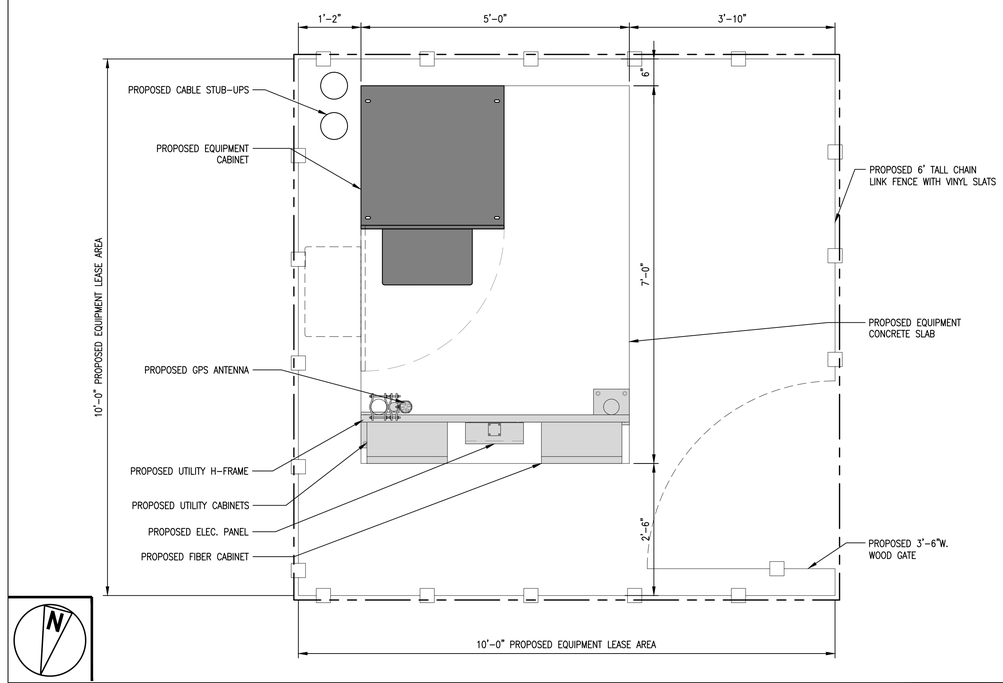
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS



ANTENNA LAYOUT

12" 6" 0 1' 2' 3' 4' 5' 6' 7'
3/8"=1'-0"

3



EQUIPMENT LAYOUT

12" 6" 0 1' 2' 3'
3/4"=1'-0"

1

SECTOR	ANTENNA						RADIO			
	POSITION	EXISTING OR PROPOSED	SIZE (HxWxD)	AZIMUTH	RAD CENTER	TRANSMISSION CABLE FEED LINE TYPE AND LENGTH	POSITION	EXISTING OR PROPOSED	SIZE (HxWxD)	TRANSMISSION CABLE FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	72"x18.1"x7.1"	0°	155'-4"	COAX JUMPERS (±90' LONG)	A1	PROPOSED	17"x14"x11"	(1) HIGH-CAPACITY HYBRID CABLE (80' LONG)
							A1	PROPOSED	17"x14"x10"	
BETA	B1	PROPOSED	72"x18.1"x7.1"	120°	155'-4"	COAX JUMPERS (±90' LONG)	B1	PROPOSED	17"x14"x11"	
							B1	PROPOSED	17"x14"x10"	
GAMMA	C1	PROPOSED	72"x18.1"x7.1"	240°	155'-4"	COAX JUMPERS (±90' LONG)	C1	PROPOSED	17"x14"x11"	
							C1	PROPOSED	17"x14"x10"	

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA OR RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE

2

dish WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

BUTLER America Telecom LLC
1511 E. ORANGETHORPE AVE., SUITE D
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CDG
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SUITE B160-131
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dconnell@connelldesigngroup.com
949-306-4644

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SFSF000881A

DISH WIRELESS PROJECT NUMBER
SFSF000881A

STATE HWY RT 4
PITTSBURG, CA 94565
LATTICE TOWER

SHEET TITLE
EQUIP / ANTENNA PLANS, AND SCHEDULE

SHEET NUMBER
A-3

NOTES

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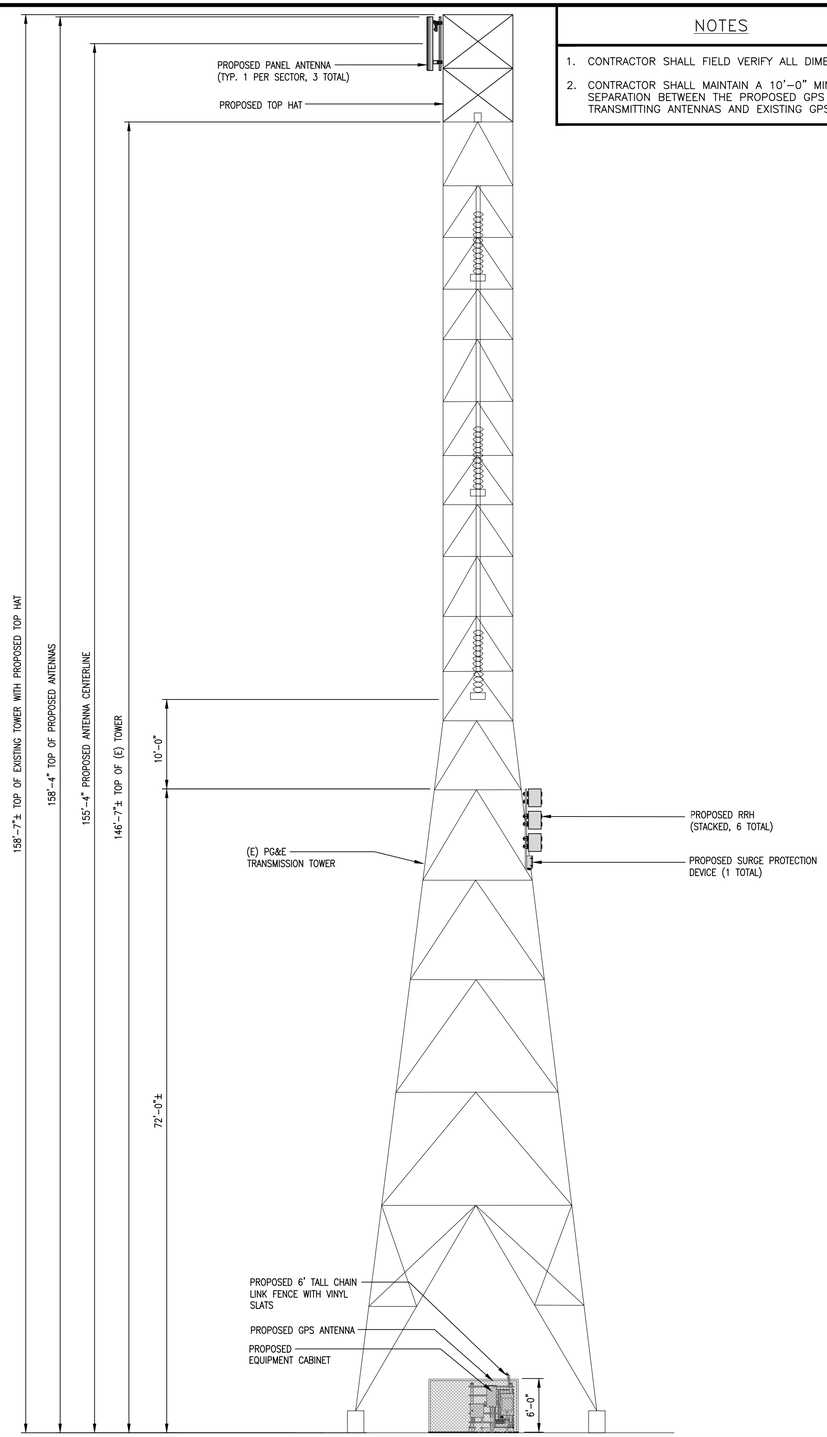
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



TOWER NORTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2

NOTES

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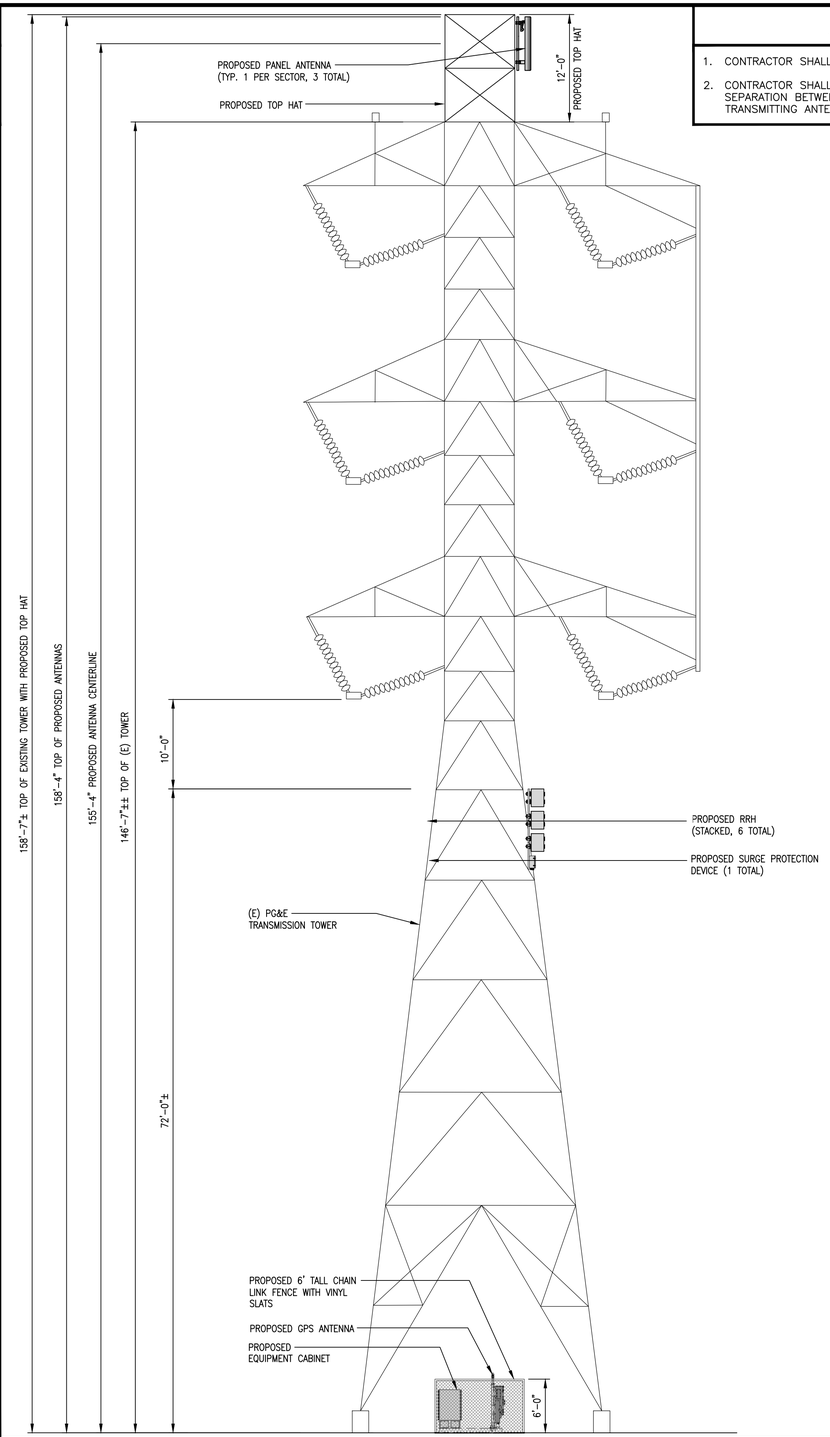

TOWER WEST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1

dish WIRELESS

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

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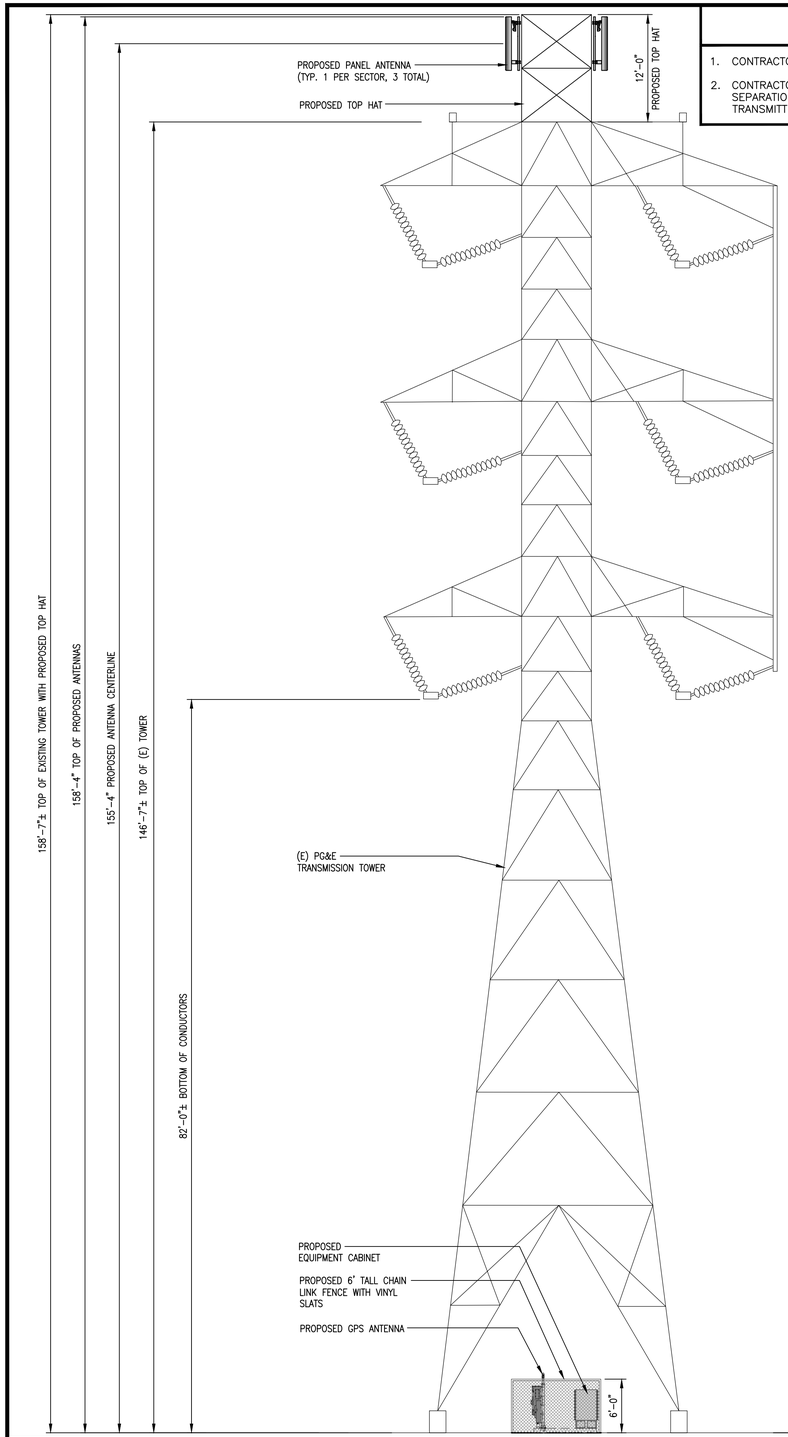
DISH WIRELESS PROJECT NUMBER
SFSF000881A

STATE HWY RT 4
PITTSBURG, CA 94565
LATTICE TOWER

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4



TOWER EAST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2

NOTES

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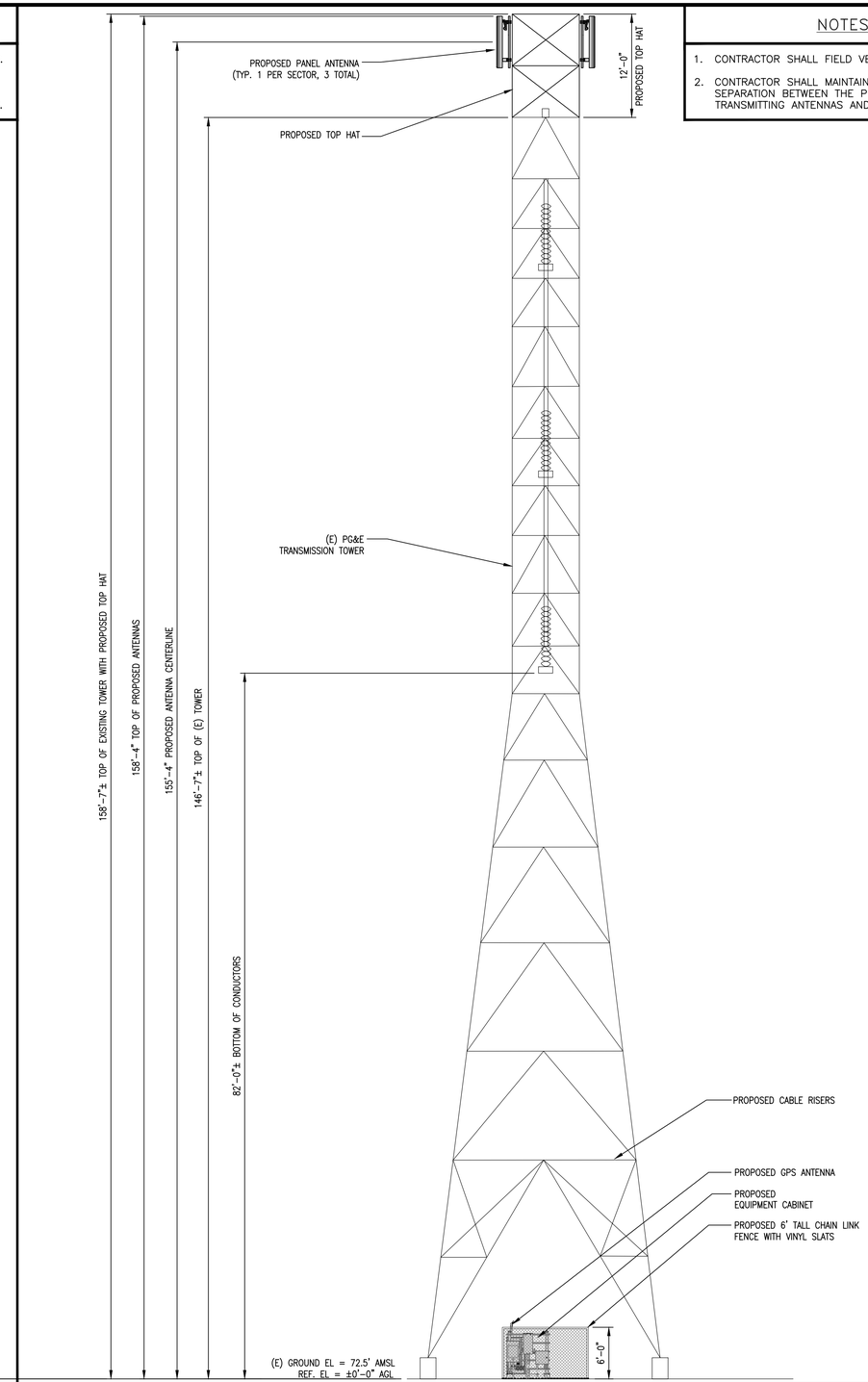
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



TOWER SOUTH ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

dish WIRELESS
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LITTLETON, CO 80120

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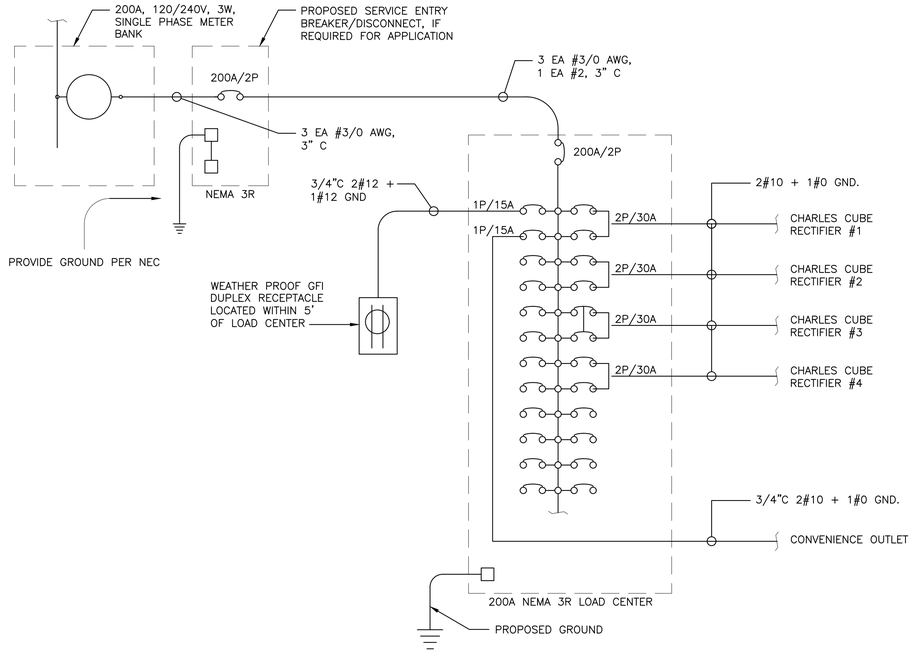
DISH WIRELESS PROJECT NUMBER
SFSF000881A

STATE HWY RT 4
PITTSBURG, CA 94565
LATTICE TOWER

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5



ONE-LINE RISER DIAGRAM — NO SCALE — 1

PROPOSED PANEL PANEL 'A' SCHEDULE

VOLTAGE: 120/240V — PHASE: 1 — WIRE: 3 — NEMA: 3R
MAIN BREAKER: 200 AMP — BUSS RATING: 200 AMPS — A.I.C. 42KA

CKT	LOAD DESCRIPTION	BREAKER AMPS	BREAKER POLES	BREAKER STATUS	SERVICE LOAD VA	USAGE FACTOR	PHASE A VA	PHASE B VA	USAGE FACTOR	SERVICE LOAD VA	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	LOAD DESCRIPTION	CKT
1	GFCI IN PPC	15	1	ON	180	1.00	3060	x	1.00	2880	ON	2	30	ABB/GE RECTIFIER #1	2
3	SPACE					1.00	x	2880	1.00	2880	---	---	---	---	4
5	SPACE					1.00	2880	x	1.00	2880	ON	2	30	ABB/GE RECTIFIER #2	6
7	SPACE					1.00	x	2880	1.00	2880	---	---	---	---	8
9	SPACE					1.00	2880	x	1.00	2880	ON	2	30	ABB/GE RECTIFIER #3	10
11	SPACE					1.00	x	2880	1.00	2880	---	---	---	---	12
13	SPACE					1.00	2880	x	1.00	2880	ON	2	30	ABB/GE RECTIFIER #4	14
15	SPACE					1.00	x	2880	1.00	2880	---	---	---	---	16
17	SPACE					1.00	180	x	1.00	180	ON	1	15	CHARLES GFCI	18
19	SPACE					1.00	x	0	1.00					SPACE	20
21	SPACE					1.00	0	x	1.00					SPACE	22
23	SPACE					1.00	x	0	1.00					SPACE	24
							11880	11520	VA			TOTAL KVA	23.40		
												MAX AMPS	97.50		
												MAX 125%	121.88		

PANEL SCHEDULE — NO SCALE — 2

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL LOCAL AND STATE CODE, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY FOR REQUIREMENTS OF POWER SERVICE LINE TO THE METER BASE. POWER SERVICE REQUIREMENT IS COMMERCIAL AC NOMINAL 120/208 VOLT OR 120/240 VOLT, SINGLE PHASE WITH 200 AMP RATING.
3. CONTRACTOR SHALL COORDINATE WITH LOCAL TELEPHONE COMPANY FOR REQUIREMENTS OF "T1" SERVICE LINE TO TERMINATE AT THE PPC CABINET.
4. CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC METER BASE AND 200A DISCONNECT SWITCH PER SITE PLAN AND DETAIL DRAWINGS. THE METER BASE SHOULD BE LOCATED IN A MANNER WHERE ACCESSIBLE BY THE LOCAL POWER COMPANY.
5. LOCAL POWER COMPANY SHALL PROVIDE 200 AMP ELECTRIC METER. CONTRACTOR SHALL COORDINATE INSTALLATION OF METER WITH LOCAL POWER COMPANY.
6. UNDERGROUND POWER AND TELCO SERVICE LINES SHALL BE ROUTED IN A COMMON TRENCH. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 AND CONDUIT EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL UNLESS OTHERWISE INDICATED.
7. ALL TELCO CONDUIT LINES SHALL BE 4" SCH. 40 PVC CONDUIT UNLESS OTHERWISE INDICATED. THE TELCO CONDUIT FROM THE PPC SHALL BE ROUTED AND TERMINATED AT DESIGNATED TELCO DEMARCATION OR 2-FEET OUTSIDE FENCED AREA, NEAR UTILITY POLE (IN FENCED AREA), OR END CAP OFF AND PROVIDE MARKER STAKE PAINTED BRIGHT ORANGE WITH DESIGNATION FOR TELCO SERVICE.
8. CONDUITS INSTALLED AT PCS EQUIPMENT ENDS PRIOR TO THE EQUIPMENT INSTALLATION SHALL BE STUBBED AND CAPPED AT 6" ABOVE GRADE OR PLATFORM. IF SERVICE LINES CAN'T BE INSTALLED INITIALLY, PROVIDE NYLON PULL CORD IN CONDUITS.
9. THE DISH WIRELESS CABINET, INCLUDING 200 AMP LOAD PANEL AND TELCO PANEL, SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS TO INSTALL BREAKER(S) NOT PROVIDED BY MANUFACTURER. SEE PANEL SCHEDULE ON THIS SHEET FOR BREAKER REQUIREMENTS.
10. LOCATION OF ELECTRIC METER AND DISCONNECT SWITCH TO BE COORDINATED BY ELECTRICAL CONTRACTOR AND FIELD CONSTRUCTION MANAGER.
11. #2 WIRE TO BE UTILIZED IN ELECTRIC SERVICE RUNS EXCEEDING 100'.
12. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTORS FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
13. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO ROUGH-IN.
14. THE CONDUIT RUNS AS SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATION AND ROUTING SHALL BE PER EXISTING FIELD CONDITIONS.
15. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.
16. ALL CONDUITS SHALL BE MET WITH BENDS MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.
17. ALL CONDUIT TERMINATIONS SHALL BE PROVIDED WITH PLASTIC THROAT INSULATING GROUNDING BUSHINGS.
18. ALL WIRE SHALL BE TYPE THWN, SOLID, ANNEALED COPPER UP TO SIZE #10 AWG (#8 AND LARGER SHALL BE CONCENTRIC STRANDED) 75 DEGREE C, (167 DEGREES F), 98% CONDUCTIVITY, MINIMUM #12.
19. ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES AND CABINETS WITH APPROVED PLASTIC TAGS, ACTION CRAFT, BRADY, OR APPROVED EQUAL.
20. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
21. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION TO CONFLICTS. VERIFY WITH MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED.
22. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN NOT HAND WRITTEN.
23. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.
24. THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS, DOCUMENT ANY AND ALL WIRING AND EQUIPMENT CONDITIONS AND CHANGES WHILE COMPLETING THIS CONTRACT. SUBMIT AT SUBSTANTIAL COMPLETION.
25. ALL DISCONNECT SWITCHES AND OTHER CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM (NO EXCEPTIONS.)
26. ALL ELECTRICAL DEVICES AND INSTALLATIONS OF THE DEVICES SHALL COMPLY WITH (ADA) AMERICANS WITH DISABILITIES ACT AS ADOPTED BY THE APPLICABLE STATE.
27. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS OR RISERS THROUGH BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT CONSTRUCTION MANAGERS APPROVAL. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE PACKED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FILL FOR FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.
28. ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT (NEW AND EXISTING) SHALL BE FIELD VERIFIED WITH THE OWNER'S REPRESENTATIVE AND EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN OF CONDUIT AND WIRE. ALL EQUIPMENT SHALL BE PROPERLY CONNECTED ACCORDING TO THE NAMEPLATE DATA FURNISHED ON THE EQUIPMENT (THE DESIGN OF THESE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND SOME EQUIPMENT CHARACTERISTICS MAY VARY FROM DESIGN AS SHOWN ON THESE DRAWINGS).
29. LOCATION OF ALL OUTLET, BOXES, ETC., AND THE TYPE OF CONNECTION (PLUG OR DIRECT) SHALL BE CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.

ELECTRICAL NOTES — NO SCALE — 3

dish WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

BUTLER America Telecom LLC
1511 E. ORANGETHORPE AVE., SUITE D
FULLERTON, CA 92831

CDG
22431 ANTONIO PKWY
SUITE B160-131
RANCHO SANTA MARGARITA CA 92688
dconnell@connelldesigngroup.com
949-306-4644

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
FC	JPC	DC

RFDS REV #2 DATED 12/13/2021

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	11/23/2021	ISSUED FOR 90% ZD REVIEW
0	12/24/2021	ISSUED FOR 100% ZD

(VENDOR) PROJECT NUMBER
SFSF000881A

DISH WIRELESS PROJECT NUMBER
SFSF000881A

STATE HWY RT 4
PITTSBURG, CA 94565
LATTICE TOWER

SHEET TITLE
PRELIMINARY ELECTRICAL PLAN

SHEET NUMBER
E-1

ATTACHMENT 2

NOTICE OF INTENT

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

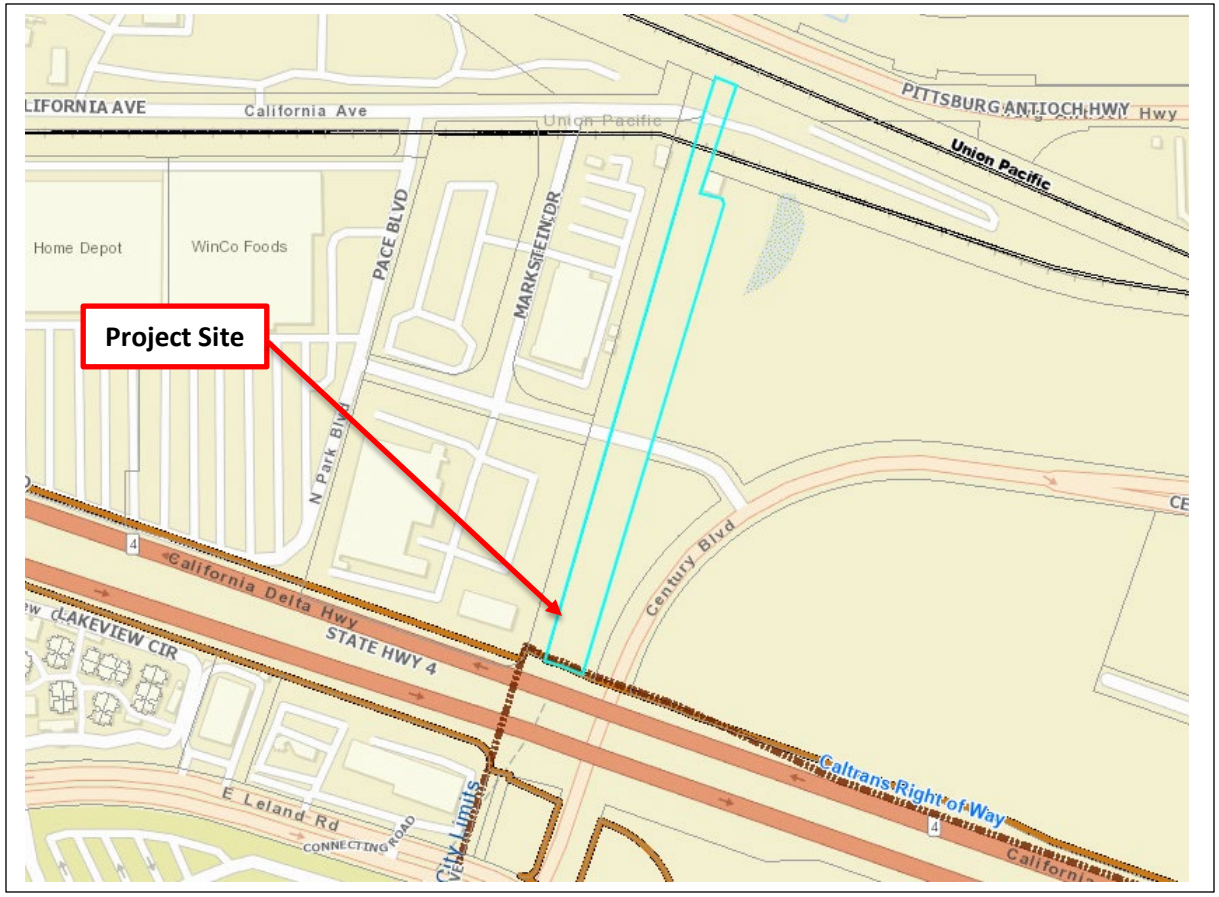
Existing T-Mobile Telecommunications Facility on PG&E Power Pole Enclosure Expansion and Gravel Firebreak, AP-22-0047 (ADR and MM).

This is an application filed by Jaclyn Bellicitti on behalf of T-Mobile, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility on an existing T-Mobile Telecommunications Facility (PG&E Power Pole) along the north side of State Route 4 Westbound. Scope of work includes an additional fiberglass fence enclosure for a back-up generator, weed abatement, and installation of a gravel firebreak including felt debris up to 10 feet out from equipment area. The project is located in the Community Commercial Zoning District and Regional Commercial General Plan Designation. Assessor's Parcel No. 074-090-005.

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

T-Mobile (ADR and MM) – Vicinity Map

AP-22-0047	North of California State Route 4
Administrative Design Review and Minor Modification Approval	APN: 074-090-005



T-Mobile (MM and ADR) – Aerial Map

AP-22-0047	North of California State Route 4
Administrative Design Review and Minor Modification Approval	APN: 074-090-005

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR
www.digalert.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

811 Know what's below. Call before you dig.

T-Mobile

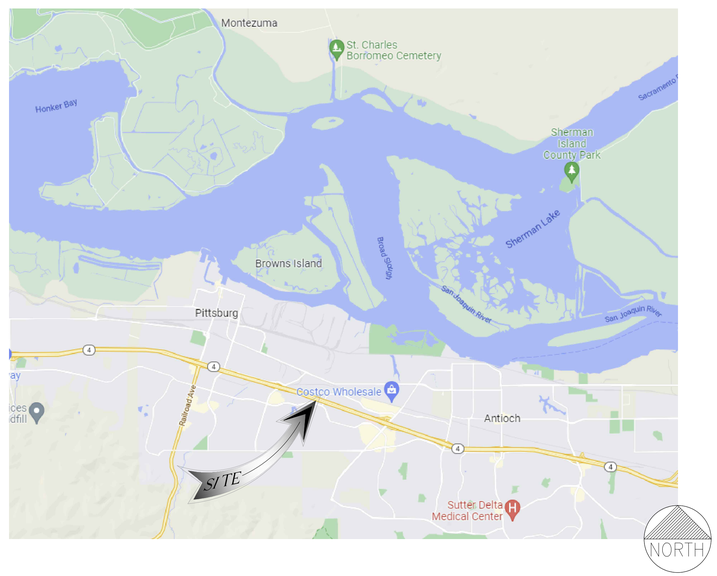
SITE NUMBER: BA51978C
SITE NAME: PG&E CENTURY BLVD
SITE TYPE: PG&E LATTICE TOWER

CITY:PITTSBURG
COUNTY: CONTRA COSTA
JURISDICTION: CITY OF PITTSBURG

SHT	DRAWING INDEX	REV
T1	TITLE SHEET	2
T2	GENERAL NOTES	2
A1	SITE PLAN AND ENLARGED SITE PLAN	2
A2	EQUIPMENT PLANS	2
A3	EAST ELEVATIONS	2
D1	DETAILS	2
D2	DETAILS	2
D3	DETAILS	2
S1	STRUCTURAL NOTES AND DETAILS	2
E1	ELECTRICAL SITE PLAN AND SINGLE LINE DIAGRAM	2
E2	GROUNDING PLAN AND DETAILS	2
E3	PANEL SCHEDULES	2

SHEET INDEX (TOTAL SHEET COUNT - 12 PAGES)

VICINITY MAP



HARDENING SCOPE OF WORK:

MODIFICATION OF AN EXISTING 'T-MOBILE' TELECOMMUNICATION FACILITY CONSISTING OF THE FOLLOWING:

- INSTALL (1) NEW 25 KWH DIESEL GENERATOR WITH UL 2085 FUEL TANK
- INSTALL (1) NEW AUTOMATIC TRANSFER SWITCH (ATS)
- INSTALL (1) NEW 6LB FIRE EXTINGUISHER
- INSTALL (1) NEW FIBER GLASS FENCE ENCLOSURE
- INSTALL (1) NEW GENERATOR E-STOP
- INSTALL (1) NEW POUR-IN-PLACE FOUNDATION
- WEED ABATEMENT DOWN TO BARE EARTH UP TO 15' OUT FROM EQUIPMENT AREA
- INSTALL GRAVEL FIREBREAK INCLUDING FELT DEBRIS UP TO 10' OUT FROM EQUIPMENT AREA

PROJECT TEAM

SITE ADDRESS: 2001 CENTURY BLVD
PITTSBURG, CA 94565

PROPERTY OWNER/LESSOR: PG&E
245 MARKET STREET
SAN FRANCISCO, CA 94105

JURISDICTION: CITY OF PITTSBURG

LATITUDE: 38.00936944

LONGITUDE: -121.85533300

APN: 074-090-005

CURRENT USE: U - UNMANNED COMMUNICATIONS FACILITY

PROPOSED USE: NO CHANGE

ACCESSIBILITY REQUIREMENTS: THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. DISABLED/CHALLENGED ACCESS IS NOT REQUIRED PER CBC 2019, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

APPLICANT: T-MOBILE WEST LLC
1200 CONCORD AVE., SUITE 500
CONCORD, CA 94520

PROJECT MANAGER: GIO CRUZ
J5 INFRASTRUCTURE PARTNERS
rcruz@j5ip.com
(702) 769-0229

A&E MANAGER: VINCENT SAPITAN
J5 INFRASTRUCTURE PARTNERS
vsapitan@j5ip.com
(562) 485-8972

CONSTRUCTION MANAGER: SHAUNT KEUFTEDJIAN
J5 INFRASTRUCTURE PARTNERS
skeuftedjian@j5ip.com
(650) 452-8248

APPROVALS:

	PRINT NAME	SIGNATURE	DATE
LAND OWNER:			
DEVELOP. MANAGER:			
CONST. MANAGER			
PROJECT MANAGER:			
ZONING MANAGER:			
TMO RF ENGINEER:			
SAC. REP:			
CONST. MANAGER			

CODE COMPLIANCE

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

1. CALIFORNIA BUILDING STANDARDS CODE: 2019 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2020.
   PART 1 – CALIFORNIA ADMINISTRATIVE CODE
   PART 2 – CALIFORNIA BUILDING CODE, BASED ON THE 2018 INTERNATIONAL BUILDING CODE
   PART 2.5 – CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE
   PART 3 – CALIFORNIA ELECTRICAL CODE, BASED ON THE 2017 NATIONAL ELECTRICAL CODE
   PART 4 – CALIFORNIA MECHANICAL CODE, BASED ON THE 2018 UNIFORM MECHANICAL CODE
   PART 5 – CALIFORNIA PLUMBING CODE, BASED ON THE 2018 UNIFORM PLUMBING CODE
   PART 6 – CALIFORNIA ENERGY CODE
   PART 7 – VACANT
   PART 8 – CALIFORNIA HISTORICAL BUILDING CODE
   PART 9 – CALIFORNIA FIRE CODE, BASED ON THE 2018 INTERNATIONAL FIRE CODE
   PART 10 – CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2018 INTERNATIONAL EXISTING BUILDING CODE
   PART 11 – CALIFORNIA GREEN BUILDING STANDARDS CODE (ALSO KNOWN AS CALGREEN)
   PART 12 – CALIFORNIA REFERENCED STANDARDS CODE
2. ANSI/TIA-222 (REV H)
3. 2018 NFPA 101, LIFE SAFETY CODE
4. 2019 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
5. 2019 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

STATEMENTS

STRUCTURAL: STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF ANTENNA MOUNT TO SUPPORT EXISTING AND /OR PROPOSED COMPONENTS. REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

PROPRIETARY INFORMATION: THE INFORMATION CONTAINED WITHIN THIS SET OF DRAWINGS IS PROPRIETARY T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DRIVING DIRECTIONS

FROM T-MOBILE OFFICE: 1200 CONCORD AVE., SUITE 500, CONCORD, CA 94520
START OUT GOING EAST ON CONCORD AVE TOWARD IRON HORSE TRL. MERGE ONTO CA-242 N TOWARD PITTSBURG. MERGE ONTO CA-4 E VIA EXIT 3C ON THE LEFT TOWARD PITTSBURG/STOCKTON. TAKE THE LOVERIDGE ROAD EXIT, EXIT 24. TURN RIGHT ONTO LOVERIDGE RD. TURN LEFT ONTO E LELAND RD. E LELAND RD BECOMES DELTA FAIR BLVD. TURN LEFT ONTO CENTURY BLVD. 3059 CENTURY BLVD, PITTSBURG, CA 94565, 3059 CENTURY BLVD IS ON THE LEFT.

T-Mobile
T-MOBILE WEST LLC

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED

J5 INFRASTRUCTURE PARTNERS
23 MAUCHLY #110
IRVINE, CA 92618

SITE NUMBER:
BA51978C
SITE NAME:
PG&E CENTURY BLVD

2001 CENTURY BLVD
PITTSBURG, CA 94565

REV	DATE	DESCRIPTION	
2	05/06/2022	REVISED 100% CD	BH
1	02/21/2022	REVISED 100% CD	VS
0	02/16/2022	100% CONSTRUCTION	VS
A	12/09/2021	90% CONSTRUCTION	VS

REGISTERED PROFESSIONAL ENGINEER
JOSE CARLOS FAZ
S 6550
EXP:03/31/23
STRUCTURAL
STATE OF CALIFORNIA
SIGNED:05/09/22

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T1

1. FOR THE PURPOSE OF THIS CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION) AND ANY LOWER TIER SUBCONTRACTORS.
   ENGINEER – J5 INFRASTRUCTURE PARTNERS
   OWNER – T–MOBILE WIRELESS

2. CONTRACTOR SHALL VISIT THE CELL SITE PRIOR TO THE SUBMISSION OF BIDS TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY, CONFLICT, OR OMISSION FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION, PRIOR TO BID SUBMISSION & PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED AFTER THE COMMENCEMENT OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY COSTS INCURRED TO REMEDY THE SITUATION SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE ENGINEER SHALL APPROVE ALL METHODS USED TO CORRECTION THE SITUATION.

3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.

   ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

5. THE CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUITS AND OTHER CABLES. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY.

6. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

7. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

8. AT ANY TIME DURING THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE SITE. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

9. AS MAY BE REQUIRED BY THE GOVERNING AGENCY OR PROPERTY OWNER, THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER, WATER, OR TOILET FACILITIES.

10. THE EXISTING CELL SITE IS ASSUMED TO BE IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH THE OWNER. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

11. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS DURING THE ENTIRE CONSTRUCTION PERIOD. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

12. THE CONTRACTOR SHALL NOT USE OR INSTALL ANY MATERIAL CONTAINING ASBESTOS OR LEAD PAINT CONTENT. THE USE OF SUCH MATERIAL IS STRICTLY PROHIBITED.

13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON PLANS, AND TO AVOID OR PROTECT THEM FROM ANY DAMAGE. ANY COSTS INCURRED TO REPAIR UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE AT THE SOLE COST OF THE CONTRACTOR. TELEPHONE 811 FOR USA DIG ALERT.

14. THE GOVERNING AGENCY MAY REQUIRE A COPY OF THE APPROVED PLANS TO BE KEPT ON SITE AT ALL TIMES. THE CONTRACTOR SHALL MAKE SUCH A SET AVAILABLE FOR INSPECTION AT ALL TIMES. ANY DEVIATIONS FROM THE APPROVED SET SHALL BE DOCUMENTED AND PROVIDED TO THE ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL BEAR THE SOLE COST TO CORRECT ANY INSTALLATION WHICH DEVIATES FROM APPROVED PLANS AND IS NOT ACCEPTED BY THE ENGINEER.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS & METHODS, TECHNIQUES, SEQUENCING, AND PROCEDURES REQUIRED TO PERFORM THE WORK. ANY ANALYSIS OF THE STRUCTURE UNDER TEMPORARY CONSTRUCTION LOADING CONDITIONS IS OUTSIDE OF THE SCOPE OF THESE DRAWINGS. THE CONTRACTOR SHOULD EVENLY DISTRIBUTE ANY MATERIAL TO BE STORED ON SITE DURING CONSTRUCTION SO THAT THE LOAD DOES NOT EXCEED THE STRUCTURES DESIGNED LIVE LOAD; OR PROVIDE TEMPORARY SHORING OR BRACING IN THESE AREAS.

16. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.

17. ALL NEW COMPONENTS ADD TO THE EXTERIOR OF THE STRUCTURE, WHICH ARE VISIBLE FROM PUBLIC VIEW, SHALL BE PAINTED TO MATCH THE EXISTING CONDITIONS.

18. ALL DETAILS AND NOTES INDICATED IN THESE PLANS ARE THE MINIMUM REQUIREMENTS.

19. IT MAY BE NECESSARY TO TEMPORARILY RELOCATE, REMOVE, REPLACE, OR WORK AROUND VARIOUS ARCHITECTURAL FEATURES, PIPES, FIXTURES, CABLING, OR OTHER NON–STRUCTURAL ITEMS IN ORDER TO COMPLETE THE PROPOSED WORK. CONTRACTOR SHALL RESTORE THESE ITEMS TO THEIR ORIGINAL CONDITION AT THEIR EXPENSE UNLESS OTHERWISE NOTED IN THESE PLANS.

GENERAL NOTES

SYMBOLS

- S/G — SOLID GROUND BUS BAR
- S/N — SOLID NEUTRAL BUS BAR
- SUPPLEMENTAL GROUND CONDUCTOR
- 2–POLE THERMAL–MAGNETIC CIRCUIT BREAKER
- SINGLE–POLE THERMAL–MAGNETIC CIRCUIT BREAKER
- GROUND ROD
- DISCONNECT SWITCH
- (M) UTILITY METER
- EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION TO GROUND HALO
- COMPRESSION, CLAMP, OR DOUBLE HOLE LUG TYPE GROUND CONNECTION
- GROUND ROD WITH ACCESS (TEST WELL)
- —— G —— GROUNDING WIRE, DASHED REPRESENTS UNDERGROUND
- —— T —— TELEPHONE LINE, DASHED REPRESENTS UNDERGROUND
- —— C —— COAXIAL CABLE, DASHED REPRESENTS UNDERGROUND
- —— A —— ANTENNA COAX
- —— OH/E —— OVERHEAD ELECTRICAL CABLES

ABBREVIATIONS

AGL	ABOVE GRADE LEVEL
(E)	EXISTING
MIN	MINIMUM
N.T.S.	NOT TO SCALE
REF	REFERENCE
RF	RADIO FREQUENCY
T.B.D.	TO BE DETERMINED
TYP	TYPICAL
EGR	EQUIPMENT GROUND RING
AWG	AMERICAN WIRE GAUGE
MGB	MASTER GROUND BUS
EG	EQUIPMENT GROUND
BCW	BARE COPPER WIRE
GEN	GENERATOR
IGR	INTERIOR GROUND RING (HALO)
(P)	PROPOSED
EMT	ELECTRICAL METALLIC TUBING
GND	GROUND
GPS	GLOBAL POSITIONING SYSTEM
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
BTCW	BARE TINNED COPPER WIRE

LEGEND

1. ALL GROUNDING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE, AS WELL AS WITH ALL LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES APPLICABLE TO GROUNDING WORK.
2. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION SO AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
4. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION SHALL BE ACCORDING TO SPECIFIC SITE CONDITIONS.
5. GROUNDING CONDUCTORS SHALL BE #2 AWG SOLID BARE TINNED COPPER WIRE, UNLESS NOTED OTHERWISE.
6. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
7. INSTALL GROUND CONDUCTORS AND GROUND ROD A MINIMUM OF 1'–0" FROM CONCRETE SLAB, FOOTING, OR FENCE.
8. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY AN ELECTRICAL CONTRACTOR.
9. MISCELLANEOUS ELECTRICAL AND NON–ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
10. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
11. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON–METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON–METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
12. CHEMICAL GROUND SHALL BE XIT, CHEM–ROC, OR APPROVED EQUAL, WHEN REQUIRED.
13. CONNECTIONS TO THE GROUND BARS SHALL NOT BE DOUBLED UP OR STACKED. BACK–TO–BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BAR ARE PERMITTED.
14. NOTIFY PROJECT MANAGER IF THERE ARE DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SOIL CONDITIONS.
15. ANY EQUIPMENT, BOX, SKID TO BE GROUNDED AND DOES NOT HAVE A DESIGNATED GROUND CONNECTION SHALL BE DRILLED AS NECESSARY TO CONNECT A GROUND WIRE. REMOVE PAINT IN AREA UNDER LUG. APPLY ANTI–OXIDANT COMPOUND AND CONNECT WITH TWO–HOLE, COMPRESSION LUG.
16. ALL NEW GROUNDING SHALL CONFORM WITH 'T–MOBILE' GROUNDING STANDARDS.

GROUNDING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MEANS AND METHODS TO COMPLETE ALL UPGRADES AS INDICATED IN THIS DOCUMENT.
2. ALL DIMENSIONS, SECTIONS AND DETAILS OF THE EXISTING STRUCTURE ARE INCLUDED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL RELEVANT INFORMATION PRIOR TO CONSTRUCTION OR FABRICATION. NOTIFY THE ENGINEER–OF–RECORD IMMEDIATELY OF ANY DISCREPANCIES. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
4. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
5. COORDINATE WORK INDICATED ON THESE DRAWINGS WITH THE NEW EQUIPMENT, EXISTING EQUIPMENT, WAVEGUIDE ETC.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
7. ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION.
8. CONTRACTOR SHALL COLD–GALVANIZE ALL RAW STEEL AS REQUIRED DURING CONSTRUCTION PROCESS.

GENERAL UPGRADE NOTES

T-MOBILE WEST LLC

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J5 INFRASTRUCTURE PARTNERS
23 MAUCHLY #110
IRVINE, CA 92618

SITE NUMBER:
BA51978C
SITE NAME:
PG&E CENTURY BLVD

2001 CENTURY BLVD
PITTSBURG, CA 94565

REV.	DATE	DESCRIPTION	
2	05/06/2022	REVISED 100% CD	BH
1	02/21/2022	REVISED 100% CD	VS
0	02/16/2022	100% CONSTRUCTION	VS
A	12/09/2021	90% CONSTRUCTION	VS

REGISTERED PROFESSIONAL ENGINEER
JOSE CARLOS FAJARDO
S 6550
EXP:03/31/23
STRUCTURAL
STATE OF CALIFORNIA
SIGNED:05/09/22

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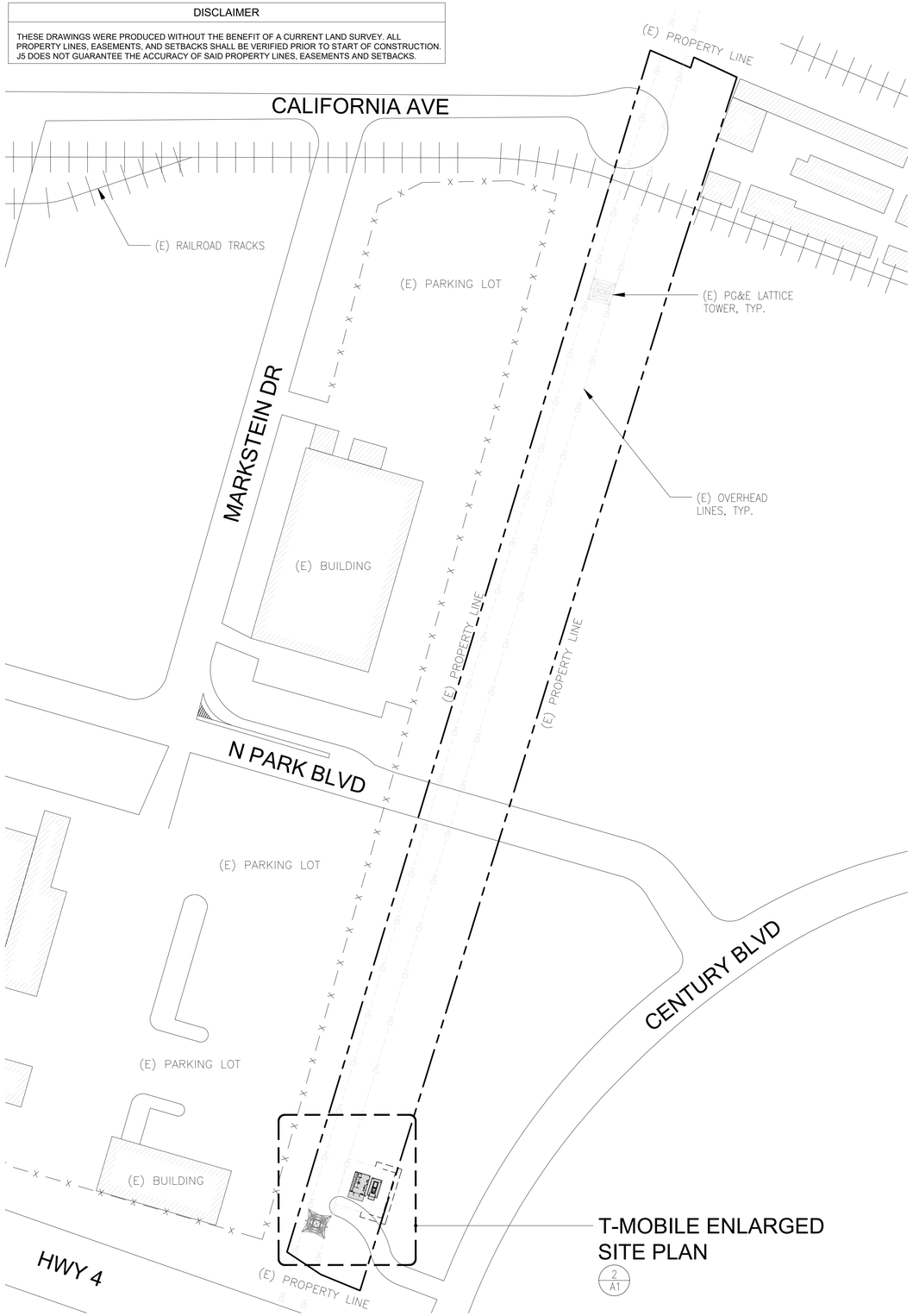
SHEET TITLE
GENERAL NOTES

SHEET NUMBER
T2

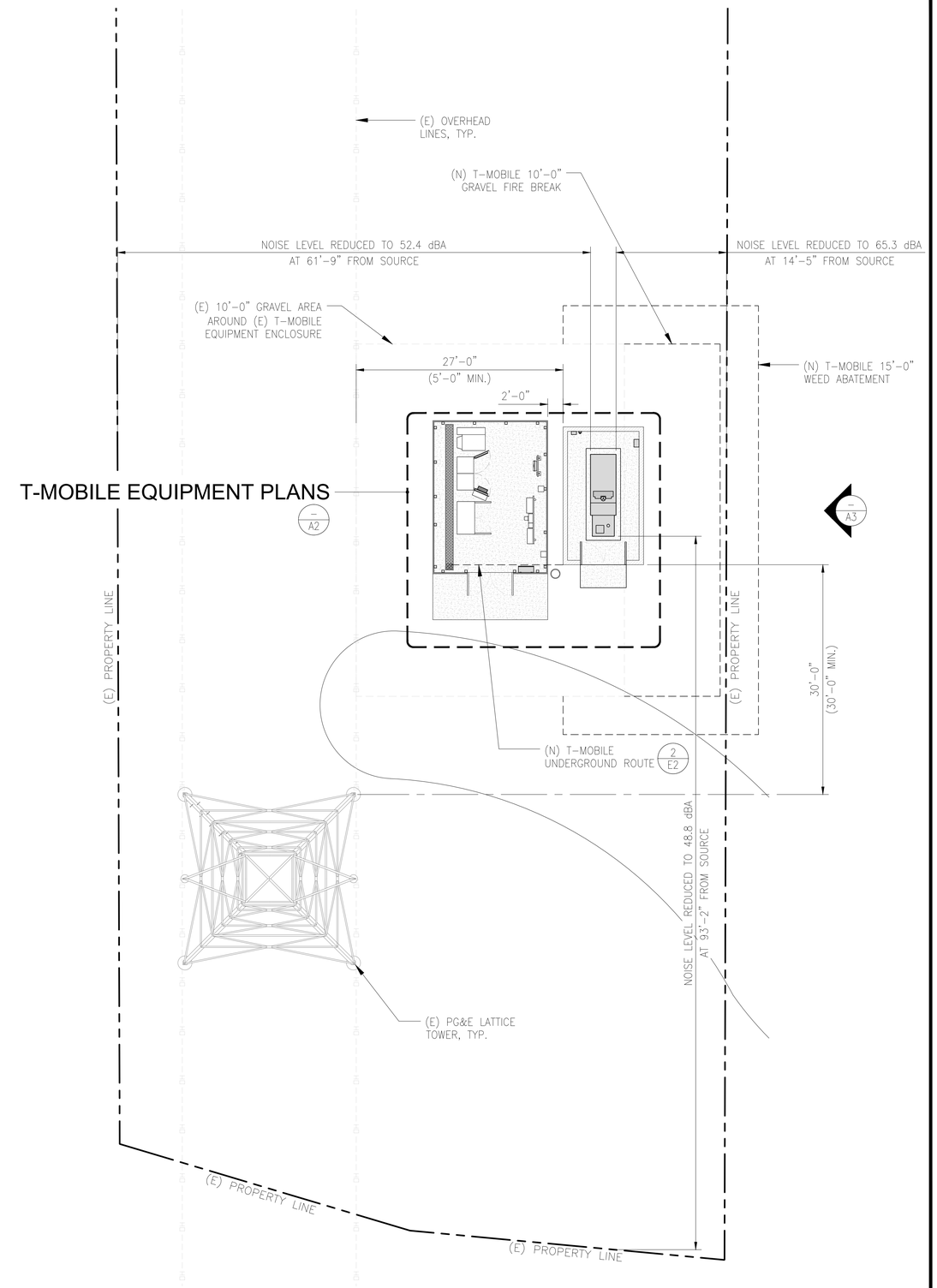
DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. J5 DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS AND SETBACKS.



