

**City of Pittsburg  
Zoning Administrator Agenda**

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**October 24, 2018**

**City Hall  
First Floor Conference Room 4B  
65 Civic Avenue, Pittsburg, CA 94565**

**3:30 P.M.**

**CALL TO ORDER**

**DELETIONS, WITHDRAWALS OR CONTINUANCES**

**COMMENTS FROM THE AUDIENCE** (For items not listed on the agenda.)

**PUBLIC HEARING**

**1. 2186 Crestview Single Family Home, AP-18-1358 (AD, VA).**

This is a public hearing on an application by Henry Ortiz, Jr., requesting Zoning Administrator approval of a variance in order to reduce the required rear yard setback from 10 feet to five feet, as well as administrative design review approval in order to allow for development of a single-family home on an existing, triangular-shaped lot located at 2186 Crestview Drive, in the RM (Medium Density Residential) District. APN: 087-042-016.

**ADJOURNMENT**

## **NOTICE TO PUBLIC**

### **GENERAL INFORMATION**

A decision by the Zoning Administrator 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 either the denial, approval 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 Planning Commission consideration and public notice given.

The Zoning Administrator requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the meeting. Please turn off or set to vibrate all cellular phones and pagers, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior during the meeting, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the meeting is a violation of Municipal Code, and the Zoning Administrator can direct any person who engages in such conduct to leave the meeting.

### **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 the meeting will be made available in appropriate alternative formats. If you need special assistance to participate in this meeting, or wish to request a specially formatted agenda, please contact the City Planner at 925-252-4920. Notification at least 24 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)



# City of Pittsburg

Community Development Department – Planning Division

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

## Memorandum

**MEMO:** October 24, 2018  
**TO:** Zoning Administrator  
**FROM:** Jordan Davis, AICP, Senior Planner  
**RE:** **2186 Crestview Single Family Home, AP-18-1358 (AD, VA).**

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ORIGINATED BY: Henry Ortiz Jr., Mayari Development, LLC, 852 Volpaia Ct., Brentwood, CA 94513.

SUBJECT: This is a public hearing on an application by Henry Ortiz, Jr., requesting Zoning Administrator approval of a variance in order to reduce the required rear yard setback from 10 feet to five feet, as well as administrative design review approval in order to allow for development of a single-family home on an existing, triangular-shaped lot located at 2186 Crestview Drive, in the RM (Medium Density Residential) District. APN: 087-042-016.

RECOMMENDATION: Staff recommends the Zoning Administrator adopt Resolution No. 330, approving Variance and Administrative Design Review Application No. 18-1358, subject to conditions.

BACKGROUND: On April 10, 2007, the Planning Commission adopted Resolution Nos. 9702 and 9700, approving a use permit to establish a 1,930 square foot home on the subject property, as well as a variance to allow additional second-story square footage and decrease the required front, side, and rear yard setbacks, respectively.

At the time these resolutions were adopted, the 4,567 square foot lot was considered a “substandard” lot for development of a single-family home, requiring a use permit for the development and a variance to allow a second story with a floor area which exceeded 50 percent of the first floor living area. Subsequently, in 2007, Title 18 (“Zoning”) of the Pittsburg Municipal Code (PMC) was amended to reduce the minimum lot area required for a single-family home in the RM District to 3,000 square feet; as such, this lot is no longer considered substandard. However, the approved home was never constructed, and the approved resolutions have lapsed.

On September 11, 2018 a Notice of Intent to Conduct a Zoning Administrator Public Hearing on the requested variance was provided to the Planning Commission, pursuant to PMC section 18.10.050. On October 23, 2018, a Notice of Intent to exercise design review authority delegated to staff pursuant to Planning Commission Resolution No.

9918 was provided to the Planning Commission.

PROJECT DESCRIPTION:

Existing Conditions: The project site is a vacant 4,567 square-foot parcel on the north side of Crestview Drive, approximately 400 feet north of West Leland Road. The parcel is triangular in shape, with the longest side running adjacent to Crestview Drive. Three existing trees are located on the parcel adjacent to Crestview Drive; however, a field visit by staff has determined that these trees do not meet the size requirements to be considered “protected trees” under PMC section 18.84.835(F).

The parcel is bordered to the north by Mount Zion Baptist Church and to the southwest by Temple Baptist Church. To the west, along the property line by which the requested variance would be measured, is a vacant parcel owned by Mount Zion Baptist Church.

See Attachment 3 for a map of surrounding uses.

Proposed Project:

The applicant is proposing to construct an approximately 1,973 square foot. Single-family home with a 266 square foot two-car garage and 38 square foot covered patio. The home would be situated in the northwest corner of the property, and a fenced yard would be located just south of the home, providing private outdoor space. The northern and western sides of the property would include aggregate intended to help meet stormwater drainage requirements.

The home would be two-story and finished with a combination of stucco and plank siding on all four facades, as well as an asphalt tile roof. Each façade would provide numerous windows, and second-story windows adjacent to Crestview Drive would include faux shutters. The one car garage would be located along the northern property boundary and would include an attractive design with window lites. The home would include four bedrooms, two and one-half bathrooms, and other amenities commonly found in recently developed single-family homes in Pittsburg.

As discussed in detail below, the applicant is requesting a variance in order to reduce the required side yard setback to five feet. For a detailed comparison of the RM District development standards and the proposed project, see Attachment 4.

GENERAL PLAN/ZONING COMPLIANCE:

General Plan: The General Plan land use designation for the site is *Medium Density Residential*, which is intended for multiple types of dwelling units, including single-family, at a density of 7-14 dwelling units per acre. Though the project proposes only one unit, based on the lot size, the density for the site would equal just over nine units per acre, consistent with the property’s General Plan land use designation.

Zoning: The property is located in an RM District. The proposed single-family residential project is a permitted use within the RM District, subject to design review. As shown in Attachment 4, the proposed use would meet or exceed the development regulations for properties located within the RM District, with the exception of the rear yard setback, for which a variance is requested.

Variance: The applicant is requesting a variance from the required rear yard setback. The project is subject to the RM District development Standards for single-family detached homes, which specify the minimum rear yard setback shall be 10 feet for a residential property located in a subdivision approved prior to June 20, 2007. (City records indicate the parcel existed in its current form prior to the specified date.)

PMC section 18.06.745 defines the rear yard as extending across the full width of the lot (except on a corner lot) between the most rear main building wall and the rear lot line. The depth of a required rear yard is measured perpendicular to the rear lot line toward the nearest part of a main building. Further, PMC section 18.06.430(D) defines the rear lot line as the line parallel or approximal parallel to the front lot line. Staff has determined that the westernmost property line is within 45 degrees of being parallel to the front lot line, and thus is the line from which the rear setback is measured.

Parking: PMC section 18.78.040, "Schedule A," requires each single-family residence to provide a minimum of two off street parking spaces per unit, including one covered. The project includes on covered parking space via the garage. However, it appears the proposed driveway is not long enough to provide a second space pursuant to PMC section 18.78, and a condition of approval has been recommended which would require the developer expand the driveway space or provide a secondary driveway.

Design Review and Development Guidelines: The proposed home will generally be in conformance with the applicable portions of the City's adopted DRDGs, specifically guidelines that call for: 1) reliefs and architectural treatments on all building elevations (DRDG section I.a); 2) roof slopes greater than 4:12 (I.f); 3) articulated garage doors (I.g); 4) garage frontages that do not occupy more than 60 percent of lot frontage (I.j); and 5) architectural treatments such as shutters on the front façade (I.l), and if conditions are added to require: 1) the front yard provide an automatic irrigation system (I.c); and 2) board-on-board fencing on all side and rear yards (I.k). Further, the proposed home would be in conformance with the Green Building Design Guidelines if conditions are added to require: 1) the home be prewired for solar photovoltaic panels (IV.a.2); 2) the home feature up-to-date energy technologies as required under Title 24 of the State of California Building Code; and 3) the developer provide one hanging bicycle rack within the garage.

Required Findings Pursuant to PMC section 18.16.050, the Zoning Administrator may grant a variance from the required rear yard setback if they can make findings that:

- a. because of special circumstances concerning the subject property including size, shape, topography, location of surroundings, the strict application of zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district;
- b. the variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district; and,
- c. the variance substantially complies with the intent and purpose of the land use district to which the property is classified.

Pursuant to PMC section 18.36.220(B), the Zoning Administrator may grant design review approval if they can make the findings that:

1. the structures conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
2. the structures will be protected against exterior and interior noise, vibrations, and other factors that may tend to make the environment less desirable;
3. the exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
4. the structures are 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, specifically, the Development Review and Design Guidelines (DRDGs).

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

Public Noticing: On or prior to October 12, 2018, notice of the October 24, 2018, public hearing notice on this project (Attachment 5) was posted at City Hall, at the proposed project site, and on the "Public Notices" section of the City's website; was delivered to the Pittsburg Library; and mailed via first class or electronic mail to the property owner, the applicant, to all owners of property within 300 feet of the project site, and to all interested parties and individuals and organizations that requested such notice, in accordance with Government Code Section 65091 and PMC section 18.14.010.

STAFF ANALYSIS:

Staff believes the Zoning Administrator can make all the findings necessary in order to approve the requested variance and design review application.

Due to the triangular shape of the parcel, there is no obvious or traditional rear line from which the rear yard setback can be measured. As described above, the westernmost property line would be considered the rear lot line by definition, though this property line functions more realistically as a side lot line, from which the required setback is only five feet. Staff believes that requiring the developer to meet the 10-foot setback requirement from the western property line, while still meeting the required 15-foot front yard setback, would result in a home that would be abnormally constricted, and reduce the size of the proposed upstairs bedrooms, making the home less marketable, and thus less feasible to develop. The variance would not constitute a grant of special privilege, as the developer would only be able to construct one home, at a size commonly found within recent single-family developments. Lastly, the project would otherwise meet and substantially comply with the development standards for detached single-family homes in the RM District.

The project would enhance the aesthetic value of the area by eliminating a long-standing vacant parcel in favor of a home featuring quality architecture consistent with other homes built within the City in recent years, and complimentary to the existing residential structures in the area.

REQUIRED ACTION:

Move to adopt Resolution No. 330, approving Variance and Administrative Design Review Application No. 18-1358, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 330
2. Project Plans, dated July 19, 2018
3. Map of Surrounding Uses
4. Property Development Regulations
5. Public Hearing Notice/Vicinity Map

**PROPOSED**

**BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG**

In the Matter of:

Resolution Approving a Request for a Variance and Administrative Design Review Approval to Construct a Single-Family Detached Residence, for "2186 Crestview Single-Family Home, AP-18-1358 (AD, VA)."	)	Resolution No. 330
	)	
	)	
	)	
	)	
	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On August 8, 2018, Henry Ortiz Jr., on behalf of Mayari Development LLC, filed Planning Application No. 18-1358, requesting Zoning Administrator approval of a variance in order to reduce the required rear yard setback from 10 feet to five feet, as well as administrative design review approval in order to allow for development of a single-family home on an existing, triangular-shaped lot located at 2186 Crestview Drive, in the RM (Medium Density Residential) District. APN: 087-042-016.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning"), and the City of Pittsburg Development Review Design Guidelines (DRDGs; Planning Commission Resolution No. 9864).
- C. Pursuant to PMC section 18.10.050 and 18.28.020, the Zoning Administrator shall, after notice pursuant to PMC sections 18.14.020(E) and (F) and notice to the Planning Commission, hear and decide each application for a variance, unless the zoning administrator determines that, because of the probable controversial nature of the proposal or because of its significance to the City, the Planning Commission should hear and decide the application.
- D. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 7 ("New Model Homes in Approved Subdivisions"), as the project will be located on a parcel that has been previously created and conforms with the minimum lot size for single-family homes in the RM District, and will generally be consistent with the size, quality or architecture and materials, and general character of existing homes in the area.
- E. On September 11, 2018, a Notice of Intent to conduct a Zoning Administrator public hearing pursuant to Pittsburg Municipal Code (PMC) section 18.10.050 regarding a request for approval of a variance in order to reduce the required rear yard setback



to five feet was provided to the Planning Commission

- F. On October 23, 2018, a Notice of Intent to exercise staff delegated Design Review authority for this project was provided to the Planning Commission.
- G. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, sections 15332.
- H. On October 24, 2018, the Zoning Administrator held a public hearing to consider Planning Application No. 18-1358, at which time oral and/or written testimony was considered.

## Section 2. Findings

- A. Based on the Zoning Administrator Staff Report entitled, "2186 Crestview Single Family Home, AP-18-1358 (AD, VA)," dated October 24, 2018, 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 Zoning Administrator finds that:

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

### Variance:

2. Because of special circumstances concerning the subject property's triangular shape, the strict application of zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district. Requiring the developer to meet the 10-foot setback requirement from the western property line, while still meeting the required 15-foot front yard setback, would result in a home that would be abnormally constricted, and reduce the size of the proposed upstairs bedrooms, depriving the property of the ability to have a home comparable to that which could likely be constructed on a standard rectangular lot of similar square footage, making the home less marketable, and thus less feasible to develop.
3. The variance will not constitute a grant of special privilege which is not generally available to other properties in the vicinity and in the same land use district, in that the reduced setback will facilitate the construction of one home, as commonly allowed on a parcel this size and in this zone district, at a size commonly found within recent single-family developments.
4. The variance substantially complies with the intent and purpose of the land use district to which the property is classified, in that the reduced setback will facilitate the construction of only one home, as commonly allowed on a parcel this size and in this zone district, at a size commonly found within recent single-family developments. The project will otherwise be required to meet all

applicable development standards for single-family homes in the RM District.

Design Review:

5. The structure will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. The home will be finished with a combination of stucco and plank siding on all four facades, as well as an asphalt tile roof. Each façade will provide numerous windows, and second-story windows adjacent to Crestview Drive will include faux shutters. The one car garage will be located along the northern property boundary and will include an attractive design with window lites. The home will include four bedrooms, two and one-half bathrooms, and other amenities commonly found in recently developed single-family homes in Pittsburg.
6. The structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes.
7. The exterior design and appearance will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the home will be finished with a combination of stucco and plank siding on all four facades, as well as an asphalt tile roof. Each façade will provide numerous windows, and second-story windows adjacent to Crestview Drive will include faux shutters. The one car garage will be located along the northern property boundary and will include an attractive design with window lites. The home will include four bedrooms, two and one-half bathrooms, and other amenities commonly found in recently developed single-family homes in Pittsburg.
8. The exterior design and appearance will be in harmony with proposed developments on land in the general area, in that the proposed home will feature stucco and lap siding finishing and pitched roofs, similar to existing single-family detached homes within the area, as well as neighboring multifamily and religious buildings in the area, and if a condition is added to require the developer submit a proposed color palette to the Planning Division for review and approval prior to issuance of a building permit.
9. The proposed home will generally be in conformance with the applicable portions of the City's adopted DRDGs, specifically guidelines that call for: 1) reliefs and architectural treatments on all building elevations (DRDG section I.a); 2) roof slopes greater than 4:12 (I.f); 3) articulated garage doors (I.g); 4) garage frontages that do not occupy more than 60 percent of lot frontage (I.j); and 5) architectural treatments such as shutters on the front façade (I.l), and if conditions are added to require: 1) the front yard provide an automatic irrigation system (I.c); and 2) board-on-board fencing on all side and rear yards (I.k). Further, the proposed home would be in conformance with the Green Building Design Guidelines if conditions are added to require: 1) the home be prewired

for solar photovoltaic panels (IV.a.2); 2) the home feature up-to-date energy technologies as required under Title 24 and CalGreen Standards within the State of California Building Code; and 3) the developer provide one hanging bicycle rack within the garage.

- B. The staff report entitled, "2186 Crestview Single Family Home, AP-18-1358 (AD, VA)," dated October 24, 2018, is referenced hereto as additional support for findings.

### Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants approval of Planning Application No. 18-1358, subject to the following conditions:

#### Design Review and Variance:

1. The project shall be carried out in substantial conformity with the project plans dated July 29, 2018, and attached as Exhibit A this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. The rear yard setback, as measured from the westernmost property line, shall be reduced to a minimum of five (5) feet.
3. The developer shall submit a proposed color palette showing where each color will be applied. The final building colors shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
4. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
5. All landscaped areas shall be maintained so as to remain in a healthy, thriving and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.
6. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
7. The developer shall ensure the project provides one covered parking space and one uncovered parking space. The covered parking space shall be required to measure 20 feet by 11 feet, and the uncovered space shall be required to measure eighteen feet by nine feet. The final location of the parking spaces shall be subject to review and approval by the City's Planning and Engineering Divisions and shall comply with all requirements of Title 18 of the Pittsburg Municipal Code (PMC).
8. The developer shall provide an automatic irrigation system for front yard landscaping.
9. The developer shall provide board-on-board fencing on all side and rear yards. The fencing shall comply with the standards set forth in PMC section 18.84.205 and shall be reviewed and approved by the Planning and Building Divisions prior to issuance of an

engineering or building permit.

10. The developer shall provide prewiring for solar photovoltaic panels.
11. The developer shall comply with all Title 24 and CalGreen requirements.
12. The developer shall provide one hanging bicycle rack within the garage.

Engineering Fees Due Payable Prior to First Plans Review and at the Time of Site Development Permit Issuance:

13. *Improvement and Grading Plan Review fees.* These fees are based on the Master Fee Schedule per Single Parcel Development for site improvements and grading. The Improvement Plan Check fee is \$2,047 per single parcel. The Grading Plan Check Fee is \$195 per parcel or may be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges. These fees shall be paid at the time the Single Parcel Development Permit is issued.
14. *Improvement and Grading Inspection Fees.* The applicant shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Division when the Single Parcel Development Permit is issued. The current Improvement Inspection Fee is \$3,635 per single parcel for improvements. The Grading Inspection Fee is \$213 per parcel. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.
15. *Facility Reserve Charge.* The applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24; the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.
16. *Local Transportation Mitigation Fee.* The applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90; the "LTMF") amount in effect when the applicant obtains a Building Permit. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a Building Permit.
17. *Regional Transportation-Development Impact Mitigation Fee.* The applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103; the

“PRTDIM”) amount in effect when the applicant obtains a Building Permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.