SITE PLAN

24"x36" SCALE: 1" = 60'-0"
11"x17" SCALE: 1" = 120'-0"
60' 30' 0" 60'
NORTH
1



ENLARGED SITE PLAN

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'
NORTH
2

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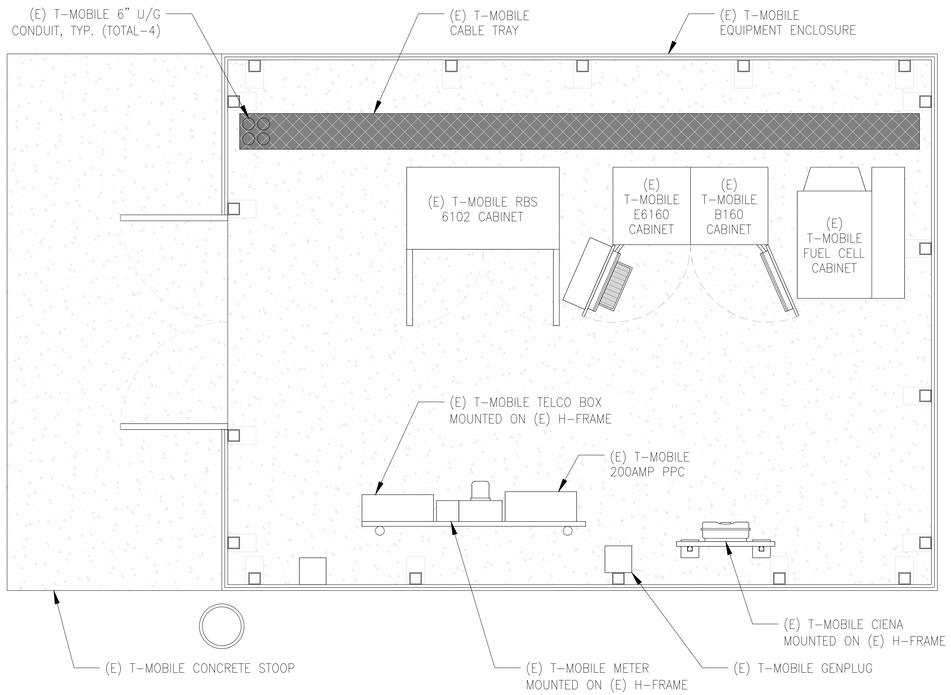
SHEET TITLE
SITE PLAN AND ENLARGED SITE PLAN

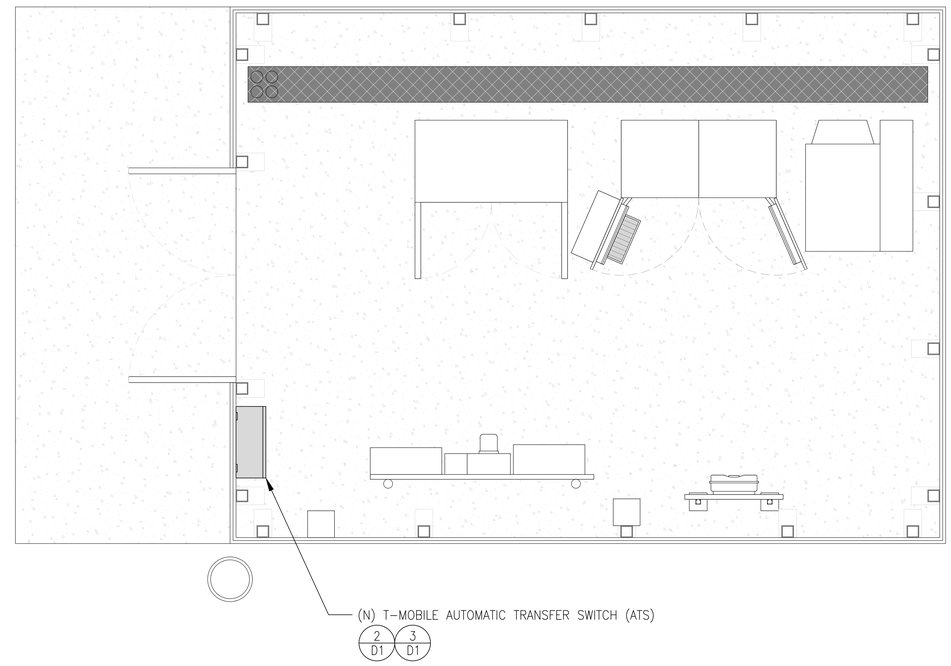
SHEET NUMBER
A1



EXISTING EQUIPMENT PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'
NORTH

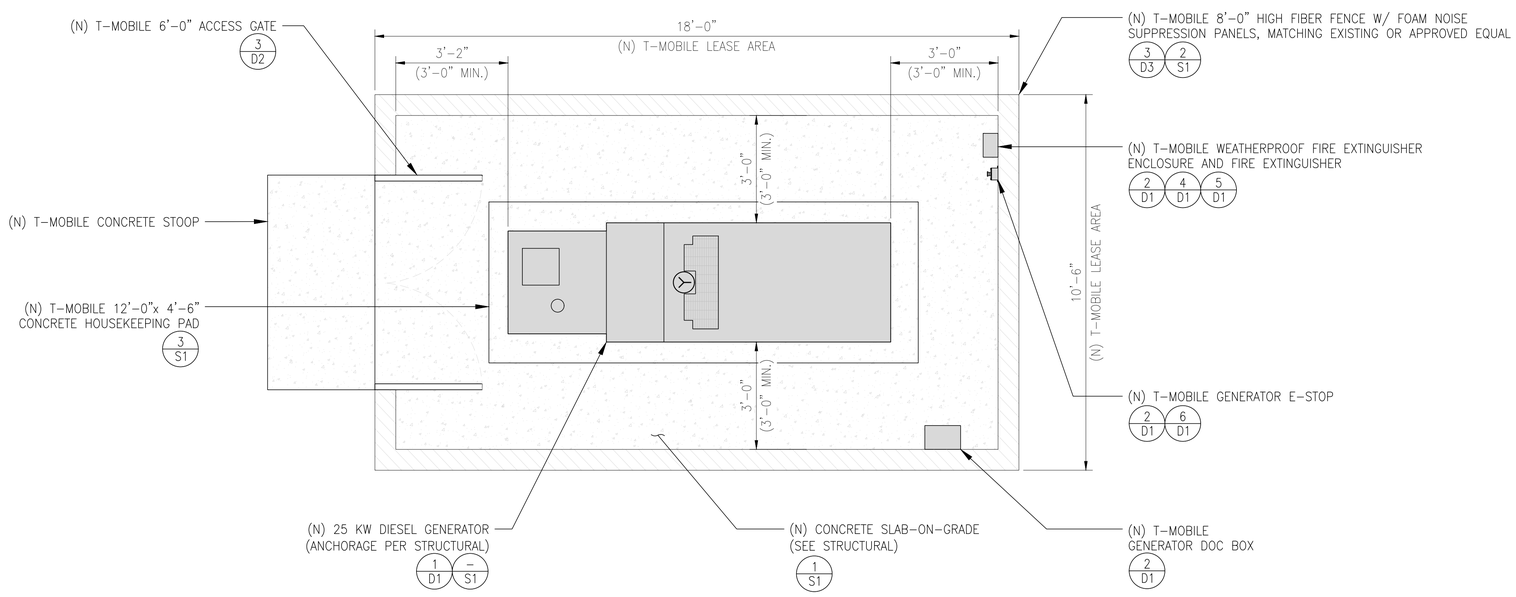
1



NEW EQUIPMENT PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'
NORTH

2



NEW EQUIPMENT PLAN (GENERATOR LOCATION)

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'
NORTH

3

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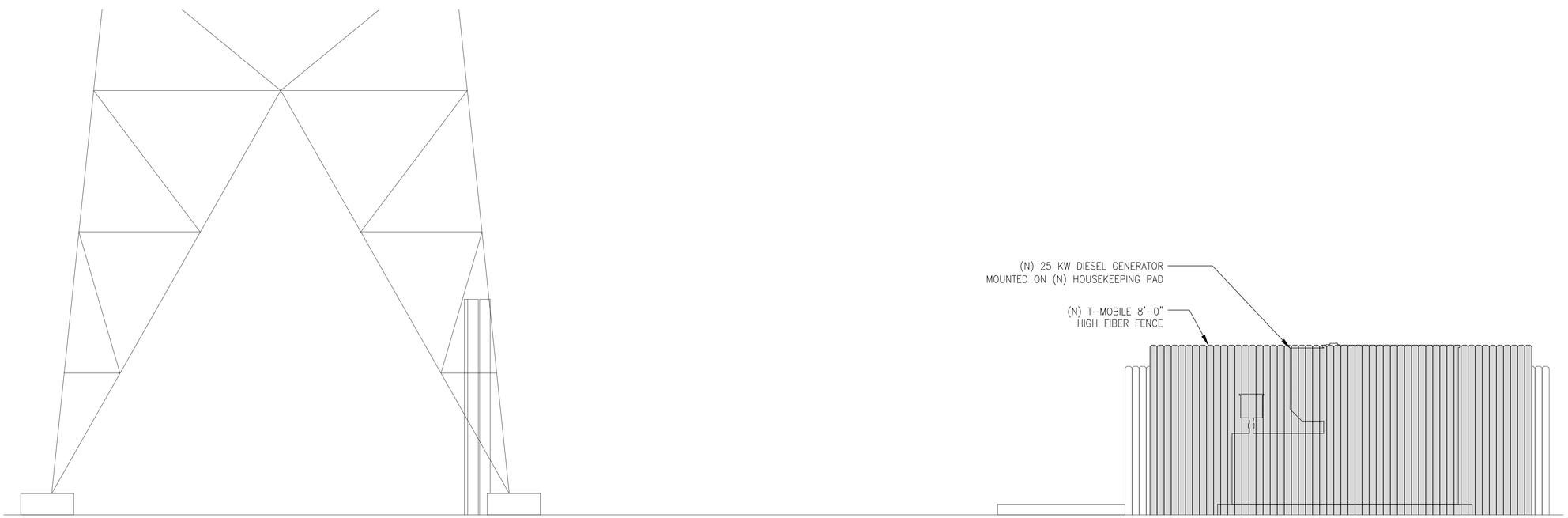
SHEET TITLE
EQUIPMENT PLANS

SHEET NUMBER
A2

EXISTING EAST ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1



NEW EAST ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2

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SHEET TITLE
EAST ELEVATIONS

SHEET NUMBER
A3

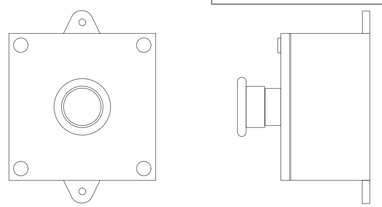
GENERAC | INDUSTRIAL POWER

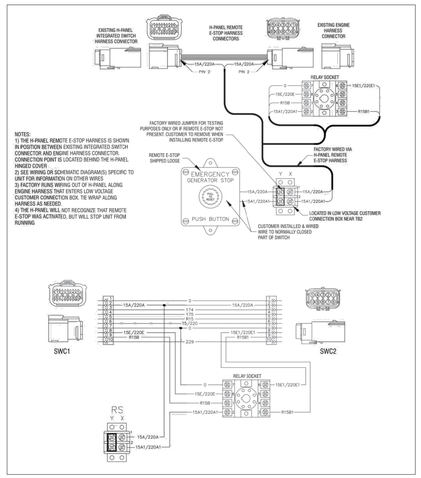
NOTE:
1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE

REMOTE EMERGENCY STOP SWITCH
SURFACE MOUNT, H-PANEL

MANUFACTURER: GENERAC
MODEL: SG120
DIMENSIONS: 4"Hx4"Wx2.44"D
GENERAC PART NUMBER: 061129E

SURFACE MOUNT, NEMA 4X





NOTES:
1) THE H-PANEL REMOTE E-STOP HARNESS IS SHOWN IN POSITION BETWEEN EXISTING INTEGRATED SWITCH CONNECTOR AND ENGINE HARNESS CONNECTOR. CONNECTION POINT IS LOCATED BEHIND THE H-PANEL ENCLOSURE.
2) SEE WIRING OR SCHEMATIC DIAGRAMS SPECIFIC TO UNIT FOR INFORMATION ON OTHER WIRES.
3) FACTORY RUNS WIRING OUT OF H-PANEL ALONG ENGINE HARNESS THAT ENTERS LOW VOLTAGE CUSTOMER CONNECTION BOX. TIE WRAP ALONG HARNESS AS NEEDED.
4) THE H-PANEL WILL NOT RECOGNIZE THAT REMOTE E-STOP WAS ACTIVATED, BUT WILL STOP UNIT FROM RUNNING

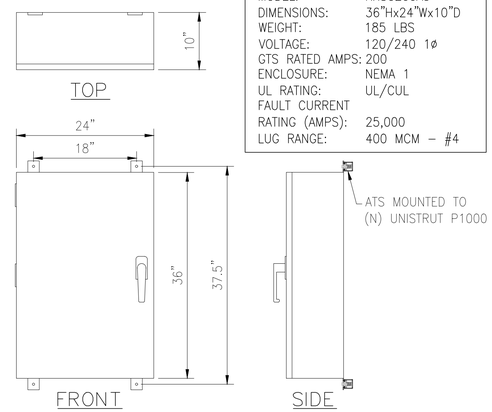
GENERATOR EMERGENCY E-STOP

SCALE N.T.S. | 6

NOTE:
1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE

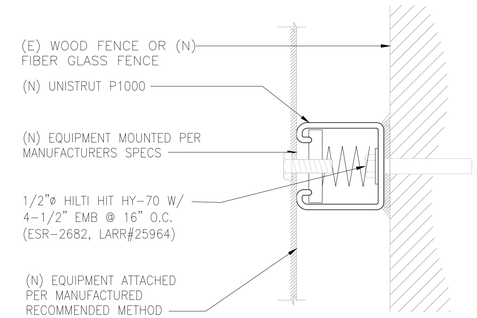
AUTOMATIC TRANSFER SWITCH (ATS)

MANUFACTURER: GENERAC
MODEL: RXSC200A3
DIMENSIONS: 36"Hx24"Wx10"D
WEIGHT: 185 LBS
VOLTAGE: 120/240 1ø
GTS RATED AMPS: 200
ENCLOSURE: NEMA 1
UL RATING: UL/CUL
FAULT CURRENT RATING (AMPS): 25,000
LUG RANGE: 400 MCM – #4



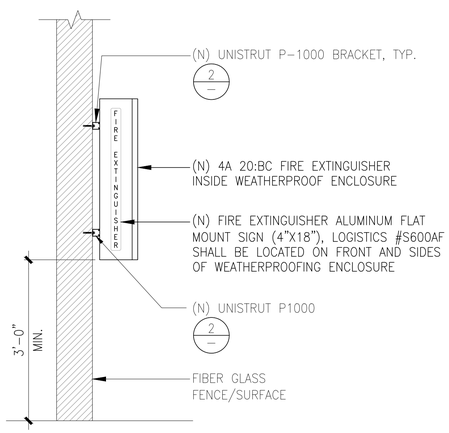
AUTOMATIC TRANSFER SWITCH

SCALE N.T.S. | 3



EQUIPMENT MOUNTING

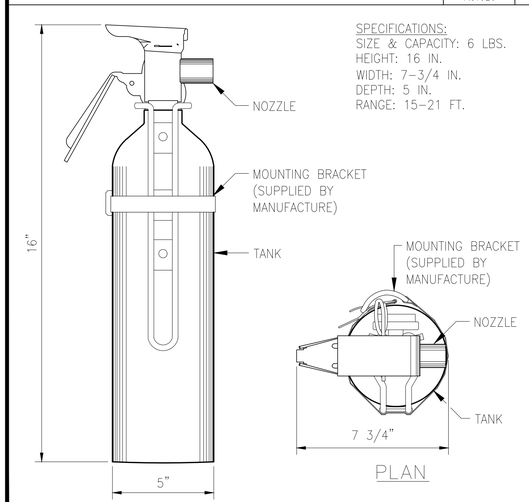
2



FIRE EXTINGUISHER MOUNTING

SCALE N.T.S. | 5

SPECIFICATIONS:
SIZE & CAPACITY: 6 LBS.
HEIGHT: 16 IN.
WIDTH: 7-3/4 IN.
DEPTH: 5 IN.
RANGE: 15-21 FT.

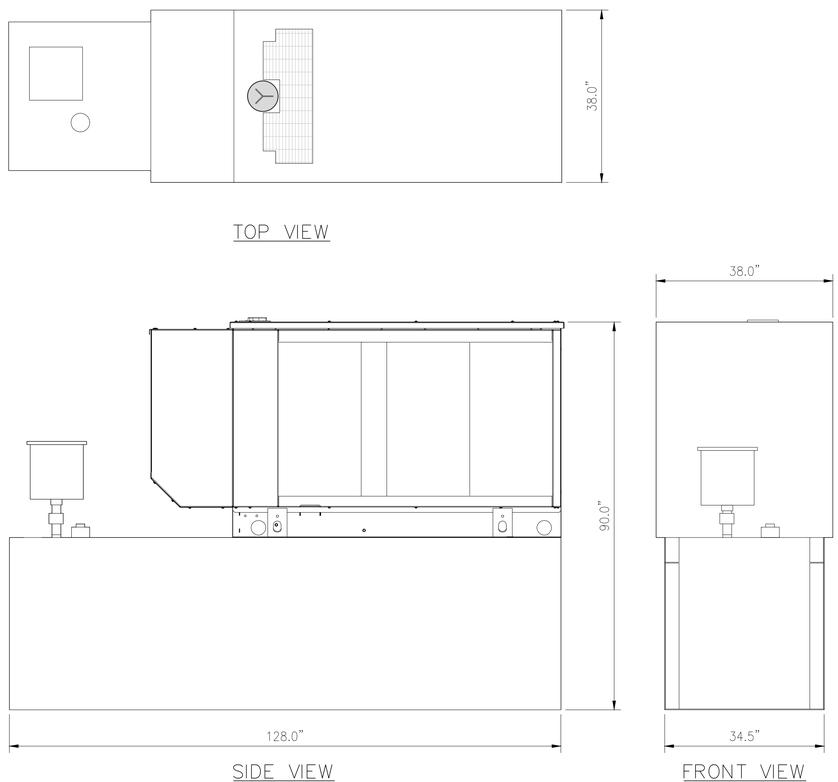


FIRE EXTINGUISHER DETAIL

SCALE N.T.S. | 4

WEIGHT

GENERATOR (W/ ENCLOSURE):	±2,362 lbs.
TANK (STEEL):	±3,640 lbs.
FUEL (DIESEL):	±1,407 lbs.
TOTAL:	±7,409 lbs.



25 KWh GENERATOR SPECIFICATIONS

SCALE N.T.S. | 1

EQUIPMENT SPECIFICATIONS

MANUFACTURER:	GENERAC	HEIGHT (w/ ENCLOSURE & TANK):	90.0"
MODEL NUMBER:	SD025	WIDTH:	38.0"
STANBY POWER RATING:	25kW, 31 kVA, 60 Hz	LENGTH:	128.0"
SOUND OUTPUT:	TBD	TOTAL OPERATIING WEIGHT:	±7,409 lbs.
FUEL TANK MODEL NUMBER:	UL2085		
TOTAL FUEL TANK CAPACITY:	201 GALLONS (±1,407 LBS.) (USABLE CAPACITY=190 GALLONS)		

ENGINE SPECIFICATIONS

GENERAL

MAKE:	GENERAC
EPA EMISSIONS COMPLIANCE:	STATIONARY EMERGENCY
CYLINDER #:	4
TYPE:	IN-LINE
DISPLACEMENT – IN^3 (L):	146.46 (2.4)
BORE – IN (MM):	3.54 (90)
STROKE – IN (MM):	3.7 (94)
COMPRESSION RATIO:	21.3:1
INTAKE AIR METHOD:	TURBOCHARGED
PISTON TYP:	ALUMINUM
CYLINDER HEAD TYPE:	CAST IRON

COOLING SYSTEM

COOLING SYSTEM TYPE:	CLOSED RECOVERY
FAN TYPE:	PUSHER
FAN SPEED– RPM:	2,698
FAN DIAMETER – IN (MM):	22 (560)

FUEL SYSTEM

FUEL TYPE:	ULTRA LOW SULFUR DIESEL FUEL
FUEL SPECIFICATION:	ASTM
FUEL PUMP TYPE:	ENGINE DRIVEN GEAR
FUEL SUPPLY LINE (IN):	0.31 NPT
FUEL FILTERING (MICRONS):	5
INJECTOR TYPE:	MECHANICAL

ENGINE GOVERNING

GOVERNOR:	ELECTRONIC
FREQUENCY REGULATION:	±0.25%

LUBRICATION SYSTEM

OIL PUMP TYPE:	GEAR
OIL FILTER TYPE:	FULL FLOW
CRANKCASE CAPACITY, qt (L):	6.52 (6.2)

ENGINE ELECTRICAL SYSTEM

SYSTEM VOLTAGE:	12 VDC
BATTERY CHARGER ALTERNATOR:	STANDARD
BATTERY SIZE:	SEE BATTERY INDEX 0161970SBY
BATTERY VOLTAGE:	12 VDC
GROUND POLARITY:	NEGATIVE

ALTERNATOR SPECIFICATION

STANDARD MODEL:	390	STANDARD EXCITATION:	SYNCHRONOUS
POLES:	4	BEARINGS:	SINGLE SEALED
FIELD TYPE:	REVOLVING	COUPLING:	DIRECT, FLEXIBLE DISC
INSULATION CLASS – ROTOR:	H	PROTOTYPE SHORT CIRCUIT TEST:	YES
INSULATION CLASS – STATOR:	H	VOLTAGE REGULATOR TYPE:	DIGITAL
TOTAL HARMONIC DISTORTION:	<5% (3-PHASE ONLY)	REGULATION ACCURACY (STEADY STATE):	±0.25%
TELEPHONE INTERFERENCE FACTOR (TIF):	<50	NUMBER OF SENSED PHASES:	ALL

OPERATION DATA

POWER RATINGS:	SINGLE PHASE 120/240 VAC @ 1.0pf 25kW AMPS: 104
MOTOR STARTING CAPABILITIES (sKVA):	sKVA VS. VOLTAGE DIP AT 35% (208/240 VAC) 43
FUEL CONSUMPTION RATES:	100% LOAD = 2.5 GAL/HR DIESEL
RATED ENGINE SPEED:	1,800 RPM
COMBUSTION AIR REQUIREMENTS:	90 FT^3/MIN FLOW AT RATED POWER
INLET AIR FLOW:	4,500 FT^3/MIN
COOLANT SYSTEM CAPACITY:	2.8 GAL
EXHAUST FLOW:	208 FT^3/MIN
EXHAUST TEMPERATURE:	790 °F

T-Mobile
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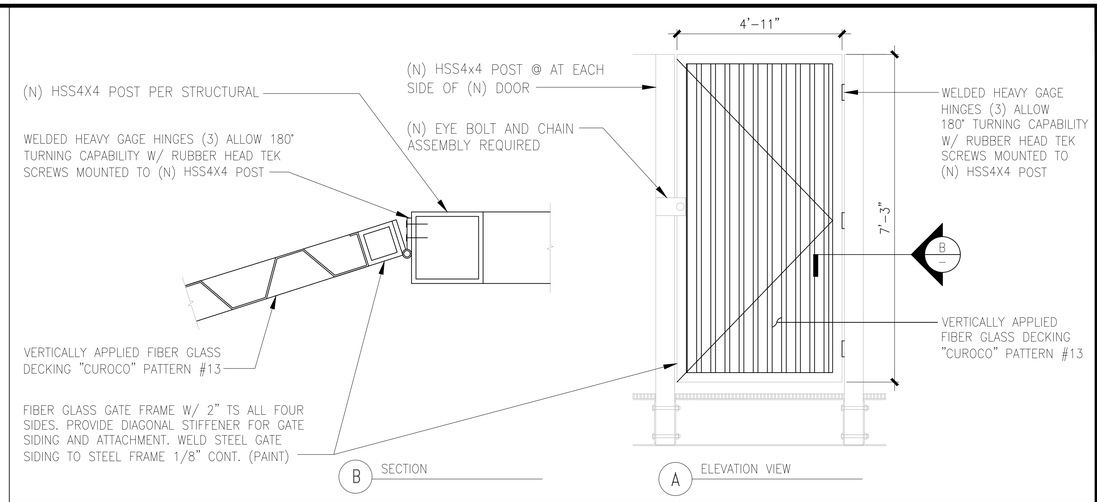
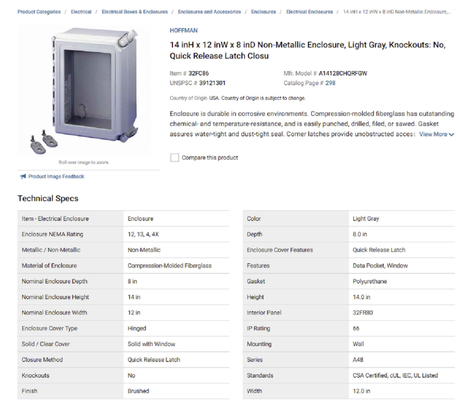
SHEET TITLE
DETAILS

SHEET NUMBER
D1



EQUIP. SCREEN DOOR DETAIL

SCALE N.T.S. | 3



Product Categories / Electrical / Electrical Boxes & Enclosures / Enclosures and Accessories / Enclosures / Electrical Enclosures / 14 inH x 12 inW x 8 inD Non-Metallic Enclosure,...

HOFFMAN

14 inH x 12 inW x 8 inD Non-Metallic Enclosure, Light Gray, Knockouts: No, Quick Release Latch Closu

Item # 32FC86 | Mfr. Model # A14128CHQRFGW
UNSPSC # 39121301 | Catalog Page # 298

Country of Origin: USA. Country of Origin is subject to change.

Enclosure is durable in corrosive environments. Compression-molded fiberglass has outstanding chemical- and temperature-resistance, and is easily punched, drilled, filed, or sawed. Gasket assures water-tight and dust-tight seal. Corner latches provide unobstructed access. View More

Compare this product

Roll over image to zoom.

Product Image Feedback

Technical Specs

Item - Electrical Enclosure	Enclosure	Color	Light Gray
Enclosure NEMA Rating	12, 13, 4, 4X	Depth	8.0 in
Metallic / Non-Metallic	Non-Metallic	Enclosure Cover Features	Quick Release Latch
Material of Enclosure	Compression-Molded Fiberglass	Features	Data Pocket, Window
Nominal Enclosure Depth	8 in	Gasket	Polyurethane
Nominal Enclosure Height	14 in	Height	14.0 in
Nominal Enclosure Width	12 in	Interior Panel	32FR80
Enclosure Cover Type	Hinged	IP Rating	66
Solid / Clear Cover	Solid with Window	Mounting	Wall
Closure Method	Quick Release Latch	Series	A48
Knockouts	No	Standards	CSA Certified, cULus, IEC, UL Listed
Finish	Brushed	Width	12.0 in

GEN DOC BOX SPECIFICATION

SCALE N.T.S. | 2

DANGER
FLAMMABLE
LIQUIDS
DIESEL FUEL
201 GALLONS

PLACE ON (2) VISIBLE SIDES OF NEW GENERATOR TANK

30" x 24" SIGN

PLACE ON (2) VISIBLE SIDES OF NEW GENERATOR TANK

18" x 18" SIGN

FOR FUEL & OTHER ENVIRONMENTAL EMERGENCIES CALL EH&S 1-800-566-9347 (1-800-KNOW-EHS)

PLACE ON (2) VISIBLE SIDES OF NEW GENERATOR TANK

11" x 11" SIGN

DANGER
DIESEL FUEL
NO SMOKING
NO OPEN FLAME

PLACE ON VISIBLE SIDE OF NEW GENERATOR TANK

20" x 14" SIGN

CONTRACTOR TO PROVIDE REQUIRED SIGNAGE FOR ELECTRICAL PANELS, DISCONNECTS, TRANSFER SWITCHES, ETC. PER CALIFORNIA ELECTRICAL CODE ARTICLE 702.7

REQUIRED LABELING & SIGNAGE

EMERGENCY CONTACTS:

T-MOBILE CONTACT: NAME
PHONE #: (XXX) XXX-XXXX

SITE OWNER CONTACT: NAME
PHONE #: (XXX) XXX-XXXX

PLACE ON EXTERIOR OF EXISTING T-MOBILE LEASE AREA

5" x 3" SIGN

SIGNAGE REQUIREMENT

SCALE N.T.S. | 1

NOT USED

SCALE N.T.S. | 4

T-MOBILE WEST LLC

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INFRASTRUCTURE PARTNERS
23 MAUCHLY #110
IRVINE, CA 92618

SITE NUMBER:
BA51978C
SITE NAME:
PG&E CENTURY BLVD

2001 CENTURY BLVD
PITTSBURG, CA 94565

REV	DATE	DESCRIPTION	
2	05/06/2022	REVISED 100% CD	BH
1	02/21/2022	REVISED 100% CD	VS
0	02/16/2022	100% CONSTRUCTION	VS
A	12/09/2021	90% CONSTRUCTION	VS

REGISTERED PROFESSIONAL ENGINEER
JOSE CARLOS FAZ
S 6550
EXP:03/31/23
STRUCTURAL
STATE OF CALIFORNIA
SIGNED:05/09/22

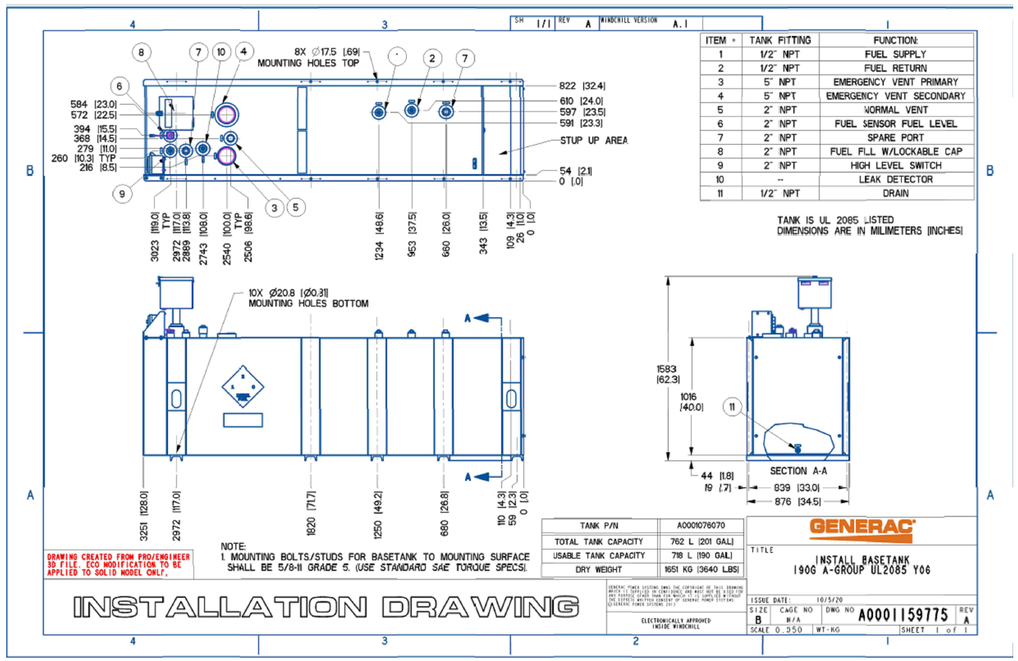
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE

DETAILS

SHEET NUMBER

D2



ITEM #	TANK FITTING	FUNCTION:
1	1/2" NPT	FUEL SUPPLY
2	1/2" NPT	FUEL RETURN
3	5" NPT	EMERGENCY VENT PRIMARY
4	5" NPT	EMERGENCY VENT SECONDARY
5	2" NPT	NORMAL VENT
6	2" NPT	FUEL SENSOR FUEL LEVEL
7	2" NPT	SPARE PORT
8	2" NPT	FUEL FILL W/LOCKABLE CAP
9	2" NPT	HIGH LEVEL SWITCH
10	--	LEAK DETECTOR
11	1/2" NPT	DRAIN

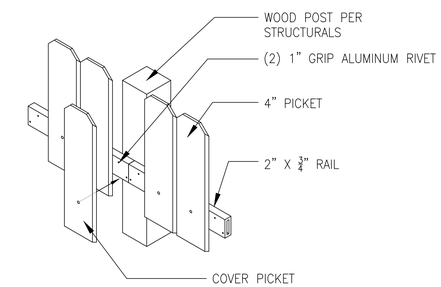
TANK IS UL 2085 LISTED
DIMENSIONS ARE IN MILIMETERS [INCHES]

TANK P/N	A0001076070
TOTAL TANK CAPACITY	762 L [201 GAL]
USABLE TANK CAPACITY	718 L [190 GAL]
DRY WEIGHT	1651 KG [3640 LBS]

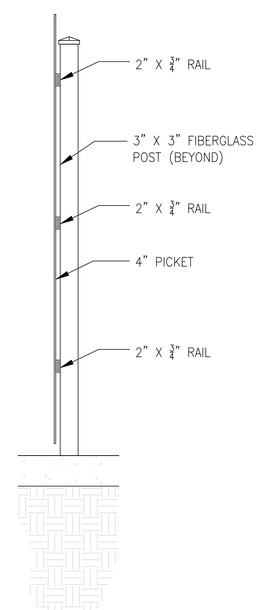
GENERAC POWER SYSTEMS OWNS THE COPYRIGHT OF THIS DRAWING WHICH IS SUPPLIED ON CONFIDENCE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE PRODUCTION OF GENERAC POWER SYSTEMS PRODUCTS WITHOUT THE WRITTEN CONSENT OF GENERAC POWER SYSTEMS. (C)GENERAC POWER SYSTEMS INC.

ELECTRONICALLY APPROVED INSIDE WINDCHILL

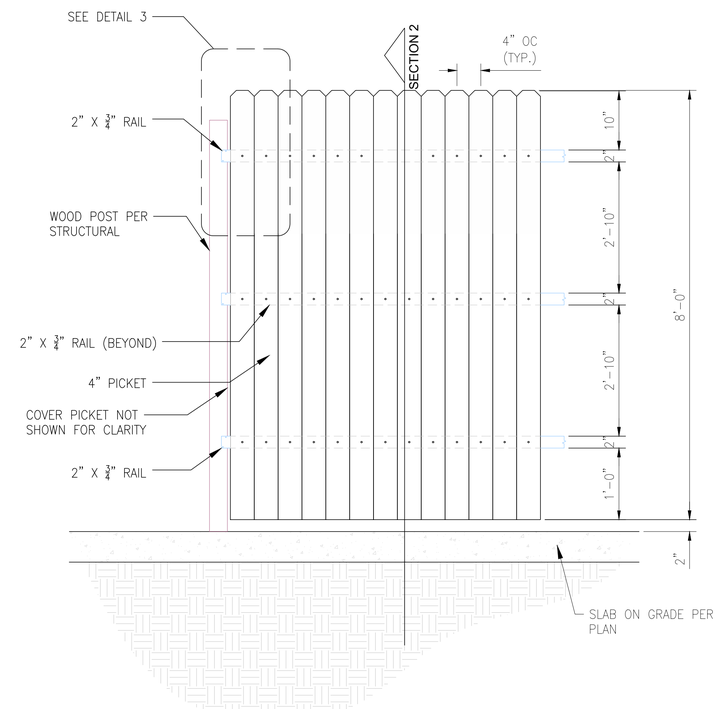
GENERATOR TANK SPECIFICATIONS — SCALE N.T.S. — 1



DETAIL 3
RAIL TO POST CONNECTION



SECTION 2



FRONT ELEVATION

NOT USED — SCALE N.T.S. — 2

FIBER GLASS FENCE DETAIL — SCALE N.T.S. — 3

T-Mobile
T-MOBILE WEST LLC

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STATE OF CALIFORNIA
SIGNED:05/09/22

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SHEET TITLE
DETAILS

SHEET NUMBER
D3

STRUCTURAL NOTES

A. STRUCTURAL DESIGN CRITERIA

1. THE STRUCTURAL DESIGN HAS BEEN PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (BUILDING CODE).
2. LIVE WIND DESIGN DATA

ULTIMATE WIND SPEED	V = 93 mph
RISK CATEGORY	II
EXPOSURE CATEGORY	C

3. SEISMIC DESIGN DATA

RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR	$I_E = 1.0$
MAPPED SPECTRAL ACCELERATION	$S_S = 1.739$
MAPPED SPECTRAL ACCELERATION	$S_1 = 0.588$
SITE CLASS	D
DESIGN SPECTRAL ACCELERATION	$S_{DS} = 1.391$
DESIGN SPECTRAL ACCELERATION	$S_{D1} = 0.671$
SEISMIC DESIGN CATEGORY	D

B. GENERAL

1. SPECIFIC NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
2. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. COORDINATE DIMENSION, ELEVATION, SLOPE, AND DRAINAGE REQUIREMENTS WITH THE ARCHITECTURAL DRAWINGS.
3. STANDARDS REFERENCED ON THE STRUCTURAL DRAWINGS REFER TO THE EDITION APPLICABLE UNDER THE APPLICABLE BUILDING CODE.
4. THE RESPONSIBILITY FOR THE REVIEW AND COORDINATION OF DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF RELATED CONSTRUCTION SHALL BEAR ON THE CONTRACTOR. DISCREPANCIES THAT EXIST SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER, PRIOR TO START OF RELATED CONSTRUCTION.
5. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
6. EXISTING CONDITIONS SHALL BE VERIFIED BEFORE STARTING RELATED WORK. EXISTING CONDITIONS THAT ARE NOT REFLECTED ON THE STRUCTURAL DRAWINGS OR THAT DEVIATE FROM THE MAXIMUM OR MINIMUM DIMENSIONS INDICATED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN A TIMELY MANNER. SUCH CONDITIONS MAY INCLUDE CONFLICT IN GRADES, ADVERSE SOIL CONDITIONS, PRESENCE OF GROUND WATER, UNCOVERED OR UNEXPECTED EXISTING CONSTRUCTION CONFIGURATIONS, ETC.
7. MATERIALS AND WORKMANSHIP SHALL CONFORM TO REQUIREMENTS OF APPLICABLE REGULATIONS AND THE BUILDING CODE AS AMENDED AND ADOPTED BY THE BUILDING OFFICIAL.
8. LOADS TO THE BUILDING AND/OR EXISTING STRUCTURES EXCEEDING THE LOADS INDICATED ON THE PLANS, OR ANY LOADS EXCEEDING 400 POUNDS THAT ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE ENGINEER.

C. TEMPORARY WORK AND SITE SAFETY

1. THE STRUCTURAL DRAWINGS SHOW THE REQUIREMENTS FOR THE COMPLETED STRUCTURE ONLY. TEMPORARY WORKS REQUIRED TO COMPLETE THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR FIELD VERIFICATION OF TEMPORARY AND ANCILLARY WORK.
2. THE RESPONSIBILITY FOR SAFETY IN AND AROUND THE JOBSITE SHALL BEAR ON THE CONTRACTOR. PROPER AND SAFE METHODS OF CONSTRUCTION SHALL BE EMPLOYED AT ALL TIMES INCLUDING THE STABILIZING OF INCOMPLETE STRUCTURES, FORMWORK, SHORING, RESHORING, FALSEWORK, PLATFORMS, SCAFFOLDING, BARRIERS, WALKWAYS, ETC. AND INCLUDING CONTROL OF THE INTENSITY, DURATION AND LOCATION OF CONSTRUCTION LOADS.
3. THE RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, UNDERPINNING, AND SHORING REQUIRED TO SAFELY RETAIN ALL GRADES AND STRUCTURES SHALL BEAR ON THE CONTRACTOR.
4. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON A STRUCTURE. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD INDICATED. WHERE THE STRUCTURE HAS NOT ATTAINED FINAL DESIGN STRENGTH, ADEQUATE SHORING AND OR BRACING SHALL BE INSTALLED.

D. REINFORCING STEEL

1. DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS SHALL BE PREFORMED IN ACCORDANCE WITH ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
2. REINFORCING BARS SHALL CONFORM TO ASTM A 615, GRADE 60, U.O.N.
3. U.N.O., REINFORCING BAR LAP SPLICES SHALL BE:

NW & LW CONCRETE	CLASS B (18" MIN)

4. DETAILS OF REINFORCEMENT SHALL COMPLY WITH THE PROVISIONS OF ACI 318.
5. WHERE HOOKS ARE ILLUSTRATED AS 90-DEGREE HOOKS, 180-DEGREE HOOKS MAY BE USED IN LIEU OF 90-DEGREE HOOKS.
6. REINFORCING BARS FOR CONCRETE SHALL BE PROVIDED WITH THE FOLLOWING MINIMUM COVER:

CONCRETE CAST AGAINST EARTH	3"
SLABS (#11 AND SMALLER)	¾"

E. REINFORCED CONCRETE

1. SPECIAL INSPECTION AND TESTING IS REQUIRED IN ACCORDANCE WITH SECTIONS 1704 AND 1705 OF THE BUILDING CODE AND THE "STATEMENT OF SPECIAL INSPECTIONS" ON THESE CONSTRUCTION DOCUMENTS.
2. CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE BUILDING CODE AND TO THE PROVISIONS OF ACI 318.
3. WATER MAY BE ADDED TO CONCRETE ON-SITE TO OBTAIN SPECIFIED SLUMPS PROVIDED THAT IT IS ADDED WITHIN ONE HOUR OF BATCHING AND SITE-ADDED WATER IS SPECIFIED ON THE BATCH REPORT. SITE-ADDED WATER SHALL NOT COMPROMISE THE STRENGTH OR SLUMP OF THE CONCRETE.
4. CONCRETE SHALL NOT BE PLACED BEYOND 1-1/2 HOURS FOLLOWING BATCHING.
5. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4" CHAMFER U.O.N.
6. WHERE CONCRETE IS PLACED AGAINST EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACES SHALL BE THOROUGHLY CLEANED AND ROUGHENED TO A MINIMUM AMPLITUDE OF ¼-INCH. A CONCRETE BONDING AGENT SHALL BE APPLIED TO THE EXISTING CONCRETE SURFACE.
7. READY MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C 94.
8. CEMENT SHALL CONFORM TO ASTM C 150 TYPE I OR II, LOW ALKALI.
9. FLYASH SHALL CONFORM TO ASTM C 618, CLASS F. FLYASH SHALL BE LIMITED TO NO MORE THAN 20% OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS IN THE CONCRETE, U.O.N.
10. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C 33.
11. NORMAL WEIGHT CONCRETE SHALL HAVE A MAXIMUM DRY DENSITY OF 150 pcf.
12. MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS, MAXIMUM SLUMPS, AND MAXIMUM WATER/CEMENT RATIOS SHALL BE AS FOLLOWS:

DESCRIPTION	MIN 28 DAY f'_c	SLUMP	MAX W/C RATIO
TYPICAL CONCRETE	3,000 psi	4" +/- 1"	0.45

13. SLUMPS INDICATED ARE PRIOR TO PLASTICIZER ADDITIVES.
14. CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.

F. ROUGH CARPENTRY

1. UNLESS OTHERWISE NOTED, FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2, GRADE-MARKED BY THE WCLIB OR WWPA.
2. ALL FRAMING LUMBER SHALL HAVE A MOISTURE CONTENT OF LESS THAN 19%.
3. FRAMING LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
4. BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" TO 1/16" IN DIAMETER LARGER THAN THE NOMINAL BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
5. BOLTS SHALL HAVE A 7 DIA. MIN. END DISTANCE AND A 4 DIA. EDGE DISTANCE, U.O.N.
6. CUTS AND HOLES IN PRESSURE TREATED LUMBER SHALL BE TREATED PER AWPA M 84.

G. POST-INSTALLED ADHESIVE ANCHORS

1. SPECIAL INSPECTION AND TESTING IS REQUIRED IN ACCORDANCE WITH SECTIONS 1704 AND 1705 OF THE BUILDING CODE AND THE "STATEMENT OF SPECIAL INSPECTIONS" ON THESE CONSTRUCTION DOCUMENTS.
2. ADHESIVE ANCHOR INSTALLERS SHALL BE TRAINED BY A QUALIFIED REPRESENTATIVE OF THE ADHESIVE MANUFACTURER ON THE PROPER PROCEDURES AND TECHNIQUES FOR INSTALLATION.
3. ADHESIVE SHALL BE STORED ON THE JOBSITE IN A COOL, DRY LOCATION IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS.
4. ADHESIVE ANCHORS SHALL NOT BE USED FOR OVERHEAD INSTALLATION.
5. POST-INSTALLED ADHESIVE ANCHORS SHALL BE AS FOLLOWS, U.N.O.

MATERIAL	ANCHOR
NW & LW CONCRETE	HILTI HIT-RE 500 V3 (ESR-3814)

6. THREADED RODS FOR ADHESIVE ANCHORS SHALL CONFORM TO ASTM F1554 GR 36, UNO. NUTS FOR ANCHOR RODS SHALL CONFORM TO ASTM A563, GR A HEX.
7. ANCHORS SHALL BE OF THE TYPE, DIAMETER, AND MINIMUM DIMENSIONAL REQUIREMENTS (EMBEDMENT, SPACING, AND EDGE DISTANCE) AS INDICATED ON THE DRAWINGS.
8. ANCHORS SHALL BE INSTALLED IN HOLES DRILLED WITH DRILLING EQUIPMENT OF THE TYPE REQUIRED IN THE MANUFACTURER'S PUBLISHED EVALUATION REPORT. HOLES SHALL BE CLEANED IN CONFORMANCE WITH THE ANCHOR MANUFACTURER'S INSTRUCTIONS.

SPECIAL INSPECTION AND TESTING PROGRAM

H. GENERAL

1. NOTICE TO THE APPLICANT, OWNER, OWNER'S AGENT, ARCHITECT OR ENGINEER OF RECORD: BY USING THESE PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING OFFICIAL FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY CALIFORNIA CONSTRUCTION CODES.
2. NOTICE TO THE CONTRACTOR, BUILDER, INSTALLER, SUBCONTRACTOR OR OWNER-BUILDER: BY USING THESE PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE THAT YOU ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING OFFICIAL FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND AS REQUIRED BY CALIFORNIA CONSTRUCTION CODES.
3. THE OWNER OR OWNER'S AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY SPECIAL INSPECTION AND TESTING AGENCIES TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS.
4. SPECIAL INSPECTION SHALL BE PERFORMED IN ADDITION TO INSPECTION BY THE BUILDING OFFICIAL AS REQUIRED IN SECTION 110 OF THE BUILDING CODE. SPECIAL INSPECTION SHALL NOT BE A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL.
5. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION OR TESTING IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE OBSERVED IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS AND SECTION 1704 OF THE BUILDING CODE, IT SHALL BE THE SPECIAL INSPECTION AGENCY'S RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT THE REQUIRED WORK IS INSPECTED.
6. THE SPECIAL INSPECTION AGENCY SHALL BE APPROVED BY THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. EXCEPTIONS:
   A. WHEN THIS REQUIREMENT FOR AGENCY APPROVAL IS WAIVED BY THE BUILDING OFFICIAL.
7. THE CONSTRUCTION MATERIALS TESTING AGENCY SHALL BE APPROVED BY THE BUILDING OFFICIAL FOR THE TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENT.
8. PRIOR TO THE START OF CONSTRUCTION, THE SPECIAL INSPECTION AND TESTING AGENCIES SHALL SUBMIT DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THE COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION.
9. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND- OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM, OR WIND- OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A STATEMENT OF RESPONSIBILITY TO THE OWNER (OR OWNER'S DESIGNATED AGENT) AND BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND TESTING.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTION OR TESTING AGENCIES AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
11. WORK REQUIRING SPECIAL INSPECTION OR TESTING THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL IS SUBJECT TO REMOVAL OR EXPOSURE AT THE CONTRACTOR'S EXPENSE.

I. REQUIRED REPORTS:

1. THE SPECIAL INSPECTION AGENCY SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
2. SPECIAL INSPECTION REPORTS SHALL INDICATE WHETHER THE WORK INSPECTED WAS, OR WAS NOT PERFORMED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
3. THE CONSTRUCTION MATERIALS TESTING AGENCY SHALL FURNISH REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
4. MATERIAL TESTING REPORTS SHALL INDICATE WHETHER THE TESTED MATERIALS CONFORM, OR DO NOT CONFORM, TO THE REQUIREMENTS OF THE APPROVED CONSTRUCTION DOCUMENTS.
5. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
6. IF DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO COMPLETION OF THAT PHASE OF WORK.
7. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS, MATERIAL TESTING AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON, PRIOR TO THE START OF WORK, BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL.

J. CONTINUOUS AND PERIODIC SPECIAL INSPECTIONS:

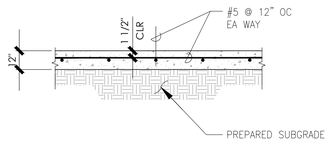
1. WHERE CONTINUOUS SPECIAL INSPECTION IS REQUIRED, THE SPECIAL INSPECTOR SHALL CONTINUOUSLY PROVIDE FULL-TIME INSPECTION OF THE WORK.
2. WHERE PERIODIC SPECIAL INSPECTION IS REQUIRED, THE SPECIAL INSPECTOR NEED NOT BE CONTINUOUSLY PRESENT DURING THE WORK WHERE PERIODIC INSPECTION IS INDICATED. AS A MINIMUM, PERIODIC SPECIAL INSPECTION SHALL OCCUR DAILY.

STATEMENT OF SPECIAL INSPECTIONS AND TESTING

DESCRIPTION OF TYPE OF INSPECTION REQUIRED	CONTIN-UOUS	PERIODIC	FOOT-NOTE
CONCRETE			
SAMPLING OF FRESH CONCRETE	X		1 & 2
TESTING OF CONCRETE STRENGTH FOR CONFORMANCE WITH THE CONSTRUCTION DRAWING REQUIREMENTS		X	1 & 2
POST-INSTALLED ANCHORS			
JOBSITE STORAGE OF ADHESIVE PRIOR TO INSTALLATION FOR CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS		X	3
INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTALLY OR UPWARDLY-INCLINED ORIENTATIONS	X		3
INSTALLATION OF ADHESIVE ANCHORS IN DOWNWARD VERTICAL ORIENTATIONS		X	3

FOOTNOTES FOR STATEMENT OF SPECIAL INSPECTIONS

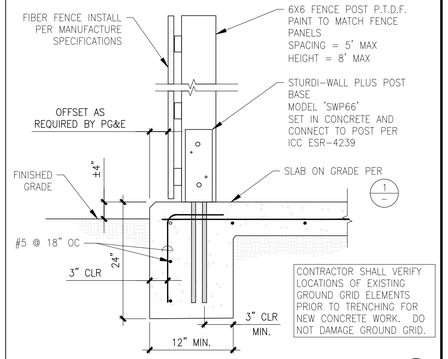
1. AT TIME OF CONCRETE SAMPLING:
   A. FABRICATE SPECIMENS FOR STRENGTH TESTS
   B. FABRICATE SPECIMENS FOR DRYING SHRINKAGE TESTS WHERE REQUIRED
   C. PERFORM SLUMP AND AIR CONTENT TESTS
   D. DETERMINE CONCRETE TEMPERATURE
2. TEST SPECIMENS SHALL BE MADE FOR EACH SEPARATE CONCRETE MIX USED. AS A MINIMUM SPECIMENS SHALL BE TAKEN FOR EACH 150 CUBIC YARDS, OR PORTION THEREOF AND SHALL BE TAKEN AT LEAST ONCE PER DAY.
3. SPECIAL INSPECTION FOR POST-INSTALLED ANCHORS SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE EVALUATION APPROVAL FOR THE SPECIFIC PRODUCT.



CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING GROUND GRID ELEMENTS PRIOR TO TRENCHING FOR NEW CONCRETE WORK. DO NOT DAMAGE GROUND GRID.

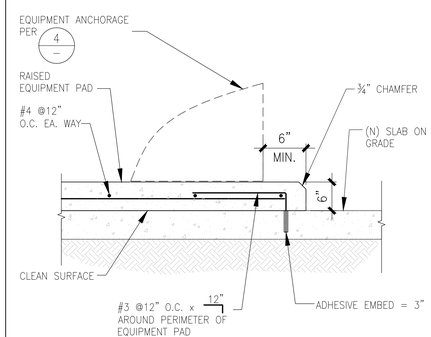
TYPICAL SLAB ON GRADE (1)

CNC-01a-01.dwg

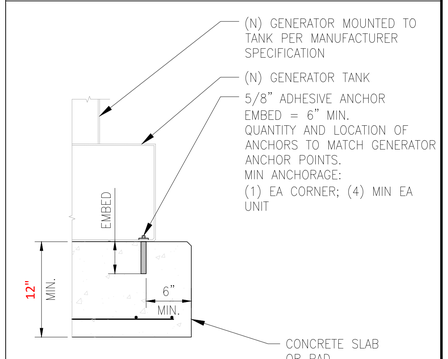


CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING GROUND GRID ELEMENTS PRIOR TO TRENCHING FOR NEW CONCRETE WORK. DO NOT DAMAGE GROUND GRID.

FENCE FOOTING (2)



CONCRETE HOUSEKEEPING PAD (3)



GENERATOR ANCHORAGE (4)

T-MOBILE WEST LLC

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IRVINE, CA 92618

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BA51978C
SITE NAME:
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PITTSBURG, CA 94565

REV	DATE	DESCRIPTION	
2	05/06/2022	REVISED 100% CD	BH
1	02/21/2022	REVISED 100% CD	VS
0	02/16/2022	100% CONSTRUCTION	VS
A	12/09/2021	90% CONSTRUCTION	VS

REGISTERED PROFESSIONAL ENGINEER JOSE CARLOS FAZ S 6550 EXP:03/31/23 STRUCTURAL STATE OF CALIFORNIA
SIGNED:05/09/22

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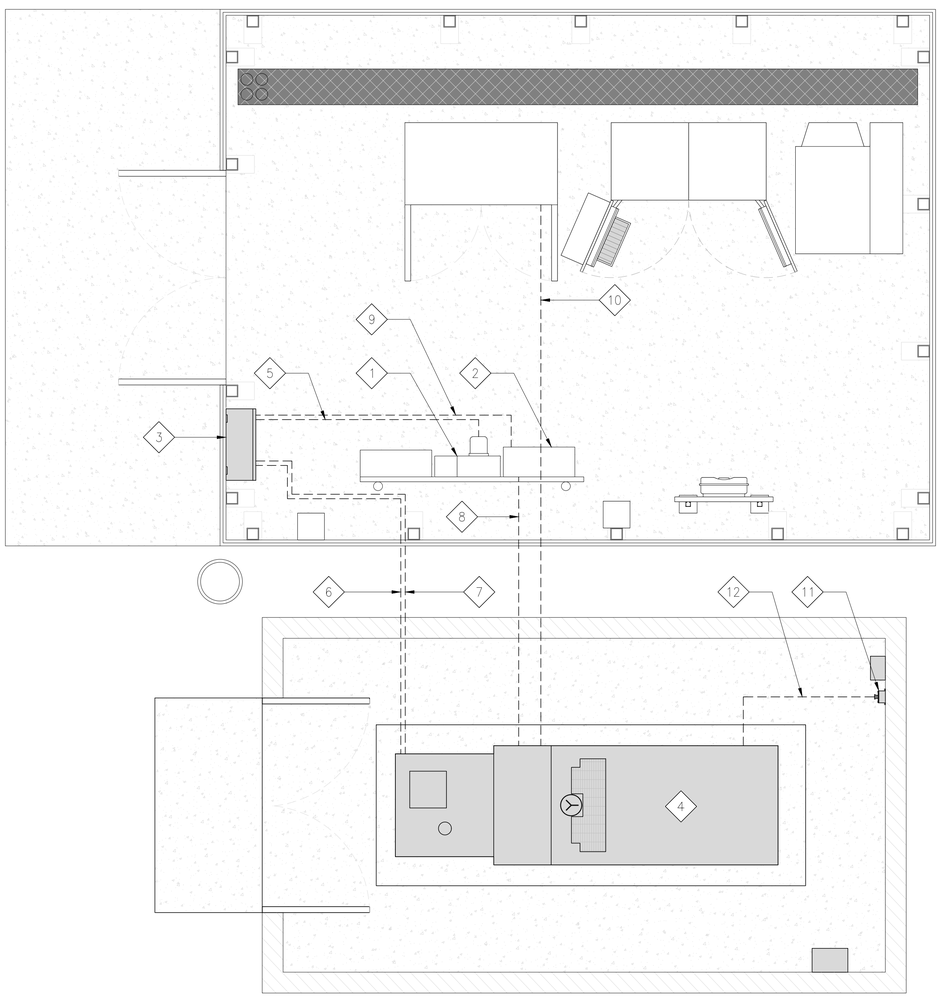
SHEET TITLE
STRUCTURAL NOTES AND DETAILS

SHEET NUMBER
S1

ELECTRICAL SITE PLAN KEYNOTES

INFORMATION CONTAINED WITHIN DRAWINGS ARE BASED ON PROVIDED INFORMATION AND ARE NOT THE RESULT OF A FIELD SURVEY.

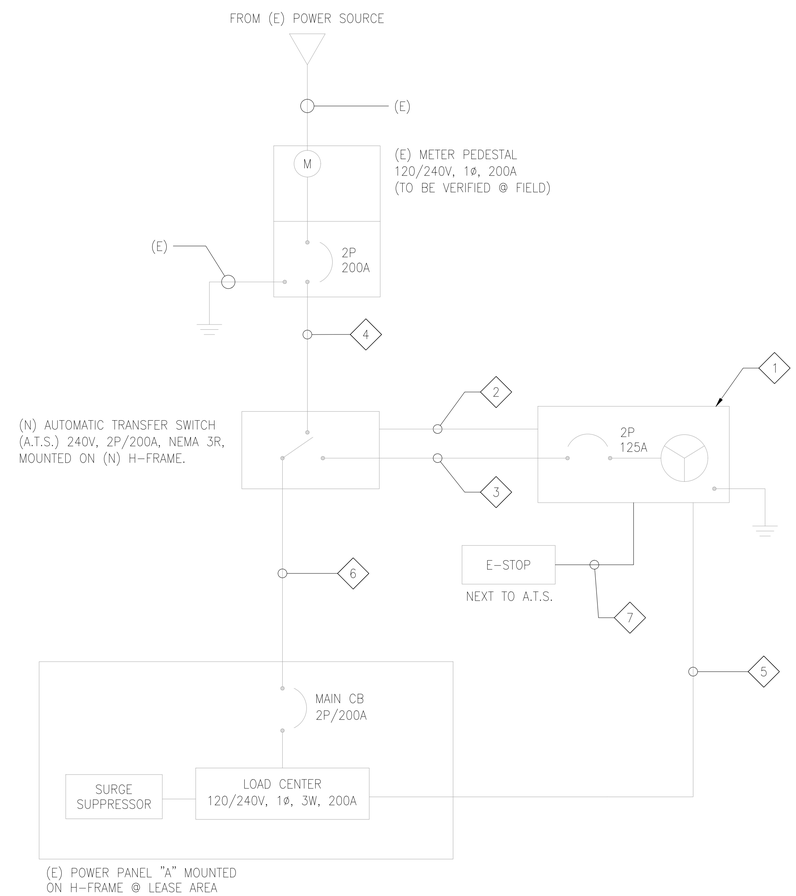
1. (E) METER/MAIN
2. (E) POWER PANEL "A"
3. (N) AUTOMATIC TRANSFER SWITCH (A.T.S.) MOUNTED ON (N) H-FRAME.
4. (N) 25KW DIESEL GENERATOR
5. (N) 2"C – 3#3/0 + 1#4 GND
6. (N) 2"C – 3#3/0 + 1#4 GND
7. (N) 1"C – 25 PAIR OF AWG 24 FOR START-UP AND CONTROL
8. (N) 3/4"C – 4#10 + 2#12 GND FOR BATTERY CHARGER AND HEATER
9. (N) 2"C – 3#3/0 + 1#4 GND
10. (N) 2"C (2) CAT 6 CABLE FOR ALARM FRPM (N) GENERATOR TO (E) TELCO CABINET
11. (N) GENERATOR EMERGENCY STOP (E-STOP)
12. (N) 1"C WITH CONTROL WIRING PROVIDED AND TERMINATED BY GENERAC



ELECTRICAL SITE PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'

1



NOTES:

1. THE GENERATOR IS FURNISHED WITH A DIS. CB, LOCKABLE IN THE OPEN POSITION
2. PROVIDE A SIGNAGE STATING TYPE AND LOCATION OF GENERATOR IN SITE.

SINGLE LINE DIAGRAM KEYNOTES

1. (N) 120/240V, 1ø, 25KW DIESEL GAS GENERATOR
2. (N) 1"C – 25 PAIR AWG 24 FOR START-UP AND CONTROL. REFER TO SPECS OF GENERATOR AND A.T.S. FOR CONNECTION.
3. (N) 2"C – 3#3/0 + 1#4 GND, APPROX. 10'-0"
4. (N) 2"C – 3#3/0 + 1#4 GND, APPROX. 80'-0"
5. (N) 3/4"C – 4#10 + 2#12 GND FOR BATTERY CHARGER AND HEATER. (CONTRACTOR TO INSTALL (2) CB 1P/20A IN (E) POWER PANEL "A")
6. (N) 2"C – 3#3/0 + 1#4 GND, APPROX. 80'-0"
7. (N) 1"C WITH CONTROL WIRING PROVIDED AND TERMINATED BY GENERAC

SINGLE LINE DIAGRAM

SCALE N.T.S.

2

T-Mobile
T-MOBILE WEST LLC

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO T-MOBILE ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED

INFRASTRUCTURE PARTNERS
23 MAUCHLY #110
IRVINE, CA 92618

SITE NUMBER:
BA51978C
SITE NAME:
PG&E CENTURY BLVD

2001 CENTURY BLVD
PITTSBURG, CA 94565

REV	DATE	DESCRIPTION	
2	05/06/2022	REVISED 100% CD	BH
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A	12/09/2021	90% CONSTRUCTION	VS

LICENSED PROFESSIONAL ENGINEER
ERIC WILLIAM KARSTEN
E 23512
ELECTRICAL
STATE OF CALIFORNIA
EXPIRES:12/31/2023
SIGNED:05/06/22

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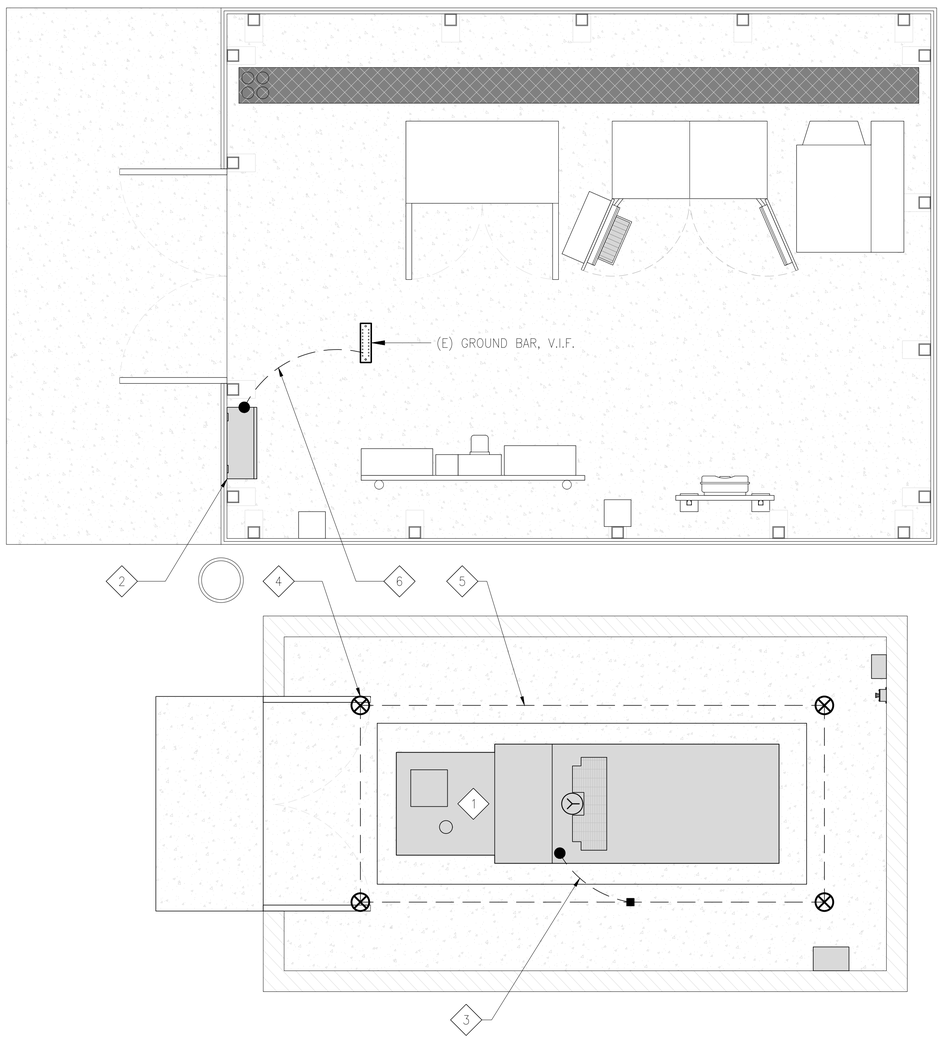
SHEET TITLE
ELECTRICAL SITE PLAN AND SINGLE LINE DIAGRAM

SHEET NUMBER
E1

NOTE: PG&E GROUNDING GRID TO SUPERSEDE ALL GROUNDING



GROUNDING PLAN KEYNOTES

1. (N) 25 KW DIESEL GENERATOR
2. (N) AUTOMATIC TRANSFER SWITCH (A.T.S.)
3. (N) AWG 2 INSULATED COPPER GROUND WIRE TO (E) EQUIPMENT GROUND BAR (TO BE VERIFIED IN FIELD)
4. (N) GROUND ROD COPPER – CLAD WELD – 5/8"øX10'
5. (N) AWG 2 BCW GROUND RING BURIED 30" BELOW GRADE
6. (N) AWG 2 BCW
7. (N) AWG 2 BCW GROUND TO (E) GROUND RING

NOTE: (E) GROUND WIRES ARE NOT SHOWN FOR CLARITY.

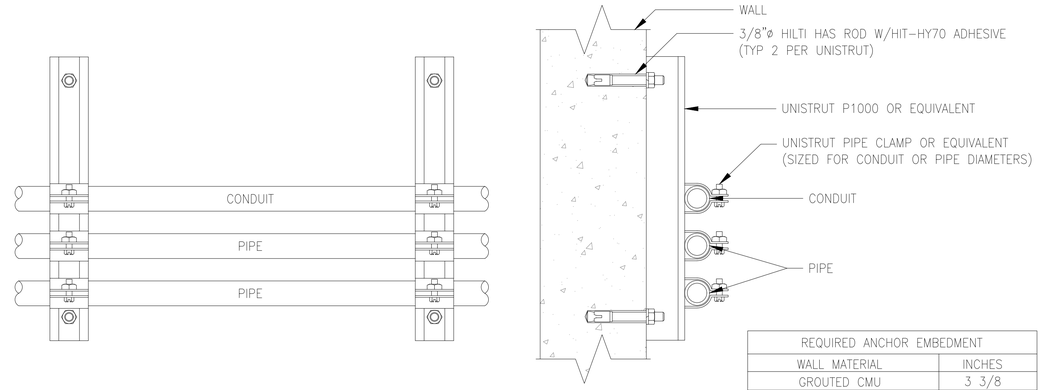
LEGEND

- ● MECHANICAL CONNECTION
- ■ CADWELD CONNECTION
- ⊗ GROUND ROD

GROUNDING PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

SCALE N.T.S. | 1

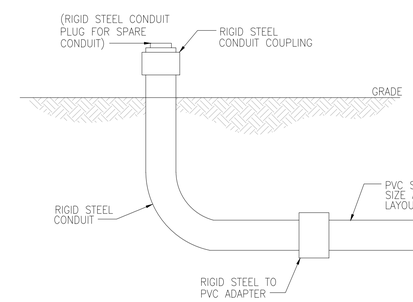


REQUIRED ANCHOR EMBEDMENT	
WALL MATERIAL	INCHES
GROUTED CMU	3 3/8
HOLLOW CMU	2
HOLLOW BRICK	3 1/8
MULTIWYTHE SOLID BRICK	6

NOTE:
FINAL PIPE/CONDUIT SUPPORT TO BE DETERMINED BASED ON EXISTING FIELD CONDITIONS.

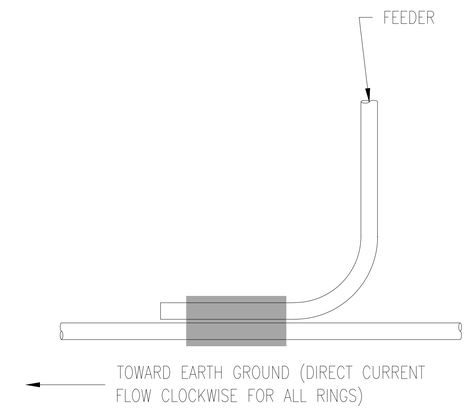
CONDUIT ON WALL/GROUND DETAIL

SCALE N.T.S. | 6



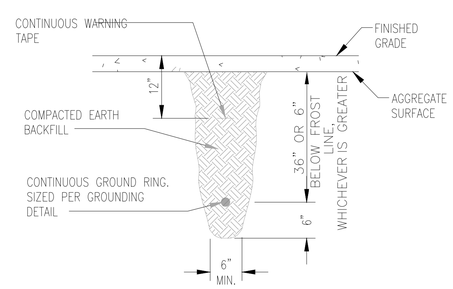
UTILITY STUB-UP DETAIL

SCALE N.T.S. | 4



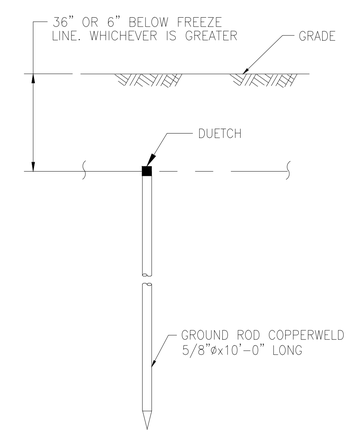
CONNECTION DETAIL

SCALE N.T.S. | 5



TRENCH DETAIL

SCALE N.T.S. | 2



GROUND ROD DETAIL

SCALE N.T.S. | 3

T-Mobile
T-MOBILE WEST LLC

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J5 INFRASTRUCTURE PARTNERS
23 MAUCHLY #110
IRVINE, CA 92618

SITE NUMBER:
BA51978C
SITE NAME:
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LICENSED PROFESSIONAL ENGINEER
ERIC WILLIAM PARSONS
E 23512
ELECTRICAL
STATE OF CALIFORNIA
EXPIRES 06/30/2023
SIGNED 05/06/22

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SHEET TITLE
GROUNDING PLAN AND DETAILS

SHEET NUMBER
E2

VOLTAGE: 120/240V, 1-PHASE, 3W, 200A, 42 KAIC — MOUNTING: SURFACE

MAIN CB: 2P/200A — NEMA: 1

PANEL 'A' — LOCATION: @ LEASE AREA

VOLT AMPS PHASE A	VOLT AMPS PHASE B	DESCRIPTION	POLE	BKR	CKT	A	B	CKT	BKR	POLE	DESCRIPTION	VOLT AMPS PHASE A	VOLT AMPS PHASE B
		TVSS	2	30	1	●		2	100	2	UMTS	6400	
					3		●	4					6400
180		INSIDE PLUG	1	15	5	●		6	20	1	LIGHTS	200	
		PFE BOX	1	20	7		●	8	20	1	OUTSIDE PLUG		180
180		6160 GFI	1	20	9	●		10					
	8640	6160	2	100	11		●	12					
8640					13	●		14					
					15		●	16					
					17	●		18					
					19		●	20					
					21	●		22					
					23		●	24					
					25	●		26					
					27		●	28					
					29	●		30					
9000	8640	VA/LINE										6600	6580

PHASE A = 15600 VA — PHASE B = 15220 VA

CONNECTED LOAD: 30820 VA

CONNECTED AMPS: 128 A

EXISTING PANEL SCHEDULE | 1

VOLTAGE: 120/240V, 1-PHASE, 3W, 200A, 42 KAIC — MOUNTING: SURFACE

MAIN CB: 2P/200A — NEMA: 1

PANEL 'A' — LOCATION: @ LEASE AREA

VOLT AMPS PHASE A	VOLT AMPS PHASE B	DESCRIPTION	POLE	BKR	CKT	A	B	CKT	BKR	POLE	DESCRIPTION	VOLT AMPS PHASE A	VOLT AMPS PHASE B
		TVSS	2	30	1	●		2	100	2	UMTS	6400	
					3		●	4					6400
180		INSIDE PLUG	1	15	5	●		6	20	1	LIGHTS	200	
		PFE BOX	1	20	7		●	8	20	1	OUTSIDE PLUG		180
180		6160 GFI	1	20	9	●		10	20	1	BATTERY CHARGER	360	
	8640	6160	2	100	11		●	12	20	1	BATTERY HEATER		480
8640					13	●		14					
					15		●	16					
					17	●		18					
					19		●	20					
					21	●		22					
					23		●	24					
					25	●		26					
					27		●	28					
					29	●		30					
9000	8640	VA/LINE										6960	7060

PHASE A = 15960 VA — PHASE B = 15700 VA

CONNECTED LOAD: 31660 VA

CONNECTED AMPS: 132 A

PROPOSED PANEL SCHEDULE | 2

T-Mobile

T-MOBILE WEST LLC

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SITE NUMBER:
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LICENSED PROFESSIONAL ENGINEER
WILLIAM KARSTEN
E 23512
ELECTRICAL
STATE OF CALIFORNIA
EXPIRES:06/30/2023
SIGNED:05/06/22

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SHEET TITLE

PANEL SCHEDULES

SHEET NUMBER

E3

ATTACHMENT 3

NOTICE OF INTENT

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

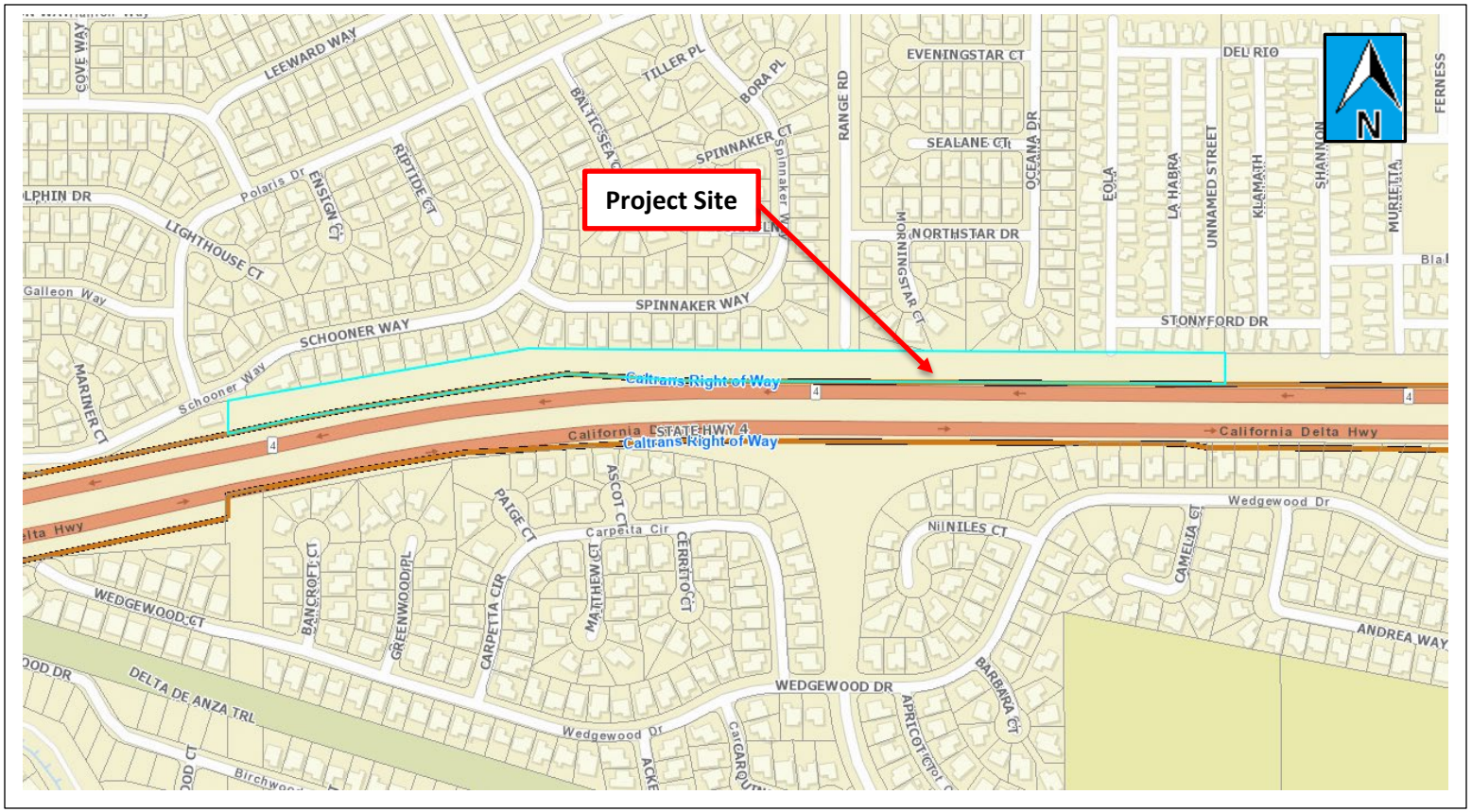
Existing AT&T Telecommunications Facility Enclosure Expansion, AP-22-0048 (ADR and MM).

This is an application filed by Frank Schabarum on behalf of AT&T, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area (existing AT&T equipment on PG&E Power Pole). The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The application proposes the installation of an underground conduit and generator cable from the generator location to the existing AT&T enclosure (20 feet +/-). The project is located at 2099 Range Road in the Single-Family Residential Zoning District and Low Density Residential General Plan Designation. Assessor's Parcel No. 095-130-029.

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

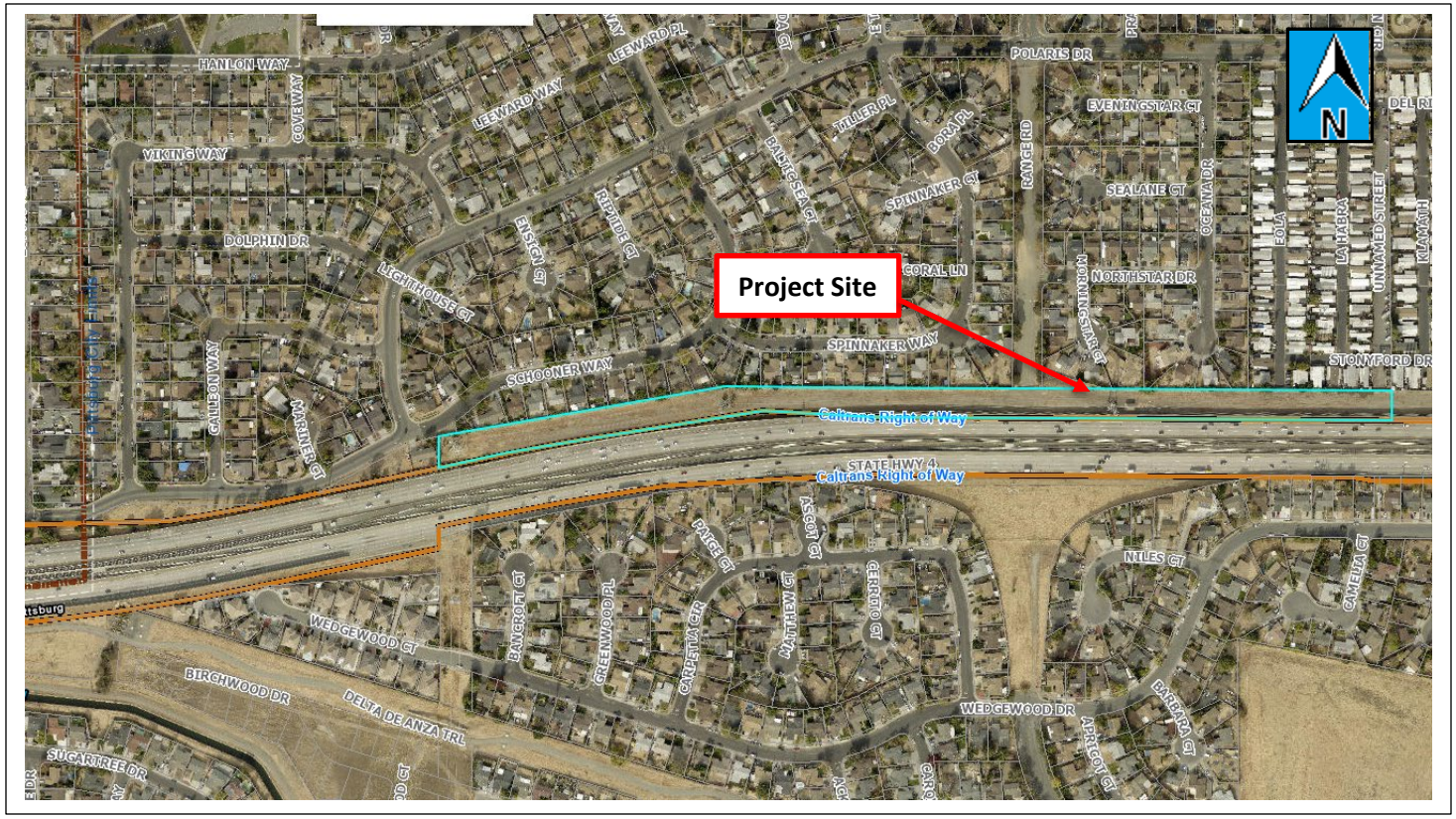
AT&T (ADR and MM) – Vicinity Map

AP-22-0048	2099 Range Road
Administrative Design Review and Minor Modification Approval	APN: 095-130-029



AT&T (MM and ADR) – Aerial Map

AP-22-0048	2099 Range Road
Administrative Design Review and Minor Modification Approval	APN: 095-130-029



PG&E-2

RECEIVED

PGE GG needs to be incorporated - SEK1

PG&E TOWER 2/10
FA#: 10070249

RECEIVED

LINE NAME: PITTSBURG-TIDEWATER 230 KV
TOWER NUMBER: 02/10
SAP TOWER#: 40590995

GENERATOR INSTALLATION PROJECT
30KW GENERAC DIESEL GENERATOR
WITH ASSOCIATED UL-2085 FUEL TANK

2099 RANGE ROAD
PITTSBURG, CA 94565

SITE INFORMATION:

SITE ADDRESS:	2099 RANGE ROAD PITTSBURG, CA 94565
COUNTY:	CONTRA COSTA
COORDINATES:	38.0203869° / -121.917215° (FOR NAVIGATION ONLY)
PROPERTY LANDLORD OR OWNER:	PG&E
TAX ID #:	095130029
ZONING:	RS-6
OCCUPANCY GROUP:	U - UNMANNED
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	PG&E
FLOOD ZONE:	X
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

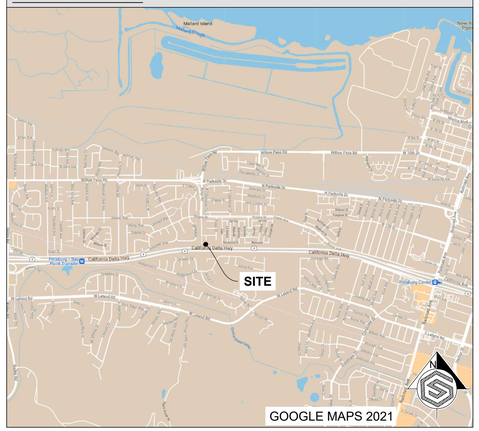
DO NOT SCALE DRAWINGS:

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

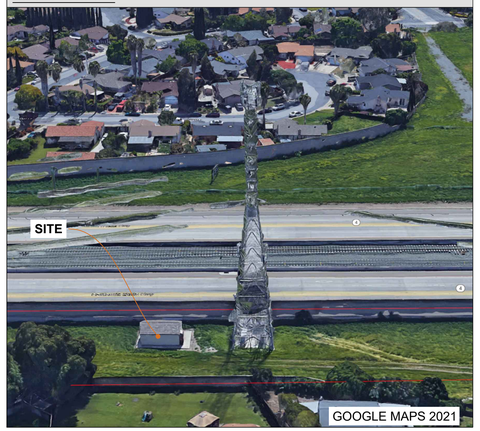
CONTACT INFORMATION:

APPLICANT:	AT&T MOBILITY 1375 CAMINO REAL STE 120 SAN BERNARDINO, CA 92408 PHONE: 951.534.8967
PROJECT MANAGER:	GENERAL DYNAMICS WIRELESS SERVICES, LLC. 19240 DES MOINES DR. S. BLDG C STE 300 SEA TAC, WA 98048 PHONE: 425.606.8785 CONTACT: CHRISTOPHER HERMAN
LEASING / PERMITTING:	JT LAND MANAGEMENT 10615 QUAIL HOLLOW LANE REDDING, CA 96003 PHONE: 530.722.0743 CONTACT: FRANK SCHABARUM
ARCHITECTURE & ENGINEERING:	GEOSTRUCTURAL, LLC. PO BOX 2621 BOISE, ID 83701 PHONE: 530.539.4787 CONTACT: DON GEORGE

VICINITY MAP:



AREA MAP:



APPROVALS :

AT&T MANAGER _____ _____

CONSTRUCTION MANAGER _____ _____

SITE ACQ. MANAGER _____ _____

PROPERTY OWNER _____ _____

LANDLORD _____ _____

SCOPE OF WORK:

INSTALL (1) GENERAC OPTIONAL STANDBY DIESEL GENERATOR (GENERAC SD030) WITH UL-2085 BASE FUEL TANK ON CONCRETE PAD AND 200A ATS / CAMLOCK (GENERAC TAS200) WITHIN PROPOSED CMU COMPOUND NEAR EXISTING AT&T EQUIPMENT SHELTER.

INTEGRATE NEW GENERATOR WITH EXISTING SERVICE.

NOTE: NO CHANGES OR ALTERATIONS TO THE TOWER, MOUNTS, ANTENNAS, FEEDLINES, ETC. IS PROPOSED AS A PART OF THIS SCOPE OF WORK.

Install (N)Gen Docs box inside (N)license area

DIG LINE:

THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES, AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES, PIPELINES AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AT THE CONTRACTOR'S EXPENSE.

811 Know what's below. CALL before you dig.

CODE COMPLIANCE:

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

CALIFORNIA BUILDING CODE (CBC) 2019
CALIFORNIA ELECTRICAL CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA FIRE CODE (CFC) 2019
INTERNATIONAL BUILDING CODE (IBC) 2018
NATIONAL ELECTRICAL CODE (NEC) 2017
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13,30,37,58,70,72,110,111
AMERICAN CONCRETE INSTITUTE (ACI) 318
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 607

SHEET INDEX:

SHEET	DESCRIPTION
T-1	TITLE SHEET
N-1	GENERAL NOTES
A-0	PARCEL SITE PLAN
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ELEVATION VIEWS
S-1	GENERATOR PAD DETAILS
S-2	GENERAL STRUCTURAL DETAILS
S-3	CMU WALL & GATE DETAILS
S-4	COMPOUND & SECURITY LID DETAILS
E-1	ELECTRICAL DETAILS
E-2	ELECTRICAL DETAILS
E-3.0	ELECTRICAL DETAILS
E-3.1, E-3.2, E-3.3	PG&E GROUNDING SPECIFICATIONS
E-4.0 <> E4.4	GENERATOR SPECIFICATIONS
E-5.0	ATS SPECIFICATIONS
E-5.1	CAM-LOCK BOX SPECIFICATIONS

CITY USE

GENERAL DYNAMICS
Information Technology

GEOSTRUCTURAL
PO BOX 2621, BOISE, ID 83701
530.539.4787
CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REGISTERED PROFESSIONAL ENGINEER DONALD WILLIAM GEORGE C 62222 EXP. 09/30/23 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 1/4/22

SITE INFORMATION:
PG&E TOWER 2/10
10070249
GENERATOR INSTALLATION PROJECT
2099 RANGE ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
0	01/03/22	ISSUED FOR CONSTRUCTION	KS

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMES IS STRICTLY PROHIBITED.

CHECKED BY: GGD

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

G 220103

NOTES TO SUBCONTRACTOR:

1. THE GENERAL SUBCONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

3. THE SUBCONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMAN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.

4. SUBCONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SUBCONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND SUBCONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

5. SITE GROUNDING SHALL COMPLY WITH AT&T WIRELESS SERVICES TECHNICAL SPECIFICATIONS FOR FACILITY GROUNDING FOR CELL SITE STANDARDS, LATEST EDITION, AND COMPLY WITH AT&T TOWERS GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.

6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.

7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.

8. ANY DAMAGE TO THE ADJACENT PROPERTIES WILL BE CORRECTED AT THE SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE LANDOWNER AND THE CONSTRUCTION MANAGER.

9. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS. SUBCONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.

10. SUBCONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.

11. THE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE SUBCONTRACTOR'S EXPENSE.

12. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO THE PROPERTY OUTSIDE THE LEASED PROPERTY SHALL BE REPAIRED BY THE SUBCONTRACTOR.

13. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

14. PERMITS: THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.

15. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

16. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO VERIFY ALL UTILITIES, PIPELINES AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. THE SUBCONTRACTOR SHALL CONTACT THE LOCAL LOCATE SERVICE BEFORE DIGGING OR DRILLING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AT THE SUBCONTRACTOR'S EXPENSE.

REQUIRED SPECIAL INSPECTIONS:

1. PER CBC 1705.4 SPECIAL INSPECTION OF MASONRY. (IF REQUIRED)

GENERAL PROJECT NOTES:

1. THIS PROPOSAL IS FOR THE ADDITION OF A NEW GENERATOR ON A NEW CONCRETE PAD TO AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF AN EQUIPMENT SHELTER/PLATFORM AND TOWER.

2. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.

3. THE PROPOSED FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED)

4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH BY AT&T TECHNICIANS.

5. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.

6. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.

8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.

9. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.

ELECTRICAL NOTES:

A. GENERAL

1. COORDINATE LOCATION AND POWER REQUIREMENTS OF ALL EQUIPMENT WITH AT&T AND EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.

2. COORDINATE LOCATION AND REQUIREMENTS FOR ELECTRICAL AND TELEPHONE SERVICES WITH THE PROPERTY REPRESENTATIVE, AT&T AND UTILITY COMPANIES. ROUTING OF CONDUITS MAY BE MODIFIED TO MEET SITE REQUIREMENTS. EXACT CONDUIT ROUTING TO BE DETERMINED IN THE FIELD.

3. ALL WIRING AND EQUIPMENT SHOWN ON ELECTRICAL SHEETS SHALL BE FURNISHED AND INSTALLED UNDER ELECTRICAL PORTION OF CONTRACT UNLESS OTHERWISE NOTED

4. UNINTERRUPTED ELECTRICAL SERVICE FOR EXISTING EQUIPMENT SHALL BE MAINTAINED DURING THE INSTALLATION OF THE WORK DESCRIBED UNDER THESE DOCUMENTS. TEMPORARY EQUIPMENT, CABLES AND WHATEVER ELSE IS NECESSARY SHALL BE PROVIDED AS REQUIRED TO MAINTAIN ELECTRICAL SERVICE. TEMPORARY SERVICE FACILITIES, IF REQUIRED AT ANY TIME, SHALL NOT BE DISCONNECTED OR REMOVED UNTIL NEW SERVICE EQUIPMENT IS IN PROPER OPERATION. IF ANY SERVICE OR SYSTEM MUST BE INTERRUPTED, THE CONTRACTOR SHALL REQUEST PERMISSION IN WRITING STATING THE DATE, TIME, ETC. THE SERVICE WILL BE INTERRUPTED AND THE AREAS AFFECTED. THIS REQUEST SHALL BE MADE IN SUFFICIENT TIME FOR PROPER ARRANGEMENTS TO BE MADE. WRITTEN PERMISSION SHALL BE OBTAINED FROM THE OWNER BEFORE INTERRUPTING ELECTRICAL SERVICE.

5. COORDINATE NEW WORK WITH OTHER TRADES AND VERIFY EXISTING CONDITIONS TO AVOID INTERFERENCE. IN CASE OF INTERFERENCE, AT&T'S REPRESENTATIVE WILL DECIDE WHICH WORK IS TO BE RELOCATED, REGARDLESS OF WHICH WAS FIRST INSTALLED.

6. THE INSTALLATION MUST COMPLY WITH CEC AND ALL FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE DEFINED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS AND RACEWAY ROUTING SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND/OR DIRECTIONS FROM AT&T'S REPRESENTATIVE.

8. CONTRACTOR SHALL PAY ALL PERMITS AND FEES REQUIRED.

9. ALL MATERIALS SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARDS REFERENCED BELOW:
   a. ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)
   b. ASTIM (AMERICAN SOCIETY FOR TESTING MATERIALS)
   c. ETL (ELECTRICAL TESTING LABORATORY)
   d. ICEA (INSULATED CABLE ENGINEERS ASSOCIATION)
   e. IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS)
   f. MBFU (NATIONAL BOARD OF FIRE UNDERWRITERS)
   g. NESC (NATIONAL ELECTRICAL SAFETY CODE)
   h. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
   i. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
   j. UL (UNDERWRITER'S LABORATORY)
   k. NEC (NATIONAL ELECTRICAL CODE)
   l. CEC (CALIFORNIA ELECTRICAL CODE)

10. CONTRACTOR SHALL REVIEW PLANS, DETAILS AND SPECIFICATIONS IN DETAIL AND ADJUST WORK TO CONFORM WITH ACTUAL SITE CONDITIONS SO THAT ELECTRICAL DEVICES AND EQUIPMENT WILL BE LOCATED AND READILY ACCESSIBLE. QUANTITIES LISTED IN MATERIAL LISTS ON THE DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL PROVIDE HIS OWN TAKEOFF FOR MATERIAL QUANTITY AND TYPES BASED ON ACTUAL SITE CONDITIONS, IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS TO INSTALL EQUIPMENT FURNISHED BY AT&T OR ITS SUPPLIERS. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN OR SHOWN ON THE DRAWINGS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED.

11. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) AT&T'S REPRESENTATIVE OF ANY CONFLICTS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK, IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.

ELECTRICAL NOTES:

12. ALL FLOORS WHERE PENETRATIONS ARE REQUIRED IN BUILDING ARE TO BE CORE DRILLED AND THEN FIREPROOFED.

B. WIRING/CONDUIT

1. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR AS REQUIRED BY CODE SUCH THAT NO MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL) EXIST IN A CONDUIT RUN.

2. ALL POWER AND CONTROL/INDICATION WIRING SHALL BE TYPE THHN/THWN 600V RATED 75 DEGREES CELSIUS, UNLESS NOTED OTHERWISE.

3. CONDUIT BENDS SHALL BE MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.

4. POWER WIRING SIZE SHALL NOT BE SMALLER THAN #12 AWG.

5. ALL WIRING SHALL BE COPPER. ALUMINUM WILL NOT BE ACCEPTABLE ALL POWER CIRCUITS SHALL CONTAIN A GROUND WIRE.

6. PHASE MARKINGS TO BE USED AT POWER CONDUCTOR TERMINATIONS.

7. CONTRACTOR SHALL ENSURE INTEGRITY IS MAINTAINED WHEN INSTALLING CONDUIT AND WIRING.

8. INSTALL PULL STRING IN ALL CONDUIT.

9. FOR ROOFTOP INSTALLS AND BUILD-OUTS, CONDUITS INSIDE BUILDING AND ON ROOF SHALL BE RGS, UNLESS OTHERWISE NOTED. FOR RAW LAND SITES AND CO-LOCATES, PVC SCHEDULE 80 SHALL BE UTILIZED UNLESS NOTED OTHERWISE.

10. MAINTAIN MINIMUM 1'-0" VERTICAL AND 1'-0" HORIZONTAL SEPARATIONS FROM ANY MECHANICAL GAS PIPING.

11. ALL WIRING ROUTED IN PLENUM TO BE RATED OR IN METALLIC FLEX (LIQUIDTITE) CONDUIT.

C. EQUIPMENT

1. EQUIPMENT/PARTS CONNECTED TO EXISTING PANELS, DUCTS, ETC. SHALL MATCH THE CHARACTERISTICS (A/C, V, A) OF THAT EQUIPMENT.

2. ALL ELECTRICAL EQUIPMENT OUTSIDE SHALL BE NEMA 3R RATED.

D. GROUNDING

1. ALL GROUND CONNECTIONS TO BUILDING SHALL BE MADE USING TWO-HOLE CONNECTORS. PROVIDE STAINLESS STEEL BOLTS AND LOCK WASHERS ON ALL MECHANICAL GROUND CONNECTIONS.

2. ALL EQUIPMENT SURFACES TO BE BONDED TO GROUNDING SYSTEM SHALL BE STRIPPED OF ALL PAINT AND DIRT AT ANY POINT OF CONNECTION. CONNECTIONS TO VARIOUS METALS SHALL BE OF A TYPE AS TO PREVENT A GALVANIC OR CORROSIVE REACTION. AREA SHALL BE REPAINTED FOLLOWING BONDING.

3. ANY METALLIC ITEM WITHIN 6' OF ANY EQUIPMENT OR METALLIC INFRASTRUCTURE (RACKS, CABLE TRAY.. ETC.) OR GROUND CONDUCTORS MUST BE CONNECTED TO THE GROUNDING SYSTEM PER AT&T STANDARDS.

4. EXTERIOR, ABOVE GRADE GROUND CONNECTIONS SHALL BE FURNISHED WITH A LIBERAL PROTECTIVE COATING OF ANTI-OXIDATION COMPOUND.

5. ALL MATERIALS AND LABOR REQUIRED FOR THE GROUNDING SYSTEM AS INDICATED ON THE PLANS AND DETAILS, AND AS DESCRIBED HEREIN SHALL BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

6. EXACT LOCATION OF GROUND CONNECTION POINTS SHALL BE DETERMINED IN FIELD. ADJUST LOCATIONS INDICATED ON PLANS ACCORDING TO ACTUAL EQUIPMENT LOCATIONS TO KEEP THE GROUND CONNECTION CABLES AS SHORT AND STRAIGHT AS PRACTICAL.

7. PROVIDE ALL ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS AS REQUIRED BY THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE, THE CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE AND AT&T STANDARDS. BONDING JUMPERS WITH APPROVED GROUND FITTINGS SHALL BE INSTALLED AT ALL RACEWAYS, EQUIPMENT ENCLOSURES, PULL BOXES, ETC. TO MAINTAIN GROUND CONTINUITY WHERE REQUIRED BY CODE.

8. ALL BURIED EQUIPMENT GROUND CONDUCTORS SHALL BE #2 AWG BARE, TINNED, SOLID COPPER UNLESS NOTED OTHERWISE ON THE DRAWINGS.

E. INSPECTION/DOCUMENTATION

1. THE CONTRACTOR, UPON COMPLETION OF HIS WORK, SHALL PROVIDE AS-BUILT DRAWINGS. INFORMATION SHOULD BE GIVEN TO THE GENERAL CONTRACTOR FOR INCLUSION IN FINAL AS-BUILT SURVEY DOCUMENTS TO BE GIVEN TO THE OWNER.

2. CONTRACTOR SHALL SUPPLY DOCUMENTATION ATTESTING TO THE COMPLETE GROUND SYSTEM'S RESISTANCE TO GROUND (MAX. 5 OHMS).

3. AN ELECTRICAL INSPECTION SHALL BE MADE BY AN INSPECTING AGENCY APPROVED BY AT&T'S REPRESENTATIVE. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AND OBTAIN POWER COMPANY APPROVAL.

4. CONTRACTOR SHALL HAVE ATS AND GENERATOR RELAY INSTALLATION AND CONNECTIONS INSPECTED BY OTHERS TO ENSURE THAT UL LISTING FOR THAT EQUIPMENT IS NOT VOIDED.

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REGISTERED PROFESSIONAL ENGINEER
DONALD WILLIAM GEORGE
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EXP. 09/30/23
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 1/4/22

SITE INFORMATION:

PG&E TOWER 2/10

10070249

GENERATOR INSTALLATION PROJECT

2099 RANGE ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N-1

EXISTING CONDITIONS:

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NOTE:

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SETBACK TO PROPERTY LINES:

NORTH	~48'-9"
EAST	~733'
SOUTH	~18'-3"
WEST	~2062'

PARCEL SITE PLAN

SCALE: 1" = 100'-0" (24x36)
SCALE: 1" = 200'-0" (11x17)

1

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PARCEL SITE PLAN

SHEET NUMBER:

A-0

GENSET USE, CEQA & BAAQMD EXEMPTION:

THE PROPOSED GENERAC SD030 GENSET:
* IS RATED AT 49 HP AT MAXIMUM RATED kW OUTPUT,
* IS INSTALLED WITH AN ABOVE-GROUND DOUBLE-WALL SECONDARY CONTAINMENT BALLISTIC BASE FUEL TANK WITH 132 USABLE GALLONS OF FUEL,
* USES ULTRA LOW SULFUR DIESEL FUEL (15 ppm SULFUR),
* IS LIMITED TO 100 HOURS PER YEAR OF NON-EMERGENCY USE (TESTING & MAINTENANCE),
* IS INSTALLED WITH A LEVEL 2 ACOUSTIC ENCLOSURE, WHICH BUFFERS SOUND OUTPUT TO A MAXIMUM OF 62 dB AT 7 METERS (~23 FEET),
* IS COMPLIANT WITH APPLICABLE AIR QUALITY REGULATIONS,
* IS EXEMPT FROM AIR QUALITY PERMITS IN MOST JURISDICTIONS UNDER THE PROVISIONS OF CLASS 1, SEC. 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES,
* IS EXEMPT PER BAAQMD REG. 2, RULE 1, SEC. 2-1-114-2.2.1.; LESS THAN 50 BHP.

CUMULATIVE VOLUME CALCULATIONS:

THE PHYSICAL DIMENSIONS OF THE PROPOSED GENERATOR w/ ENCLOSURE AND BASE FUEL TANK ARE LESS THAN 250 CU. FT. IN VOLUME.

BASE FUEL TANK = 106"x34.5"x20.5" = 43.4 CU. FT.
GENERATOR BODY w/ ENCLOSURE = 94.8"x61.1"x38" = 127.4 CU. FT.

TOTAL CUMULATIVE VOLUME OF GENSET = 43.4 + 127.4 = 170.8 CU. FT.

EXISTING CONDITIONS:

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NOTE:

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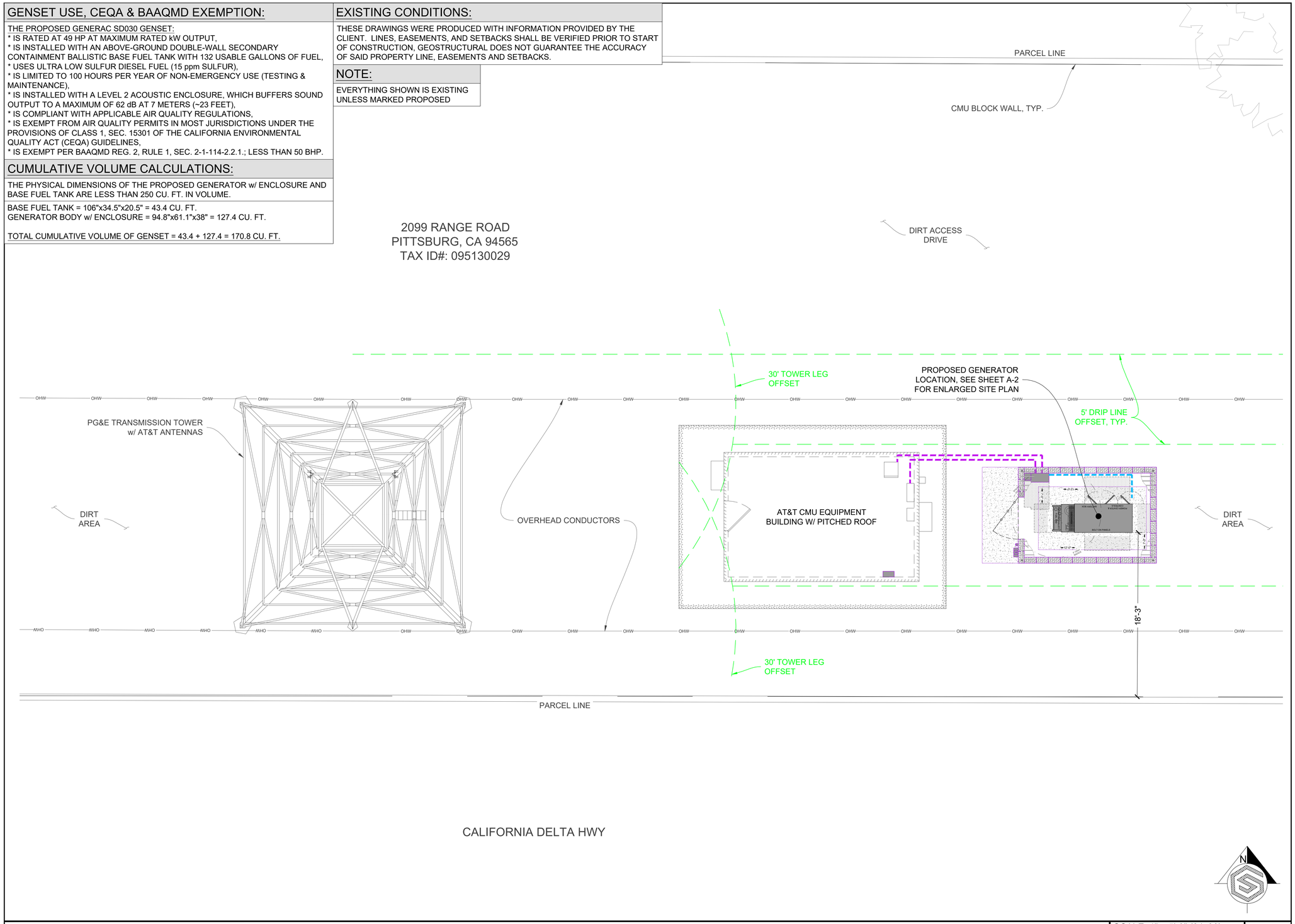

OVERALL SITE PLAN

SCALE: 1" = 5'-0" (24x36)
SCALE: 1" = 10'-0" (11x17)

1

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OVERALL SITE PLAN

SHEET NUMBER:
A-1

SCOPE OF WORK DETAILS:

GENERAL:

· NEW GENERAC DIESEL GENERATOR PROVIDED BY GENERAL DYNAMICS & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-4.0, E-4.1, E-4.2.

· NEW CONCRETE PAD PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEET S-1.

· NEW GENERAC AUTOMATIC TRANSFER SWITCH PROVIDED BY GENERAL DYNAMICS & INSTALLED BY CONTRACTOR. SEE SHEETS S-2, E-5.0, E-5.1.

· NEW COMPOUND CMU WALL & COMPOUND EXPANSION PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS S-3, S-4.

· CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

· CONTRACTOR SHALL RESTORE & REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.

· INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED ONCE TANK IS IN PLACE ON SITE IN ACCORDANCE WITH NFPA 30.

· A CALIBRATION CHART OF PERMANENT AND DURABLE CONSTRUCTION SHALL BE LOCATED AT THE FILL BOX.

CONDUITS:

· INSTALL PULL STRING IN EACH CONDUIT.

· (2) NEW ELECTRICAL CONDUITS WITH CONDUCTORS TO BE INSTALLED FROM NEW GENERATOR TO NEW ATS. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.

· (2) NEW ELECTRICAL CONDUITS WITH CONDUCTORS TO BE INSTALLED FROM NEW GENERATOR TO AC PANEL. CONDUIT PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.

· (1) NEW ALARM CONDUIT & CABLING PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.

GROUNDING:

· NEW EXOTHERMIC CONNECTION FROM EXISTING GROUND RING TO NEW MECHANICAL CONNECTION AT GENERATOR CHASSIS. GENERAL CONTRACTOR TO VERIFY LOCATION IN FIELD. LOCATE GROUND RODS NO MORE THAN 8'-0" APART. SEE SHEET E-3.

POWER ROUTING KEYED NOTES:

XMR	EXISTING AT&T TRANSFORMER
INT	INTERCEPT EXISTING CONDUIT AND CONDUCTORS AFTER TRANSFORMER AND RE-ROUTE THROUGH PROPOSED ATS (~50'). COORDINATE PATH WITH CONSTRUCTION MANAGER
ILC	EXISTING INTEGRATED LOAD CENTER (ILC)
CON	PROPOSED AT&T UNDERGROUND GENERATOR CONDUIT ROUTE (~20'). CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. SEE SHEETS E-1, E-2.

SEE SHEET E-1 FOR SINGLE LINE DIAGRAM.

GENERATOR KEYED NOTES:

GEN	PROPOSED AT&T 30KW DIESEL GENERATOR w/ SOUND ATTENUATED ENCLOSURE, NORMAL/EMERGENCY TANK VENTING AND BASE FUEL TANK. SEE SHEETS S-1, S-2, E-3. w/UL2085 Fuel Tank
1	FUEL FILL SHALL BE PROVIDED WITH SPILL CONTROL, WITH A SOLID FILL CONNECTION, AND WITH OVERFILL PREVENTION
2	FUEL TANK NORMAL AND EMERGENCY VENTS SHALL TERMINATE AT LEAST 12'-0" ABOVE THE ADJACENT GRADE. SEE SHEET S-2.
3	NFPA 704 PLACARD AND OTHER SIGNAGE. SEE SHEET S-2.

ATS / EQUIPMENT KEYED NOTES:

FIRE	-FIRE EXTINGUISHER, (2A-20BC OR APPROVED EQUAL) PER CFC 906.3 -FIRE EXTINGUISHER CABINET (BFC-7009 OR APPROVED EQUAL), MOUNT TO CMU WALL PER CFC 906.9 (5'-0" MAX. ABOVE GRADE)
OFF	LOCKABLE EMERGENCY SHUTOFF SWITCH, MOUNT TO CMU WALL PER CFC 906.9 (5'-0" MAX. ABOVE GRADE)
ATS	PROPOSED ATS w/ CAMLOCK MOUNTED TO CMU WALL WITH 36" FRONT CLEARANCE. SEE SHEET S-2.

NOTE:

EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED

UTILITY NOTE:

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM RECORD INFORMATION. THE INFORMATION PROVIDED IS IMPLIED NOT INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

EXISTING CONDITIONS:

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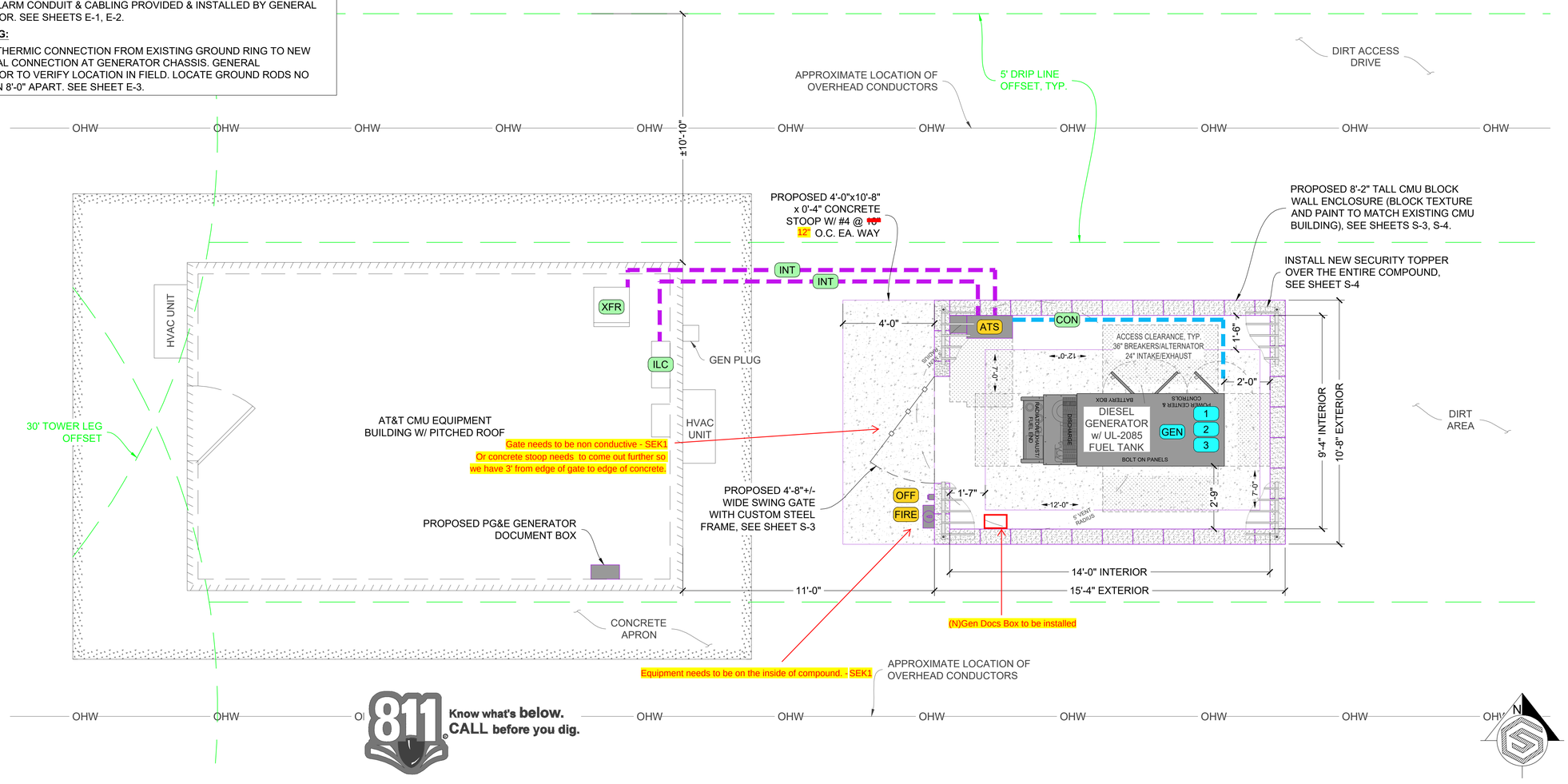

ENLARGED SITE PLAN

SCALE: 1" = 2'-6" (24x36)
SCALE: 1" = 5'-0" (11x17)

1

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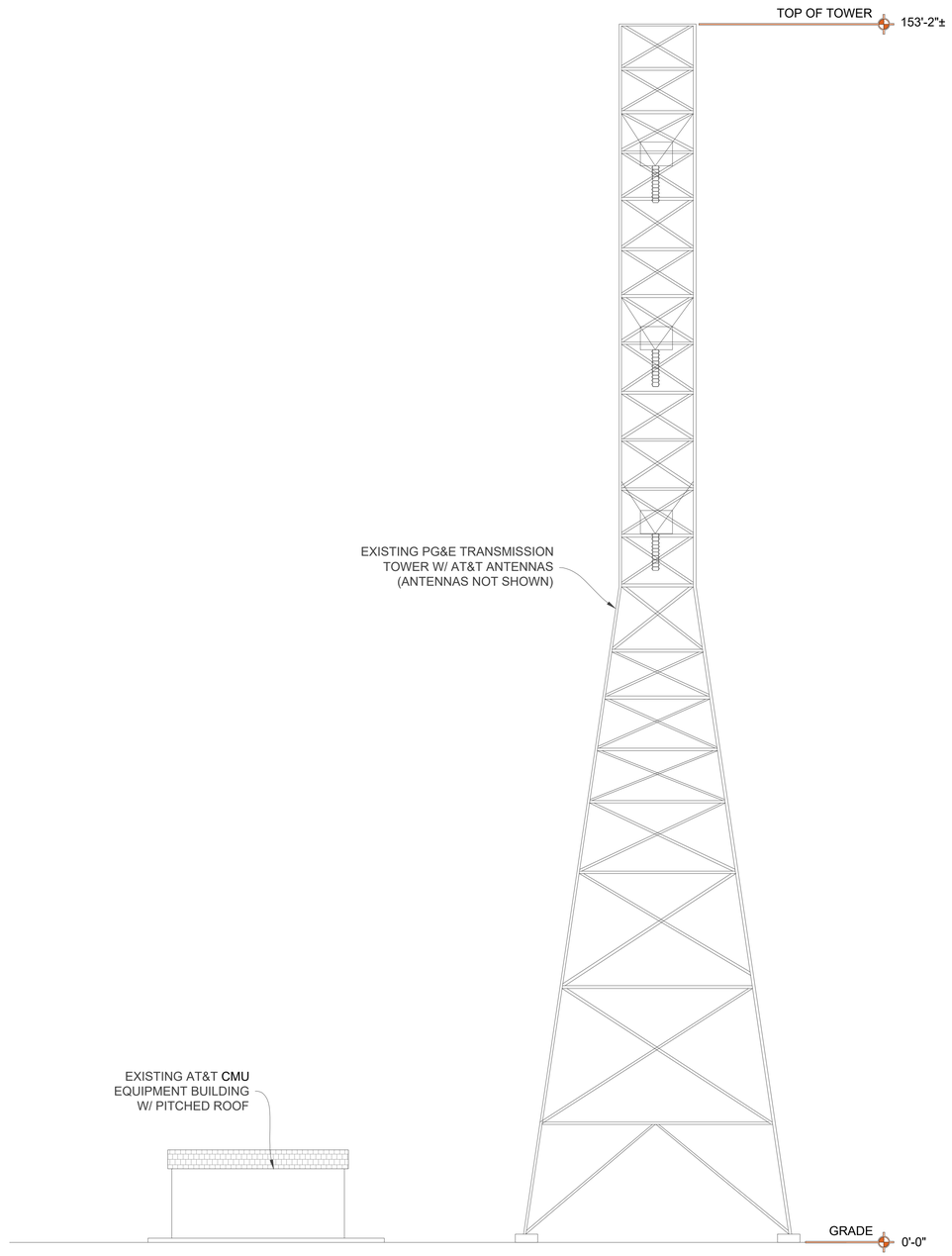
SHEET TITLE:

ENLARGED SITE PLAN

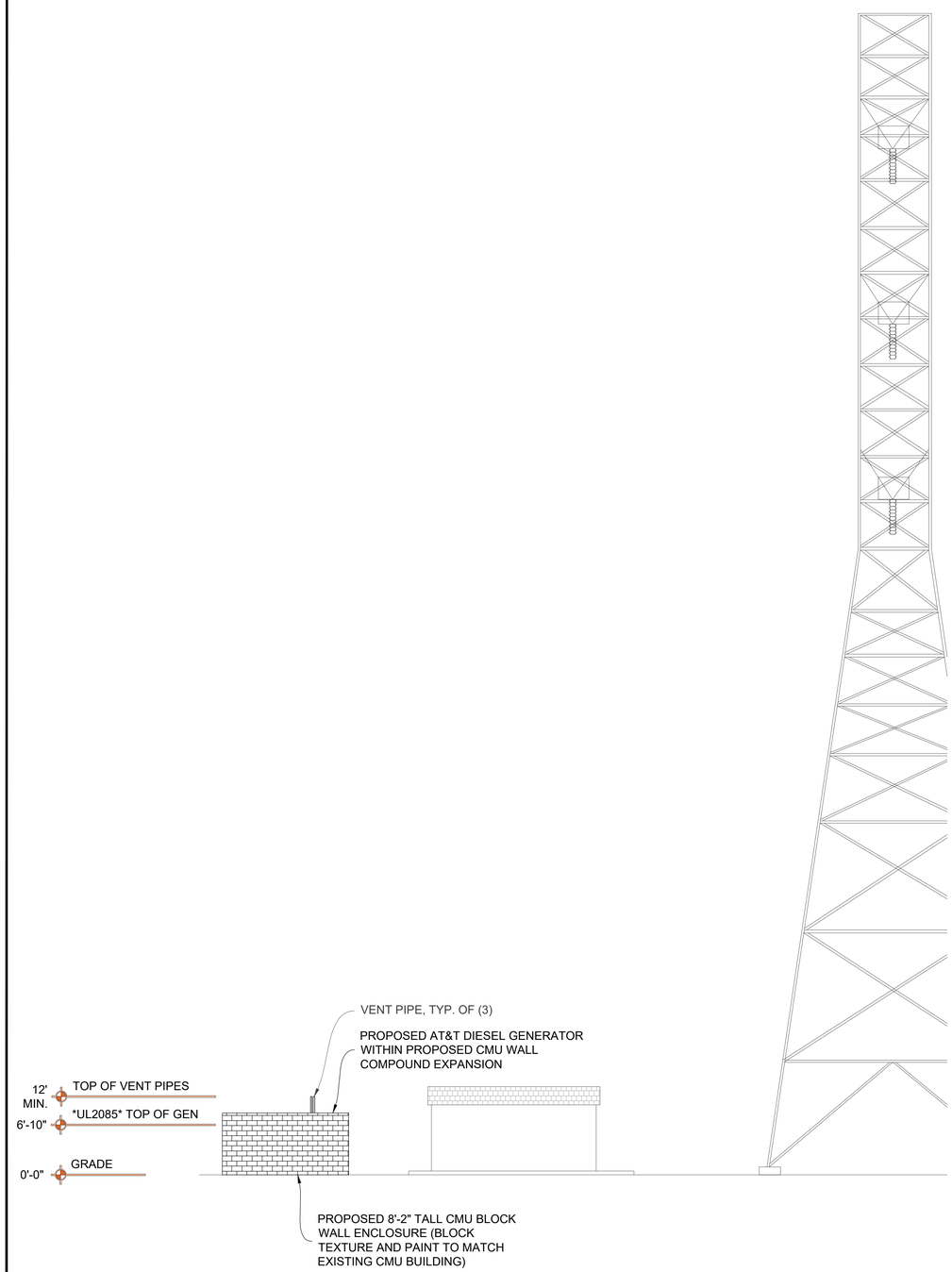
SHEET NUMBER:

A-2



EXISTING ELEVATION VIEW

SCALE N.T.S. **1**



PROPOSED ELEVATION VIEW

SCALE N.T.S. **2**

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EXP. 09/30/23
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 1/4/22

SITE INFORMATION:

PG&E TOWER 2/10

10070249

GENERATOR INSTALLATION PROJECT

2099 RANGE ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
0	01/03/22	ISSUED FOR CONSTRUCTION	KS

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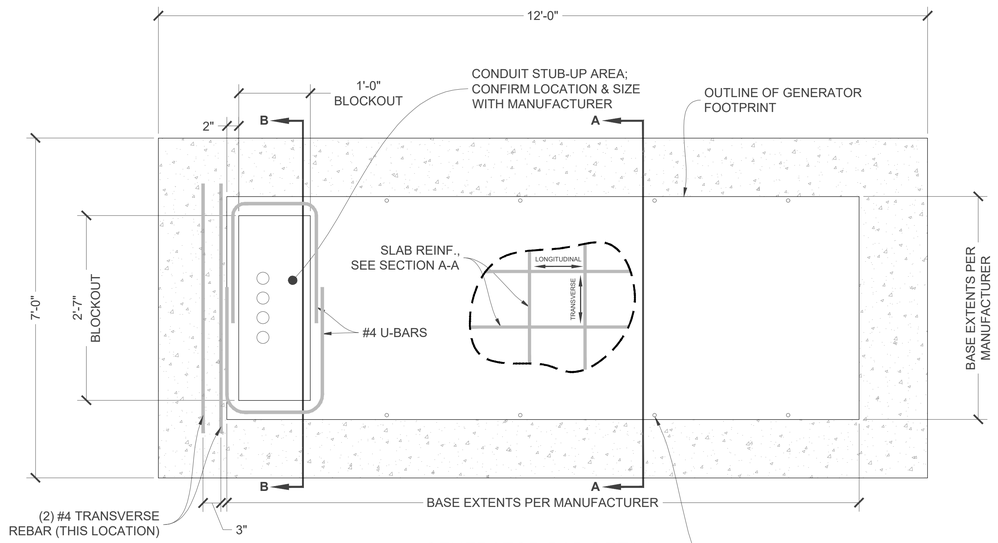
SHEET TITLE:

ELEVATION VIEWS

SHEET NUMBER:

A-3

CMU - S

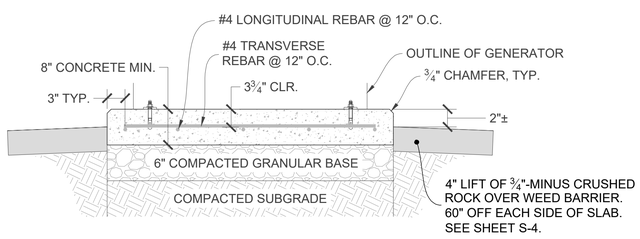


GENERATOR PAD DETAIL

SCALE: N.T.S.

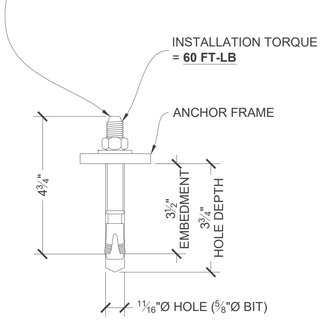
#4 REBAR INSTALLED @ 12" O.C. PER PG&E GROUNDING DESIGN. DESIGN TO FOLLOW.