18. *GIS update*. The applicant shall pay \$100 per dwelling unit for residential uses to the Engineering Division at the time the Single Parcel Development Permit is issued.

Submittals to be Made to the Engineering Division for Review:

19. The applicant shall submit to the City’s Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:

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

20. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and issuance of the Site Development Permits.

General Engineering Conditions

21. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburg Municipal Code.

22. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) 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.

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

General NPDES Conditions:

24. The applicant shall incorporate long-term best management practices (BMP’s) for the

reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

- Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices
- Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas.
- Minimizing the amount of directly connected impervious surface area.
- Stencil all storm drains with “No Dumping, Drains to Delta” permanent markings
- Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter

25. Applicant shall prepare and submit for review and approval a Stormwater Control Plan for Small Land Development if the single parcel development creates or replaces 2,500 square feet or more of impervious surface.

General Engineering Conditions Regarding Utilities:

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

27. The applicant shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.

28. The applicant shall provide appropriate sanitary sewer, adequately sized to accommodate the project’s wastewater demand.

29. In accordance with PMC section 12.36.130, “Underground utilities for new construction,” the applicant shall ensure that all utility service laterals and equipment (including, but not limited to, electric, communication and cable television lines) installed in and for the purpose of supplying service to any other new construction or use shall be installed underground on the property to be served, and from the property to be served to the point of connection with the utility’s distribution facilities, in accordance with utility filed rules as approved by the California Public Utilities Commission.

Additional Engineering Exactions:

30. *Annexation Documentation for CFD 2005-1.* Community Facilities District 2005-1 is for Public Safety Services. This fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the

subject property into the 2005-1 Community Facilities District (CFD 2005-1) for Public Safety Services, prior to the issuance of any building or engineering permits.

31. *Annexation Documentation for CFD 2007-1.* Community Facilities District 2007-1 is for Park Maintenance. The rate of CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the issuance of any building or engineering permits.
32. *Annexation Documentation for CFD 2014-1.* Community Facilities District 2014-1 is for the Railroad Avenue Specific Plan Area. The rate of the CFD fee is subject to City Council Resolution No. 14-12094. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2014-1 Railroad Avenue Specific Plan Community Facilities District (CFD 2014-1), prior to the issuance of any building or engineering permits.
33. *Annexation Documentation for CFD 2017-1.* Community Facilities District 2017-1 is for Fire Facilities and Fire Safety and Emergency Services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.

Standard Conditions:

34. The developer shall comply with all the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
35. The Standard Conditions of Development, as adopted by the Pittsburg Planning Commission by Resolution No. 8931, shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 318 shall govern.
36. The developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its

own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

37. This design review approval will expire on October 24, 2019, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 24th day of October 2018, by the Zoning Administrator of the City of Pittsburg, California.

---

KRISTIN POLLOT, AICP  
ZONING ADMINISTRATOR





500 Capitol Mall, Suite 2350  
 Sacramento, CA 95814  
 www.AEDrafting.com  
 Dream. Design. Draft.

OWNER:

Mayari Development LLC  
 852 Volpaia Ct.  
 Brentwood, CA 94513  
 bigghank96@gmail.com

DRAWING INDEX:

A1	Cover Sheet - Site Plan
A2	General Notes
A3	Proposed Floor Plan
A4	Elevations
A5	Building Sections
A6	Roof Plan
A7	Electrical Plan
A8	Plumbing Plan / Gas Diagram
A9	Foundation Plan
A10	Wall Framing Plan
A11	Roof Framing Plan
A12	Title 24
A13	Mandatory Measures
A14	Green Building Notes
A15	Green Building Notes
A16	Existing Enlarged / Adjacent Parcel Layout

REVISION TABLE		
#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL

VICINITY MAPS:

**SATELLITE VIEW**  
 2168 Crestview Dr  
 Pittsburg, Ca 94565



**MAP VIEW**

2168 Crestview Dr  
 Pittsburg, Ca 94565



Handrail Notes:

- A. Handrail shall be not less than 34 inches not more than 38 inches above the stair tread nosing. C.R.C. Section R311.7.8.1.
- B. The clear space between a handrail and a wall or other surface shall be a minimum of 1.5 inches. C.R.C. Section R311.7.8.2.
- C. Handrails shall be continuous. C.R.C. Section 311.7.8.2
- D. Type I. Handrails shall have a circular cross-section with an outside diameter of at least 1.25 inches and not greater than 2 inches or shall provide equivalent graspability. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Edges shall have a minimum radius of 0.01 inches. C.R.C. Section 311.7.8.3.
- E. Type II. Handrails with a perimeter greater than 6.25 inches shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 0.75 inches measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1 3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches to a maximum of 2 3/4 inches. Edges shall have a minimum radius of 0.01 inch. C.R.C. Section R311.7.8.3.

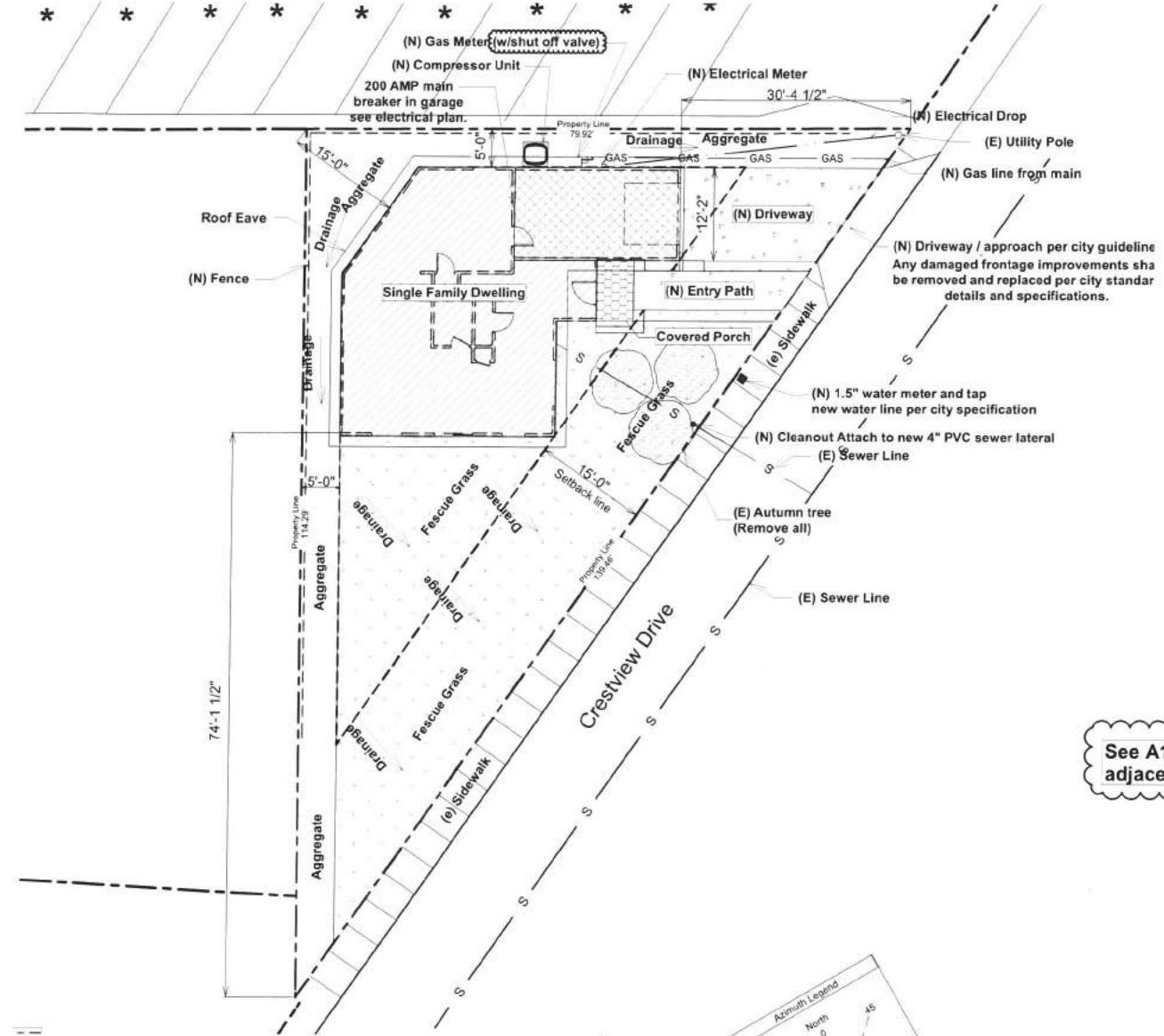
Guardrail Notes:

- A. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. C.R.C. Section R312.1.1
- B. Guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches in height as measured vertically above the adjacent walking surfaces or line connecting the leading edges of the treads. Guards whose top rail also serves as a handrail shall have a height not less than 34 inches nor more than 38 inches, measured vertically above the leading edge of the tread, adjacent walking surface. C.R.C. Section R312.1.2.
- C. Required guards shall have not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. C.R.C. Section R312.1.3.
- D. Open guards on the sides of stair treads shall not allow a sphere 4.375 inches to pass thru. C.R.C. Section R312.1.3.
- E. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere 6 inches in diameter cannot pass thru. C.R.C. Section R312.1.3.

See A16 for adjacent parcels

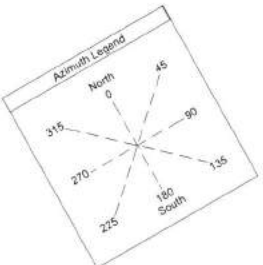
Design Criteria  
 Wind Speed Category: B  
 Design Category: D<sub>1</sub>

Continuous Ventilation (See sht. A12/T24)  
 $0.01 (A_{w...}) + 7.5 (N_{w...} + 1) = Q_{w...}$   
 $0.01 (1973) + 7.5 (4+1) = Q_{w...}$   
 $19.73 + 7.5 (5) = Q_{w...}$   
 $19.73 + 37.5 = Q_{w...}$   
 $57.23 \text{ cfm} = Q_{w...}$



1 Site Plan  
 Scale: 1" = 10'

All items shown are proposed



SCOPE OF WORK:  
**New construction single family dwelling:**

- 4 bedroom
- 2.5 Bath
- New central HVAC (blower in attic)
- New driveway
- New landscape

LEGAL DESCRIPTION:	
Address: 2168 Crestview Dr Pittsburg, Ca 94565	
Zoning: R-3, Garage = U Type of construction: VB Fire Sprinklers: Yes	
Deferred Submittals: Duct design by installer Manual J Load by installer Fire sprinklers by installer	

SQ. FT. TABULATIONS	
1ST FLOOR	902 SQ. FT.
2ND FLOOR	1,071 SQ. FT.
TOTAL HABITABLE	1,973 SQ. FT.
GARAGE	266 SQ. FT.
PORCH	38 SQ. FT.
LOT SIZE	4,567 SQ. FT.

BUILDING CODE DATA LEGEND:  
 BUILDINGS SHALL COMPLY WITH LOCAL AND STATE CODE REGULATIONS PER LOCAL / COUNTY ORDINANCES AS LISTED:  
 2016 California Building Code (CBC)  
 2016 California Residential Code (CRC)  
 2016 California Mechanical Code (CMC)  
 2016 California Plumbing Code (CPC)  
 2016 California Electrical Code (CEC)  
 2016 California Green Building Standards Code (CGBCS)  
 2016 California Energy Efficiency Standards (CEES)  
 2016 California Fire Code (CFC)  
 PROJECT SHALL COMPLY WITH THE 2016 CBC, CRC, CMC, CPC, CEC, CGBCS, CEES, AND 2016 T-24 ENERGY CONSERVATIONS.

ARCHITECTURAL KEYNOTES:  
 NEW SINGLE FAMILY DWELLING  
 PROPOSED ATTACHED GARAGE

STAMPS / COMMENTS:

Omissions:  
 To the best of our knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor (or owner builder) shall verify all dimensions and enclosed drawings. Amber Edge Drafting LLC is not liable for errors prior to or once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor (or owner builder) of the job must check all dimensions, details, structural details, structural sizing, grade, local/state building codes and everything contained in the plans prior to construction and be solely responsible thereafter.

Courtney Striplin  
 Owner Amber Edge Drafting LLC

Person responsible to sign all plan sheets:

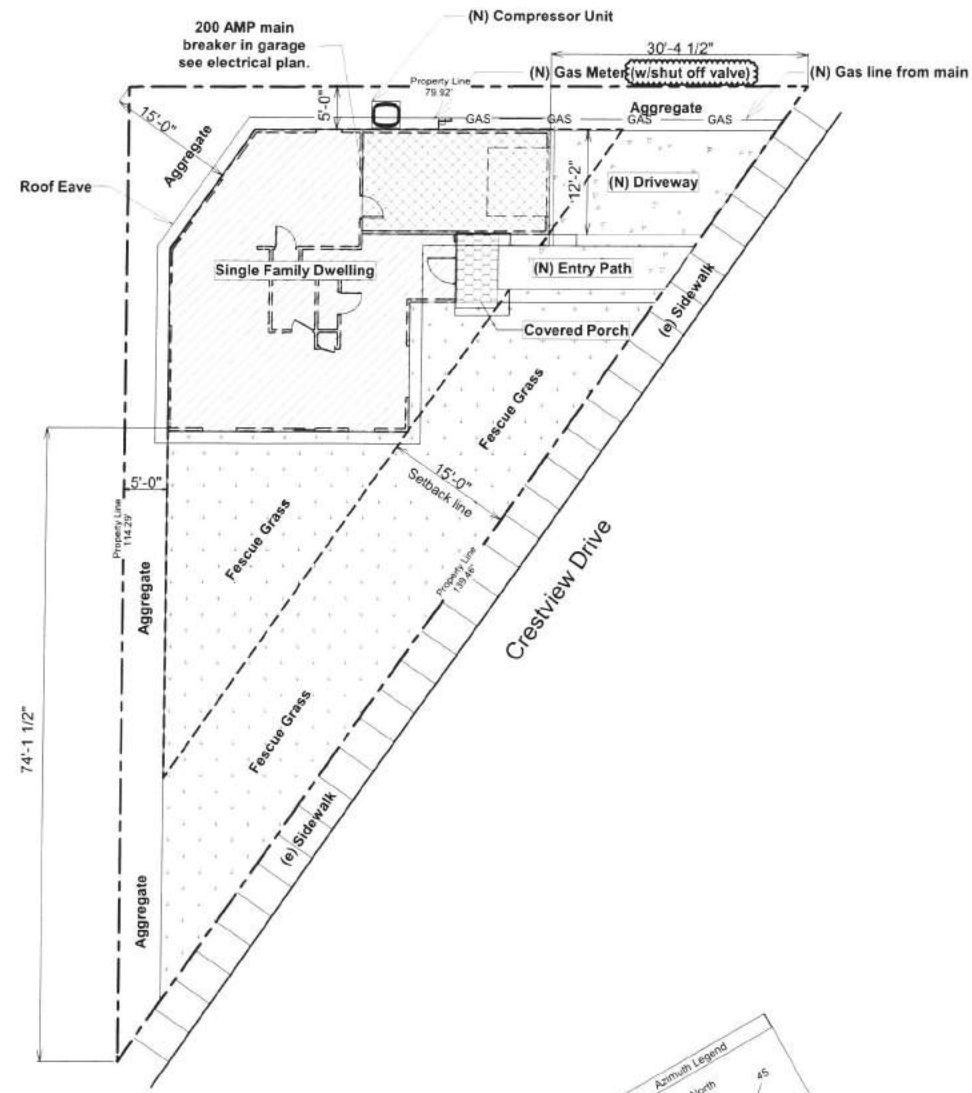
Owner or Contractor

Plot Date: 7/29/2018  
 Scale: As Noted  
 Design: Owner  
 Drawn: Draftsman  
 Checked: Checker

Cover Sheet - Site Plan

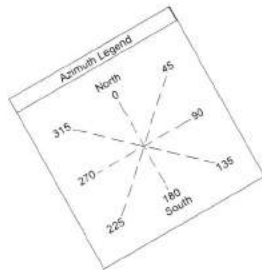
SHEET: **A1**

2168 Crestview Dr  
 Pittsburg, Ca 94565



**1 Site Plan**  
Scale: 1" = 10'

All items shown are proposed



**Handrail Notes:**

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E. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere 6 inches in diameter cannot pass thru. C.R.C. Section R312.1.3.

Design Criteria  
Wind Speed Category: B  
Design Category: D.

Continuous Ventilation (See sht. A12/T24)  
 $0.01 (A_{w1}) + 7.5 (N_{w1} + 1) = Q_{w1}$   
 $0.01 (1973) + 7.5 (4+1) = Q_{w1}$   
 $19.73 + 7.5 (5) = Q_{w1}$   
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A11	Roof Framing Plan
A12	Title 24
A13	Mandatory Measures
A14	Green Building Notes
A15	Green Building Notes

**DRAFTING:**

**AMBER EDGE DRAFTING**

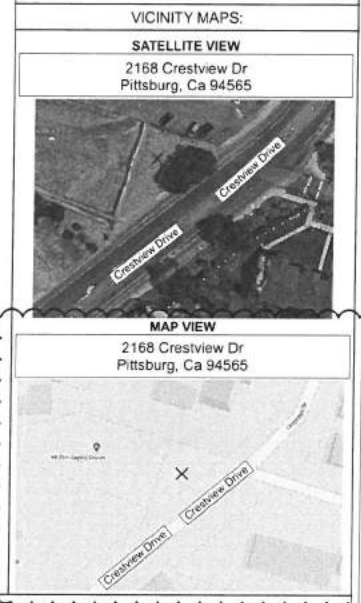
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www.AEDrafting.com  
Dream. Design. Draft.