(10) $^{5}/_{8}$"Ø x $3^{1}/_{2}$" EMBED HILTI KWIK BOLT TZ STAINLESS STEEL EXPANSION ANCHOR (OR APPROVED EQUAL). REFERENCE ICC-ES ESR-1917 REPORT.

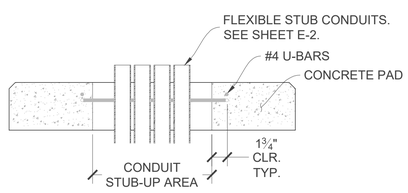


GENERATOR PAD - SECTION A-A

SCALE: N.T.S.



TYPICAL ANCHOR



GENERATOR PAD - SECTION B-B

SCALE: N.T.S.

STRUCTURAL DESIGN NOTES:

ALL LOADS DERIVED FROM REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, ASCE 7 & ANSI TIA-222.

BUILDING & COMMUNICATION STRUCTURES: (38.0203869° / -121.917215°)

1. WIND LOADS: IBC 2018 & ASCE 7-16
   V = 93 MPH ULTIMATE WIND SPEED
   STRUCTURE CLASS = II; EXPOSURE CATEGORY = C; TOPOGRAPHIC CATEGORY = 1.
   IMPORTANCE FACTOR = 1.0.
2. SEISMIC LOADS: IBC 2018 & ASCE 7-16
   STRUCTURE CLASS = II; SITE CLASS = D.
   S_S = 1.869 ; S_1 = 0.638 ; S_{DS} = 1.495

CONCRETE NOTES:

1. PRIOR TO EXCAVATION, CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE IBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION & HAVE THE FOLLOWING PROPERTIES:
   A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) OF 2,500 PSI.
   B CEMENT SHALL BE "LOW-ALKALI" TYPE IIA (MODERATE SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150.
   C MAXIMUM WATER/CEMENT RATIO OF 0.45 AND AIR-ENTRAINED 4% TO 7%.
   D CONCRETE PROPORTIONING SHALL BE DESIGNED BY AN APPROVED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
   E ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE $^{3}/_{4}$".
   F MAXIMUM SLUMP: REFER TO GEOTECHNICAL REPORT WHEN APPLICABLE.
3. FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347. TOLERANCES FOR FINISHED CONCRETE SURFACES SHALL MEET CLASS-C REQUIREMENTS. IN NO CASE SHALL FINISHED CONCRETE SURFACES EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES: ± $^{1}/_{4}$" VERTICAL, ± 1" HORIZONTAL.
4. CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES $^{3}/_{4}$" U.N.O.
5. CONCRETE FINISHING: CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI. PROVIDE ROUGH FINISH FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FINISH FOR ALL OTHERS, U.N.O.
6. STEEL REINFORCEMENT AND CONCRETE SHOULD BE PLACED IMMEDIATELY UPON COMPLETION OF THE FOUNDATION EXCAVATION. CONTRACTOR SHALL NOT ALLOW A COLD JOINT TO FORM IN THE CONCRETE. PORTION AT GRADE SHOULD BE FORMED. TEMPORARY CASING MAY BE REQUIRED TO PREVENT CAVING PRIOR TO CONCRETE PLACEMENT.

REINFORCING STEEL NOTES:

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" (± $^{3}/_{8}$") OF CONCRETE COVER, U.N.O.
2. ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
3. ALL BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 48 BAR DIAMETERS. LAP SPLICES OF DEFORMED BARS IN TENSION ZONES SHALL BE CLASS-B SPLICES. WELDING OF BARS IS NOT PERMITTED.
4. AT ALL CORNERS AND WALL INTERSECTIONS, PROVIDE BENT HORIZONTAL BARS TO MATCH THE HORIZONTAL REINFORCING STEEL.
5. PROVIDE VERTICAL DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH VERTICAL REINFORCING BAR SIZE AND SPACING.
6. ACI-APPROVED PLASTIC-COATED BAR CHAIRS OR PRECAST CONCRETE BLOCKS SHALL BE PROVIDED FOR SUPPORT OF ALL GRADE-CAST REINFORCING STEEL & SHALL BE SUFFICIENT IN NUMBER TO PREVENT SAGGING. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
7. DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE "STABBED" INTO FRESHLY-POURED CONCRETE.

FOUNDATION & SOIL NOTES:

1. FOUNDATION DESIGN BASED ON PRESUMPTIVE MINIMUM SOIL PARAMETERS (ALLOWABLE BEARING = 1,000 PSF; ALLOWABLE PASSIVE SLIDING = 100 PSF/FT) IN ACCORDANCE WITH THE IBC AND CBC.
2. THE EXCAVATION SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF CONCRETE AND THE CONTRACTOR SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.
4. ALL FOUNDATIONS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL" OR REPLACED WITH STRUCTURAL BACKFILL.
5. STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 6" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

MECHANICAL ANCHOR NOTES:

1. HILTI PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, AS INCLUDED IN THE ADHESIVE PACKAGING.
2. CONTRACTOR SHALL AVOID DRILLING HOLES IN VERTICAL/HORIZONTAL REINFORCING BARS.
3. HOLES MUST BE WIRE BRUSHED AND BLASTED WITH COMPRESSED AIR PRIOR TO INSTALLATION. TEMPERATURES/METHODS/WORKING TIME/ETC. ARE TO BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

NOTE: IT IS ACCEPTABLE TO INSTALL AND UTILIZE A PRE-CAST GENERATOR PAD FOUNDATION SO LONG AS THE MINIMUM CONCRETE AND REINFORCING REQUIREMENTS DETAILED HEREIN ARE MET, AND PROVIDED SUB-GRADE SURFACE COMPACTION AND PREPARATION ARE PERFORMED ADEQUATELY IN ACCORDANCE WITH THIS PLAN.

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SHEET TITLE:

GENERATOR PAD DETAILS

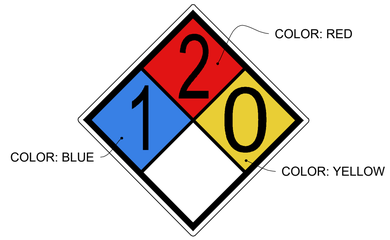
SHEET NUMBER:

S-1

G

PLACE ON (2) VISIBLE SIDES OF PROPOSED GENERATOR TANK

15" x 12" SIGN



PLACE ON (2) VISIBLE SIDES OF PROPOSED GENERATOR TANK

15" x 15" SIGN

PLACE ON (2) VISIBLE SIDES OF PROPOSED GENERATOR TANK

11" x 11" SIGN

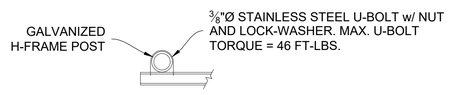
CONTRACTOR TO PROVIDE REQUIRED SIGNAGE FOR ELECTRICAL PANELS, DISCONNECTS, TRANSFER SWITCHES, ETC. PER CALIFORNIA ELECTRICAL CODE ARTICLE 702.7

PLACE ON (2) VISIBLE SIDES OF PROPOSED GENERATOR TANK

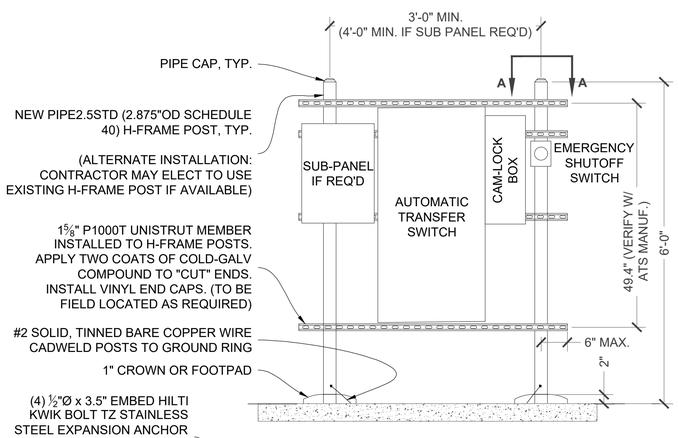
6.5" x 3" SIGN

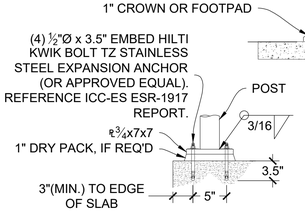
REQUIRED LABELING & SIGNAGE

ATS LOCATION NOTE:
ATS LOCATION SHOWN IN PLANS IS THE BEST AVAILABLE BASED ON THE INFORMATION PROVIDED. ALTERNATIVE LOCATION MAY BE REQUIRED AND SHALL BE APPROVED BY CONSTRUCTION MANAGER AND/OR LANDLORD. THIS DETAIL PROVIDES ALTERNATIVE METHODS OF INSTALLATION (NOT ALL DETAILS MAY BE USED).



SECTION A-A





FOOT PAD FOR SLAB-TOP INSTALLATION
(IF APPLICABLE)

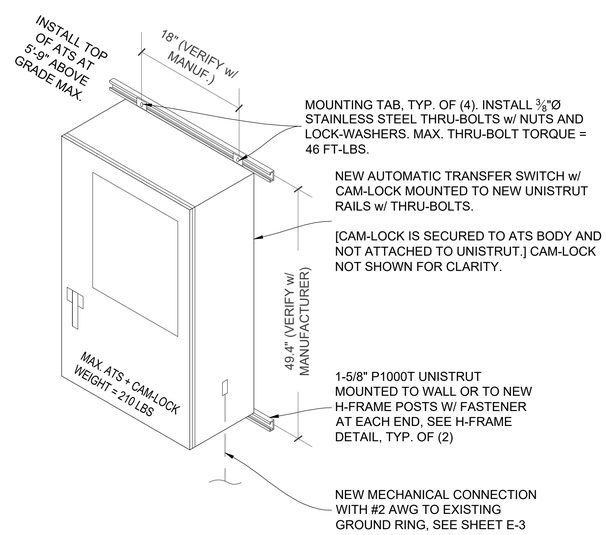
H-FRAME DETAIL (IF REQUIRED)

UNISTRUT WALL ATTACHMENT:

WALL CONSTRUCTION TYPE	FASTENER
HOLLOW, AT STUD	3/8" DIA. x 2-1/2" EMBED LAG SCREW
CONCRETE BLOCK (HOLLOW)	3/8" DIA. HILTI HY-270 WITH SCREEN, MINIMUM EMBEDMENT 2-3/8"
CONCRETE (SOLID)	3/8" DIA. HILTI HY-200, MINIMUM EMBEDMENT 2-3/8"

NOTES:
1. USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTION OF CHANNELS

2. GC SHALL USE NON-SHRINKING CAULK TO WEATHER SEAL ALL PENETRATIONS INTO OR THROUGH WALL



ATS MOUNTING DETAIL

DIESEL TANK CHECKLIST:

READILY ACCESSIBLE MANUAL SHUTOFF VALVES SHALL BE INSTALLED ON SUPPLY PIPING AT THE POINT OF USE AND THE TANK (CFC 5003.2.2.1)
SECONDARY CONTAINMENT-TYPE TANKS SHALL BE UL LISTED, UL-2085 , AND COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS; OTHERWISE TRADITIONAL SPILL CONTROL OR SECONDARY CONTAINMENT MEASURES, SUCH AS DIKING, SHALL BE UTILIZED (NFPA 30 22.11.4)

- + CAPACITY OF DIESEL TANK SHALL NOT EXCEED 50,000 GAL.
- + PIPING CONNECTIONS SHALL BE ABOVE THE LIQUID LEVEL
- + MEANS SHALL BE PROVIDED TO PROTECT RELEASE OF LIQUID BY SIPHON FLOW.
- + MEANS TO DETERMINE LIQUID LEVEL IN TANK SHALL BE PROVIDED TO DRIVER.
- + MEANS TO PREVENT OVERFILLING BY AN ALARM AT 90% CAPACITY AND AUTOMATICALLY STOPPING DELIVERY OF LIQUID TO THE TANK AT 95% CAPACITY.
- + SPACING BETWEEN ADJACENT TANKS SHALL NOT BE LESS THAN 3'.
- + TANK SHALL BE PROTECTED AGAINST DAMAGE FROM VEHICLES.
- + INTERSTITIAL SPACE SHALL HAVE EMERGENCY VENTING.
- + INTEGRITY OF SECONDARY CONTAINMENT SHALL BE ESTABLISHED.
- + THE SECONDARY CONTAINMENT SHALL WITHSTAND THE HYDROSTATIC HEAD OF THE MAXIMUM AMOUNT OF LIQUID STORED IN THE PRIMARY TANK.

TANK LABELING AND PROTECTIONS:

THE FOLLOWING SIGNS AND LABELS SHALL BE AFFIXED TO THE TANK.

- + "DIESEL FUEL - NO SMOKING" (CFC 5703.5 & CFC 5003.7.1)
- + NFPA 704 PLACARD (CFC 5003.5)
- + EH&S
- + AT&T MOBILITY SIGN #3

CRASH PROTECTION COMPLYING WITH FC 312 SHALL BE PROVIDED (CFC 5003.9.3) (IF APPLICABLE)

GENERATOR FEATURES:

GENERATORS SHALL BE UL 2200 LISTED AND COMPLY WITH NFPA 37 AND NFPA 110. (CFC 604.1 AND 604.1.1)

INSTALLATIONS SHALL HAVE A LABELED REMOTE MANUAL STOP (NFPA 110 5.6.5.6 & 5.6.5.6.1 AND NFPA 37 9.2.1.1)

DOUBLE WALL FUEL TANK BASE SPECIFICATION:

REF: AT&T 30KW GENERATOR PACKAGE
UL REGISTRATION NUMBER: MH 18481
UL-2085 DOUBLE WALL FUEL TANK BASE SPECIFICATION
FUEL TANK BASE CONSTRUCTION:

- + BE CONSTRUCTED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES STANDARD UL-2085 . BE CONSTRUCTED IN ACCORDANCE WITH FLAMMABLE COMBUSTIBLE LIQUIDS CODE, NFPA 30; THE STANDARD FOR INSTALLATION USE OF STATIONARY COMBUSTIBLE ENGINE GAS TURBINES, NFPA 37; AND THE STANDARD FOR EMERGENCY STANDBY POWER SYSTEMS, NFPA 110.
- + MINIMUM ANCHOR QUANTITY PER MANUFACTURER OR THIS PLAN SET; WHICHEVER IS LARGER.

SUB BASE TANK TESTING:

- + PRIMARY TANK & SECONDARY CONTAINMENT BASIN SECTIONS SHALL BE PRESSURIZED AT 3-5 PSI AND LEAK-CHECKED TO ENSURE INTEGRITY OF SUB BASE WELD SEAMS PER UL-142 STANDARDS

FUEL FILL: 2.5 - 5 GALLON SPILL CONTAINMENT WITH ALARM

- + 40% REMAINING FOR ALARM
- + 20% REMAINING FOR SHUT-DOWN

FACTORY PRE-SET AT 95% FULL FOR ALARM

FUEL CONTAINMENT BASIN:

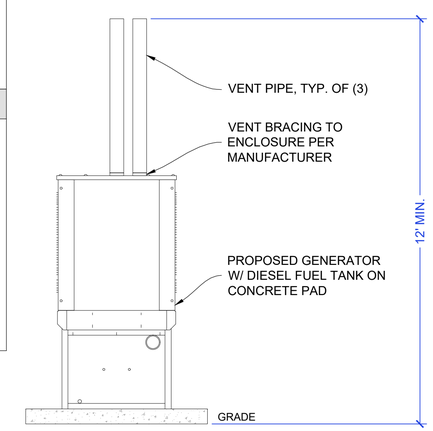
- + SUB BASE TANK SHALL INCLUDE A WELDED STEEL CONTAINMENT BASIN, SIZED AT A MINIMUM OF 110% OF THE TANK. CAPACITY TO PREVENT ESCAPE OF FUEL INTO THE ENVIRONMENT IN THE EVENT OF A TANK RUPTURE. A FUEL CONTAINMENT BASIN LEAK DETECTOR SWITCH SHALL BE PROVIDED.

NEPA NOTES:

1. CONSTRUCTION, INSTALLATION, MAINTENANCE, & OPERATIONAL TESTING OF EPSS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF NFPA 110.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH LATEST ADOPTED EDITION OF NFPA 70 - NATIONAL ELECTRICAL CODE.

FUEL TANK NOTES:

THE TANK SHALL BE MANUFACTURED WITH THE FOLLOWING:
-INTERSTITIAL ELECTRONICALLY MONITORED RUPTURE BASIN
-ALARM TO MONITOR THE SPACE BETWEEN THE PRIMARY AND SECONDARY TANK.
-OVERFILL ALERT TO VISUALLY WARN WHEN THE TANK IS FILLED UPON CAPACITY.
-OVERSPILL CONTAINMENT AT FILL PORT TO PREVENT SPILL OF FUEL DURING FILLING OPERATIONS.
-2.5/5 GALLON OVERSPILL CONTAINMENT W/ LOCKABLE CAP.



GENERATOR VENTING DETAIL

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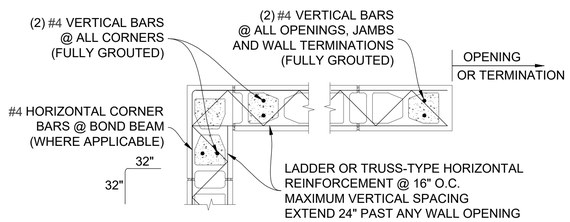
CHECKED BY: GGD

SHEET TITLE:
GENERAL STRUCTURAL DETAILS

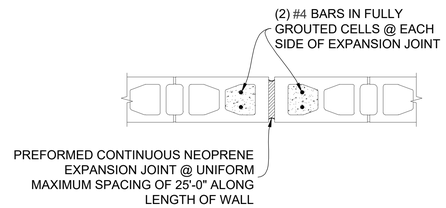
SHEET NUMBER:
S-2

W1

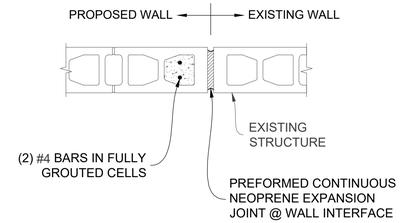
NOTES: ALL WALL REINFORCING SHALL HAVE A MINIMUM LAP OF 32"
ALL HORIZONTAL REINFORCING SHALL EXTEND 24" PAST ANY WALL OPENING



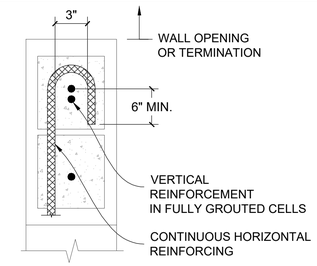
CMU WALL CORNER & JAMB DETAIL



CMU WALL EXPANSION JOINT DETAIL

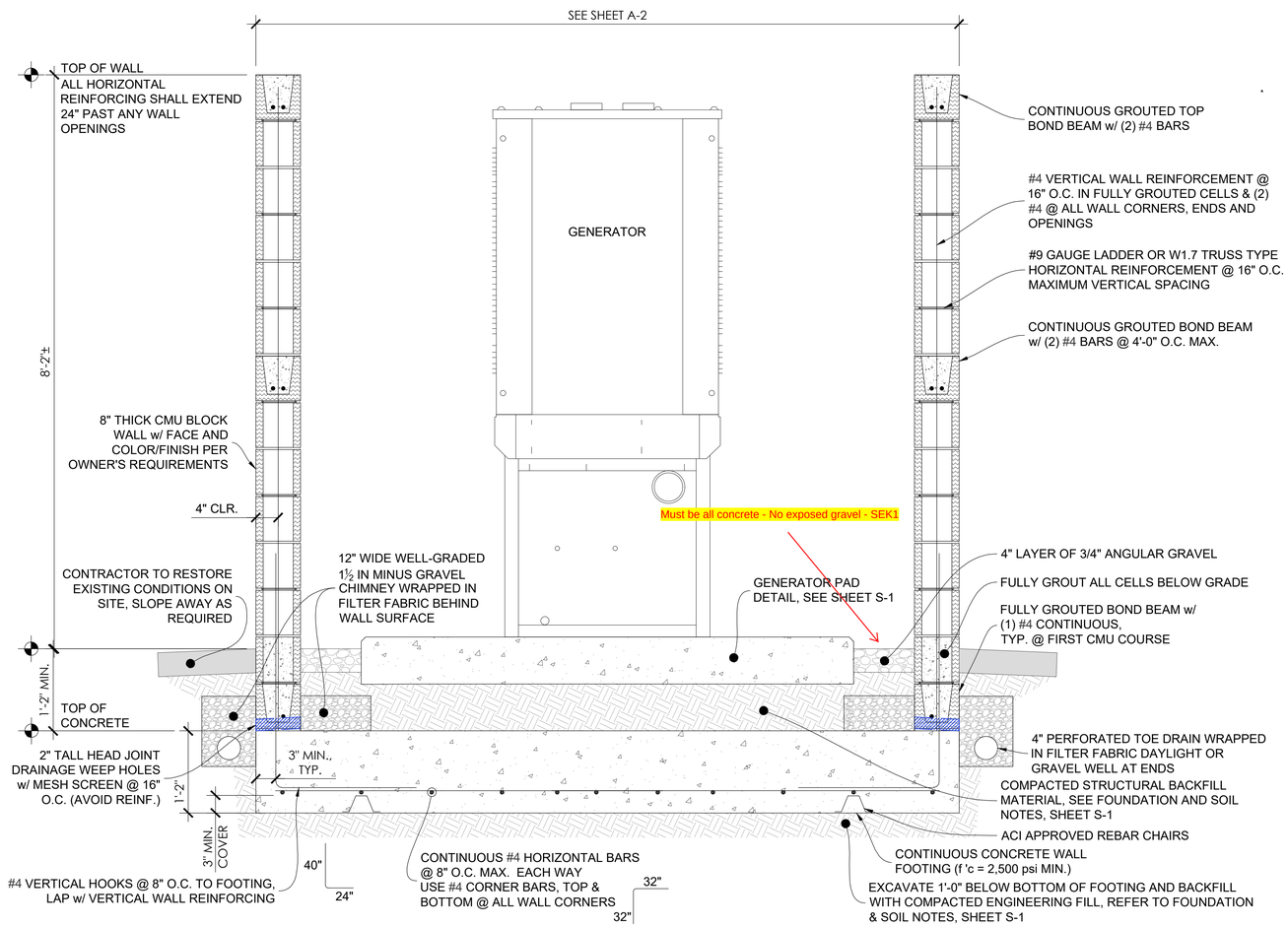


CMU WALL INTERFACE DETAIL
(IF APPLICABLE)

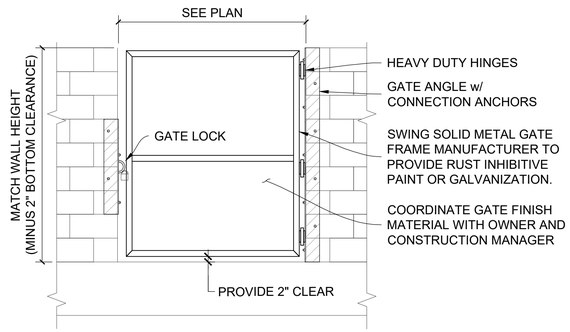


HORIZONTAL HOOK DETAIL

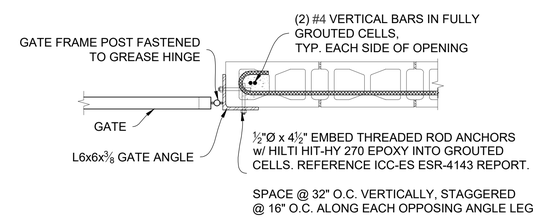
SECURITY TOPPER TO BE ADDED OVER NEW COMPOUND. SEE SHEET S-4.



CMU PERIMETER COMPOUND WALL & FOOTING DETAIL



SINGLE COMPOUND GATE DETAIL
(IF APPLICABLE)



GATE HINGE DETAIL

CONCRETE MASONRY UNIT NOTES:

1. CONCRETE MASONRY UNITS (CMU) PER ASTM C90.
   - A MINIMUM COMPRESSIVE STRENGTH (f'm) OF 1900 PSI.
   - B NOMINAL (ACTUAL) FACE DIMENSIONS, 8"Wx8"Hx16"L (7⅝"x7⅝"x15⅝").
     PROVIDE SPECIAL SHAPES AS REQUIRED AT CORNERS, JAMBS, & BOND BEAMS.
   - C TYPE I, MOISTURE CONTROLLED, NORMAL-WEIGHT UNITS.
2. MORTAR PER ASTM C270
   - A EXTERIOR WALLS ABOVE GRADE: TYPE S, ¼ TO ½ PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
   - B EXTERIOR WALLS AT OR BELOW GRADE: TYPE M, ¼ PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
   - C PORTLAND CEMENT: ASTM C150, TYPE I OR II.
   - D HYDRATED LIME: ASTM C207, TYPE S.
3. GROUT PER ASTM C476
   ALL REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. VERTICAL BARS SHALL BE HELD IN POSITION AT THEIR TOP AND BOTTOM AND AT INTERVALS OF NOT MORE THAN 200 BAR DIAMETERS. NO "STABBING-IN" OF REINFORCEMENT IS PERMITTED.
4. GROUT SOLID ALL BOND BEAMS. RUN REINFORCING AROUND ALL CORNERS WITH APPROPRIATE SPLICES.
5. LAYING CMU WALLS:
   - A BOND PATTERN: ONE-HALF RUNNING BOND.
   - B LAY WALLS WITH ⅜" CONCAVE-TOOLED JOINTS.
6. VERTICAL REINFORCEMENT:
   (1) #4 @ 16" O.C. FULL HEIGHT AT ALL WALLS IN FULLY GROUTED CELLS, U.N.O.
   (2) #4 @ EACH END OF WALL & EACH SIDE OF WALL OPENINGS IN FULLY GROUTED CELLS.
7. HORIZONTAL REINFORCEMENT:
   TRUSS OR LADDER TYPE (W1.7 OR 9 GA.) @ 16" O.C. MAXIMUM SPACING VERTICALLY.
   (2) #4 @ TOP AND BOTTOM OF EACH WALL & OPENINGS IN FULLY GROUTED CELLS.
   PROVIDE (1) #4 HORIZONTAL CORNER/INTERSECTION BAR AT ALL BOND BEAM LEVELS w/ 48 BAR DIAMETER DEVELOPMENT ON EACH END.

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SITE INFORMATION:
PG&E TOWER 2/10
10070249
GENERATOR INSTALLATION PROJECT
2099 RANGE ROAD
PITTSBURG, CA 94565

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SHEET TITLE:
CMU WALL & GATE DETAILS

SHEET NUMBER:
S-3

A2

AGGREGATE NOTES:

1	THE AGGREGATE MATERIAL TO BE USED WILL BE PRODUCED FROM SOUND, TOUGH, DURABLE ROCK AND SHALL BE UNIFORM IN QUALITY AND GRADATION. THE CRUSHED MATERIAL WILL BE REASONABLY FREE FROM SOFT OR DISINTEGRATED PIECES, ORGANIC MATERIALS, AND OTHER OBJECTIONABLE MATTER.
2	THE AGGREGATE MATERIAL WILL SHOW A LOSS LESS THAN 35% IN THE LOS ANGELES ABRASION TEST.
3	THE PERCENTAGE OF SOFT PARTICLES, AS DETERMINED BY THE CLAY LUMPS AND FRIABLE PARTICLES [AASHTO T 112], SHALL NOT BE MORE THAN 5%.
4	THE AGGREGATE MATERIAL USED WILL NOT HAVE A SAND EQUIVALENT LESS THAN 30 IF 5% OR MORE OF THE MATERIAL PASSES THE NUMBER 200 SIEVE.
5	80% OF THE GRAVEL (BY WEIGHT) OF THE COMBINED COURSE AGGREGATE SHALL HAVE THREE OR MORE ROUGH ANGULAR SURFACES AND PRODUCED BY CRUSHING OF THE ROCK.
6	THE PLASTICITY INDEX OF THE FINISHED AGGREGATE PRODUCT SHALL NOT EXCEED 6.

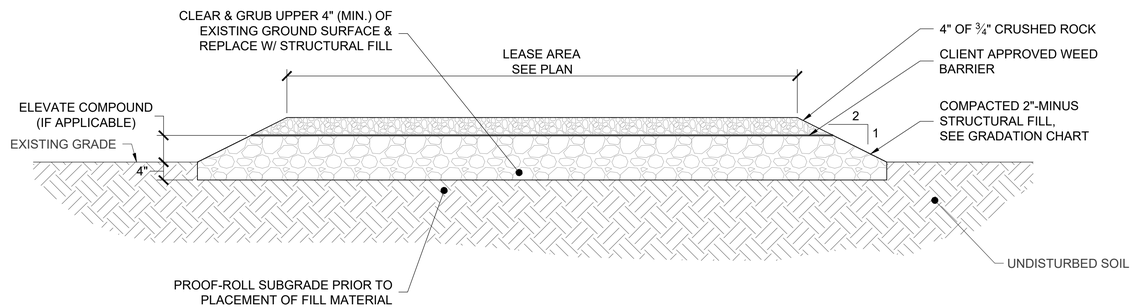
AGGREGATE GRADATION CHART:

(% BY WEIGHT PASSING SIEVES)

SIEVE SIZE	2"-MINUS	¾"-MINUS
2½"	100	-
2"	90-100	-
1"	55-83	100
¾"	-	90-100
No. 4	30-60	40-65
No. 8	-	30-50
No. 30	10-25	-
No. 200	0-8	3-9

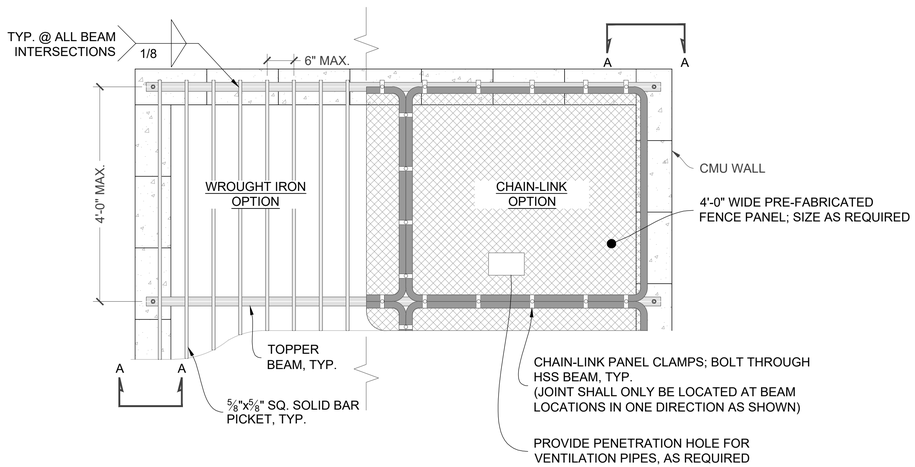
COMPACTION NOTE:

STRUCTURAL FILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 12" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557.

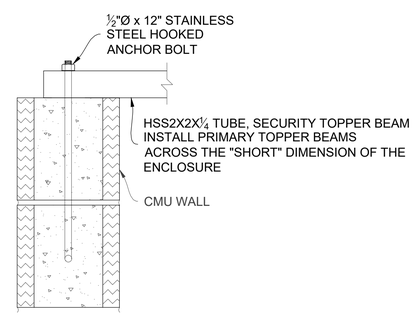


COMPOUND DETAIL

TOPPER FINISH NOTE:
SEE PLAN SHEET A-2 FOR SUGGESTED TOPPER FINISH MATERIAL. ALTERNATIVE TOPPER FINISH MAY BE REQUIRED AND SHALL BE APPROVED BY CONSTRUCTION MANAGER AND/OR LANDLORD. THIS DETAIL PROVIDES ALTERNATIVE METHODS OF INSTALLATION (NOT ALL DETAILS MAY BE USED).



SECURITY TOPPER PLAN



A-A TYPICAL WALL CONNECTION

SECURITY TOPPER NOTES:

1. CONTRACTOR TO PAINT STEEL MEMBERS OF SECURITY TOPPER TO MATCH THE APPEARANCE OF WROUGHT IRON, OR TO MATCH THE FINISH OF NEARBY ARCHITECTURAL FENCE ELEMENTS. COORDINATE WITH LANDLORD AND CONSTRUCTION MANAGER.
2. ALL TOPPER MATERIALS TO BE HOT DIPPED GALVANIZED.

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SHEET TITLE:
COMPOUND & SECURITY LID DETAILS

SHEET NUMBER:
S-4

TYP 1

CONDUIT / WIRE SCHEDULE:

NO.	FROM	TO	WIRES	GROUND	CONDUIT SIZE	FUNCTION
1	NORMAL POWER SOURCE	AUTOMATIC TRANSFER SWITCH	(3) W/C	(1) W/C	(1) W/C	NORMAL POWER FEEDER TO ATS (CUT BACK EXISTING)
2	AUTOMATIC TRANSFER SWITCH	LOAD CENTER	(3) W/C	(1) W/C	(1) W/C	POWER FEEDER FROM ATS TO PANELS
3	GENERATOR	AUTOMATIC TRANSFER SWITCH	(3) W/C	(1) W/C	(1) W/C	STANDBY POWER FEEDER TO ATS
4	AUTOMATIC TRANSFER SWITCH	GENERATOR	(2) W/C	(1) W/C	(1) W/C	START CIRCUIT
5	LOAD CENTER (DISTRIBUTION CENTER)	GENERATOR, ATS	(2) W/C (2) W/C (2) W/C	(1) W/C (1) W/C (1) W/C	(1) W/C (1) W/C (1) W/C	CKT FOR GEN BLOCK HEATER & BATTERY HEATER, CKT FOR BATTERY CHARGER, CKT FOR ATS CONTROLS (SEE BREAKER NOTE)
6	GENERATOR	THROUGH ATS TO ALARM BLOCK	12-PAIR 24 AWG OR 2EA 6-PAIR CAT5	N/A	1"	ALARM CABLES (1) 12 PAIR 24 AWG. PROVIDE 24" OF SLACK CABLE. FINAL PUNCH DOWN IS BY AT&T TECH. LABEL ALL WIRES
7	AUTOMATIC TRANSFER SWITCH	ALARM BLOCK	(2) 12-PAIR 24 AWG OR (2) 6-PAIR CAT5 (1) 1-PAIR 24AWG	N/A	1"	ALARM CABLES (1) 12 PAIR 24 AWG (RUN THRU INTERIOR OF SHELTER OR GROUND EQUIPMENT & INTO ALARM BOX). PROVIDE SINGLE PAIR FOR COMMERCIAL POWER FAIL ALARM. PROVIDE 24" OF SLACK CABLE. FINAL PUNCH DOWN IS BY AT&T TECH. LABEL ALL WIRES
8	CAM-LOCK BOX	AUTOMATIC TRANSFER SWITCH	(3) W/C	(1) W/C	(1) W/C	STANDBY POWER FEEDER TO ATS
	(W/C) = SEE WIRE/CONDUIT SIZING TABLE FOR VALUES					

ALARM WIRE IDENTIFICATION CHART:

WIRE	ALARM
BROWN BROWN / WHITE	GENERATOR RUNNING
GREEN GREEN / WHITE	CRITICAL FAULT
BLUE BLUE / WHITE	MINOR FAULT
ORANGE ORANGE / WHITE	LOW FUEL
BROWN * BROWN / WHITE *	FUEL LEAK
*CAT5 CABLE ONLY, FROM 2ND CAT5 CABLE	

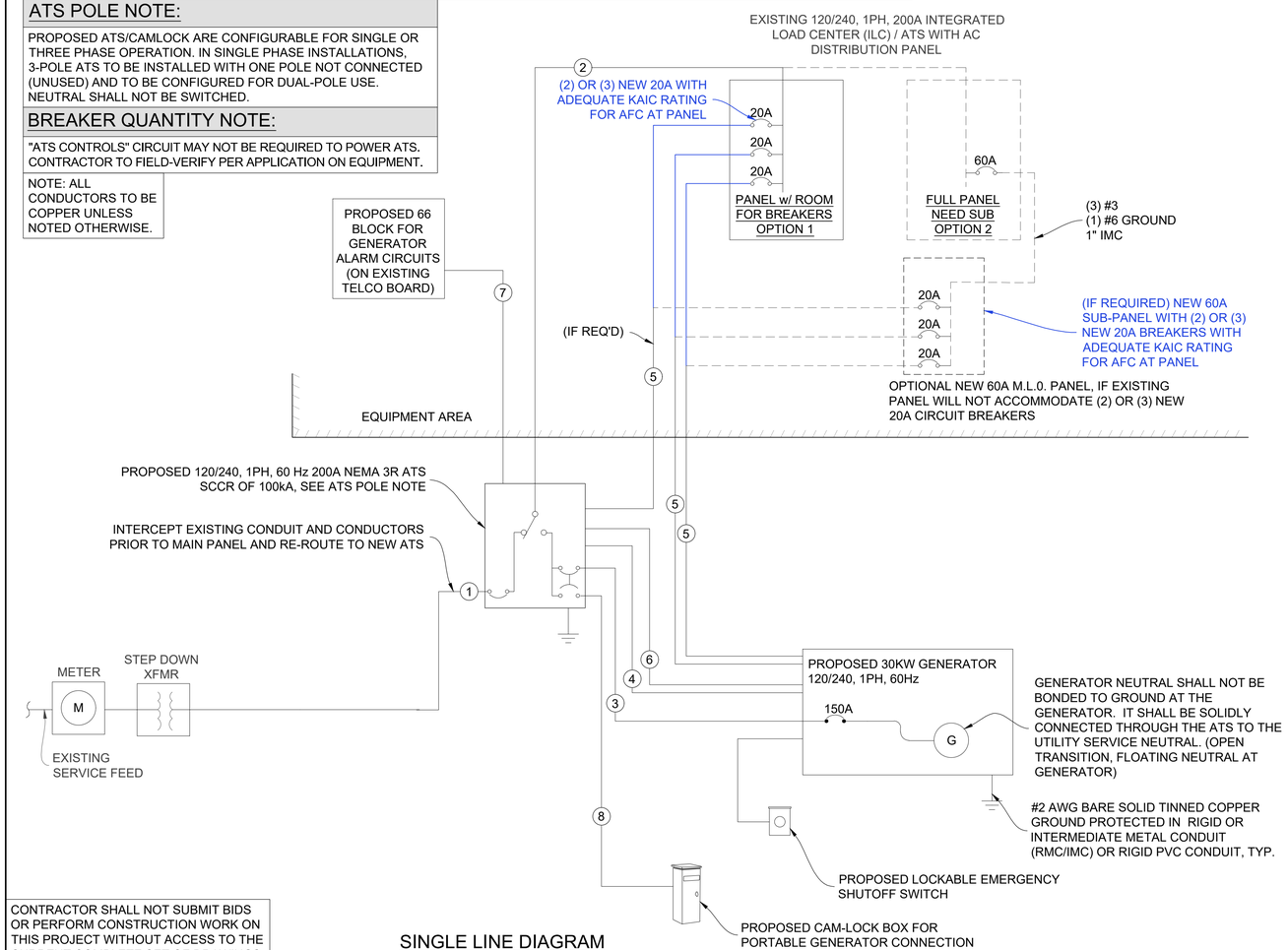
ATS POLE NOTE:

PROPOSED ATS/CAMLOCK ARE CONFIGURABLE FOR SINGLE OR THREE PHASE OPERATION. IN SINGLE PHASE INSTALLATIONS, 3-POLE ATS TO BE INSTALLED WITH ONE POLE NOT CONNECTED (UNUSED) AND TO BE CONFIGURED FOR DUAL-POLE USE. NEUTRAL SHALL NOT BE SWITCHED.

BREAKER QUANTITY NOTE:

"ATS CONTROLS" CIRCUIT MAY NOT BE REQUIRED TO POWER ATS. CONTRACTOR TO FIELD-VERIFY PER APPLICATION ON EQUIPMENT.

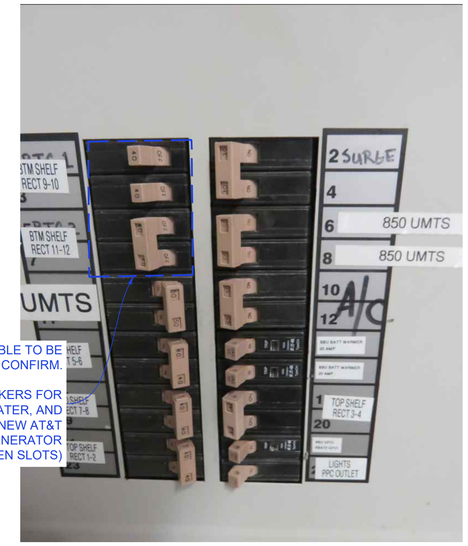
NOTE: ALL CONDUCTORS TO BE COPPER UNLESS NOTED OTHERWISE.



SINGLE LINE DIAGRAM

CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

EXISTING DISTRIBUTION PANEL



BREAKERS POTENTIALLY AVAILABLE TO BE REMOVED. CONTRACTOR TO CONFIRM.

(2) OR (3) PROPOSED 20 AMP BREAKERS FOR BLOCK HEATER, BATTERY HEATER, AND BATTERY CHARGER ON NEW AT&T GENERATOR (INSTALL FILLER PLATES ON ANY OPEN SLOTS)

ALL ELECTRICAL WORK CONDUCTED ON PANELS TO BE VERIFIED WITH CONSTRUCTION MANAGER AND CONDUCTED BY AN APPROVED ELECTRICAL CONTRACTOR LICENSED IN THE STATE.

PANEL NOTES:

1. CONTRACTOR TO LABEL WIRES WITH P-TOUCH OR SIMILAR LABELS ONLY. ABSOLUTELY NO HANDWRITTEN LABELS.
2. CONTRACTOR SHALL PERFORM A POWER STUDY ON EXISTING AC PANEL PRIOR TO INSTALLING, CHANGING, ALTERING, OR REMOVING ANY BREAKER. NO WORK SHALL BE COMPLETED ON AC PANEL WITHOUT PROPER INSPECTOR OR ENGINEER APPROVED DOCUMENTATION CONFIRMING CAPACITY ON SITE. ALL WORK SHALL CONFORM TO CEC VERSION ENFORCED BY A.H.J. AT TIME OF INSTALLATION.
3. CONTRACTOR SHALL VERIFY THAT THE MAXIMUM DEMAND FOR ALL CONNECTED EQUIPMENT AT THIS SITE AS CALCULATED PER CEC DOES NOT EXCEED THE GENERATOR OUTPUT CIRCUIT BREAKER RATING. (SEE NOTE #4 ALSO.)
4. IF MAXIMUM DEMAND OF GENERATOR OUTPUT CIRCUIT BREAKER RATING AS CALCULATED PER CEC IS CONTINGENT ON THE TWO HVAC UNITS NOT OPERATING CONCURRENTLY, THEN CONTRACTOR SHALL VERIFY THAT THE HVAC LEAD/LAG CONTROLLER IS CONFIGURED TO PREVENT CONCURRENT OPERATION. IF NOT, THEN CONTRACTOR SHALL RECONFIGURE IT AS NEEDED TO PREVENT TRIPPING THE CIRCUIT BREAKER.
5. SEE REQUIRED LABELING & SIGNAGE; SHEET S-2.

WIRE/CONDUIT SIZING: FEEDER MAX 1-WAY LENGTH

WIRE SIZE	150A OCP 120/240V 1P	150A OCP 120/208V 1P	150A OCP 208Y/120V 3P	200A OCP 120/240V 1P	200A OCP 120/208V 1P	200A OCP 208Y/120V 3P	GROUND WIRE SIZE	CONDUIT SIZE
1/O	192	166	192	-	-	-	#4	1-1/2"
2/O	227	196	227	-	-	-	#4	2"
3/O	284	246	284	213	185	213	#4	2"
4/O	337	292	337	253	220	254	#4	2"
250 KCMIL	378	328	378	284	246	284	#4	2-1/2"
300 KCMIL	423	367	423	318	275	318	#3	2-1/2"
350 KCMIL	471	408	471	354	307	354	#2	2-1/2"
400 KCMIL	510	442	510	383	332	383	#2	3"
500 KCMIL	581	503	581	436	378	436	#1	3"
600 KCMIL	625	541	625	469	406	469	1/O	3-1/2"
750 KCMIL	694	601	694	521	451	521	2/O	3-1/2"
1000 KCMIL	781	677	781	586	508	586	3/O	4"

FEEDER MAXIMUM LENGTH VALUES SHOWN ARE FOR MAX. FEEDER VOLTAGE DROP OF 2.5%. NOTE THAT A 30KW GENERATOR REQUIRES NO MORE THAN 150A OCP.

20A AC WIRE SIZE - BELOW GROUND

WIRE SIZE	DISTANCE	GROUND WIRE SIZE	CONDUIT SIZE
#12	0 - 51 FT	#12	1"
#10	52 - 85 FT	#10	1"
#8	86 - 130 FT	#8	1"
#6	131 - 203 FT	#6	1"

CONTRACTOR MAY ELECT TO INSTALL EQUIVALENT SETS OF PARALLEL CONDUCTORS IN ACCORDANCE WITH CEC FOR LONG CONDUIT RUNS. UPSIZE GROUND WIRE AND CONDUIT ACCORDINGLY

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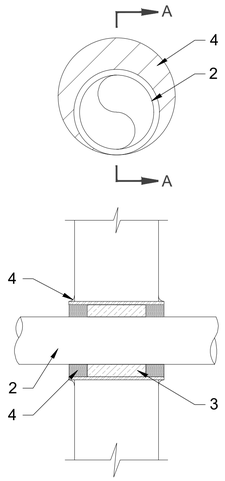
SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:

E-1

G



SECTION A-A

NOTE:
1. IF EXISTING CONSTRUCTION VARIES FROM THIS DETAIL, AN EQUAL 3-HR U.L. PENETRATION APPROPRIATE FOR THE EXISTING WALL TYPE SHALL BE CONSTRUCTED
2. GC SHALL USE NON-SHRINKING CAULK TO WEATHERSEAL ALL PENETRATIONS INTO OR THRU SHELTER WALL.

U.L. SYSTEM NO. C-AJ-1150
CONDUIT THROUGH BEARING WALL SIMILAR TO U.L. DESIGN NO. U902
F RATING = 3 HR
T RATING = O HR

1. FLOOR OR WALL ASSEMBLY : MINIMUM 4-1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAMETER OF OPENING IS 4". (SEE CONCRETE BLOCKS 9CATZ) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

2. THROUGH PENETRATIONS : ONE METALLIC PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE ANNULAR SPACE SHALL BE MINIMUM 0". (POINT CONTACT) TO MAXIMUM 1-3/8". THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:
   A. STEEL PIPE-NOMINAL 6" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE
   B. IRON PIPE-NOMINAL 6" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT - NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOMINAL 3-1/2" DIAMETER (OR SMALLER) STEEL CONDUIT.

3. PACKING MATERIAL: MINIMUM 6" THICKNESS OF MIN 4.0 PCF MINERAL WOOL BATTING INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

4. FILL, VOID, OR CAVITY MATERIAL*: SEALANT: MINIMUM 1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR AND WITH BOTH SURFACES OF WALL. AT THE POINT CONTACT LOCATION BETWEEN PIPE AND CONCRETE, A MINIMUM 1/2" DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE CONCRETE/PIPE INTERFACE ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL. W-RATING APPLIES ONLY WHEN CP601S OR CP604 SEALANT IS USED.

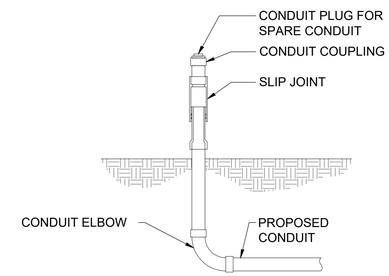
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. : CP601S, CP604, CP606, OR FS-ONE SEALANT.

* BEARING THE UL CLASSIFICATION MARK

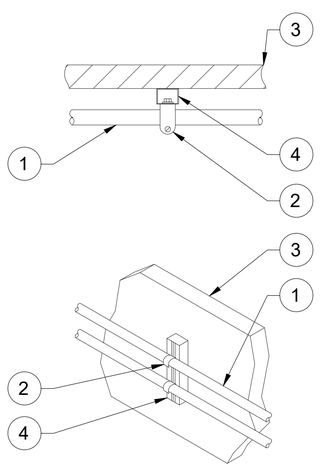
OUTER WALL PENETRATION DETAIL (IF APPLICABLE)

CONDUIT NOTES:

1. VERIFY WIRE AND CONDUIT QUANTITY & SIZES WITH GENERATOR MAKE & MODEL # PRIOR TO INSTALLATION. VERIFY ELECTRICAL REQUIREMENTS WITH LOCAL UTILITY PROVIDER.
2. ALL CONDUIT ABOVE GRADE OR IN AREAS OF HIGH TRAFFIC SHALL BE SCH 80 PVC
3. PROVIDE SCH 40 PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
4. PROVIDE RGS CONDUIT AND ELBOWS AT STUB UP LOCATIONS (I.E. SERVICE POLE, BTS EQUIPMENT, ETC.)
5. INSTALL UTILITY PULLBOXES PER CEC.



SLIP JOINT DETAIL (IF APPLICABLE)



1. CONDUIT (TYP)
2. P1119 OR P2558 CLAMP
3. EXISTING WALL/CEILING
4. VERTICAL "UNISTRUT" P1000T. REQUIRED LENGTH BASED ON QUANTITY OF CONDUIT TO BE MOUNTED. INSTALL AT 5'-0" O.C. MAX. W/ FASTENER AT EACH END.

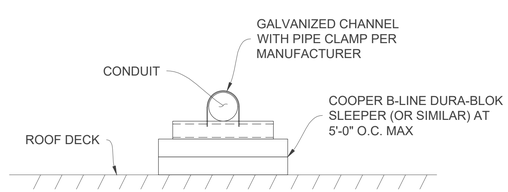
CONDUIT WALL MOUNT DETAIL (IF APPLICABLE)

UNISTRUT WALL ATTACHMENT:

WALL CONSTRUCTION TYPE	FASTENER
HOLLOW, AT STUD	3/8" DIA. x 2-1/2" EMBED LAG SCREW
CONCRETE BLOCK (HOLLOW)	3/8" DIA. HILTI HY-270 WITH SCREEN, MINIMUM EMBEDMENT 2-3/8"
CONCRETE (SOLID)	3/8" DIA. HILTI HY-200, MINIMUM EMBEDMENT 2-3/8"

NOTES:
1. USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTION OF CHANNELS

2. GC SHALL USE NON-SHRINKING CAULK TO WEATHER SEAL ALL PENETRATIONS INTO OR THROUGH WALL



ROOF CONDUIT MOUNTING DETAIL (IF APPLICABLE)

CONDUIT NOTES:

1. VERIFY WIRE AND CONDUIT QUANTITY & SIZES WITH GENERATOR MAKE & MODEL # PRIOR TO INSTALLATION. VERIFY ELECTRICAL REQUIREMENTS WITH LOCAL UTILITY PROVIDER.
2. ALL CONDUIT ABOVE GRADE OR IN AREAS OF HIGH TRAFFIC SHALL BE SCH 80 PVC
3. PROVIDE SCH 40 PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
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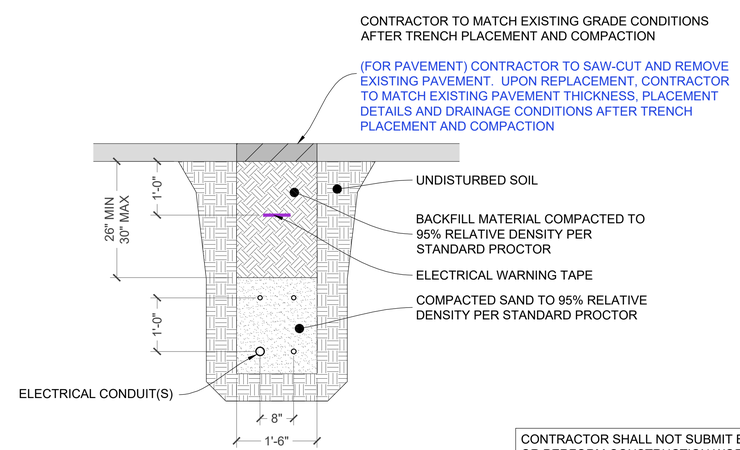
5. INSTALL UTILITY PULLBOXES PER CEC.



UTILITY TRENCH SECTION (IF APPLICABLE)

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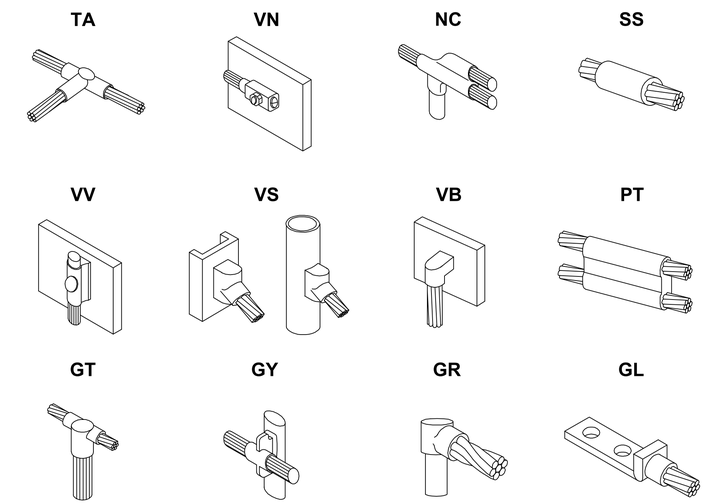
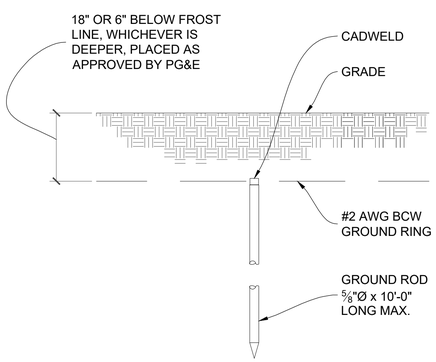


No CADWELDS allowed - Must be deutch - SEK1

CADWELD DETAILS



GROUND ROD NOTES:

1. GROUND RODS MAY BE:
   - COPPER CLAD STEEL
   - SOLID COPPER
2. GROUND RODS SHALL HAVE A MAXIMUM SPACING TWICE THE LENGTH OF ROD
3. SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE
4. A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS WITH HIGHLY ACIDIC SOIL
5. GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER, (SEE ANSI/TIA-EIA-222)
6. PROVIDE (1) GROUND LEAD TO EACH SIDE OF THE GENERATOR

GROUND ROD DETAILS

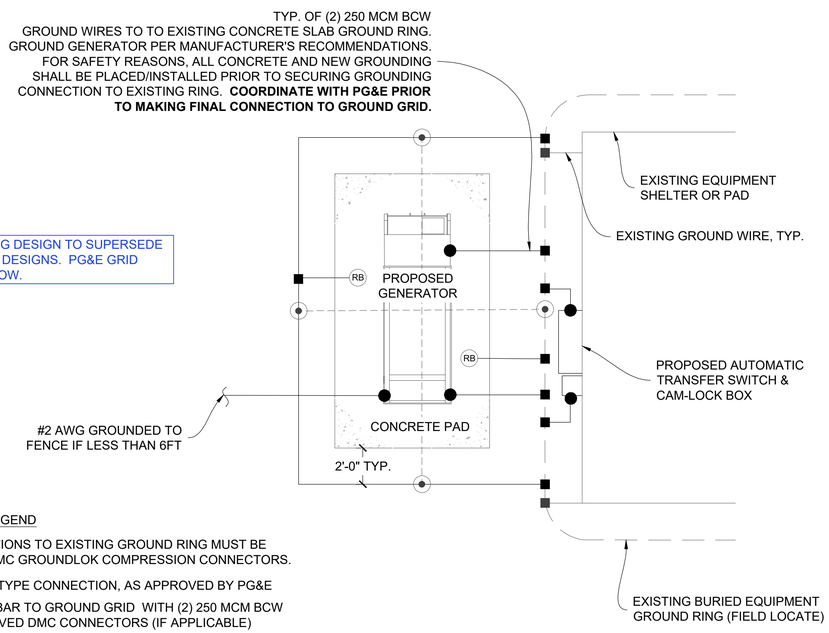
PG&E NOTES:

1. IF THIS GROUNDING DIAGRAM CONFLICTS WITH PG&E REQUIREMENTS, PG&E GROUNDING PLAN WILL SUPERSEDE.
2. CONTRACTOR TO EXERCISE CAUTION AROUND EXISTING GROUND SYSTEM. ANY DAMAGE DONE TO PG&E CONDUCTORS/GROUND COMPONENTS MUST BE REPAIRED/REPLACED TO THE SATISFACTION OF PG&E AT THE EXPENSE OF THE CONTRACTOR.

GROUNDING NOTES:

1. IF MORE THAN 20' FROM EXISTING GROUND RING, INSTALL GROUND ROD (5/8" x 10' SS). ROD SPACING: 8' MAX. TOP OF ROD AND GROUND WIRE TO BE BELOW FROST LINE.
2. CONTRACTOR SHALL COORDINATE INCOMING SERVICES WITH LOCAL UTILITIES PRIOR TO TRENCHING.
3. ALL CONDUCTORS SHALL BE COPPER, 75 DEGREES C RATED, AND CONDUCTOR INSULATION BE THWN OR THHN.
4. ALL TERMINATION SHALL BE LISTED AND IDENTIFIED FOR USE WITH 75°C RATED CONDUCTORS OPERATING AT 75°C.
5. GROUND FAULT PROTECTION REQUIRED FOR UTILITY RECEPTACLES.
6. GENERATOR NEUTRAL SHALL NOT BE GROUNDED AT THE GENERATOR. REFER TO SINGLE LINE DETAIL, SHEET E-1.
7. EQUIPMENT LOCATED OUTSIDE OR EXPOSED TO MOISTURE SHALL BE NEMA 3R RATED.
8. CONTRACTOR SHALL USE SCHEDULE 80 PVC CONDUIT THROUGH CONCRETE AND ABOVE GROUND, UNLESS OTHERWISE NOTED.
9. ALL NEWLY INSTALLED EQUIPMENT SHALL BE RATED "AT 10K AIC" MINIMUM. HIGHER RATINGS SHALL BE REQUIRED WHERE AVAILABLE FAULT CURRENT EXCEEDS THIS VALUE. EXACT FAULT CURRENT AVAILABLE SHALL BE COORDINATED WITH LOCAL UTILITY BASED ON EXACT CONDITIONS (XFMR SIZE, PERCENT IMPEDANCE, LENGTH OF CONDUCTORS, ETC).

PG&E GROUNDING DESIGN TO SUPERSEDE ALL GROUNDING DESIGNS. PG&E GRID DESIGN TO FOLLOW.