**OWNER:**

Mayari Development LLC  
852 Volpaia Ct.  
Brentwood, CA 94513  
bigghank96@gmail.com

**REVISION TABLE**

#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL



2168 Crestview Dr  
Pittsburg, Ca 94565

**SCOPE OF WORK:**

**New construction single family dwelling:**

- 4 bedroom
- 2.5 Bath
- New central HVAC (blower in attic)
- New driveway
- New landscape

**LEGAL DESCRIPTION:**

Address:  
2168 Crestview Dr  
Pittsburg, Ca 94565

Zoning : R-3, Garage = U  
Type of construction: VB  
Fire Sprinklers: Yes

Deferred Submittals:  
Duct design by installer  
Manual J Load by installer  
Fire sprinklers by installer

**SQ. FT. TABULATIONS**

1ST FLOOR	902 SQ. FT.
2ND FLOOR	1,071 SQ. FT.
TOTAL HABITABLE	1,973 SQ. FT.
GARAGE	266 SQ. FT.
PORCH	38 SQ. FT.
LOT SIZE	4,567 SQ. FT.

**BUILDING CODE DATA LEGEND:**

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 PROJECT SHALL COMPLY WITH THE 2016 CBC, CRC, CMC, CPC, CEC, CGBCS, CEES, AND 2016 T-24 ENERGY CONSERVATIONS.

**ARCHITECTURAL KEYNOTES:**

NEW SINGLE FAMILY DWELLING

PROPOSED ATTACHED GARAGE

Omissions:  
To the best of our knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor (or owner builder) shall verify all dimensions and enclosed drawings. Amber Edge Drafting LLC is not liable for errors prior to or once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor (or owner builder) of the job must check all dimensions, details, structural details, structural sizing, grade, local/state building codes and everything contained in the plans prior to construction and be solely responsible thereafter.

Courtney Striplin  
Owner Amber Edge Drafting LLC

**STAMPS / COMMENTS:**

Person responsible to sign all plan sheets:

Owner or Contractor

Plot Date: 7/19/2018  
Scale: As Noted  
Design: Owner  
Drawn: Draftsman  
Checked: Checker

Cover Sheet - Site Plan

**SHEET: A1**

DRAFTING:

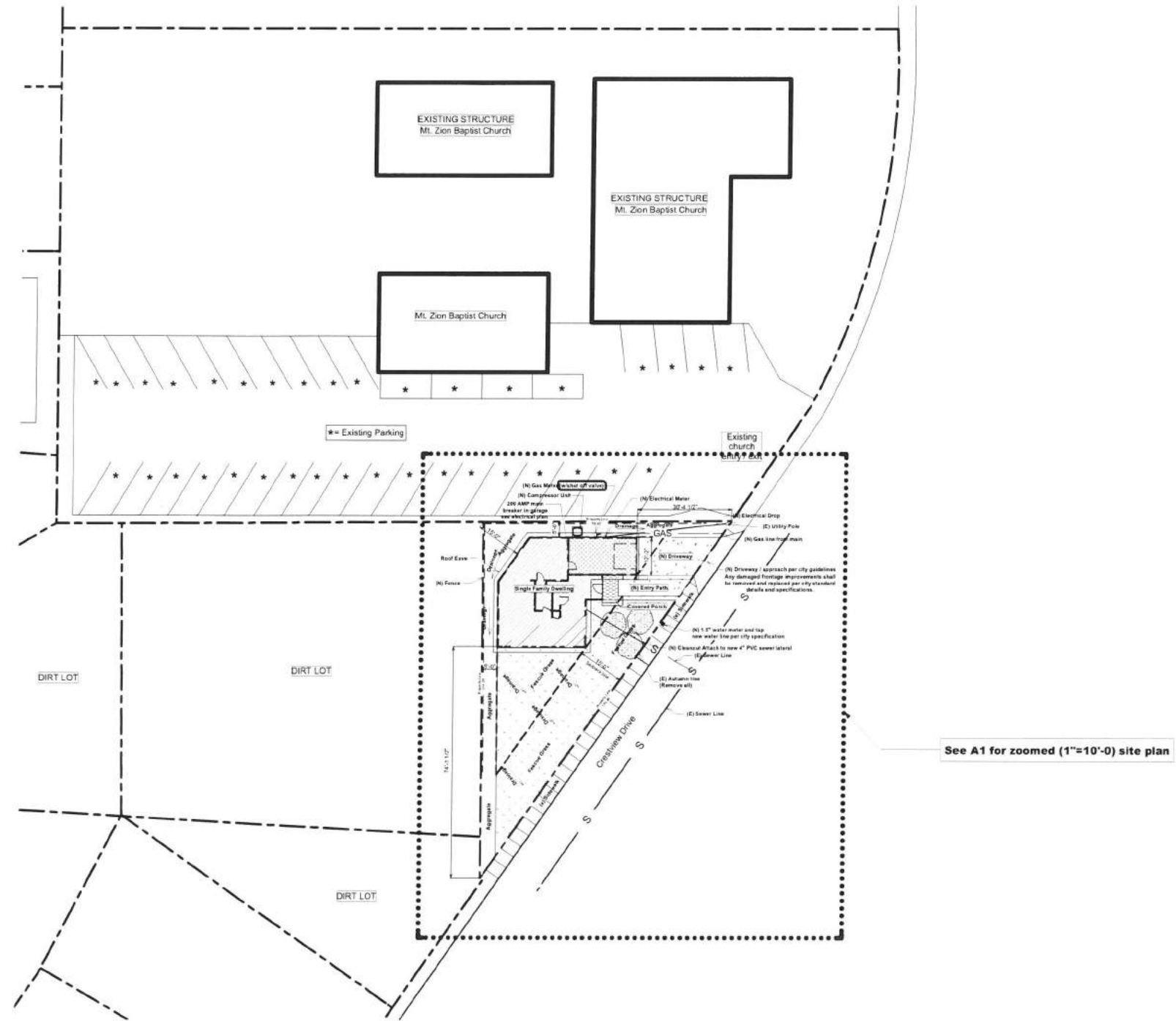


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Dream. Design. Draft.

OWNER:

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bigghank96@gmail.com

REVISION TABLE	
#	DESCRIPTION



**1 Existing Enlarged / Adjacent Parcel Layout**

Scale: 1" = 20'



2168 Crestview Dr  
Pittsburg, Ca 94565

Plot Date: 7/29/2018  
Scale: As Noted  
Design: Owner  
Drawn: Draftsman  
Checked: Checker

Existing Enlarged / Adjacent Parcel Layout

SHEET: **A16**





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 852 Volpaia Ct.  
 Brentwood, CA 94513  
 bigghank96@gmail.com

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
A02	DOUBLE SINK	1	
A03	LAUNDRY CENTER	1	ELECTRIC
A04	GAS RANGE	1	40,000 BTU
A05	OVAL SINK	3	
A06	REFRIGERATOR	1	
A07	TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08	TUB-SHOWER	2	
A09	GAS FURNACE	1	80,000 BTU
A10	GAS METER	1	
A11	OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE, SEER, EER SEE T24)
A12	DISHWASHER (INTEGRATED)	1	
A13	RECTANGULAR SINK	1	

DOOR SCHEDULE			
NUMBER	LABEL	QTY	TEMPERED COMMENTS
D01	1968	1	
D02	2068	1	
D03	2568	1	
D04	2668	1	20 MINUTE FIRE RATED, SELF CLOSING AND SELF LATCHING
D09	2668	11	
D10	3068	1	YES
D12	5068	2	YES
D13	6068	1	
D14	7068	1	
D15	8070	1	

WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	EGRESS	TEMPERED
W01	2040SH	2	2	YES	
W02	3046SH	4	1		
W03	3046SH	5	2	YES	
W04	3660SH	1	2	YES	YES
W05	4030SH	1	1		YES
W06	5046SH	1	2	YES	
W07	5050SH	1	1		
W08	6040TC	1	1		
W09	6046SH	1	2	YES	
W10	6814FX	1	1		YES

**Mechanical Notes:**

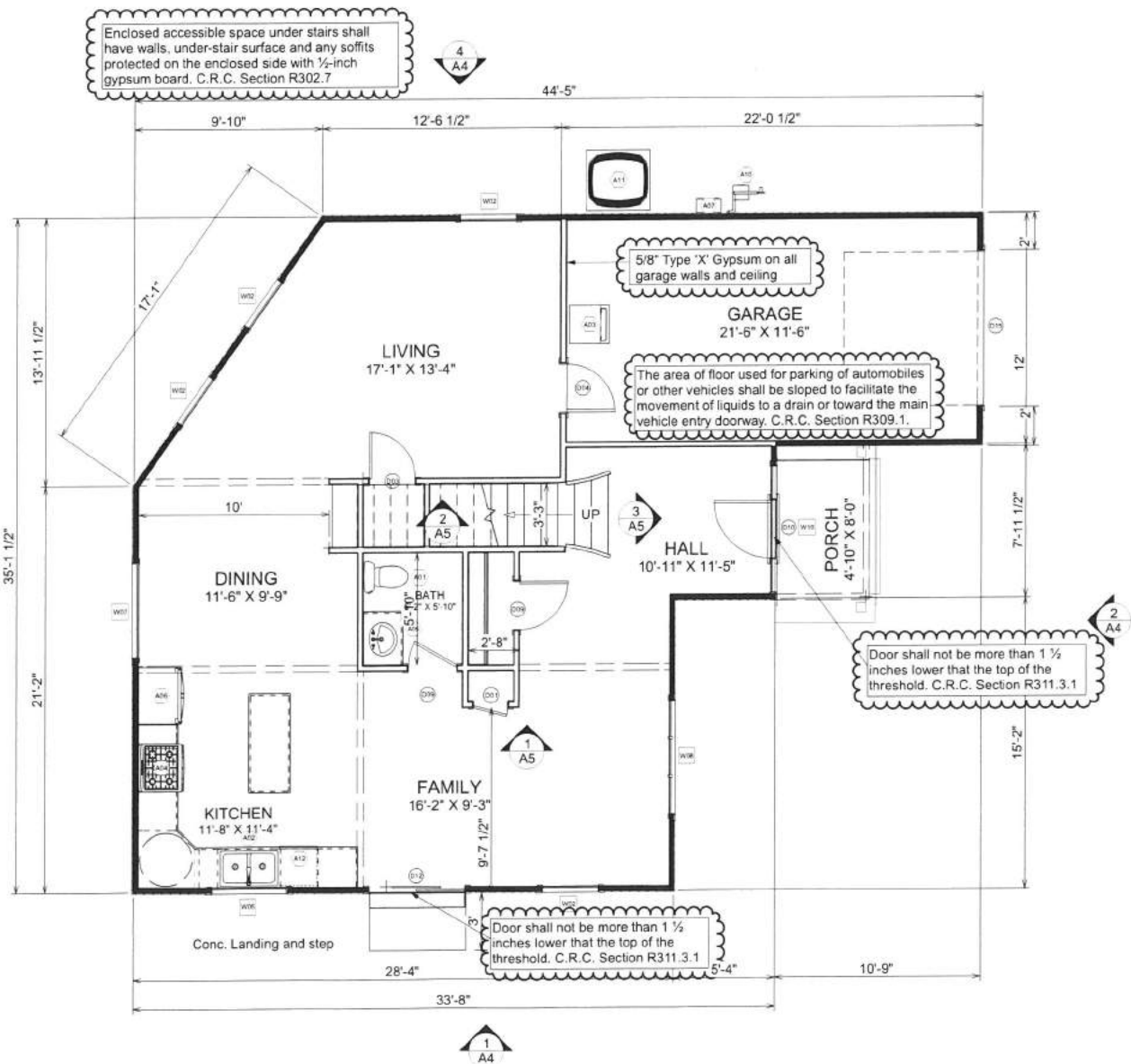
A. Appliance shall be accessible thru an opening and passageway not less than the largest component of the appliance, and not less than 22 inches by 30 inches. C.M.C. Section 304.4.

B. Where the height of the passageway is less than 6 feet, the distance from the passageway access to the appliance shall not exceed 20 feet measured along the centerline of the passageway. C.M.C. Section 304.4.1

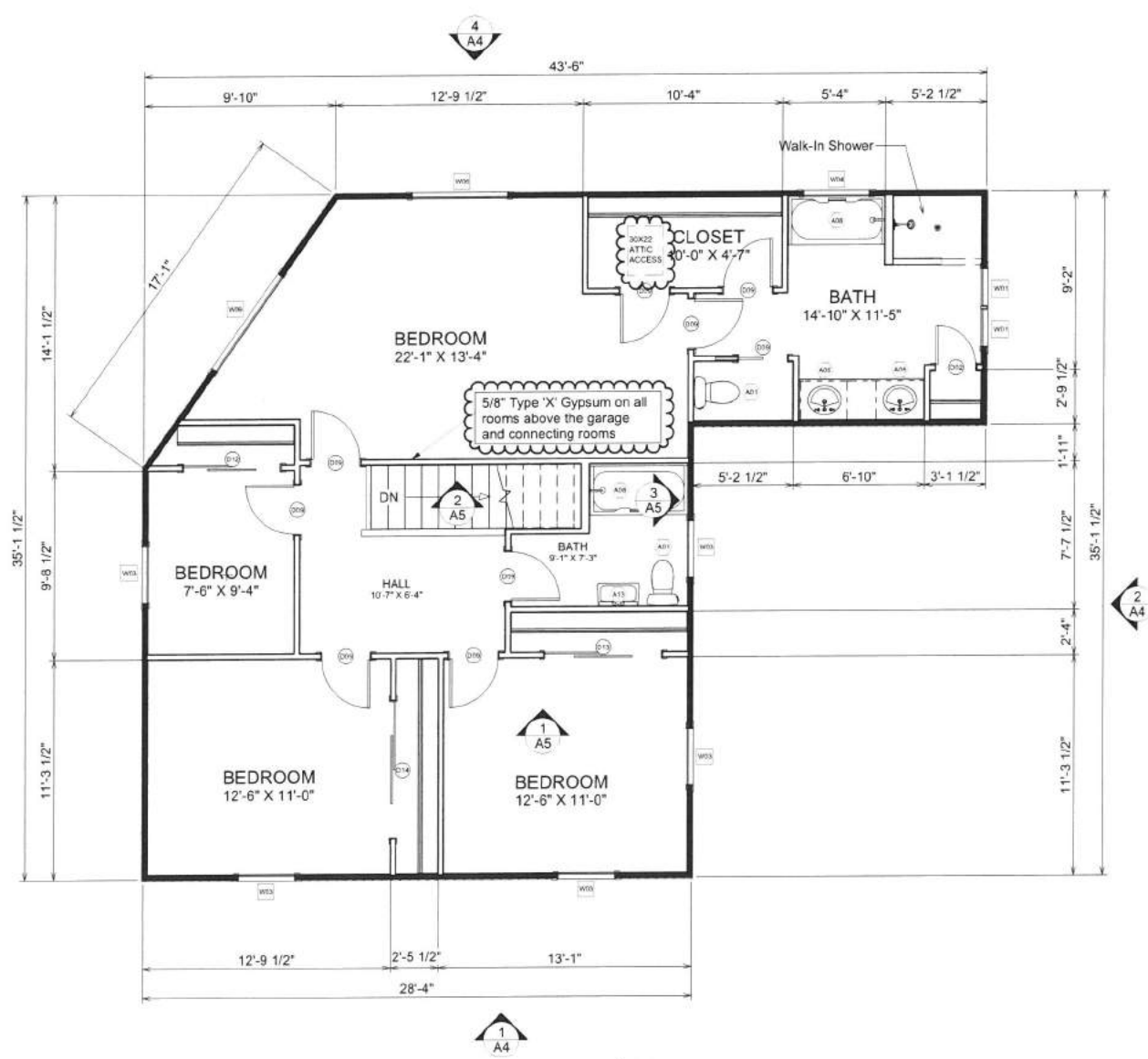
C. The passageway shall be unobstructed and shall have a solid flooring not less than 24 inches wide from the entrance opening to the appliance. C.M.C. Section 304.4.2.

D. A level working platform not less than 30 inches by 30 inches shall be provide in front of the service side of the appliance. C.M.C. Section 304.4.3.

E. A permanent 120-volt receptacle outlet and a lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. C.M.C. Section 304.4.4.



**1 Proposed 1st Floor Plan**  
 Scale: 1/4" = 1'



**2 Proposed 2nd Floor Plan**  
 Scale: 1/4" = 1'

General Wall Framing Note:  
 -All new exterior wall framing 2x6 @ 16" O.C. (Standard stud grade)  
 -Interior walls can be 2x4 @ 16" o.c.  
 -See A10 for more information.

REVISION TABLE	
DATE	DESCRIPTION
4/17/2018	FOR APPROVAL

2168 Crestview Dr  
 Pittsburg, Ca 94565

Plot Date: 7/19/2018  
 Scale: As Noted  
 Design: Owner  
 Drawn: Draftsman  
 Checked: Checker

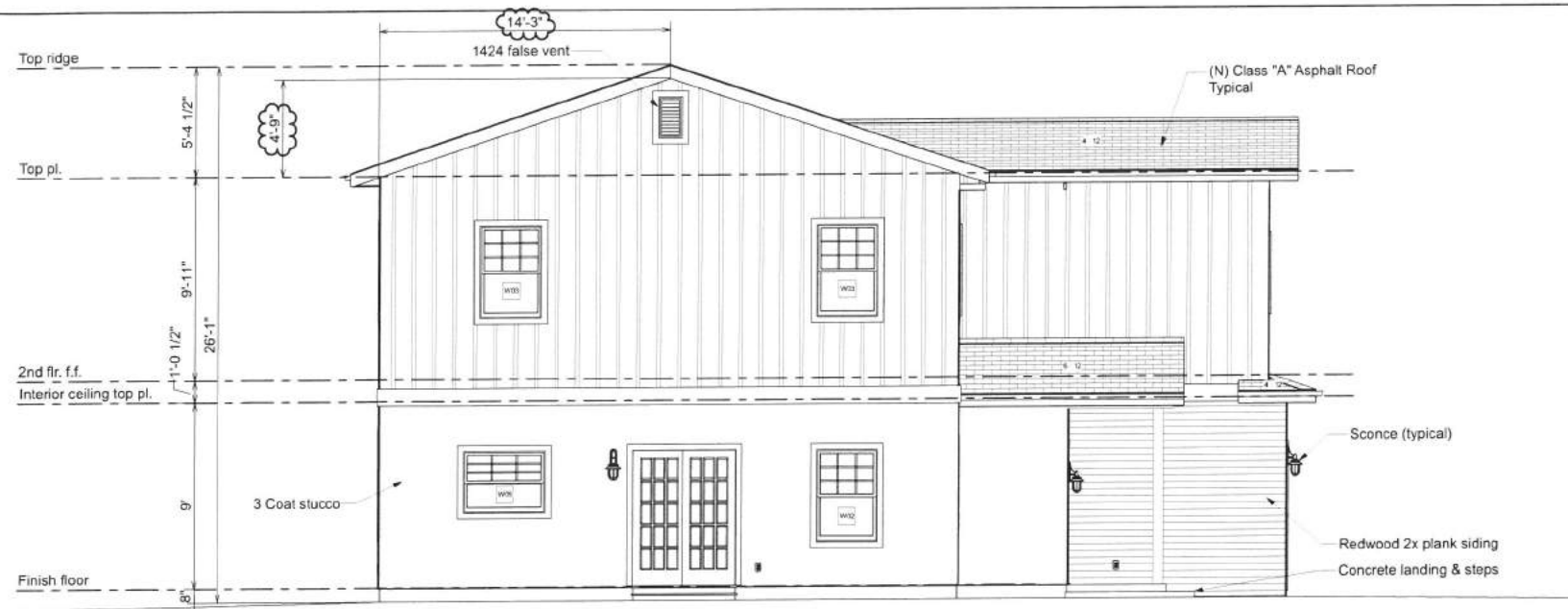
Proposed Floor Plan



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 Dream. Design. Draft.

OWNER:

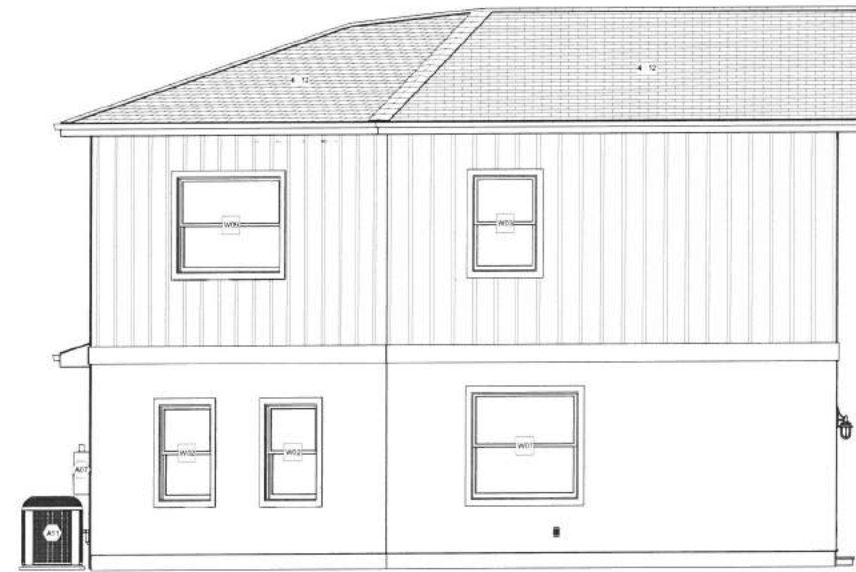
Mayari Development LLC  
 852 Volpaia Ct.  
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 bigghank96@gmail.com



**1 South Elevation**  
 Scale: 1/4" = 1'



**2 East Elevation**  
 Scale: 1/4" = 1'



**3 West Elevation**  
 Scale: 1/4" = 1'



**4 North Elevation**  
 Scale: 1/4" = 1'

REVISION TABLE		
#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL

2168 Crestview Dr  
 Pittsburg, Ca 94565

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
A02	DOUBLE SINK	1	
A03	LAUNDRY CENTER	1	ELECTRIC
A04	GAS RANGE	1	40,000 BTU
A05	OVAL SINK	3	
A06	REFRIGERATOR	1	
A07	TANKLESS WATER HEATER	1	199,999 BTU EFFICIENCY MIN. PER T24
A08	TUB-SHOWER	2	
A09	GAS FURNACE	1	80,000 BTU
A10	GAS METER	1	
A11	OUTDOOR COMPRESSOR UNIT	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE, SEER, EER SEE T24)
A12	DISHWASHER (INTEGRATED)	1	
A13	RECTANGULAR SINK	1	

DOOR SCHEDULE				
NUMBER	LABEL	QTY	TEMPERED	COMMENTS
D01	1968	1		
D02	2068	1		
D03	2568	1		
D04	2668	1		20 MINUTE FIRE RATED, SELF CLOSING AND SELF LATCHING
D09	2668	11		
D10	3068	1	YES	
D12	5068	2	YES	
D13	6068	1		
D14	7068	1		
D15	8070	1		

WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	EGRESS	TEMPERED
W01	2040SH	2	2	YES	
W02	3046SH	4	1		
W03	3046SH	5	2	YES	
W04	3660SH	1	2	YES	YES
W05	4030SH	1	1		YES
W06	5046SH	1	2	YES	
W07	5050SH	1	1		
W08	6040TC	1	1		
W09	6046SH	1	2	YES	
W10	6814FX	1	1		YES

Plot Date: 7/19/2018  
 Scale: As Noted  
 Design: Owner  
 Drawn: Draftsman  
 Checked: Checker

Elevations



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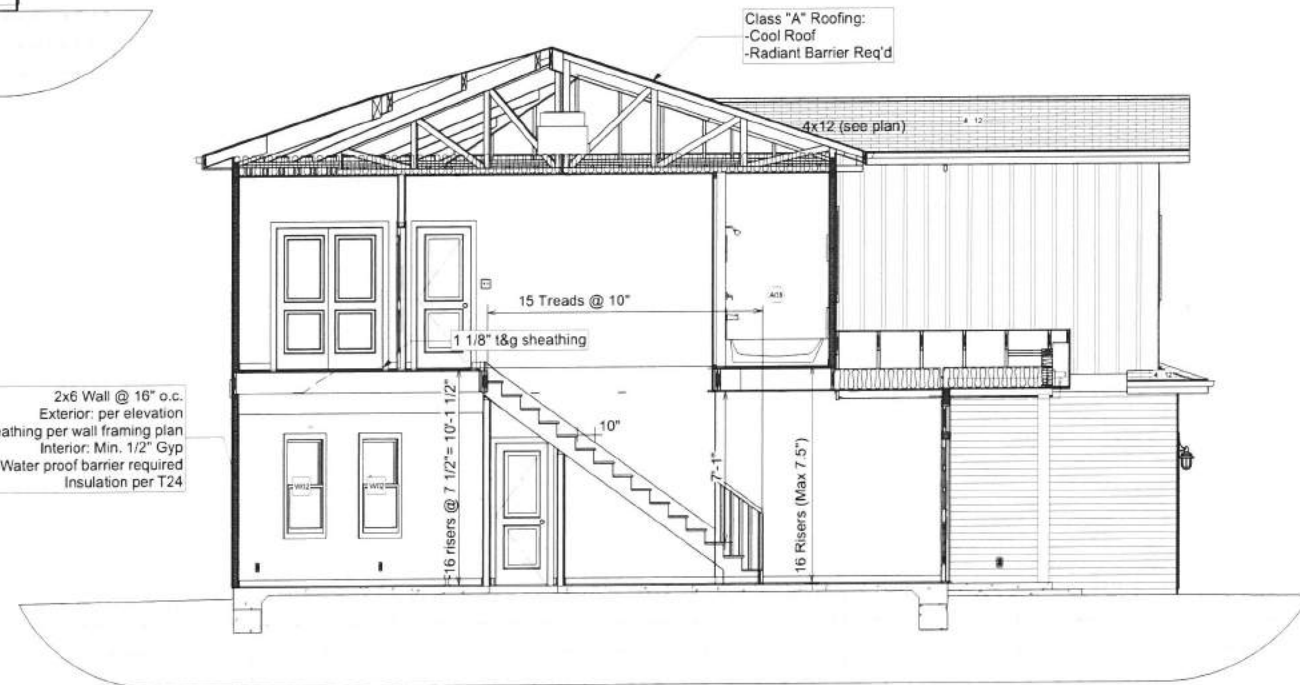
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REVISION TABLE		
#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL



**1 Section**  
 Scale: 1/4" = 1'



**3 Section**  
 Scale: 1/4" = 1'



**2 Section**  
 Scale: 1/4" = 1'

FIXTURE SCHEDULE			
NUMBER	LABEL	QTY	COMMENTS
A01	ADA TOILET	3	
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 Pittsburg, Ca 94565

Plot Date: 7/19/2018  
 Scale: As Noted  
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Building Sections



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OWNER:

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### Roof Venting Calculation & Diagram

Description:	Information / Detail	Callout	NFA
Upper Roof Louver Venting	<p>Air Vent Inc. (or equiv.)                      RVG55 Slant                      Galvanized                      -Heavy-duty galvanized construction                      -NFA (square inches): 50 p/c                      -8" round opening                      -Optional filter available</p>	□	50
Lower Roof Frieze Block Venting	<p>#4 Hardware cloth (1/4")                      Galv. or S.S.                      100% NFA</p> <p>2x Frieze Block</p> <p>2" Vent hole, 3 places                      (37.698 NFA)</p> <p>Top pl.</p>		37.698

**Attic Ventilation Calculation**  
 Rule: 1:300

Attic Floor Area (Sq. Ft.)	1071
	+ 300
Sq. Ft. NFA Total Required	3,570
	x 144
Sq. In. NFA Total Required	514.08

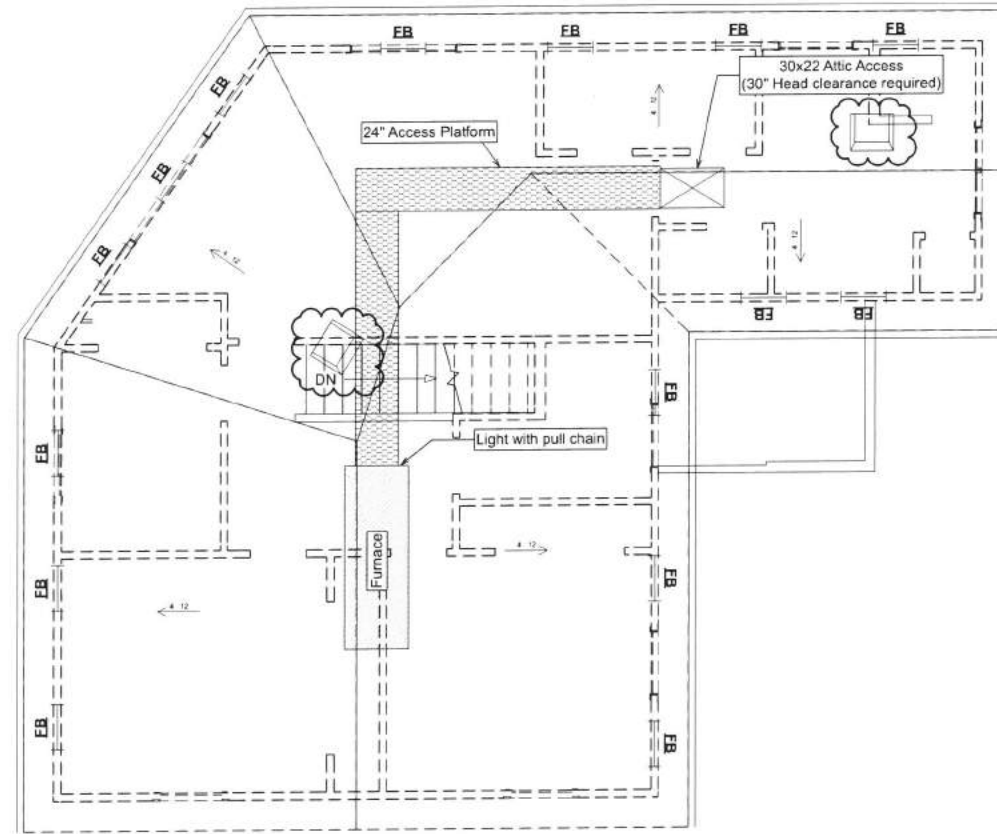
	# of vents	% Venting	Total NFA	50% Max	40% Min.	50% Min.
Frieze Block Vents (9.426 in <sup>2</sup> NFA)	15	58.6%	141.39	X	X	Pass
Louver Vent (50 in <sup>2</sup> NFA)	2	41.4%	100	Pass	Pass	X
			665.47 > 514.08			
			665.47 in <sup>2</sup> NFA =			<b>Pass</b>

**R806.1 Ventilation required.** Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air.

**R806.2 Minimum vent area.** The minimum net free ventilating area shall be 1/150 of the area of the vented space.

**Exception:** The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.



**1 Roof Plan**  
 Scale: 1/4" = 1'

REVISION TABLE	
#	DESCRIPTION
1	FOR APPROVAL

2168 Crestview Dr  
 Pittsburg, Ca 94565

Plot Date:	7/19/2018
Scale:	As Noted
Design:	Owner
Drawn:	Draftsman
Checked:	Checker

Roof Plan





500 Capitol Mall, Suite 2350  
 Sacramento, CA 95814  
 www.AEDrafting.com  
 Dream. Design. Draft.

OWNER:

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 852 Volpaia Ct.  
 Brentwood, CA 94513  
 bigghank96@gmail.com

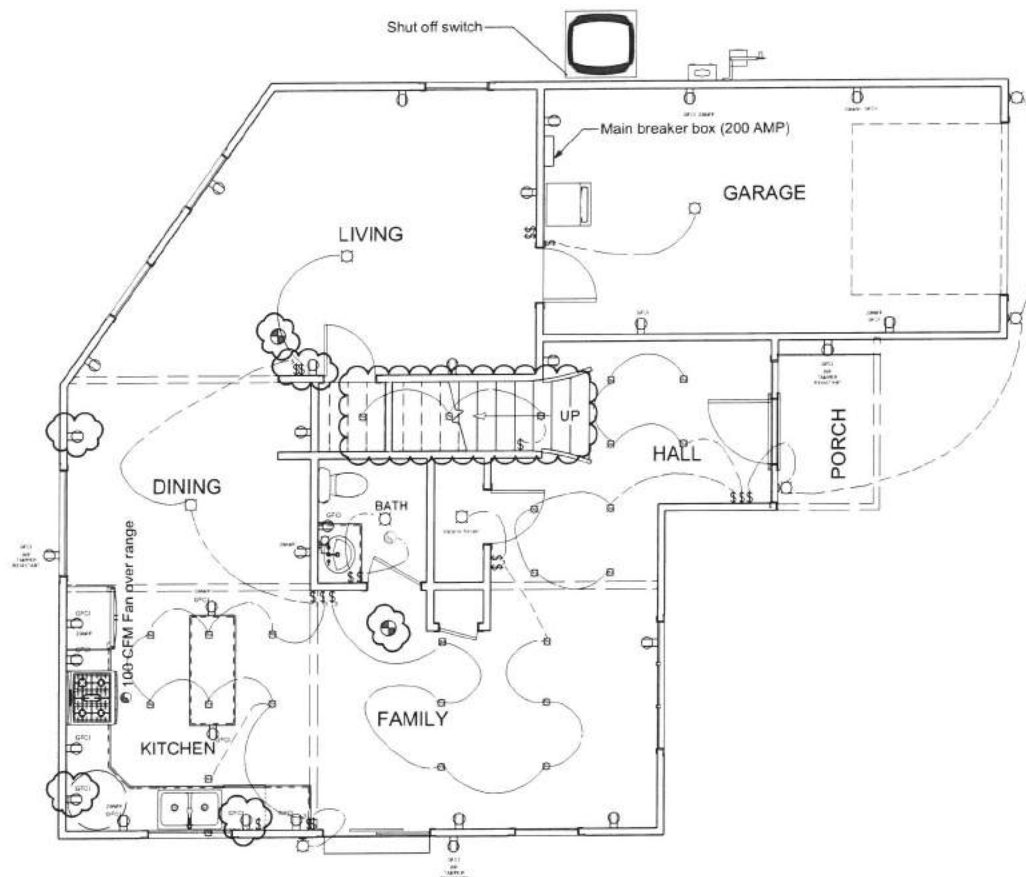
REVISION TABLE		
#	DATE	DESCRIPTION
1	4/17/2018	FOR APPROVAL