ELECTRICAL SYMBOLS LEGEND

- ■ ALL CONNECTIONS TO EXISTING GROUND RING MUST BE APPROVED DMC GROUNDLOK COMPRESSION CONNECTORS.
- ● MECHANICAL TYPE CONNECTION, AS APPROVED BY PG&E
- (RB) CONNECT REBAR TO GROUND GRID WITH (2) 250 MCM BCW USING APPROVED DMC CONNECTORS (IF APPLICABLE)
- ⊙ GROUND ROD
- NEW GROUNDING
- EXISTING GROUNDING

FENCE GROUNDING:

1. SEE FENCE & GATE DETAILS SHEET FOR ADDITIONAL GROUNDING (IF APPLICABLE)

TYPICAL GROUNDING DIAGRAM

CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

CITY USE

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Information Technology

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530.539.4787
CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REGISTERED PROFESSIONAL ENGINEER DONALD WILLIAM GEORGE C 62222 EXP. 09/30/23 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 1/4/22

SITE INFORMATION:

PG&E TOWER 2/10

10070249

GENERATOR INSTALLATION PROJECT

2099 RANGE ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
0	01/03/22	ISSUED FOR CONSTRUCTION	KS

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CHECKED BY: GGD

SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:

E-3.0

DESIGN PENDING

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SHEET TITLE:

PG&E GROUNDING SPECIFICATIONS

SHEET NUMBER:

E-3.1

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PG&E GROUNDING SPECIFICATIONS

SHEET NUMBER:

E-3.2

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CHECKED BY: GGD

SHEET TITLE:

PG&E GROUNDING SPECIFICATIONS

SHEET NUMBER:

E-3.3

3G
2.2

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

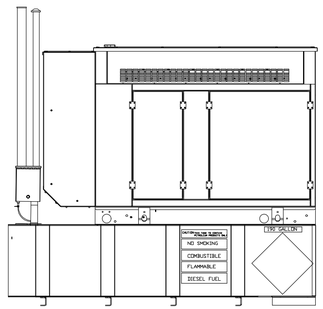
GENERAC | INDUSTRIAL POWER

Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz

*Assembled in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the US or its Territories



Codes and Standards

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

- UL2200, UL508, UL489, UL142 , UL-2085
- CSA C22.2
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41

Powering Ahead

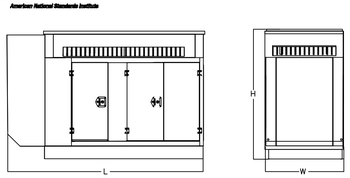
For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

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



LEVEL 2 ACOUSTIC ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	94.8 (2,407) x 38.0 (965) x 61.1 (1,551)	510 (232)	341 (155)
19	54 (204)	94.8 (2,407) x 38.0 (965) x 74.1 (1,881)		
47	132 (501)	94.8 (2,407) x 38.0 (965) x 86.1 (2,186)		
75	211 (799)	94.8 (2,407) x 38.0 (965) x 98.1 (2,491)		
107	300 (1,136)	94.8 (2,407) x 38.0 (965) x 98.1 (2,491)		

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

SPEC SHEET

1 of 6

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

Fuel System

- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze

Electrical System

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

ALTERNATOR SYSTEM

- UL2200 GENprotect
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

NOTE: IT IS RECOMMENDED THAT BATTERY BE WITHIN LEAK CONTAINMENT BOX OR TRAY

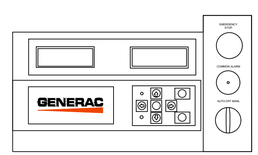
ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Stamped Air-Intake Louvers
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)

- UL-2085 .
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat- Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus®Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SPEC SHEET

2 of 6

GENERAC 30KW GENERATOR SPECIFICATIONS

CITY USE

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SITE INFORMATION:
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10070249
GENERATOR INSTALLATION PROJECT
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REVISIONS

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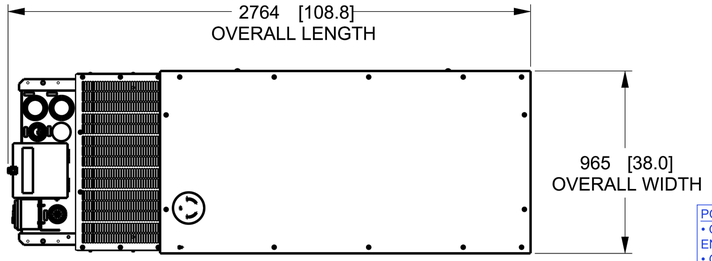
SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.0

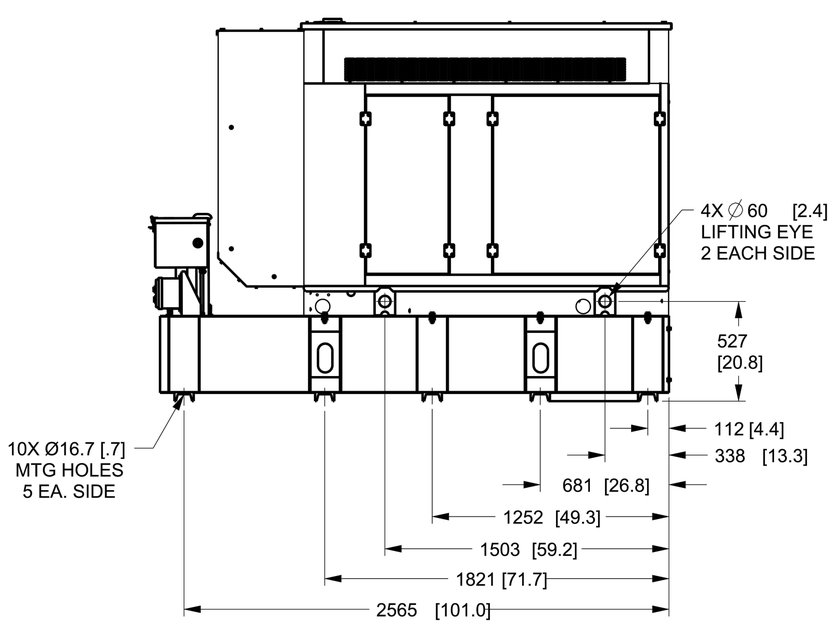
PGE

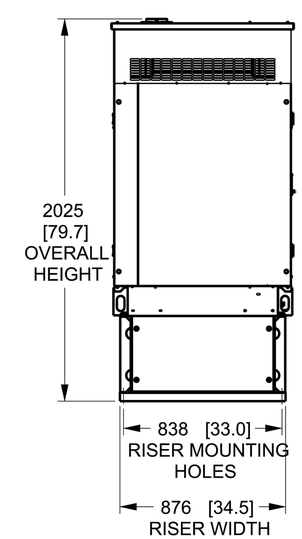
SH 1/1	REV	WINDCHILL VERSION	

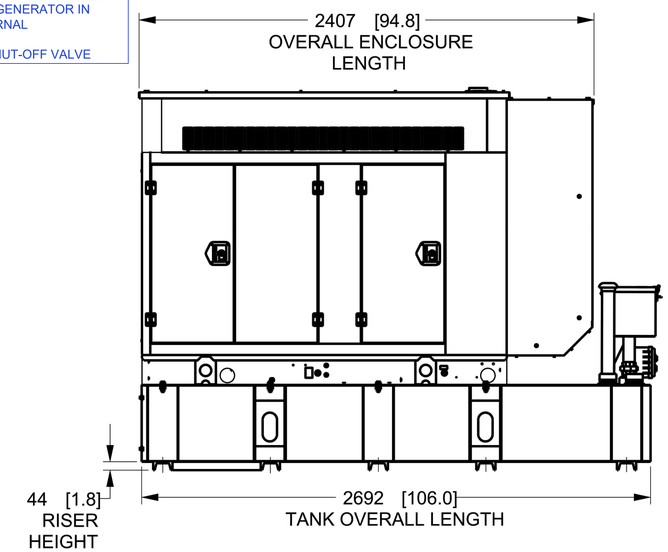


NOTES:
1. SEE OPEN SET INSTALL DRAWING FOR UNIT DIMENSIONS, STUB UP DIMENSIONS AND WEIGHT & CENTER OF GRAVITY DATA.
2. SEE L2A ENCLOSURE INSTALL DRAWING FOR ENCLOSURE DIMENSIONS AND AIR INTAKE & DISCHARGE LOCATIONS.
3. SEE BASE TANK INSTALL DRAWING FOR TANK DIMENSIONS AND STUB UP LOCATIONS.

PG&E GENERATOR REQUIREMENTS
- GENERATOR FUEL STORAGE WILL REQUIRE A PRIMARY ENCLOSURE RATED UL2085 (CONCRETE ENCASED FUEL TANK)
- GENERATOR MUST HAVE A SECONDARY ENCLOSURE RATED UL2200
- GENERATOR MUST BE EQUIPPED WITH A HEAT SENSOR AND LEAK DETECTION DEVICES WHICH WILL DISABLE THE GENERATOR IN CASE OF FUEL LEAKAGE, FIRE, OR OTHER EXTERNAL CIRCUMSTANCES
- GENERATOR MUST HAVE A FIRE DETECTION SHUT-OFF VALVE







DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE
INSTALL D2.2L G22
30KW SSS L2A Y01
132 GAL EXT

ISSUE DATE: 10/31/19

SIZE	CAGE NO	DWG NO	REV
B	N/A	A0000478214	1
SCALE 0.040	WT-KG	SHEET 1 of 1	

GENERAC 30KW GENERATOR SPECIFICATIONS

CITY USE

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PITTSBURG, CA 94565

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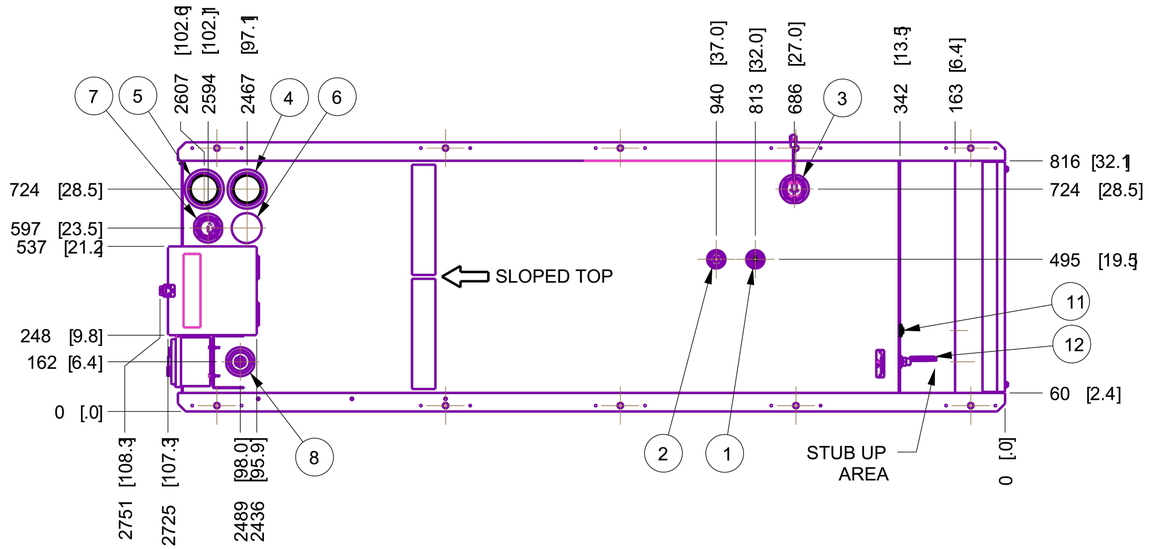
SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.1

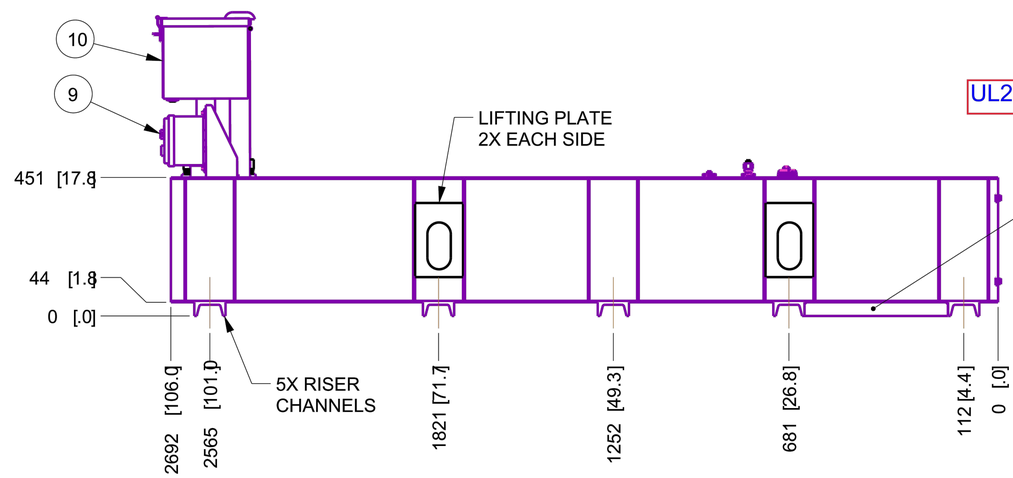
PGE

SH	REV	WINDCHILL VERSION
1/1	1	1.2

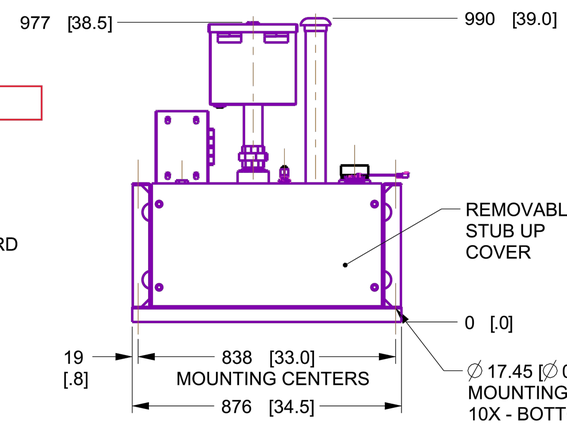


I/N	TANK FITTING	FUNCTION:
1	1/2" NPT COUPLING	FUEL SUPPLY
2	1/2" NPT COUPLING	FUEL RETURN
3	FUEL SENSOR	FUEL LEVEL
4	3" NPT WELD FLANGE	EMERGENCY VENT (INNER)
5	3" NPT WELD FLANGE	EMERGENCY VENT (OUTER)
6	2" NPT WELD FLANGE	NORMAL VENT
7		VISUAL LEVEL GAUGE
8	2" NPT WELD FLANGE	FUEL LEVEL SWITCH 90%
9	ALARM PANEL	HIGH FUEL ALARM
10	SPILL BOX	5 GAL W/OPV AND SCULLY FUEL FILL
11	1/2" NPT COUPLING	DRAIN
12	LEAK DETECTION	RUPTURE BASIN SWITCH

TANK P/N	10000037092	
CAPACITY	GALLONS	LITERS
TOTAL TANK CAPACITY	140	529
USABLE TANK CAPACITY	132	501



UL2085



~~UL 142 LISTED~~
WEIGHT: 386 KG [852 LBS]
LENGTH SHOWN: mm [INCH]

MOUNTING BOLTS OR STUDS TO MOUNT BASETANK TO CONCRETE SHALL BE 5/8-11 GRADE 5. (USE STANDARD SAE TORQUE SPECS.)

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE
INSTALL BASE TANK
132 GAL A-GRP

ISSUE DATE: 05/18/18

SIZE	CAGE NO	DWG NO	REV
B	N/A	10000037083	1

SCALE	0.065	WT-KG	0.011	SHEET	1 of 1

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SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.2

GENERAC 30KW GENERATOR SPECIFICATIONS

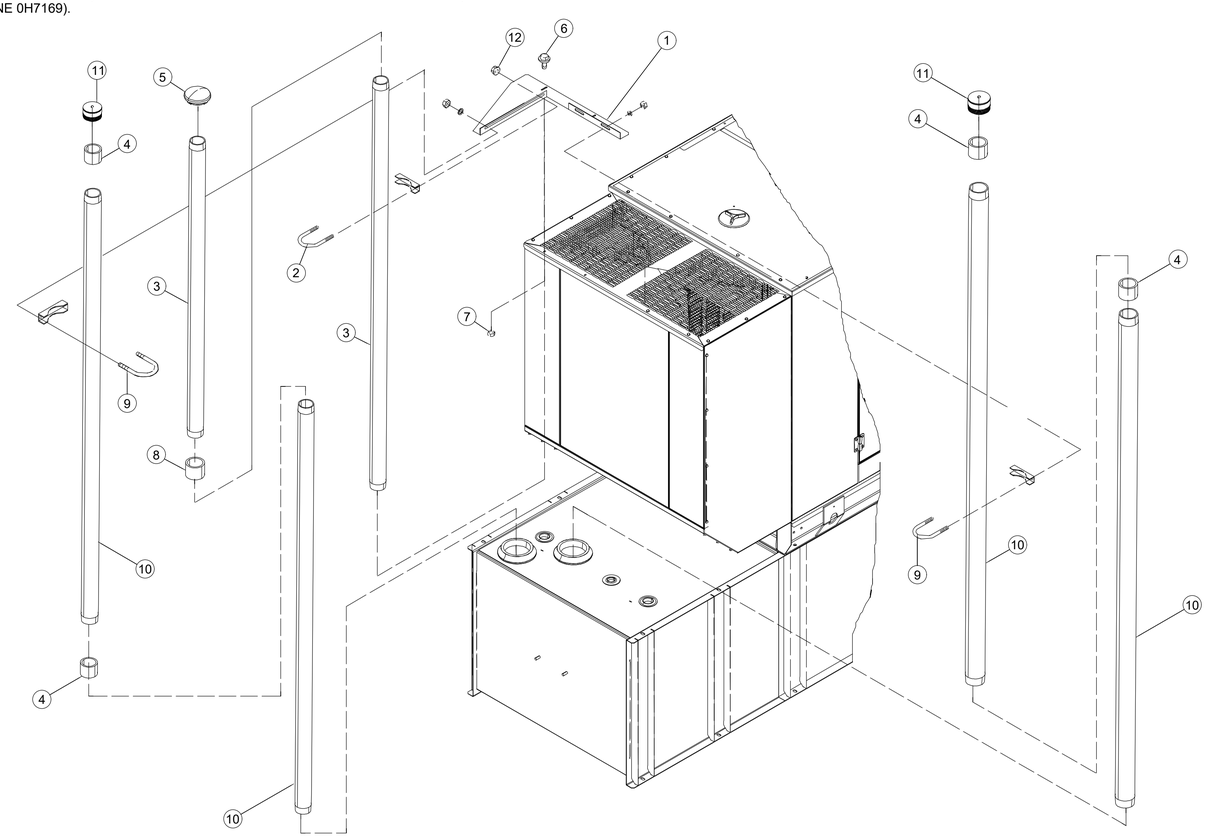
EXPLODED VIEW: EV VENT EXT AGRP 2"3 ATT

DRAWING #:0K9817A

GROUP H

ITEM	PART#	QTY.	DESCRIPTION
(1)1	0G3036YST0R	1	BRACKET VENT EXT AGRP 2"3 ATT
2	0C7947	1	KIT, SADDLE AND BOLT 2 1/2"
3	0G3045	2	PIPE 2"VENT EXTENSION 72"LG
4	10000016676	4	COUPLING PIPE 3 ZINC
5	G021178	1	VENT OEM 2"
6	0C2454B	2	SCREW HWHT M6-1 X 30 W/MKS
7	G049813	2	NUT HEX M6-1.0 G8 CLEAR ZINC
8	068640B	1	COUPLING FULL 2-11.5 BLACK
9	0E4264	2	BOLT U 3/8-16 X 3.50" W/SADDLE
10	0H1454	4	PIPE NIPPLE 3"X72" SCH40 PNTBK
11	072989J	2	VENT CAP EMERG 3"NPT
12	G064101	2	NUT HEX FL WHIZ 3/8-16

NOTES (UNLESS OTHERWISE SPECIFIED)
(1) SHEET METAL PARTS LISTED IN THE BOM TABLE ARE REPRESENTING CENERIC PARTS (NO COLOR).
* MANUFACTURING: FOR CORRECT MATERIAL AND COLOR REFER TO AS400 BOM.
* CUSTOMER: WHEN ORDERING REPLACEMENT PARTS, ENTER BASE NUMBER (FIRST 6 DIGITS ONLY) IN THE SYSTEM FOR CORRECT MATERIAL AND COLOR. (FOR REFERENCE SEE GUIDELINE 0H7169).



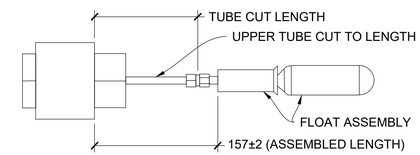
REVISION : CN-0019649-W
DATE ; 9/4/18

EMERGENCY VENT PIPE ASSEMBLY

EXPLODED VIEW : EV VENT EXT AGRP 2"3 ATT
DRAWING NO. : 0K9817A

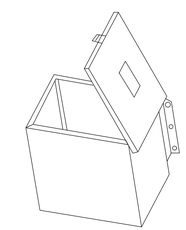
GENERAC GENERATOR SPECIFICATIONS

OVERFILL PREVENTION VALVE INSIDE TANK (FACTORY-INSTALLED)



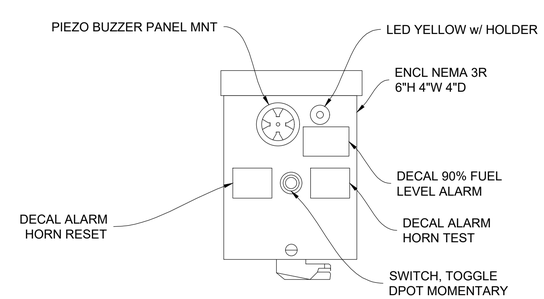
GENERAC 0J7671

FUEL SPILL/FILL DRAIN OUTSIDE TANK (FACTORY-INSTALLED)



GENERAC 0J7606A

REMOTE 90% FUEL ALARM (FACTORY-INSTALLED)



GENERAC OF2908$

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CONTACT@GEOSTRUCTURAL.COM
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FOR INFORMATION ONLY

SITE INFORMATION:
PG&E TOWER 2/10
10070249
GENERATOR INSTALLATION PROJECT
2099 RANGE ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
0	01/03/22	ISSUED FOR CONSTRUCTION	KS

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMES IS STRICTLY PROHIBITED.

CHECKED BY: GGD

SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.3

DO NOT SCALE

ALL DIMENSIONS AND TOLERANCING PER ASME Y14.5M-1994

UNLESS OTHERWISE SPECIFIED :

ALL XX DIM -------- ±1 MM
ALL XX.X DIM ------- ±1 MM
ALL ANGLES -------- ±1°
ALL PUNCHED HOLES - ±0.1 MM
ALL PROFILED HOLES - ±1 MM

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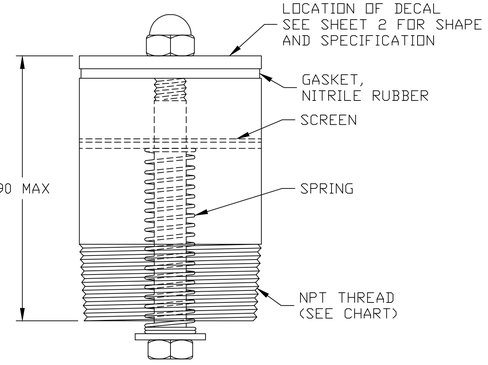
S-327

SHEET 1 OF 2



PART #	THREAD (NPT)	OPENING PRESSURE (PSIG)	FULL OPEN PRESSURE (PSIG)	MAX FLOW (SCFH)
072989H	2"	.5	2.5	31600
072989J	3"	.5	2.5	63200
0A1380	4"	.5	2.5	105000
072989L	5"	.5	2.5	190000
072989M	6"	.5	2.5	265000

FINISH: EMERGENCY VENT CAPS TO BE POWDER COATED SEMI-GLOSS BLACK
VENDOR: CR INDUSTRIES OR ENG. APPROVED EQUIVALENT

DRAWING TITLE				
VENT CAPS, EMERGENCY				
MATERIAL				
STEEL				
DWN JRS	DATE 1/2/03	MFG NA	DATE NA	EST. WT.
CHKD TMM	DATE 3/3/03	APPD AG	DATE 3/7/03	FINAL WT.
RELEASED FOR PRODUCTION	BY A GILLETTE		DATE 3/7/03	

GENERAC POWER SYSTEMS
Eagle
P.O. BOX 8
WAUKESHA, WIS. 53187

FILE NAME S-327.DWG SIZE A
SCALE N.T.S. FIRST USE
DWG NO. S-327 REV

DO NOT SCALE

ALL DIMENSIONS AND TOLERANCING PER ASME Y14.5M-1994

UNLESS OTHERWISE SPECIFIED :

ALL XX DIM -------- ±1 MM
ALL XX.X DIM ------- ±1 MM
ALL ANGLES -------- ±1°
ALL PUNCHED HOLES - ±0.1 MM
ALL PROFILED HOLES - ±1 MM

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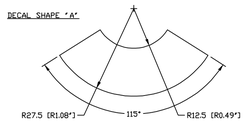
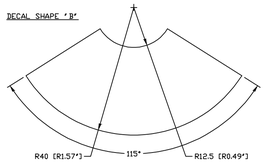
S-327

DECAL SHAPE "A"



DECAL SHAPE "B"

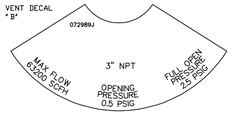


DECAL MATERIAL SPECIFICATION:
TLP-897B (PURCHASE FROM TAILORED LABEL PRODUCTS, INC)
FACESTOCK - 2 MIL GLOSS SILVER POLYESTER
ADHESIVE - 0.8 MIL PERMANENT ACRYLIC
LINER - 3.2 MIL 55# PAPER

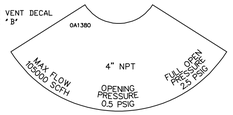
OR ENG. APPROVED EQUIVALENT

2" NPT VENT DECAL SHAPE "A"

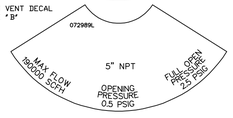
3" NPT VENT DECAL SHAPE "B"



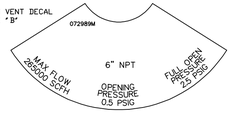
4" NPT VENT DECAL SHAPE "B"



5" NPT VENT DECAL SHAPE "B"



6" NPT VENT DECAL SHAPE "B"



SHEET 2 OF 2

DRAWING TITLE				
VENT CAPS, EMERGENCY				
MATERIAL				
STEEL				
DWN JRS	DATE 1/2/03	MFG NA	DATE NA	EST. WT.
CHKD TMM	DATE 3/3/03	APPD AG	DATE 3/7/03	FINAL WT.
RELEASED FOR PRODUCTION	BY A GILLETTE		DATE 3/7/03	

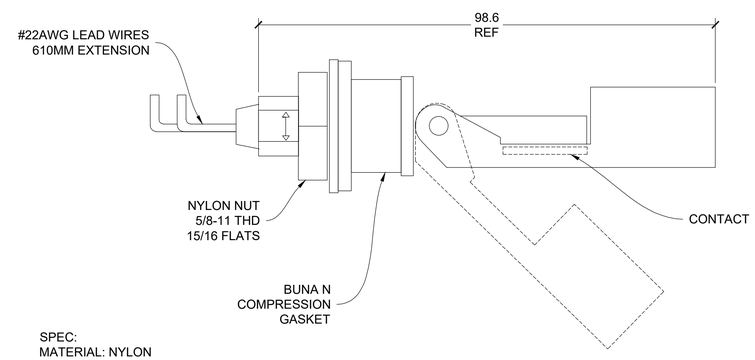
GENERAC POWER SYSTEMS
Eagle
P.O. BOX 8
WAUKESHA, WIS. 53187

FILE NAME S-327.DWG SIZE A
SCALE N.T.S. FIRST USE
DWG NO. S-327 REV

GENERAC EMERGENCY VENT CAPS

FUEL LEAK DETECTOR ALARM (FACTORY-INSTALLED)

INSTALLATION NOTE:
HAND TIGHTEN + ONE QUARTER TURN.
LEAK DETECTION MUST BE INSTALLED IN THE NORMALLY OPEN (N.O.) POSITION AS SHOWN FOR IT TO FUNCTION CORRECTLY IN GENERAC'S UL TANK SECONDARY CONTAINMENT LEAK DETECTION APPLICATION. OVER TIGHTENING WILL RESULT IN DAMAGE TO THE LEAK DETECTOR AND IMPROPER OPERATION.



SPEC:
MATERIAL: NYLON
VENDOR P/N AND VENDOR: 165900, GEMS SENSORS
MOUNTING ATTITUDE: HORIZONTAL
RECOMMENDED HOLE SIZE: Ø 0.875", 1/32"-5/32" THICK PANEL.
OPERATING TEMPERATURE: -40°F TO 250°F
MAX. OPERATION PRESSURE: 100 PSIG AT 70°F
THIS SWITCH IS U.L. RECOGNIZED - FILE #E45168, CSA LISTED - 30200
CONTACT RATING: 0.17 AMP, 120 V, 60 Hz, RESISTIVE
0.08 AMP, 240 V, 60 Hz, RESISTIVE
20 VA PILOT DUTY
DC ELEC. RATING: 0.3 AMP MAX @30 VDC

GENERAC 096500B

GENERAC GENERATOR SPECIFICATIONS

CITY USE

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SITE INFORMATION:
PG&E TOWER 2/10
10070249
GENERATOR INSTALLATION PROJECT
2099 RANGE ROAD
PITTSBURG, CA 94565

REVISIONS

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CHECKED BY: GGD

SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.4

TTS Series
Switches

GENERAC | INDUSTRIAL POWER

200 Amps
600 VAC

TAS200

200A Automatic Transfer Switch

Application and Engineering Data

Cabinet Specifications	
Dimensions	24"W x 12"D x 48"H
Weight	210 lbs.
Construction	Single Chamber with Main Door
	Steel
	UL Type / NEMA 3R Rated
	Powder Coat Finish for Corrosion Resistance
	C-UL-US Listed - Automatic Transfer Switch
	Stainless Steel Hardware
	3-Point Latching System with Pad-Lockable Handles
Mounting Options	Wall
	H-frame
Installed	Pre-wired alarm terminal strip

Electrical Specifications	
Voltage/Phase/Amps	120/240 Single-Phase, 200A 120/208 3-Phase, 200A 120/240 3-Phase, 200A
Breaker	Eaton 200 amp Utility Breaker
	Eaton 200 amp Generator Breaker
Maximum RMS Symmetrical Fault Current - Amps	25k AIC Rated
Protective Device Continuous Rating (Max) Amp	200
Input to Generator	350MCM - #6 AWG
Output to Site	350MCM - #6 AWG
Generator Annunciator Connector	Deutsch DTM04-12PA-L012
Alarm Terminal Board	Generator Run Alarm
	Generator Fail - Shutdown Alarm
	Generator Fail - Non Shutdown Alarm
	Low Fuel Alarm
	Generator Theft Alarm
	AC Utility Fail Alarm

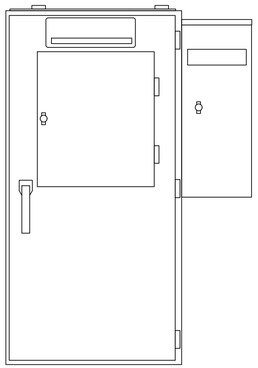
The Generac TAS200 Automatic Transfer Switch

Flexibility for multiple application installations

Multiple generator support with 3 source panel

Designed with a 6 inch touch screen controller for improved user interface

Camlock functionality for mobile generator sources



Features

- STEEL CONSTRUCTION
- NEMA 3R ENCLOSURE WITH HINGED "PADLOCKING" DOORS
- STAINLESS STEEL HARDWARE
- CAMLOCK "QUICK CONNECT" CAPABILITY
- OPERATIONAL STATUS VIEW VIA 6 INCH TOUCH SCREEN
- TEST FUNCTION - FAST TEST & NORMAL TEST
- UL1008 LISTED - FOR EMERGENCY SYSTEMS

Optional Features

- EXTENDED WARRANTY
- THREE-PHASE VOLTAGE CONFIGURATIONS

Codes and Standards

Generac products are designed to the following standards:

UL1008,
UL508,
UL50,
CSA C22.2 No. 178

NEC 700, 701 and 702

NEMA 250

GENERAC ATS SPECIFICATIONS

CITY USE

at&t

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530.539.4787
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SITE INFORMATION:
PG&E TOWER 2/10
10070249
GENERATOR INSTALLATION PROJECT
2099 RANGE ROAD
PITTSBURG, CA 94565

REVISIONS

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SHEET TITLE:
ATS SPECIFICATIONS

SHEET NUMBER:
E-5.0

G

GENERAC | INDUSTRIAL POWER

TTS Control Systems

INDICATORS AND BUTTONS

. System Ready indicator	. Normal Test button
. Standby Operating indicator	. Fast Test button
. Utility Available indicator	. Return to Normal button
. GEN/UTIL Switch Position indicator	. Reset button
. TVSS status	. Exercising indicator

DETAILS SCREEN

System Settings:

. System Voltage/Phases:
- 120/240V single phase (standard)
- 120/208V three phase (optional)
- 120/240V three phase (optional)

. Utility Fail Monitor:
- Under Voltage: 75-95% of nominal voltage
- Over Voltage: 105%-125% of nominal voltage
- Pickup (hysteresis): fixed at 5 volts
- Delay time: 0-60s

. Utility Interrupt Delay: 0-60s
. Return to Utility Timer: 1-30 minutes
. Transfer:
- In-phase, or
- Time-Delay-Neutral at 0.0-10.0s in 1 second increments

Engine Settings:

. Engine Warm-up timer: 0-20 minutes
. Generator Load Accept:
- Time-Delay-Neutral at 0.0-10.0s in 1 sec increments
- Voltage: 85-95% of nominal
- Frequency: 85-95% of nominal

. Engine Minimum Run Timer: 5-30 minutes
. Engine Cooldown Timer: 0-20 minutes

Exercise Settings:

. Time of day
. Day of week
. Exercise:
- Exercise with/without load
- Exercise once every 1, 2, or 4 weeks.
- Exercise time-of-day
- Exercise day of week
- Exercise duration: 15-30 minutes

Screen Settings:

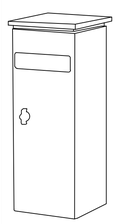
. Brightness & Contrast button
. Screen Calibration button
. Startup/Clean screen

Diagnostics:

. Digital I/O bits status
. Voltage A/D readings

Mimic Diagram:

. System Ready
. Transfer switch position
. Utility available
. Standby available
. Maintenance/Auto switch position
. Generator source TS position
. TVSS status

Camlock Component		
Camlock Component	Shipped loose for multiple installation options	
Dimensions	9" W x 9.4" D x 24.25" H	
200A Camlock Generator Connection	Single-Phase: Black L1, Red L2, White-Neutral, Green-Ground	
	3-Phase: Black L1, Red L2, Blue L3, White-Neutral, Green-Ground	
	Uses 4 CH E1016 Male Connectors	
	Mating Connector - CH E1016 Female	

CAM-LOCK BOX SPECIFICATIONS

CITY USE

at&t

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Information Technology

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SHEET TITLE:
CAM-LOCK BOX SPECIFICATIONS

SHEET NUMBER:
E-5.1

ATTACHMENT 4

NOTICE OF INTENT

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

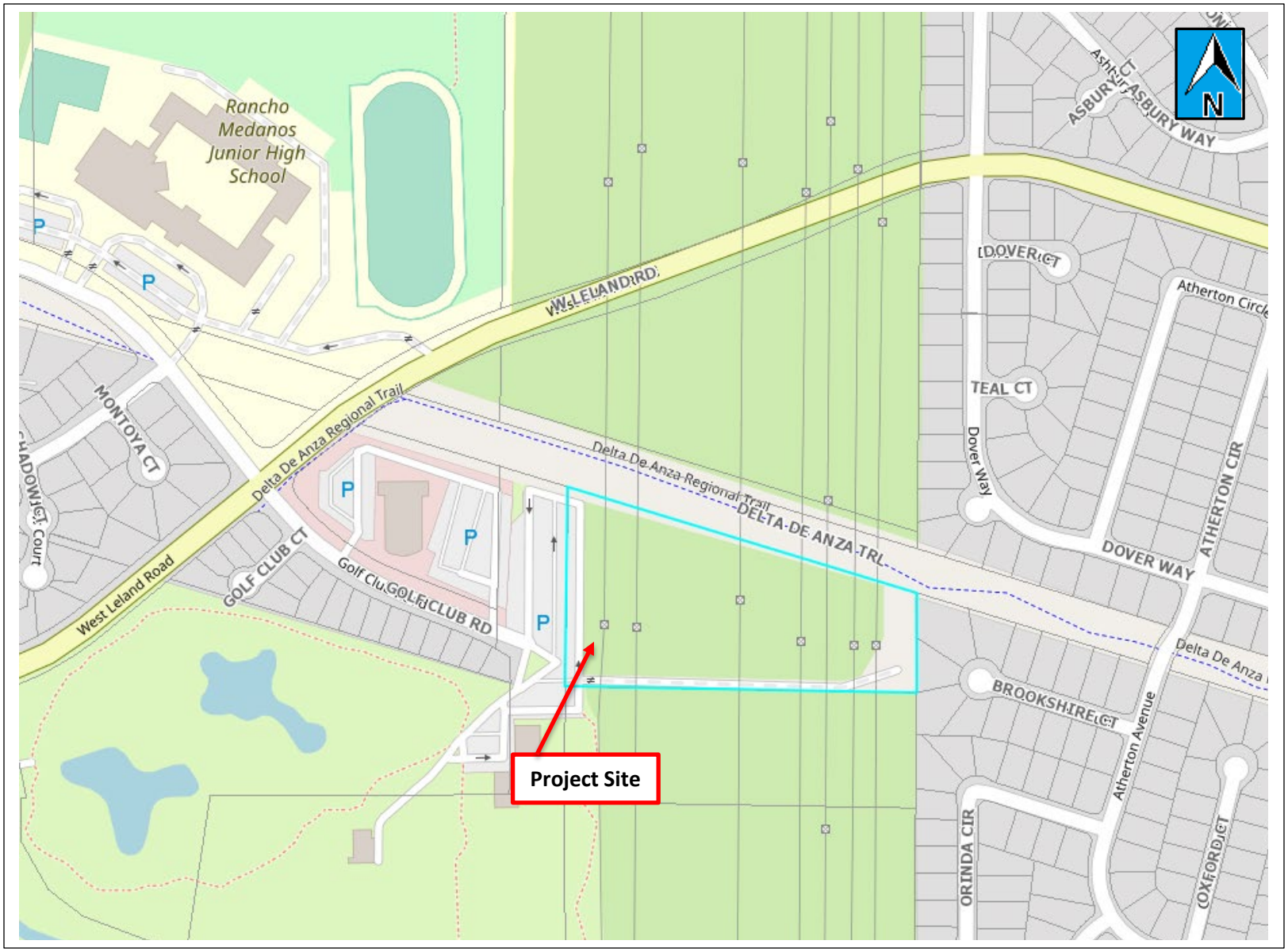
AT&T Wireless Telecommunications Facility (Existing on PG&E Power Pole) Addition of a New Enclosure, AP-22-0049 (ADR and MM).

This is an application filed by Frank Schabarum on behalf of AT&T, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The application proposes the installation of an underground conduit and generator cable from the generator location to the existing AT&T enclosure (20 feet +/-). The project is located on APN 095-160-005 in the Open Space Zoning District and Park General Plan Designation.

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

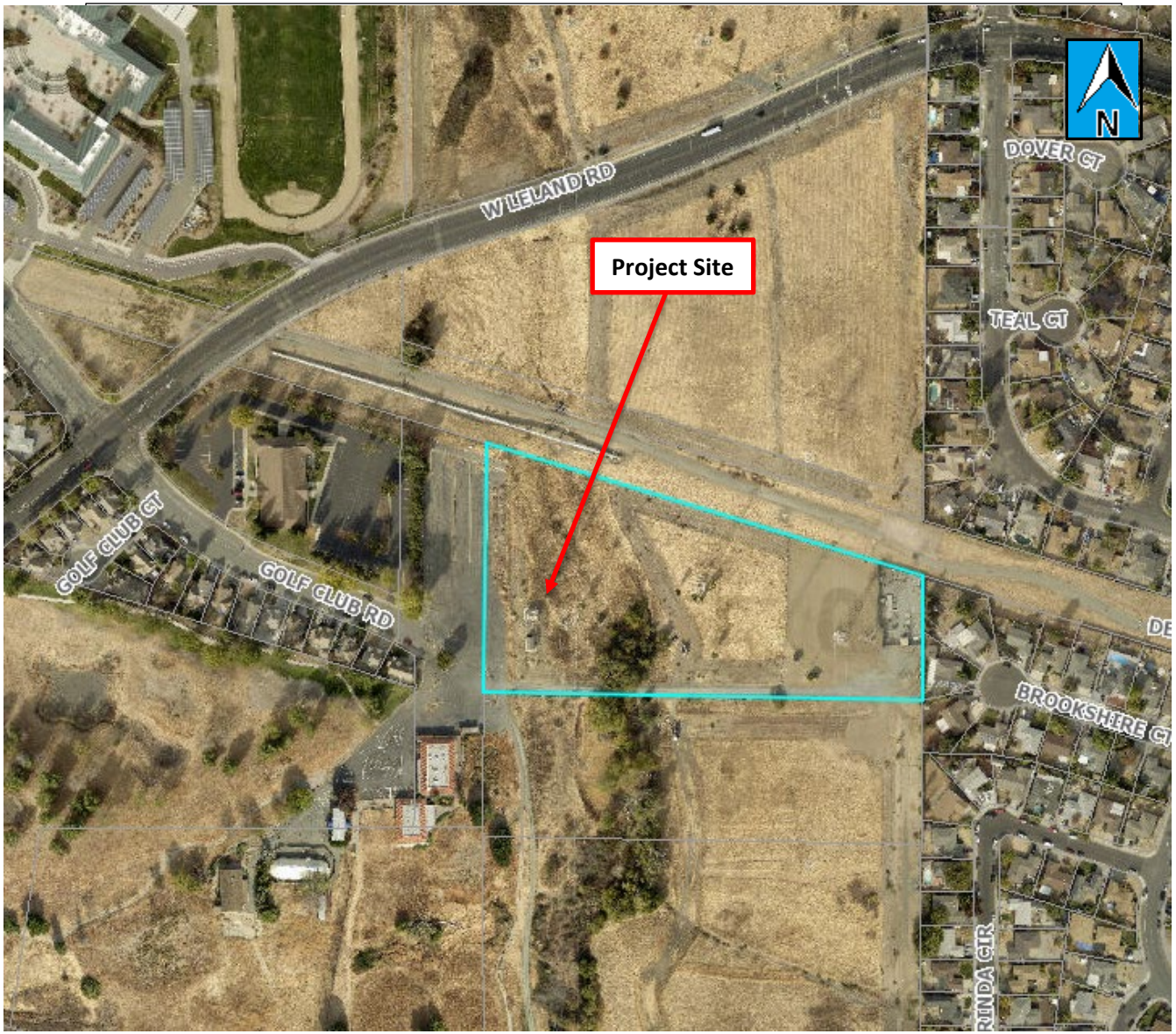
AT&T (ADR and MM) – Vicinity Map

AP-22-0049	South of Delta De Anza Trail
Administrative Design Review and Minor Modification Approval	APN: 095-160-005



AT&T (MM and ADR) – Aerial Map

AP-22-0049	South of Delta De Anza Trail
Administrative Design Review and Minor Modification Approval	APN: 095-160-005



PG&E TOWER 2/11
FA#: 10070251

LINE NAME: PITTSBURG-EASTSHORE 230KV
TOWER NUMBER: 02/011
SAP TOWER#: 40581026

GENERATOR INSTALLATION PROJECT
30KW GENERAC DIESEL GENERATOR
WITH ASSOCIATED UL-2085 FUEL TANK

2222 GOLF CLUB ROAD
PITTSBURG, CA 94565

SITE INFORMATION:

SITE ADDRESS:	2222 GOLF CLUB ROAD PITTSBURG, CA 94565
COUNTY:	CONTRA COSTA
COORDINATES:	38.0133306° / -121.9088861° (FOR NAVIGATION ONLY)
PROPERTY LANDLORD OR OWNER:	PG&E
TAX ID #:	095160005
ZONING:	OS
OCCUPANCY GROUP:	U - UNMANNED
CONSTRUCTION TYPE:	II-B
POWER COMPANY:	PG&E
FLOOD ZONE:	X
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

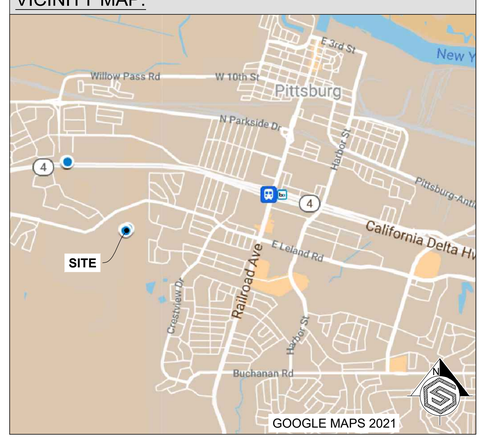
DO NOT SCALE DRAWINGS:

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

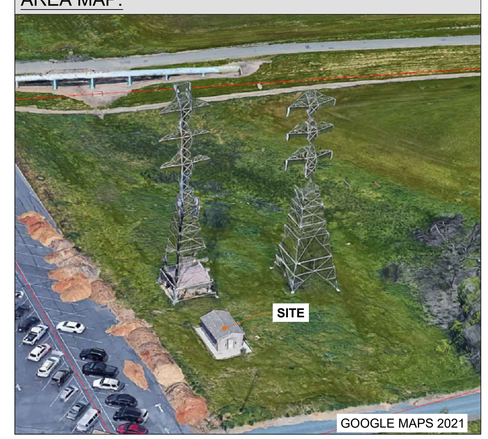
CONTACT INFORMATION:

APPLICANT:	AT&T MOBILITY 1375 CAMINO REAL STE 120 SAN BERNARDINO, CA 92408 PHONE: 951.534.8967
PROJECT MANAGER:	GENERAL DYNAMICS WIRELESS SERVICES, LLC. 19240 DES MOINES DR. S. BLDG C STE 300 SEA TAC, WA 98048 PHONE: 425.606.8785 CONTACT: CHRISTOPHER HERMAN
LEASING / PERMITTING:	JT LAND MANAGEMENT 10615 QUAIL HOLLOW LANE REDDING, CA 96003 PHONE: 530.722.0743 CONTACT: FRANK SCHABARUM
ARCHITECTURE & ENGINEERING:	GEOSTRUCTURAL, LLC. PO BOX 2621 BOISE, ID 83701 PHONE: 530.539.4787 CONTACT: DON GEORGE

VICINITY MAP:



AREA MAP:



APPROVALS :

AT&T MANAGER _____ _____

CONSTRUCTION MANAGER _____ _____

SITE ACQ. MANAGER _____ _____

PROPERTY OWNER _____ _____

LANDLORD _____ _____

SCOPE OF WORK:

INSTALL (1) ARTICLE 702 OPTIONAL STANDBY DIESEL GENERATOR (GENERAC SD030) WITH UL-2085 BASE FUEL TANK ON CONCRETE PAD AND 200A ATS / CAMLOCK (GENERAC TAS200) WITHIN PROPOSED CMU COMPOUND NEAR EXISTING AT&T EQUIPMENT SHELTER. INSTALL NEW GEN DOCS BOX INSIDE FENCED AREA.

INTEGRATE NEW GENERATOR WITH EXISTING SERVICE.

NOTE: NO CHANGES OR ALTERATIONS TO THE TOWER, MOUNTS, ANTENNAS, FEEDLINES, ETC. IS PROPOSED AS A PART OF THIS SCOPE OF WORK.

DIG LINE:

THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES, AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES, PIPELINES AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AT THE CONTRACTOR'S EXPENSE.

811 Know what's below. CALL before you dig.

CODE COMPLIANCE:

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

CALIFORNIA BUILDING CODE (CBC) 2019
CALIFORNIA ELECTRICAL CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA FIRE CODE (CFC) 2019
INTERNATIONAL BUILDING CODE (IBC) 2018
NATIONAL ELECTRICAL CODE (NEC) 2017
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13,30,37,58,70,72,110,111
AMERICAN CONCRETE INSTITUTE (ACI) 318
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 607

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REGISTERED PROFESSIONAL ENGINEER
DONALD WILLIAM GEORGE
C 62222
EXP. 09/30/23
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 2/15/22

SITE INFORMATION:
PG&E TOWER 2/11
10070251
GENERATOR INSTALLATION PROJECT
2222 GOLF CLUB ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
1	02/15/22	PGE REDLINES	JAD
0	01/04/22	ISSUED FOR CONSTRUCTION	AF

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CHECKED BY: GGD

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

G 220118

NOTES TO SUBCONTRACTOR:

1. THE GENERAL SUBCONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

3. THE SUBCONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMAN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.

4. SUBCONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SUBCONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND SUBCONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

5. SITE GROUNDING SHALL COMPLY WITH AT&T WIRELESS SERVICES TECHNICAL SPECIFICATIONS FOR FACILITY GROUNDING FOR CELL SITE STANDARDS, LATEST EDITION, AND COMPLY WITH AT&T TOWERS GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.

6. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.

7. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.

8. ANY DAMAGE TO THE ADJACENT PROPERTIES WILL BE CORRECTED AT THE SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE LANDOWNER AND THE CONSTRUCTION MANAGER.

9. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE SPECIFICATIONS. SUBCONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.

10. SUBCONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.

11. THE SUBCONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE SUBCONTRACTOR'S EXPENSE.

12. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO THE PROPERTY OUTSIDE THE LEASED PROPERTY SHALL BE REPAIRED BY THE SUBCONTRACTOR.

13. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

14. PERMITS: THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.

15. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

16. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO VERIFY ALL UTILITIES, PIPELINES AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. THE SUBCONTRACTOR SHALL CONTACT THE LOCAL LOCATE SERVICE BEFORE DIGGING OR DRILLING. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AT THE SUBCONTRACTOR'S EXPENSE.

REQUIRED SPECIAL INSPECTIONS:

1. PER CBC 1705.4 SPECIAL INSPECTION OF MASONRY. (IF REQUIRED)

GENERAL PROJECT NOTES:

1. THIS PROPOSAL IS FOR THE ADDITION OF A NEW GENERATOR ON A NEW CONCRETE PAD TO AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF AN EQUIPMENT SHELTER/PLATFORM AND TOWER.

2. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.

3. THE PROPOSED FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED)

4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH BY AT&T TECHNICIANS.

5. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.

6. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.

8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.

9. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.

ELECTRICAL NOTES:

A. GENERAL

1. COORDINATE LOCATION AND POWER REQUIREMENTS OF ALL EQUIPMENT WITH AT&T AND EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.

2. COORDINATE LOCATION AND REQUIREMENTS FOR ELECTRICAL AND TELEPHONE SERVICES WITH THE PROPERTY REPRESENTATIVE, AT&T AND UTILITY COMPANIES. ROUTING OF CONDUITS MAY BE MODIFIED TO MEET SITE REQUIREMENTS. EXACT CONDUIT ROUTING TO BE DETERMINED IN THE FIELD.

3. ALL WIRING AND EQUIPMENT SHOWN ON ELECTRICAL SHEETS SHALL BE FURNISHED AND INSTALLED UNDER ELECTRICAL PORTION OF CONTRACT UNLESS OTHERWISE NOTED

4. UNINTERRUPTED ELECTRICAL SERVICE FOR EXISTING EQUIPMENT SHALL BE MAINTAINED DURING THE INSTALLATION OF THE WORK DESCRIBED UNDER THESE DOCUMENTS. TEMPORARY EQUIPMENT, CABLES AND WHATEVER ELSE IS NECESSARY SHALL BE PROVIDED AS REQUIRED TO MAINTAIN ELECTRICAL SERVICE. TEMPORARY SERVICE FACILITIES, IF REQUIRED AT ANY TIME, SHALL NOT BE DISCONNECTED OR REMOVED UNTIL NEW SERVICE EQUIPMENT IS IN PROPER OPERATION. IF ANY SERVICE OR SYSTEM MUST BE INTERRUPTED, THE CONTRACTOR SHALL REQUEST PERMISSION IN WRITING STATING THE DATE, TIME, ETC. THE SERVICE WILL BE INTERRUPTED AND THE AREAS AFFECTED. THIS REQUEST SHALL BE MADE IN SUFFICIENT TIME FOR PROPER ARRANGEMENTS TO BE MADE. WRITTEN PERMISSION SHALL BE OBTAINED FROM THE OWNER BEFORE INTERRUPTING ELECTRICAL SERVICE.

5. COORDINATE NEW WORK WITH OTHER TRADES AND VERIFY EXISTING CONDITIONS TO AVOID INTERFERENCE. IN CASE OF INTERFERENCE, AT&T'S REPRESENTATIVE WILL DECIDE WHICH WORK IS TO BE RELOCATED, REGARDLESS OF WHICH WAS FIRST INSTALLED.

6. THE INSTALLATION MUST COMPLY WITH CEC AND ALL FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.

7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE DEFINED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS AND RACEWAY ROUTING SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND/OR DIRECTIONS FROM AT&T'S REPRESENTATIVE.

8. CONTRACTOR SHALL PAY ALL PERMITS AND FEES REQUIRED.

9. ALL MATERIALS SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARDS REFERENCED BELOW:
   a. ANSI (AMERICAN NATIONAL STANDARDS INSTITUTE)
   b. ASTIM (AMERICAN SOCIETY FOR TESTING MATERIALS)
   c. ETL (ELECTRICAL TESTING LABORATORY)
   d. ICEA (INSULATED CABLE ENGINEERS ASSOCIATION)
   e. IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS)
   f. MBFU (NATIONAL BOARD OF FIRE UNDERWRITERS)
   g. NESC (NATIONAL ELECTRICAL SAFETY CODE)
   h. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION)
   i. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
   j. UL (UNDERWRITER'S LABORATORY)
   k. NEC (NATIONAL ELECTRICAL CODE)
   l. CEC (CALIFORNIA ELECTRICAL CODE)

10. CONTRACTOR SHALL REVIEW PLANS, DETAILS AND SPECIFICATIONS IN DETAIL AND ADJUST WORK TO CONFORM WITH ACTUAL SITE CONDITIONS SO THAT ELECTRICAL DEVICES AND EQUIPMENT WILL BE LOCATED AND READILY ACCESSIBLE. QUANTITIES LISTED IN MATERIAL LISTS ON THE DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL PROVIDE HIS OWN TAKEOFF FOR MATERIAL QUANTITY AND TYPES BASED ON ACTUAL SITE CONDITIONS, IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS TO INSTALL EQUIPMENT FURNISHED BY AT&T OR ITS SUPPLIERS. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN OR SHOWN ON THE DRAWINGS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED.

11. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) AT&T'S REPRESENTATIVE OF ANY CONFLICTS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK, IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.

ELECTRICAL NOTES:

12. ALL FLOORS WHERE PENETRATIONS ARE REQUIRED IN BUILDING ARE TO BE CORE DRILLED AND THEN FIREPROOFED.

B. WIRING/CONDUIT

1. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR AS REQUIRED BY CODE SUCH THAT NO MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL) EXIST IN A CONDUIT RUN.

2. ALL POWER AND CONTROL/INDICATION WIRING SHALL BE TYPE THHN/THWN 600V RATED 75 DEGREES CELSIUS, UNLESS NOTED OTHERWISE.

3. CONDUIT BENDS SHALL BE MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.

4. POWER WIRING SIZE SHALL NOT BE SMALLER THAN #12 AWG.

5. ALL WIRING SHALL BE COPPER. ALUMINUM WILL NOT BE ACCEPTABLE ALL POWER CIRCUITS SHALL CONTAIN A GROUND WIRE.

6. PHASE MARKINGS TO BE USED AT POWER CONDUCTOR TERMINATIONS.

7. CONTRACTOR SHALL ENSURE INTEGRITY IS MAINTAINED WHEN INSTALLING CONDUIT AND WIRING.

8. INSTALL PULL STRING IN ALL CONDUIT.

9. FOR ROOFTOP INSTALLS AND BUILD-OUTS, CONDUITS INSIDE BUILDING AND ON ROOF SHALL BE RGS, UNLESS OTHERWISE NOTED. FOR RAW LAND SITES AND CO-LOCATES, PVC SCHEDULE 80 SHALL BE UTILIZED UNLESS NOTED OTHERWISE.

10. MAINTAIN MINIMUM 1'-0" VERTICAL AND 1'-0" HORIZONTAL SEPARATIONS FROM ANY MECHANICAL GAS PIPING.

11. ALL WIRING ROUTED IN PLENUM TO BE RATED OR IN METALLIC FLEX (LIQUIDTITE) CONDUIT.

C. EQUIPMENT

1. EQUIPMENT/PARTS CONNECTED TO EXISTING PANELS, DUCTS, ETC. SHALL MATCH THE CHARACTERISTICS (A/C, V, A) OF THAT EQUIPMENT.

2. ALL ELECTRICAL EQUIPMENT OUTSIDE SHALL BE NEMA 3R RATED.

D. GROUNDING

1. ALL GROUND CONNECTIONS TO BUILDING SHALL BE MADE USING TWO-HOLE CONNECTORS. PROVIDE STAINLESS STEEL BOLTS AND LOCK WASHERS ON ALL MECHANICAL GROUND CONNECTIONS.

2. ALL EQUIPMENT SURFACES TO BE BONDED TO GROUNDING SYSTEM SHALL BE STRIPPED OF ALL PAINT AND DIRT AT ANY POINT OF CONNECTION. CONNECTIONS TO VARIOUS METALS SHALL BE OF A TYPE AS TO PREVENT A GALVANIC OR CORROSIVE REACTION. AREA SHALL BE REPAINTED FOLLOWING BONDING.

3. ANY METALLIC ITEM WITHIN 6' OF ANY EQUIPMENT OR METALLIC INFRASTRUCTURE (RACKS, CABLE TRAY.. ETC.) OR GROUND CONDUCTORS MUST BE CONNECTED TO THE GROUNDING SYSTEM PER AT&T STANDARDS.

4. EXTERIOR, ABOVE GRADE GROUND CONNECTIONS SHALL BE FURNISHED WITH A LIBERAL PROTECTIVE COATING OF ANTI-OXIDATION COMPOUND.

5. ALL MATERIALS AND LABOR REQUIRED FOR THE GROUNDING SYSTEM AS INDICATED ON THE PLANS AND DETAILS, AND AS DESCRIBED HEREIN SHALL BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

6. EXACT LOCATION OF GROUND CONNECTION POINTS SHALL BE DETERMINED IN FIELD. ADJUST LOCATIONS INDICATED ON PLANS ACCORDING TO ACTUAL EQUIPMENT LOCATIONS TO KEEP THE GROUND CONNECTION CABLES AS SHORT AND STRAIGHT AS PRACTICAL.

7. PROVIDE ALL ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS AS REQUIRED BY THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE, THE CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE AND AT&T STANDARDS. BONDING JUMPERS WITH APPROVED GROUND FITTINGS SHALL BE INSTALLED AT ALL RACEWAYS, EQUIPMENT ENCLOSURES, PULL BOXES, ETC. TO MAINTAIN GROUND CONTINUITY WHERE REQUIRED BY CODE.

8. ALL BURIED EQUIPMENT GROUND CONDUCTORS SHALL BE #2 AWG BARE, TINNED, SOLID COPPER UNLESS NOTED OTHERWISE ON THE DRAWINGS.

E. INSPECTION/DOCUMENTATION

1. THE CONTRACTOR, UPON COMPLETION OF HIS WORK, SHALL PROVIDE AS-BUILT DRAWINGS. INFORMATION SHOULD BE GIVEN TO THE GENERAL CONTRACTOR FOR INCLUSION IN FINAL AS-BUILT SURVEY DOCUMENTS TO BE GIVEN TO THE OWNER.

2. CONTRACTOR SHALL SUPPLY DOCUMENTATION ATTESTING TO THE COMPLETE GROUND SYSTEM'S RESISTANCE TO GROUND (MAX. 5 OHMS).

3. AN ELECTRICAL INSPECTION SHALL BE MADE BY AN INSPECTING AGENCY APPROVED BY AT&T'S REPRESENTATIVE. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS AND OBTAIN POWER COMPANY APPROVAL.

4. CONTRACTOR SHALL HAVE ATS AND GENERATOR RELAY INSTALLATION AND CONNECTIONS INSPECTED BY OTHERS TO ENSURE THAT UL LISTING FOR THAT EQUIPMENT IS NOT VOIDED.

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REGISTERED PROFESSIONAL ENGINEER
DONALD WILLIAM GEORGE
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EXP. 09/30/23
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 2/15/22

SITE INFORMATION:

PG&E TOWER 2/11

10070251

GENERATOR INSTALLATION PROJECT

2222 GOLF CLUB ROAD
PITTSBURG, CA 94565

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1	02/15/22	PGE REDLINES	JAD
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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N-1

EXISTING CONDITIONS:

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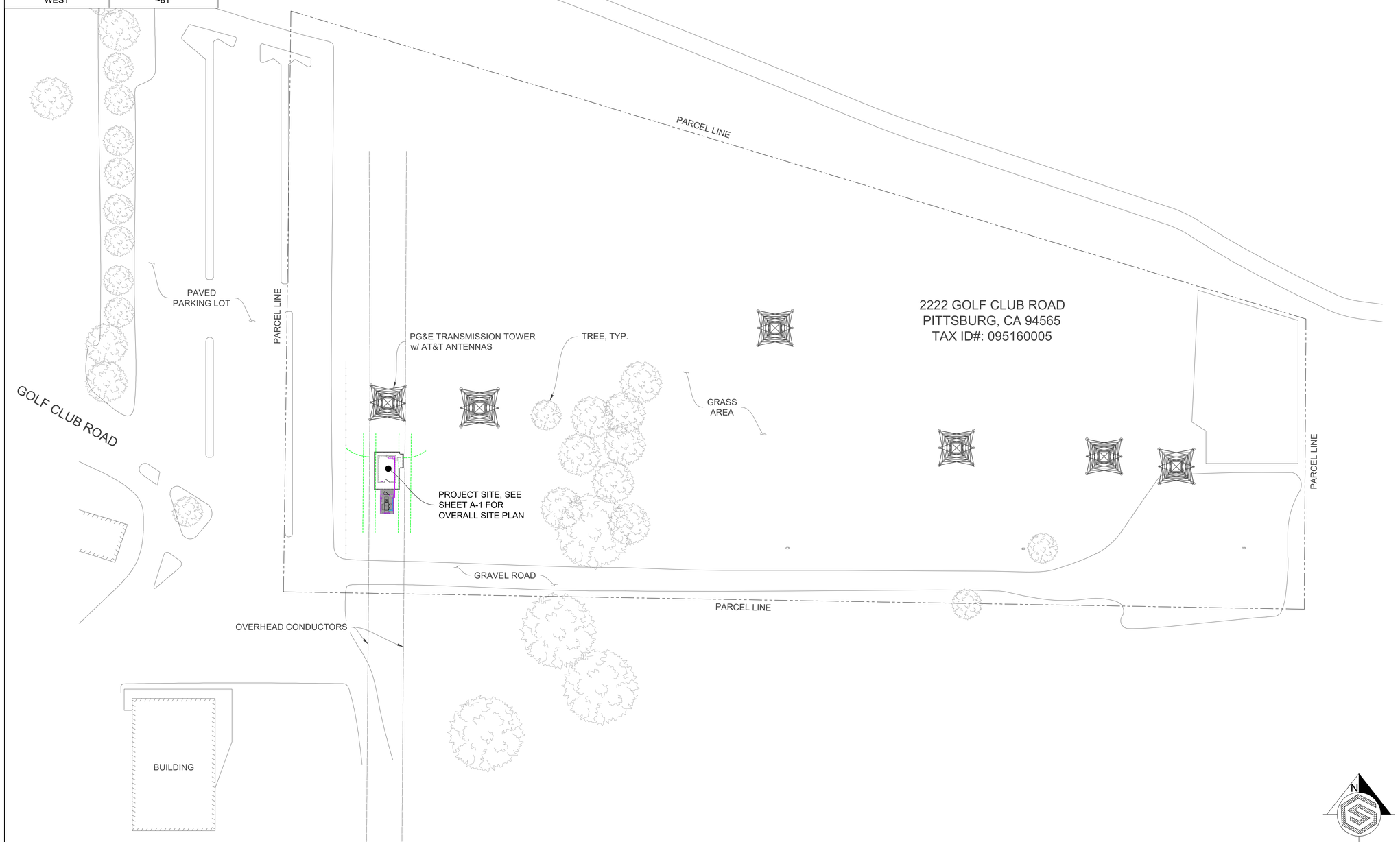
NOTE:

EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED

SETBACK TO PROPERTY LINES:

NORTH	~357'
EAST	~746'
SOUTH	~68'
WEST	~81'



PARCEL SITE PLAN

SCALE: 1" = 40'-0" (24x36)
SCALE: 1" = 80'-0" (11x17)

1

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PARCEL SITE PLAN

SHEET NUMBER:

A-0

GENSET USE, CEQA & BAAQMD EXEMPTION:

THE PROPOSED GENERAC SD030 GENSET:
* IS RATED AT 49 HP AT MAXIMUM RATED kW OUTPUT,
* IS INSTALLED WITH AN ABOVE-GROUND DOUBLE-WALL SECONDARY CONTAINMENT BALLISTIC BASE FUEL TANK WITH 132 USABLE GALLONS OF FUEL,
* USES ULTRA LOW SULFUR DIESEL FUEL (15 ppm SULFUR),
* IS LIMITED TO 100 HOURS PER YEAR OF NON-EMERGENCY USE (TESTING & MAINTENANCE),
* IS INSTALLED WITH A LEVEL 2 ACOUSTIC ENCLOSURE, WHICH BUFFERS SOUND OUTPUT TO A MAXIMUM OF 62 dB AT 7 METERS (~23 FEET),
* IS COMPLIANT WITH APPLICABLE AIR QUALITY REGULATIONS,
* IS EXEMPT FROM AIR QUALITY PERMITS IN MOST JURISDICTIONS UNDER THE PROVISIONS OF CLASS 1, SEC. 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES,
* IS EXEMPT PER BAAQMD REG. 2, RULE 1, SEC. 2-1-114-2.2.1.; LESS THAN 50 BHP.