**ELECTRICAL NOTES:**

1. Walls 2'-0" or wider to have an outlet. Outlets to be spaced no more than 12'-0" apart, and a maximum of 6'-0" from the end of the walls or opening. (NEC 210-52(A))
2. All lighting to be high efficacy.
3. All outlets AFCI
4. All 15A or 20A, 120V branch circuits in dwelling units supplying outlets or devices in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be arc-fault circuit-interrupter protected in accordance with 2016 CEC Art. 210.12 (A).
5. All 15 and 20 Amp receptacle outlets in this dwelling unit shall be "Tamper Resistant Receptacles" per 2016 CEC Art. 406.12.
6. Per 2016 CEC Art. 210.8 (A) dwelling units. GFCI protection is required for all 15A and 20A, 125V receptacles installed in the following locations:
  - a. Sinks - GFCI protection for receptacles is required within an arc measurement of 6 ft. from the outside edge of a sink.
  - b. Bath tubs or shower stalls - GFCI protection is required for receptacles located within 6 ft of the outside edge of a bathtub or shower stall.
  - c. Laundry areas - receptacles installed in laundry areas of a dwelling unit shall be GFCI protected.
  - d. Dwelling unit dishwashers - Outlets supplying dishwashers in a dwelling unit must be GFCI protected per 2016 CEC Art. CEC210.8.
7. 2016 California Energy Code mandatory measurements for residential lighting:
  - a. All permanently installed luminaires in dwelling units shall be high efficacy and have manual On/Off controls and vacancy sensors or dimmers except for hallways & closets less than 70 sq. ft
  - b. Exhaust fans must be switched separate from lighting or utilize a device where lighting can be turned OFF while the fan is running. Excludes kitchen exhaust hoods.
  - c. Under cabinet lighting must be switched separate from all other lighting
  - d. Permanently installed lighting in cabinets must be high efficacy. - Lighting in bathrooms, garages, laundry rooms & utility rooms must have at least one luminaire controlled by vacancy sensors.
  - e. Permanently installed outdoor lighting attached to residence or other buildings must be high efficacy and must be controlled by a manual On and Off switch and use one of these control types:
    - Photo-control and motion sensor or
    - Photo-control and automatic time switch control or
    - Astronomical time clock that automatically turns outdoor lighting off during daylight hours or
    - Energy management control system (EMCS) that provides the functionality of an astronomical time
7. Hydro-massage tubs and their associated electrical components shall be on an individual branch circuit and protected by a readily accessible GFI All receptacles within 6 horizontally of the inside walls of a hydro-massage tub shall be GFI protected. CEC 680.71
8. Recessed light fixtures in insulated ceilings shall be approved, listed, zero-clearance insulation cover (IC) type, air-tight (ASTME283) and sealed with a gasket or caulked between housing and ceiling. California Energy Commission 150 (k)1C
9. All installed luminaires shall be high efficacy in accordance with Table 150.0-A. In garages, bathrooms, laundry rooms, and utility rooms at least one luminaire in each of these spaces shall be controlled by a vacancy sensor 2016 Energy Code 150 (k) 1, 2,(J) (New 2016)
10. Outdoor lighting attached to the buildings shall be high efficacy and controlled with a motion sensor and a photocell. California Energy Commission 150.0 L3. See Table 150.0-A from the 2016 Energy Code.
11. Bathroom receptacles are to be supplied by at least one 20-amp branch circuit. This circuit shall have no other outlets. CEC 210.11 (C)(3)& 210.52 (B & D)
12. Arc fault protection is required throughout the building including the kitchen and laundry rooms. CEC 210.12
13. Lights over the shower must be approved for wet locations and "Suitable for Wet Locations" per section 410.10 & 406.9 of the CEC
14. Bonding Electrode must connect at min. 3 grounding or bonding conductors for communications systems at the service entrance panel as specified in CEC 800.100(B) and CEC 250.94
15. Tamper proof receptacles are required on all receptacles specified in Article 210-52 of the 2016 CEC. Please show on plans. Article 406.12CEC

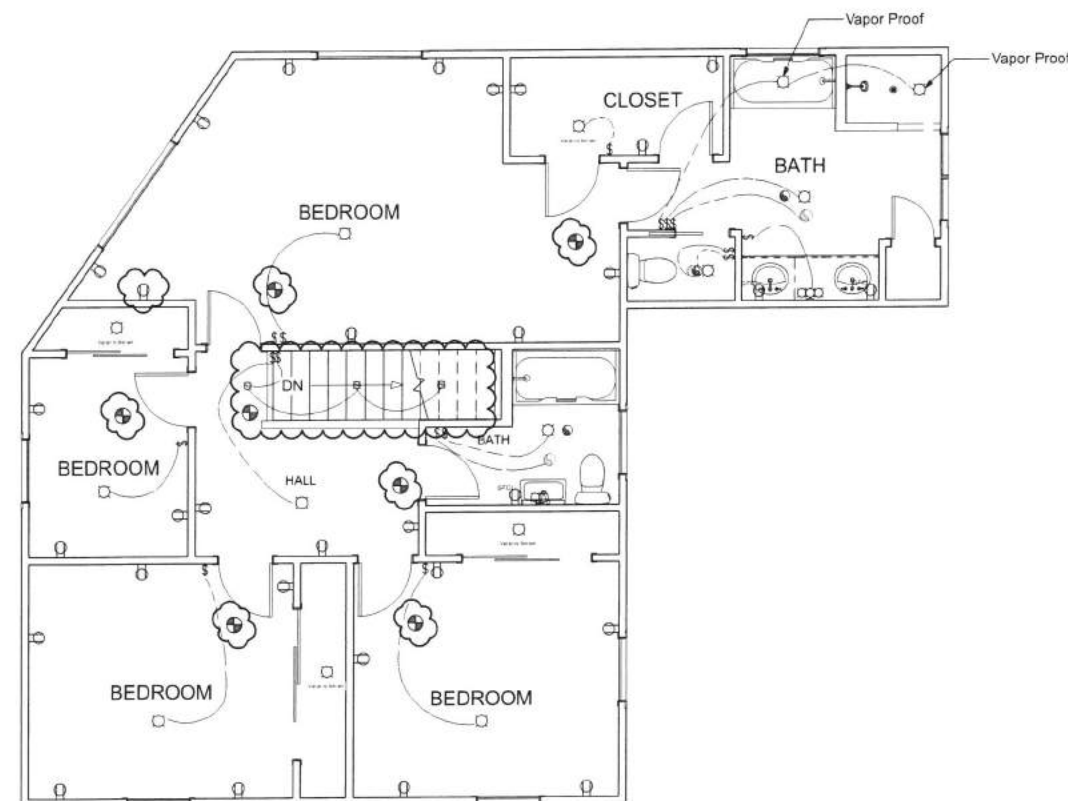
**SYMBOLS LEGEND:**

- Ceiling mount light fixture.
- Recessed light fixture.
- Ceiling mount light fixture with pull chain.
- Pendant light fixture.
- Vapor proof recessed light fixture.
- Wall sconce light fixture.
- Exhaust fan - 50cfm, vented to outside air.
- Switch
- Dimmer switch
- 110 V conv duplex outlet
- 110 V conv duplex outlet w/ GFCI
- Smoke / Monoxide detector hardwired (With battery back-up. Detectors shall sound an alarm audible in all sleeping areas.)



**1 1st Floor Electrical**

Scale: 1/4" = 1'



**2 2nd Floor Electrical**

Scale: 1/4" = 1'

Plot Date: 7/19/2018  
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 Drawn: Draftsman  
 Checked: Checker

Electrical Plan

SHEET:

**A7**

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FIXTURE SCHEDULE		
NUMBER LABEL	QTY	COMMENTS
A01	3	ADA TOILET
A02	1	DOUBLE SINK
A03	1	LAUNDRY CENTER
A04	1	ELECTRIC GAS RANGE
A05	3	OVAL SINK
A06	1	REFRIGERATOR
A07	1	TANKLESS WATER HEATER
A08	2	TUB-SHOWER
A09	1	GAS FURNACE
A10	1	GAS METER
A11	1	MANU. RHEEM OR EQUIV. (DUCT DESIGN SUBMITTED IN FIELD) (AFUE, SEER, EER SEE T24)
A12	1	DISHWASHER (INTEGRATED)
A13	1	RECTANGULAR SINK

**PLUMBING NOTES:**

- Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface extending to a height of not less than 6 feet above floor. (R307.2)

**PLUMBING KEY**

- (W) Disposes waste in to waste line
- (HC) Hot water from water heater. Cold water from main.
- (C) Cold water only.
- (G) Gas

Shower / Tub GROHE 3/4 in. Thermostatic Valve Handle stops set to 120 Degrees F CPC 418

**NOTES:**

Plumbing fixtures and fittings shall comply with the following CGC 4.303.1:

- 4.303.1.1 Waters Closets: ≤ 1.28 gal/flush
- 4.303.1.2 Urinals: ≤ 0.5 gal/flush
- 4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi
- 4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet is to be in operation at a time
- 4.303.1.4.1 Residential Lavatory Faucets: ≤ 1.5 gpm @ 60 psi
- 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi
- 4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle
- 4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi, temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm

TABLE 1216.2(1) SCHEDULE 40 METALLIC PIPE [NFPA 54: TABLE 6.2(b)]

NOMINAL:	GAS INLET PRESSURE DROP: 0.5 IN. W.C. SPECIFIC GRAVITY: 0.60						
	1/2	3/4	1	1-1/4	1-1/2	2	2-1/2
ACTUAL I.D.:	.622	.824	1.049	1.380	1.610	2.067	2.469
LENGTH (FT)	CAPACITY IN CUBIC FEET OF GAS PER HOUR						
10	172	360	676	1,390	2,090	4,020	6,400
20	118	247	466	957	1,430	2,760	4,400
30	95	199	374	768	1,150	2,320	3,530
40	81	170	320	657	985	1,900	3,020
50	72	151	284	583	873	1,680	2,680
60	65	137	257	528	791	1,520	2,430
70	60	126	237	486	728	1,400	2,230
80	5	117	220	452	677	1,300	2,080
90	52	110	207	424	635	1,220	1,950
100	50	104	195	400	600	1,160.0	1,840.0
125	44	92	173	355	532	1,020	1,630
150	40	83	157	322	482	928	1,480
175	37	77	144	296	443	854	1,360
200	34	71	134	275	412	794	1,270

**General Notes**

- All cold water, hot water, and condensate drain lines shall be type 'M' copper unless noted otherwise. Per 2016 CPC, Section 604.3
- All gas piping shall be standard weight wrought iron or steel (galvanized or black). Per 2016 CPC, Section 1208.5.2.1
- Waste vent piping may be ABS or PVC in and/or under the building structure. ABS and PVC waste and vent lines shall be limited to residential buildings not exceeding two stories above grade, or per local ordinances. Refer to CPC, Section 903 for additional requirements.
- Horizontal drainage piping shall have a minimum slope of 2%. Per 2016 CPC, Section 708.1
- All hose bibbs shall be equipped with non-removable back flow preventers. Per CPC, Section 603.5.7
- All plumbing conveying or dispensing water for human consumption shall comply with AB 1952 for lead content.

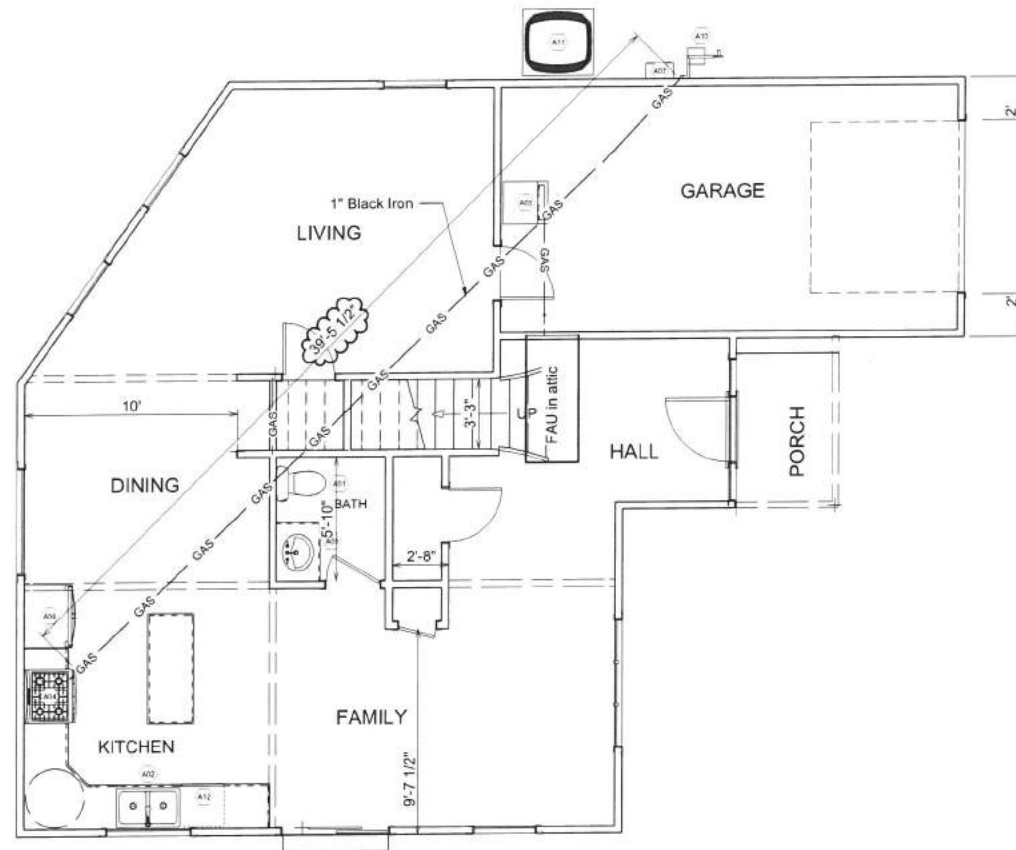
**Piping Materials**

Gas piping - Black iron

**Symbols Legend**

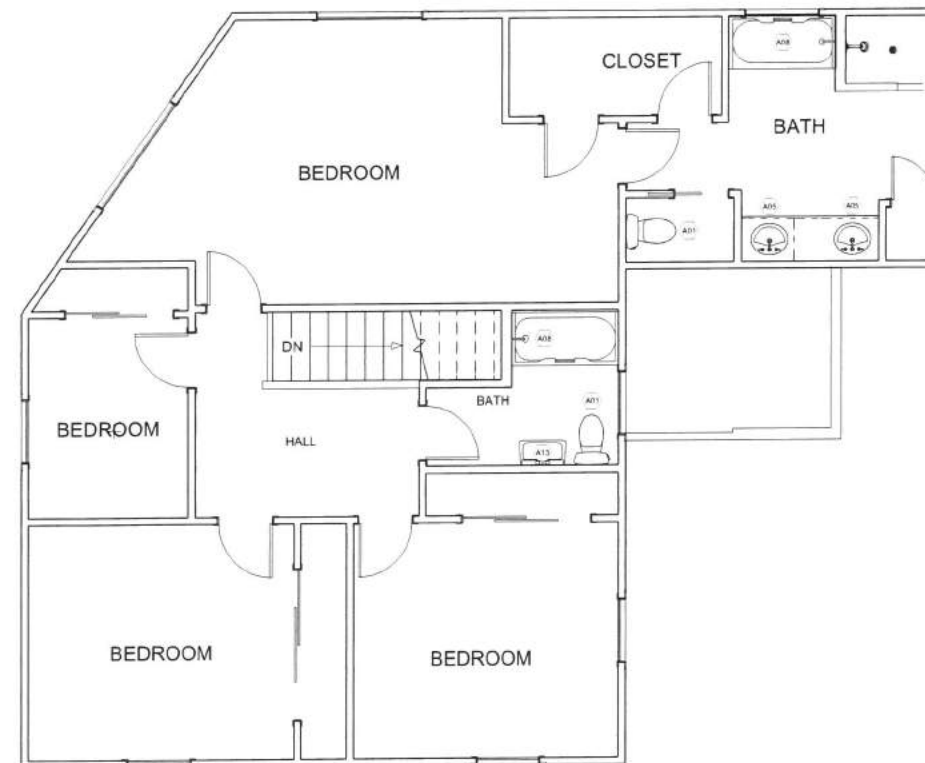
Gas Line — GAS — GAS — GAS —

GAS FURNACE 80,000 BTU  
 INSTANT W/H 199,000 BTU  
 GAS RANGE 40,000 BTU  
 TOTAL BTU 319,000 BTU  
 LONGEST SEGMENT 40'-0"  
 REQUIRED PIPE SIZE 1" BLACK IRON



1 1st Floor Plumbing

Scale: 1/4" = 1'



2 2nd Floor Plumbing

Scale: 1/4" = 1'

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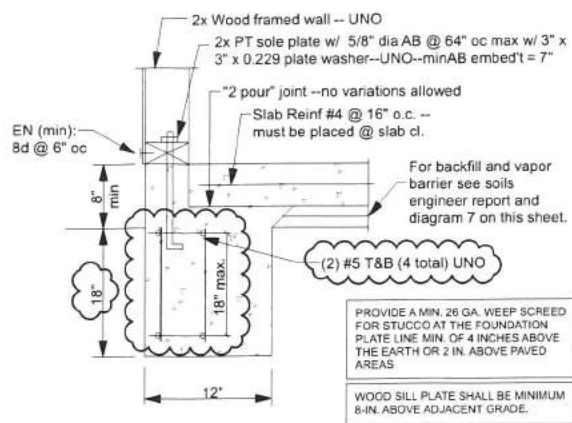
REVISION TABLE		
#	DATE	DESCRIPTION
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2168 Crestview Dr  
 Pittsburg, Ca 94565

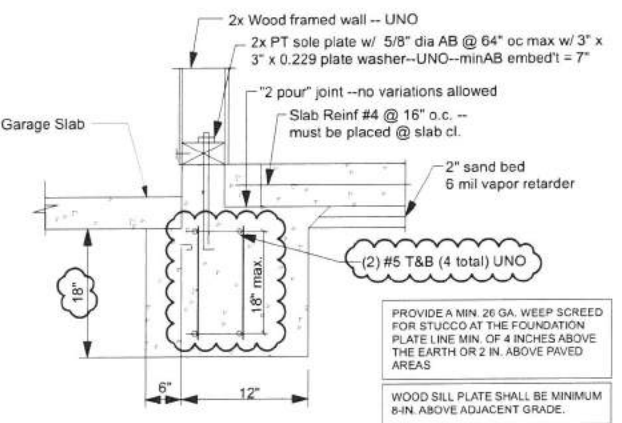
Plot Date: 7/19/2018  
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Plumbing Plan / Gas Diagram

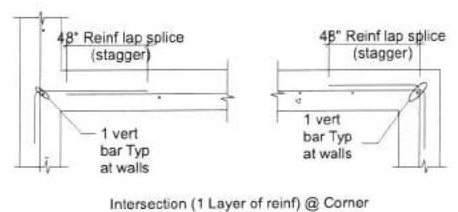
SHEET: A8



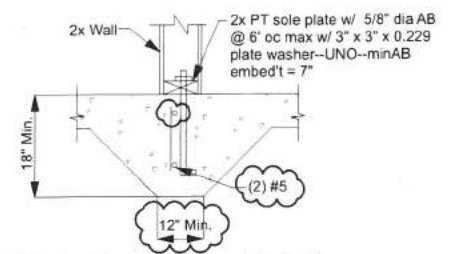
2 Perimeter Footing Detail



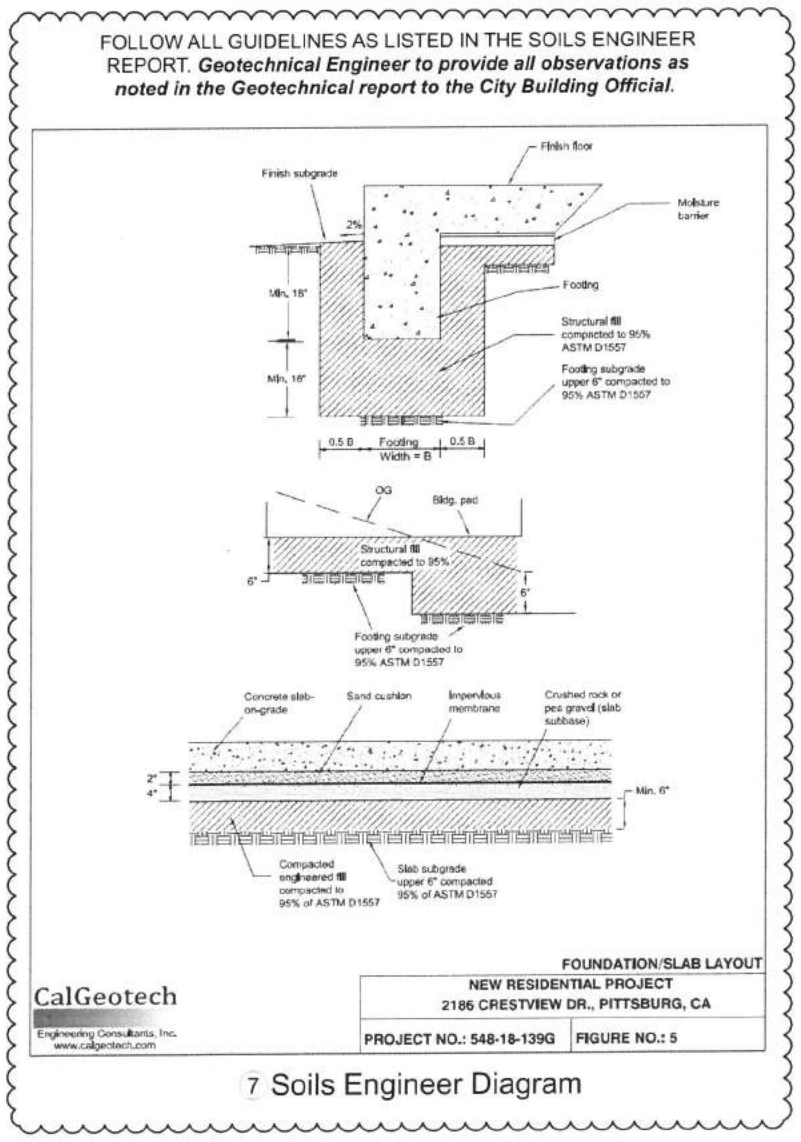
3 Interior Slab Footing to Garage



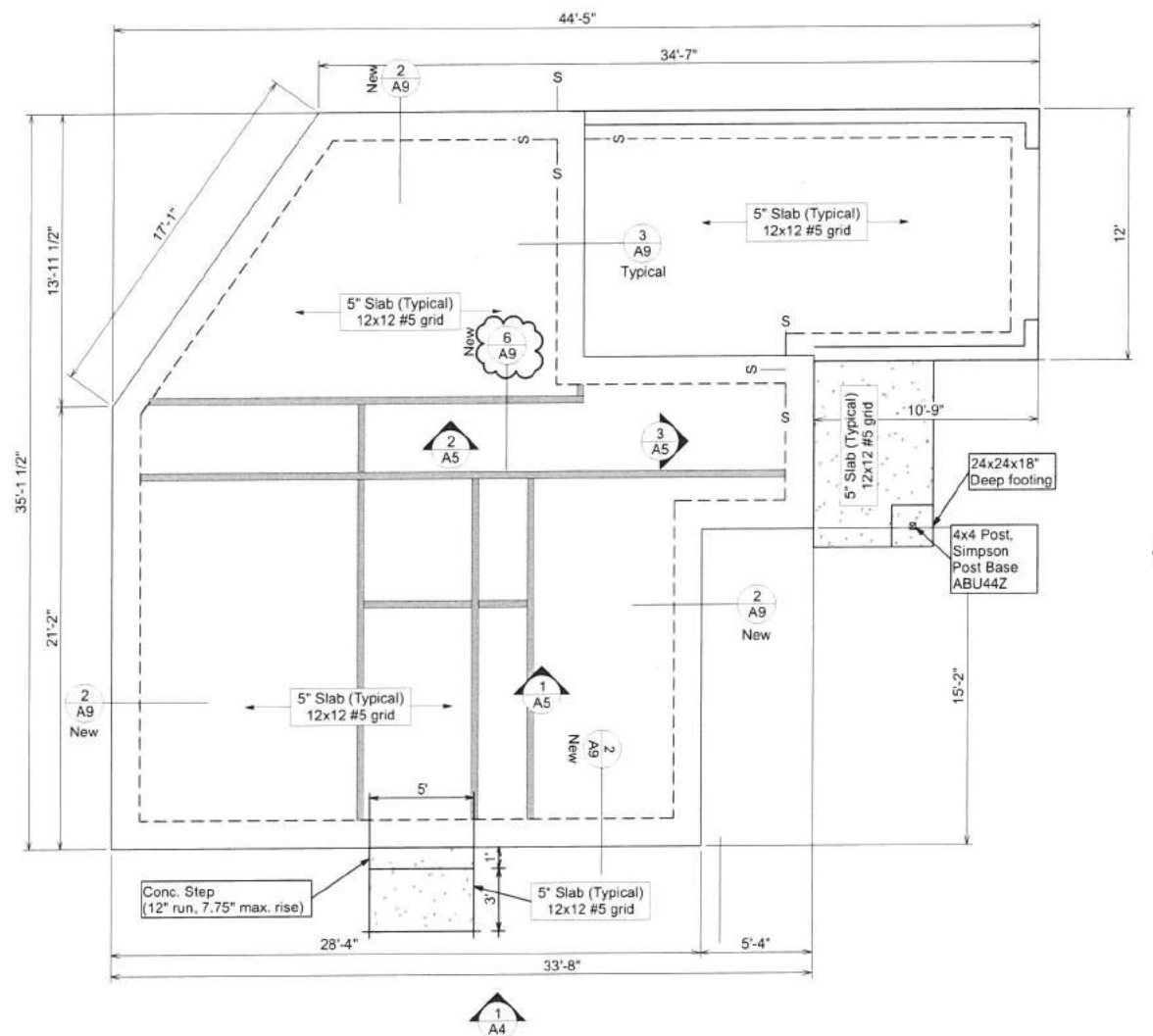
5 Rebar Lap Splice Detail



6 Interior Footing Detail



7 Soils Engineer Diagram



1 Foundation Plan

**CONCRETE NOTES:**

C1) All concrete shall have a minimum compressive strength at 28 days as follows:  
a) Footings, concrete walls and concrete beams: 3,000 psi hard rock (un inspected UNO), 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).  
b) Caisson shafts: 3,000 psi hard rock (inspected UNO), 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).  
c) All other concrete: 2,500 psi hard rock (un inspected UNO), 1 1/2" maximum aggregate size, maximum slump is 3 to 4 inches (+/- 1 inch).  
C2) Portland cement shall conform to ASTM C-150, Type I or Type II. Aggregate for hard rock concrete shall conform to all requirements and tests of ASTM C-33. Concrete mixing operations, etc. shall conform to ASTM C-94.  
C3) All phases of concrete work shall conform to the "Building Code Requirements for Reinforced Concrete", ACI 318, latest, approved edition.  
C4) Clear concrete cover for reinforcing bars shall be as follows:  
a) Concrete exposed to earth without forms is 3 inches.  
b) Concrete exposed to earth in forms is 2 inches.  
c) Concrete exposed to weather is 1 inch.  
C5) Before concrete is placed, check with all trades for proper placement of all sleeves, curbs, conduits, anchor bolts, holdown hardware, etc.  
C6) All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.  
C7) All structural concrete slabs on grade shall be a minimum of 3 1/2 inches thick, reinforced with #5 @ 18" o.c. each way placed at the center line of the slab or equal UNO (see the soils/Foundation Report). Slabs on grade shall be placed over a 1 inch thick layer of sand on a water proof membrane over 1 inch sand UNO (see the Soils/Foundation Report).  
C8) Non shrink grout called for on the drawings may be:  
a) Embeco or equal below the slab on grade.  
b) Masterflow 713 grout or equal above the slab on grade.  
C9) All rebar in "new" concrete footings and slabs shall be dowelled into any "existing" concrete a minimum of 6 inches with an approved epoxy or non shrink grouting agent.  
**REINFORCING STEEL (for Concrete and Masonry)**  
R1) Reinforcing steel shall conform to the requirements of ASTM A-615 Grade 60 for #4 and #5 size rebar and Grade 60 for #6 and larger size rebar. Lap all horizontal reinforcing at corners, intersections and splices. Minimum lap shall be as follows:  
#3 bars - 1'-3" #6 bars - 2'-6" #9 bars - 3'-9"  
#4 bars - 1'-8" #7 bars - 3'-0" #8 bars - 3'-4"  
#5 bars - 2'-3" #8 bars - 3'-4"  
R2) All reinforcing steel bends shall be made cold.  
R3) Welded wire fabric shall conform to ASTM A-185. Minimum lap shall be 6 inches or one full mesh, whichever ever is greater.  
R4) Reinforcing steel dowels between footings and walls, columns or plasters shall be the same grade, size, spacing and number as the vertical reinforcing, respectively.

**SAWN LUMBER**  
W1) Framing Lumber shall be Douglas Fir-Larch, Coast Region, grade marked by W. C. L. A. Lumber framing grades shall be as follows except as otherwise noted on the plans. Design stresses shall conform to CRC or IBC or CBC:  
a) Horizontal Framing  
2x joists - No 2  
4x beams - No 2  
6x beams - No 1  
b) Vertical Framing  
Studs - 2x4, 2x6 and larger - Stud Grade.  
Posts - No 1  
W2) All roof and brace wall sheathing shall be APA Rated Sheathing, Exposure I (or Exterior) brace wall sheathing shall be APA Rated Sheathing per PS 1-95, 5 ply, Exposure I (or Exterior) per PS 1-95. All sheets shall be Grade marked. Use plywood nails the same gauge as "sinker" wire nails with the minimum length equal to 1/2 the length of the "sinker" nail requirements plus the plywood thickness.  
W3) Stagger all plywood panel joints. Apply plywood sheets with the face grain across rafters and joist. Use "common" wire nails or approved plywood nails with a minimum edge distance of 12" angle the nail slightly towards the center of the 2x framing. Use 2x4 flat blocking or approved plywood cleats at interior supported panel edges where indicated.  
W4) Bolt holes in all wood members shall be a maximum of 1/16" larger than the bolt size. Members with larger or over sized, irregular holes shall be replaced. All bolts and nuts shall be tightened to "finger tight" plus 3/4 to 1 full turn and shall be re tightened prior to closing in. Standard cut washers shall be used under all bolt head and nuts against wood. A 3" x 3" x 0.399" (3 ga) plate washer (or Simpson "89" or "89S") shall be placed (against the wood) on the top post bolt of all "HD" typ posts.  
W5) All sills or plates resting on concrete or masonry shall be of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. C.R.C. Section R317.1, set in 1/2" minimum grout. Bolts shall be placed 9" to 12" from the ends of each wall or plate splice and spaced at intervals noted on the plans.  
W6) Approved bridging or solid blocking shall be spaced as follows except as noted on the structural Plans:  
a) Roof rafters more than 8" (nominal) in depth at 10 feet maximum.  
b) Floor joist more than 6" (nominal) in depth at 8 feet maximum except as otherwise noted.  
W7) Roof sheathing and nailing shall be inspected by the local governing authority prior to the placing of any roof materials.  
W8) All lumber hardware (hangers, framing anchors, post caps and bases, etc) have been specified "Simpson Strong Tie" connectors as manufactured by the Simpson Company, San Leandro, California. Approved equal hardware may be substituted. All bolts and nuts shall be tightened to a) manufactures specifications or b) "finger tight" plus 3/4 to 1 full turn and shall be re tightened prior to closing in. All metal straps and "PAND" type holdowns may not be "bent out of the way" for convenience unless specifically approved for such bending, in writing, from the manufacturer.  
W9) Nail connections shall conform to Table R602.3(1) except as otherwise noted. All nails shall be "common" or "box" nails as noted or greater except as noted for plywood. All fasteners in contact with pressure treated wood shall be hot dipped zinc coated galvanized steel or stainless steel.  
W10) Brace wall framing shall be Douglas Fir Larch (North) minimum for all studs, posts, blocking, plates etc per Code. Use 3x (minimum) at all "adjoining" panel edges (studs, blocking, etc) when the nailing is 2" oc (for sheathing on one side) or 4" oc (for sheathing on two sides).

**DRAFTING:**  
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Pittsburg, Ca 94565

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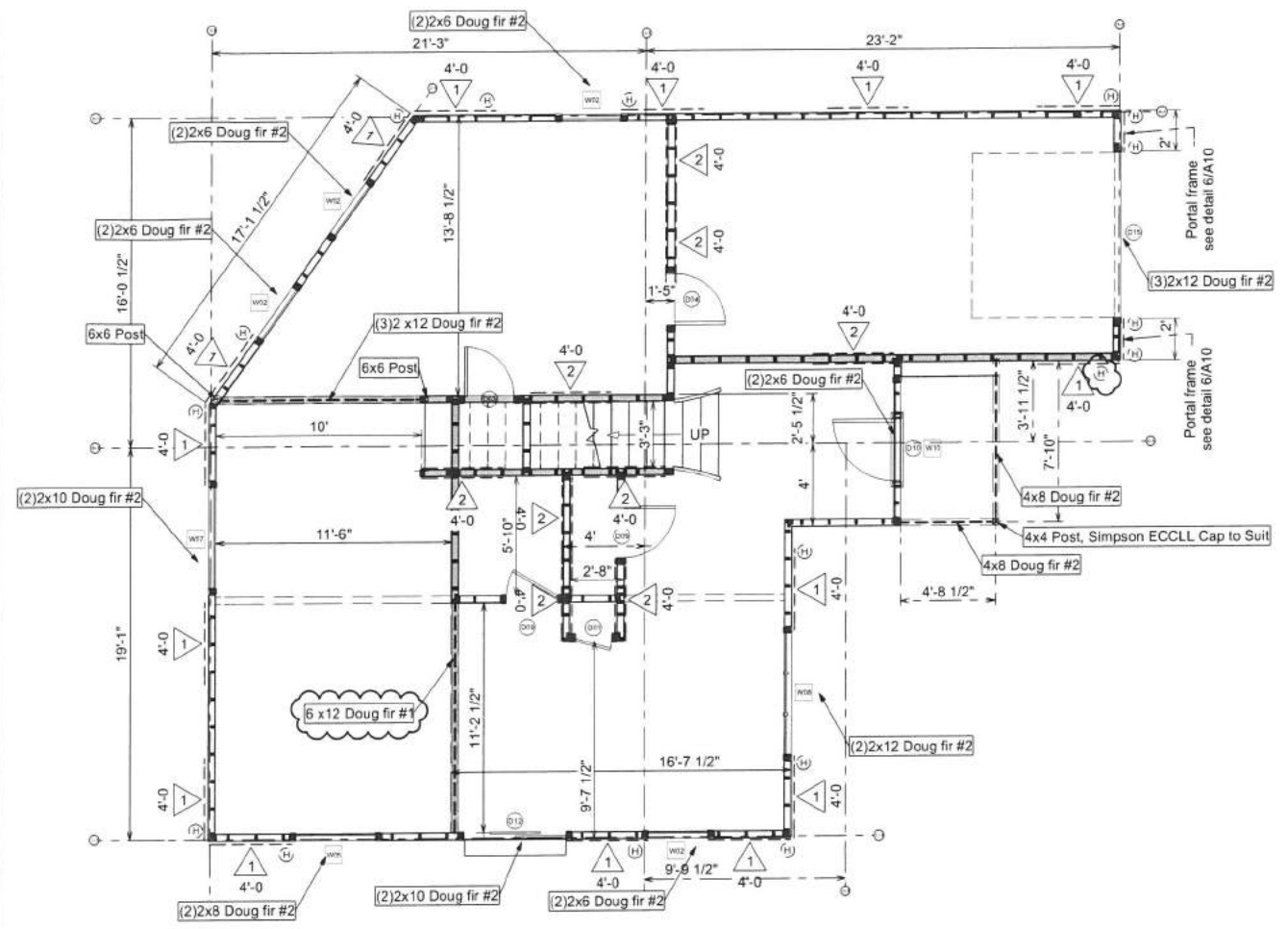
Foundation Plan  
**A9**



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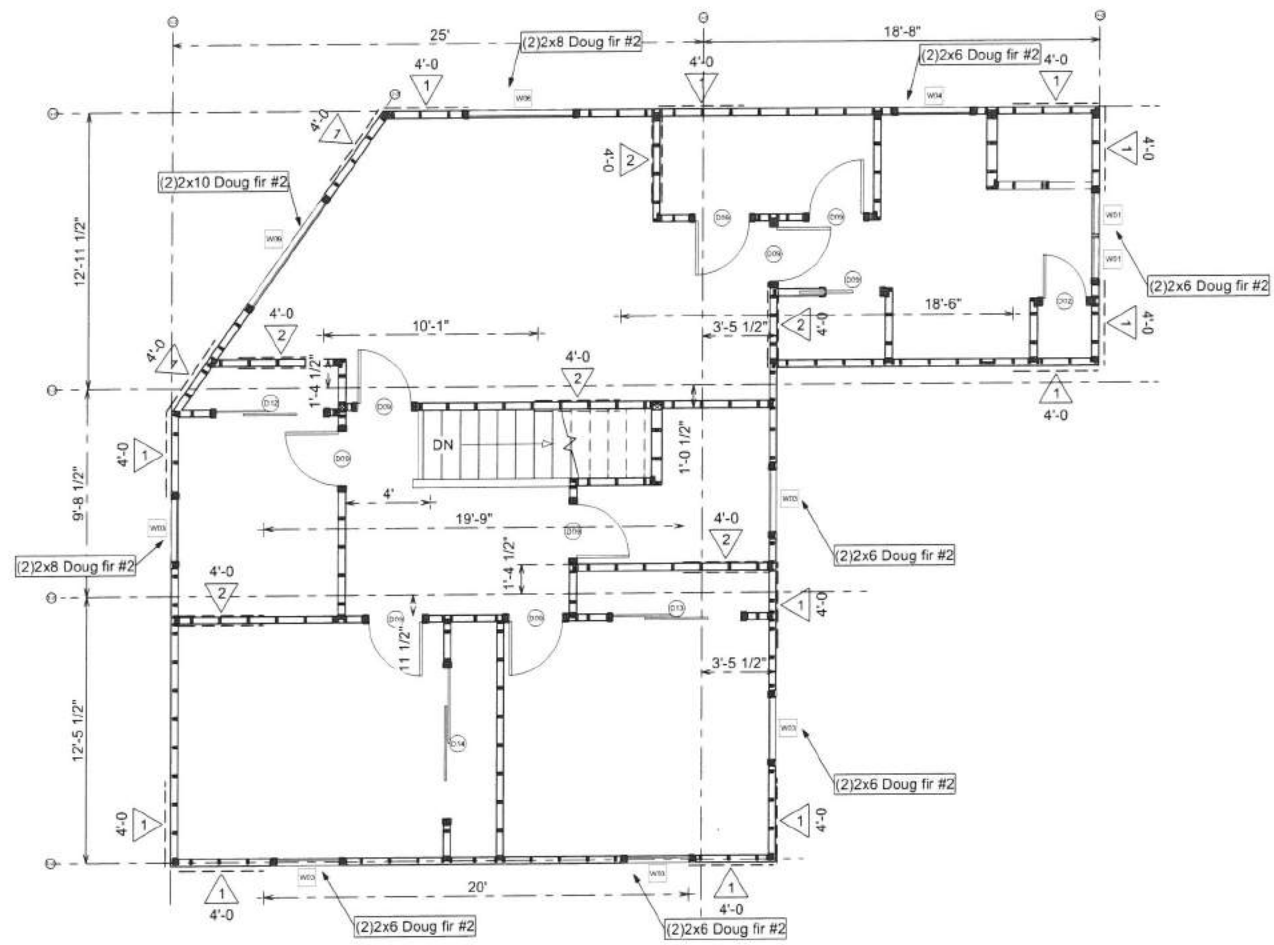
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#	DESCRIPTION
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**1 1st Floor Wall Framing**

Scale: 1/4" = 1'

**Legend:**  
 - Bearing wall line.  
 General Wall Framing Note:  
 -All new exterior wall framing 2x6 @ 16" O.C. (Standard stud grade)  
 -Interior walls can be 2x4 @ 16" o.c.



**2 2nd Floor Wall Framing**

Scale: 1/4" = 1'

**Brace Wall Schedule:**

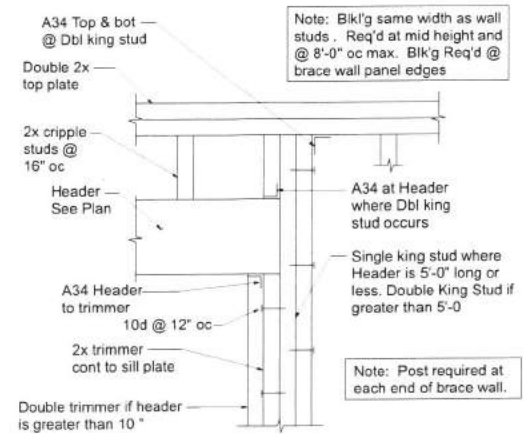
Type	Sheathing / Nailing
1	3/8" min. (WSP) plywood brace wall with 6d nails at 6" spacing at panel edges including top and bottom plates nailing and 12" field nailing as per Table R602.3(3)
2	1/2" Gypsum brace wall with nails at 7" spacing at panel edges including top and bottom plates nailing as per Table R702.3.5 (Both Sides)

**Legend:**

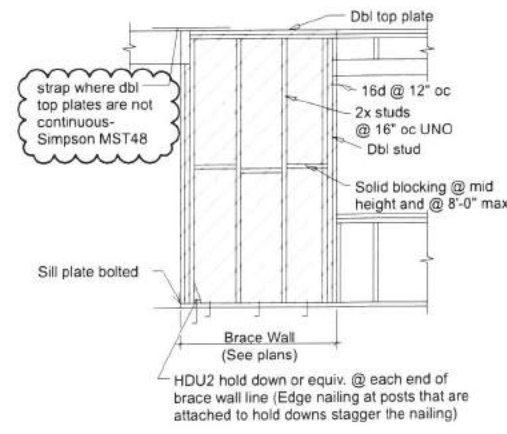
- Panel
- Length
- Type

Brace wall termination point  
 HDU2 Holddown

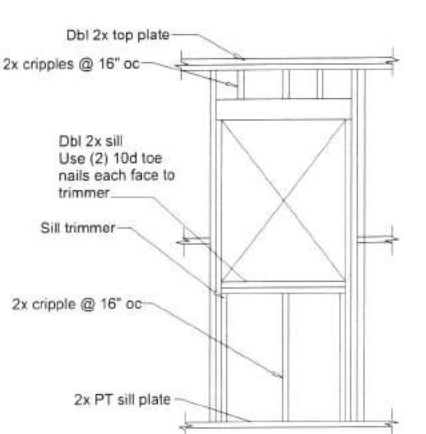
20'-0" Max. distance between panels. 10'-0" Max. panel distance from ends. Hold downs are required (see plan). Brace wall lines max. 25'-0" apart. Offset panels can be placed max. 4'-0" from centerline of brace wall line. Interior brace walls must have continuous footings and anchor bolts.



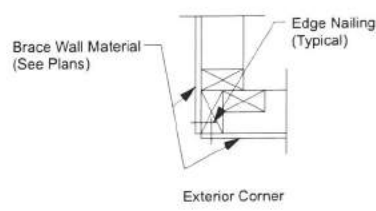
**2 Header Framing**



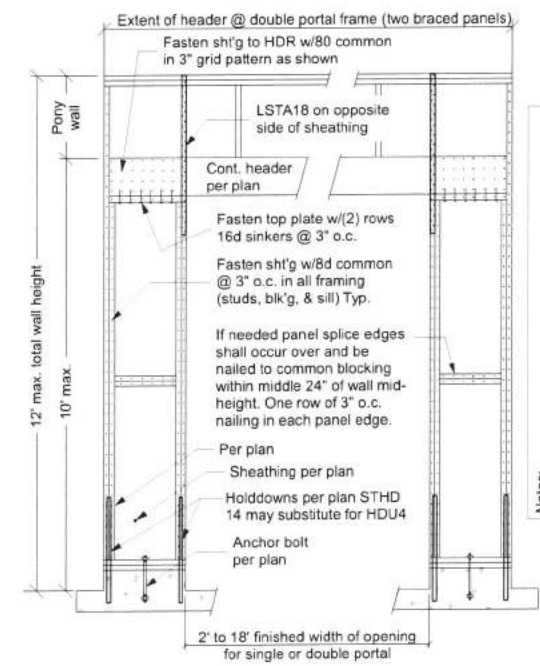
**3 Typical Brace Wall Panel**



**4 Standard Window Opening**



**5 Brace Wall Edges**



**6 Portal Framing**

Notes:  
 1. Install holddown on return wall at corners when applicable.  
 2. Use full width blk'g & window sill for strap on both sides of (2) sided shear panels.  
 3. Nail both pld. panels on same member.

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Wall Framing Plan



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 Brentwood, CA 94513  
 bigghank96@gmail.com

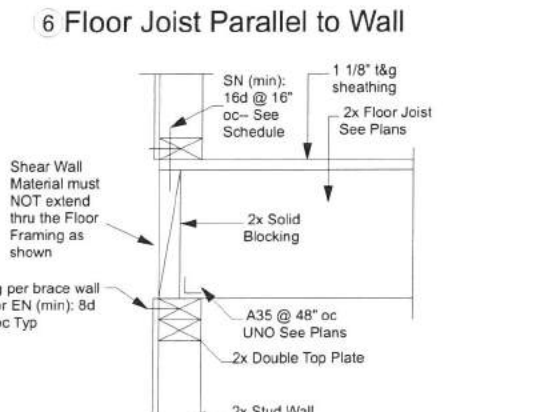
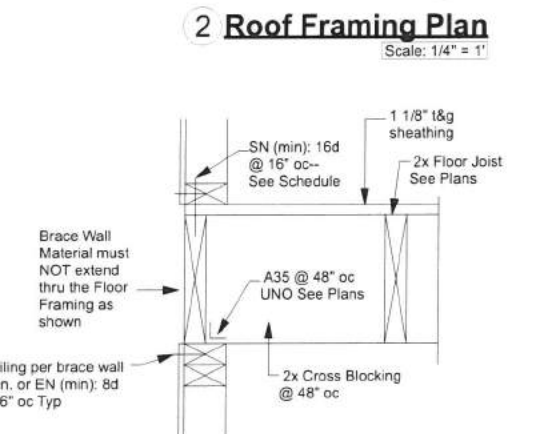
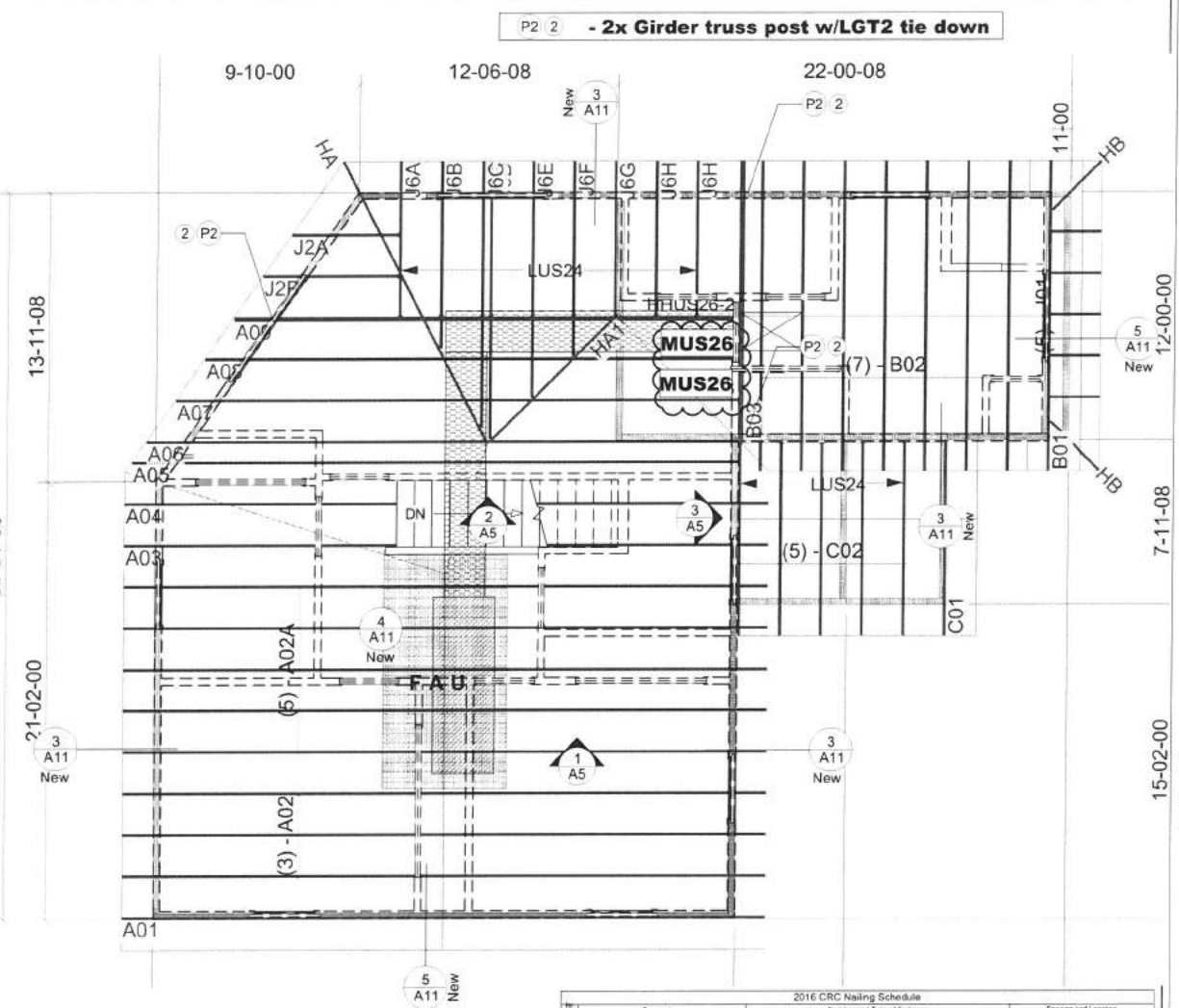
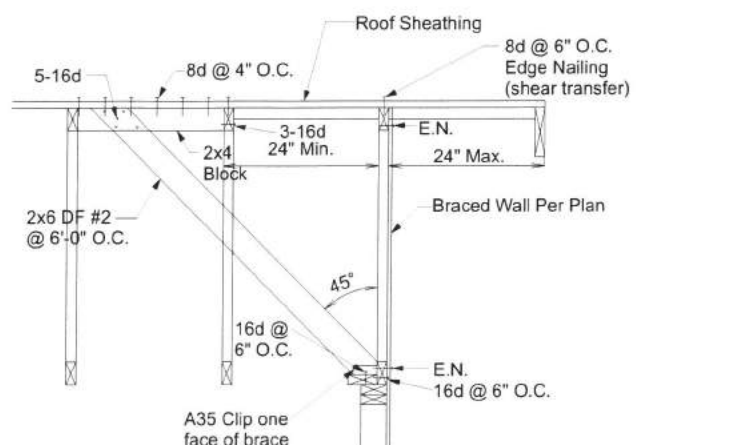
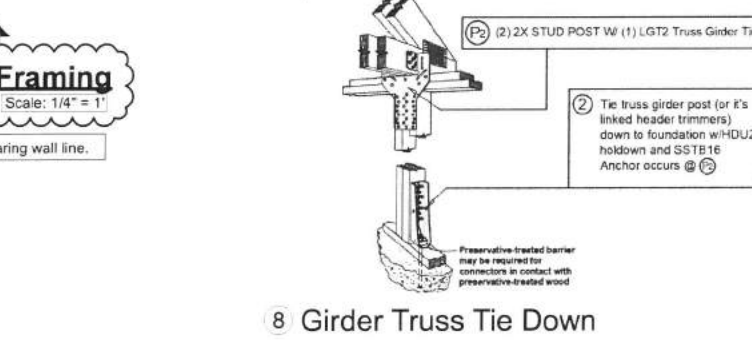
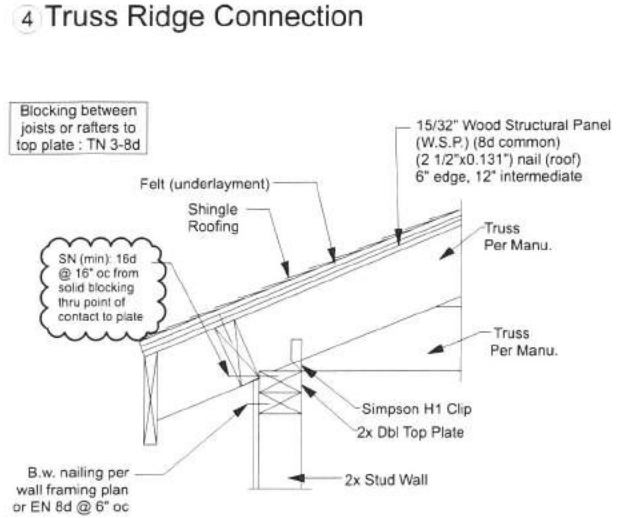
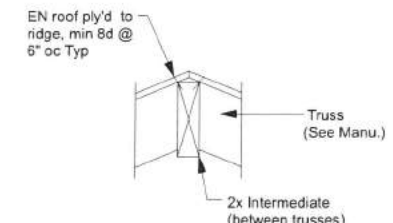
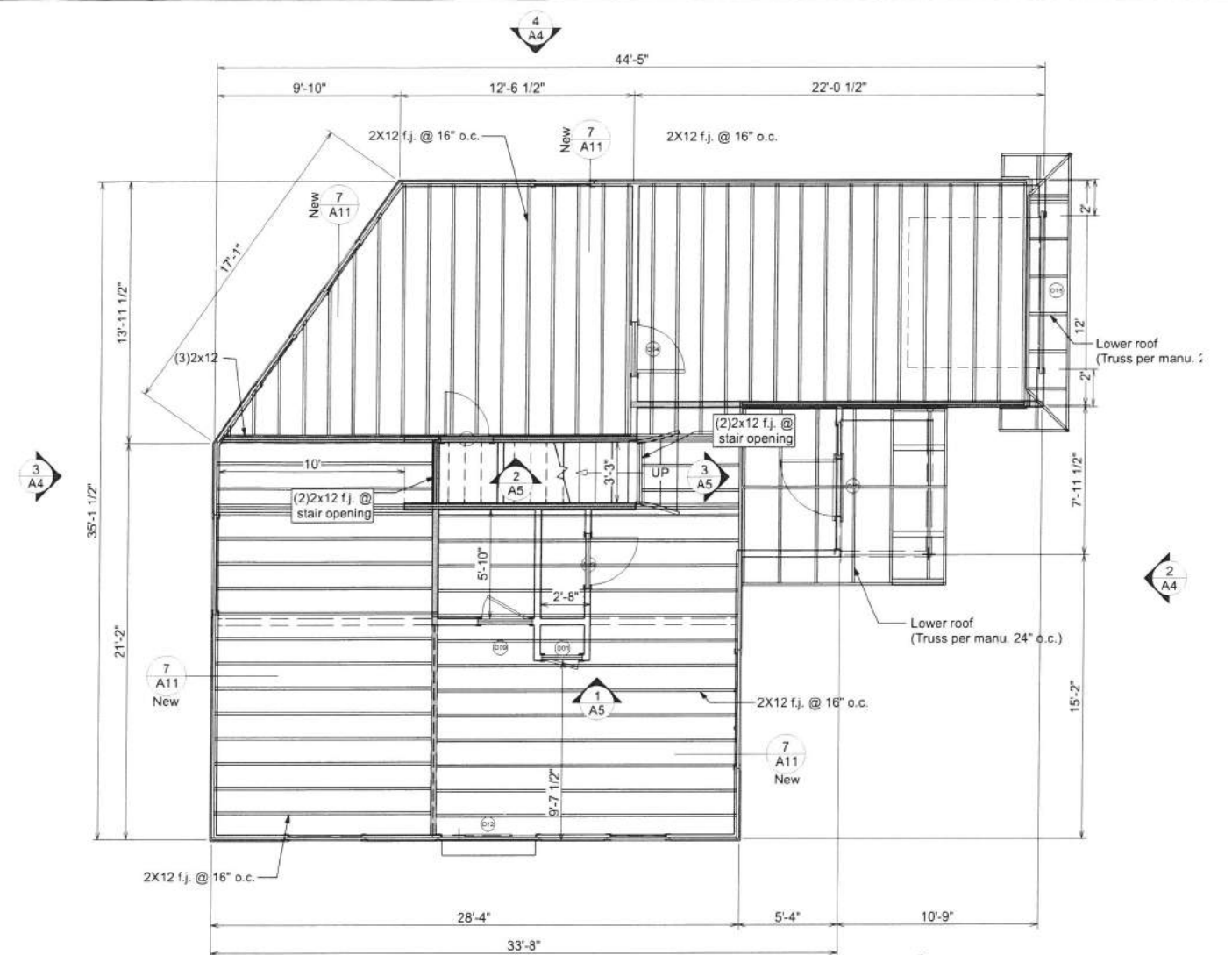
REVISION TABLE	
#	DESCRIPTION
1	FOR APPROVAL

2168 Crestview Dr  
 Pittsburg, Ca 94565

Plot Date: 7/19/2018  
 Scale: As Noted  
 Design: Owner  
 Drawn: Draftsman  
 Checked: Checker

Roof Framing Plan

SHEET: **A11**



2016 CRC Nailing Schedule		
Description	Number and Type of Fastener	Spacing and Location
Blocking between joists or rafters to top plate	4-8d box (2 1/2" x 0.131") or 3-8d common (2 1/2" x 0.131")	Top nail
Blocking joists to top plate	4-8d box (2 1/2" x 0.131") or 3-8d common (2 1/2" x 0.131")	Per joint, top nail
Blocking joist not attached to parallel rafter, base plate partitions	4-10d box (3" x 0.128") or 3-16d common (3 1/2" x 0.128")	Face nail
Blocking joist attached to parallel rafter (shear plate)	4-10d box (3" x 0.128") or 3-16d common (3 1/2" x 0.128")	Face nail
Cable tie to rafter, base nail at 1" x 4" x 20 ga. edge block to rafter	4-10d box (3" x 0.128") or 3-16d common (3 1/2" x 0.128")	Face nail, base nail
Rafter or roof truss to plate	2-16d box (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	2 per rafter on one side and 1 per rafter on opposite side of each rafter or truss
Roof rafters to ridge, valley or top rafter to rafter	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (2x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (3x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (4x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (5x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (6x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (7x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (8x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (9x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (10x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (11x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (12x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (13x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (14x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (15x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (16x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (17x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (18x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (19x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (20x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (21x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (22x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (23x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (24x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (25x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (26x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (27x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (28x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (29x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail
Roof rafters to ridge, valley or top rafter to rafter (shear plate) (30x)	4-16d (3 1/2" x 0.135") or 3-16d common (3 1/2" x 0.135")	Top nail

SHEET: **A11**





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Sacramento, CA 95814  
www.AEDrafting.com  
Dream. Design. Draft.

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Brentwood, CA 94513  
bigghank96@gmail.com

REVISION TABLE with columns for #, DATE, and DESCRIPTION

2168 Crestview Dr  
Pittsburg, Ca 94565

Plot Date: 7/19/2018  
Scale: As Noted  
Design: Owner  
Drawn: Draftsman  
Checked: Checker

Mandatory Measures

2016 Low-Rise Residential Mandatory Measures Summary

Table of mandatory measures for 2016 Low-Rise Residential buildings, including sections on Interior Switches and Controls, Residential Outdoor Lighting, Solar Ready Buildings, and various electrical and safety requirements.

2016 Low-Rise Residential Mandatory Measures Summary

Table of mandatory measures for 2016 Low-Rise Residential buildings, including sections on Dust System Sizing and Air Filter, Pool and Spa Systems and Equipment Measures, Lighting Measures, and various electrical and safety requirements.

2016 Low-Rise Residential Mandatory Measures Summary

Table of mandatory measures for 2016 Low-Rise Residential buildings, including sections on Clearances, Water piping and cooling system line insulation, Gas or Propane Systems, Recirculating Loops, Solar Water-Heating Systems, Ducts and Fans Measures, and various electrical and safety requirements.

2016 Low-Rise Residential Mandatory Measures Summary

Table of mandatory measures for 2016 Low-Rise Residential buildings, including sections on Building Envelope Measures, Radiant Barrier, Ceiling and Rafter Roof Insulation, Loose-Fill Insulation, Vapor Retarders, Radon Gas, Fireplaces, Decorative Gas Appliances, and Space Conditioning, Water Heating, and Plumbing System Measures.



# 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JANUARY 1, 2017 ERRATA)

INSPECTOR SIGNOFF

**TABLE 4.504.2 - SEALANT VOC LIMIT**  
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420

**SEALANT PRIMERS**

ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

**TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS**

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150

**SPECIALTY COATINGS**

ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS  
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE  
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

INSPECTOR SIGNOFF

**TABLE 4.504.5 - FORMALDEHYDE LIMITS**

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.  
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

### DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage+ Gold.

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

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

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

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the GreenGuard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

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

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and reviewed as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2266, European EN 335 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0305 standards.
5. Other methods acceptable to the enforcing agency.

### 4.505 INTERIOR MOISTURE CONTROL

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

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

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

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 15 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

### 4.506 INDOOR AIR QUALITY AND EXHAUST

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

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
3. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
4. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

**Note:**  
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.  
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

### 4.507 ENVIRONMENTAL COMFORT

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

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

INSPECTOR SIGNOFF

### CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

**702 QUALIFICATIONS**  
**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

**Note:**  
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.  
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[B5C] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

### 703 VERIFICATIONS

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DRAFTING:



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Sacramento, CA 95814  
www.AEDrafting.com  
Dream. Design. Draft.

OWNER:

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Brentwood, CA 94513  
bigghank96@gmail.com

REVISION TABLE	
#	DATE DESCRIPTION

2168 Crestview Dr  
Pittsburg, Ca 94565

Plot Date: 7/19/2018  
Scale: As Noted  
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Drawn: Draftsman  
Checked: Checker

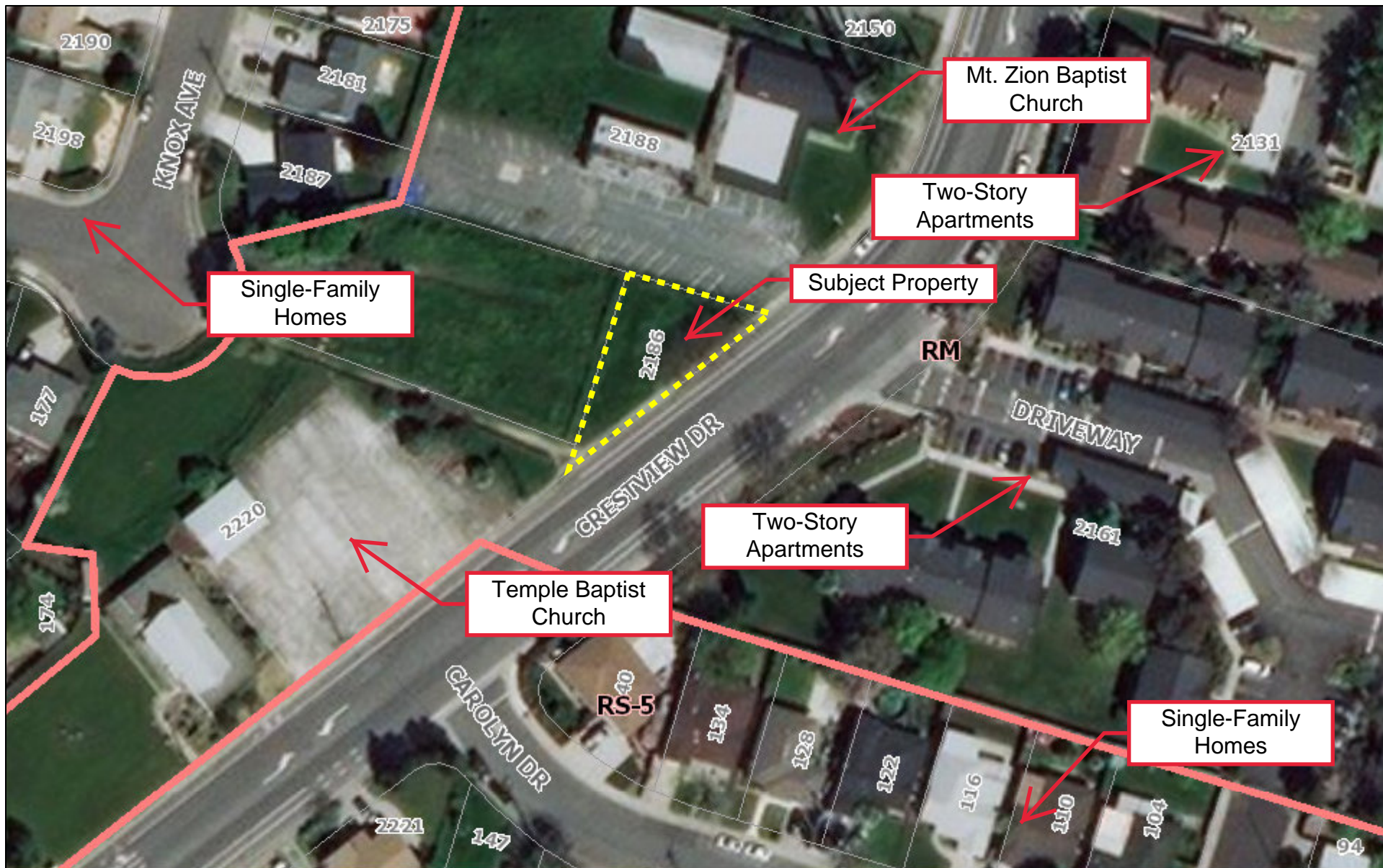
Green Building Notes

SHEET: **A14**

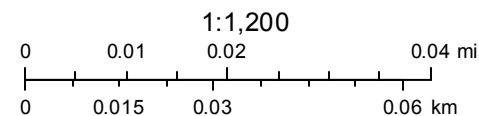




# Map of Surrounding Uses



10/19/2018, 2:47:20 PM



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

**Attachment 4**  
**Property Development Comparison**  
2186 Crestview Single-Family Home, AP-18-1358 (AD, VA)

<b>Development Regulations:</b> <i>RM (Medium Density Residential) District</i>	<b>Requirement:</b>	<b>Proposed Project:</b>
Max. Density (min. lot area per unit):	3,000 s.f.	4,757 s.f.
Max. Height:	28 ft.	Approx. 26 ft.
Max. Lot Coverage:	60%	26%
Minimum Lot Area:	3,000 s.f.	4,757 s.f.
Minimum Yards:	-	
Front:	15 ft.	15 ft.
Side	5 ft.	5 ft.
Rear*:	10 ft.	5 ft.**
Minimum Site Landscaping:	--	--
Minimum Private Storage Area:	--	--
Minimum Private Open Space:	--	--
Parking:	2 spaces (1 covered)	2 spaces (1 covered)***
Planting areas (rear and side yards):	5 ft.	5 ft.
Planting areas (adjoining streets):	Entire yard	Entire yard

\* The minimum required rear yard may be reduced to 10 feet for a residential property located in a subdivision with a tentative map approved prior to June 20, 2007.

\*\* The applicant has requested a variance in order to allow a reduced setback.

\*\*\* A proposed condition of approval would require the developer ensure the proposed uncovered space meet the size requirements of PMC section 18.78.



# City of Pittsburg

Community Development Department – Planning Division

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

## NOTICE OF PUBLIC HEARING

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

**DATE:** October 24, 2018  
**TIME:** 3:30 p.m.  
**PLACE:** First Floor, Conference Room 4B  
 65 Civic Avenue, Pittsburg, California

Concerning the following matter:

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### 2186 Crestview Rear Yard Setback Variance, AP-18-1358 (VA).

This is an application by Henry Ortiz, Jr., requesting Zoning Administrator approval of a variance in order to reduce the required rear yard setback from 10 feet to five feet, in order to allow for development of a single-family home on an existing, triangular-shaped lot located at 2186 Crestview Drive, in the RM (Medium Density Residential) District. APN: 087-042-016. Pursuant to Pittsburg Municipal Code (PMC) section 18.06.430, the westernmost property line would be considered the rear property line, and thus would be the line from which the requested variance would be applied.

**PROJECT PLANNER:** Jordan Davis, (925) 252-4015 or [jdavis@ci.pittsburg.ca.us](mailto:jdavis@ci.pittsburg.ca.us)

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

#### Where can I get more information about this project?

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

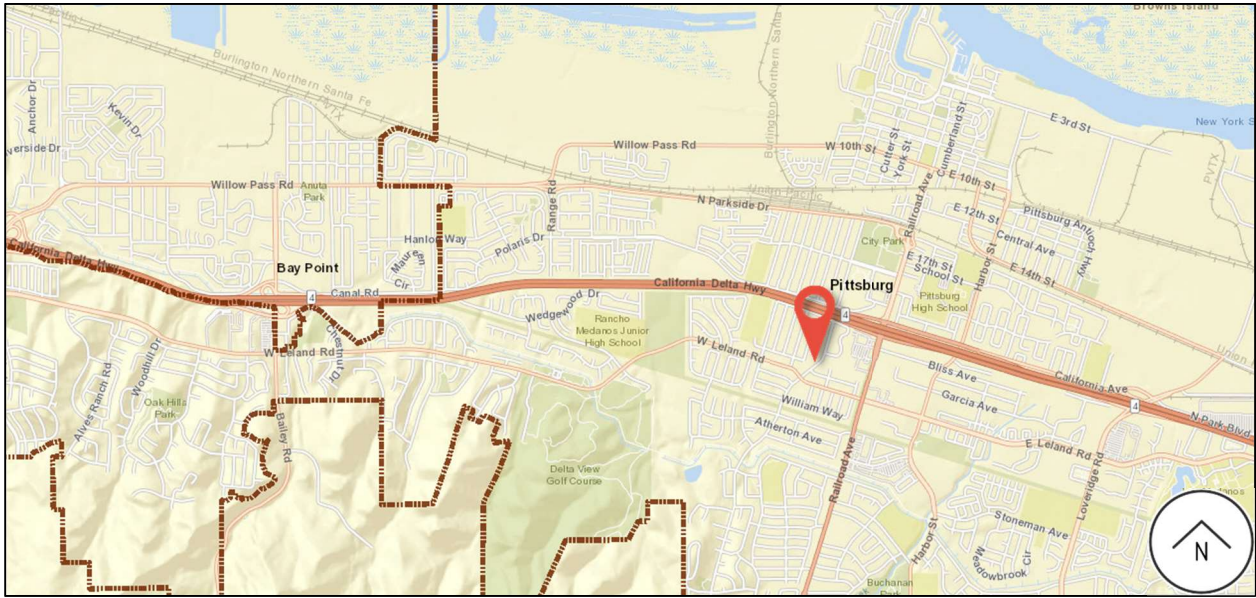
#### What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

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

KRISTIN POLLOT, AICP  
 ZONING ADMINISTRATOR

**Project Title:** 2186 Crestview Rear Yard Setback Variance, AP-18-1358 (VA).  
**Location:** 2186 Crestview Drive, APN: 087-042-016



**City of Pittsburg**

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

## NOTICE OF PUBLIC HEARING