CUMULATIVE VOLUME CALCULATIONS:

THE PHYSICAL DIMENSIONS OF THE PROPOSED GENERATOR w/ ENCLOSURE AND BASE FUEL TANK ARE LESS THAN 250 CU. FT. IN VOLUME.

BASE FUEL TANK = 116"x34.5"x36.3" = 84.1 CU. FT.
GENERATOR BODY w/ ENCLOSURE = 94.8"x61.1"x38" = 127.4 CU. FT.

TOTAL CUMULATIVE VOLUME OF GENSET = 84.1 + 127.4 = 211.5 CU. FT.

EXISTING CONDITIONS:

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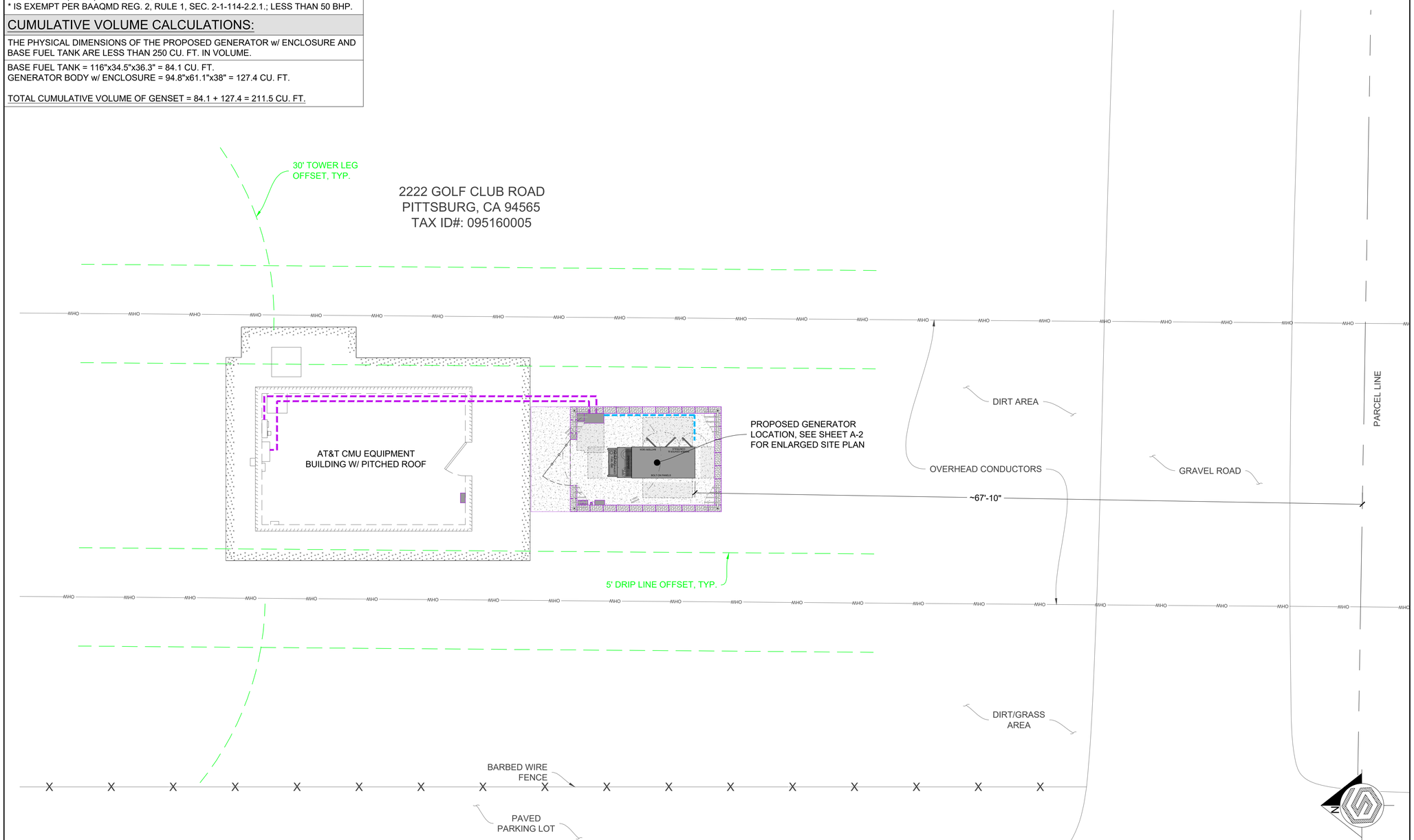

OVERALL SITE PLAN

SCALE: 1" = 5'-0" (24x36)
SCALE: 1" = 10'-0" (11x17)

1

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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1

SCOPE OF WORK DETAILS:

GENERAL:

· NEW GENERAC DIESEL GENERATOR PROVIDED BY GENERAL DYNAMICS & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-4.0, E-4.1, E-4.2.

· NEW CONCRETE PAD PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEET S-1.

· NEW GENERAC AUTOMATIC TRANSFER SWITCH PROVIDED BY GENERAL DYNAMICS & INSTALLED BY CONTRACTOR. SEE SHEETS S-2, E-5.0, E-5.1.

· NEW COMPOUND CMU WALL & COMPOUND EXPANSION PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS S-3, S-4.

· CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

· CONTRACTOR SHALL RESTORE & REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.

· INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED ONCE TANK IS IN PLACE ON SITE IN ACCORDANCE WITH NFPA 30.

· A CALIBRATION CHART OF PERMANENT AND DURABLE CONSTRUCTION SHALL BE LOCATED AT THE FILL BOX.

CONDUITS:

· INSTALL PULL STRING IN EACH CONDUIT.

· (2) NEW ELECTRICAL CONDUITS WITH CONDUCTORS TO BE INSTALLED FROM NEW GENERATOR TO NEW ATS. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.

· (2) NEW ELECTRICAL CONDUITS WITH CONDUCTORS TO BE INSTALLED FROM NEW GENERATOR TO AC PANEL. CONDUIT PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.

· (1) NEW ALARM CONDUIT & CABLING PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE SHEETS E-1, E-2.

GROUNDING:

· NEW EXOTHERMIC CONNECTION FROM EXISTING GROUND RING TO NEW MECHANICAL CONNECTION AT GENERATOR CHASSIS. GENERAL CONTRACTOR TO VERIFY LOCATION IN FIELD. LOCATE GROUND RODS NO MORE THAN 8'-0" APART. SEE SHEET E-3.

POWER ROUTING KEYED NOTES:

M/D	EXISTING AT&T METER AND DISCONNECT
INT	INTERCEPT EXISTING CONDUIT AND CONDUCTORS AFTER DISCONNECT AND RE-ROUTE THROUGH PROPOSED ATS (~85'). COORDINATE PATH WITH CONSTRUCTION MANAGER
ILC	EXISTING INTEGRATED LOAD CENTER (ILC)
CON	PROPOSED AT&T UNDERGROUND GENERATOR CONDUIT ROUTE (~20'). CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. SEE SHEETS E-1, E-2.

SEE SHEET E-1 FOR SINGLE LINE DIAGRAM.

GENERATOR KEYED NOTES:

GEN	PROPOSED AT&T 30KW DIESEL GENERATOR w/ SOUND ATTENUATED ENCLOSURE, NORMAL/EMERGENCY TANK VENTING AND BASE FUEL TANK. SEE SHEETS S-1, S-2, E-3.
1	FUEL FILL SHALL BE PROVIDED WITH SPILL CONTROL, WITH A SOLID FILL CONNECTION, AND WITH OVERFILL PREVENTION
2	FUEL TANK NORMAL AND EMERGENCY VENTS SHALL TERMINATE AT LEAST 12'-0" ABOVE THE ADJACENT GRADE. SEE SHEET S-2.
3	NFPA 704 PLACARD AND OTHER SIGNAGE. SEE SHEET S-2.

ATS / EQUIPMENT KEYED NOTES:

FIRE	-FIRE EXTINGUISHER, (2A-20BC OR APPROVED EQUAL) PER CFC 906.3 -FIRE EXTINGUISHER CABINET (BFC-7009 OR APPROVED EQUAL), MOUNT TO CMU WALL PER CFC 906.9 (5'-0" MAX. ABOVE GRADE)
OFF	LOCKABLE EMERGENCY SHUTOFF SWITCH, MOUNT TO CMU WALL PER CFC 906.9 (5'-0" MAX. ABOVE GRADE)
ATS	PROPOSED ATS w/ CAMLOCK MOUNTED TO CMU WALL WITH 36" FRONT CLEARANCE. SEE SHEET S-2.

NOTE:

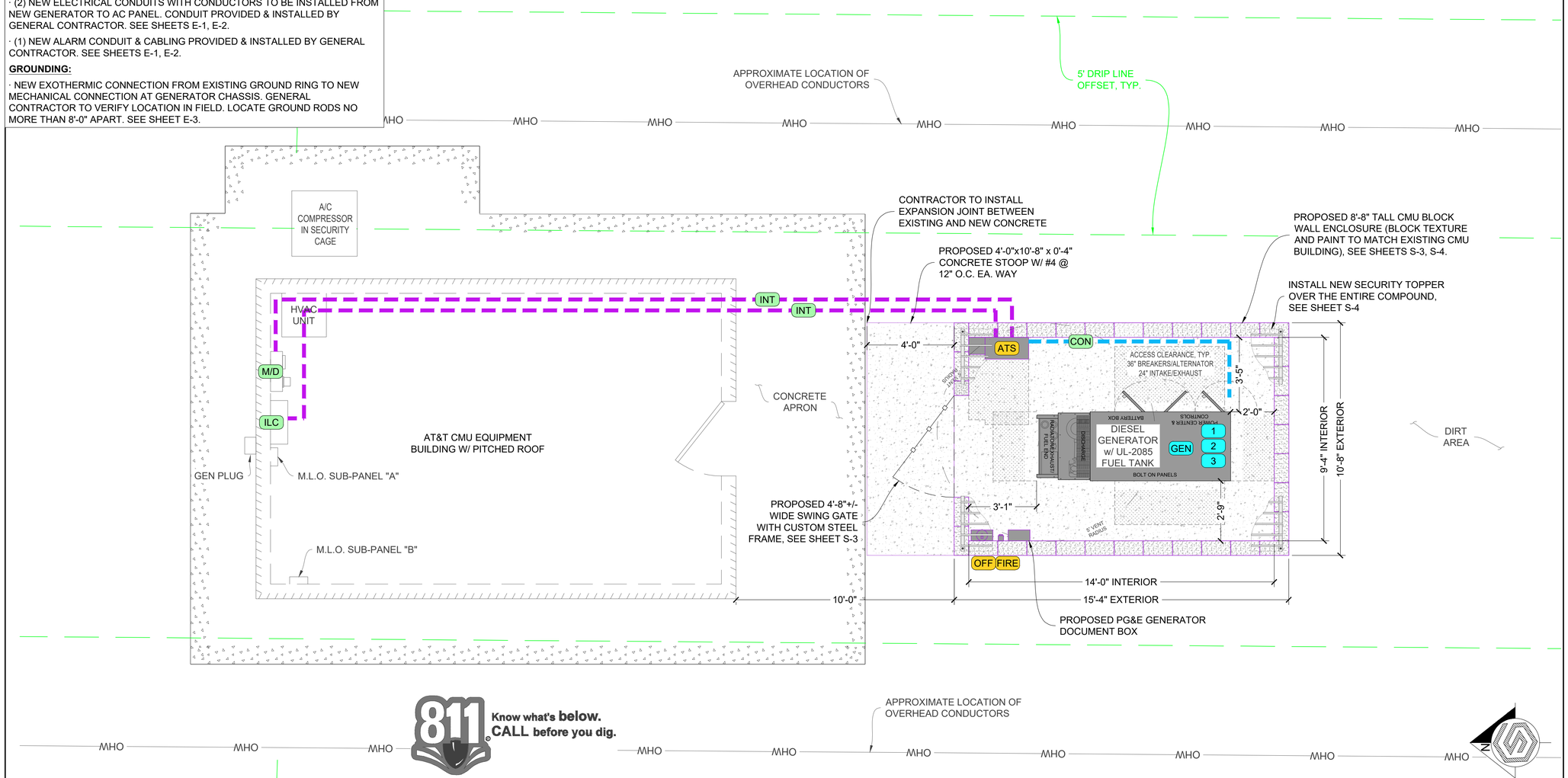
EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED

UTILITY NOTE:

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM RECORD INFORMATION. THE INFORMATION PROVIDED IS IMPLIED NOT INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

EXISTING CONDITIONS:

THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION, GEOSTRUCTURAL DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINE, EASEMENTS AND SETBACKS.



ENLARGED SITE PLAN

SCALE: 1" = 2'-6" (24x36)
SCALE: 1" = 5'-0" (11x17)

1

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EXP. 09/30/23
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 2/15/22

SITE INFORMATION:

PG&E TOWER 2/11

10070251

GENERATOR INSTALLATION PROJECT

2222 GOLF CLUB ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
1	02/15/22	PGE REDLINES	JAD
0	01/04/22	ISSUED FOR CONSTRUCTION	AF

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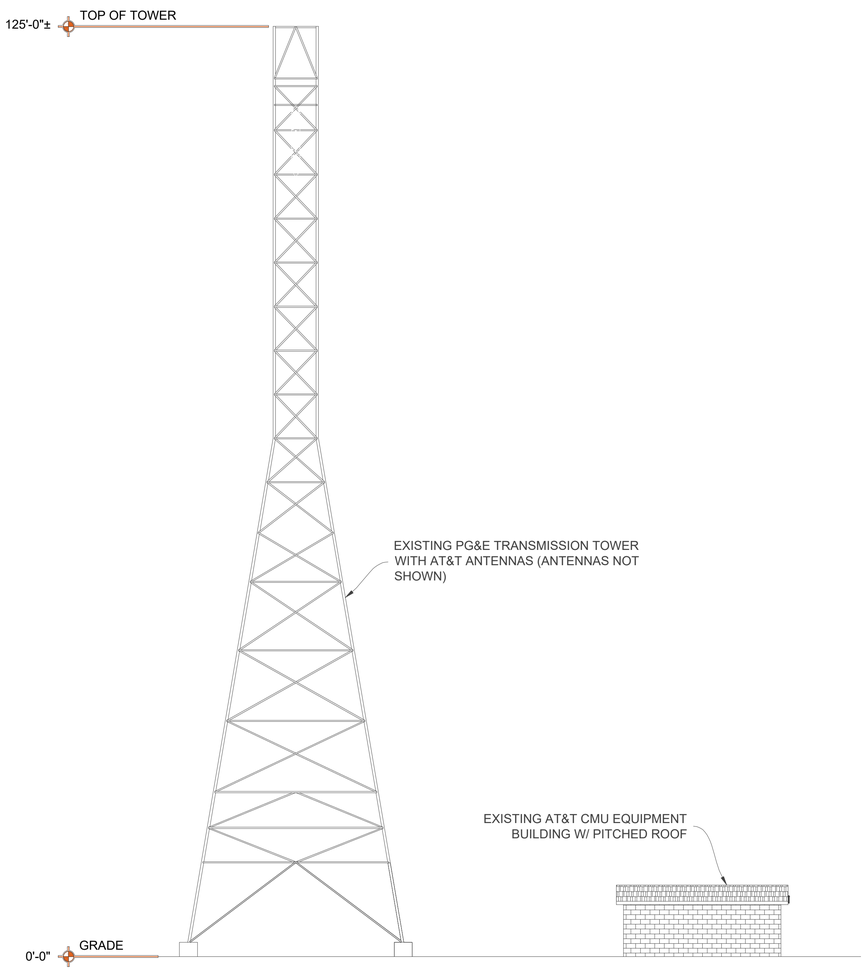
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

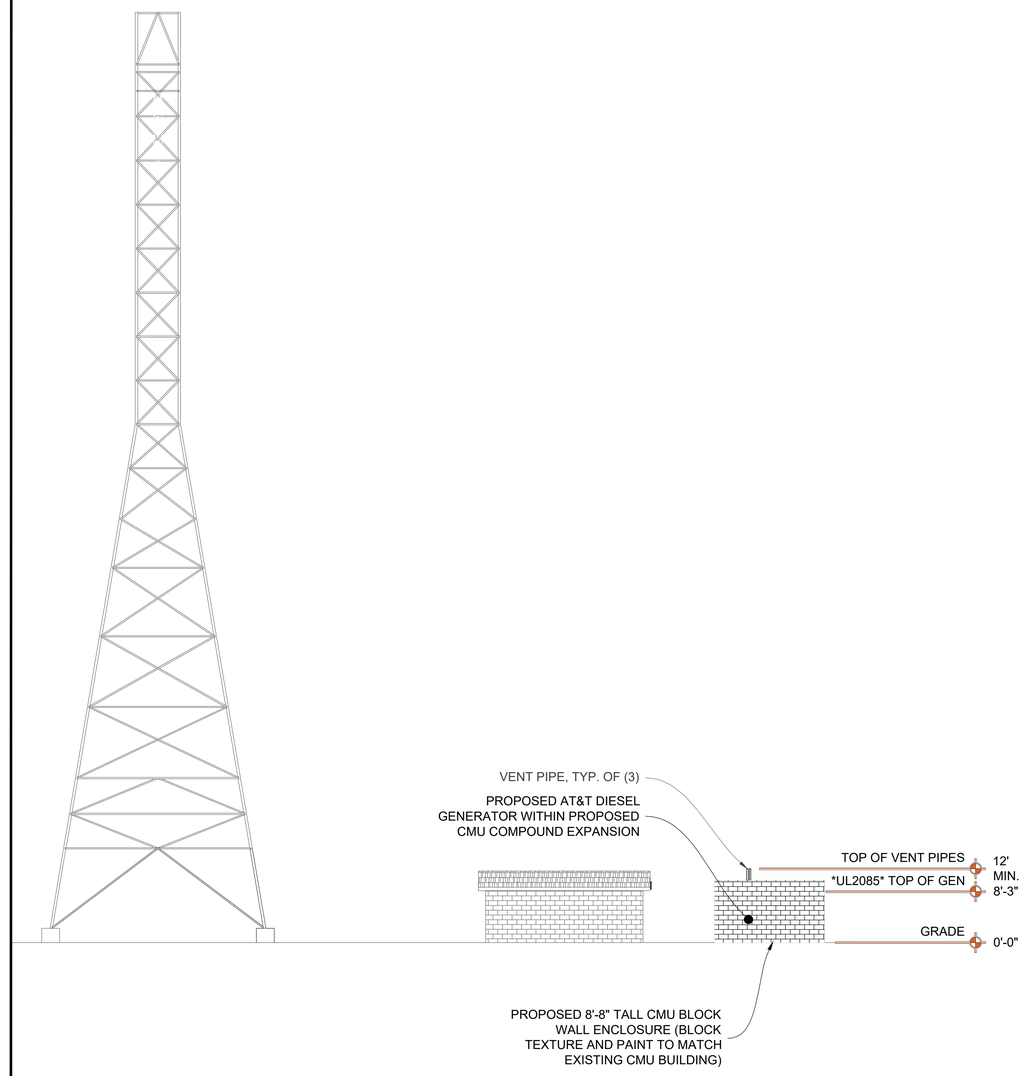
A-2



EXISTING ELEVATION VIEW

SCALE N.T.S.

1



PROPOSED ELEVATION VIEW

SCALE N.T.S.

2

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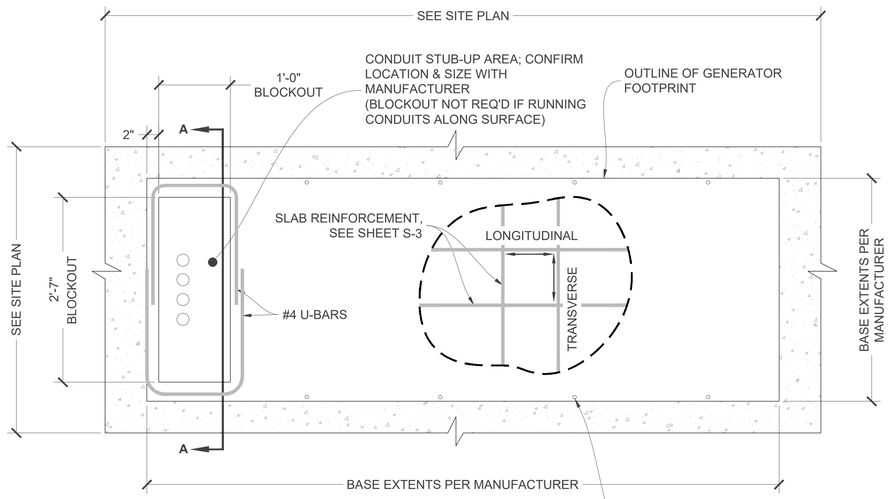
SHEET TITLE:

ELEVATION VIEWS

SHEET NUMBER:

A-3

FS

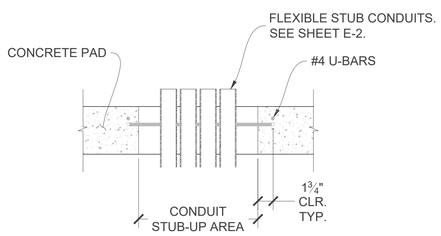


GENERATOR PAD DETAIL

SCALE: 1/2"=1'-0"(11x17) 1"=1'-0" (24x36)

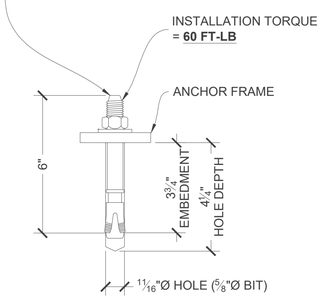
#4 REBAR INSTALLED @ 12" O.C. PER PG&E GROUNDING DESIGN. DESIGN TO FOLLOW.

(10) $\frac{5}{8}$"Ø x $3\frac{3}{4}$" EMBED HILTI KWIK BOLT TZ2 STAINLESS STEEL EXPANSION ANCHOR (OR APPROVED EQUAL). REFERENCE ICC-ES ESR-4266 REPORT.



GENERATOR PAD - SECTION A-A

SCALE: 1/2"=1'-0"(11x17) 1"=1'-0" (24x36)



TYPICAL ANCHOR

STRUCTURAL DESIGN NOTES:

ALL LOADS DERIVED FROM REQUIREMENTS OF THE IBC 2018, CBC 2019, ASCE 7 & ANSI TIA-222.

BUILDING & COMMUNICATION STRUCTURES: (38.0133306° / -121.9088861°)

1. WIND LOADS: IBC 2018, CBC 2019 & ASCE 7-16
   V = 93 MPH ULTIMATE WIND SPEED
   STRUCTURE CLASS = II; EXPOSURE CATEGORY = C; TOPOGRAPHIC CATEGORY = 1.
   IMPORTANCE FACTOR = 1.0.
2. SEISMIC LOADS: IBC 2018, CBC 2019 & ASCE 7-16
   STRUCTURE CLASS = II; SITE CLASS = D - DEFAULT.
   S_S = 1.872 : S_1 = 0.639 ; S_{DS} = 1.498 ; a_p = 1.0 ; R_p = 2.5

CONCRETE NOTES:

1. PRIOR TO EXCAVATION, CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE CBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION & HAVE THE FOLLOWING PROPERTIES:
   A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) OF 2,500 PSI.
   B CEMENT SHALL BE "LOW-ALKALI" TYPE IIA (MODERATE SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150.
   C MAXIMUM WATER/CEMENT RATIO OF 0.45 AND AIR-ENTRAINED 4% TO 7%.
   D CONCRETE PROPORTIONING SHALL BE DESIGNED BY AN APPROVED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
   E ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE $\frac{3}{4}$".
   F MAXIMUM SLUMP: REFER TO GEOTECHNICAL REPORT WHEN APPLICABLE.
3. FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347. TOLERANCES FOR FINISHED CONCRETE SURFACES SHALL MEET CLASS-C REQUIREMENTS. IN NO CASE SHALL FINISHED CONCRETE SURFACES EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES: ± $\frac{1}{4}$" VERTICAL, ± 1" HORIZONTAL.
4. CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES $\frac{3}{4}$" U.N.O.
5. CONCRETE FINISHING: CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI. PROVIDE ROUGH FINISH FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FINISH FOR ALL OTHERS, U.N.O.
6. STEEL REINFORCEMENT AND CONCRETE SHOULD BE PLACED IMMEDIATELY UPON COMPLETION OF THE FOUNDATION EXCAVATION. CONTRACTOR SHALL NOT ALLOW A COLD JOINT TO FORM IN THE CONCRETE. PORTION AT GRADE SHOULD BE FORMED. TEMPORARY CASING MAY BE REQUIRED TO PREVENT CAVING PRIOR TO CONCRETE PLACEMENT.

REINFORCING STEEL NOTES:

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" (± $\frac{3}{8}$") OF CONCRETE COVER, U.N.O.
2. ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
3. ALL BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 48 BAR DIAMETERS. LAP SPLICES OF DEFORMED BARS IN TENSION ZONES SHALL BE CLASS-B SPLICES. WELDING OF BARS IS NOT PERMITTED.
4. AT ALL CORNERS AND WALL INTERSECTIONS, PROVIDE BENT HORIZONTAL BARS TO MATCH THE HORIZONTAL REINFORCING STEEL.
5. PROVIDE VERTICAL DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH VERTICAL REINFORCING BAR SIZE AND SPACING.
6. ACI-APPROVED PLASTIC-COATED BAR CHAIRS OR PRECAST CONCRETE BLOCKS SHALL BE PROVIDED FOR SUPPORT OF ALL GRADE-CAST REINFORCING STEEL & SHALL BE SUFFICIENT IN NUMBER TO PREVENT SAGGING. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
7. DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE "STABBED" INTO FRESHLY-POURED CONCRETE.

FOUNDATION & SOIL NOTES:

1. FOUNDATION DESIGN BASED ON PRESUMPTIVE MINIMUM SOIL PARAMETERS (ALLOWABLE BEARING = 1,000 PSF; ALLOWABLE PASSIVE SLIDING = 100 PSF/FT) IN ACCORDANCE WITH THE IBC AND CBC.
2. THE EXCAVATION SHALL BE INSPECTED PRIOR TO THE PLACEMENT OF CONCRETE AND THE CONTRACTOR SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.
4. ALL FOUNDATIONS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL" OR REPLACED WITH STRUCTURAL BACKFILL.
5. STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 6" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

MECHANICAL ANCHOR NOTES:

1. HILTI PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, AS INCLUDED IN THE ADHESIVE PACKAGING.
2. CONTRACTOR SHALL AVOID DRILLING HOLES IN VERTICAL/HORIZONTAL REINFORCING BARS.
3. HOLES MUST BE WIRE BRUSHED AND BLASTED WITH COMPRESSED AIR PRIOR TO INSTALLATION. TEMPERATURES/METHODS/WORKING TIME/ETC. ARE TO BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

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SHEET TITLE:

GENERATOR PAD DETAILS

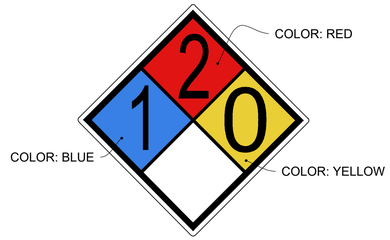
SHEET NUMBER:

S-1

G

PLACE ON (2) VISIBLE SIDES OF PROPOSED GENERATOR TANK

15" x 12" SIGN



PLACE ON (2) VISIBLE SIDES OF PROPOSED GENERATOR TANK

15" x 15" SIGN

PLACE ON (2) VISIBLE SIDES OF PROPOSED GENERATOR TANK

11" x 11" SIGN

CONTRACTOR TO PROVIDE REQUIRED SIGNAGE FOR ELECTRICAL PANELS, DISCONNECTS, TRANSFER SWITCHES, ETC. PER CALIFORNIA ELECTRICAL CODE ARTICLE 702.7

PLACE ON (2) VISIBLE SIDES OF PROPOSED GENERATOR TANK

6.5" x 3" SIGN

REQUIRED LABELING & SIGNAGE

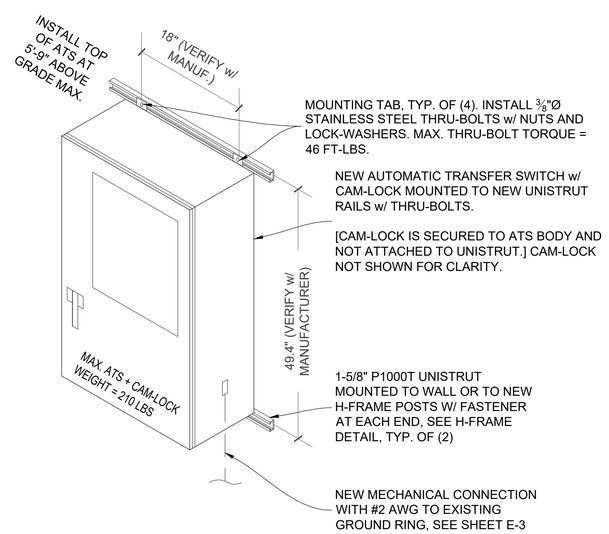
ATS LOCATION NOTE:
ATS LOCATION SHOWN IN PLANS IS THE BEST AVAILABLE BASED ON THE INFORMATION PROVIDED. ALTERNATIVE LOCATION MAY BE REQUIRED AND SHALL BE APPROVED BY CONSTRUCTION MANAGER AND/OR LANDLORD. THIS DETAIL PROVIDES ALTERNATIVE METHODS OF INSTALLATION (NOT ALL DETAILS MAY BE USED).

UNISTRUT WALL ATTACHMENT:

WALL CONSTRUCTION TYPE	FASTENER
HOLLOW, AT STUD	3/8" DIA. x 2-1/2" EMBED LAG SCREW
CONCRETE BLOCK (HOLLOW)	3/8" DIA. HILTI HY-270 WITH SCREEN, MINIMUM EMBEDMENT 2-3/8"
CONCRETE (SOLID)	3/8" DIA. HILTI HY-200, MINIMUM EMBEDMENT 2-3/8"

NOTES:
1. USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTION OF CHANNELS

2. GC SHALL USE NON-SHRINKING CAULK TO WEATHER SEAL ALL PENETRATIONS INTO OR THROUGH WALL



ATS MOUNTING DETAIL

DIESEL TANK CHECKLIST:

READILY ACCESSIBLE MANUAL SHUTOFF VALVES SHALL BE INSTALLED ON SUPPLY PIPING AT THE POINT OF USE AND THE TANK (CFC 5003.2.2.1)
SECONDARY CONTAINMENT-TYPE TANKS SHALL BE UL LISTED, UL-2085 , AND COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS; OTHERWISE TRADITIONAL SPILL CONTROL OR SECONDARY CONTAINMENT MEASURES, SUCH AS DIKING, SHALL BE UTILIZED (NFPA 30 22.11.4)

- CAPACITY OF DIESEL TANK SHALL NOT EXCEED 50,000 GAL.
- PIPING CONNECTIONS SHALL BE ABOVE THE LIQUID LEVEL
- MEANS SHALL BE PROVIDED TO PROTECT RELEASE OF LIQUID BY SIPHON FLOW.
- MEANS TO DETERMINE LIQUID LEVEL IN TANK SHALL BE PROVIDED TO DRIVER.
- MEANS TO PREVENT OVERFILLING BY AN ALARM AT 90% CAPACITY AND AUTOMATICALLY STOPPING DELIVERY OF LIQUID TO THE TANK AT 95% CAPACITY.
- SPACING BETWEEN ADJACENT TANKS SHALL NOT BE LESS THAN 3'.
- TANK SHALL BE PROTECTED AGAINST DAMAGE FROM VEHICLES.
- INTERSTITIAL SPACE SHALL HAVE EMERGENCY VENTING.
- INTEGRITY OF SECONDARY CONTAINMENT SHALL BE ESTABLISHED.
- THE SECONDARY CONTAINMENT SHALL WITHSTAND THE HYDROSTATIC HEAD OF THE MAXIMUM AMOUNT OF LIQUID STORED IN THE PRIMARY TANK.

TANK LABELING AND PROTECTIONS:

THE FOLLOWING SIGNS AND LABELS SHALL BE AFFIXED TO THE TANK.

- "DIESEL FUEL - NO SMOKING" (CFC 5703.5 & CFC 5003.7.1)
- NFPA 704 PLACARD (CFC 5003.5)
- EH&S
- AT&T MOBILITY SIGN #3

CRASH PROTECTION COMPLYING WITH FC 312 SHALL BE PROVIDED (CFC 5003.9.3) (IF APPLICABLE)

GENERATOR FEATURES:

GENERATORS SHALL BE UL 2200 LISTED AND COMPLY WITH NFPA 37 AND NFPA 110. (CFC 604.1 AND 604.1.1)

INSTALLATIONS SHALL HAVE A LABELED REMOTE MANUAL STOP (NFPA 110 5.6.5.6 & 5.6.5.6.1 AND NFPA 37 9.2.1.1)

DOUBLE WALL FUEL TANK BASE SPECIFICATION:

REF: AT&T 30KW GENERATOR PACKAGE
UL REGISTRATION NUMBER: MH 18481
UL-2085 DOUBLE WALL FUEL TANK BASE SPECIFICATION
FUEL TANK BASE CONSTRUCTION:

- BE CONSTRUCTED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES STANDARD UL-2085 . BE CONSTRUCTED IN ACCORDANCE WITH FLAMMABLE COMBUSTIBLE LIQUIDS CODE, NFPA 30; THE STANDARD FOR INSTALLATION USE OF STATIONARY COMBUSTIBLE ENGINE GAS TURBINES, NFPA 37; AND THE STANDARD FOR EMERGENCY STANDBY POWER SYSTEMS, NFPA 110.
- MINIMUM ANCHOR QUANTITY PER MANUFACTURER OR THIS PLAN SET; WHICHEVER IS LARGER.

SUB BASE TANK TESTING:

- PRIMARY TANK & SECONDARY CONTAINMENT BASIN SECTIONS SHALL BE PRESSURIZED AT 3-5 PSI AND LEAK-CHECKED TO ENSURE INTEGRITY OF SUB BASE WELD SEAMS PER UL-142 STANDARDS

FUEL FILL: 2.5 - 5 GALLON SPILL CONTAINMENT WITH ALARM

- 40% REMAINING FOR ALARM
- 20% REMAINING FOR SHUT-DOWN

FACTORY PRE-SET AT 90% FULL FOR ALARM

FUEL CONTAINMENT BASIN:

- SUB BASE TANK SHALL INCLUDE A WELDED STEEL CONTAINMENT BASIN, SIZED AT A MINIMUM OF 110% OF THE TANK. CAPACITY TO PREVENT ESCAPE OF FUEL INTO THE ENVIRONMENT IN THE EVENT OF A TANK RUPTURE. A FUEL CONTAINMENT BASIN LEAK DETECTOR SWITCH SHALL BE PROVIDED.

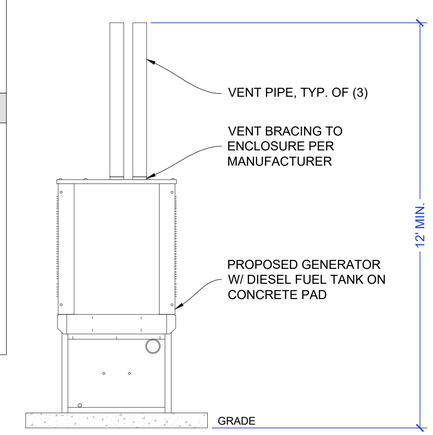
NEPA NOTES:

1. CONSTRUCTION, INSTALLATION, MAINTENANCE, & OPERATIONAL TESTING OF EPSS SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF NFPA 110.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH LATEST ADOPTED EDITION OF NFPA 70 - NATIONAL ELECTRICAL CODE.

FUEL TANK NOTES:

THE TANK SHALL BE MANUFACTURED WITH THE FOLLOWING:
-INTERSTITIAL ELECTRONICALLY MONITORED RUPTURE BASIN
-ALARM TO MONITOR THE SPACE BETWEEN THE PRIMARY AND SECONDARY TANK.
-OVERFILL ALERT TO VISUALLY WARN WHEN THE TANK IS FILLED UPON CAPACITY.
-OVERSPILL CONTAINMENT AT FILL PORT TO PREVENT SPILL OF FUEL DURING FILLING OPERATIONS.
-2.5/5 GALLON OVERSPILL CONTAINMENT W/ LOCKABLE CAP.

**SEE SHEETS E-4.3, E-4.4 FOR VENT PIPES, FUEL FILL, SPILL & ALARM COMPONENTS



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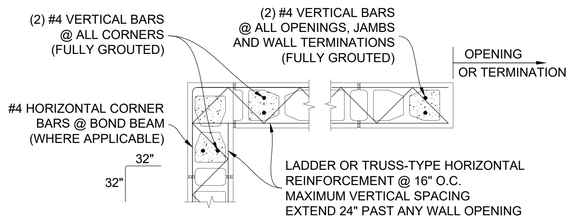
CHECKED BY: GGD

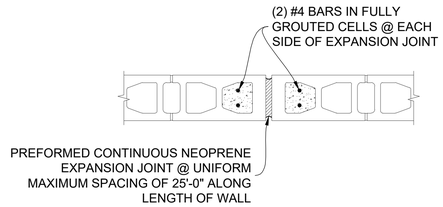
SHEET TITLE:
GENERAL STRUCTURAL DETAILS

SHEET NUMBER:
S-2

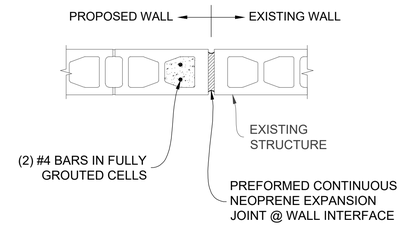
NOTES: ALL WALL REINFORCING SHALL HAVE A MINIMUM LAP OF 32"
ALL HORIZONTAL REINFORCING SHALL EXTEND 24" PAST ANY WALL OPENING



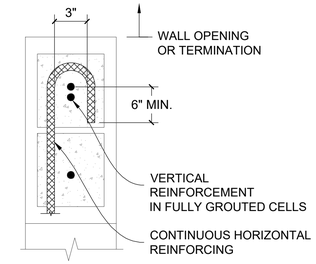
CMU WALL CORNER & JAMB DETAIL



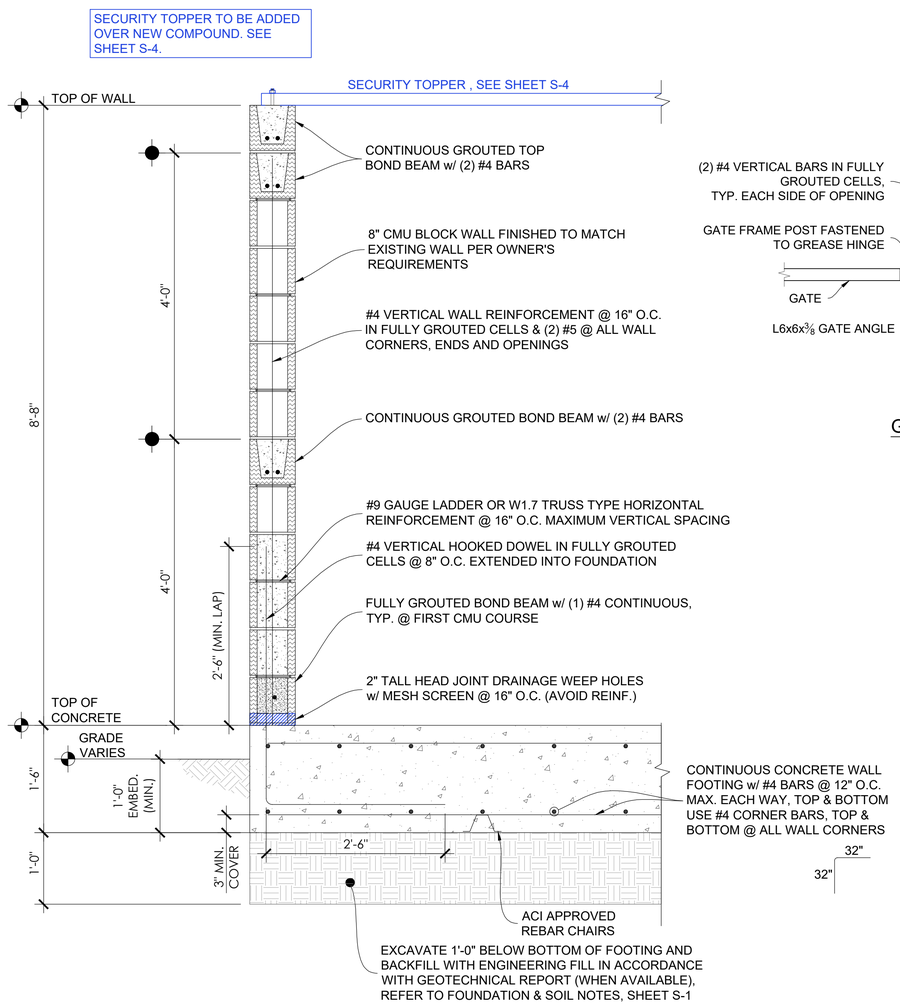
CMU WALL EXPANSION JOINT DETAIL



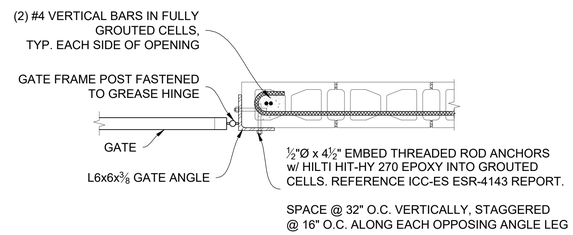
CMU WALL INTERFACE DETAIL
(IF APPLICABLE)



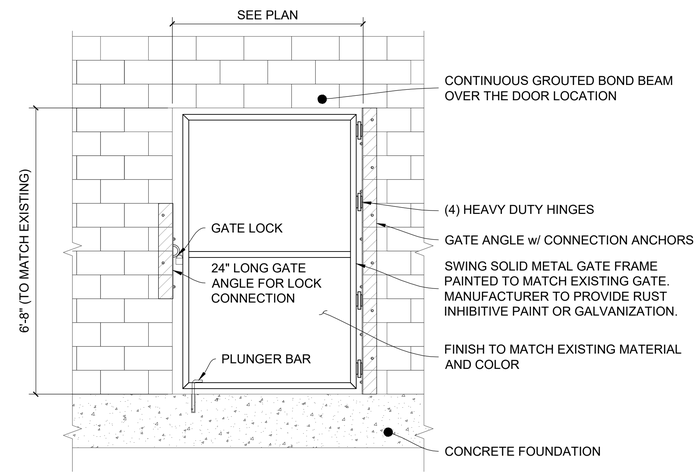
HORIZONTAL HOOK DETAIL



CMU PERIMETER COMPOUND WALL & FOOTING DETAIL



GATE HINGE DETAIL



COMPOUND GATE DETAIL

CONCRETE MASONRY UNIT NOTES:

1. CONCRETE MASONRY UNITS (CMU) PER ASTM C90.
   - A MINIMUM COMPRESSIVE STRENGTH (f'm) OF 1900 PSI.
   - B NOMINAL (ACTUAL) FACE DIMENSIONS, 8"Wx8"Hx16"L (7⅝"x7⅝"x15⅝").
     PROVIDE SPECIAL SHAPES AS REQUIRED AT CORNERS, JAMBS, & BOND BEAMS.
   - C TYPE I, MOISTURE CONTROLLED, NORMAL-WEIGHT UNITS.
2. MORTAR PER ASTM C270
   - A EXTERIOR WALLS ABOVE GRADE: TYPE S, ¼ TO ½ PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
   - B EXTERIOR WALLS AT OR BELOW GRADE: TYPE M, ¼ PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
   - C PORTLAND CEMENT: ASTM C150, TYPE I OR II.
   - D HYDRATED LIME: ASTM C207, TYPE S.
3. GROUT PER ASTM C476
   ALL REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. VERTICAL BARS SHALL BE HELD IN POSITION AT THEIR TOP AND BOTTOM AND AT INTERVALS OF NOT MORE THAN 200 BAR DIAMETERS. NO "STABBING-IN" OF REINFORCEMENT IS PERMITTED.
4. GROUT SOLID ALL BOND BEAMS. RUN REINFORCING AROUND ALL CORNERS WITH APPROPRIATE SPLICES.
5. LAYING CMU WALLS:
   - A BOND PATTERN: ONE-HALF RUNNING BOND.
   - B LAY WALLS WITH ⅜" CONCAVE-TOOLED JOINTS.
6. VERTICAL REINFORCEMENT:
   (1) #4 @ 16" O.C. FULL HEIGHT AT ALL WALLS IN FULLY GROUTED CELLS, U.N.O.
   (2) #4 @ EACH END OF WALL & EACH SIDE OF WALL OPENINGS IN FULLY GROUTED CELLS.
7. HORIZONTAL REINFORCEMENT:
   TRUSS OR LADDER TYPE (W1.7 OR 9 GA.) @ 16" O.C. MAXIMUM SPACING VERTICALLY.
   (2) #4 @ TOP AND BOTTOM OF EACH WALL & OPENINGS IN FULLY GROUTED CELLS.
   PROVIDE (1) #4 HORIZONTAL CORNER/INTERSECTION BAR AT ALL BOND BEAM LEVELS w/ 48 BAR DIAMETER DEVELOPMENT ON EACH END.

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REGISTERED PROFESSIONAL ENGINEER
GERALD WILLIAM DEERE
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EXP. 09/30/23
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 2/15/22

SITE INFORMATION:
PG&E TOWER 2/11
10070251
GENERATOR INSTALLATION PROJECT
2222 GOLF CLUB ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
1	02/15/22	PGE REDLINES	JAD
0	01/04/22	ISSUED FOR CONSTRUCTION	AF

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CHECKED BY: GGD

SHEET TITLE:
CMU WALL & GATE DETAILS

SHEET NUMBER:
S-3

A2

AGGREGATE NOTES:

1	THE AGGREGATE MATERIAL TO BE USED WILL BE PRODUCED FROM SOUND, TOUGH, DURABLE ROCK AND SHALL BE UNIFORM IN QUALITY AND GRADATION. THE CRUSHED MATERIAL WILL BE REASONABLY FREE FROM SOFT OR DISINTEGRATED PIECES, ORGANIC MATERIALS, AND OTHER OBJECTIONABLE MATTER.
2	THE AGGREGATE MATERIAL WILL SHOW A LOSS LESS THAN 35% IN THE LOS ANGELES ABRASION TEST.
3	THE PERCENTAGE OF SOFT PARTICLES, AS DETERMINED BY THE CLAY LUMPS AND FRIABLE PARTICLES [AASHTO T 112], SHALL NOT BE MORE THAN 5%.
4	THE AGGREGATE MATERIAL USED WILL NOT HAVE A SAND EQUIVALENT LESS THAN 30 IF 5% OR MORE OF THE MATERIAL PASSES THE NUMBER 200 SIEVE.
5	80% OF THE GRAVEL (BY WEIGHT) OF THE COMBINED COURSE AGGREGATE SHALL HAVE THREE OR MORE ROUGH ANGULAR SURFACES AND PRODUCED BY CRUSHING OF THE ROCK.
6	THE PLASTICITY INDEX OF THE FINISHED AGGREGATE PRODUCT SHALL NOT EXCEED 6.

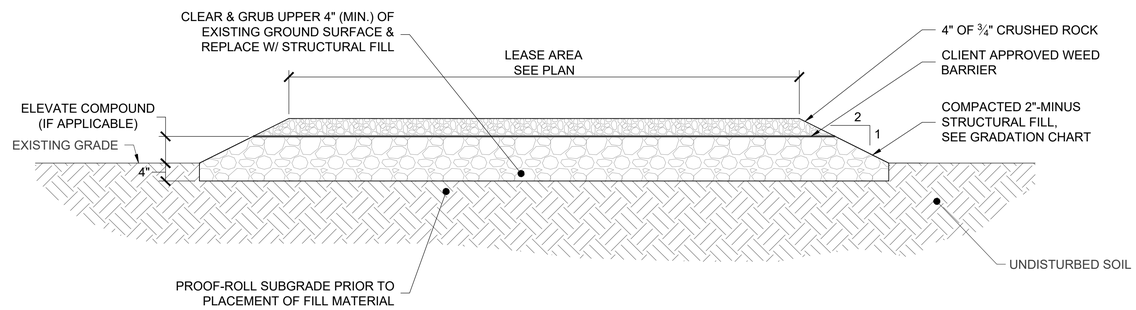
AGGREGATE GRADATION CHART:

(% BY WEIGHT PASSING SIEVES)

SIEVE SIZE	2"-MINUS	¾"-MINUS
2½"	100	-
2"	90-100	-
1"	55-83	100
¾"	-	90-100
No. 4	30-60	40-65
No. 8	-	30-50
No. 30	10-25	-
No. 200	0-8	3-9

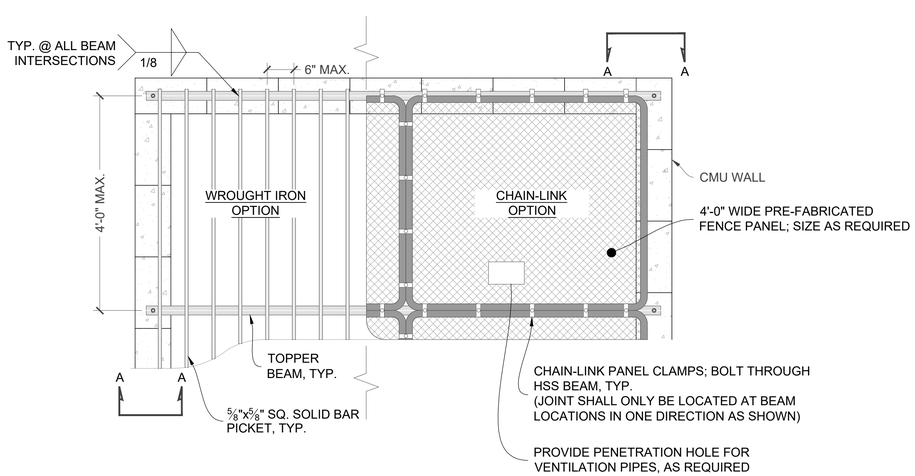
COMPACTION NOTE:

STRUCTURAL FILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 12" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557.

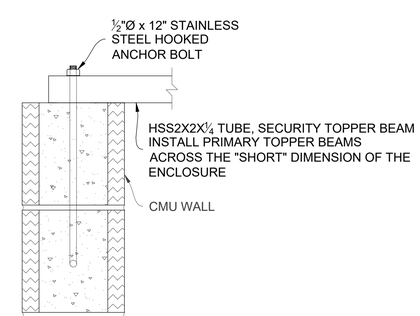


COMPOUND DETAIL

TOPPER FINISH NOTE:
SEE PLAN SHEET A-2 FOR SUGGESTED TOPPER FINISH MATERIAL. ALTERNATIVE TOPPER FINISH MAY BE REQUIRED AND SHALL BE APPROVED BY CONSTRUCTION MANAGER AND/OR LANDLORD. THIS DETAIL PROVIDES ALTERNATIVE METHODS OF INSTALLATION (NOT ALL DETAILS MAY BE USED).



SECURITY TOPPER PLAN



A-A TYPICAL WALL CONNECTION

SECURITY TOPPER NOTES:

1. CONTRACTOR TO PAINT STEEL MEMBERS OF SECURITY TOPPER TO MATCH THE APPEARANCE OF WROUGHT IRON, OR TO MATCH THE FINISH OF NEARBY ARCHITECTURAL FENCE ELEMENTS. COORDINATE WITH LANDLORD AND CONSTRUCTION MANAGER.
2. ALL TOPPER MATERIALS TO BE HOT DIPPED GALVANIZED.

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REGISTERED PROFESSIONAL ENGINEER DONALD WILLIAM GEORGE C 62222 EXP. 09/30/23 CIVIL STATE OF CALIFORNIA

DATE SIGNED: 2/15/22

SITE INFORMATION:
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SHEET TITLE:
COMPOUND & SECURITY LID DETAILS

SHEET NUMBER:
S-4

TYP 1

CONDUIT / WIRE SCHEDULE:

NO.	FROM	TO	WIRES	GROUND	CONDUIT SIZE	FUNCTION
1	NORMAL POWER SOURCE	AUTOMATIC TRANSFER SWITCH	(3) W/C	(1) W/C	(1) W/C	NORMAL POWER FEEDER TO ATS (CUT BACK EXISTING)
2	AUTOMATIC TRANSFER SWITCH	LOAD CENTER	(3) W/C	(1) W/C	(1) W/C	POWER FEEDER FROM ATS TO PANELS
3	GENERATOR	AUTOMATIC TRANSFER SWITCH	(3) W/C	(1) W/C	(1) W/C	STANDBY POWER FEEDER TO ATS
4	AUTOMATIC TRANSFER SWITCH	GENERATOR	(2) W/C	(1) W/C	(1) W/C	START CIRCUIT
5	LOAD CENTER (DISTRIBUTION CENTER)	GENERATOR, ATS	(2) W/C (2) W/C (2) W/C	(1) W/C (1) W/C (1) W/C	(1) W/C (1) W/C (1) W/C	CKT FOR GEN BLOCK HEATER & BATTERY HEATER, CKT FOR BATTERY CHARGER, CKT FOR ATS CONTROLS (SEE BREAKER NOTE)
6	GENERATOR	THROUGH ATS TO ALARM BLOCK	12-PAIR 24 AWG OR 2EA 6-PAIR CAT5	N/A	1"	ALARM CABLES (1) 12 PAIR 24 AWG. PROVIDE 24" OF SLACK CABLE. FINAL PUNCH DOWN IS BY AT&T TECH. LABEL ALL WIRES
7	AUTOMATIC TRANSFER SWITCH	ALARM BLOCK	(2) 12-PAIR 24 AWG OR (2) 6-PAIR CAT5 (1) 1-PAIR 24AWG	N/A	1"	ALARM CABLES (1) 12 PAIR 24 AWG (RUN THRU INTERIOR OF SHELTER OR GROUND EQUIPMENT & INTO ALARM BOX). PROVIDE SINGLE PAIR FOR COMMERCIAL POWER FAIL ALARM. PROVIDE 24" OF SLACK CABLE. FINAL PUNCH DOWN IS BY AT&T TECH. LABEL ALL WIRES
8	CAM-LOCK BOX	AUTOMATIC TRANSFER SWITCH	(3) W/C	(1) W/C	(1) W/C	STANDBY POWER FEEDER TO ATS
	(W/C) = SEE WIRE/CONDUIT SIZING TABLE FOR VALUES					

ALARM WIRE IDENTIFICATION CHART:

WIRE	ALARM
BROWN BROWN / WHITE	GENERATOR RUNNING
GREEN GREEN / WHITE	CRITICAL FAULT
BLUE BLUE / WHITE	MINOR FAULT
ORANGE ORANGE / WHITE	LOW FUEL
BROWN * BROWN / WHITE *	FUEL LEAK
*CAT5 CABLE ONLY, FROM 2ND CAT5 CABLE	

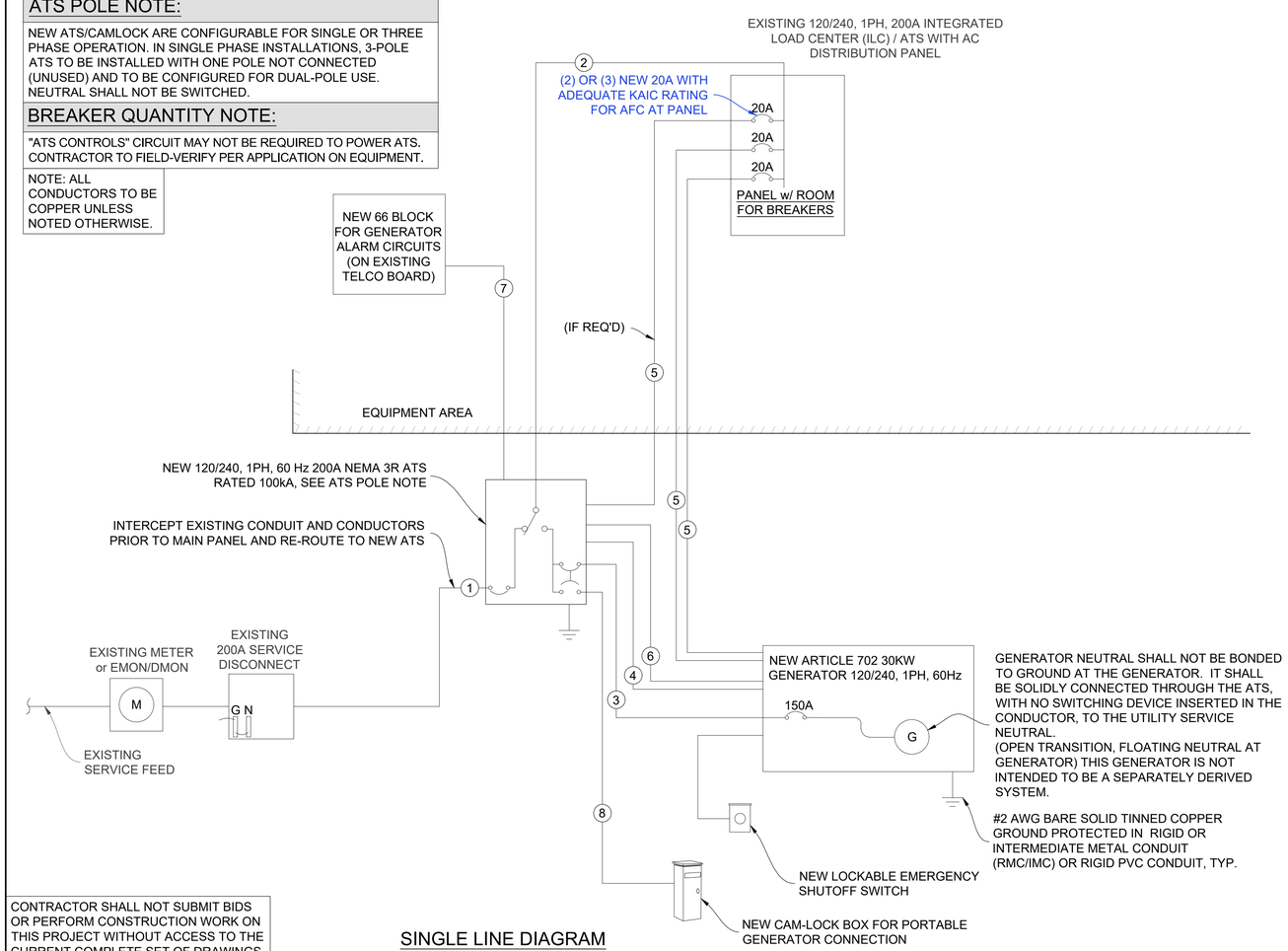
ATS POLE NOTE:

NEW ATS/CAMLOCK ARE CONFIGURABLE FOR SINGLE OR THREE PHASE OPERATION. IN SINGLE PHASE INSTALLATIONS, 3-POLE ATS TO BE INSTALLED WITH ONE POLE NOT CONNECTED (UNUSED) AND TO BE CONFIGURED FOR DUAL-POLE USE. NEUTRAL SHALL NOT BE SWITCHED.

BREAKER QUANTITY NOTE:

"ATS CONTROLS" CIRCUIT MAY NOT BE REQUIRED TO POWER ATS. CONTRACTOR TO FIELD-VERIFY PER APPLICATION ON EQUIPMENT.

NOTE: ALL CONDUCTORS TO BE COPPER UNLESS NOTED OTHERWISE.



SINGLE LINE DIAGRAM

CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

EXISTING DISTRIBUTION PANEL

ALL ELECTRICAL WORK CONDUCTED ON PANELS TO BE VERIFIED WITH CONSTRUCTION MANAGER AND CONDUCTED BY AN APPROVED ELECTRICAL CONTRACTOR LICENSED IN THE STATE.

PANEL NOTES:

1. CONTRACTOR TO LABEL WIRES WITH P-TOUCH OR SIMILAR LABELS ONLY. ABSOLUTELY NO HANDWRITTEN LABELS.
2. CONTRACTOR SHALL PERFORM A POWER STUDY ON EXISTING AC PANEL PRIOR TO INSTALLING, CHANGING, ALTERING, OR REMOVING ANY BREAKER. NO WORK SHALL BE COMPLETED ON AC PANEL WITHOUT PROPER INSPECTOR OR ENGINEER APPROVED DOCUMENTATION CONFIRMING CAPACITY ON SITE. ALL WORK SHALL CONFORM TO CEC VERSION ENFORCED BY A.H.J. AT TIME OF INSTALLATION.
3. CONTRACTOR SHALL VERIFY THAT THE MAXIMUM DEMAND FOR ALL CONNECTED EQUIPMENT AT THIS SITE AS CALCULATED PER CEC DOES NOT EXCEED THE GENERATOR OUTPUT CIRCUIT BREAKER RATING. (SEE NOTE #4 ALSO.)
4. IF MAXIMUM DEMAND OF GENERATOR OUTPUT CIRCUIT BREAKER RATING AS CALCULATED PER CEC IS CONTINGENT ON THE TWO HVAC UNITS NOT OPERATING CONCURRENTLY, THEN CONTRACTOR SHALL VERIFY THAT THE HVAC LEAD/LAG CONTROLLER IS CONFIGURED TO PREVENT CONCURRENT OPERATION. IF NOT, THEN CONTRACTOR SHALL RECONFIGURE IT AS NEEDED TO PREVENT TRIPPING THE CIRCUIT BREAKER.
5. SEE REQUIRED LABELING & SIGNAGE; SHEET S-2.

WIRE/CONDUIT SIZING: FEEDER MAX 1-WAY LENGTH

WIRE SIZE	150A OCP 120/240V 1P	150A OCP 120/208V 1P	150A OCP 208Y/120V 3P	200A OCP 120/240V 1P	200A OCP 120/208V 1P	200A OCP 208Y/120V 3P	GROUND WIRE SIZE	CONDUIT SIZE
1/O	192	166	192	-	-	-	#4	1-1/2"
2/O	227	196	227	-	-	-	#4	2"
3/O	284	246	284	213	185	213	#4	2"
4/O	337	292	337	253	220	254	#4	2"
250 KCMIL	378	328	378	284	246	284	#4	2-1/2"
300 KCMIL	423	367	423	318	275	318	#3	2-1/2"
350 KCMIL	471	408	471	354	307	354	#2	2-1/2"
400 KCMIL	510	442	510	383	332	383	#2	3"
500 KCMIL	581	503	581	436	378	436	#1	3"
600 KCMIL	625	541	625	469	406	469	1/O	3-1/2"
750 KCMIL	694	601	694	521	451	521	2/O	3-1/2"
1000 KCMIL	781	677	781	586	508	586	3/O	4"

FEEDER MAXIMUM LENGTH VALUES SHOWN ARE FOR MAX. FEEDER VOLTAGE DROP OF 2.5%. NOTE THAT A 30KW GENERATOR REQUIRES NO MORE THAN 150A OCP.

20A AC WIRE SIZE - BELOW GROUND

WIRE SIZE	DISTANCE	GROUND WIRE SIZE	CONDUIT SIZE
#12	0 - 51 FT	#12	1"
#10	52 - 85 FT	#10	1"
#8	86 - 130 FT	#8	1"
#6	131 - 203 FT	#6	1"

CONTRACTOR MAY ELECT TO INSTALL EQUIVALENT SETS OF PARALLEL CONDUCTORS IN ACCORDANCE WITH CEC FOR LONG CONDUIT RUNS. UPSIZE GROUND WIRE AND CONDUIT ACCORDINGLY

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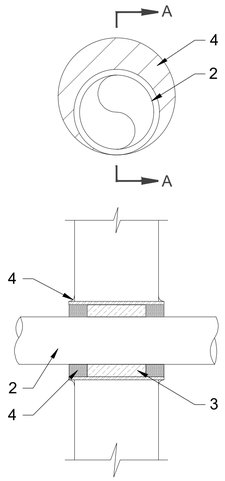
SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:

E-1

G



SECTION A-A

NOTE:
1. IF EXISTING CONSTRUCTION VARIES FROM THIS DETAIL, AN EQUAL 3-HR U.L. PENETRATION APPROPRIATE FOR THE EXISTING WALL TYPE SHALL BE CONSTRUCTED
2. GC SHALL USE NON-SHRINKING CAULK TO WEATHERSEAL ALL PENETRATIONS INTO OR THRU SHELTER WALL.

U.L. SYSTEM NO. C-AJ-1150
CONDUIT THROUGH BEARING WALL SIMILAR TO U.L. DESIGN NO. U902
F RATING = 3 HR
T RATING = O HR

1. FLOOR OR WALL ASSEMBLY : MINIMUM 4-1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAMETER OF OPENING IS 4". (SEE CONCRETE BLOCKS 9CATZ) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

2. THROUGH PENETRATIONS : ONE METALLIC PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE ANNULAR SPACE SHALL BE MINIMUM 0". (POINT CONTACT) TO MAXIMUM 1-3/8". THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:
   A. STEEL PIPE-NOMINAL 6" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE
   B. IRON PIPE-NOMINAL 6" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT - NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR NOMINAL 3-1/2" DIAMETER (OR SMALLER) STEEL CONDUIT.

3. PACKING MATERIAL: MINIMUM 6" THICKNESS OF MIN 4.0 PCF MINERAL WOOL BATTING INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

4. FILL, VOID, OR CAVITY MATERIAL*: SEALANT: MINIMUM 1/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR AND WITH BOTH SURFACES OF WALL. AT THE POINT CONTACT LOCATION BETWEEN PIPE AND CONCRETE, A MINIMUM 1/2" DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE CONCRETE/PIPE INTERFACE ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL. W-RATING APPLIES ONLY WHEN CP601S OR CP604 SEALANT IS USED.

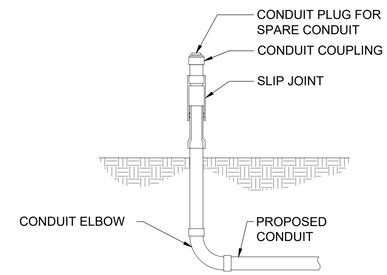
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. : CP601S, CP604, CP606, OR FS-ONE SEALANT.

* BEARING THE UL CLASSIFICATION MARK

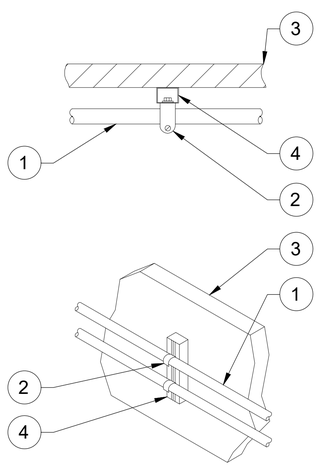
OUTER WALL PENETRATION DETAIL (IF APPLICABLE)

CONDUIT NOTES:

1. VERIFY WIRE AND CONDUIT QUANTITY & SIZES WITH GENERATOR MAKE & MODEL # PRIOR TO INSTALLATION. VERIFY ELECTRICAL REQUIREMENTS WITH LOCAL UTILITY PROVIDER.
2. ALL CONDUIT ABOVE GRADE OR IN AREAS OF HIGH TRAFFIC SHALL BE SCH 80 PVC
3. PROVIDE SCH 40 PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
4. PROVIDE RGS CONDUIT AND ELBOWS AT STUB UP LOCATIONS (I.E. SERVICE POLE, BTS EQUIPMENT, ETC.)
5. INSTALL UTILITY PULLBOXES PER CEC.



SLIP JOINT DETAIL (IF APPLICABLE)



1. CONDUIT (TYP)
2. P1119 OR P2558 CLAMP
3. EXISTING WALL/CEILING
4. VERTICAL "UNISTRUT" P1000T. REQUIRED LENGTH BASED ON QUANTITY OF CONDUIT TO BE MOUNTED. INSTALL AT 5'-0" O.C. MAX. W/ FASTENER AT EACH END.

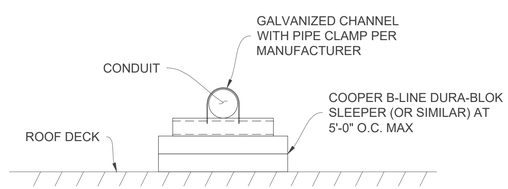
CONDUIT WALL MOUNT DETAIL (IF APPLICABLE)

UNISTRUT WALL ATTACHMENT:

WALL CONSTRUCTION TYPE	FASTENER
HOLLOW, AT STUD	3/8" DIA. x 2-1/2" EMBED LAG SCREW
CONCRETE BLOCK (HOLLOW)	3/8" DIA. HILTI HY-270 WITH SCREEN, MINIMUM EMBEDMENT 2-3/8"
CONCRETE (SOLID)	3/8" DIA. HILTI HY-200, MINIMUM EMBEDMENT 2-3/8"

NOTES:
1. USE GALVANIZED OR STAINLESS STEEL HARDWARE FOR WALL MOUNT AND CONNECTION OF CHANNELS

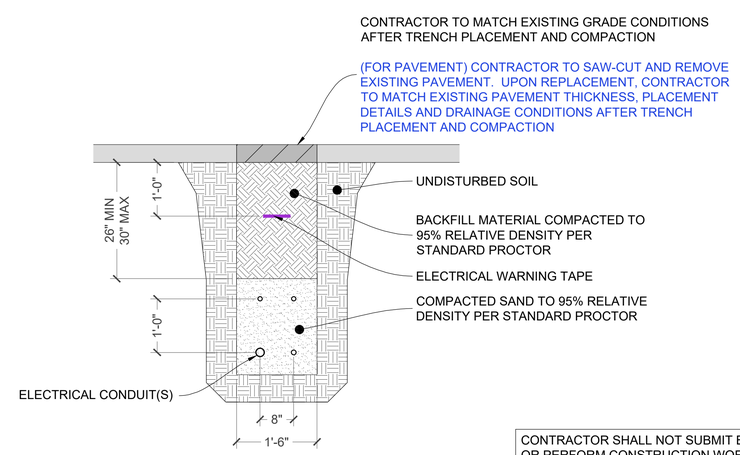
2. GC SHALL USE NON-SHRINKING CAULK TO WEATHER SEAL ALL PENETRATIONS INTO OR THROUGH WALL



ROOF CONDUIT MOUNTING DETAIL (IF APPLICABLE)

CONDUIT NOTES:

1. VERIFY WIRE AND CONDUIT QUANTITY & SIZES WITH GENERATOR MAKE & MODEL # PRIOR TO INSTALLATION. VERIFY ELECTRICAL REQUIREMENTS WITH LOCAL UTILITY PROVIDER.
2. ALL CONDUIT ABOVE GRADE OR IN AREAS OF HIGH TRAFFIC SHALL BE SCH 80 PVC
3. PROVIDE SCH 40 PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
4. PROVIDE RGS CONDUIT AND ELBOWS AT STUB UP LOCATIONS (I.E. SERVICE POLE, BTS EQUIPMENT, ETC.)
5. INSTALL UTILITY PULLBOXES PER CEC.



UTILITY TRENCH SECTION (IF APPLICABLE)

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CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REGISTERED PROFESSIONAL ENGINEER
DAVID WILLIAM DEDINE
C 62222
EXP. 09/30/23
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 2/15/22

SITE INFORMATION:
PG&E TOWER 2/11

10070251

GENERATOR INSTALLATION PROJECT

2222 GOLF CLUB ROAD
PITTSBURG, CA 94565

REVISIONS

REV	DATE	DESCRIPTION	INT
1	02/15/22	PGE REDLINES	JAD
0	01/04/22	ISSUED FOR CONSTRUCTION	AF

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CHECKED BY: GGD

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:
E-2

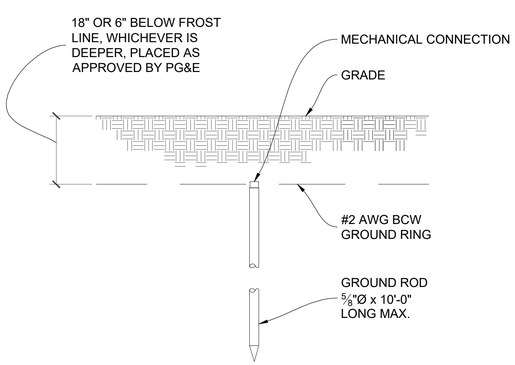
PGE

PG&E NOTES:

1. IF THIS GROUNDING DIAGRAM CONFLICTS WITH PG&E REQUIREMENTS, PG&E GROUNDING PLAN WILL SUPERSEDE.
2. CONTRACTOR TO EXERCISE CAUTION AROUND EXISTING GROUND SYSTEM. ANY DAMAGE DONE TO PG&E CONDUCTORS/GROUND COMPONENTS MUST BE REPAIRED/REPLACED TO THE SATISFACTION OF PG&E AT THE EXPENSE OF THE CONTRACTOR.

GROUNDING NOTES:

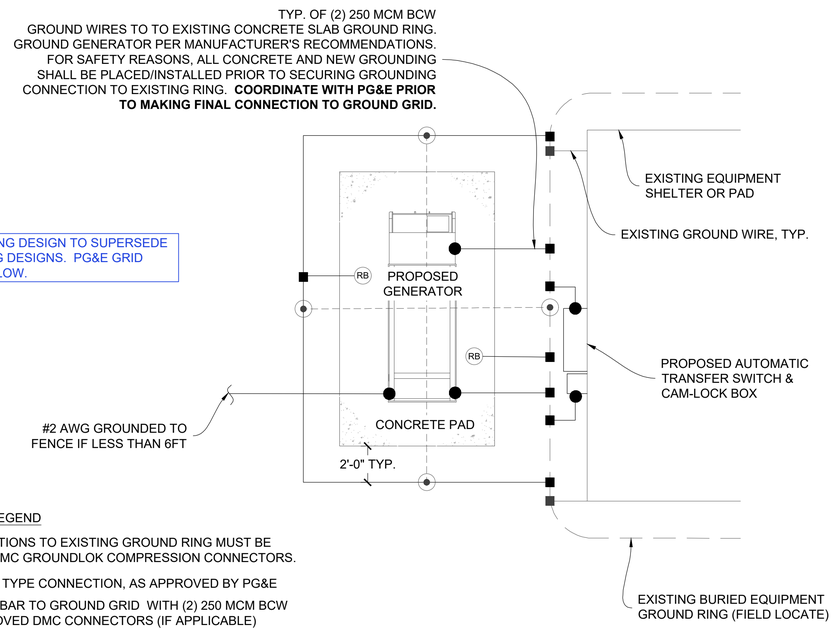
1. IF MORE THAN 20' FROM EXISTING GROUND RING, INSTALL GROUND ROD (5/8" x 10' SS). ROD SPACING: 8' MAX. TOP OF ROD AND GROUND WIRE TO BE BELOW FROST LINE.
2. CONTRACTOR SHALL COORDINATE INCOMING SERVICES WITH LOCAL UTILITIES PRIOR TO TRENCHING.
3. ALL CONDUCTORS SHALL BE COPPER, 75 DEGREES C RATED, AND CONDUCTOR INSULATION BE THWN OR THHN.
4. ALL TERMINATION SHALL BE LISTED AND IDENTIFIED FOR USE WITH 75°C RATED CONDUCTORS OPERATING AT 75°C.
5. GROUND FAULT PROTECTION REQUIRED FOR UTILITY RECEPTACLES.
6. GENERATOR NEUTRAL SHALL NOT BE GROUNDED AT THE GENERATOR. REFER TO SINGLE LINE DETAIL, SHEET E-1.
7. EQUIPMENT LOCATED OUTSIDE OR EXPOSED TO MOISTURE SHALL BE NEMA 3R RATED.
8. CONTRACTOR SHALL USE SCHEDULE 80 PVC CONDUIT THROUGH CONCRETE AND ABOVE GROUND, UNLESS OTHERWISE NOTED.
9. ALL NEWLY INSTALLED EQUIPMENT SHALL BE RATED "AT 10K AIC" MINIMUM. HIGHER RATINGS SHALL BE REQUIRED WHERE AVAILABLE FAULT CURRENT EXCEEDS THIS VALUE. EXACT FAULT CURRENT AVAILABLE SHALL BE COORDINATED WITH LOCAL UTILITY BASED ON EXACT CONDITIONS (XFMR SIZE, PERCENT IMPEDANCE, LENGTH OF CONDUCTORS, ETC).



GROUND ROD NOTES:

1. GROUND RODS MAY BE:
   - COPPER CLAD STEEL
   - SOLID COPPER
2. GROUND RODS SHALL HAVE A MAXIMUM SPACING TWICE THE LENGTH OF ROD
3. SEE RESISTIVITY REPORT FOR VERIFICATION AS AVAILABLE
4. A LARGER CONDUCTOR SHALL BE REQUIRED IN AREAS HIGHLY PRONE TO LIGHTNING AND/OR AREAS WITH HIGHLY ACIDIC SOIL
5. GROUND RODS INSTALLED WITHIN CLOSE PROXIMITY TO TOWER OR WHEN SOIL IS AT OR BELOW 2,000 OHM-CM, SHALL BE GALVANIZED TO PREVENT GALVANIC CORROSION OF TOWER, (SEE ANSI/TIA-EIA-222)
6. PROVIDE (1) GROUND LEAD TO EACH SIDE OF THE GENERATOR

GROUND ROD DETAILS



PG&E GROUNDING DESIGN TO SUPERSEDE ALL GROUNDING DESIGNS. PG&E GRID DESIGN TO FOLLOW.

ELECTRICAL SYMBOLS LEGEND

- ALL CONNECTIONS TO EXISTING GROUND RING MUST BE APPROVED DMC GROUNDLOK COMPRESSION CONNECTORS.
- MECHANICAL TYPE CONNECTION, AS APPROVED BY PG&E
- RB — CONNECT REBAR TO GROUND GRID WITH (2) 250 MCM BCW USING APPROVED DMC CONNECTORS (IF APPLICABLE)
- GROUND ROD
- NEW GROUNDING
- EXISTING GROUNDING

FENCE GROUNDING:

1. SEE FENCE & GATE DETAILS SHEET FOR ADDITIONAL GROUNDING (IF APPLICABLE)

TYPICAL GROUNDING DIAGRAM

CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

CITY USE

at&t

GENERAL DYNAMICS
Information Technology

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SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:

E-3.0

DESIGN PENDING

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PG&E GROUNDING SPECIFICATIONS

SHEET NUMBER:

E-3.1

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SHEET TITLE:

PG&E GROUNDING SPECIFICATIONS

SHEET NUMBER:

E-3.2

DESIGN PENDING

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SHEET TITLE:

PG&E GROUNDING SPECIFICATIONS

SHEET NUMBER:

E-3.3

3G
2.2

SD030 | 2.2L | 30 kW

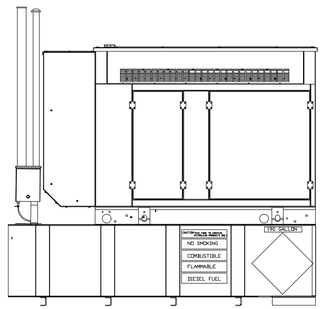
INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz



*Assembled in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the US or its Territories

Codes and Standards

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

- UL2200, UL508, UL489, UL142 , UL-2085
- CSA C22.2
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41

Powering Ahead

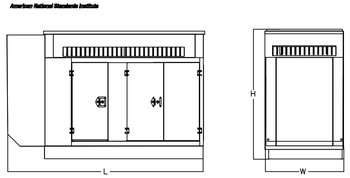
For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

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



LEVEL 2 ACOUSTIC ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	94.8 (2,407) x 38.0 (965) x 61.1 (1,551)	510 (232)	341 (155)
19	54 (204)	94.8 (2,407) x 38.0 (965) x 74.1 (1,881)		
47	132 (501)	94.8 (2,407) x 38.0 (965) x 86.1 (2,186)		
75	211 (799)	94.8 (2,407) x 38.0 (965) x 98.1 (2,491)		
107	300 (1,136)	94.8 (2,407) x 38.0 (965) x 98.1 (2,491)		

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

SPEC SHEET

1 of 6

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

Fuel System

- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze

Electrical System

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

ALTERNATOR SYSTEM

- UL2200 GENprotect
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

NOTE: IT IS RECOMMENDED THAT BATTERY BE WITHIN LEAK CONTAINMENT BOX OR TRAY

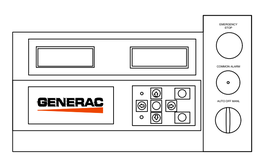
ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Stamped Air-Intake Louvers
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)

- UL-2085
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat- Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus®Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SPEC SHEET

2 of 6

GENERAC 30KW GENERATOR SPECIFICATIONS

CITY USE

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GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.0

PGE

JOB #	TANK CAPACITY ACTUAL	TANK CAPACITY USEABLE	TANK WEIGHT	GENSET MODEL	GENSET FOOTPRINT
31949	132 GAL	125 GAL	3,200 LBS	SD30, L2A	34.5" X 76"

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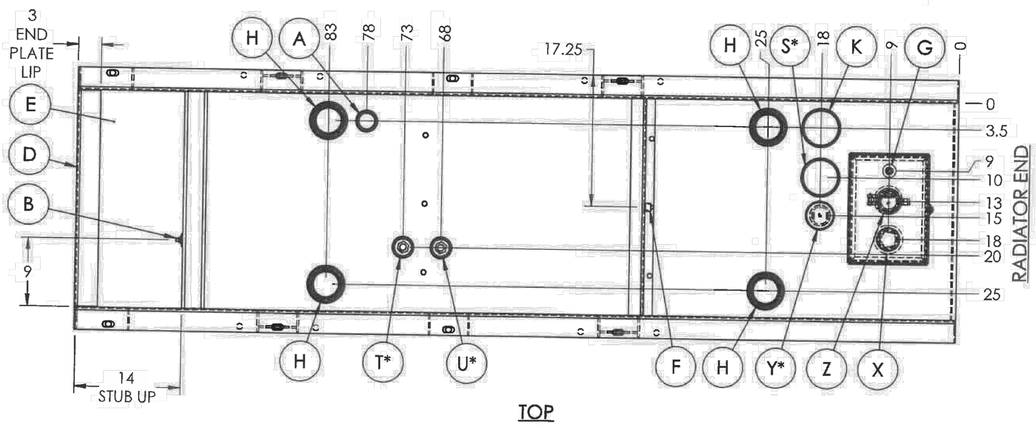
APPROVED BY: S. Brooks DATE: 2/12/20

* =2" PIPE TO TANK TOP UNLESS OTHERWISE SPECIFIED

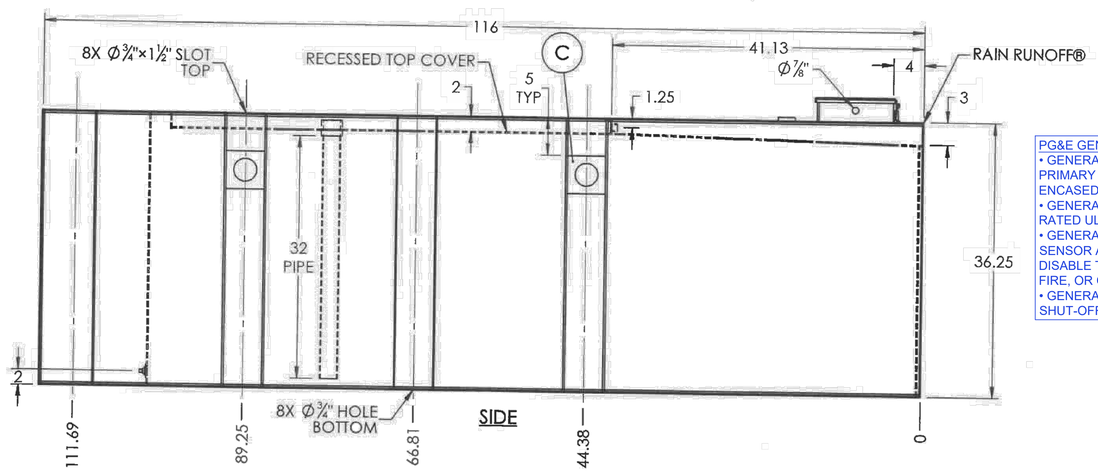
NOTES:
1. WELD COUPLINGS LEVEL TO TOP COVER
2. 3196 FITTINGS ARE FOR GPC USE ONLY FOR FILLING OF CONRETE
3. WEIGHT W/O CONCRETE: 1,650 LBS

BILL OF MATERIAL

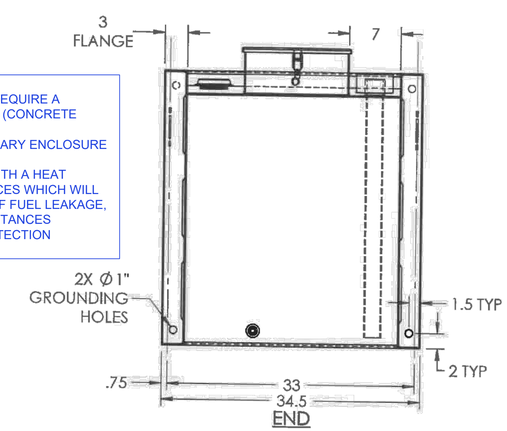
ITEM	PART NUMBER	DESCRIPTION	QTY.
S	3164	F. COUPLING, 4", EMERGENCY VENT (4" PIPE)	1
K	3164	F. COUPLING, 4", EMERGENCY VENT (BASIN)	1
T	3650R	F. COUPLING, 2", FUEL RETURN W/ 1/2" DIP TUBE	1
	700-1065	1/2" SPRING CHECK VALVE	1
	700-1120	1/2" FUSIBLE LINK VALVE	1
U	3650S	F. COUPLING, 2", FUEL SUPPLY W/ 1/2" DIP TUBE	1
	700-1065	1/2" SPRING CHECK VALVE	1
X	1003	FLANGE, 2", FUEL LEVEL GAUGE	1
	1003-TS	ROCHESTER TWINSITE ADAPTER #P5648S02547	1
Y	3152	F. COUPLING, 2", STANDARD VENT CAP	1
Z	3001	2" FILL TUBE, 17"L	1
	3005	2" FEMALE LOCKING FILL PORT	1
A	4300	F. COUPLING, 2", FUEL IN BASIN ALARM	1
	4302	PIPE, 2" INTERSTITIAL MONITORING TUBE, 32"L	1
B	3502	FLANGE, 1/2", BASIN DRAIN	1
C	8410	1/4" FLUSH MOUNT LIFTING PLATE	4
D	8003	REMOVABLE END PLATE - 3" BEND	1
E	4000	14" STANDARD ELECTRICAL STUB UP AREA	1
F	3191	H. COUPLING, 1/2", EXTRA FITTING W/ PLUG (FLUID CATCH BASIN DRAIN)	1
G	3190	FLANGE, 3/8", EXTRA FITTING W/ PLUG	1
H	3196	FLANGE, 3", EXTRA FITTING W/ PLUG	4
	SPECIAL	2"×2" FLUID CATCH BASIN END ANGLE	1
	8220	7 GALLON SPILL CONTAINMENT, W/ TS HOLE	1
	4210	RECESSED TOP COVER	1
	3520	RAIN RUNOFF® OPTION	1
UL-2085		2 HOUR FIRE RATED DOUBLE WALL TANK	
PAINT COLOR		GLOSS BLACK (9638)	



TOP



SIDE



END

PG&E GENERATOR REQUIREMENTS
- GENERATOR FUEL STORAGE WILL REQUIRE A PRIMARY ENCLOSURE RATED UL2085 (CONCRETE ENCASED FUEL TANK)
- GENERATOR MUST HAVE A SECONDARY ENCLOSURE RATED UL2200
- GENERATOR MUST BE EQUIPPED WITH A HEAT SENSOR AND LEAK DETECTION DEVICES WHICH WILL DISABLE THE GENERATOR IN CASE OF FUEL LEAKAGE, FIRE, OR OTHER EXTERNAL CIRCUMSTANCES
- GENERATOR MUST HAVE A FIRE DETECTION SHUT-OFF VALVE

REVISIONS

REV.	DESCRIPTION	DATE	BY
1	EXTEND TANK TO 116'L FOR 12' VENT EXTENSIONS BY CUSTOMER, REDUCE HEIGHT TO 36-1/4"H	4/25/19	MJP
	CHANGE TOP SLOTS AND BOTTOM MOUNTING HOLES TO Ø5/8"		
2	CHANGE TOP SLOTS & BOTTOM HOLES TO Ø3/4"	5/1/19	RJK
3	MOVED SUPPLY AND RETURN FITTINGS	2/12/20	NDS

GLOBAL POWER COMPONENTS
2300 S. 51st ST.
MILWAUKEE, WI 53219
PH (414)475-3000 FAX (414) 475-3441
www.globalpowercomponents.com

Underwriters Laboratories® Inc. Listed MH18481 FILE NO. MH46743 MH25279

THIRD ANGLE PROJECTION

CUSTOMER NAME: GENERAC POWER SYSTEMS
JOB REFERENCE: QT 20075363
DRAWING REFERENCE: X

DATE: 4/8/2019
DRAWN BY: YL
DESCRIPTION: SUBBASE TANK WITH RUPTURE BASIN & STUB UP
SIZE: B
SCALE: 1:15
DWG. NO. 15-31949
REV. 3
SHEET 2 OF 8

GENERAC 30KW GENERATOR SPECIFICATIONS

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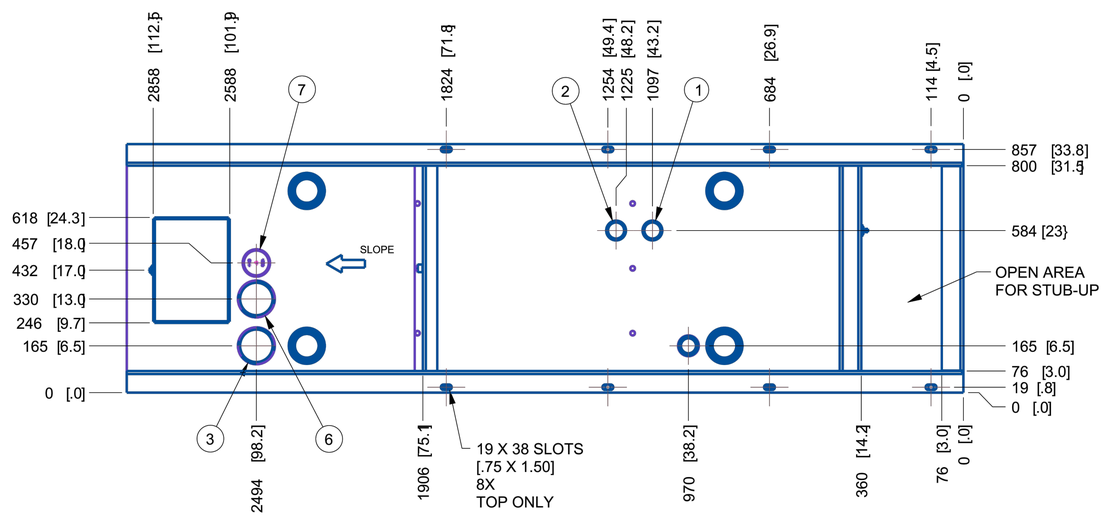
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.1

PGE

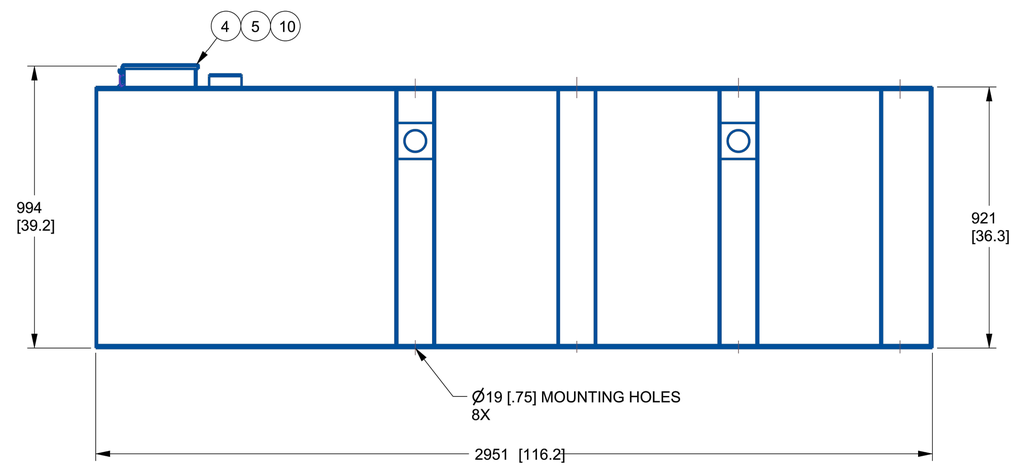
SH	REV	WINDCHILL VERSION
1/1	B	B.2

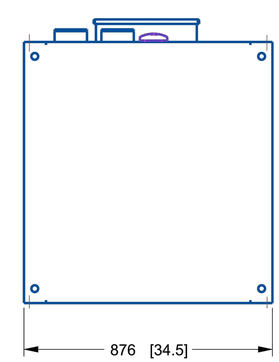


ITEM #	TANK FITTING	FUNCTION:
1	1/2" NPT COUPLING	FUEL RETURN
2	1/2" NPT COUPLING	FUEL SUPPLY
3	4" NPT WELD FLANGE	EMERGENCY VENT (OUTER)
4	FUEL SENSOR	FUEL LEVEL
5	2" NPT WELD FLANGE	FUEL FILL
6	4" NPT WELD FLANGE	EMERGENCY VENT (INNER)
7	2" NPT WELD FLANGE	VENT
8	3/4" NPT FITTING	DRAIN
9	1/2" NPT FITTING	FUEL IN BASIN ALARM
10		7 GALLON SPILL CONTAINMENT

TANK P/N - REVISION	A0000191186
TOTAL TANK CAPACITY	496 ltr [131 gal]
USABLE TANK CAPACITY	473 ltr [125 gal]
DRY WEIGHT	1372 kg [3025 lbs]

TANK IS UL-142 & UL-2085 LISTED





NOTE:
1. MOUNTING BOLTS/STUDS FOR BASETANK TO MOUNTING SURFACE SHALL BE .625"-11 GRADE 5. (USE STANDARD SAE TORQUE SPECS).
2. DIMENSIONS ARE IN MILLIMETERS [INCHES].

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE
BASETANK
131G TOTAL / 125G USEABLE
UL-2085
D2.4K.1 A-GROUP

ISSUE DATE: 04/29/19

SIZE	CAGE NO	DWG NO	REV
B	N/A	A0000221805	B
SCALE 0.060	WT-KG	SHEET 1 of 1	

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1	02/15/22	PGE REDLINES	JAD
0	01/04/22	ISSUED FOR CONSTRUCTION	AF

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SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.2

GENERAC 30KW GENERATOR SPECIFICATIONS

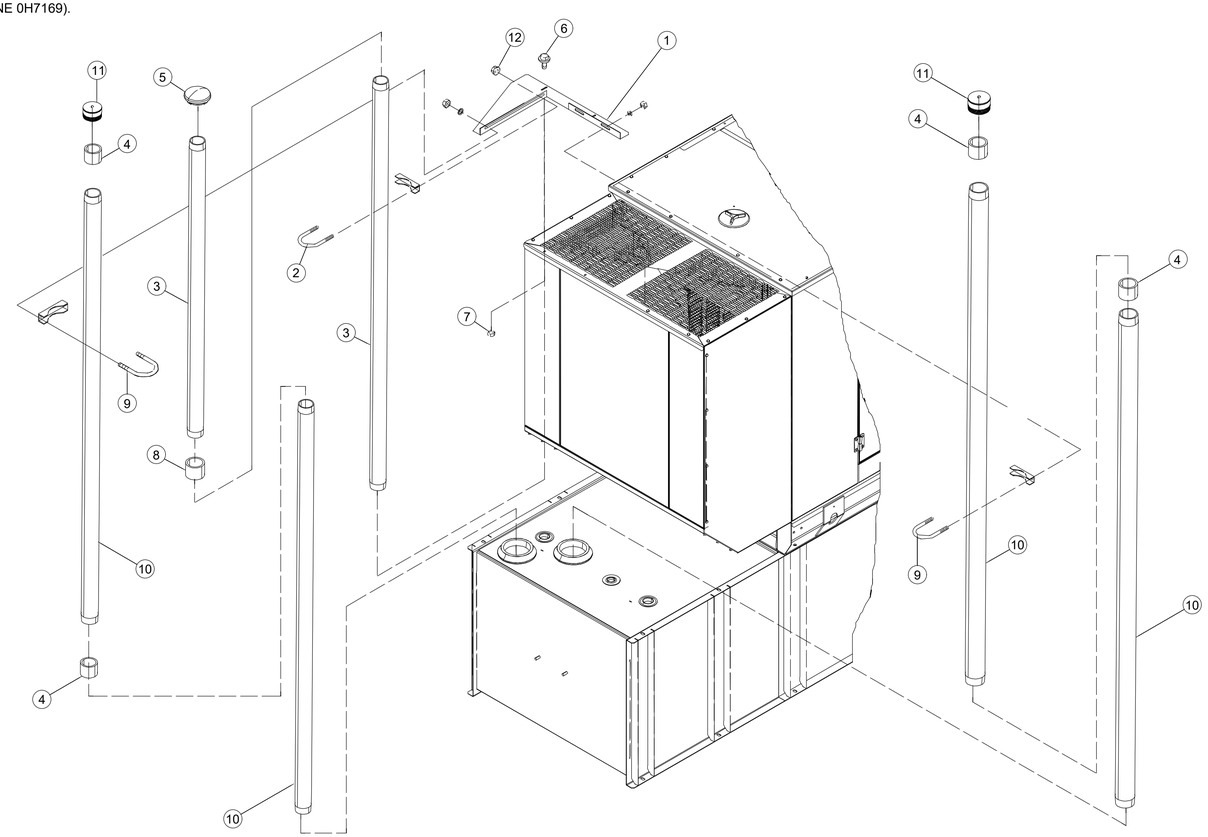
EXPLODED VIEW: EV VENT EXT AGRP 2"3 ATT

DRAWING #:0K9817A

GROUP H

ITEM	PART#	QTY.	DESCRIPTION
(1)1	0G3036YST0R	1	BRACKET VENT EXT AGRP 2"3 ATT
2	0C7947	1	KIT, SADDLE AND BOLT 2 1/2"
3	0G3045	2	PIPE 2"VENT EXTENSION 72"LG
4	10000016676	4	COUPLING PIPE 3 ZINC
5	G021178	1	VENT OEM 2"
6	0C2454B	2	SCREW HWHT M6-1 X 30 W/MKS
7	G049813	2	NUT HEX M6-1.0 G8 CLEAR ZINC
8	068640B	1	COUPLING FULL 2-11.5 BLACK
9	0E4264	2	BOLT U 3/8-16 X 3.50" W/SADDLE
10	0H1454	4	PIPE NIPPLE 3"X72" SCH40 PNTBK
11	072989J	2	VENT CAP EMERG 3"NPT
12	G064101	2	NUT HEX FL WHIZ 3/8-16

NOTES (UNLESS OTHERWISE SPECIFIED)
(1) SHEET METAL PARTS LISTED IN THE BOM TABLE ARE REPRESENTING CENERIC PARTS (NO COLOR).
* MANUFACTURING: FOR CORRECT MATERIAL AND COLOR REFER TO AS400 BOM.
* CUSTOMER: WHEN ORDERING REPLACEMENT PARTS, ENTER BASE NUMBER (FIRST 6 DIGITS ONLY) IN THE SYSTEM FOR CORRECT MATERIAL AND COLOR. (FOR REFERENCE SEE GUIDELINE 0H7169).



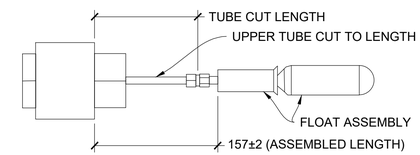
REVISION : CN-0019649-W
DATE ; 9/4/18

EMERGENCY VENT PIPE ASSEMBLY

EXPLODED VIEW : EV VENT EXT AGRP 2"3 ATT
DRAWING NO. : 0K9817A

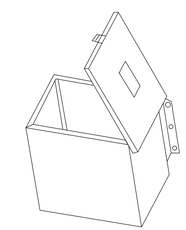
GENERAC GENERATOR SPECIFICATIONS

OVERFILL PREVENTION VALVE INSIDE TANK (FACTORY-INSTALLED)



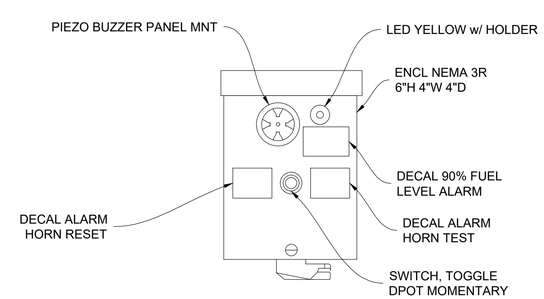
GENERAC 0J7671

FUEL SPILL/FILL DRAIN OUTSIDE TANK (FACTORY-INSTALLED)



GENERAC 0J7606A

REMOTE 90% FUEL ALARM (FACTORY-INSTALLED)



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SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.3

DO NOT SCALE

ALL DIMENSIONS AND TOLERANCING PER ASME Y14.5M-1994

UNLESS OTHERWISE SPECIFIED :

ALL XX DIM -------- ±1 MM
ALL XX.X DIM ------- ±1 MM
ALL ANGLES -------- ±1°
ALL PUNCHED HOLES - ±0.1 MM
ALL PROFILED HOLES - ±1 MM

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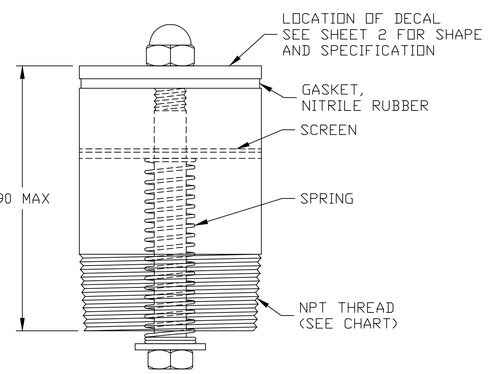
S-327

SHEET 1 OF 2



PART #	THREAD (NPT)	OPENING PRESSURE (PSIG)	FULL OPEN PRESSURE (PSIG)	MAX FLOW (SCFH)
072989H	2"	.5	2.5	31600
072989J	3"	.5	2.5	63200
0A1380	4"	.5	2.5	105000
072989L	5"	.5	2.5	190000
072989M	6"	.5	2.5	265000

FINISH: EMERGENCY VENT CAPS TO BE POWDER COATED SEMI-GLOSS BLACK
VENDOR: CR INDUSTRIES OR ENG. APPROVED EQUIVALENT

DRAWING TITLE					GENERAC POWER SYSTEMS Eagle P.O. BOX 8 WAUKESHA, WIS. 53187	
VENT CAPS, EMERGENCY						
MATERIAL					FILE NAME S-327.DWG	SIZE A
STEEL						
DWN JRS	DATE 1/2/03	MFG NA	DATE NA	EST. WT.	SCALE N.T.S.	FIRST USE
CHKD TMM	DATE 3/3/03	APPD AG	DATE 3/7/03	FINAL WT.	DWG NO. S-327	REV
RELEASED FOR PRODUCTION	BY A GILLETTE			DATE 3/7/03		

DO NOT SCALE

ALL DIMENSIONS AND TOLERANCING PER ASME Y14.5M-1994

UNLESS OTHERWISE SPECIFIED :

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ALL XX.X DIM ------- ±1 MM
ALL ANGLES -------- ±1°
ALL PUNCHED HOLES - ±0.1 MM
ALL PROFILED HOLES - ±1 MM

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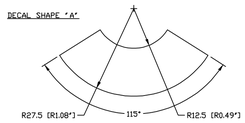
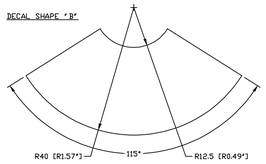
S-327

DECAL SHAPE "A"



DECAL SHAPE "B"

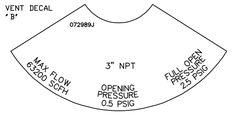


DECAL MATERIAL SPECIFICATION:
TLP-897B (PURCHASE FROM TAILORED LABEL PRODUCTS, INC)
FACESTOCK - 2 MIL GLOSS SILVER POLYESTER
ADHESIVE - 0.8 MIL PERMANENT ACRYLIC
LINER - 3.2 MIL 55# PAPER

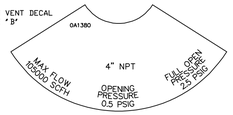
OR ENG. APPROVED EQUIVALENT

2" NPT VENT DECAL SHAPE "A"

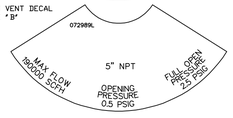
3" NPT VENT DECAL SHAPE "B"



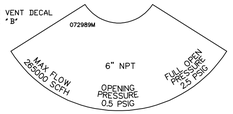
4" NPT VENT DECAL SHAPE "B"



5" NPT VENT DECAL SHAPE "B"



6" NPT VENT DECAL SHAPE "B"



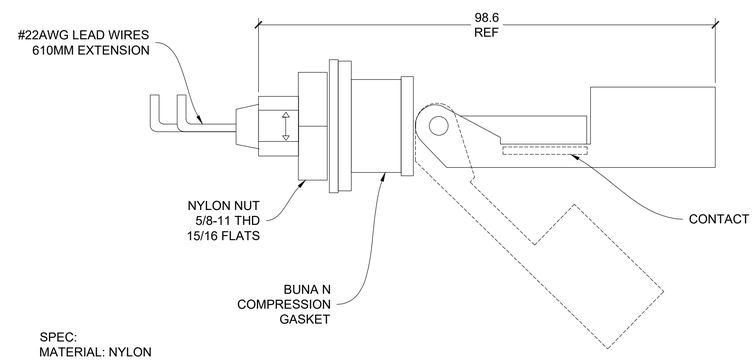
SHEET 2 OF 2

DRAWING TITLE					GENERAC POWER SYSTEMS Eagle P.O. BOX 8 WAUKESHA, WIS. 53187	
VENT CAPS, EMERGENCY						
MATERIAL					FILE NAME S-327.DWG	SIZE A
STEEL						
DWN JRS	DATE 1/2/03	MFG NA	DATE NA	EST. WT.	SCALE N.T.S.	FIRST USE
CHKD TMM	DATE 3/3/03	APPD AG	DATE 3/7/03	FINAL WT.	DWG NO. S-327	REV
RELEASED FOR PRODUCTION	BY A GILLETTE			DATE 3/7/03		

GENERAC EMERGENCY VENT CAPS

FUEL LEAK DETECTOR ALARM (FACTORY-INSTALLED)

INSTALLATION NOTE:
HAND TIGHTEN + ONE QUARTER TURN.
LEAK DETECTION MUST BE INSTALLED IN THE NORMALLY OPEN (N.O.) POSITION AS SHOWN FOR IT TO FUNCTION CORRECTLY IN GENERAC'S UL TANK SECONDARY CONTAINMENT LEAK DETECTION APPLICATION. OVER TIGHTENING WILL RESULT IN DAMAGE TO THE LEAK DETECTOR AND IMPROPER OPERATION.



SPEC:
MATERIAL: NYLON
VENDOR P/N AND VENDOR: 165900, GEMS SENSORS
MOUNTING ATTITUDE: HORIZONTAL
RECOMMENDED HOLE SIZE: Ø 0.875", 1/32"-5/32" THICK PANEL.
OPERATING TEMPERATURE: -40°F TO 250°F
MAX. OPERATION PRESSURE: 100 PSIG AT 70°F
THIS SWITCH IS U.L. RECOGNIZED - FILE #E45168, CSA LISTED - 30200
CONTACT RATING: 0.17 AMP, 120 V, 60 Hz, RESISTIVE
0.08 AMP, 240 V, 60 Hz, RESISTIVE
20 VA PILOT DUTY
DC ELEC. RATING: 0.3 AMP MAX @30 VDC

GENERAC 096500B

GENERAC GENERATOR SPECIFICATIONS

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SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
E-4.4

TTS Series
Switches

GENERAC | INDUSTRIAL POWER

200 Amps
600 VAC

TAS200

200A Automatic Transfer Switch

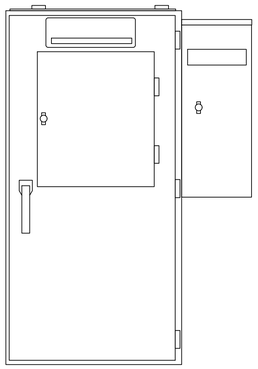
The Generac TAS200 Automatic Transfer Switch

Flexibility for multiple application installations

Multiple generator support with 3 source panel

Designed with a 6 inch touch screen controller for improved user interface

Camlock functionality for mobile generator sources



Features

- STEEL CONSTRUCTION
- NEMA 3R ENCLOSURE WITH HINGED "PADLOCKING" DOORS
- STAINLESS STEEL HARDWARE
- CAMLOCK "QUICK CONNECT" CAPABILITY
- OPERATIONAL STATUS VIEW VIA 6 INCH TOUCH SCREEN
- TEST FUNCTION - FAST TEST & NORMAL TEST
- UL1008 LISTED - FOR EMERGENCY SYSTEMS

Optional Features

- EXTENDED WARRANTY
- THREE-PHASE VOLTAGE CONFIGURATIONS

Codes and Standards

Generac products are designed to the following standards:

UL1008,
UL508,
UL50,
CSA C22.2 No. 178

NEC 700, 701 and 702

NEMA 250

Application and Engineering Data

Cabinet Specifications	
Dimensions	24"W x 12"D x 48"H
Weight	210 lbs.
Construction	Single Chamber with Main Door
	Steel
	UL Type / NEMA 3R Rated
	Powder Coat Finish for Corrosion Resistance
	C-UL-US Listed - Automatic Transfer Switch
	Stainless Steel Hardware
	3-Point Latching System with Pad-Lockable Handles
Mounting Options	Wall
	H-frame
Installed	Pre-wired alarm terminal strip

Electrical Specifications	
Voltage/Phase/Amps	120/240 Single-Phase, 200A 120/208 3-Phase, 200A 120/240 3-Phase, 200A
Breaker	Eaton 200 amp Utility Breaker
	Eaton 200 amp Generator Breaker
Maximum RMS Symmetrical Fault Current - Amps	25k AIC Rated
Protective Device Continuous Rating (Max) Amp	200
Input to Generator	350MCM - #6 AWG
Output to Site	350MCM - #6 AWG
Generator Annunciator Connector	Deutsch DTM04-12PA-L012
Alarm Terminal Board	Generator Run Alarm
	Generator Fail - Shutdown Alarm
	Generator Fail - Non Shutdown Alarm
	Low Fuel Alarm
	Generator Theft Alarm
	AC Utility Fail Alarm

GENERAC ATS SPECIFICATIONS

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ATS SPECIFICATIONS

SHEET NUMBER:
E-5.0

GENERAC | INDUSTRIAL POWER

TTS Control Systems

INDICATORS AND BUTTONS

. System Ready indicator . Standby Operating indicator . Utility Available indicator . GEN/UTIL Switch Position indicator . TVSS status	. Normal Test button . Fast Test button . Return to Normal button . Reset button . Exercising indicator

DETAILS SCREEN

System Settings:

. System Voltage/Phases:
- 120/240V single phase (standard)
- 120/208V three phase (optional)
- 120/240V three phase (optional)

. Utility Fail Monitor:
- Under Voltage: 75-95% of nominal voltage
- Over Voltage: 105%-125% of nominal voltage
- Pickup (hysteresis): fixed at 5 volts
- Delay time: 0-60s

. Utility Interrupt Delay: 0-60s
. Return to Utility Timer: 1-30 minutes
. Transfer:
- In-phase, or
- Time-Delay-Neutral at 0.0-10.0s in 1 second increments

Engine Settings:

. Engine Warm-up timer: 0-20 minutes
. Generator Load Accept:
- Time-Delay-Neutral at 0.0-10.0s in 1 sec increments
- Voltage: 85-95% of nominal
- Frequency: 85-95% of nominal

. Engine Minimum Run Timer: 5-30 minutes
. Engine Cooldown Timer: 0-20 minutes

Exercise Settings:

. Time of day
. Day of week
. Exercise:
- Exercise with/without load
- Exercise once every 1, 2, or 4 weeks.
- Exercise time-of-day
- Exercise day of week
- Exercise duration: 15-30 minutes

Screen Settings:

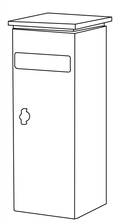
. Brightness & Contrast button
. Screen Calibration button
. Startup/Clean screen

Diagnostics:

. Digital I/O bits status
. Voltage A/D readings

Mimic Diagram:

. System Ready
. Transfer switch position
. Utility available
. Standby available
. Maintenance/Auto switch position
. Generator source TS position
. TVSS status

Camlock Component		
Camlock Component	Shipped loose for multiple installation options	
Dimensions	9" W x 9.4" D x 24.25" H	
200A Camlock Generator Connection	Single-Phase: Black L1, Red L2, White-Neutral, Green-Ground	
	3-Phase: Black L1, Red L2, Blue L3, White-Neutral, Green-Ground	
	Uses 4 CH E1016 Male Connectors	
	Mating Connector - CH E1016 Female	

CAM-LOCK BOX SPECIFICATIONS

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SHEET TITLE:
CAM-LOCK BOX SPECIFICATIONS

SHEET NUMBER:
E-5.1

ATTACHMENT 5

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

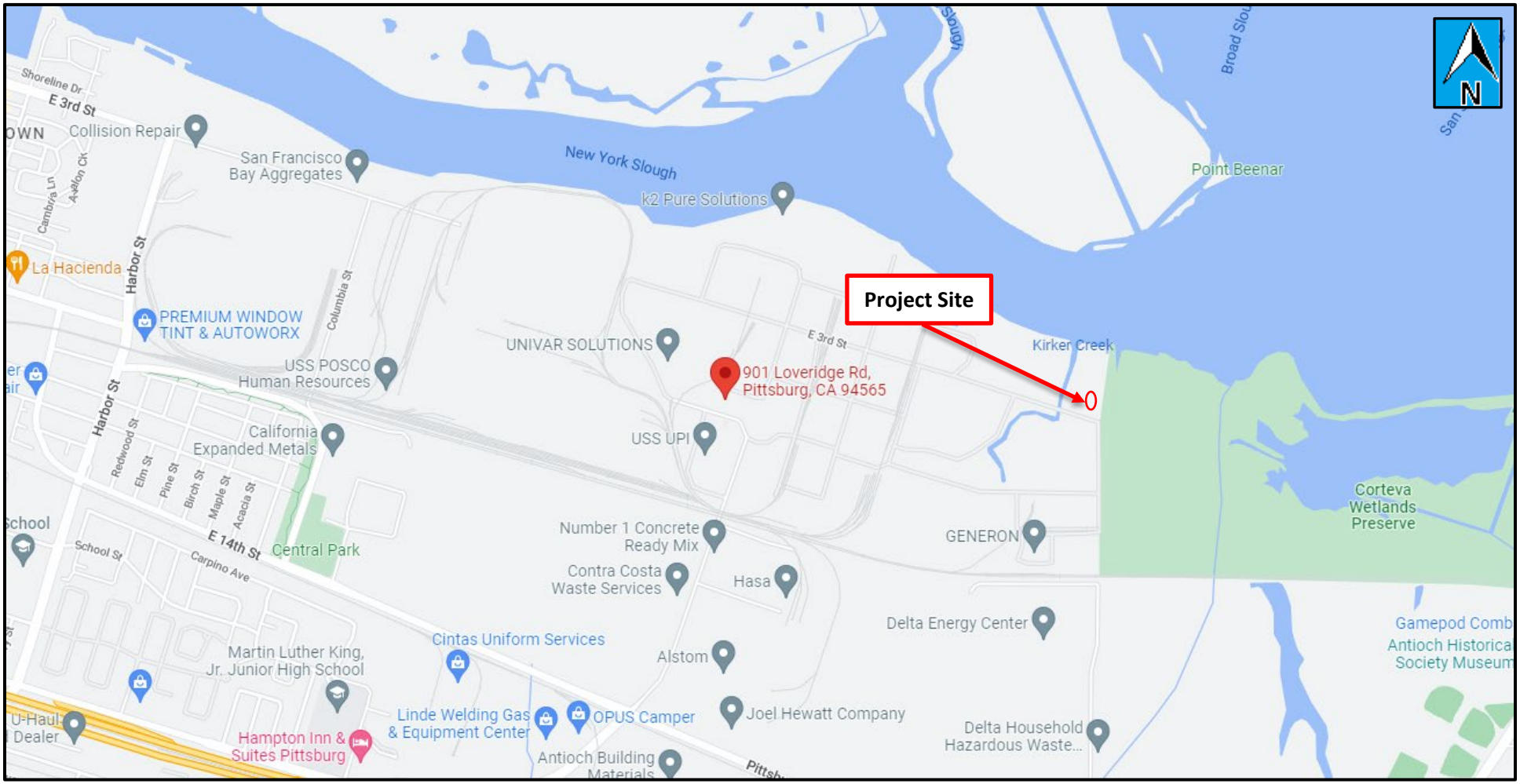
Corteva Paint Yard Grit Blast Building, AP-22-0052 (ADR).

This is an application by David O'Sullivan, on behalf of Corteva Agriscience, requesting Administrative Design Review approval to construct a 2,412-square-foot (sq. ft.) concrete slab for placement of a new, 1,224-sq. ft. metal grit blast building and 240-sq. ft. awning in the Paint Yard (Block 920) of the Corteva Agriscience site located at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel No. 073-220-049.

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

Corteva Grit Blasting Building (ADR) – Vicinity Map

AP-22-0052	901 Loveridge Road
Administrative Design Review	APN: 073-220-049



Corteva Grit Blasting Building (ADR) – Aerial Map

AP-22-0052	901 Loveridge Road
Administrative Design Review	APN: 073-220-049

Paint Yard Grit Blasting Building Rev 1

Planning Department Review

MAY 2022

Confidential

---Internal Use---

Scope Overview

- Need to install new Grit Blast Building on new concrete slab to effectively contain and dispose of spent grit at Paint Yard in Block 920 of the Corteva Site in Pittsburg, California.
- New Grit Blast Building will be a 51’(W) x 24’ (L) x 21’ (H) metal building fabricated from Butler.
- New building will be installed with micronet containment screen, 2 fresh air inlets, and a dust outlet sized for a 6,000 CFM dust collector.
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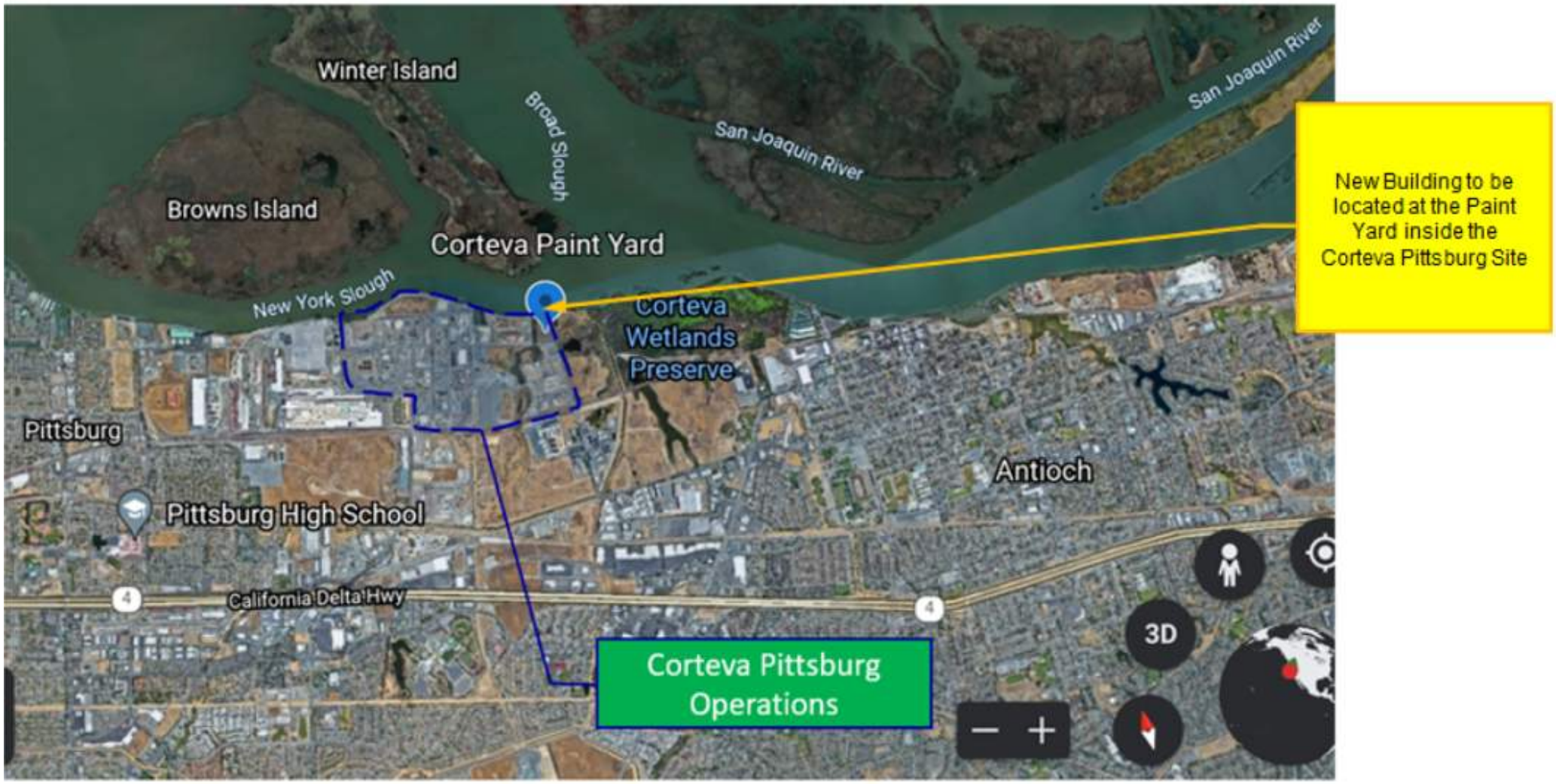

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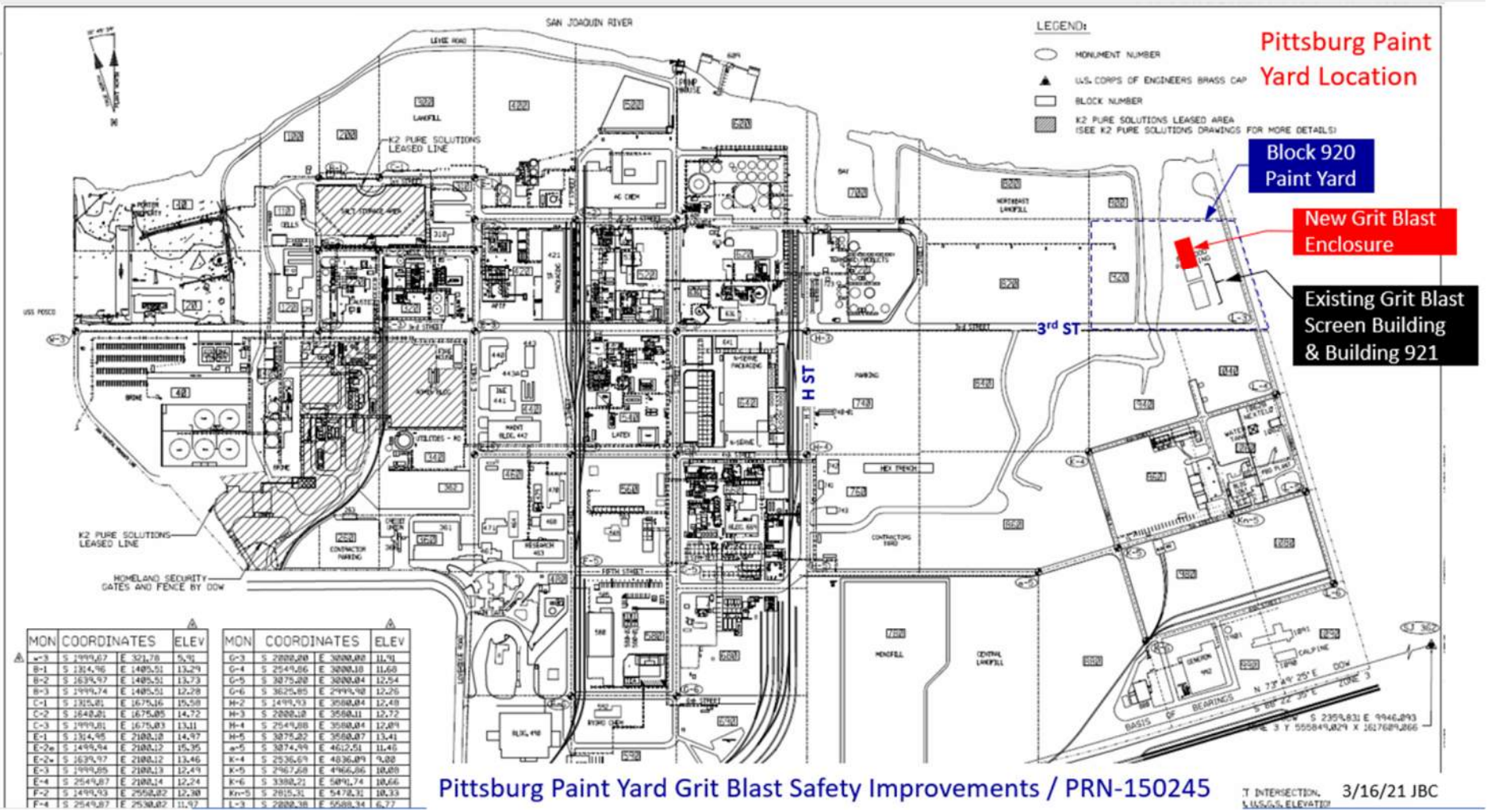

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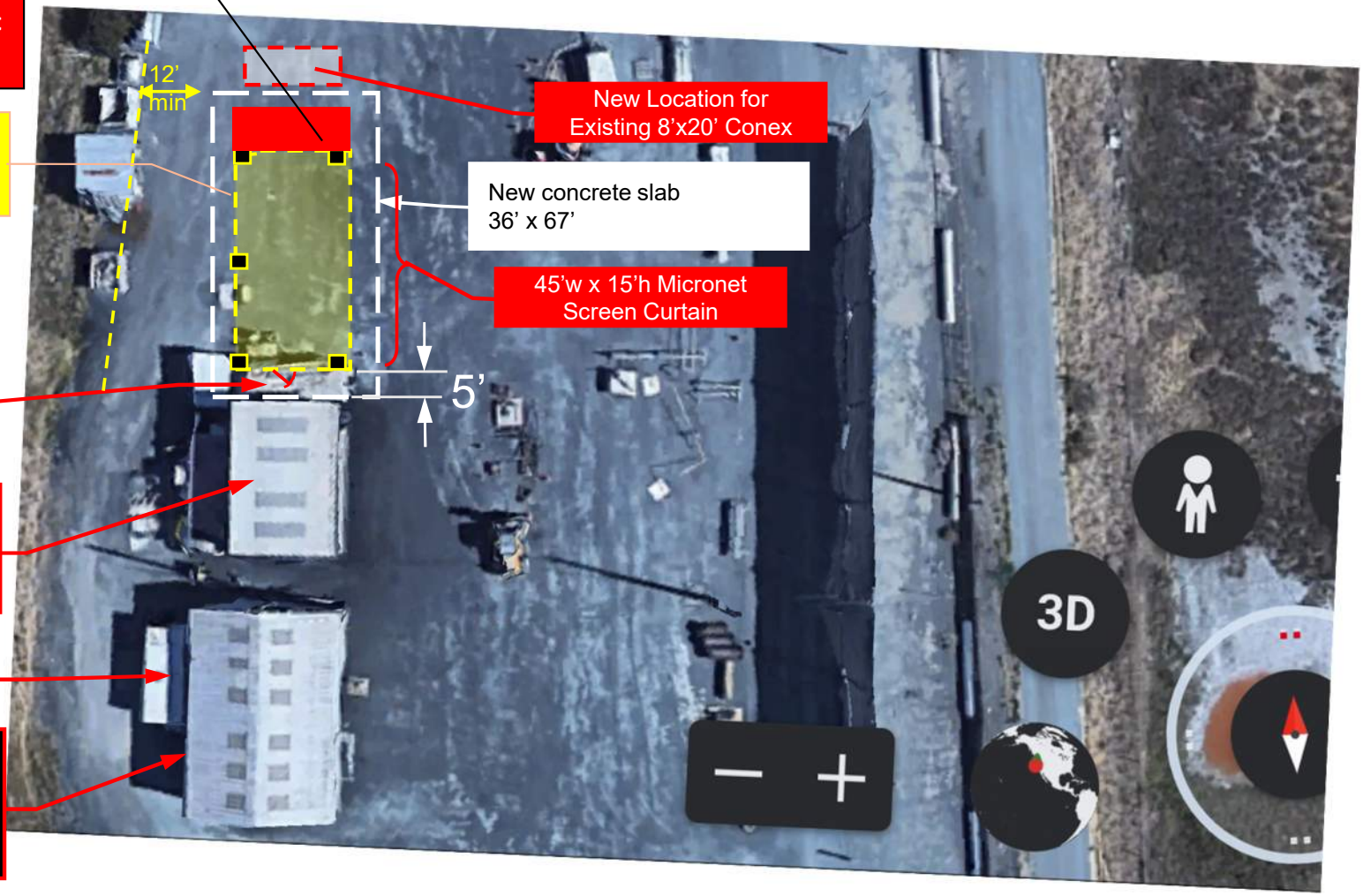

Existing 8'x20' Conex to be relocated

Existing Grit Blast Building 20'x30'x17'H (No change)

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Existing Maintenance Building #921 27'x42' (No change)

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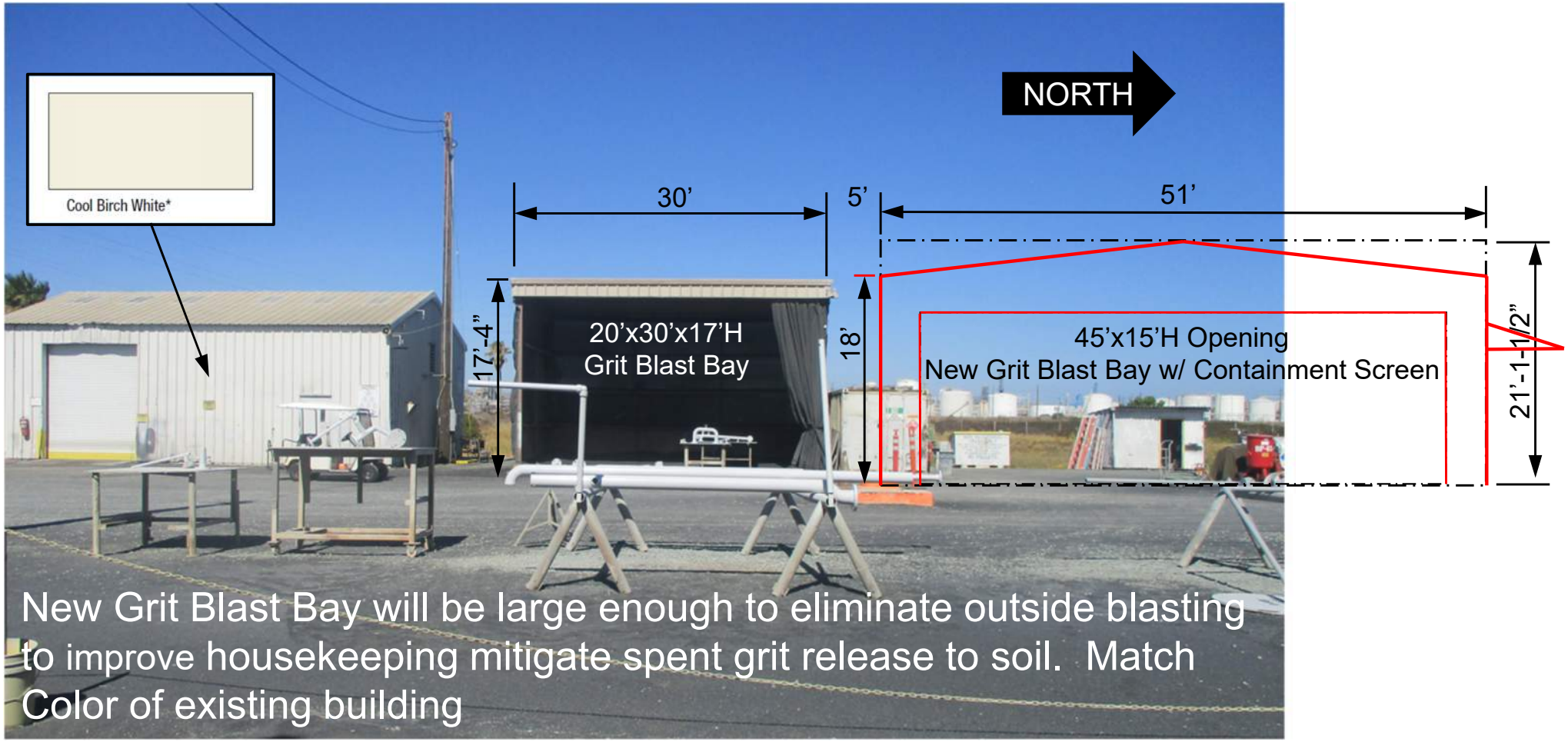

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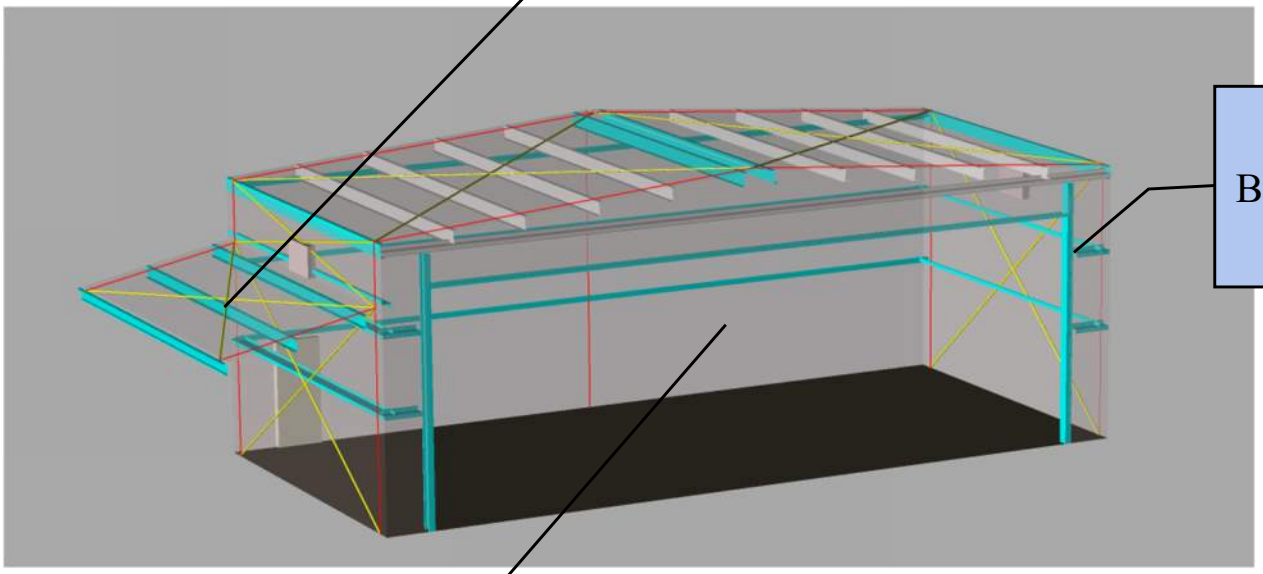

Butler Building Framing

45’w x 15’h opening

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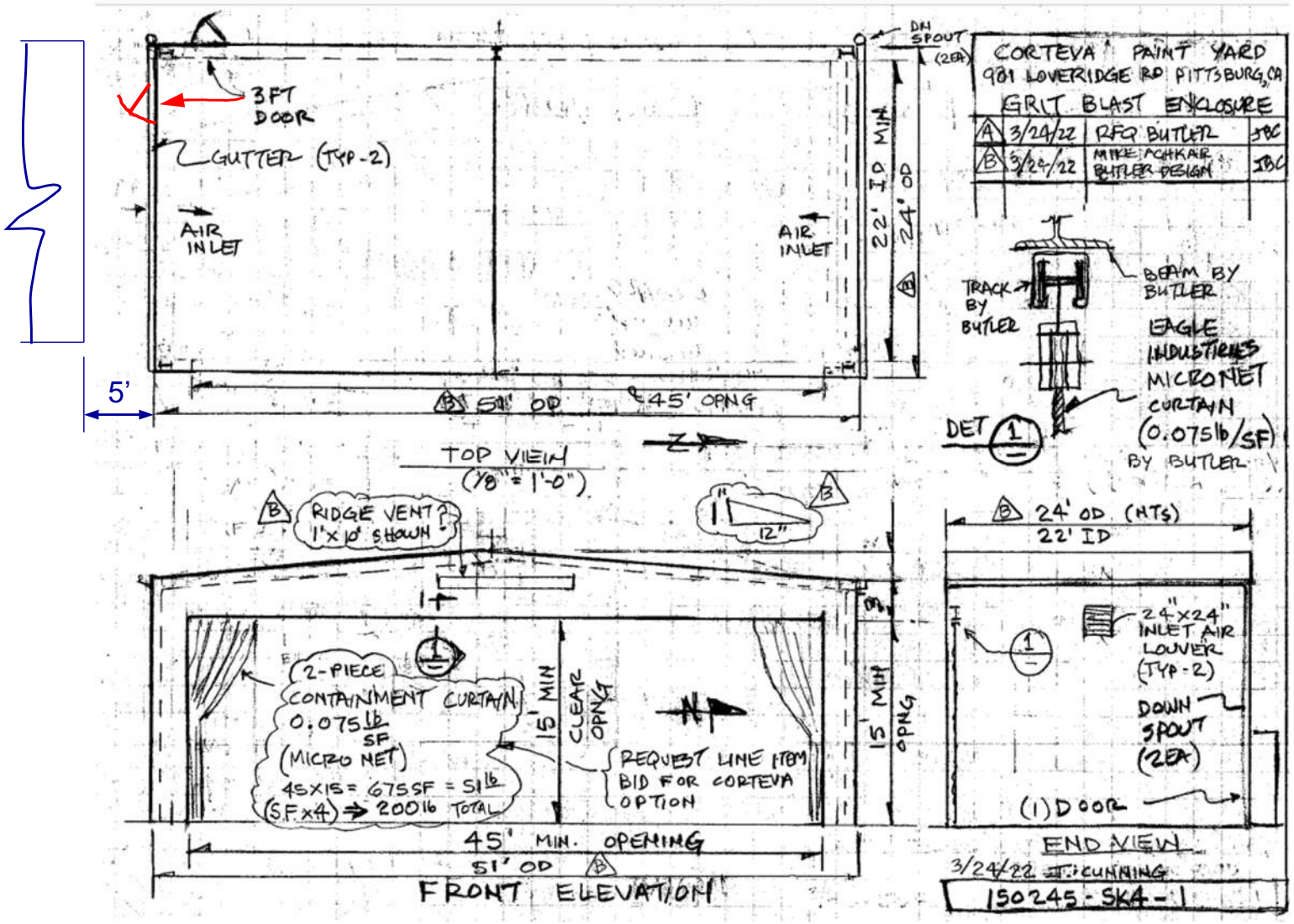

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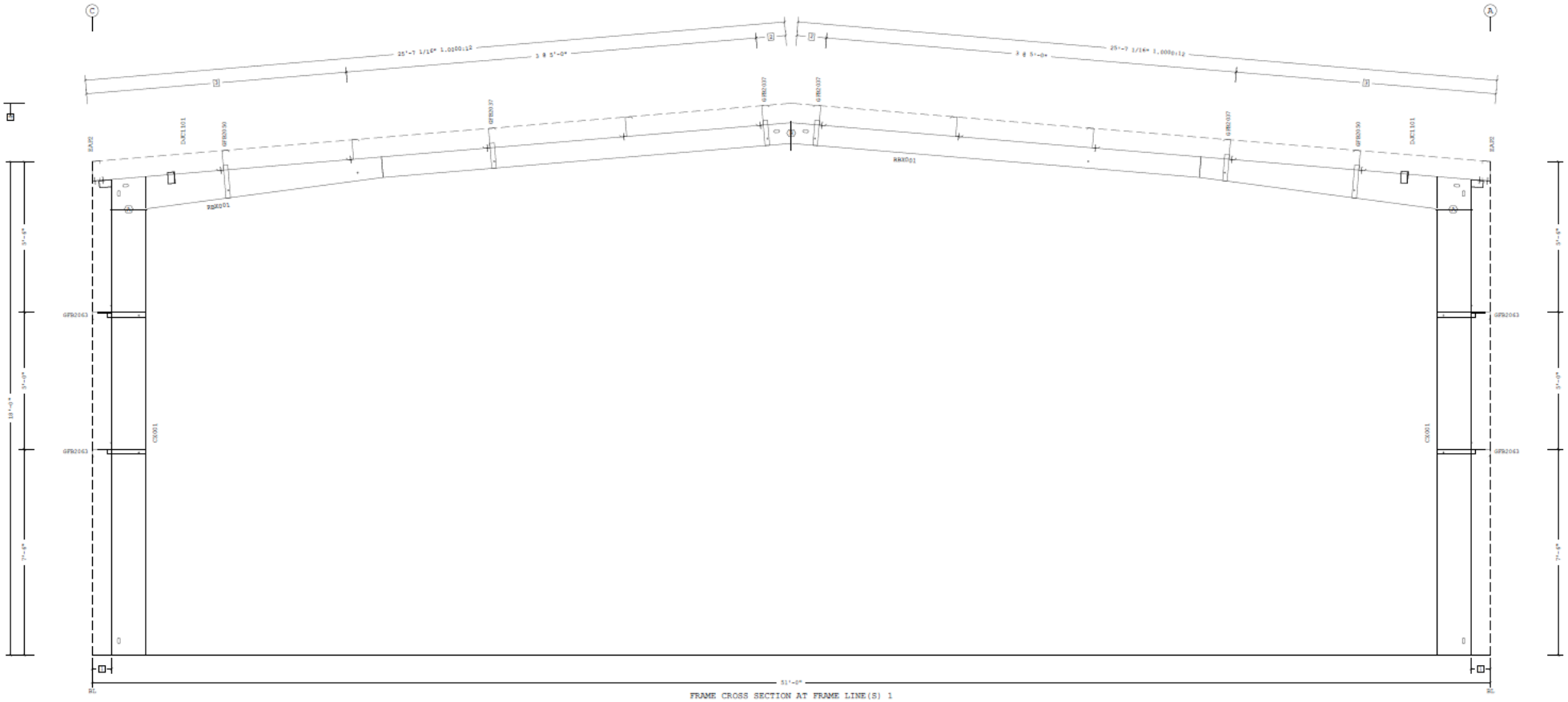

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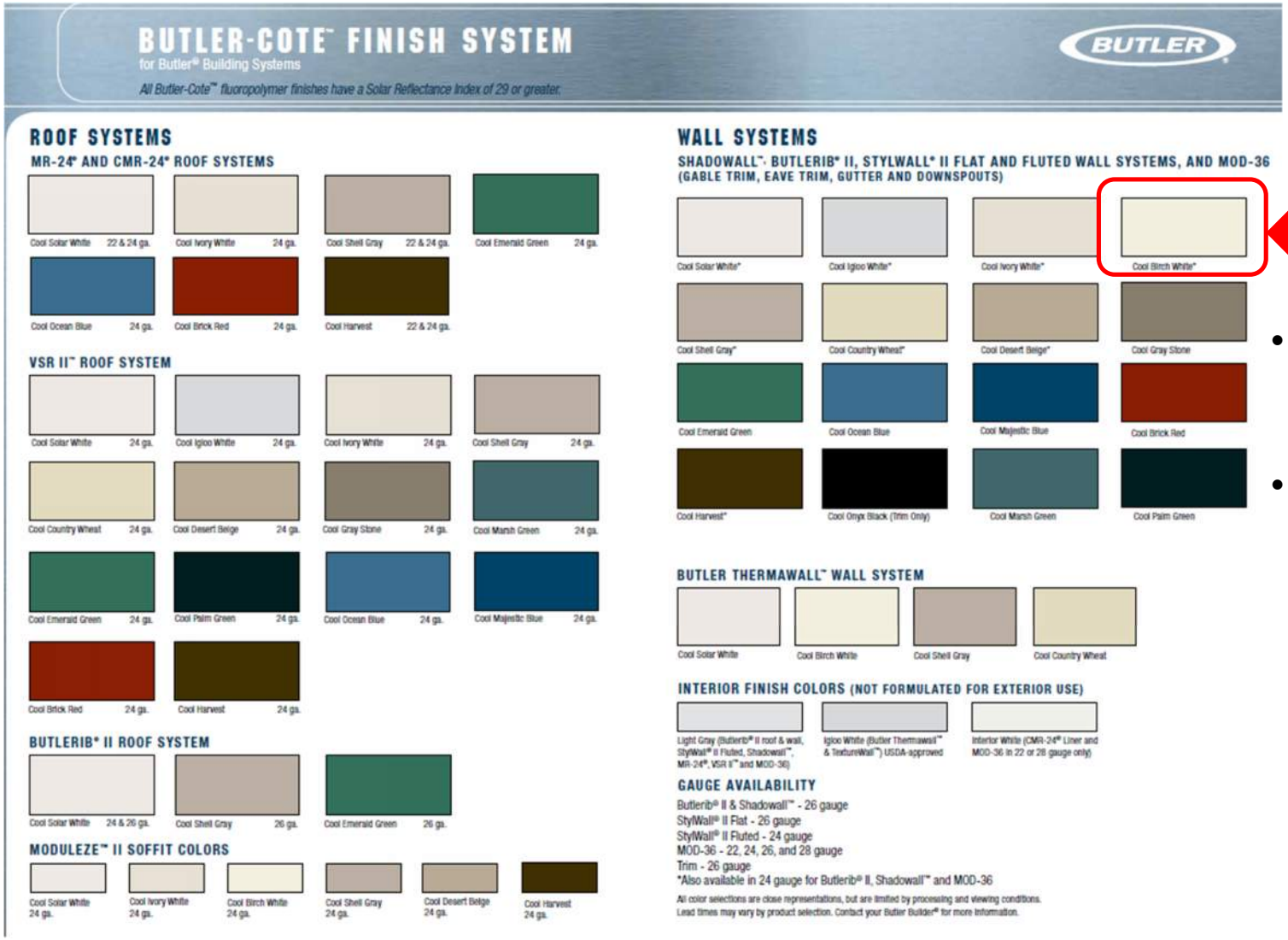
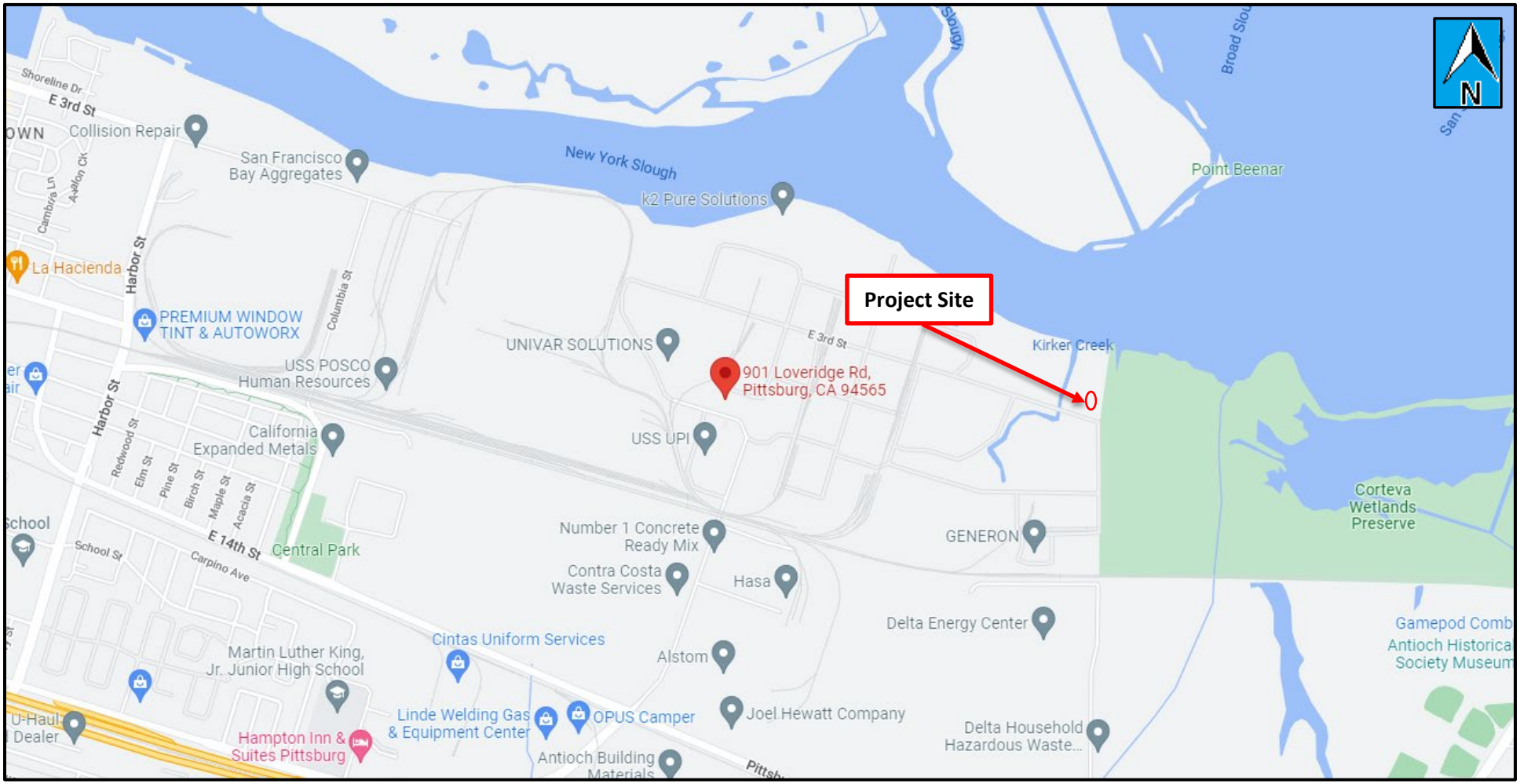


- Match color of Existing Building (Cool Birch White)
- Install ~ 6 clear roof panels as needed for sunlight

Corteva Grit Blasting Building (ADR) – Vicinity Map

AP-22-0052	901 Loveridge Road
Administrative Design Review	APN: 073-220-049



Corteva Grit Blasting Building (ADR) – Aerial Map

AP-22-0052	901 Loveridge Road
Administrative Design Review	APN: 073-220-049

Reso 384 - Exhibit A

APPROVED
CITY OF PITTSBURG
PLANNING DIVISION

CORTEVA™ agriscience

Paint Yard Grit Blasting Building Rev 1

Planning Department Review

MAY 2022

Confidential

---Internal Use---

Scope Overview

- Need to install new Grit Blast Building on new concrete slab to effectively contain and dispose of spent grit at Paint Yard in Block 920 of the Corteva Site in Pittsburg, California.
- New Grit Blast Building will be a 51'(W) x 24' (L) x 21' (H) metal building fabricated from Butler.
- New building will be installed with micronet containment screen, 2 fresh air inlets, and a dust outlet sized for a 6,000 CFM dust collector.
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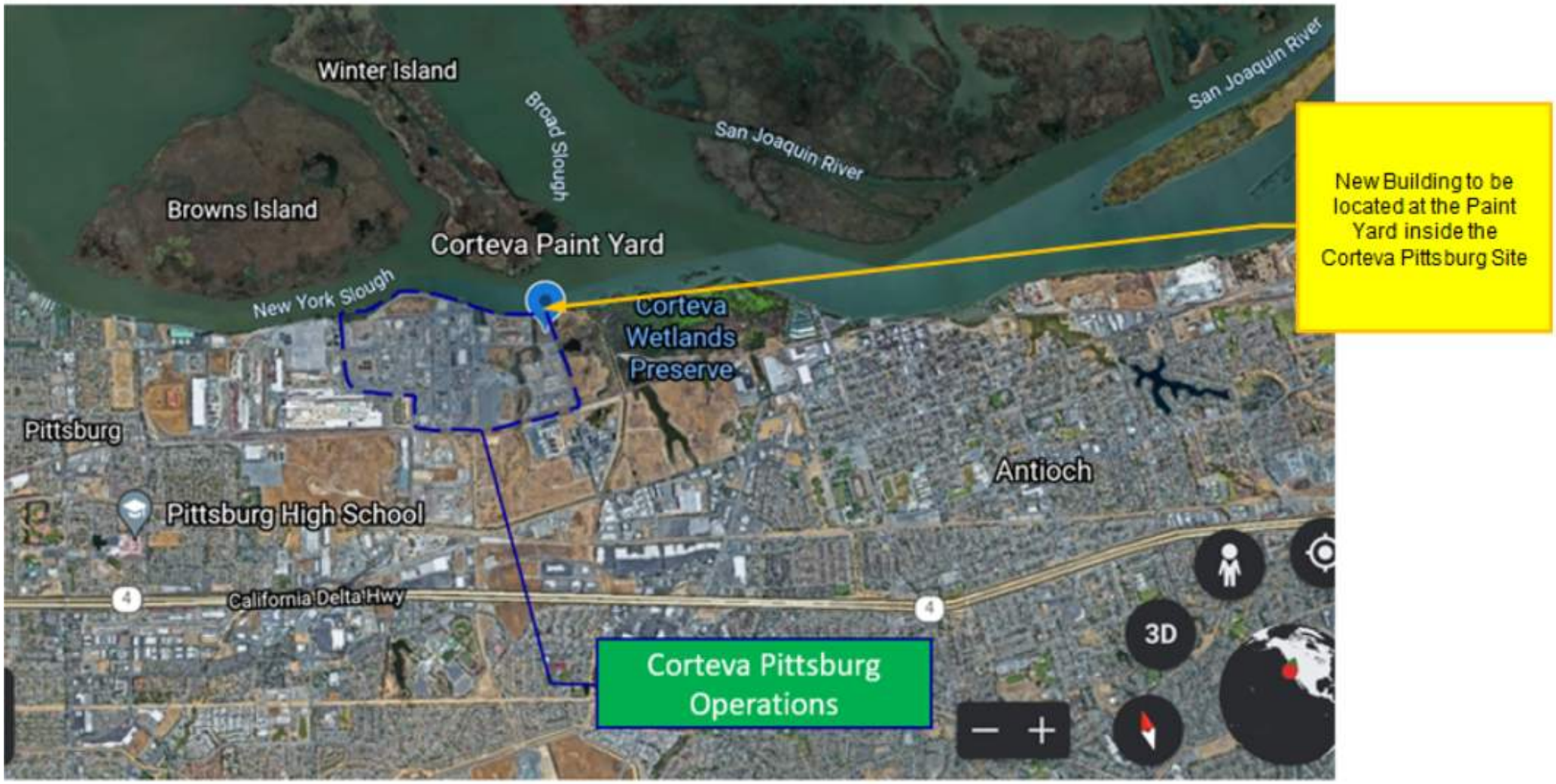

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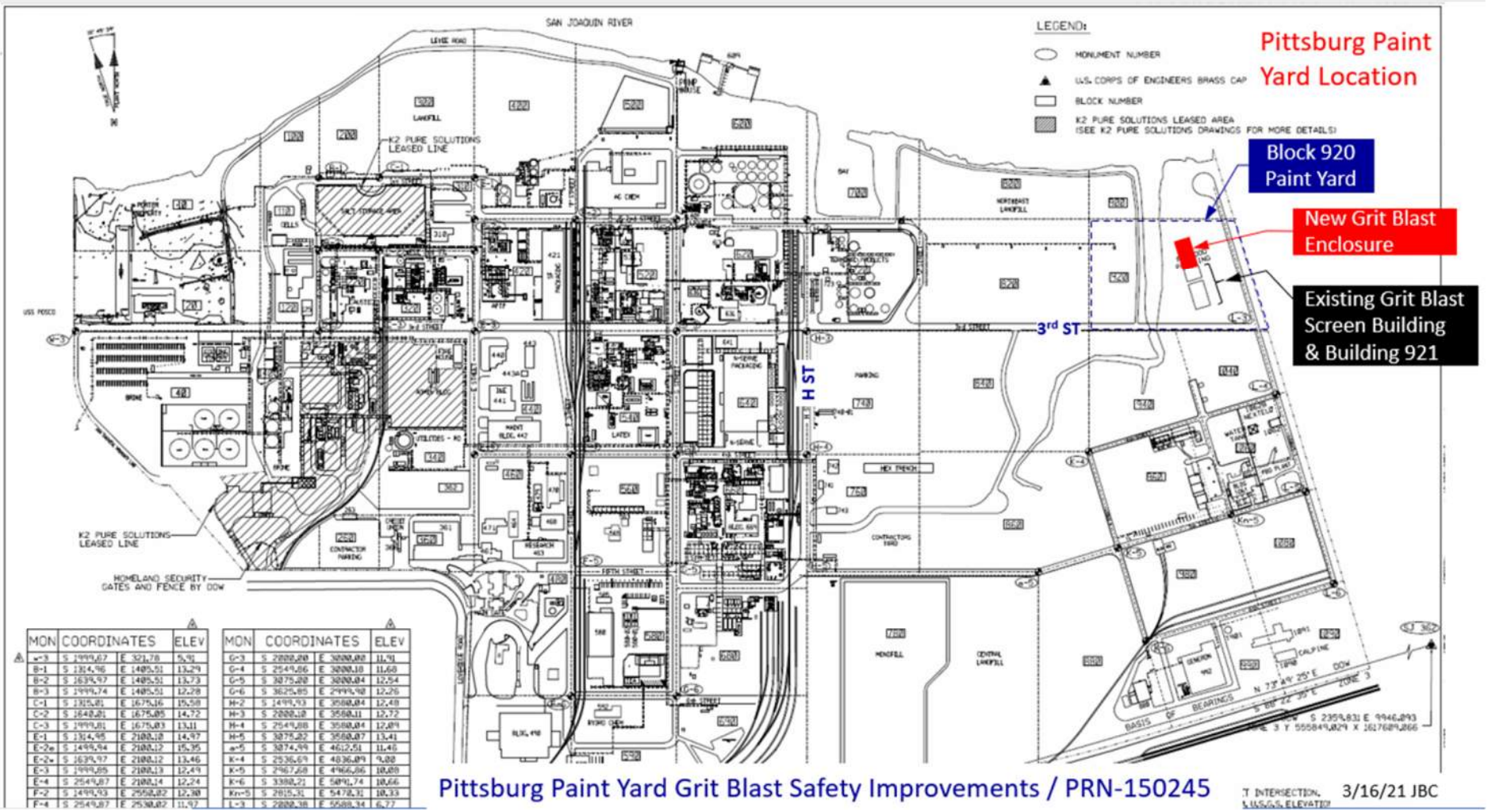

MON	COORDINATES		ELEV
w-3	S 1999.67	E 321.78	5.91
B-1	S 1314.96	E 1485.51	13.29
B-2	S 1639.97	E 1485.51	13.73
B-3	S 1999.74	E 1485.51	12.28
C-1	S 1315.81	E 1675.16	15.58
C-2	S 1640.81	E 1675.05	14.72
C-3	S 1999.81	E 1675.03	13.11
E-1	S 1314.95	E 2100.12	14.97
E-2e	S 1499.94	E 2100.12	15.35
E-2w	S 1639.97	E 2100.12	13.46
E-3	S 1999.85	E 2100.13	12.49
E-4	S 2549.87	E 2100.14	12.24
F-2	S 1499.93	E 2550.02	12.30
F-4	S 2549.87	E 2530.02	11.97

MON	COORDINATES		ELEV
G-3	S 2000.00	E 3000.00	11.91
G-4	S 2549.86	E 3000.18	11.68
G-5	S 3075.00	E 3000.04	12.54
G-6	S 3625.85	E 2999.90	12.26
H-2	S 1499.93	E 3500.04	12.48
H-3	S 2000.10	E 3500.11	12.72
H-4	S 2549.88	E 3500.04	12.89
H-5	S 3075.02	E 3500.07	13.41
a-5	S 3074.99	E 4612.51	11.46
K-4	S 2536.69	E 4836.09	9.08
K-5	S 2967.68	E 4966.86	10.00
K-6	S 3380.21	E 5090.74	10.66
Kn-5	S 2815.31	E 5470.31	10.33
L-3	S 2000.38	E 5500.34	6.77

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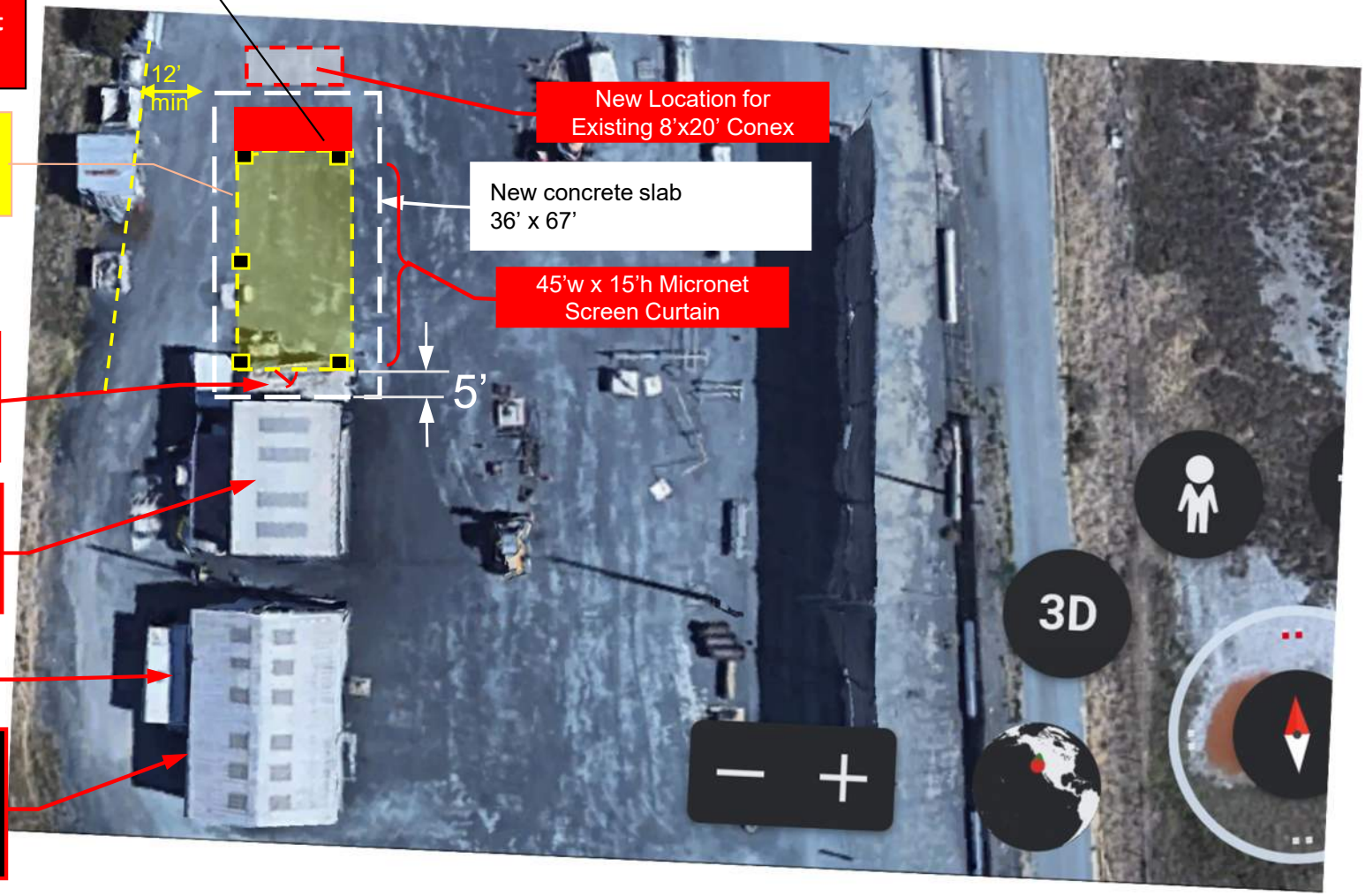

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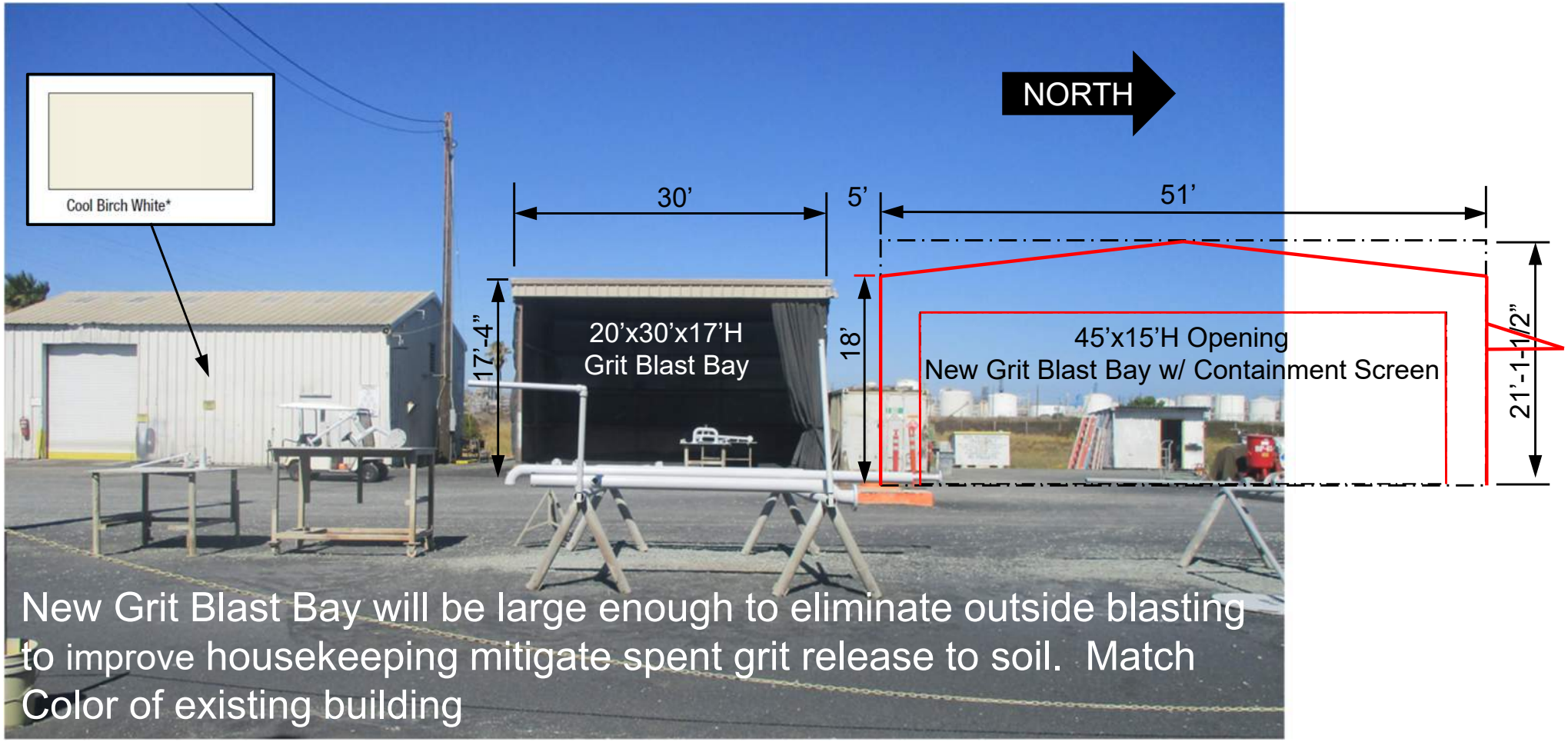

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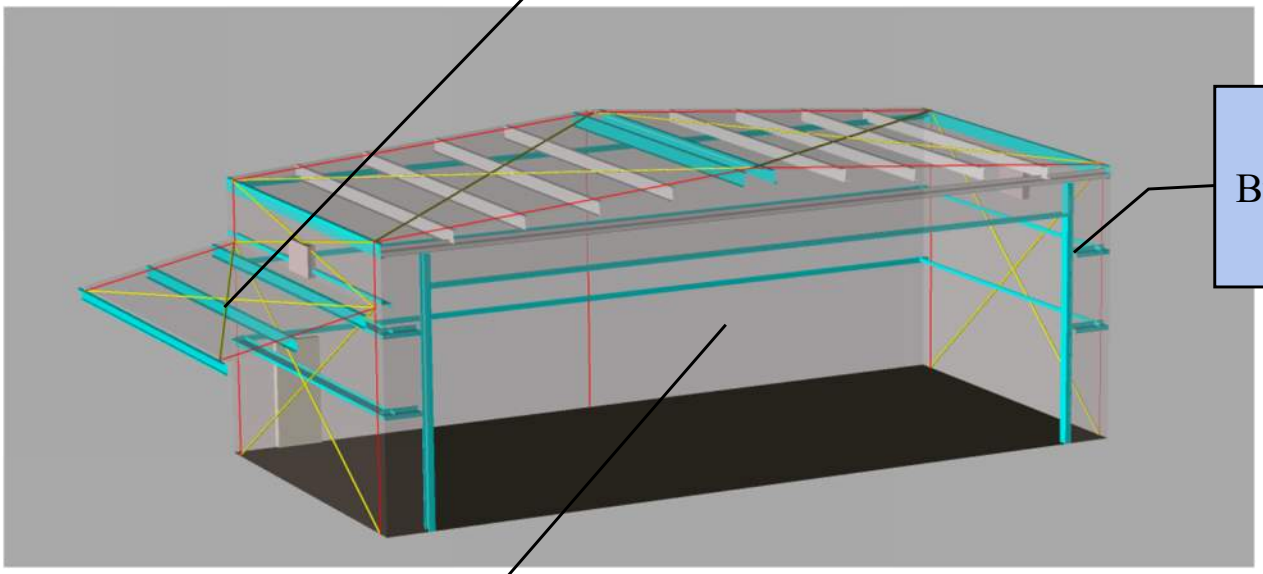

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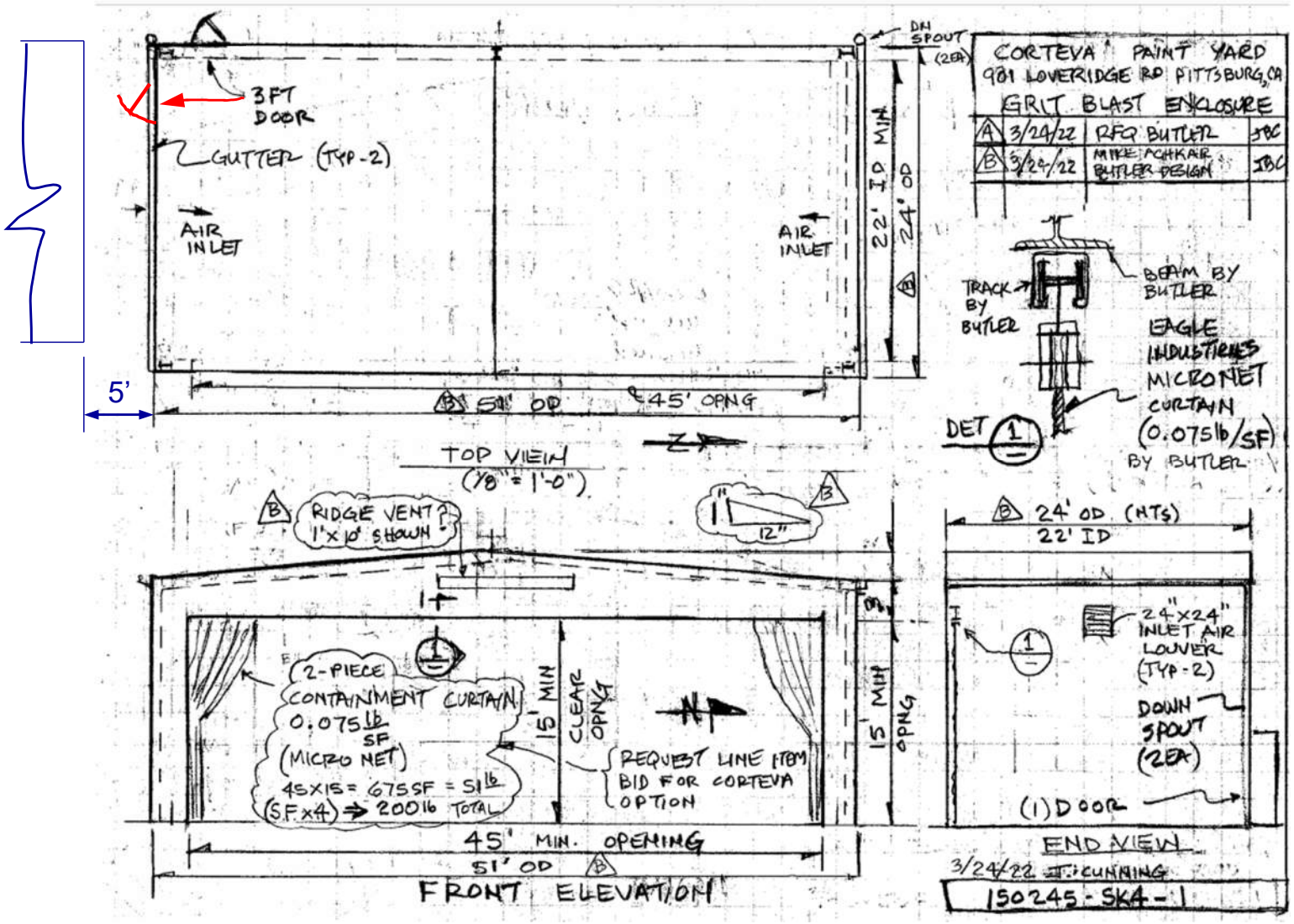

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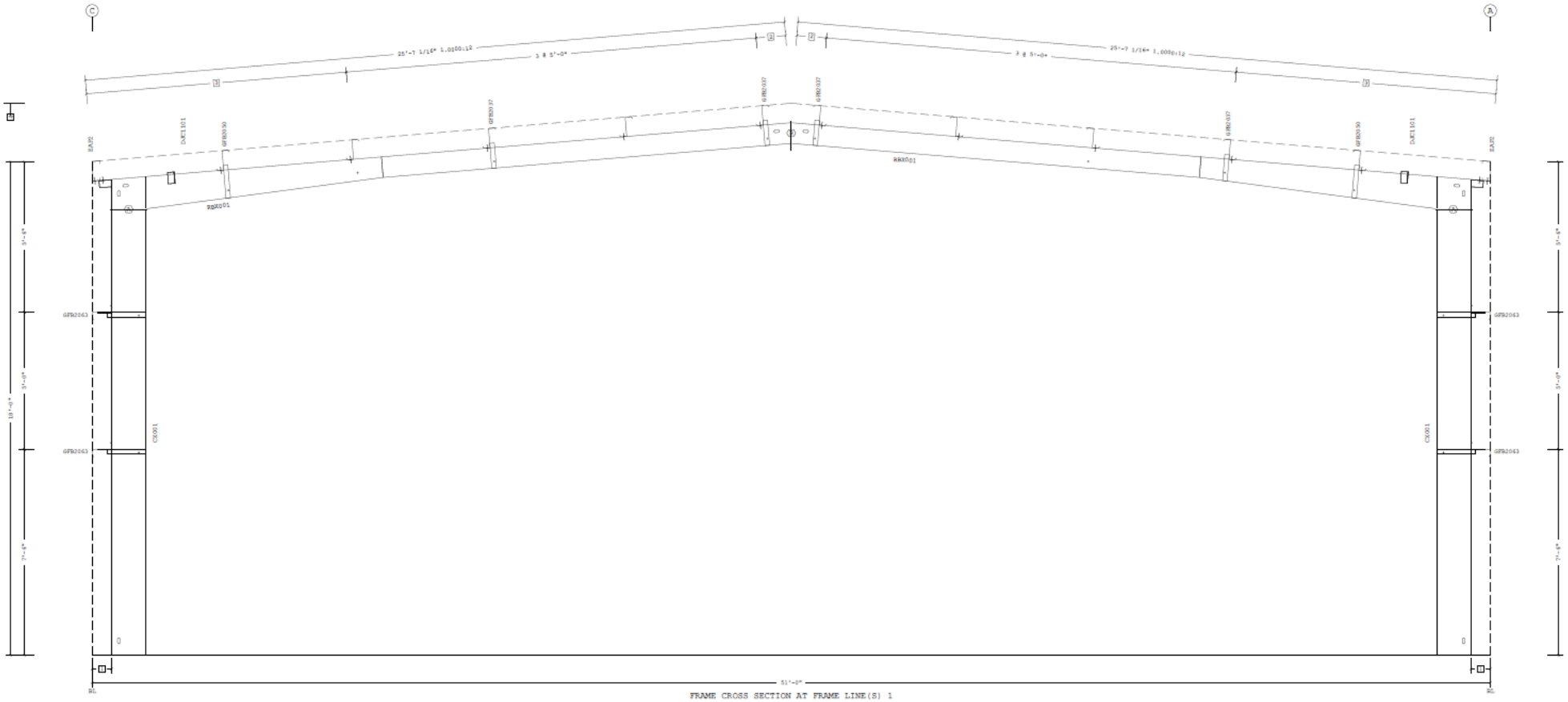

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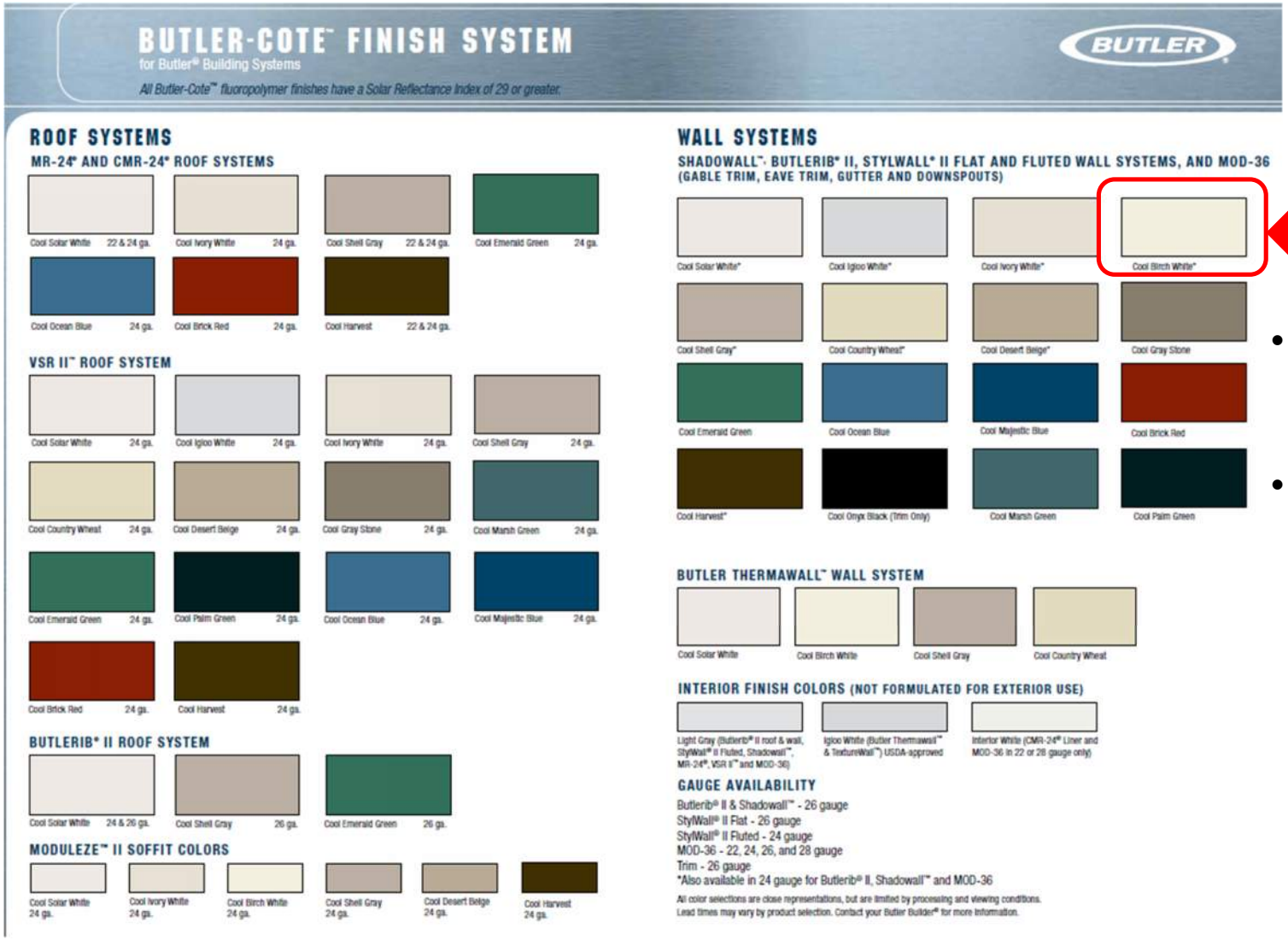

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BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible Projects and Revising the Procedures for Delegating Design Review Authority of Certain Types of Projects to the Zoning Administrator	))))	Resolution No. 9918

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."

B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.

C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.

D. Pittsburg Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission,* grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.

F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.

G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.

H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).

I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:

1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

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

B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.

C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.

D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.

E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.

KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION