



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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 870 7198 1121 and Password 086252.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating electronically and will not be physically present in the Council Chamber.

As of January 26, 2021, Planning Commission Meeting, live comments will be allowed by members of the public via teleconferencing during Zoom meetings and emailed comments will no longer be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

- Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
- Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided, or we may not be able to identify you as a speaker.
- Your email must include the words **"FOR PUBLIC COMMENT"** in the subject line and specify the **Agenda Item number or non-Agenda** as appropriate.
- You will receive an email confirmation with instructions to log in.
- Once the meeting starts (check the Streaming Media link on our website – www.ci.pittsburg.ca.us) you can phone in to Zoom. If you log in before the event has started, you may be disconnected.
- You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
- Speakers will be muted until their opportunity to provide public comment.
- All comments will be subject to the three-minute time limitation (approximately 350 words).
- Begin your comment by providing your name and city of residence for the record – although providing this is not required for participation.
- Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

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



City of Pittsburg Planning Commission Agenda

September 14, 2021

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

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

Planning Commission Members

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

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

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent, or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, is considered counterproductive and will not be tolerated.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of August 24, 2021

PUBLIC HEARINGS

2. **Consideration of a Resolution Approving a Use Permit for The Lion's Den Boxing Gym, AP-21-1574 (UP)**
This is a public hearing on a request for approval of a use permit to establish a boxing gym within an existing 3,800 square foot commercial space located at 670 Cumberland Street. The property is within the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-171-004.

STUDY SESSION

3. **Marina Hotel, AP-21-1583 (PPR)**
This is a preliminary plan review to receive Planning Commission feedback on a proposal to construct a 34 room, three-story, 29,253 square-foot hotel and recreational pedestrian pathway along the waterfront on a 1.68-acre site located at 27/31 Marina Boulevard in the CW (Commercial Waterfront) District. Assessor's Parcel No. 085-071-046; -038; 085-290-001.

ZONING ADMINISTRATOR REPORTS

4. **Notice of Intent to Exercise Delegated Design Review Authority**
The Zoning Administrator submits one notice of intent to exercise delegated design review authority for approval to construct two carport structures with solar panels affixed to their roofs located within a parking lot serving an existing industrial building located at 2104 Martin Way in the IP (Industrial Park) District. Assessor's Parcel No. 088-250-069.

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSIONER COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

This agenda was posted in City Hall on Friday, September 10, 2021

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

August 24, 2021

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for August 24, 2021, was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Moreno called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday August 24, 2021, via Zoom teleconference.

ROLL CALL

Present: Chair C. Moreno, Commissioners Foster, H. Moreno Jr., Perkins, Popova

Absent: Commissioner Coniglio, Robinson

Staff: Acting Secretary Jordan Davis, Environmental Affairs Manager Laura Wright, Assistant Planner Celina Palmer, Assistant City Clerk Amanda McVey, Permit Center Supervisor Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner H. Moreno led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were none.

CONSENT

1. Minutes of July 13, 2021
2. Minutes of August 10, 2021

On motion by Commissioner H. Moreno Jr., seconded by Commissioner Popova to approve the Minutes of July 13, 2021, and August 10, 2021, and carried by the following vote:

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

PUBLIC HEARING

3. Consideration of a Resolution Recommending City Council Approval of a Use Permit Amendment, Design Review, CEQA Addendum, and a Development Agreement for Mt. Diablo Resource Recovery Park Enhancements Project, AP-21-1553 (UP, DR, DA)

A public hearing on a request for a recommendation for City Council Approval of: 1) an amendment to the existing use permit (originally approved in 2018) for operational enhancements at the existing Recycle Center Transfer Station/Mt. Diablo Resource Recovery Park; 2) design review approval of plans to construct sixteen new structures totaling 448,900 square feet of new building area for a total of 570,580 square feet of development; and 3) approval of a Development Agreement. The Commission is also being asked to consider the 2nd Addendum to the Final Environmental Impact Report (FEIR) prepared for the project. The Project is located at 1300 Loveridge Road in the IG (General Industrial) and IL-O (Limited Industrial with a Limited Overlay) districts. Assessor's Parcel nos. 073-200-013, 073-200-014, 073-200-015, 073-200-026, 073-200-027, 073-200-028, and 073-200-029.

Planning Consultant Lamphier gave a presentation.

Applicant Sal Evola, Bob Hammons, Kevin McCarthy, Michelle Leonard, Jim Nejedly, Vincent Colvis

Chair C. Moreno opened the public hearing.

There being no one to speak, Chair C. Moreno closed the public hearing.

On motion by Commissioner Foster to approve a Use Permit Amendment, Design Review, CEQA Addendum, and a Development Agreement for Mt. Diablo Resource Recovery Park Enhancements Project, with corrections to recommend adoption of an EIR Addendum and proper exhibit labeling, seconded by Commissioner Popova and carried by the following vote:

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

COMMISSION CONSIDERATION

4. Consideration of a Resolution Approving Design Review of the Pittsburg Renal Center, AP-21-1552 (DR)

A public meeting on a request for design review approval of plans to construct a new 11,225 square foot commercial shell building for future development of a dialysis clinic, along with site and landscaping improvements, on vacant land located along the north side of North Park Boulevard, in the CC (Community Commercial) District. Assessor's Parcel No. 088-151-045.

Assistant Planner Palmer gave a presentation.

Applicant Mark Pagone, Adrian R Rodriguez, Vince D'Alo

Chair C. Moreno opened the public hearing.

There being no one to speak, Chair C. Moreno closed the public hearing.

On motion by Commissioner H. Moreno Jr. to approve application AP-21-1552 and seconded by Commissioner Perkins and carried by the following vote:

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

STAFF COMMUNICATIONS

None to report.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Acting Secretary Davis reported on the Land Use Subcommittee Meeting of August 20, 2021.

ADJOURNMENT

The meeting was adjourned at 8:50-p.m. to September 14, 2021.

Respectfully Submitted,

Jordan Davis, Acting Secretary

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

ITEM: Consideration of a Resolution Approving a Use Permit for The Lion's Den Boxing Gym, AP-21-1574 (UP)

ORIGINATED BY: Ben Campi, 670 Cumberland Street, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for approval of a use permit to establish a boxing gym within an existing 3,800 square foot commercial space located at 670 Cumberland Street. The property is within the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-171-004.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10176, approving Use Permit Application No. 21-1574, subject to conditions.

BACKGROUND:

The commercial building the subject tenant space is located within was constructed in 1947 and has hosted different types of retail uses in the past. The commercial building was recently renovated with new exterior colors and interior improvements to all tenant spaces.

On June 15, 2021, the applicant filed Use Permit Application No. 21-1574 to establish the proposed use.

PROJECT DESCRIPTION:

Existing Conditions: The subject property is an approximately 9,000 square-foot interior through lot, with frontages along Railroad Avenue and Cumberland Street. The parcel contains a one-story, multi-tenant commercial building that encompasses the entire parcel with zero yard setbacks. There is no off-site street parking at the location, however street parking is available along both frontages. The proposed boxing gym would occupy the most northerly tenant space along Cumberland Street, as well as the middle space of the structure.

Other current tenants of the commercial structure include "Awesome Body Sculpting and More" and "Nude Face & Body Spa" in adjacent tenant spaces

See Attachment 4 for photographs showing existing site conditions.

Surrounding Land Uses:

North: Vacant commercial building and parking lot

West: Vidrio mixed-use development; Railroad Book Depot

South: ReVitalize Yoga & Wellness, Mechanic's Bank and parking lot
East: Contra Costa Fire Protection District; Pineda's Bar

See Attachment 5 for a map of surrounding uses.

Proposed Project: The applicant is requesting approval of a use permit to establish a boxing gym. The applicant has proposed initial operating hours of 12:00 p.m. to 8:00 p.m., Monday to Thursday, and 10:00 a.m. to 8:00 p.m. Friday and Saturday. The use would employ two (2) persons on site. The boxing gym would have instructor-led classes serving children between 6 and 11 years old, teenagers between 12 and 17 years old, and adults over the age of 18. The gym would also have open hours for members to practice outside of class time.

The proposed gym would occupy an existing approximate 3,800 square-foot vacant unit with storefronts facing Cumberland Street. Retail and merchandise sales as well as the service counter would be located in the Cumberland storefront. The boxing ring, heavy bag area and exercise/weights area would be located in the large middle space of the unit.

GENERAL PLAN/CODE COMPLIANCE:

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

Zoning: The subject site is zoned CP (Pedestrian Commercial) District. The CP District is intended to provide a vibrant destination area that caters to pedestrian shoppers and visitors in the downtown commercial core. Permitted uses on ground floor along the primary corridor consist primarily of pedestrian-oriented retail, entertainment, restaurants, and galleries. Office uses are permitted above/below the ground floor and beyond the primary corridor of the CP district to increase the downtown population and employment/shopper base without detracting from the ground floor pedestrian retail synergy desired along the primary corridor. The district is intended to create a place for pedestrian-oriented activity by providing inviting, visually interesting, human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities.

The proposed use of a health/fitness club and/or gym falls under the use classification of "Commercial Recreation and Entertainment, within a building," as defined by section 18.08.080(9)(a) of Pittsburg Municipal Code (PMC). In accordance with PMC section

18.52.010, commercial recreation uses within a building and within the CP District are allowed subject to the approval of a use permit.

Development Standards: The project site was originally developed in 1947 and complied with all the site development standards in effect at the time. The proposed use would utilize the existing facilities and no building expansion or major site improvements are proposed that would trigger the application of development standards such as setbacks, building height, lot coverage, floor-to-area ratio, and landscape coverage.

Off-Street Parking: PMC section 18.78.040 sets forth standards for off-street parking. PMC section 18.78.040(G)(3) specifies that nonresidential uses on properties located in the CP district shall not be subject to the minimum off-street parking and loading spaces required by (section 18.78.040).

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

1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
2. is not detrimental to the health, safety, and general welfare of the City;
3. will not adversely affect the orderly development of property within the City;
4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and
9. is consistent with the City's approved funding priorities.
10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Environmental: This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities' of the state CEQA Guidelines, section 15301.

Public Notice: On or prior to September 4, 2021, notice of the September 14, 2021, public hearing for this project was posted at City Hall and at or near the proposed project site; and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg", "The Village at New York Landing", and the "W. 8th Street" neighborhoods.

ANALYSIS:

Staff believes the Commission can make the required findings to approve the requested use permit for a boxing gym, if key conditions of approval are incorporated into the attached resolution. Key conditions of approval would require that:

- prior to the commencement of operations, the business owner shall install a window or windows onto the front door of the business, or a new front door, which shall comprise no less than 20 percent of the entire door. The window(s) shall not be screened, tinted, or otherwise obscured, and allow for visibility into the business.
- the site and adjacent street and sidewalk shall be kept clean and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.;
- the hours of operation for the business shall be limited to 10:00 a.m. to 10:00 p.m., daily. Upon written approval by the City Planner, operation may commence earlier, up to 6:00 a.m.

With the incorporation of the conditions identified above, the use would not be detrimental to the health, safety, and general welfare of the City, nor create a nuisance or enforcement problem within the neighborhood. The project would help promote the general welfare of residents by occupying a site that would otherwise be vacant. The project will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere by drawing new customers to Old Town Pittsburg, thereby increasing pedestrian traffic for surrounding sites and businesses.

RECOMMENDATION:

Move to adopt Resolution No. 10176, approving use permit application No. 21-1574, subject to conditions.

Planning Commission Staff Report
The Lion's Den Boxing Gym, AP-21-1574 (UP)
September 14, 2021

ATTACHMENTS:

1. Proposed Resolution No. 10176
2. Proposed Floor Plans
3. Proposed Class Schedule
4. Existing Condition Photos
5. Surrounding Uses Map
6. Public Hearing Notice

Prepared by: John Dacey, AICP, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Use Permit to Establish a)	
Boxing Gym located at 670 Cumberland)	
Street, for "The Lion's Den Boxing Gym,)	Resolution No. 10176
AP-21-1574 (UP).")	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 15, 2021, Ben Campi filed Planning Application No. AP-21-1574, requesting approval of a use permit to establish an approximate 3,800 square-foot boxing gym in an existing multi-tenant commercial building located at 670 Cumberland Street. The property is within the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-171-004.
- B. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- C. On or prior to September 4, 2021, notice of the September 14, 2021, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.
- D. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
 - 1. is in accord with the objective of this title, the purposes of the land use district in which it is located and is appropriate to the specific location;
 - 2. is not detrimental to the health, safety, and general welfare of the City;
 - 3. will not adversely affect the orderly development of property within the City;
 - 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
 - 5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;

6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law;
9. is consistent with the city's approved funding priorities; and
10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

E. On September 14, 2021, the Planning Commission held a public hearing on Planning Application No. 21-1574, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Approving a Use Permit for The Lion's Den Boxing Gym, AP-21-1574 (UP)," dated September 14, 2021, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
 3. The proposed use will:
 - a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location in that a health clubs/gyms (classified by PMC 18.08.080.9.a, as 'Commercial Recreation and Entertainment within a Building') are a conditionally permitted use in the CP Zoning District;
 - b) not be detrimental to the health, safety, and general welfare of the City, in that the use of a boxing gym generally promotes and encourages healthy living within the community, and the addition of new pedestrian traffic in the area will add additional 'eyes on the street,' which is a principle designed to discourage undesirable activity in the area, and will ultimately result in a benefit for the immediate neighborhood;

- c) not adversely affect the orderly development of property within the City, in that the proposed boxing gym will be occupying an existing vacant commercial space, and the applicant is proposing no exterior building expansions that would otherwise conflict with the City's goals, policies, and development standards;
- d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that the new use will likely draw new customers to Old Town Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses;
- e) be consistent with the General Plan. The project site is located in the 'Downtown Subarea' of the General Plan, and has a land use designation of *Downtown Commercial*. General Plan Policy 5-P-6 encourages property owners in Old Town Pittsburg to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities;
- f) not create a nuisance or enforcement problem, if a condition of approval is added to require the installation of a window into the storefront along Cumberland Street to allow visibility into the business, consistent with the principles of crime prevention through environmental design (CPTED);
- g) not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial building, and does not involve construction of a new building or building addition;
- h) not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints, in that the proposed use will be a tax-generating commercial use in an existing vacant space;
- i) not be inconsistent with the City's approved funding priorities, in that the use does not require or request any City funding; and
- j) will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along Railroad Avenue, in that the new use will likely draw new customers to Old Town Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses.

B. The Staff Report entitled, "Consideration of a Resolution Approving a Use Permit for The Lion's Den Boxing Gym, AP-21-1574 (UP)," dated September 14, 2021, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 21-1574, subject to the following conditions:

1. Conformity with Project Plans: The approved use shall be operated in substantial conformity with the project plans dated July 21, 2021, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. Hours of Operation: The hours of operation for the business shall be limited to 10:00 a.m. to 10:00 p.m., daily. Upon written approval by and in the sole discretion of the City Planner, hours may be extended up to 6:00 a.m. to 10:00 p.m., daily.
3. Window Visibility: Prior to the commencement of operations, the business owner shall install a window or windows onto the front door of the business, or a new front door, which shall comprise no less than 20 percent of the entire door. The window(s) shall not be screened, tinted, or otherwise obscured, and allow for visibility into the business.
4. Signs Permits: Building signage is not approved with this resolution. The applicant or business operator(s) shall submit proposed signage plans as part of separate sign permit application(s), which shall be subject to review and approval by the Community and Economic Development Department prior to installation.
5. Peace and Order: The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.
6. Site Maintenance: The site and adjacent street and sidewalk shall be kept clean and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
7. Dry Clean-up Methods: The business owner shall practice dry clean-up methods for outdoor sidewalk and patio surface areas, in accordance with the guidelines established by the Bay Area Stormwater Management Agencies Association (BASMAA).
8. Disposal of Liquids: The business owner shall ensure that employees clean equipment, collect water and cleaning liquids, and dispose of water and cleaning liquids to the sanitary sewer, not to the exterior storm drain system or to any storm drain inlets/catch basins.

9. Detergents and Degreasers: The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning
10. Grounds for Revocation: Operation in a manner inconsistent with that described in the report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of the use permit (PMC section 18.28.100).
11. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
12. Other Agency Requirements: The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
13. Indemnification: Business owner agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
14. Expiration of Approval: This use permit will expire on September 14, 2022, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of September 2021, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10176 was adopted by the Planning Commission of the City of Pittsburg on September 14, 2021.

JORDAN DAVIS, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

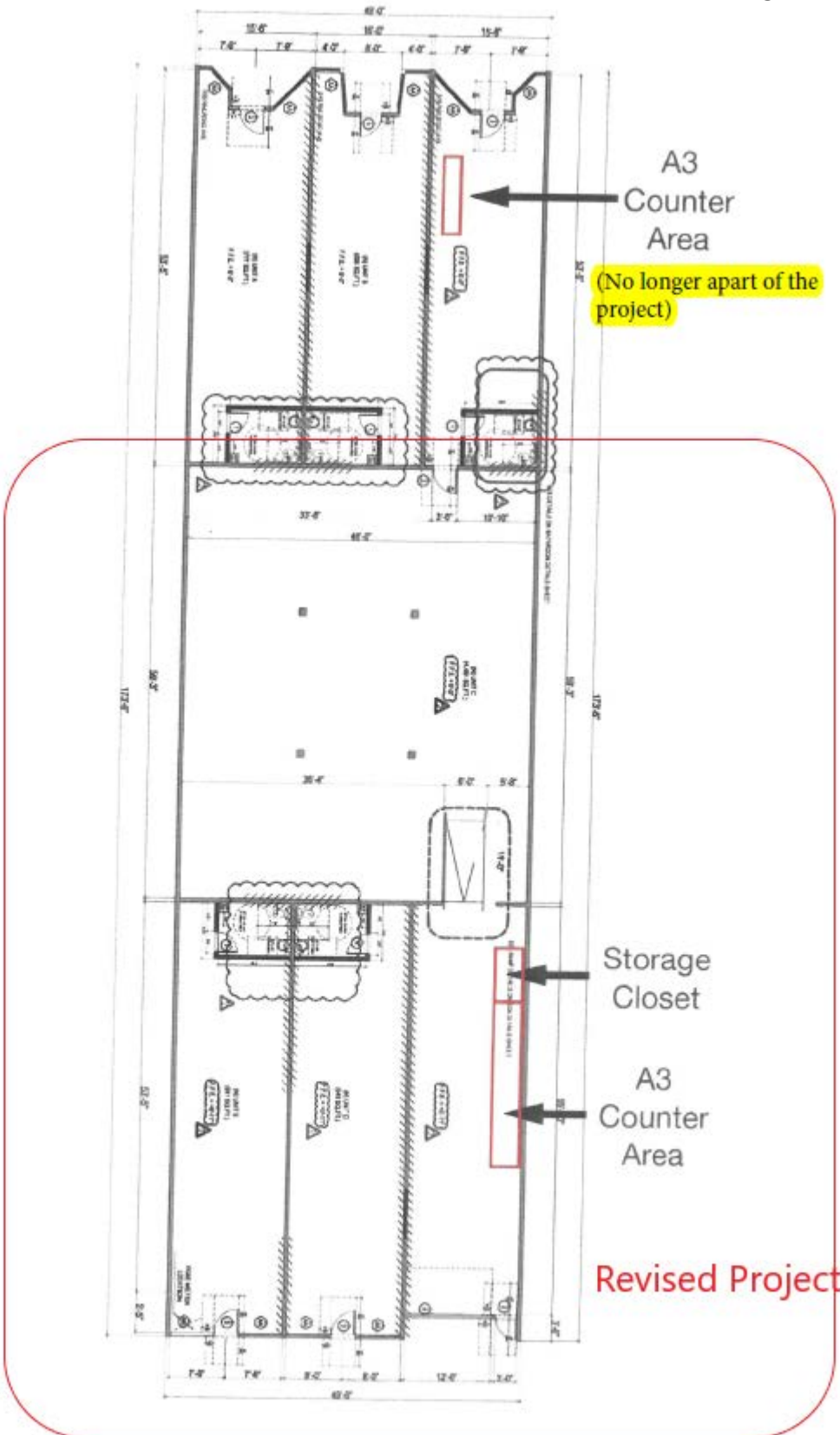


Exhibit A3

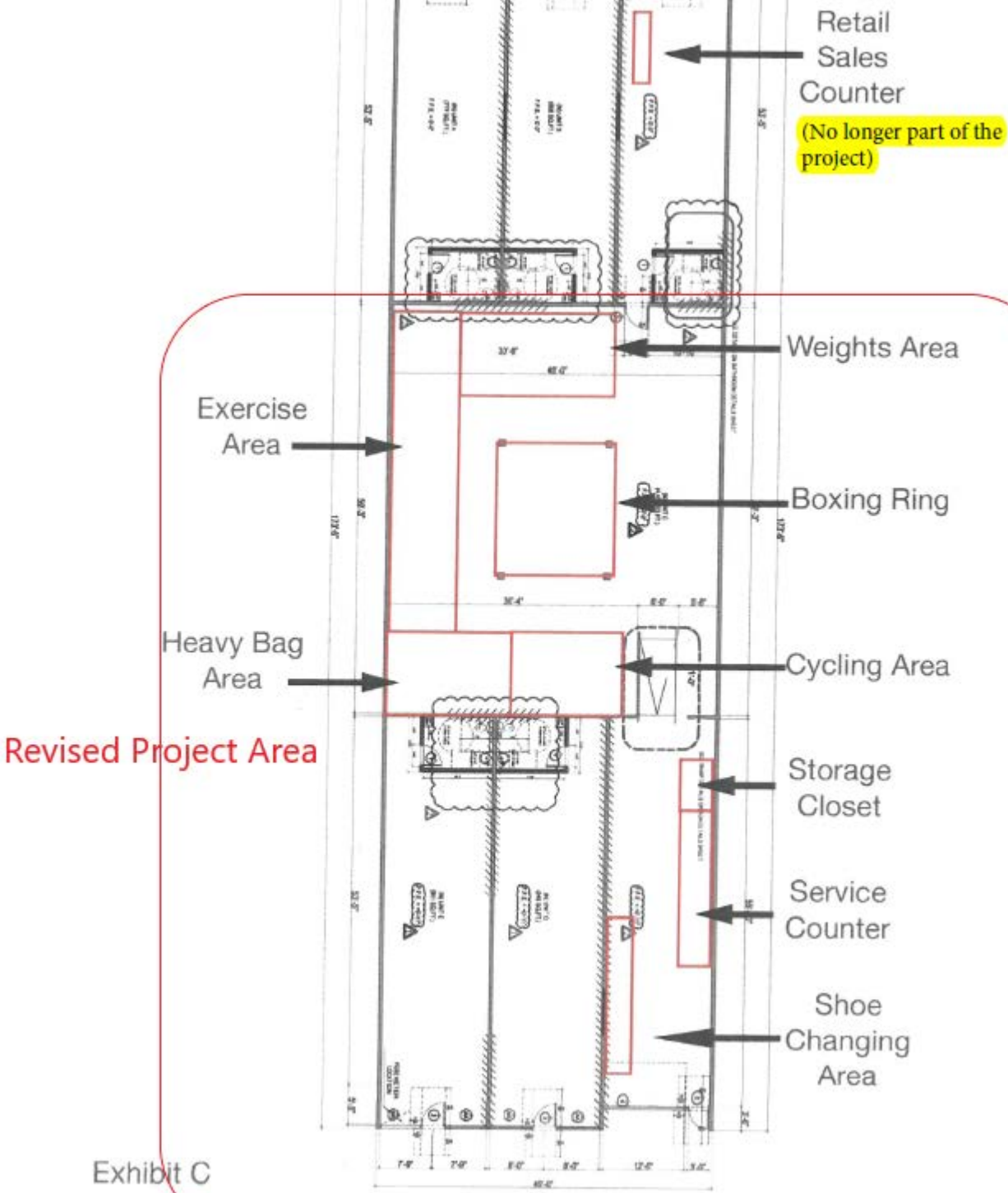


Exhibit C

Exhibit B2: Lion's Den Class Schedule

Age	Monday	Tuesday	Wednesday	Thursday	Friday
Open Gym All Ages	12:00pm-5:00pm	12:00pm-5:00pm	12:00pm-5:00pm	12:00pm-5:00pm	10:00am-5:00pm
6-11 year olds	5:00pm-5:50pm	5:00pm-5:50pm	5:00pm-5:50pm	5:00pm-5:50pm	5:00pm-5:50pm
12-17 year olds	6:00pm-6:50pm	6:00pm-6:50pm	6:00pm-6:50pm	6:00pm-6:50pm	6:00pm-6:50pm
Adults 18 and older	7:00pm-7:50pm	7:00pm-7:50pm	7:00pm-7:50pm	7:00pm-7:50pm	7:00pm-7:50pm
	Saturday				
All Ages/ Make-up Class	10:00am-10:50am				
Open Gym All Ages	11:00am-8:00pm				

Existing Condition Photos

Cumberland Street Frontage



Railroad Avenue Frontage



Surrounding Land Uses





City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

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

Concerning the following matter:

The Lion's Den Boxing Gym, AP-21-1574 (UP)

This is a public hearing on a request for approval of a use permit to establish a boxing gym within an existing 3,800 square foot commercial space located at 670 Cumberland Street. The property is within the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-171-004.

PROJECT PLANNER: John Dacey, (925) 252-4824 or jdacey@ci.pittsburg.ca.us

Why am I receiving this notice?

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

Where can I get more information about this project?

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

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

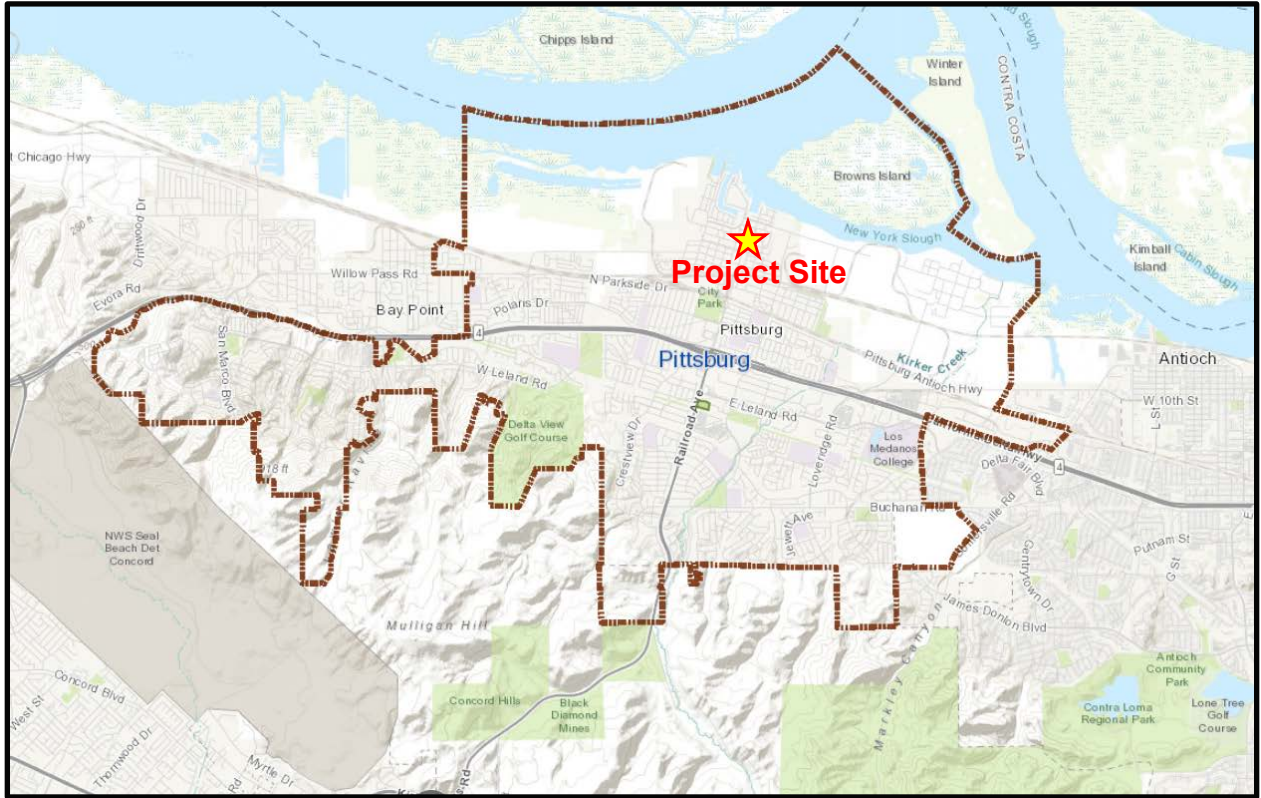
Comments or objections to the project can be made by writing or through e-mailed testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.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

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

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

JORDAN DAVIS, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: The Lion's Den Boxing Gym, AP-21-1574 (UP)
Location: 670 Cumberland Street, APN 085-171-004



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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating electronically and will not be physically present in the Council Chamber.

Live comments will be allowed by members of the public via teleconferencing during Zoom meetings and written comments received after 3:00 p.m. on the day of the meeting will be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

- Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
- Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided or we may not be able to identify you as a speaker.
- Your email must include the words "**FOR PUBLIC COMMENT**" in the subject line and specify the **Agenda Item number or Non-Agenda** as appropriate.
- You will receive an email confirmation with instructions to log in.
- Once the meeting starts (check the "Agendas & Live Meetings" link on the City's website at www.pittsburgca.gov) you can phone in to Zoom. If you log in before the event has started you may be disconnected.
- You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
- Speakers will be muted until their opportunity to provide public comment.
- All comments will be subject to the three-minute time limitation (approximately 350 words).
- The City requests speakers begin their comments by providing their name and city of residence for the record – although providing this is not required for participation.
- Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

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

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

ITEM: Marina Hotel, AP-21-1583 (PPR)

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

SUBJECT: This is a preliminary plan review to receive Planning Commission feedback on a proposal to construct a 34 room, three-story, 29,253 square-foot hotel and recreational pedestrian pathway along the waterfront on a 1.68-acre site located at 27/31 Marina Boulevard in the CW (Commercial Waterfront) District. Assessor's Parcel No. 085-071-046; -038; 085-290-001.

RECOMMENDATION:

Staff recommends that the Planning Commission review the initial plans submitted for the Marina Hotel project and provide comments regarding site layout and architectural design.

BACKGROUND:

The 31 Marina Boulevard (Assessor Parcel Number: 085-071-046) property was transferred to the City of Pittsburg from the former Pittsburg Redevelopment Agency in 2011. For many years this site was the location of the Pittsburg Arts and Community Foundation's "Art Shack" prior to their move to 650 Railroad Avenue.

On July 20, 2020, the City of Pittsburg and Global Resources Trading LLC, executed a Lease Agreement at 31 Marina Boulevard in order to operate a retail "bait" and food shop.

PROJECT DESCRIPTION:

Existing Conditions: The existing 1.68-acre project site consists of a 1,700 square-foot modular building and is improved with an existing parking lot with frontage landscaping. The site is bordered by the New York Slough to the north, the Pittsburg Marina to the east, the City's Central Harbor Park and Boat Launch to the west and the Marina Apartments, an existing 200-unit multi-family apartment complex.

Proposed Project: The proposed project would consist of constructions of a new 29,253 square-foot hotel building, with the capacity of up to 34 rooms. The hotel proposal also includes approximately 3,609 square-feet of banquet area, as well as 976 square-foot retail "bait" shop. The site plan indicates that the original modular building on site will remain to be improved for a restaurant. Two driveways are proposed to allow access from Marina Boulevard. Site improvements would include a 131-space parking lot, landscaping, site lighting and an expansion of the recreational marina walkway on to the property along the northeast portion of the site.

Planning Commission Staff Report

Following the study session, the applicant will continue to prepare a complete set of plans in order to address comments on the conceptual site layout. The project will require design review approval of architectural and landscape plans. Lastly, it is anticipated that an Initial Study will need to be prepared to determine further environmental analysis.

CODE COMPLIANCE:

General Plan/Zoning: The project site has a General Plan land use designation of 'Marine Commercial', which is intended to provide for a variety of business and professional services, offices, convenience sales, restaurants, public marketplaces, repair services, specialty retail, and in particular, the proposed use of a hotel/motel with a coastal orientation, recreational facilities, and marina services. Similarly, the underlying zoning is 'Waterfront Commercial' district which is intended to provide opportunities for commercial development that enhances the city's waterfront, that serves as an attraction for residents and visitors, and that incorporates services that are related to the waterfront. Guest-serving and pedestrian-oriented uses, including retail, restaurant, recreational and hotel facilities, are encouraged throughout the district. Offices, research and development, and marine service establishments such as boat repair and storage are also allowed, subject to limitations that ensure that such uses do not detract from the pedestrian space within the district. The proposed hotel, restaurant and retail "bait" shop project is consistent with the uses envisioned by the 'Marine Commercial' General Plan designation and the 'Waterfront Commercial' district.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Review the initial plans submitted for the Marina Hotel project and provide preliminary comments with regard to site layout and architectural design.

ATTACHMENTS:

1. Vicinity Map
2. Surrounding Uses Map
3. Site Photos
4. Conceptual Site and Architectural Plans with 3D renderings

Prepared by: Trishia Caguiat, Associate Planner

Attachment 1
Vicinity Map
Marina Hotel, AP-21-1583 (PPR)



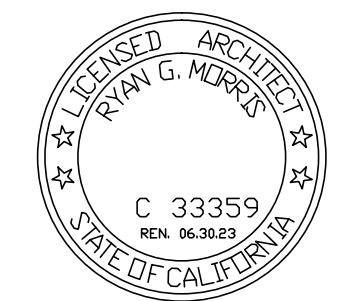
Attachment 2
Surrounding Uses
Marina Hotel, AP-21-1583 (PPR)





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

31 MARINA BLVD
PITTSBURG, CA 94565



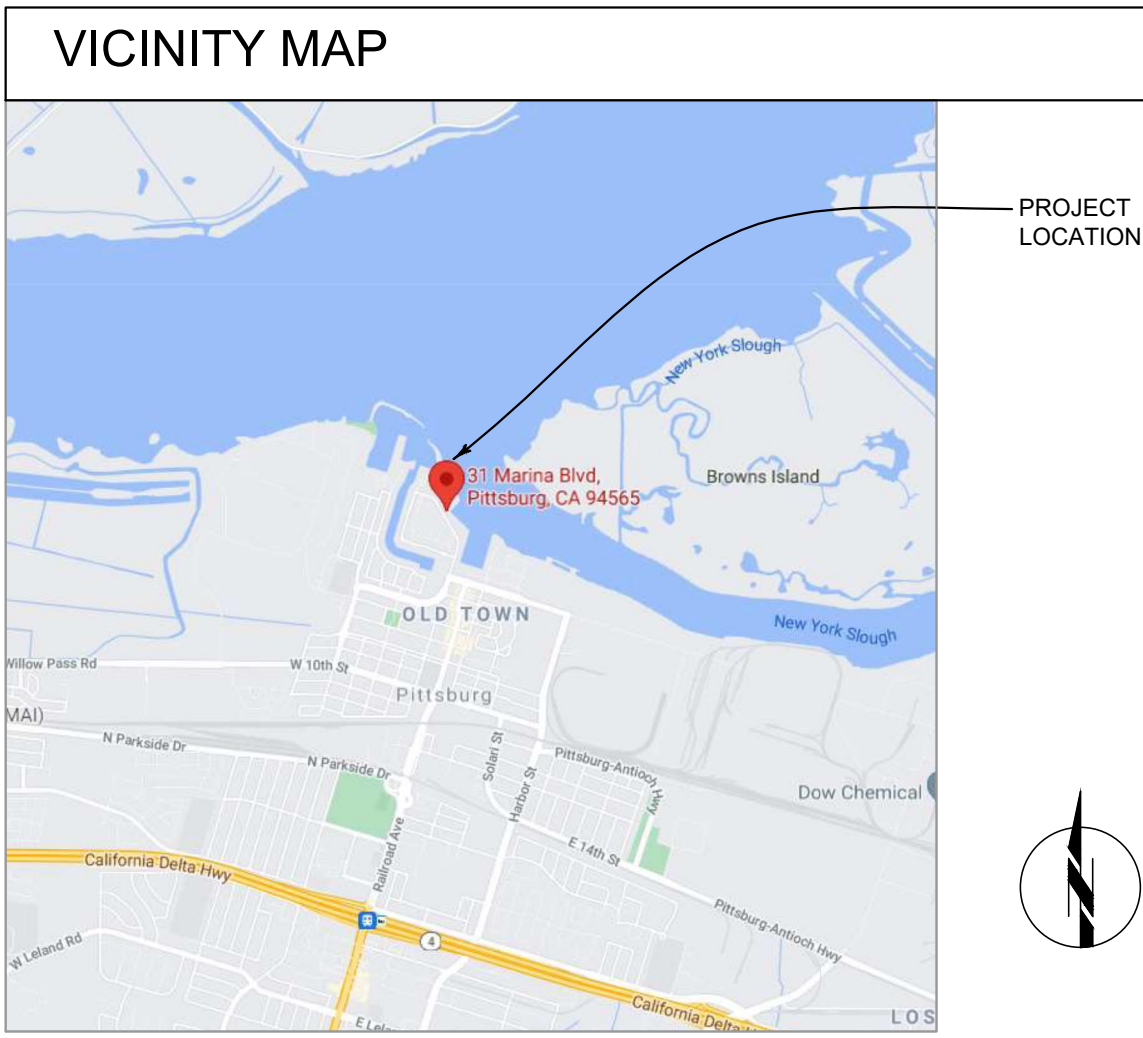
All drawings and written materials contained herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect

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TITLE SHEET

JOB #: 2028

A0.1



PROJECT DIRECTORY

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

STRUCTURAL ENGINEER:

GEOTECHNICAL ENGINEER:

CIVIL ENGINEER:

SURVEYOR:

PROJECT DESCRIPTION

- REMOVE EXISTING BAIT SHOP ON SITE
- NEW PARKING LOT
- NEW 34 ROOM HOTEL ON SITE WITH INCORPORATED BAIT SHOP AT GROUND FLOOR AND BANQUET ROOM AND KITCHEN AT THIRD FLOOR

GENERAL NOTES

CODES
THE WORK SHALL CONFORM TO THE CALIFORNIA TITLE 24:
PART 2 2019 CALIFORNIA BUILDING CODE
PART 2.5 2019 CALIFORNIA RESIDENTIAL CODE
PART 3 2019 CALIFORNIA ELECTRICAL CODE
PART 4 2019 CALIFORNIA MECHANICAL CODE
PART 5 2019 CALIFORNIA PLUMBING CODE
PART 6 2019 CALIFORNIA ENERGY CODE
PART 9 2019 CALIFORNIA FIRE CODE
PART 11 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
AND THE PITTSBURG MUNICIPAL CODE

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

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

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

FOUNDATION / SOILS (GEOTECH. REPORT)
16. MORRIS ARCHITECTURE LLC STRONGLY RECOMMENDS THAT THE OWNER PROVIDE A FOUNDATION INVESTIGATION PREPARED BY A LICENSED GEOTECHNICAL ENGINEER OR GEOLOGIST. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO OBTAIN AND PROVIDE ONE. IN THE EVENT THAT A FOUNDATION INVESTIGATION IS NOT PROVIDED, THE ARCHITECT MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THE SOILS PRESENT FOR THE PROPOSED WORK, OR THAT DIFFERENTIAL SETTLEMENT WILL NOT OCCUR.
17. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS. THE FOUNDATION DESIGN IS PREPARED BY THE STRUCTURAL ENGINEER AND BASED UPON A GEOTECHNICAL REPORT BY THE ABOVE LISTED GEOTECHNICAL ENGINEER.
18. SEE STRUCTURAL DRAWINGS, GEOTECHNICAL REPORT, AND/OR CIVIL DRAWINGS FOR ADDITIONAL CRITERIA REGARDING FOUNDATIONS, EXCAVATION, EARTHWORK, SITE PLACEMENT OF ANY CONCRETE, AND/OR DRAINAGE RECOMMENDATIONS

PROJECT DATA

APN #	085-071-046	
ZONE	CW	
OCCUPANCY	R-3 / U	
CONSTRUCTION TYPE	V-B	
AUTOMATIC SPRINKLERS	YES - NEW	
STORIES	3	
SITE AREA	73,599 SF	
FLOOR AREA		
MAX. ALLOWED (1.0)	73,599 SF	
LOCATION	EXISTING (SF)	PROPOSED (SF)
FIRST FLOOR CONDITIONED AREA	0	9751
SECOND FLOOR CONDITIONED AREA	0	9751
THIRD FLOOR CONDITIONED AREA	0	9751
TOTAL	0	29253
AREA OF ADDITION (SF)	29253	
SITE COVERAGE		
MAX. ALLOWED (60%)	44,159 SF	
LOCATION	EXISTING (SF)	PROPOSED (SF)
HOTEL FOOTPRINT	0	9751
BAIT SHOP	1490	0
CAFE	770	770
TOTAL (SF)	2260	10521

ABBREVIATIONS

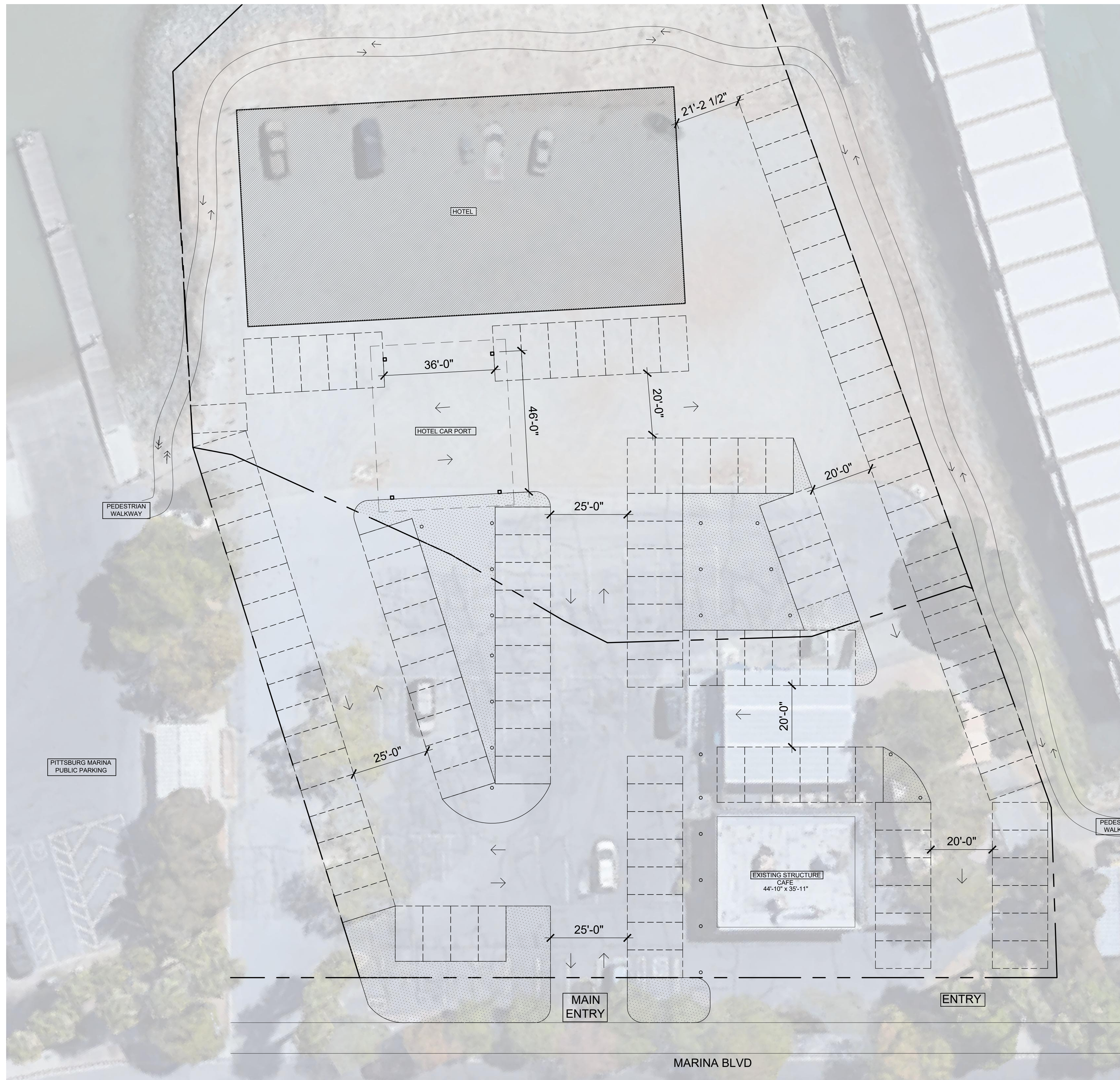
A.D.	AREA DRAIN	GSM	GALVANIZED SHEET METAL
ADJ	ADJUSTABLE	GYP. BD.	GYP. BOARD
A.F.F.	ABOVE FINISH FLOOR	HT	HEIGHT
ALT	ALTERNATE	INCAN	INCANDESCENT
ALUM	ALUMINUM	LT	LIGHT
ANOD	ANODIZED	MAX	MAXIMUM
ARCH	ARCHITECT/TURAL	MECH	MECHANICAL
BD	BOARD	MFR	MANUFACTURER
BLD'G	BUILDING	MIN	MINIMUM
BLK'G	BLOCKING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

DEFERRED SUBMITTALS

- FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS. SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. PROVIDE MIN. 1" WATER METER BACKFLOW PREVENTION DEVICE/DOUBLE CHECK VALVE ASSEMBLY, AND ALL SPRINKLER DRAINAGE SHALL BE PLACED INTO LANDSCAPE AREAS.
- CONSTRUCTION WASTE MANAGEMENT PLAN ON SHEET GB.1
- SOLAR PANEL SYSTEM SHOP DRAWINGS
- LANDSCAPE DESIGN

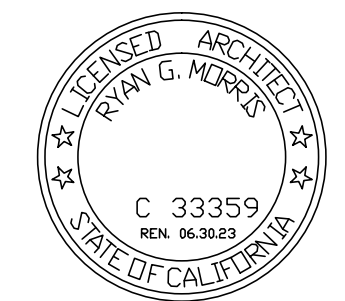
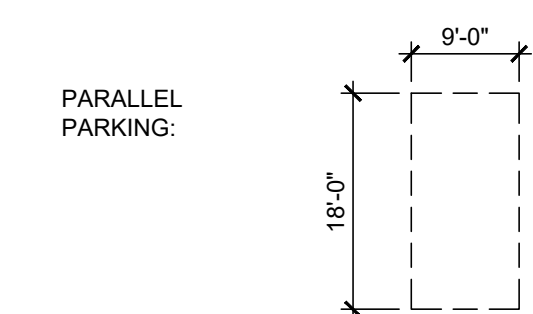
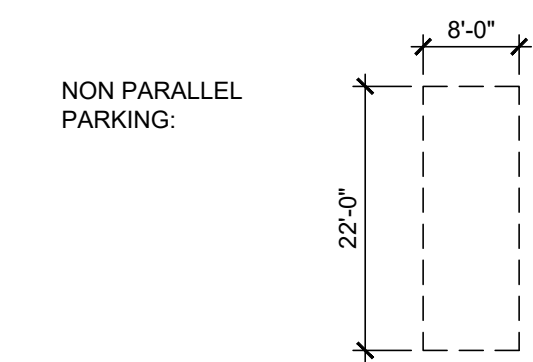
SHEET INDEX

A0.1	TITLE SHEET
A0.2	PARKING DIAGRAM
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
3D	RENDERINGS



PARKING CALC.		
AREA		REQ. PARKING
HOTEL		
1 PER GUEST ROOM	34 ROOMS	34 PARKING SPACES
1 PER 50 SQ. FT. OF RESTAURANT/BANQUET	3,609 SF	72 PARKING SPACES
BAIT SHOP		
1 PER 250 SF OF SEATING	978 SF	4 PARKING SPACES
CAFE		
1 PER 50 SF OF SEATING	770 SF	16 PARKING SPACES
TOTAL PROPOSED		131 PARKING SPACES
TOTAL REQ.		126 PARKING SPACES

PARKING DIMENSIONS:



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PARKING
DIAGRAM

JOB #: 2028

A0.2



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FIRST FLOOR PLAN

JOB #: 2028

A2.1

FOUNDATION & CONCRETE NOTES:

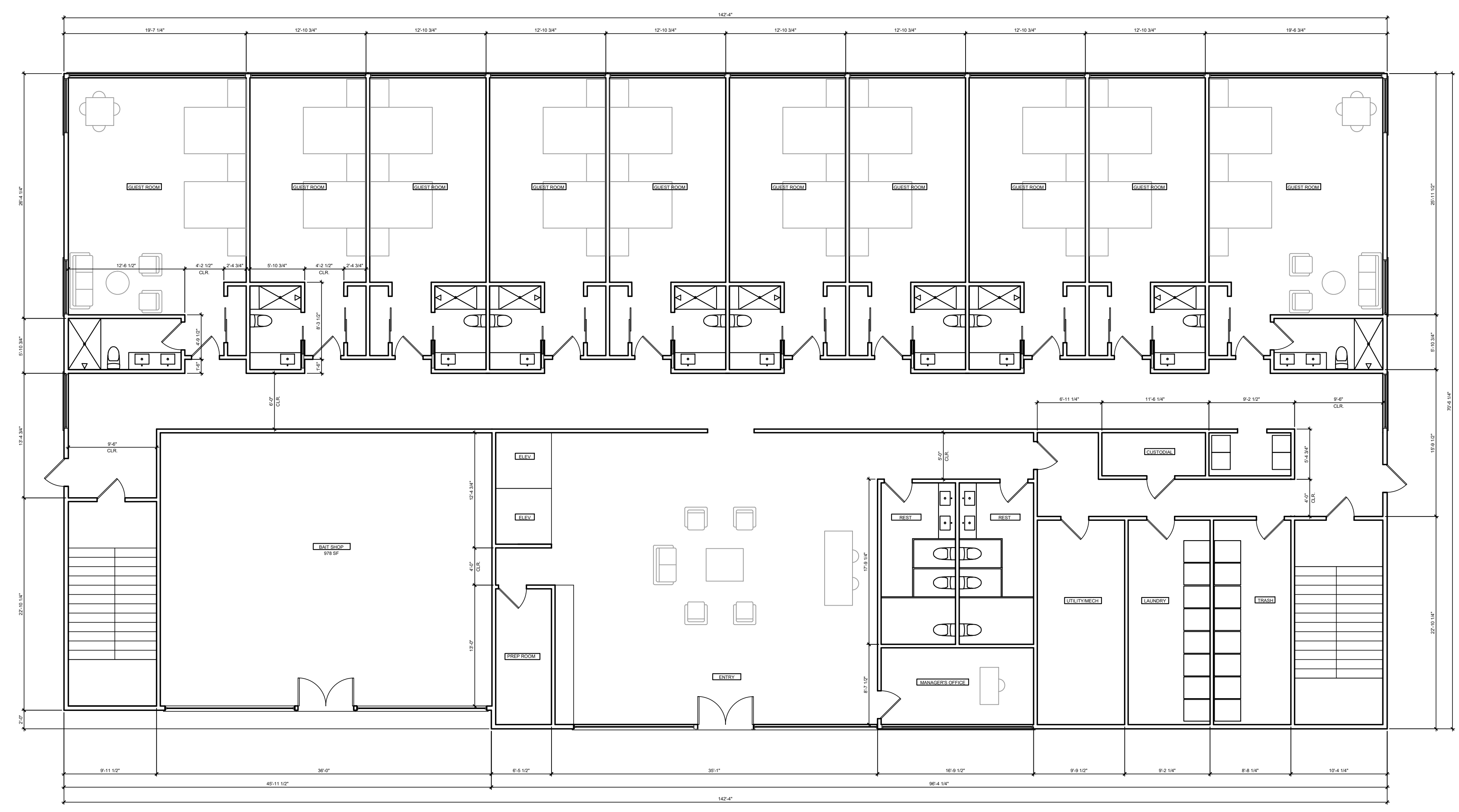
1. VERIFICATION, G.C. TO VERIFY ALL CONCRETE ROUGH OPENING SIZES, ELEVATIONS, ETC. PRIOR TO FOUNDATION POUR. G.C. TO COORDINATE ALL LOCATIONS OF HOLDDOWNS, CURBS, STEPS, PLUMBING & MECHANICAL SLEEVES, ETC.
2. VERIFICATION, PRIOR TO POURING ANY CONCRETE FOR FOUNDATIONS, IT IS RECOMMENDED THAT A LICENSED SURVEYOR CONFIRM THAT THE REQUIRED SETBACKS AS SHOWN ON THE APPROVED PLANS HAVE BEEN MAINTAINED.

FLOOR PLANS NOTES:

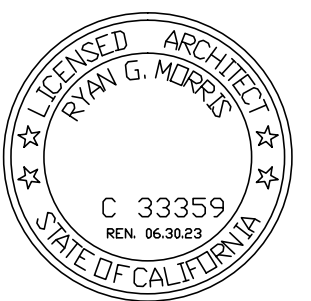
1. CAL GREEN, SEE SHEET GB.1 FOR CAL GREEN MANDATORY REQUIREMENTS
2. DOORS & WINDOWS, SEE SHEET A6.1 AND A6.2 FOR DOOR AND WINDOW SCHEDULES
3. UNDERSTAIR SPACES, ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BD DRAFTSTOPS. SHALL BE INSTALLED IN FLOOR/CEILING ASSEMBLIES WHERE THERE IS A USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREAS.
5. INTERIOR WATERPROOFING, AT ALL LOCATIONS SUBJECT TO EXPOSURE TO WATER, G.C. TO PROVIDE WATERPROOF MEMBRANE OVER HORIZONTAL AREAS AND UP WALLS 6" MIN ABOVE FINISH.
6. CONCEALED WORK, MAINTAIN RECORD DRAWINGS, SPECIFICATIONS, AND PHOTOS OF CONCEALED WORK.
7. ROUGH OPENINGS, CONTRACTOR TO VERIFY ROUGH OPENINGS SHOWN ON PLAN OR SCHEDULES WITH REQUIREMENTS OF UNITS TO BE INSTALLED PRIOR TO FRAMING OPENINGS.

WALL LEGEND:

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



ROOM COUNT: 10



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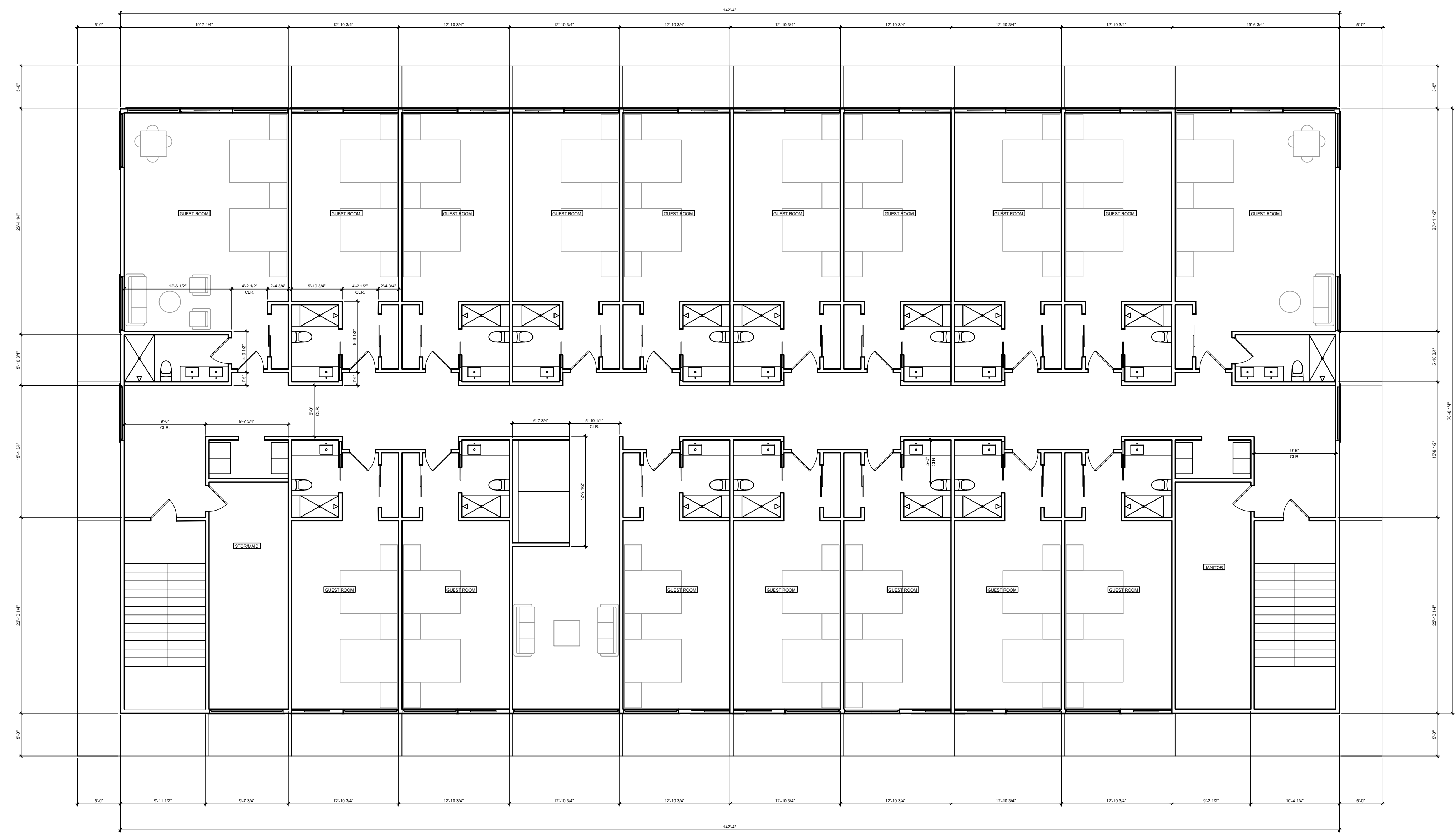
SECOND FLOOR PLAN

JOB #: 2028

A2.2

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

- WALL LEGEND:**
- (E) WALL
 - (E) WALL TO BE REMOVED
 - (N) 2x4 WALL
 - (E)(N) 1 HR. RATED WALL
 - (E)(N) 2X6 WALL
 - (N) DOOR SYMBOL
 - (N) WINDOW SYMBOL



ROOM COUNT: 17



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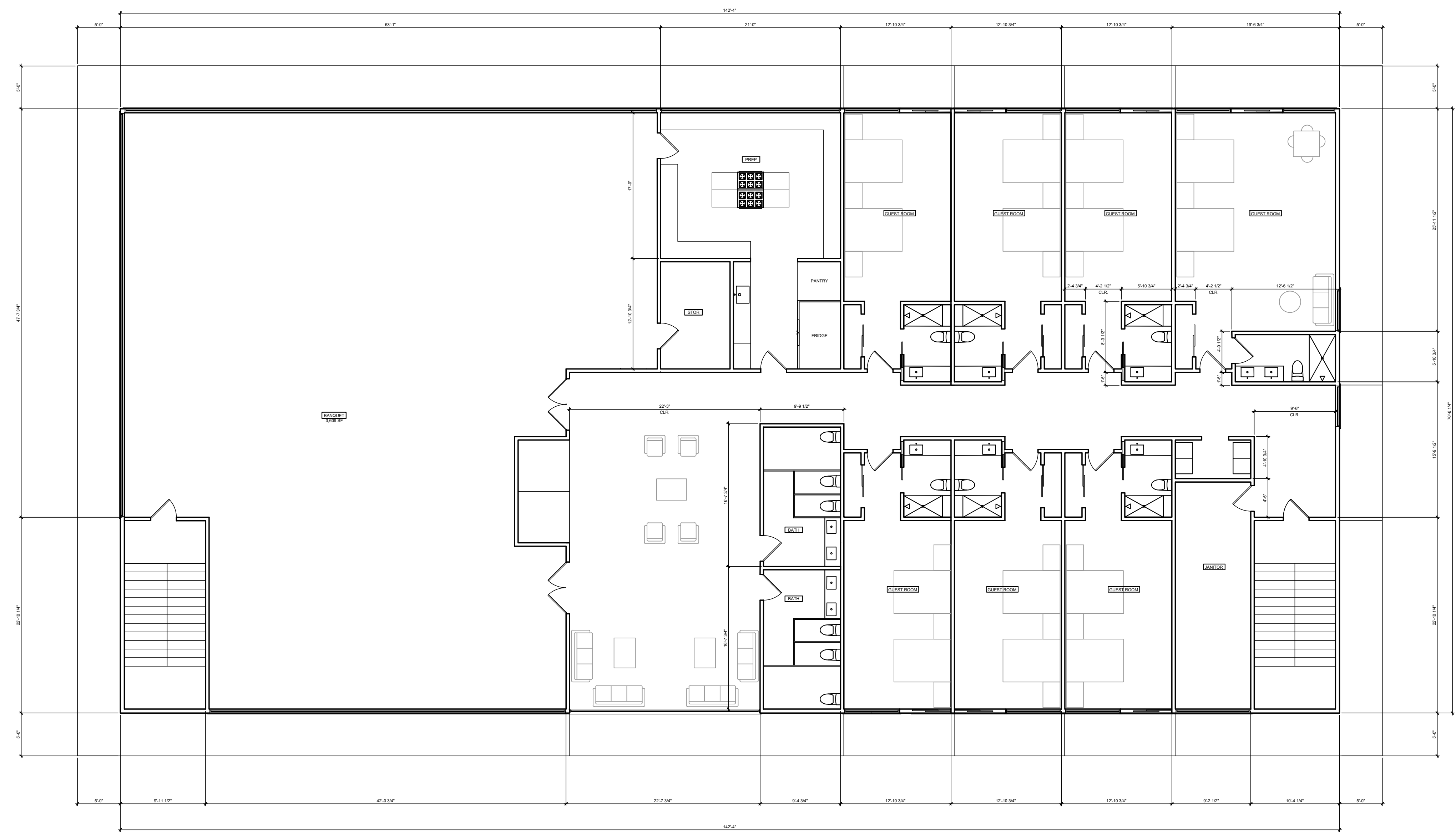
THIRD FLOOR PLAN

JOB #: 2028

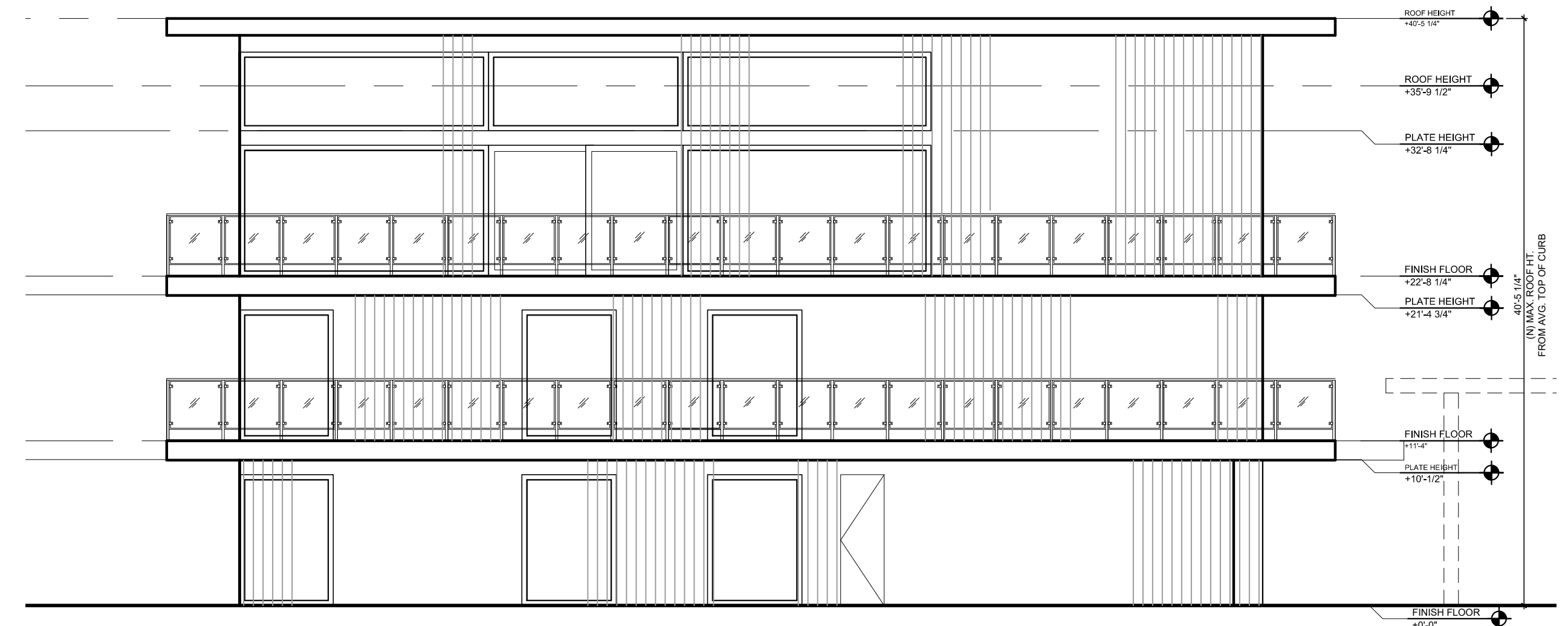
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FLOOR PLAN NOTES:
 1. REFERENCE SEE SHEET A2.1 FOR TYPICAL FLOOR PLAN NOTES. SEE SHEET E2.1 FOR TYPICAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES

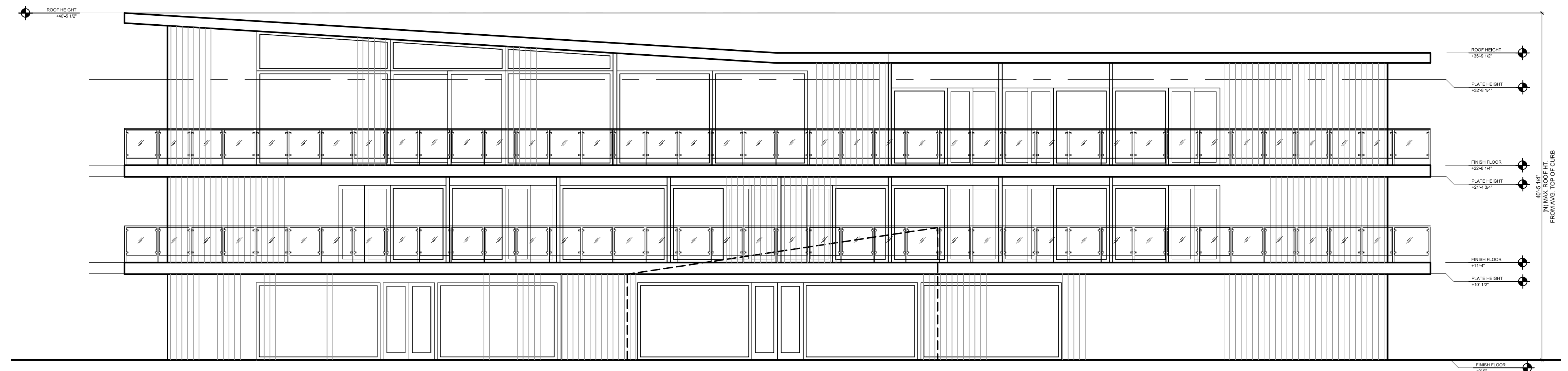
- WALL LEGEND:**
- (E) WALL
 - (E) WALL TO BE REMOVED
 - (N) 2x4 WALL
 - (E)(N) 1 HR. RATED WALL
 - (E)(N) 2X6 WALL
 - (N) DOOR SYMBOL
 - (N) WINDOW SYMBOL



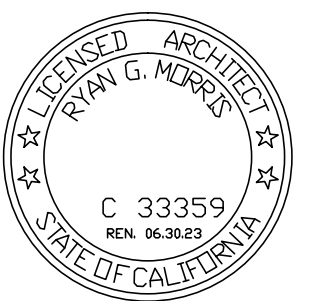
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2 PROPOSED WEST ELEVATION
 A3.1 1/8"=1'-0"



1 PROPOSED SOUTH ELEVATION (OPT A)
 A3.1 1/8"=1'-0"



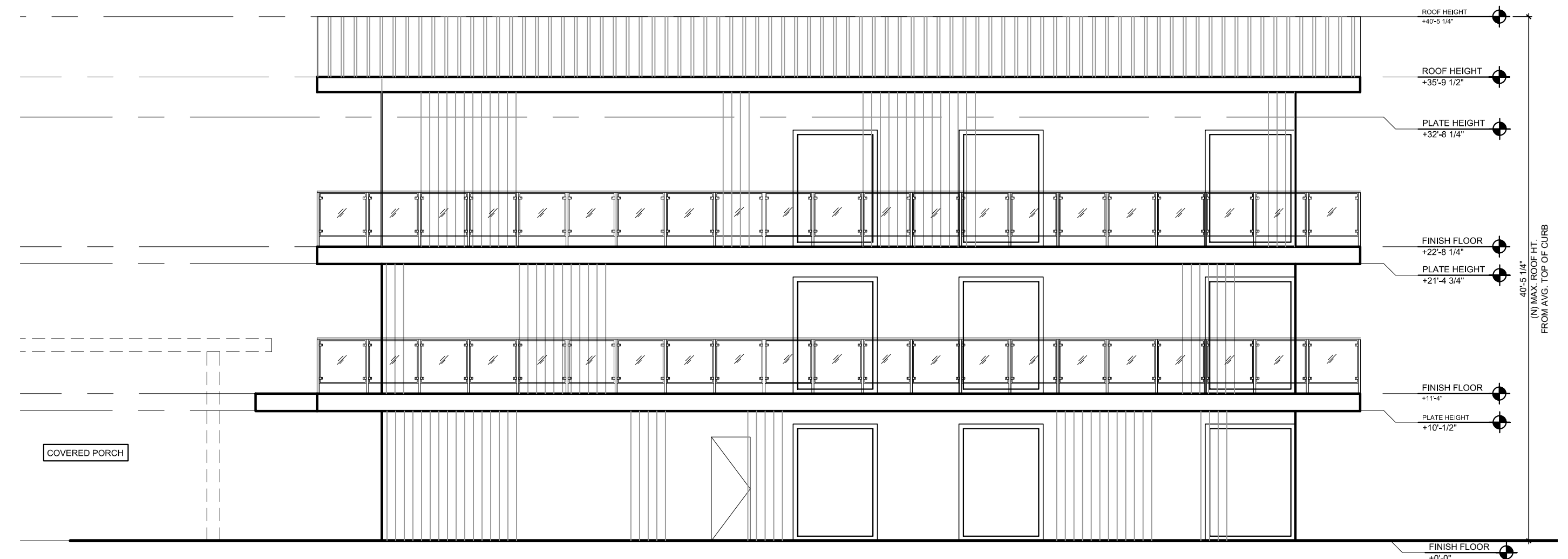
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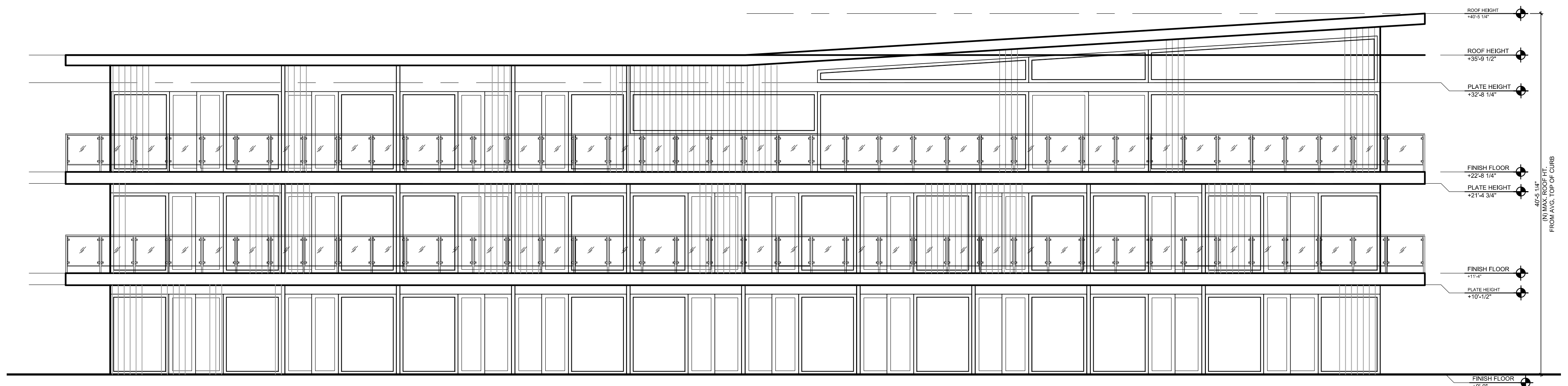
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JOB #: 2028

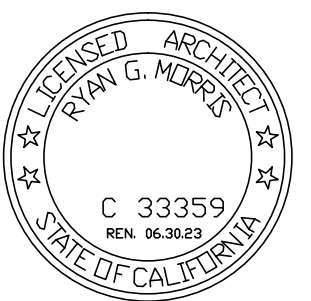
A3.1



2 PROPOSED EAST ELEVATION
 A3.2 1/8"=1'-0"



1 PROPOSED NORTH ELEVATION
 A3.2 1/8"=1'-0"



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EXTERIOR ELEVATIONS

JOB #: 2028

A3.2







Attachment 4
Site Photos
Marina Hotel, AP-21-1583 (PPR)

Site looking towards the New York Slough (North)



Site looking towards the retail “bait” shop (southeast)



Attachment 4
Site Photos
Marina Hotel, AP-21-1583 (PPR)

Site looking west



Site looking northwest



Attachment 4

Site Photos

Marina Hotel, AP-21-1583 (PPR)

Site looking southwest



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

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for approval to construct two carport structures with solar panels affixed to their roofs located within a parking lot serving an existing industrial building located at 2104 Martin Way in the IP (Industrial Park) District. Assessor's Parcel No. 088-250-069.

RECOMMENDATION: Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Exercise Delegated Design Review Authority.

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

Planning Commission Staff Report

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

PROJECT DESCRIPTION: Since the last Commission meeting, staff has received one application requesting design review approval which qualify within one or more of the categories of delegated authority established by Resolution No. 9918:

1. Bishop Wisecarver Carports, AP-21-1592 (AD).

This is an application by Pranay Gupta, on behalf of Bishop Wisecarver Corporation, requesting administrative design review approval to construct two carport structures with solar panels affixed to their roofs, totaling 4,018 square feet in area, and located within a parking lot serving an existing industrial building located at 2104 Martin Way, in the IP (Industrial Park) District. Assessor's Parcel No. 088-250-069.

Pursuant to Planning Commission Resolution No. 9918, this project is eligible for delegation to staff under Category 4 (Changes to Existing Parking Lots) and Category 8 (Ancillary Structures). This category is limited to structures in any district where visual impacts are minimal.

CODE COMPLIANCE:

Resolution No. 9918 established categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application.

Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Pursuant to PMC section 18.10.100, any member of the Planning Commission may elect to have the matter considered by the entire Commission. Pursuant to Resolution No. 9918, the Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.

ANALYSIS:

Not applicable.

Planning Commission Staff Report

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent to Exercise Delegated Design Review Authority.

ATTACHMENTS:

Notice of Intent: Bishop Wisecarver Carports, AP-21-1592 (AD).

Prepared by: Jordan Davis, Acting Zoning Administrator

**NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF
PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918**

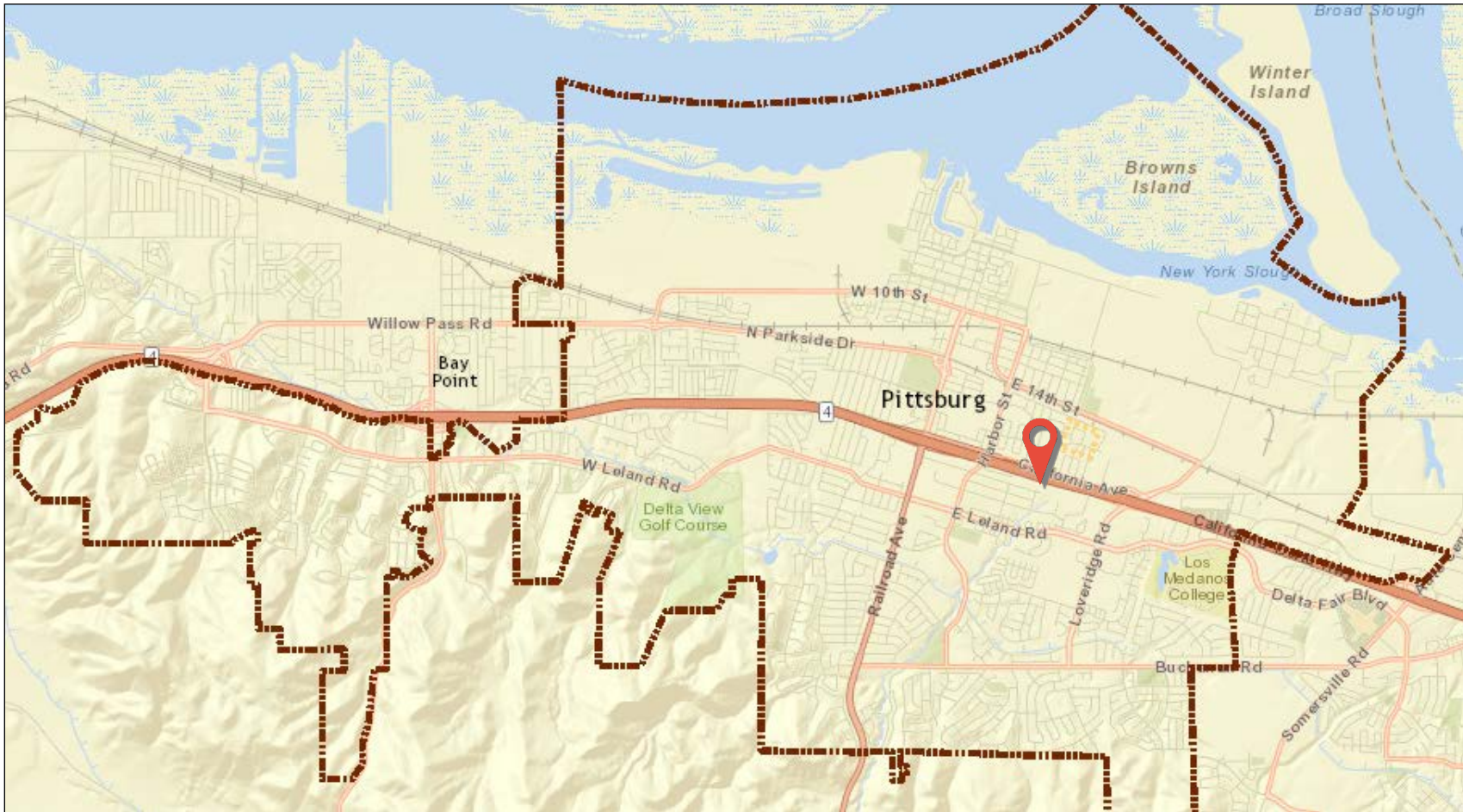
Bishop Wisecarver Carports, AP-21-1592 (AD).

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Bishop Wisecarver Carports – Vicinity Map

AP-21-1592	2104 Martin Way
Administrative Design Review	APN: 088-250-069



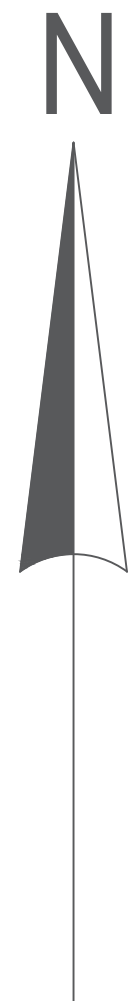
Bishop Wisecarver Carports – Aerial Map

AP-21-1592	2104 Martin Way
Administrative Design Review	APN: 088-250-069



PHOTOVOLTAIC SYSTEM - BISHOP WISECARVER CORP. 2104 MARTIN WAY, PITTSBURG, CA 94565

Vicinity Map:



Contact Info:

GENERAL CONTRACTOR:
SOLAR TECHNOLOGIES
705 N BRANCIORTE AVE
SANTA CRUZ, CA 95062

CONSTRUCTION MANAGER:
SEAN KENNY
COMMERCIAL PROJECT MANAGER
705 N BRANCIORTE AVE
SANTA CRUZ, CA 95062
831-200-8763

ELECTRICAL ENGINEER:
NATRON RESOURCES INC.
1480 MORAGA ROAD, SUITE C #229
MORAGA, CA 94556

OWNER:
BISHOP WISECARVER CORP.
2104 MARTIN WAY,
PITTSBURG, CA 94565

CODE REFERENCES:

1. 2019 CALIFORNIA ELECTRICAL CODE (CEC) .
2. 2019 CALIFORNIA FIRE CODE (CFC).
3. 2019 CALIFORNIA BUILDING CODE (CBC).
4. 2019 CALIFORNIA GREEN BUILDING CODE (GBC).

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- A.2.1 - ARRAY PLAN
- A.2.2 - FIRE ACCESS PLAN
- A.3.1 - CANOPY ELEVATION
- E.0.1 - ELECTRICAL NOTES
- E.1.1 - ELECTRICAL SITE PLAN
- E.2.1 - SINGLE LINE DIAGRAM-1
- E.2.2 - EV CHARGER SINGLE LINE & GROUNDING SINGLE LINE DIAGRAM
- E.3.1 - GROUNDING SINGLE LINE DIAGRAM
- E.4.1 - WIRING SCHEDULE & AC WIRING CALCULATION
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- E.6.1 - ELECTRICAL DETAILS-1
- E.6.2 - ELECTRICAL DETAILS-2
- E.7.1 - LABELS & MARKINGS
- E.8.1 - SPEC SHEETS

SCOPE OF WORK:

ALL ELECTRICITY GENERATED IS FOR CONSUMPTION ON SITE.

SYSTEM ELECTRICAL CONNECTION TO MAIN ELECTRICAL SERVICE IS AT 480Y/277V SWITCHGEAR.

PERMIT SHALL INCLUDE LABOR OF INSTALLING PANELS, RUNNING OF ELECTRICAL CONDUITS, INSTALLATION OF NEW ELECTRICAL EQUIPMENT AND ELECTRICAL CONNECTION TO EXISTING BUILDING SERVICE.

NO BATTERIES REQUIRED AS PART OF THIS PROJECT SCOPE.

System Specifications:

PANEL MODEL	HANWHA QCELLS Q.PEAK DUO L-G8.2-430
NUMBER OF PANELS	174
SYSTEM POWER, KWSTC	74.82
SYSTEM POWER, KWAC	60
ARRAY SQUARE FOOTAGE	4,018
ARRAY WEIGHT (LBS)	4,350
CONSTRUCTION TYPE	COMMERCIAL
ASHRAE STATION	OAKLAND METROPOLITAN ARPT
ASHRAE 2% HIGH DESIGN TEMP. DB	25
ASHRAE MIN MEAN EXTREME ANNUAL DB	1

PROJECT TITLE:

BISHOP WISECARVER CORP.
2104 MARTIN WAY,
PITTSBURG, CA 94565
APN: 84176010

ENGINEER'S STAMP



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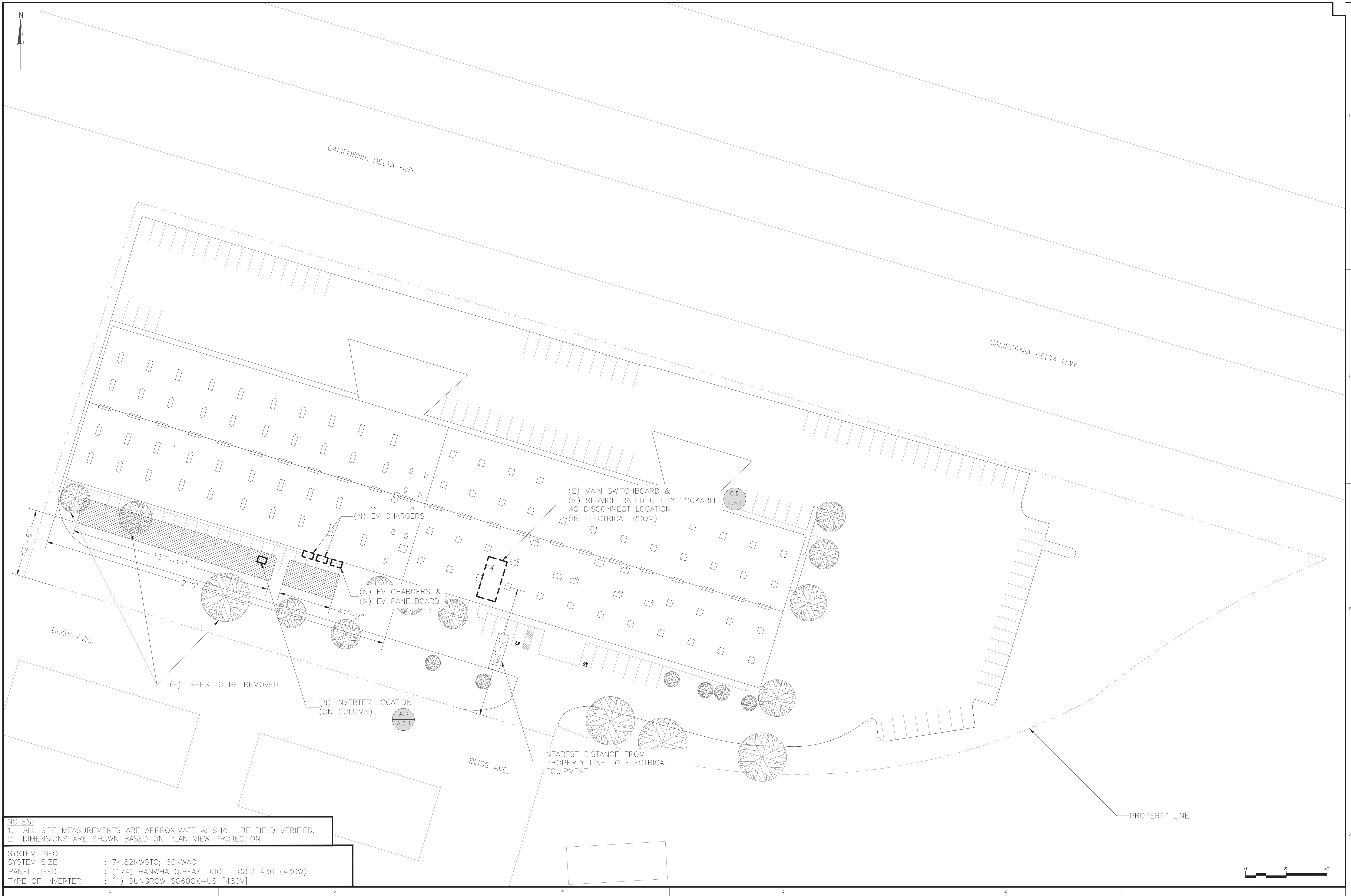
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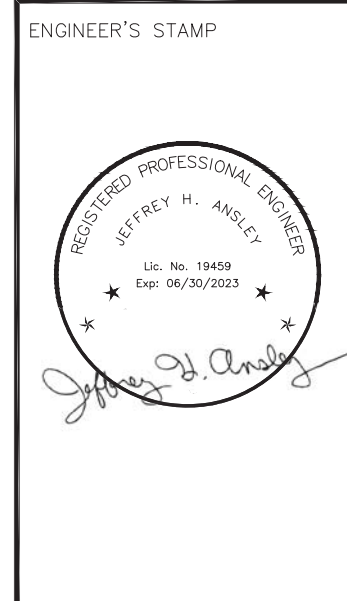
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NOTES:
 1. ALL SITE MEASUREMENTS ARE APPROXIMATE & SHALL BE FIELD VERIFIED.
 2. DIMENSIONS ARE SHOWN BASED ON PLAN VIEW PROJECTION.

SYSTEM INFO	
SYSTEM SIZE	: 74.82KWSTC; 60KWAC
PANEL USED	: (174) HANWHA Q.PEAK DUO L-G8.2 430 (430W)
TYPE OF INVERTER	: (1) SUNGROW SG60CX-US [480V]

PROJECT TITLE:
BISHOP WISECARVER CORP.
 2104 MARTIN WAY,
 PITTSBURG, CA 94565
 APN: 84176010



REVISIONS

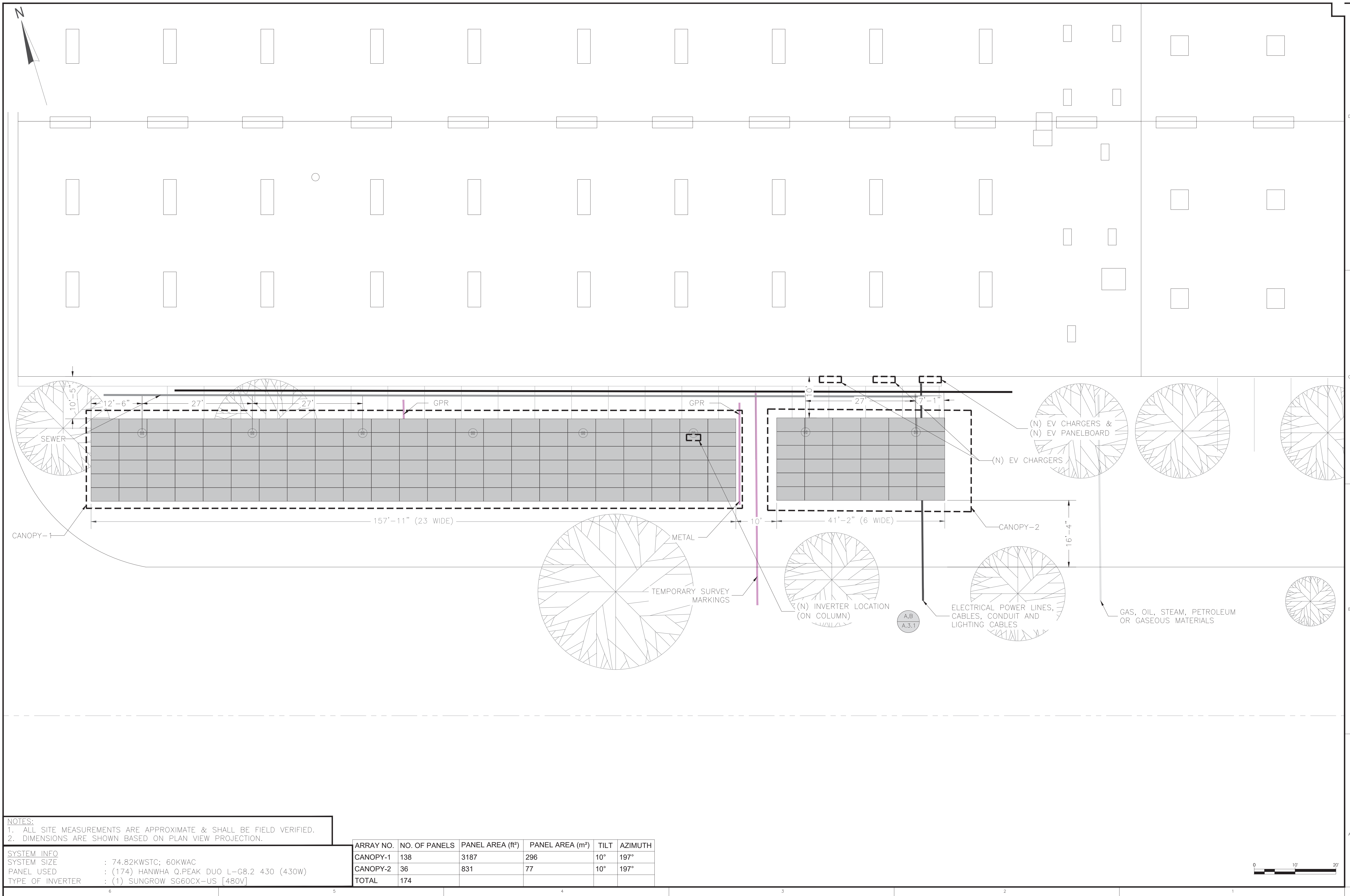
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SITE PLAN

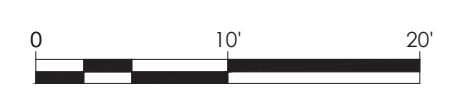
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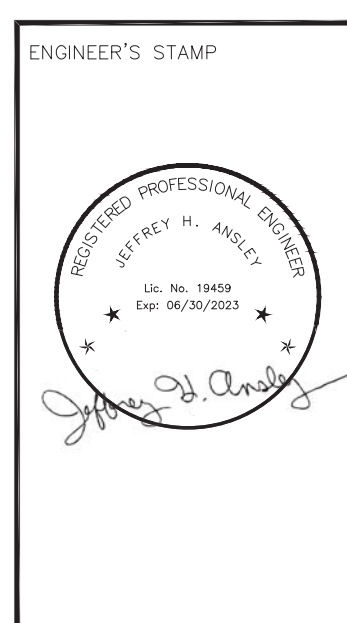
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PANEL USED	: (174) HANWHA Q.PEAK DUO L-G8.2 430 (430W)
TYPE OF INVERTER	: (1) SUNGROW SG60CX-US [480V]

ARRAY NO.	NO. OF PANELS	PANEL AREA (ft²)	PANEL AREA (m²)	TILT	AZIMUTH
CANOPY-1	138	3187	296	10°	197°
CANOPY-2	36	831	77	10°	197°
TOTAL	174				



PROJECT TITLE:
BISHOP WISECARVER CORP.
 2104 MARTIN WAY,
 PITTSBURG, CA 94565
 APN: 84176010



SOLAR TECHNOLOGIES
 CLEAN ENERGY SOLUTIONS
 708 N BRANCIORTE AVE
 SANTA CRUZ, CA 95062
 JOB NUMBER: 11619

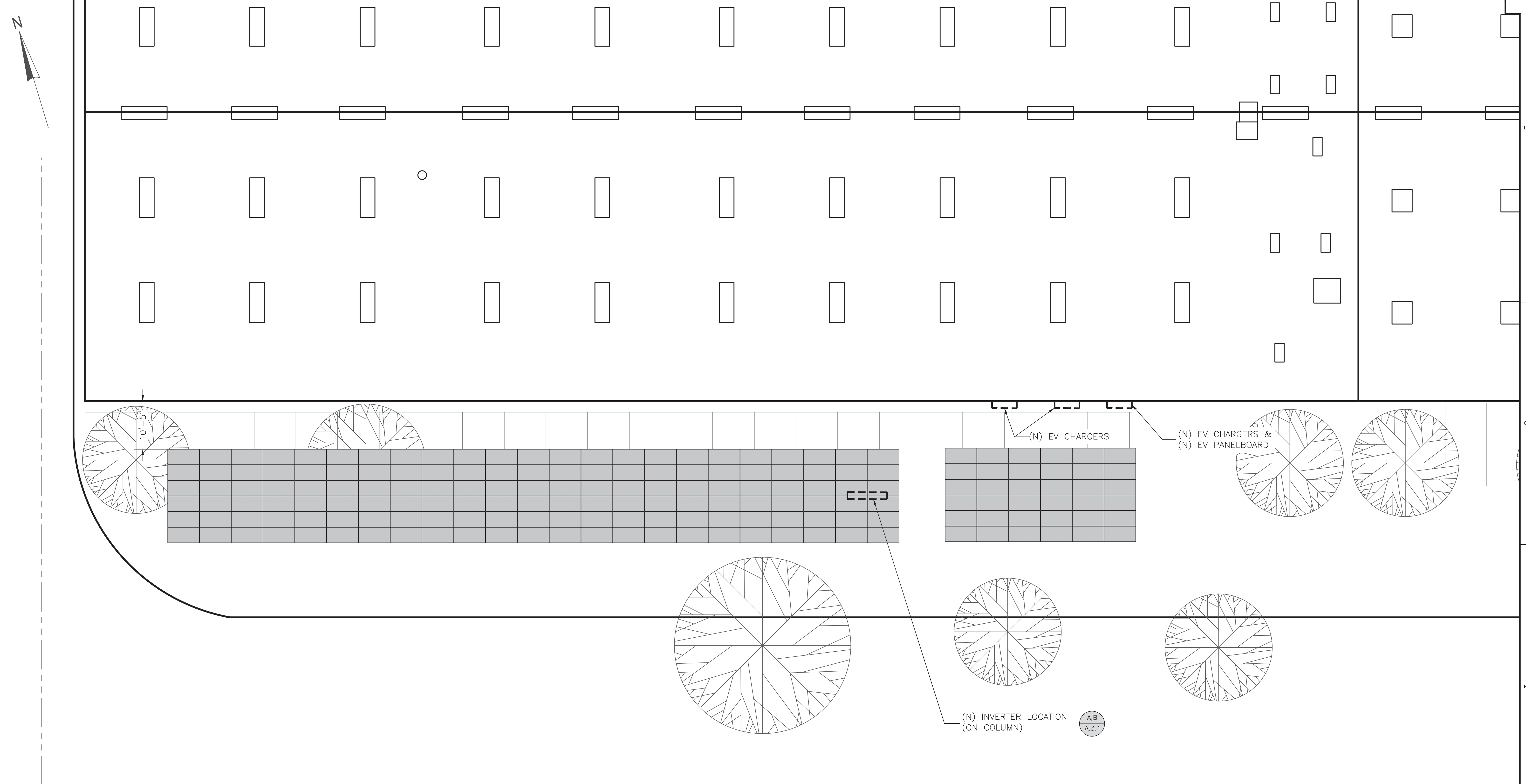
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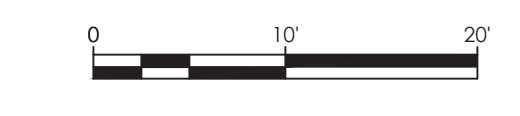
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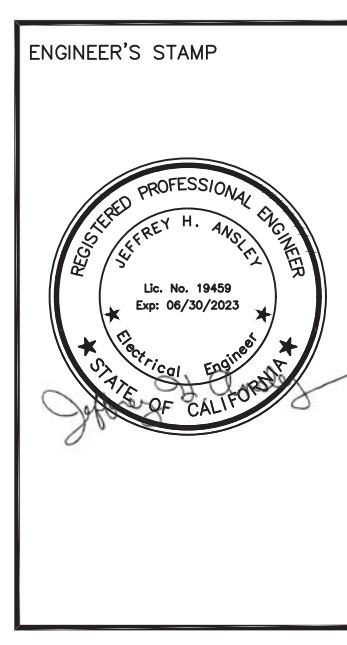


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SYSTEM INFO	
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PANEL USED	: (174) HANWHA Q.PEAK DUO L-G8.2 430 (430W)
TYPE OF INVERTER	: (1) SUNGROW SG60CX-US [480V]



PROJECT TITLE:
BISHOP WISECARVER CORP.
 2104 MARTIN WAY,
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 CLEAN ENERGY SOLUTIONS
 708 N BRANCIORTE AVE
 SANTA CRUZ, CA 95062
 JOB NUMBER: 11649

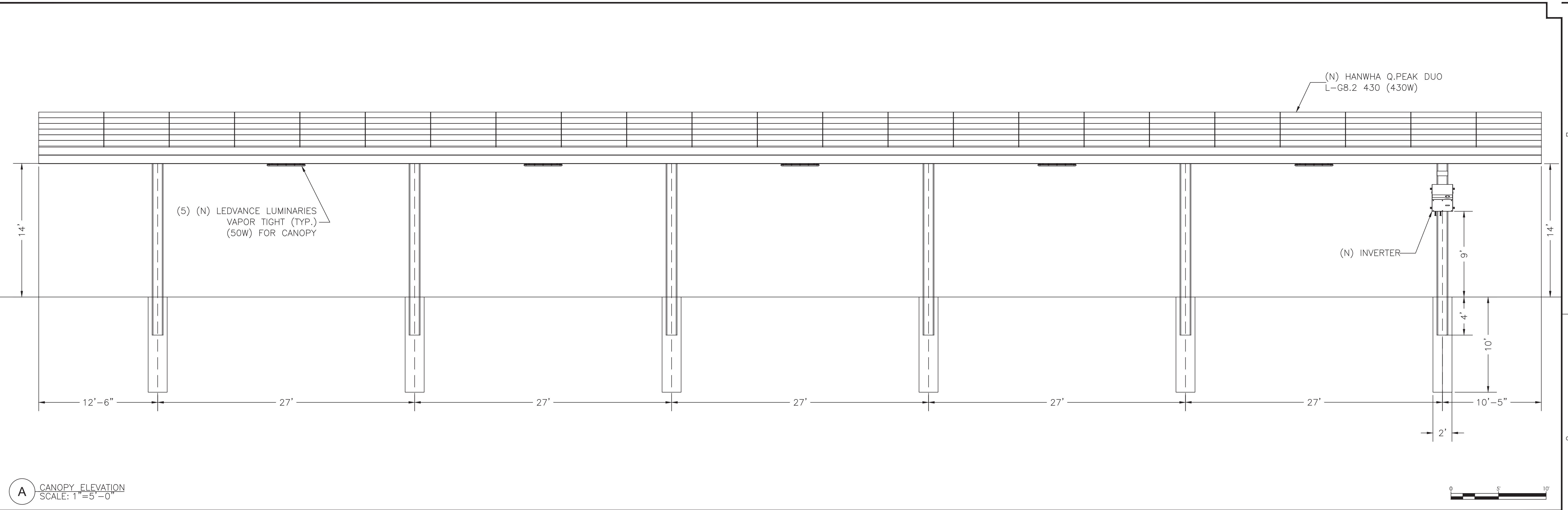
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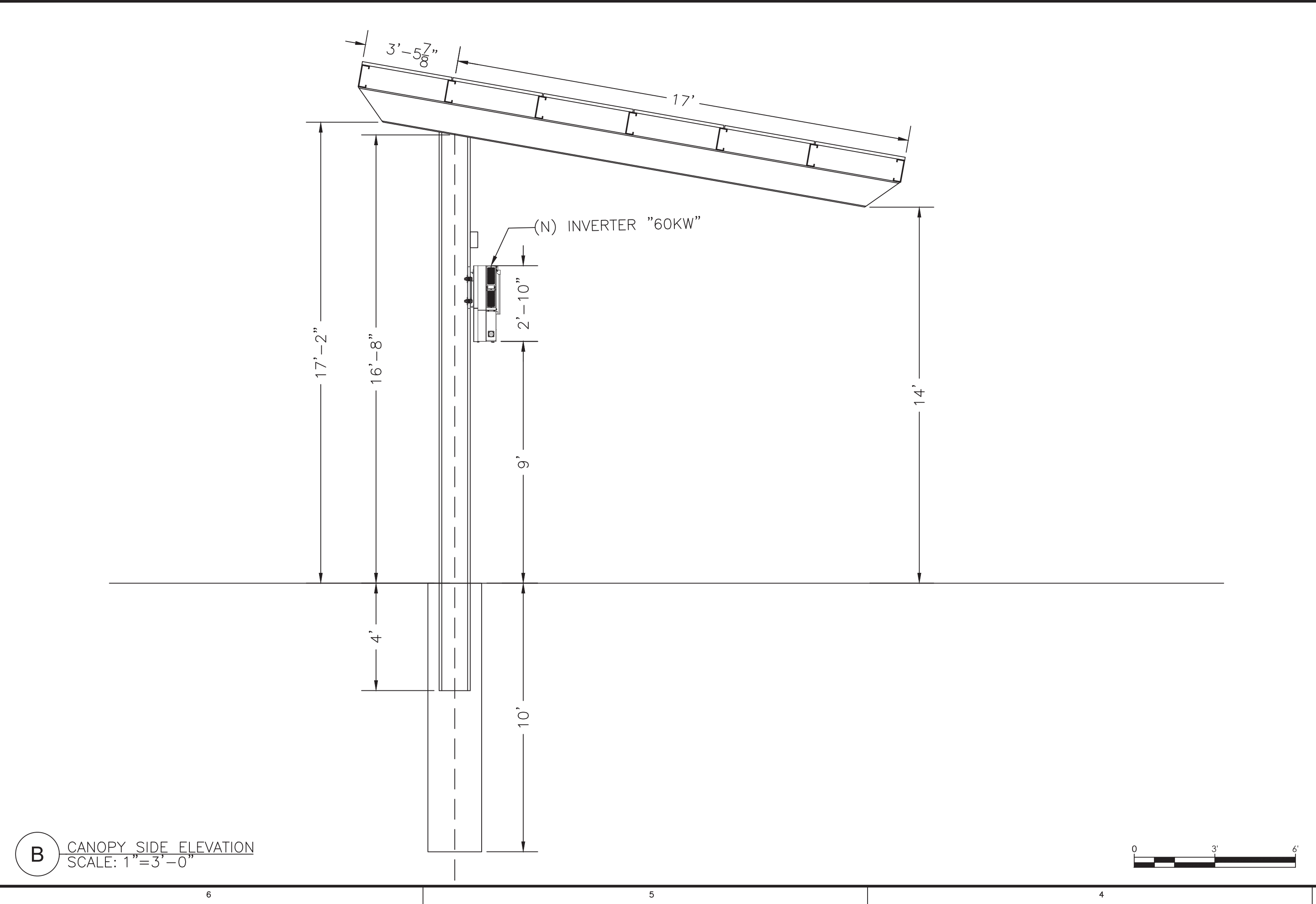
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SHEET #:
 A.2.2



A CANOPY ELEVATION
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B CANOPY SIDE ELEVATION
SCALE: 1"=3'-0"

PROJECT TITLE:
BISHOP WISECARVER CORP.
 2104 MARTIN WAY,
 PITTSBURG, CA 94565
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SOLAR TECHNOLOGIES
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 CANOPY ELEVATION

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 A.3.1

GENERAL ELECTRICAL NOTES FOR PHOTOVOLTAIC SYSTEM

THIS PHOTOVOLTAIC INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND LOCAL ELECTRICAL CODES CURRENTLY BEING ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ), PARTICULARLY ARTICLE 690, SOLAR PHOTOVOLTAIC (DC) SYSTEMS.

1. **SOLAR CONTRACTOR**
 - 1.1. THE SOLAR PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.
 - 1.2. PV MODULE MUST BE UL1703 CERTIFIED.
 - 1.3. INVERTERS, MOTOR GENERATORS, PV MODULES, PV PANELS, AC MODULES, DC COMBINERS, DC-TO-DC CONVERTERS, AND CHARGE CONTROLLERS INTENDED FOR USE IN PV SYSTEMS SHALL BE LISTED OR FIELD LABELED FOR THE PV APPLICATION. (NEC 690.4 (D))
 - 1.4. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.
 - 1.5. MAX DC VOLTAGE IS CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC, UNLESS NOT AVAILABLE.
 - 1.6. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE.
 - 1.7. CONDUIT POINT OF PENETRATION FROM EXTERIOR TO INTERIOR TO BE INSTALLED AND SEALED WITH A SUITABLE SEALING COMPOUND.
2. **EQUIPMENT LOCATIONS**
 - 2.1. CONDUCTORS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A) AND NEC 310.15 (B)(2)(C).
 - 2.2. ADDITIONAL AC DISCONNECTS SHALL BE PROVIDED WHERE THE INVERTER IS NOT ADJACENT TO THE UTILITY AC DISCONNECT, OR NOT WITHIN SIGHT OF THE UTILITY AC DISCONNECT.
 - 2.3. ALL INSTALLED EQUIPMENT SHALL BE ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.
 - 2.4. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT SHALL BE PROVIDED AS PER SECTION NEC 110.26.
 - 2.5. ALL COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE AND SHALL BE RATED FOR OUTDOOR USAGE WHERE REQUIRED.
3. **DC SYSTEM VOLTAGE PER 690.7**
 - 3.1. PV SYSTEM DC CIRCUITS ON OR IN ONE- AND TWO-FAMILY DWELLINGS SHALL BE PERMITTED TO HAVE A MAXIMUM VOLTAGE OF 600 VOLTS OR LESS.
 - 3.2. PV SYSTEM DC CIRCUITS ON OR IN OTHER TYPES OF BUILDINGS SHALL BE PERMITTED TO HAVE A MAXIMUM VOLTAGE OF 1000 VOLTS OR LESS.
 - 3.3. WHERE NOT LOCATED ON OR IN BUILDINGS, MAXIMUM VOLTAGE OF 1500 VOLTS IS PERMITTED.
4. **WIRING METHODS**
 - 4.1. NONMETALLIC-SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS OR SIMILAR FITTINGS AT INTERVALS THAT DO NOT EXCEED 4.5 FEET. (NEC 334.30)
 - 4.2. CABLES SHALL BE SECURED WITHIN 12 INCHES OF EVERY CABLE ENTRY INTO ENCLOSURES SUCH AS OUTLET BOXES, JUNCTION BOXES, CABINETS, OR FITTINGS. (NEC 334.30)
 - 4.3. EXPOSED SINGLE CONDUCTORS, WHERE SUBJECT TO PHYSICAL DAMAGE, MUST BE PROTECTED. (NEC 300.4 & NEC 690.31(A))
 - 4.4. CONDUCTORS INSTALLED NEAR MODULES SHALL BE RATED FOR 90°C. (NEC 310.15(A)(3))
 - 4.5. CONDUCTORS SHOULD NOT BE IN CONTACT WITH THE ROOF SURFACE.
 - 4.6. PV CIRCUIT AND PREMISES WIRING SHALL BE SEPARATED.
 - 4.7. PV SYSTEM CONDUCTORS SHALL BE IDENTIFIED AND GROUPED PER NEC 690.31(B).
 - 4.8. DC CONDUCTORS INSIDE A BUILDING SHALL BE IN A METAL RACEWAY OR MC METAL-CLAD CABLE THAT COMPLIES WITH 250.118(10), OR METAL ENCLOSURES. (NEC 690.31(C))
 - 4.9. WHERE RACEWAYS OR CABLES ARE EXPOSED TO DIRECT SUNLIGHT ON OR ABOVE ROOFTOPS, RACEWAYS OR CABLES SHALL BE AT MINIMUM HEIGHT OF 7/8 IN. (NEC 310.15(B)(3)(C))
 - 4.10. ALL CONDUIT SIZES AND TYPES, SHALL BE LISTED FOR ITS PURPOSE AND APPROVED FOR THE SITE APPLICATIONS.
 - 4.11. RIGID CONDUIT (AND/OR NIPPLES) MUST HAVE A PULL BUSHING TO PROTECT WIRES.
 - 4.12. FOR DC SINGLE-CONDUCTOR CABLE TYPE USE-2 AND SINGLE CONDUCTOR CABLE LISTED AND IDENTIFIED AS PHOTOVOLTAIC (PV) WIRE SHALL BE PERMITTED IN EXPOSED OUTDOOR LOCATIONS IN PV SOURCE CIRCUITS WITHIN THE PV ARRAY. PV WIRE SHALL BE INSTALLED IN ACCORDANCE WITH 338.10(B)(4)(B) AND 334.30. (NEC 690.31(C)(1))
 - 4.13. USE-2 IS NOT INDOOR RATED PER NEC 338.12(B)(1).
 - 4.14. ALL CONDUCTORS ARE SIZED PER NEC 690.8 AND OCPDs ARE SIZED PER 690.9.
 - 4.15. PV SYSTEM DC CIRCUIT AND INVERTER OUTPUT CONDUCTORS AND EQUIPMENT SHALL BE PROTECTED AGAINST OVERCURRENT. EXCEPT WHEN THE SHORT-CIRCUIT CURRENTS FROM ALL SOURCES DO NOT EXCEED THE AMPACITY OF THE CONDUCTORS AND THE MAXIMUM OCPD SIZE RATING SPECIFIED FOR THE PV MODULE OR DC-TO-DC CONVERTER. (NEC 690.9(A))
 - 4.16. FOR UNDERGROUND CONDUCTOR INSTALLATIONS, THE BURIAL DEPTH SHALL BE SELECTED PER NEC TABLE 300.5. WARNING TAPE SHALL BE PLACED ABOVE UNDERGROUND CONDUIT AND CONDUCTORS IN TRENCH.
 - 4.17. UNGROUNDED PV SYSTEM SHOULD NOT HAVE WHITE OR GRAY COLORED DC PV CONDUCTORS. ONLY SOLIDLY GROUNDED PV SYSTEM CIRCUIT CONDUCTORS, IN ACCORDANCE WITH 690.41(A)(5), SHALL BE MARKED IN ACCORDANCE WITH 200.6. (NEC 690.31(B)(1))
 - 4.18. ALUMINUM AND COPPER-CLAD ALUMINUM CONDUCTORS SHOULD NOT BE PLACED IN DIRECT CONTACT WITH CONCRETE OR EARTH. (NEC 250.120(B))
 - 4.19. TOP CONDUIT ENTRY FOR OUTDOOR ENCLOSURES MUST BE AVOIDED. IF NECESSARY, CONNECTION ABOVE LIVE PARTS MUST BE MADE WATERTIGHT AND BE LISTED FOR THE PURPOSE.
5. **BONDING AND GROUNDING**
 - 5.1. SYSTEMS WITH A GROUND-FAULT PROTECTIVE DEVICE IN ACCORDANCE WITH 690.41(B) SHALL HAVE ANY CURRENT-CARRYING CONDUCTOR-TO-GROUND CONNECTION MADE BY THE GROUND-FAULT PROTECTIVE DEVICE. FOR SOLIDLY GROUNDED PV SYSTEMS, THE DC CIRCUIT GROUNDING CONNECTION SHALL BE MADE AT ANY SINGLE POINT ON THE PV OUTPUT CIRCUIT. (NEC 690.42)
 - 5.2. RACKING SYSTEMS SHALL BE LISTED FOR THE PURPOSE. BONDING AND GROUNDING MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THAT ARE LISTED AND APPROVED, USING THE SUPPLIED HARDWARE OR LISTED EQUIPMENT SPECIFIED IN THE INSTRUCTIONS AND IDENTIFIED FOR THE ENVIRONMENT. (NEC 690.43 & 110.31(B))
 - 5.3. EQUIPMENT GROUNDING CONDUCTORS FOR PV SOURCE CIRCUITS SHALL BE SIZED ACCORDING TO TABLE 250.122 AND SHALL NOT BE SMALLER THAN #14 AWG WHEN NOT EXPOSED TO PHYSICAL DAMAGE. IF EXPOSED TO PHYSICAL DAMAGE THEN EGC SHALL NOT BE SMALLER THAN #6 AWG. (NEC 690.45 & 250.120(C))
 - 5.4. AC AND DC GROUNDING ELECTRODE CONDUCTORS SHALL BE PROPERLY CONNECTED AS REQUIRED BY CODE. SEPARATE ELECTRODES, IF USED, SHALL BE BONDED TOGETHER. (NEC 690.47, 250.50 & 250.58)
 - 5.5. A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 690.47, NEC 250.52 AND NEC 250.166 SHALL BE PROVIDED.
 - 5.6. PROPERLY SIZED EQUIPMENT GROUNDING CONDUCTOR SHALL BE ROUTED WITH THE CIRCUIT CONDUCTORS. (NEC 690.45, 250.134(B) & 300.3(B))
 - 5.7. THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #6 AWG COPPER WIRE PER NEC 250.64B.
 - 5.8. THE GROUNDING ELECTRODE CONDUCTOR SHALL BE CONTINUOUS PER NEC 250.64C.
 - 5.9. BONDING FITTINGS SHALL BE USED ON CONCENTRIC/ECCENTRIC KNOCKOUTS WITH METAL CONDUITS FOR CIRCUITS OVER 250 VOLTS. (NEC 250.97) (SEE ALSO EXCEPTIONS 1 THROUGH 4)
 - 5.10. BONDING FITTINGS SHALL BE USED FOR FERROUS METAL CONDUITS ENCLOSING GROUNDING ELECTRODE CONDUCTORS. (NEC 250.64(E))
 - 5.11. ENCLOSURES SHALL BE PROPERLY PREPARED WITH REMOVAL OF PAINT/FINISH AS APPROPRIATE WHEN GROUNDING EQUIPMENT WITH TERMINATION GROUNDING LUGS.
 - 5.12. GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THE PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR DIRECT BURIAL.
 - 5.13. ALL CONDUIT BETWEEN THE UTILITY AC DISCONNECT AND THE POINT OF CONNECTION SHALL HAVE GROUNDED BUSHINGS AT BOTH ENDS.
 - 5.14. EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENTS, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.136(A) REGARDLESS OF VOLTAGE. (NEC 690.43)
 - 5.15. MODULES SHALL BE LISTED FOR THE PURPOSE. BONDING AND GROUNDING MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, USING THE SUPPLIED HARDWARE OR LISTED EQUIPMENT SPECIFIED IN THE INSTRUCTIONS AND IDENTIFIED FOR THE ENVIRONMENT. (NEC 690.43 & 110.3(B))
 - 5.16. THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDED CONDUCTOR TO ANOTHER MODULE.

6. **OVERCURRENT PROTECTION**
 - 6.1. OVERCURRENT PROTECTION DEVICES (OCPD) IN THE DC CIRCUITS SHALL BE LISTED FOR DC OPERATION. (NEC 110.3(A), (B) & 690.9(C))
 - 6.2. OVERCURRENT PROTECTION DEVICES SHALL BE PROVIDED PER THE APPROVED PLANS. (NEC 690.9(A))
 - 6.3. UNGROUNDED PV SYSTEM REQUIRES OCPD ON ONLY ONE POLARITY. OCPD TO BE USED ONE EITHER POSITIVE TERMINALS OR NEGATIVE TERMINALS PER NEC 690.9(C).
7. **ELECTRICAL CONNECTIONS**
 - 7.1. CRIMP TERMINALS SHALL BE LISTED AND INSTALLED USING A LISTED TOOL SPECIFIED FOR USE IN CRIMPING THOSE SPECIFIC CRIMPS. (NEC 110.3(B) & 110.14)
 - 7.2. PRESSURE TERMINALS SHALL BE LISTED FOR THE ENVIRONMENT AND TIGHTENED TO MANUFACTURER RECOMMENDED TORQUE SPECIFICATIONS. (NEC 110.11, 110.3(B) & 110.14)
 - 7.3. CONNECTORS MUST BE LISTED FOR THE VOLTAGE OF THE SYSTEM AND HAVE APPROPRIATE TEMPERATURE AND AMPACITY. (NEC 110.3(B) & 110.14)
 - 7.4. POWER DISTRIBUTION BLOCKS SHALL BE LISTED. (NEC 690.4(B) & NEC 314.28(E))
 - 7.5. TERMINALS CONTAINING MORE THAN ONE CONDUCTOR SHALL BE LISTED FOR MULTIPLE CONDUCTORS. (NEC 110.14(A) & 110.3(B))
 - 7.6. CONNECTORS AND TERMINALS USED OTHER THAN CLASS B AND C STRANDED CONDUCTORS (FINE STRANDED CONDUCTORS) SHALL BE LISTED AND IDENTIFIED FOR USE WITH SPECIFIC CONDUCTOR CLASS OR CLASSES. (NEC 110.14(A) & 110.3(B))
 - 7.7. CONNECTORS THAT ARE READILY ACCESSIBLE AND OPERATING AT OVER 30 VOLTS REQUIRE A TOOL FOR OPENING. (NEC 690.33(C))
8. **INVERTERS**
 - 8.1. INVERTERS SHALL BE LISTED TO UL 1741. (NEC 690.4(B)) NOTE: GRID-TIED SYSTEM INVERTERS NEED TO BE IDENTIFIED FOR USE IN INTERACTIVE POWER SYSTEMS.
 - 8.2. PHOTOVOLTAIC INVERTERS SHALL BE EQUIPPED WITH DC GROUND FAULT PROTECTION AND ARC FAULT CIRCUIT PROTECTION TO REDUCE FIRE HAZARDS. (NEC 690.41, NEC 690.11)
 - 8.3. GRID INTERACTIVE INVERTERS SHALL BE EQUIPPED WITH ANTI-ISLANDING CIRCUITRY. (NEC 705.40)
9. **SIGNS AND LABELS**
 - 9.1. ALL INTERIOR AND EXTERIOR DC CONDUIT, ENCLOSURES, RACEWAYS, CABLE ASSEMBLIES, JUNCTION BOXES, COMBINER BOXES AND DISCONNECTS SHALL BE MARKED ACCORDING TO NEC 690.31(G)(3), & 690.53.
 - 9.2. THE MARKINGS ON THE CONDUITS, RACEWAYS AND CABLE ASSEMBLIES SHALL BE AT EVERY 10 FEET, WITHIN ONE FOOT OF ALL TURNS OR BENDS AND WITHIN ONE FOOT ABOVE AND BELOW ALL PENETRATIONS OF ROOF/CEILING ASSEMBLIES, WALLS AND BARRIERS. (NEC 690.31(G)(4))
 - 9.3. THE MARKINGS SAY "WARNING: PHOTOVOLTAIC POWER SOURCE" AND HAVE 3/8-INCH (9.5 MM) MINIMUM-SIZED WHITE LETTERS ON A RED BACKGROUND. THE SIGNS SHALL BE MADE OF REFLECTIVE WEATHER RESISTANT MATERIAL. (NEC 690.31 (G)(3) & (NEC 690.31(G)(4))
 - 9.4. WHERE PV CIRCUITS ARE EMBEDDED IN BUILT-UP, LAMINATE OR MEMBRANE ROOFING MATERIALS IN ROOF AREAS NOT COVERED BY PV MODULES AND ASSOCIATED EQUIPMENT, THE LOCATION OF CIRCUITS SHALL BE CLEARLY MARKED. (NEC 690.31(G)(1))
 - 9.5. ALTERNATE POWER SOURCE PLACARD SHALL BE PLASTIC, ENGRAVED IN A CONTRASTING COLOR TO THE PLAQUE. THIS PLAQUE WILL BE ATTACHED USING AN APPROVED METHOD. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC.
10. **DISCONNECT NOTES**
 - 10.1. AC DISCONNECT MUST BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.
 - 10.2. DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING LIVE ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).
 - 10.3. THE PV SYSTEM DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION PER (NEC 690.13(A)).
 - 10.4. FOR DC SIDE OF UNGROUNDED PV SYSTEM, DISCONNECTING MEANS ARE REQUIRED ON BOTH LEGS OF PV CIRCUIT FOR UNGROUNDED SYSTEM PER NEC 690.15.
 - 10.5. DISCONNECTS USED IN DC CIRCUITS SHALL BE LISTED FOR DC OPERATION AND LOCATED AS ALLOWED BY THE AHJ. (NEC 110.3)
 - 10.6. WHERE CONNECTORS ARE USED AS DISCONNECTING MEANS, THEY SHALL BE USED IN ACCORDANCE WITH NEC 690.33(E).
11. **TERMINAL NOTES**
 - 11.1. ALL TERMINALS SHALL BE RATED FOR ATLEAST 75C.
 - 11.2. ALL TERMINALS SHALL BE DUAL RATED FOR USE WITH COPPER AND ALUMINUM.
12. **MODULE CONNECTORS NOTES:**
 - 12.1. IDENTICAL CONNECTORS FROM THE SAME MANUFACTURER AND OF THE SAME TYPE MUST BE USED ON MODULE AND ON THE OTHER SIDE OF THE CONNECTION. CROSS-MATING ANY CONNECTOR MUST BE A UL APPROVED CONNECTION.
13. **PROTECTION NOTES**
 - 13.1. GROUND FAULT PROTECTION IN ACCORDANCE WITH NEC 230.95 AND NEC 705.32
 - 13.2. ALL EQUIPMENT TO BE RATED FOR BACKFEEDING. CIRCUIT BREAKERS WHICH ARE CLEARLY MARKED "LINE" AND "LOAD" ARE NOT SUITABLE FOR BACKFEED.
 - 13.3. INSTALLER SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL BREAKERS ARE SUITABLE FOR BACKFEED AND THAT IF GFP IS PRESENT ON MAIN SERVICE DISCONNECT THAN ALL SOLAR FEEDERS, CONNECTED TO MAIN BUS, SHALL HAVE GFP PER NEC 215.10 & NEC 705.32 EXCEPTION.
 - 13.4. ARC-FAULT CIRCUIT PROTECTION:PHOTOVOLTAIC SYSTEMS OPERATING AT 80 VOLTS DC OR GREATER BETWEEN ANY TWO CONDUCTORS SHALL BE PROTECTED BY A LISTED PV ARC-FAULT CIRCUIT INTERRUPTER OR OTHER SYSTEM COMPONENTS LISTED TO PROVIDE EQUIVALENT PROTECTION. FOR PV SYSTEMS NOT INSTALLED ON OR IN BUILDINGS, PV OUTPUT CIRCUITS AND DC-TO-DC CONVERTER OUTPUT CIRCUITS THAT ARE DIRECT BURIED OR INSTALLED IN METALLIC RACEWAYS ARE PERMITTED WITHOUT ARC-FAULT CIRCUIT PROTECTION. (NEC 690.11)
 - 13.5. RAPID SHUTDOWN:PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D).
14. **DATA MONITORING NOTES**
 - 14.1. INVERTERS MAY HAVE DATA ACQUISITION SYSTEM BUILT INTO THEM OR IT CAN BE ADDED VIA OPTIONAL COMPONENTS. PLEASE CHECK WHILE ORDERING IF OPTIONAL DAS COMPONENTS NEEDS TO BE ORDERED SEPARATELY

FIRE SAFETY REQUIREMENTS

IBC 1505.9 ROOFTOP MOUNTED PHOTOVOLTAIC PANEL SYSTEMS.

ROOFTOP RACK-MOUNTED PHOTOVOLTAIC PANEL SYSTEMS SHALL BE TESTED, LISTED AND IDENTIFIED WITH A FIRE CLASSIFICATION IN ACCORDANCE WITH UL 1703 AND UL 2703. THE FIRE CLASSIFICATION SHALL COMPLY WITH TABLE 1505.1 BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING.

IFC 1204.2 ACCESS AND PATHWAYS.

ROOF ACCESS, PATHWAYS, AND SPACING REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS IFC 1204.2.1 THROUGH IFC 1204.3.3. PATHWAYS SHALL BE OVER AREAS CAPABLE OF SUPPORTING FIRE FIGHTERS ACCESSING THE ROOF. PATHWAYS SHALL BE LOCATED IN AREAS WITH MINIMAL OBSTRUCTIONS, SUCH AS VENT PIPES, CONDUIT OR MECHANICAL EQUIPMENT.

IFC 1204.3 OTHER THAN GROUP R-3 BUILDINGS.

ACCESS TO SYSTEMS FOR BUILDINGS, OTHER THAN THOSE CONTAINING GROUP R-3 OCCUPANCIES, SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS IFC 1204.3.1 THROUGH IFC 1204.3.3.

IFC 1204.3.1 PERIMETER PATHWAYS.

THERE SHALL BE A MINIMUM 6-FOOT-WIDE (1829 MM) CLEAR PERIMETER AROUND THE EDGES OF THE ROOF. EXCEPTION: WHERE EITHER AXIS OF THE BUILDING IS 250 FEET (76 200 MM) OR LESS, THE CLEAR PERIMETER AROUND THE EDGES OF THE ROOF SHALL BE PERMITTED TO BE REDUCED TO A MINIMUM WIDTH OF 4 FEET (1219 MM).

IFC 1204.3.2 INTERIOR PATHWAYS.

INTERIOR PATHWAYS SHALL BE PROVIDED BETWEEN ARRAY SECTIONS TO MEET THE FOLLOWING REQUIREMENTS:

1. PATHWAYS SHALL BE PROVIDED AT INTERVALS NOT GREATER THAN 150 FEET (45 720 MM) THROUGHOUT THE LENGTH AND WIDTH OF THE ROOF.
2. A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE IN A STRAIGHT LINE TO ROOF STANDPIPES OR VENTILATION HATCHES.
3. A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE AROUND ROOF ACCESS HATCHES, WITH NOT FEWER THAN ONE SUCH PATHWAY TO A PARAPET OR ROOF EDGE.

IFC 1204.3.3 SMOKE VENTILATION.

THE SOLAR INSTALLATION SHALL BE DESIGNED TO MEET THE FOLLOWING REQUIREMENTS:

1. WHERE NONGRAVITY-OPERATED SMOKE AND HEAT VENTS OCCUR, A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE SHALL BE PROVIDED BORDERING ALL SIDES.
2. SMOKE VENTILATION OPTIONS BETWEEN ARRAY SECTIONS SHALL BE ONE OF THE FOLLOWING:
 - 2.1. A PATHWAY NOT LESS THAN 8 FEET (2438 MM) WIDE.
 - 2.2. WHERE GRAVITY-OPERATED DROPOUT SMOKE AND HEAT VENTS OCCUR, A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE ON NOT FEWER THAN ONE SIDE.
 - 2.3. A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE BORDERING 4-FOOT BY 8-FOOT (1219 MM BY 2438 MM) VENTING CUTOUTS EVERY 20 FEET (6096 MM) ON ALTERNATING SIDES OF THE PATHWAY.

IFC 1204.5 BUILDINGS WITH RAPID SHUTDOWN.

BUILDINGS WITH RAPID SHUTDOWN SOLAR PHOTOVOLTAIC SYSTEMS SHALL HAVE PERMANENT LABELS IN ACCORDANCE WITH SECTIONS IFC 1204.5.1 THROUGH IFC 1204.5.3.

**705.12 POINT OF INTERCONNECTION
(A) SUPPLY SIDE**

AN ELECTRIC POWER PRODUCTION SOURCE SHALL BE PERMITTED TO BE CONNECTED TO THE SUPPLY SIDE OF THE SERVICE DISCONNECTING MEANS IF THE SUM OF THE RATINGS OF ALL OCPDS CONNECTED TO POWER PRODUCTION SOURCES DOES NOT EXCEED THE RATING OF THE SERVICE AS SERVICE CONDUCTORS ARE RATED FOR CERTAIN AMPACITY WHICH IS USUALLY SAME AS THE SERVICE RATING. CAUTION: CHECK THAT YOU HAVE SPACE BETWEEN MAIN BREAKER AND UTILITY METER TO MAKE LINE SIDE TAP.

PROJECT TITLE:

BISHOP WISECARVER CORP.
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ENGINEER'S STAMP



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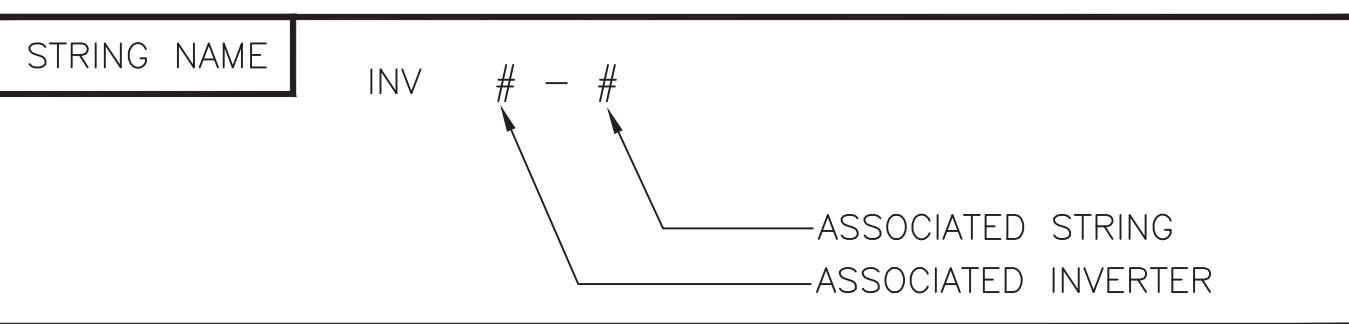
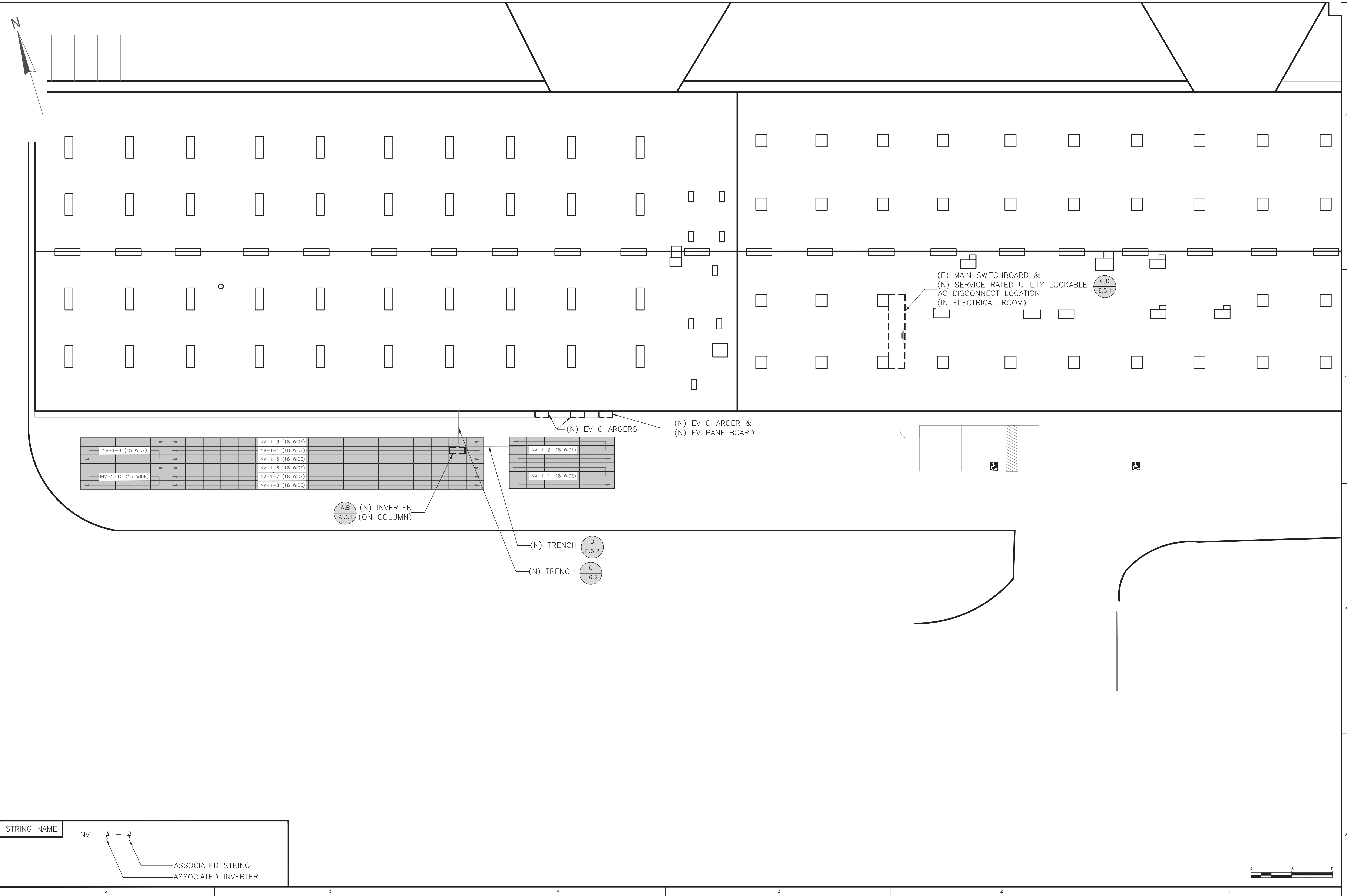
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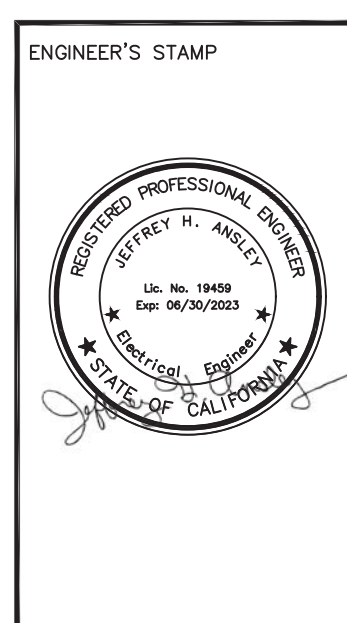
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SHEET TITLE:
ELECTRICAL NOTES

SHEET #:
E.0.1



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 APN: 84176010



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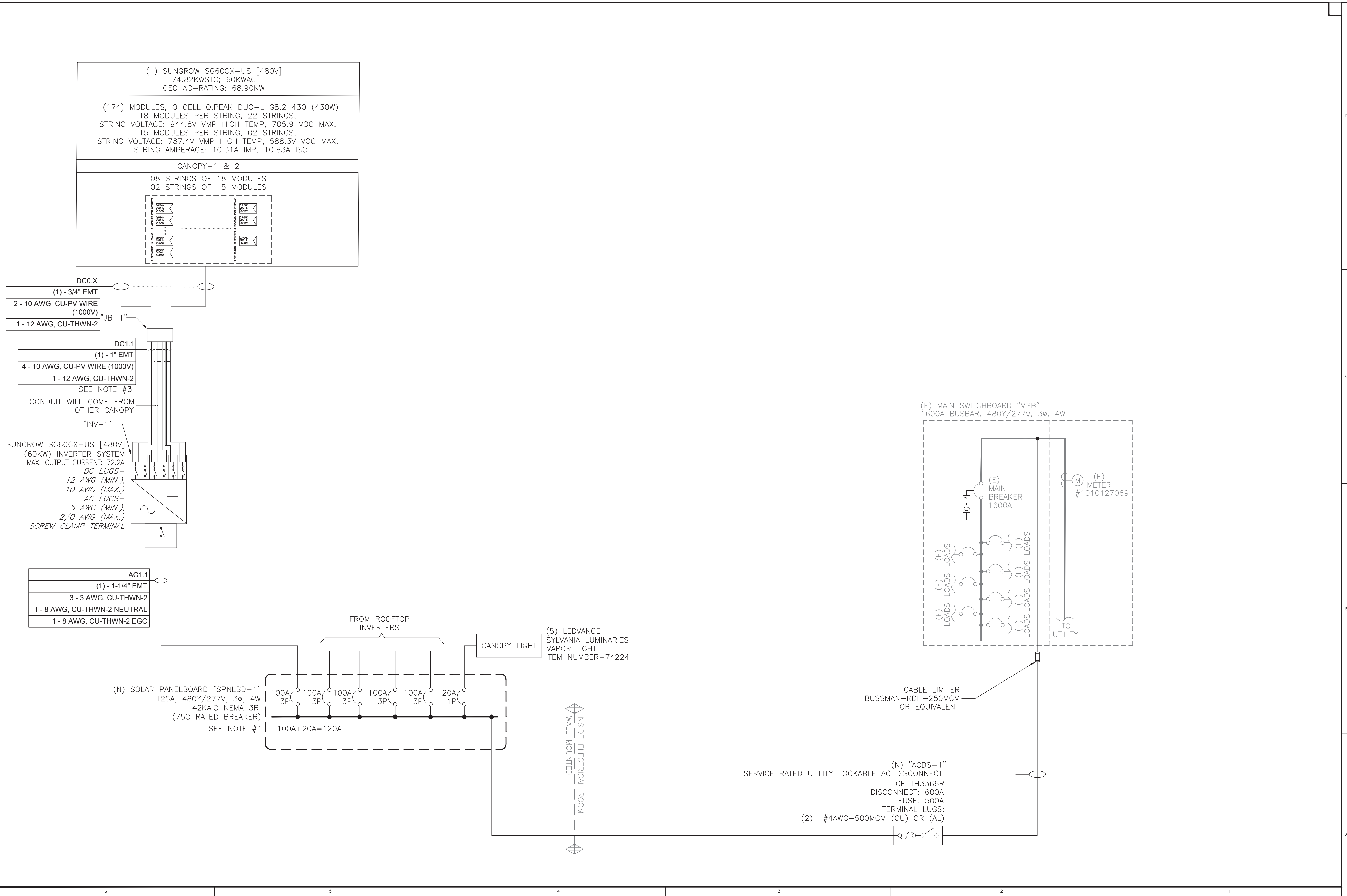
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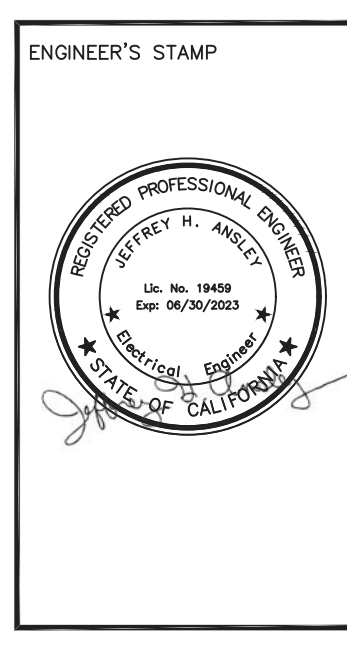
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ELECTRICAL SITE PLAN

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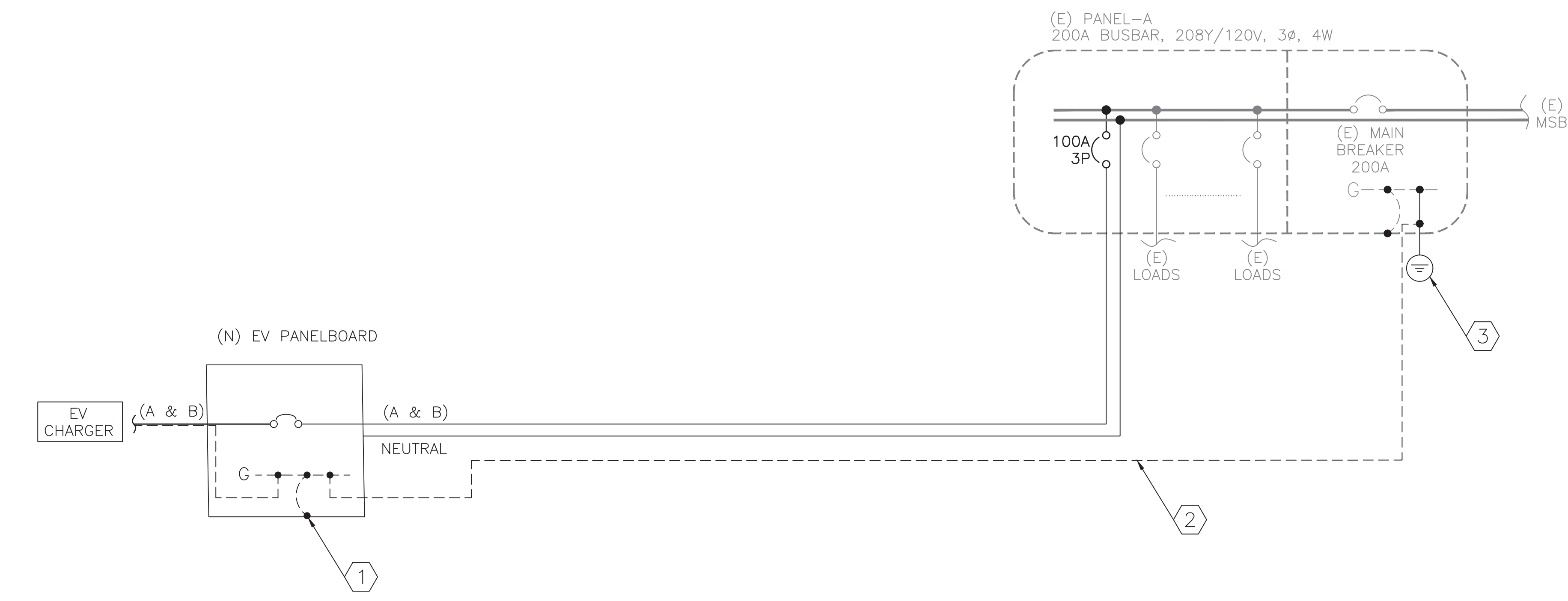
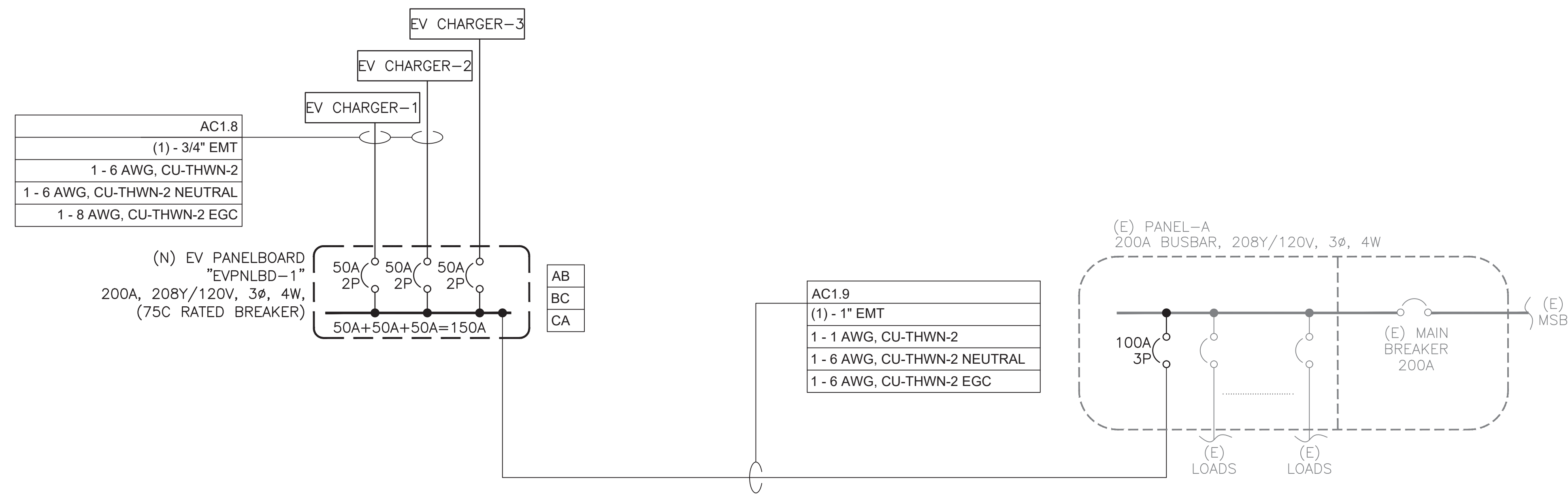
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SHEET TITLE:
SINGLE LINE DIAGRAM-1

SHEET #:
E.2.1



KEYED NOTES	CONNECTION	COMPONENT
①	SOLAR PANELBOARD TO GROUNDING LUG	(1) (N) EV PANELBOARD "EVPNLBD-1" 200A, 208Y/120V, 3 ϕ , 4W.
②	EGC RUNNING WITH CURRENT CARRYING CONDUCTORS	
③	EXISTING GROUNDING SYSTEM	

PROJECT TITLE:
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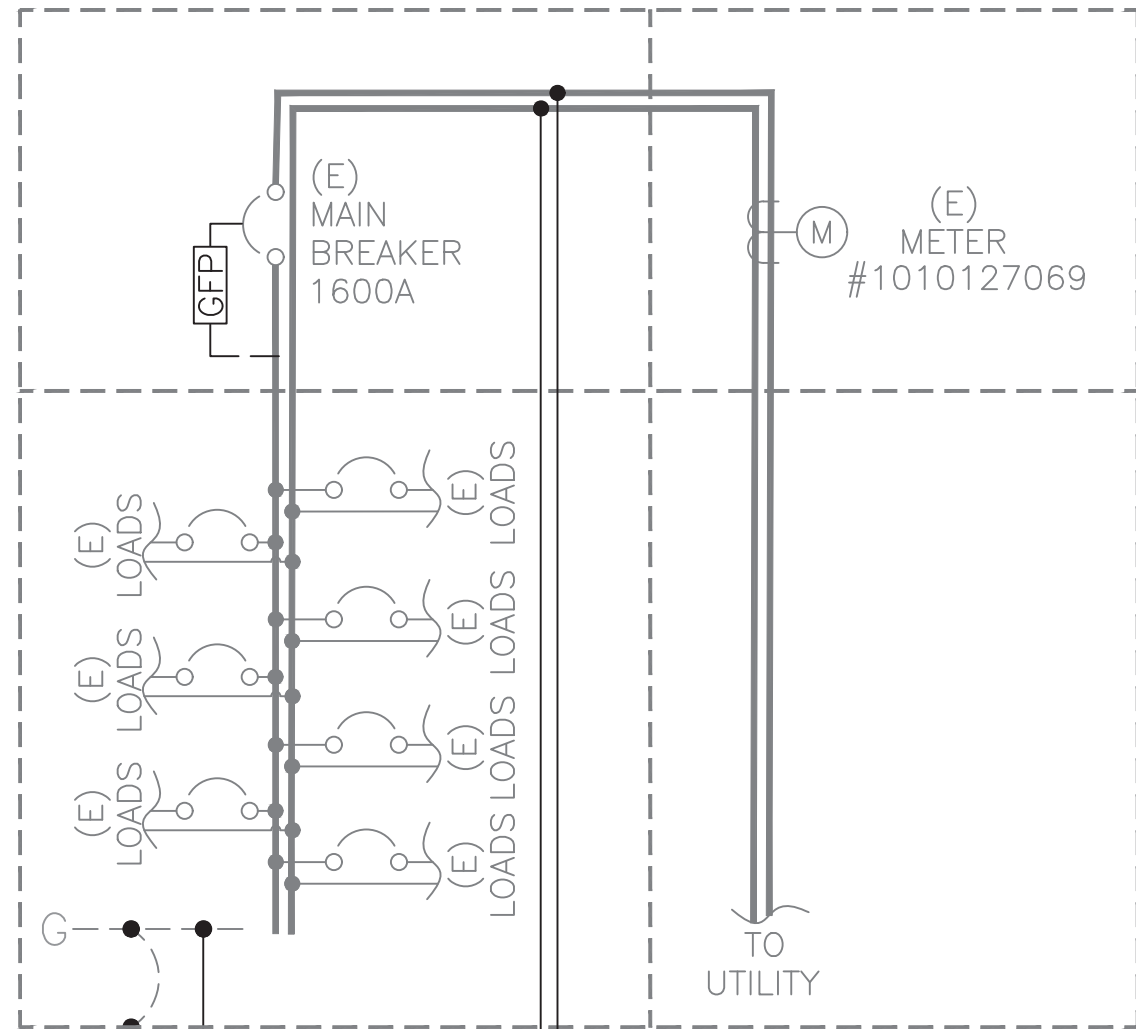
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 EV CHARGER
 SINGLE LINE
 & GROUNDING
 SINGLE LINE
 DIAGRAM

SHEET #:
 E.2.2

(E) MAIN SWITCHBOARD "MSB"
1600A BUSBAR, 480Y/277V, 3 ϕ , 4W



(E) METER
#1010127069

CABLE LIMITER
BUSSMAN-KDH-250MCM
OR EQUIVALENT

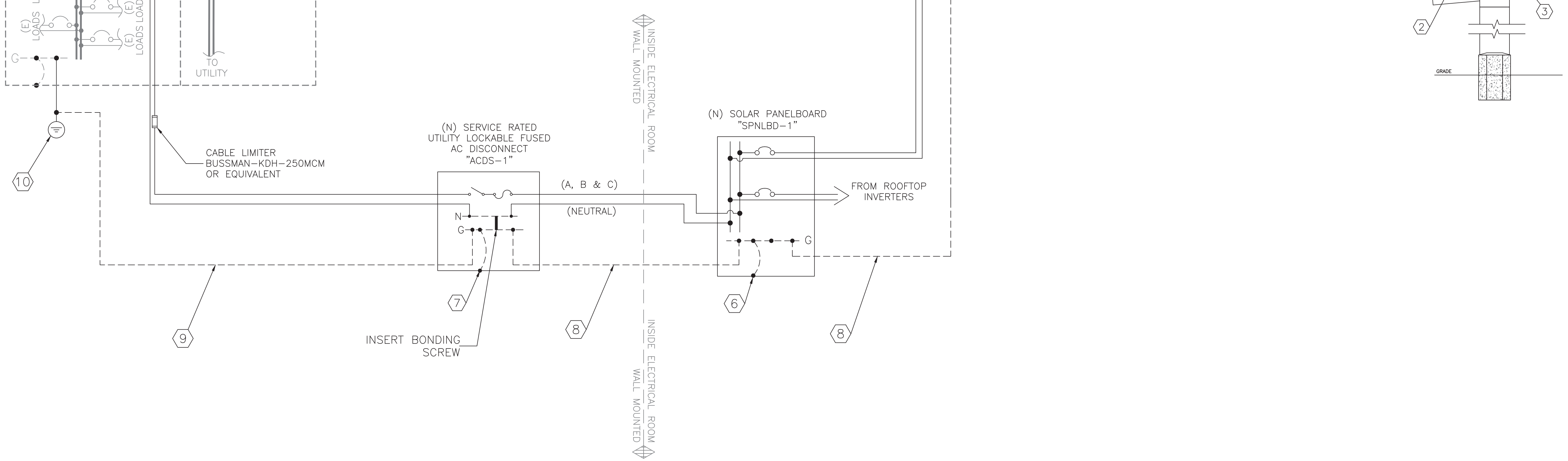
(N) SERVICE RATED
UTILITY LOCKABLE FUSED
AC DISCONNECT
"ACDS-1"

(N) SOLAR PANELBOARD
"SPNLBD-1"

(N) STRING INVERTER

(N) JUNCTION BOX

PV MODULE



NOTE TO CONTRACTOR: THIS DETAIL IS CONCEPTUAL AND IS USED TO COMMUNICATE HOW THE EGC SYSTEM IS BONDED TOGETHER.

- KEYED NOTES:**
- GEC IS SIZED PER TABLE 250.66. CONDUCTOR MAY BE DOWNSIZED IF EXCEPTION A,B, OR C APPLIES.
 - INSTALLER SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL BACKFED BREAKERS ARE SUITABLE FOR THE APPLICATION AND THAT IF A LOAD SIDE CONNECTION IS PERFORMED, THE EXISTING GROUND FAULT PROTECTION IS NOT COMPROMISED.

KEYED NOTES	CONNECTION	COMPONENT
①	PV MODULE TO GROUNDING LUG	(174) Q CELL Q.PEAK DUO-L G8.2 430 (430W)
②	RACKING TO GROUNDING LUG	
③	BONDING JUMPER FROM GROUND TO OTHER UN-GROUNDED SUB-ARRAYS	
④	JUNCTION BOX TO GROUNDING LUG	
⑤	INVERTER TO GROUNDING LUG	(1) SUNGROW SG60CX-US [480V] (60KW)
⑥	SOLAR PANELBOARD TO GROUNDING LUG	(1) (N) SOLAR PANELBOARD "SPNLBD-1" 600A, 480Y/277V, 3 ϕ , 4W.
⑦	SERVICE RATED UTILITY LOCKABLE AC DISCONNECT TO GROUNDING LUG	(1) (N) GE TH3366R; DISCONNECT: 600A, FUSE: 500A
⑧	EGC RUNNING WITH CURRENT CARRYING CONDUCTORS	
⑨	GEC RUNNING WITH CURRENT CARRYING CONDUCTORS	
⑩	EXISTING GROUNDING SYSTEM	

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GROUNDING
SINGLE
LINE
DIAGRAM

SHEET #:
E.3.1

INITIAL CONDUCTOR LOCATION	FINAL CONDUCTOR LOCATION	# STRINGS IN COMBINER BOX IN PARALLEL	RACEWAY NAME	CIRCUIT ID	RACEWAY SIZE OR DIRECT BURIAL	# OF PARALLEL CIRCUITS	# OF CONDUCTORS IN RACEWAY OR BURIAL BUNDLE	% OF MAX CONDUIT FILL	310.15 and 310.16 Temp Correction Factor	310.15 Fill Adjustment Factor	690.8 (A)(1) and (B)(1) Adjustment Factors	Isc	DESIGN LINE CURRENT	TERMINAL TEMP LIMIT	TEMP LIMIT AMPACITY 30C AMB	OCPD	MINIMUM CORRECTED AMPACITY	CONDUCTOR CORRECTED AMPACITY	ONE WAY LENGTH (FT)	VOLTAGE DROP %	CURRENT CARRYING CONDUCTOR TYPE AND SIZE (AWG)	EQUIPMENT GROUNDING CONDUCTOR SIZE (AWG)	NOTES
ST-X	INV-X	1	DC0.X	DC0.X-1	3/4" EMT	1	3	56%	1.04	1.00	1.56	11	17	Cu-90C	40	N/A	14	42	200	0.69%	2 - 10 AWG, CU-PV WIRE (1000V)	1 - 12 AWG, CU-THWN-2	FREE-AIR OR 3/4" EMT MIN
JB-X	INV-X	1	DC1.1	DC1.1-1	1" EMT	1	5	65%	1.04	0.80	1.56	11	17	Cu-90C	40	N/A	14	33	100	0.34%	2 - 10 AWG, CU-PV WIRE (1000V)	1 - 12 AWG, CU-THWN-2	
JB-X	INV-X	1		DC1.1-2																			
JB-Y	INV-X	1	DC1.2	DC1.2-1	3/4" EMT	1	3	56%	1.04	1.00	1.56	11	17	Cu-90C	40	N/A	14	42	100	0.34%	2 - 10 AWG, CU-PV WIRE (1000V)	1 - 12 AWG, CU-THWN-2	

INITIAL CONDUCTOR LOCATION	FINAL CONDUCTOR LOCATION	RACEWAY NAME	CIRCUIT ID	RACEWAY SIZE OR DIRECT BURIAL	# OF PARALLEL CIRCUITS	# OF CONDUCTORS IN RACEWAY OR BURIAL BUNDLE	% OF MAX CONDUIT FILL	310.15 and 310.16 Temp Correction Factor	310.15 Fill Adjustment Factor	690.8 (A)(3) Adjustment Factor	OPERATING LINE CURRENT	DESIGN LINE CURRENT	TERMINAL TEMP LIMIT	TEMP LIMIT AMPACITY 30C AMB	OCPD	MINIMUM CORRECTED AMPACITY	CONDUCTOR CORRECTED AMPACITY	ONE WAY LENGTH (FT)	VOLTAGE DROP %	CURRENT CARRYING CONDUCTOR TYPE AND SIZE	NEUTRAL WIRE TYPE AND SIZE	GROUNDING CONDUCTOR SIZE (AWG)	NOTES
INV-1	SPNLBD-1	AC1.1	AC1.1-1	1-1/4" EMT	1	5	61%	1.04	1.00	1.25	72	90	Cu-75C	100	100	90	120	50	0.32%	3 - 3 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	EGC
INV-2	SPNLBD-1	AC1.2	AC1.2-1	1-1/4" EMT	1	5	61%	1.04	1.00	1.25	72	90	Cu-75C	100	100	90	120	50	0.32%	3 - 3 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	EGC
INV-3	SPNLBD-1	AC1.3	AC1.3-1	1-1/4" EMT	1	5	61%	1.04	1.00	1.25	72	90	Cu-75C	100	100	90	120	50	0.32%	3 - 3 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	EGC
INV-4	SPNLBD-1	AC1.4	AC1.4-1	1-1/4" EMT	1	5	61%	1.04	1.00	1.25	72	90	Cu-75C	100	100	90	120	50	0.32%	3 - 3 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	EGC
INV-5	SPNLBD-1	AC1.5	AC1.5-1	1-1/4" EMT	1	5	61%	1.04	1.00	1.25	72	90	Cu-75C	100	100	90	120	50	0.32%	3 - 3 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	EGC
SPNLBD-1	ACDS-1	AC1.6	AC1.6-1	2-1/2" EMT	2	5	61%	1.04	1.00	1.25	361	451	Cu-75C	510	500	451	603	10	0.03%	3 - 250 MCM, CU-THWN-2	1 - 2 AWG, CU-THWN-2	1 - 2 AWG, CU-THWN-2	EGC
ACDS-1	MSB	AC1.7	AC1.7-1	2-1/2" EMT	2	5	67%	1.04	1.00	1.25	361	451	Cu-75C	510	N/A	451	603	100	0.34%	3 - 250 MCM, CU-THWN-2	1 - 1/0 AWG, CU-THWN-2	1 - 1/0 AWG, CU-THWN-2	GEC
EV CHARGER	EVPNLBD-1	AC1.8	AC1.8-1	3/4" EMT	1	3	65%	1.04	1.00	1.25	40	50	Cu-75C	65	50	50	78	20	0.33%	1 - 6 AWG, CU-THWN-2	1 - 6 AWG, CU-THWN-2	1 - 8 AWG, CU-THWN-2	EGC
EVPNLBD-1	PANEL- A	AC1.9	AC1.9-1	1" EMT	1	3	75%	1.04	1.00	1.25	80	100	Cu-75C	130	100	100	151	20	0.20%	1 - 1 AWG, CU-THWN-2	1 - 6 AWG, CU-THWN-2	1 - 6 AWG, CU-THWN-2	EGC

DC CONDUITS	DC VOLTAGE DROP	DESIGN LINE CURRENT	MINIMUM CORRECTED AMPACITY	CONDUIT FILL	CONDUCTOR CORRECTED AMPACITY
CONDUIT NAME	$(2 * \text{ONE WAY LENGTH} * \text{RESISTANCE PER 1000FT} * \text{PHASE CURRENT} \text{ Imp} / 1000 \text{ FT} / \text{STRING VOLTAGE} / \# \text{ WIRES PER PHASE}) = \text{VOLTAGE DROP IN CONDUIT}$	ISC*1.56	ISC*1.25	$100 * (\text{TOTAL CONDUCTOR AREA}) / ((\text{CONDUIT AREA}) * (\text{PERCENT ALLOWED FILL})) = \text{PERCENT MAXIMUM FILL}$	$\text{CONDUCTOR AMPACITY AT 30C} * \text{CONDUCTOR PER PHASE} * \text{TEMP. CORRECTION FACTOR} * \text{FILL ADJUSTMENT FACTOR} = \text{CONDUCTOR CORRECTED AMPACITY}$
DC1.1	$(2 * 100 * 1.24 * 10.31 / 1000 \text{ FT} / 745.17 / 1) = 0.34\%$	$(10.83 * 1.56) = 16.92$	$(10.83 * 1.25) = 13.54$	$100 * 0.23 / (0.86 * 0.4) = 65\%$	$(1 * 1 * 1.04 * 0.8) = 33.28$

AC CONDUITS (For 3-Phase system)	3 PHASE AC VOLTAGE DROP	DESIGN LINE CURRENT	MINIMUM CORRECTED AMPACITY	CONDUIT FILL	CONDUCTOR CORRECTED AMPACITY
CONDUIT NAME	$1.732 * \text{ONE WAY LENGTH} * \text{RESISTANCE PER 1000FT} * \text{PHASE CURRENT} / 1000 \text{ FT} / \text{OPERATING VOLTAGE} / \# \text{ WIRES PER PHASE} = \text{VOLTAGE DROP IN CONDUIT}$	OPERATING CURRENT*1.25	OPERATING CURRENT*1.25	$100 * (\text{TOTAL CONDUCTOR AREA}) / ((\text{CONDUIT AREA}) * (\text{PERCENT ALLOWED FILL})) = \text{PERCENT MAXIMUM FILL}$	$\text{CONDUCTOR AMPACITY AT 30C} * \text{CONDUCTOR PER PHASE} * \text{TEMP. CORRECTION FACTOR} * \text{FILL ADJUSTMENT FACTOR} = \text{CONDUCTOR CORRECTED AMPACITY}$
AC1.1	$(1.732 * 50 * 0.245 * 72 / 1000 \text{ FT} / 480 / 1) = 0.32\%$	$(72.2 * 1.25) = 90.25$	$(72.2 * 1.25) = 90.25$	$100 * 0.37 / (1.5 * 0.4) = 61\%$	$(115 * 1 * 1.04 * 1) = 119.6$

STRING VOC CALCULATION	
PANEL VOC, 25C	49.33
NUMBER IN SERIES	19
STRING VOC STC	937.27
DESIGN LOW, (ASHRAE) C	1
TEMP COEFFICIENT, %/C	-0.27%
PANEL VOC * NUMBER IN SERIES * (1 - (25 - DESIGN LOW TEMP) * VOC TEMP COEFFICIENT) = MAX VOC AT DESIGN LOW	
$(49.33 * 19 * (1 - (25 - 1) * (-0.00267))) = 997.33$	

STRING VOC CALCULATION	
PANEL VOC, 25C	49.33
NUMBER IN SERIES	16
STRING VOC STC	789.28
DESIGN LOW, (ASHRAE) C	1
TEMP COEFFICIENT, %/C	-0.00267
PANEL VOC * NUMBER IN SERIES * (1 - (25 - DESIGN LOW TEMP) * VOC TEMP COEFFICIENT) = MAX VOC AT DESIGN LOW	
$(49.33 * 16 * (1 - (25 - 1) * (-0.00267))) = 839.86$	

STRING VOC CALCULATION	
PANEL VOC, 25C	49.33
NUMBER IN SERIES	18
STRING VOC STC	887.94
DESIGN LOW, (ASHRAE) C	1
TEMP COEFFICIENT, %/C	-0.00267
PANEL VOC * NUMBER IN SERIES * (1 - (25 - DESIGN LOW TEMP) * VOC TEMP COEFFICIENT) = MAX VOC AT DESIGN LOW	
$(49.33 * 18 * (1 - (25 - 1) * (-0.00267))) = 944.84$	

STRING VOC CALCULATION	
PANEL VOC, 25C	49.33
NUMBER IN SERIES	28
STRING VOC STC	1381.24
DESIGN LOW, (ASHRAE) C	1
TEMP COEFFICIENT, %/C	-0.00267
PANEL VOC * NUMBER IN SERIES * (1 - (25 - DESIGN LOW TEMP) * VOC TEMP COEFFICIENT) = MAX VOC AT DESIGN LOW	
$(49.33 * 28 * (1 - (25 - 1) * (-0.00267))) = 1469.75$	

Circuit Voltage Drop	INV-1
Total DC drop	1.03%
Total AC drop	0.69%
Total Voltage drop	1.72%

WIRING METHOD
INVERTER WIRING (AC1.1)

OUTPUT OF SUNGROW SG60CX-US [480V] (60KW) INVERTER

$125\% \times 72.2\text{A}$ (INVERTER OUTPUT CURRENT FROM SPEC SHEET) = $1.25 \times 72.2\text{A} = 90.25\text{A}$ (CONTINUOUS CURRENT)
 $125\% \times 72.2\text{A} = 1.25 \times 72.2\text{A} = 90.25\text{A} \leq 100\text{A}$ (OVERCURRENT DEVICE)

AMBIENT SITE TEMPERATURE = 25°C

CONDUCTORS ON THE ROOF THAT ARE INSTALLED IN RACEWAYS EXPOSED TO DIRECT SUNLIGHT ARE DERATED IN ACCORDANCE WITH CEC 310.15(B)(3)(c) AND TABLE 310.15(B)(3)(c) BASED ON THE HEIGHT OF THE CONDUIT ABOVE THE ROOF (N/A)
 DESIGN CONDUIT TEMPERATURE = 25°C

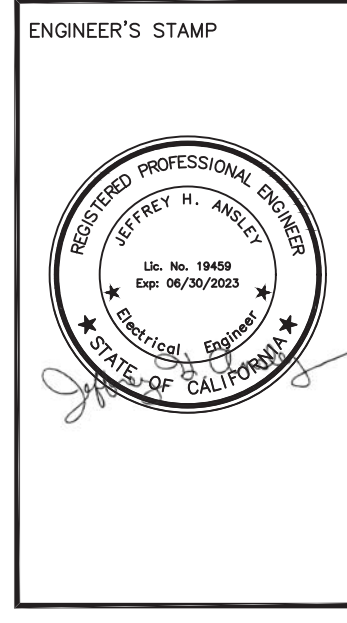
ADJUSTMENT FACTOR FOR CONDUIT FILL (CEC TABLE 310.15(B)(3)(a)) = 1.0

AMBIENT TEMPERATURE CORRECTION FACTOR BASED ON 30° (TABLE 310.15(B)(2)(a)) = 21°C-25°C @ 90°C
 TEMPERATURE RATING OF CONDUCTOR IS 1.04
 WITH 90A MINIMUM BREAKER, SELECT #3 AWG, CU-THWN-2 (90°C COLUMN)

FROM TABLE 310.15(B)(16), AMPACITY OF CONDUCTOR AT 90° IS 115A x 1.04 TEMP. DERATE FACTOR = 119.6A

THIS IS GREATER THAN CONTINUOUS CURRENT OF 100A - OK
 CAN BE PROTECTED BY A 100A BREAKER - OK

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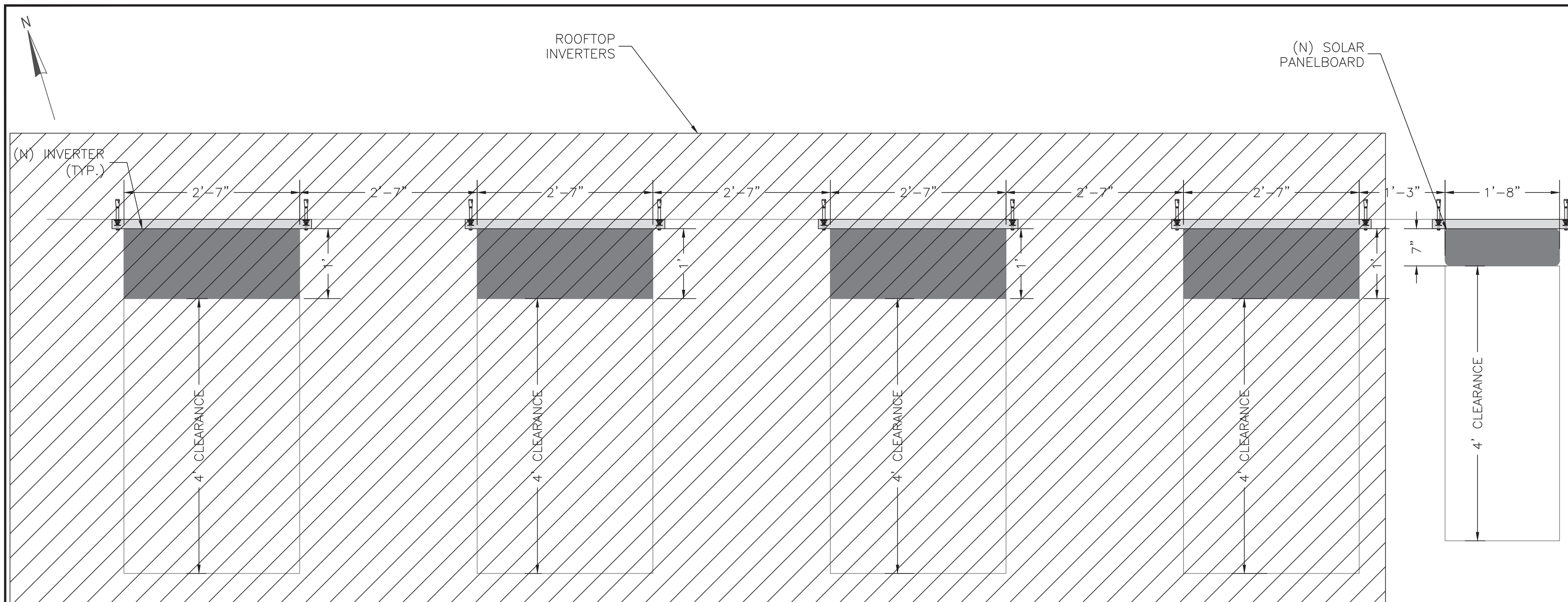
DATE	ISSUE
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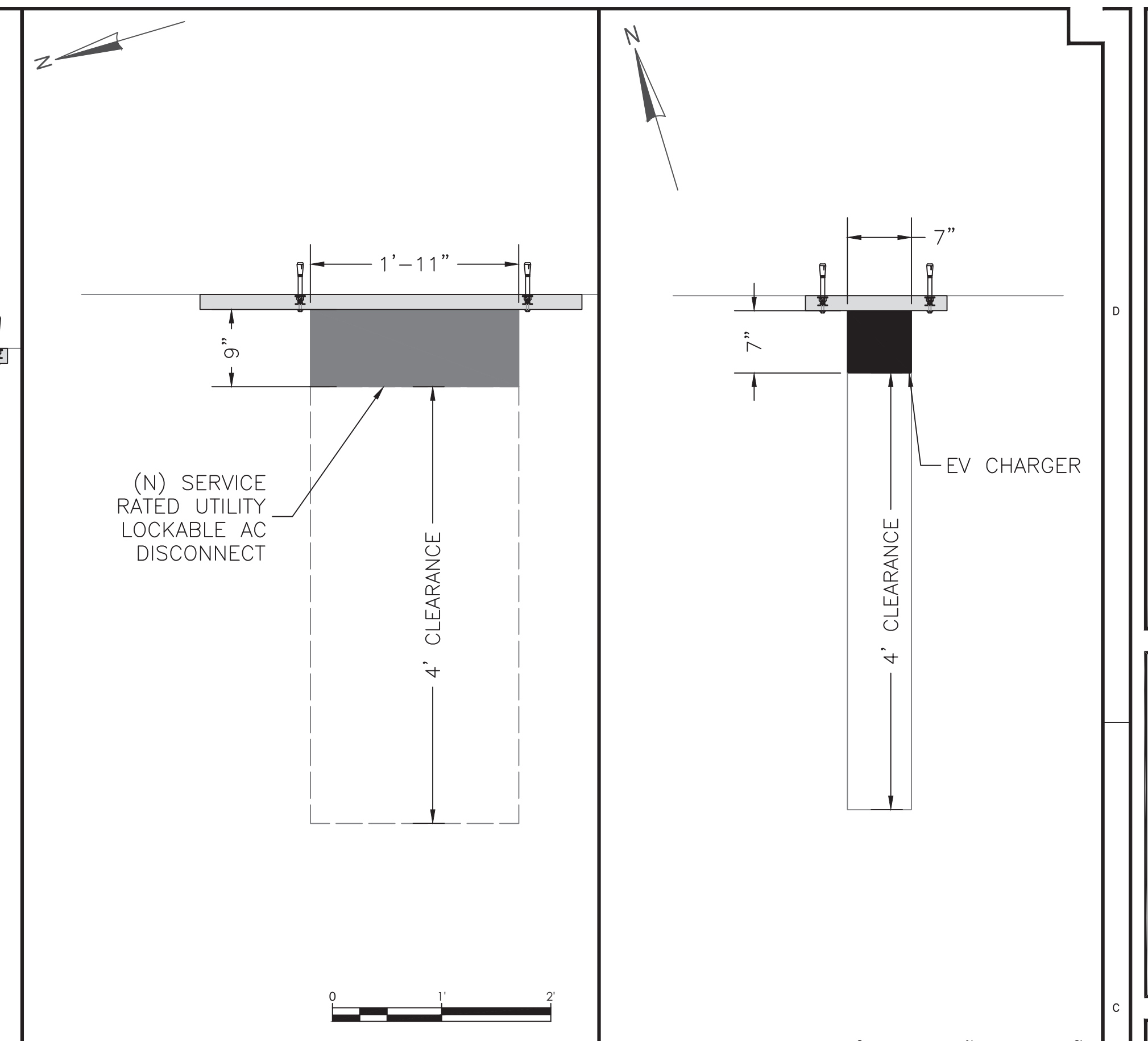
SCALE:
 NTS

SHEET TITLE:
 WIRING SCHEDULE & AC WIRING CALCULATION

SHEET #:
 E.4.1

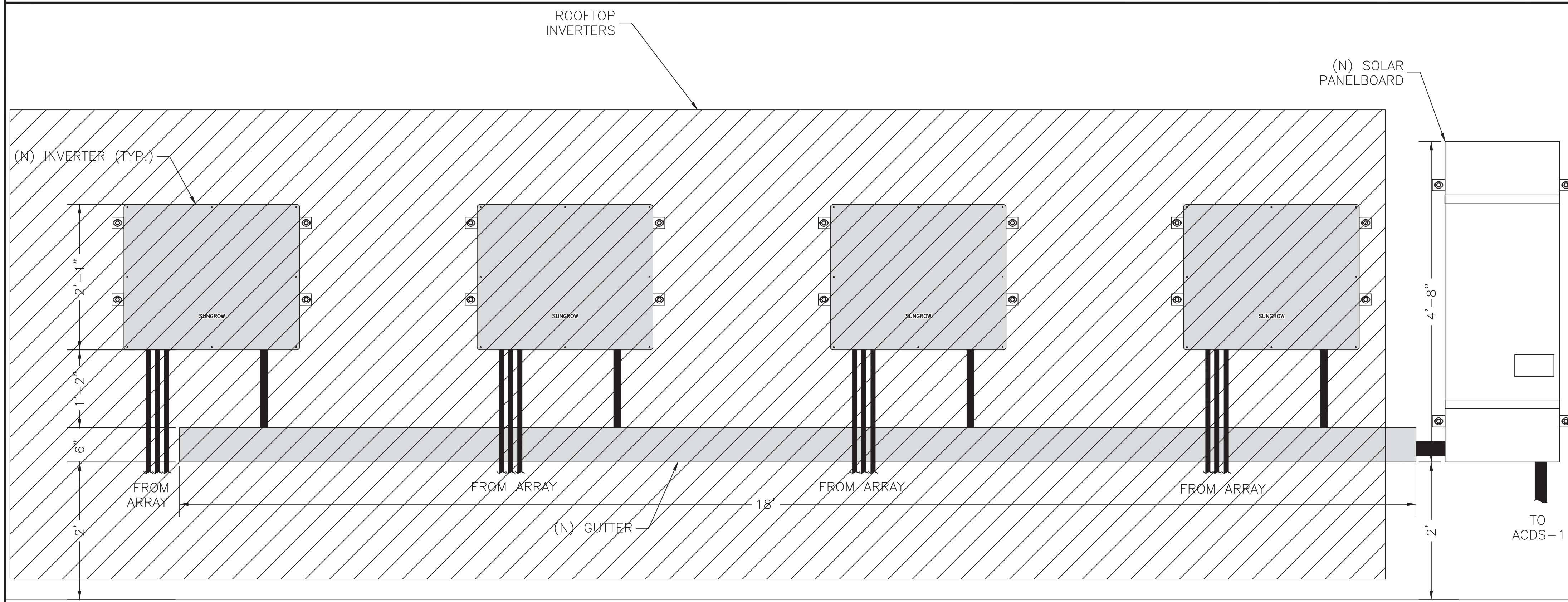


A EQUIPMENT LAYOUT PLAN (ON OUTSIDE WALL)
SCALE: 1"=1'-0"

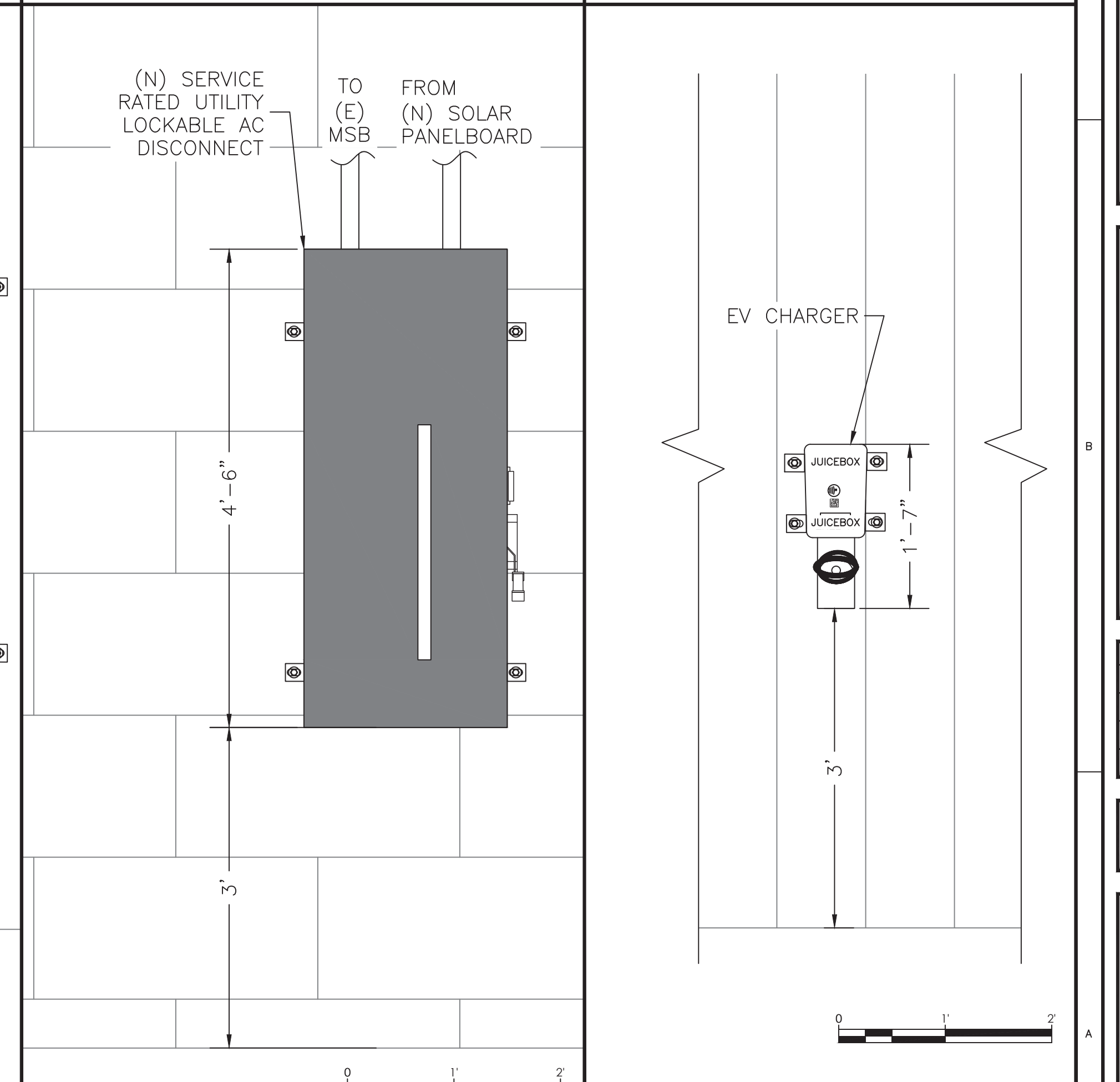


C ACDS LAYOUT PLAN (INSIDE ELECTRICAL ROOM)
SCALE: 1"=1'-0"

E EV CHARGER (OUTSIDE BUILDING WALL)
SCALE: 1"=1'-0"



B EQUIPMENT LAYOUT PLAN (ON WALL)
SCALE: 1"=1'-0"



D ACDS LAYOUT PLAN (INSIDE ELECTRICAL ROOM)
SCALE: 1"=1'-0"

F EV CHARGER (OUTSIDE BUILDING WALL)
SCALE: 1"=1'-0"

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SOLAR TECHNOLOGIES
CLEAN ENERGY SOLUTIONS
708 N BRANCIORTE AVE
SANTA CRUZ, CA 95062
JOB NUMBER: 11649

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SCALE:
1"= 1'-0"

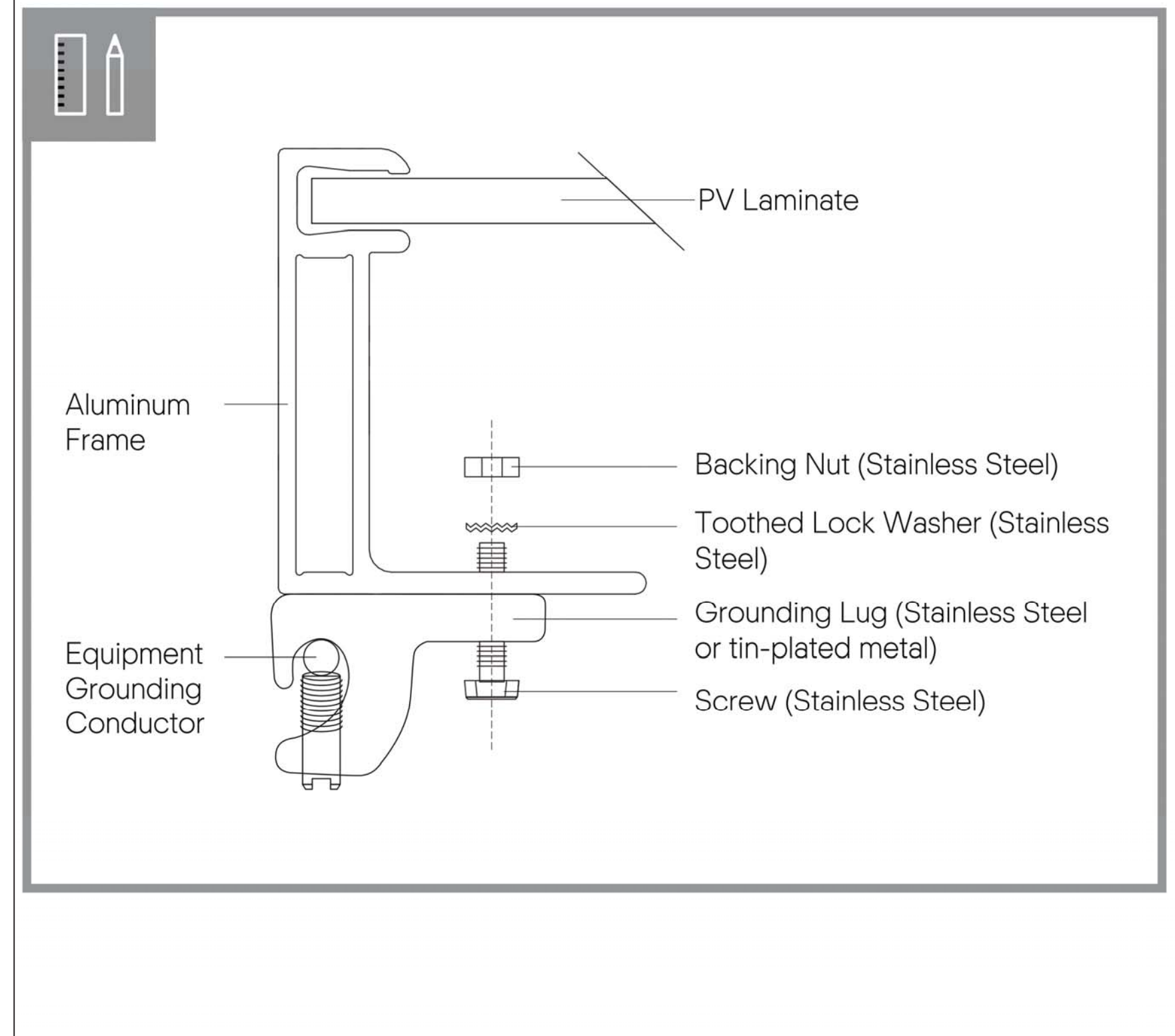
SHEET TITLE:
EQUIPMENT LAYOUT PLAN

SHEET #:
E.5.1

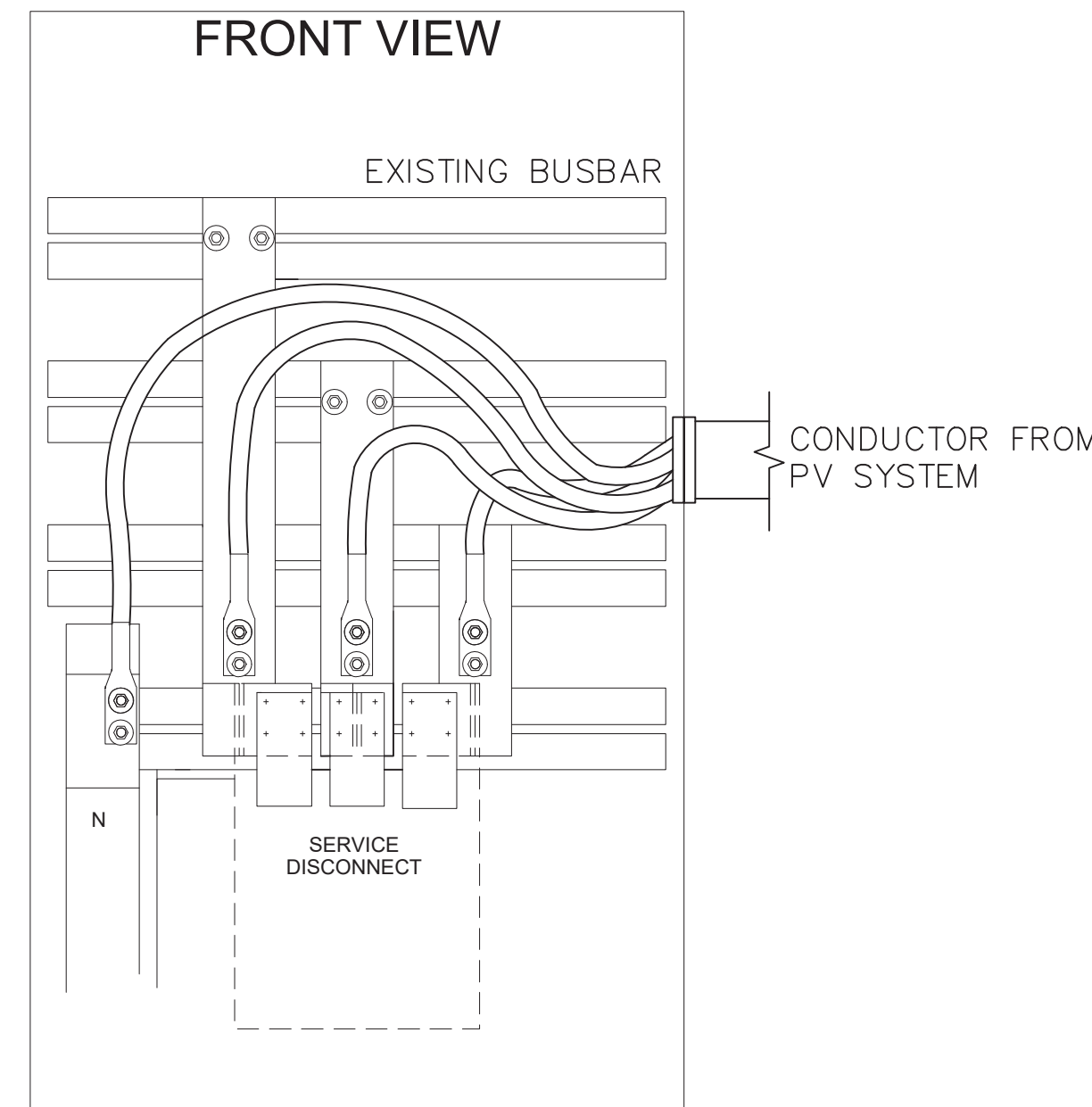
The Q CELLS modules can be bonded with the racking system using UL1703 or UL2703 certified integrated grounding methods. The racking system will then have to be grounded so that the overall system is properly grounded. The listed racking system and grounding device should be installed in accordance with the manufacturers' instructions. An example of such integrated grounding method is the use of a WEEB clip or Schletter plate between the module and the racking system, when mounting the module.

The WEEB washers are generally compatible with Q CELLS modules, however each combination module / racking system requires a specific WEEB washer size. Note that WEEB clips are intended for single use only; they must not be reused after removal or loosening. Refer to Wiley's installation instructions for the specific use of WEEB washers.

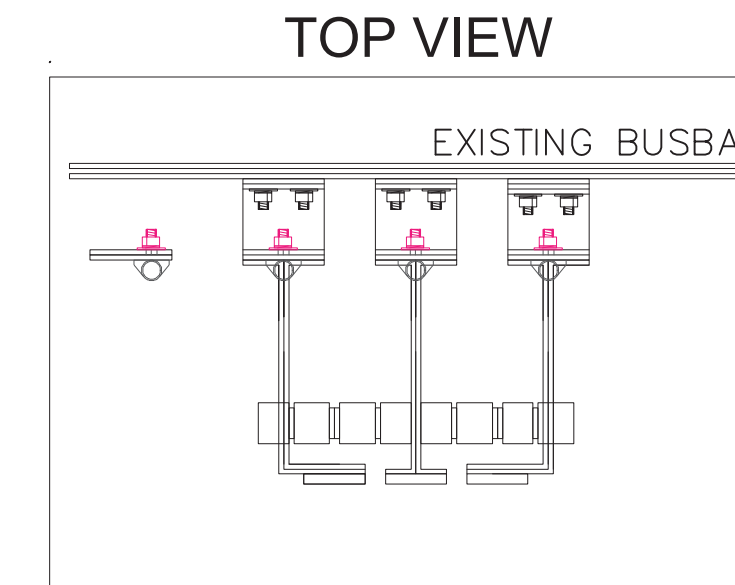
An example of such integrated grounding method is the use of a washer recognized as meeting UL2703 requirements between the module and the racking system, when mounting the module. For example, WEEB washers are generally compatible with Q CELLS modules, however each combination module / racking system requires a specific WEEB washer size. Note that WEEB washers are intended for single use only; they must not be reused after removal or loosening. Refer to Wiley's installation instructions for the specific use of WEEB washers.



A MODULE GROUNDING DETAIL
SCALE: NTS



B POCC DETAIL
SCALE: NTS



- NOTE:
1. POCC MADE ON THE LINE SIDE OF MAIN SERVICE DISCONNECT AND LOAD SIDE OF UTILITY CURRENT TRANSFORMERS.
 2. USE EXISTING BOLTS OR EXISTING HOLES IN BUS BAR. USE NSI GL SERIES LUGS WITH PEEP HOLE FOR INSPECTION OR EQUIVALENT.
 3. GRADE 5 HARDWARE SHALL BE USED. CRIMP LUG BARRELS PER MANUFACTURER RECOMMENDATIONS.
 4. TORQUE BOLTS TO 375 INCH POUNDS.
 5. THE DESIGN OF THE TAPS APPLIES NEC BENDING SPACES AS INDICATED IN TABLES 312.6(A) & 312.6(B)

C FAULT CURRENT CALCULATIONS
SCALE: NTS

Bishop Wisecarver Corp.
SOLAR TECHNOLOGIES

Available Fault Current Calculation

by John Sakalk Ver. 7.1
jms1ids@comcast.net

Utility Fault Current amperes kVA = E = trans. FLA =

$I = \frac{kVA \times 1000}{E \times 1.732} = \text{trans. FLA}$

$I_{sca} = \frac{\text{trans. FLA} \times 100 \times PF}{\text{transformer Z}}$ PF = Z = $I_{sca} = 0$ amperes

I_{sca} = ampere short-circuit current RMS symmetrical.

Point to Point Method Three Phase 480/277

Length (distance) FEET (ASC) $I_{sca} = 100,000$ Aluminum in Nonmetallic Raceway

'f' factor = $\frac{1.732 \times L \times I}{N \times C \times E \cdot L - N}$ # conductors per phase N = Phase Conductor kcmil

Phase conductor constant C = Volt Line to Line E L - L = Volt

Neutral conductor constant C = Neutral Conductor kcmil

Volt Line to Neutral E L - N = Volt

Multiplier f = 0.000

$M = \frac{1}{1 + f}$ Line to Line M = 1.000 Line to Neutral M = 1.000

Fault Current at Service Equipment

$I_{sca} \times M =$ fault current at terminals of main disconnect L - L = **100,000 amperes**

$I_{sca} \times M =$ fault current at terminals of main disconnect L - N = **100,000 amperes**

Fault Current from Copper in Metal Raceway Three Phase

Three Phase Feeder Length (distance) L = $I_{sca} = 100,000$ Phase 100,000 Neutral

'f' factor = $\frac{1.732 \times L \times I}{N \times C \times E \cdot L - N}$ # conductors per phase N = Phase Conductor Volt Line to Line E L - L = Volt

Phase conductor constant C = f = 2.751

Neutral conductor constant C = Neutral Conductor Volt Line to Neutral E L - N = Volt

Multiplier f = 6.852

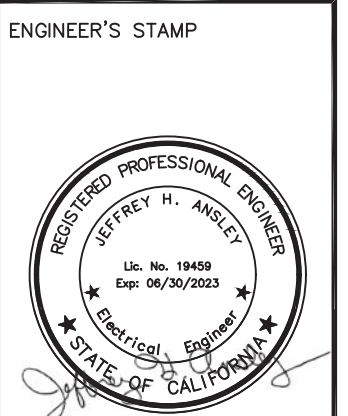
$M = \frac{1}{1 + f}$ Line to Line M = 0.267 Line to Neutral M = 0.127

$I_{sca} \times M =$ fault current at terminal of the panel L - L = **26,658 amperes**

$I_{sca} \times M =$ fault current at terminal of the panel L - N = **12,736 amperes**

Calculation does not include motor contribution

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SHEET TITLE:
ELECTRICAL DETAILS-1

SHEET #:
E.6.1

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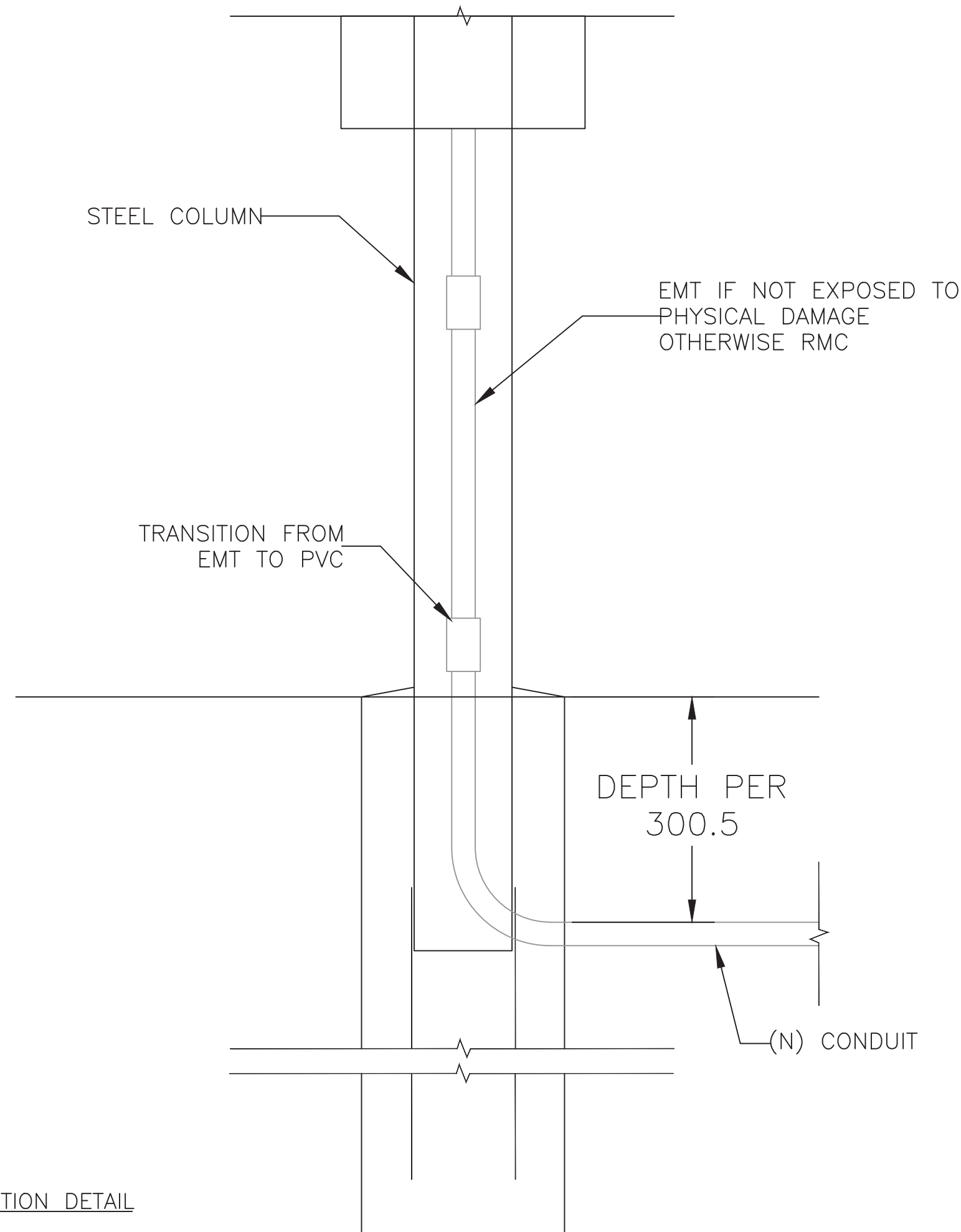
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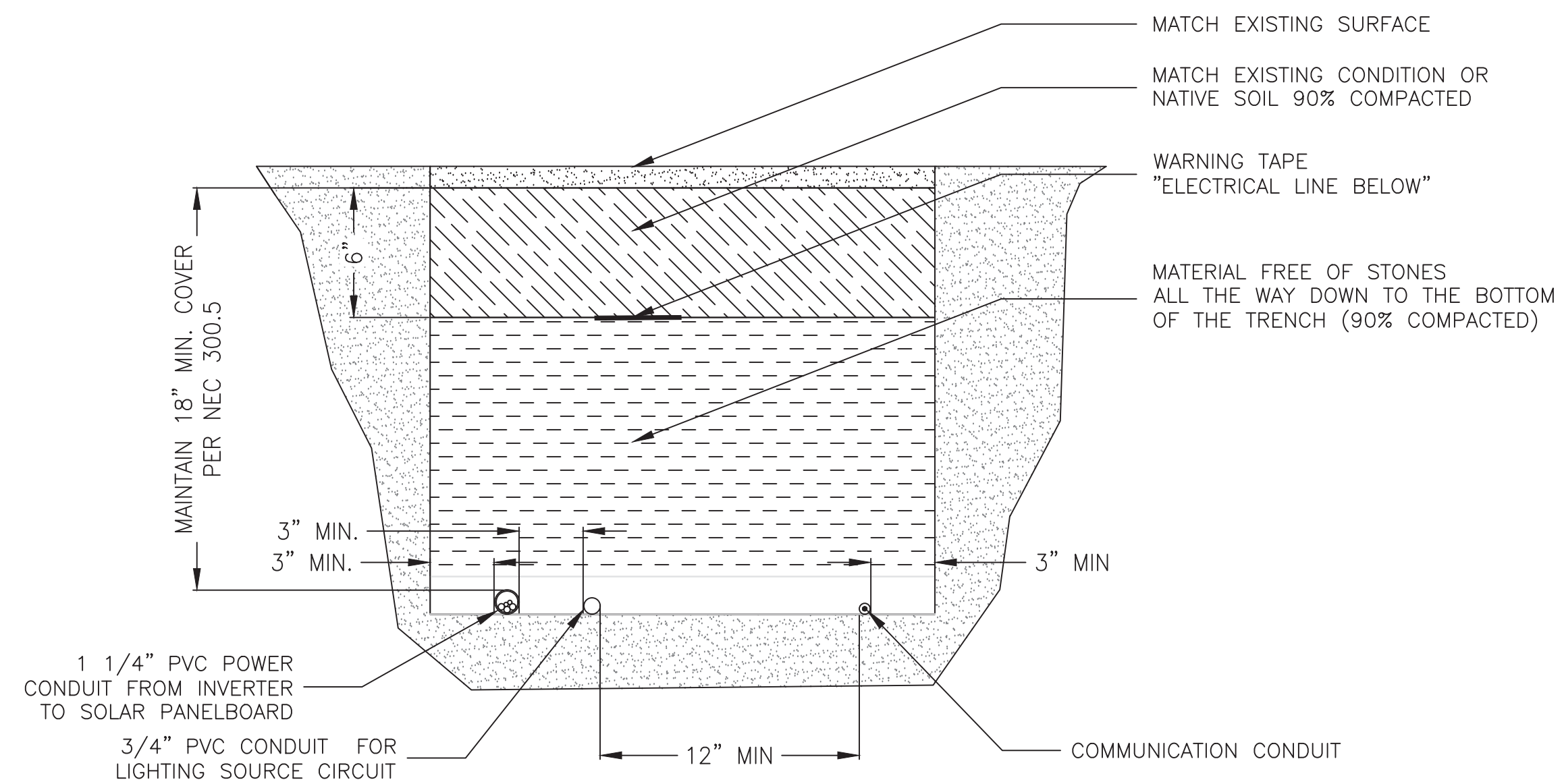
SHEET TITLE:
 ELECTRICAL DETAILS-2

SHEET #:
 E.6.2

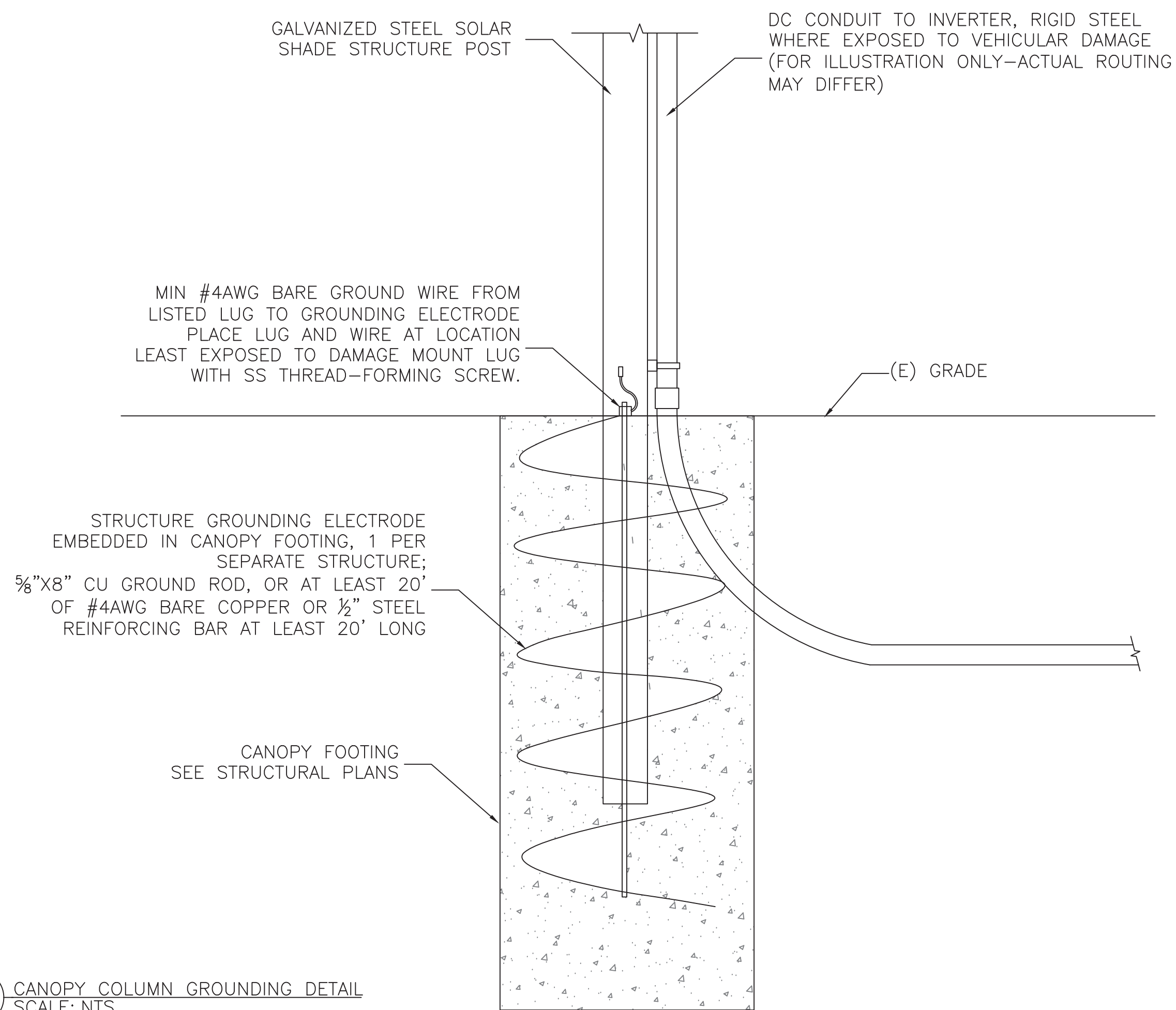
A CANOPY TRANSITION DETAIL
 SCALE: NTS



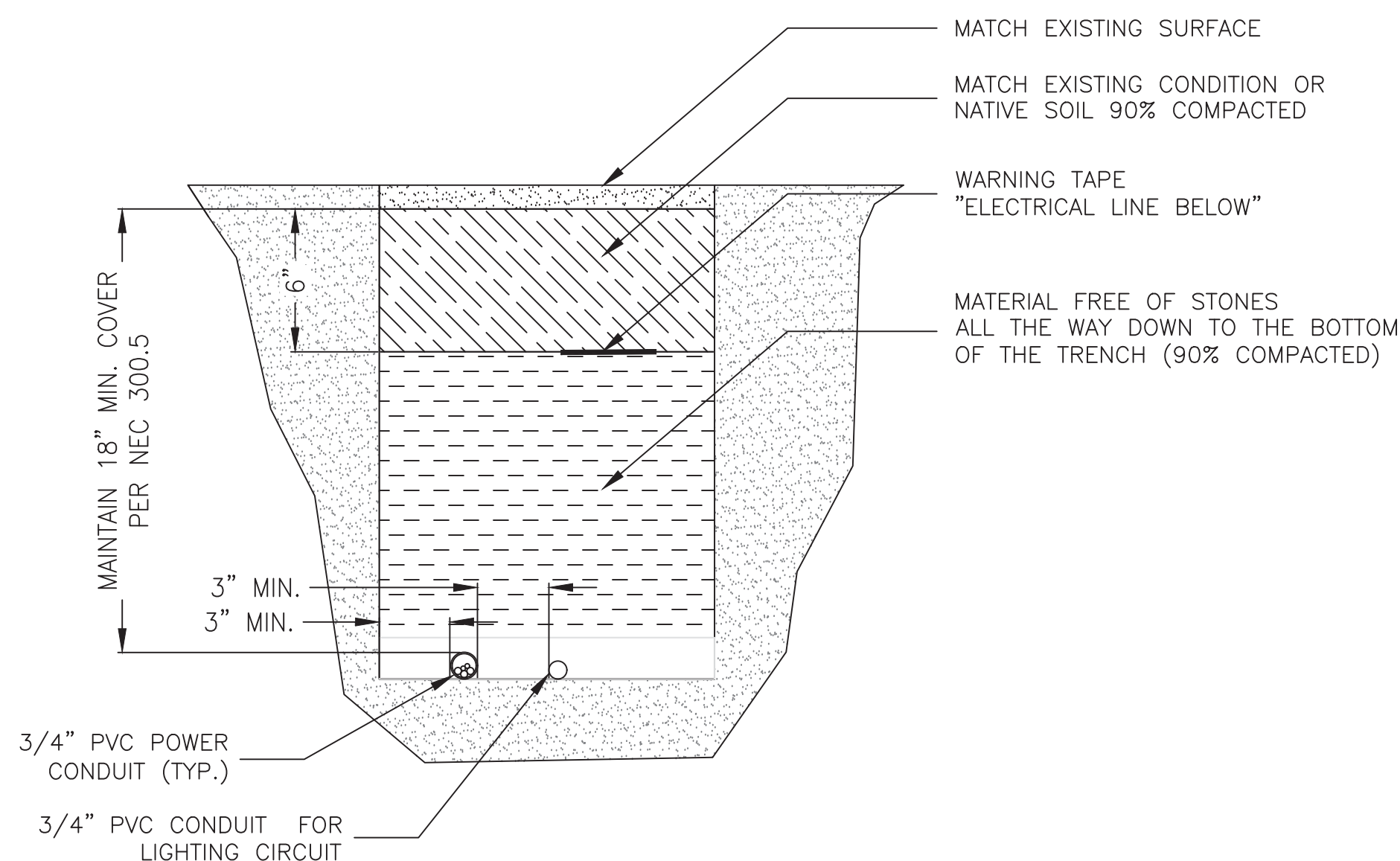
C TRENCH DETAIL
 SCALE: 1"=1 1/2'-0"



B CANOPY COLUMN GROUNDING DETAIL
 SCALE: NTS



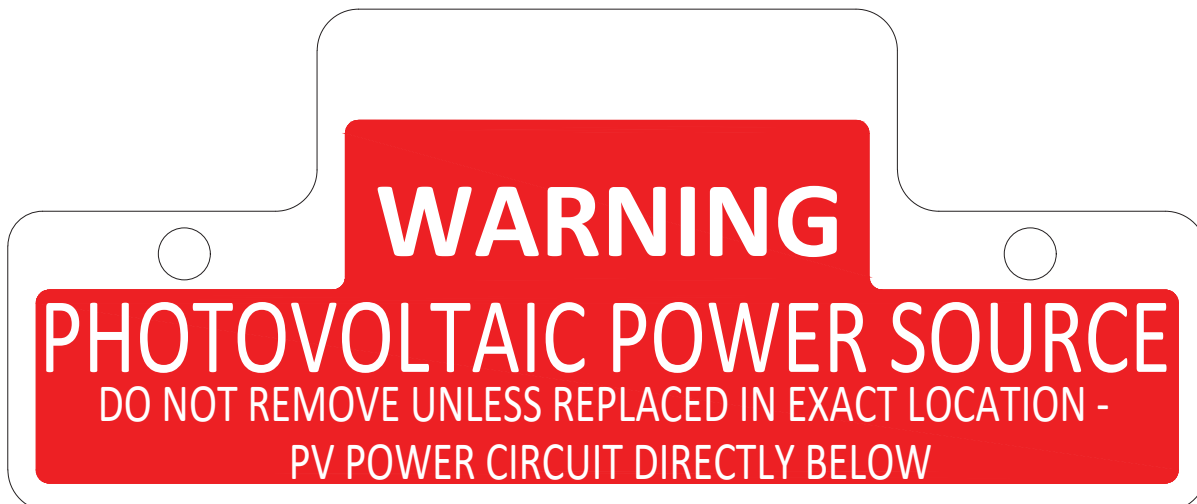
D TRENCH DETAIL
 SCALE: 1"=1 1/2'-0"



1 EMT / CONDUIT RACEWAYS, JUNCTION BOXES
*(REFLECTIVE MATERIAL REQUIRED)

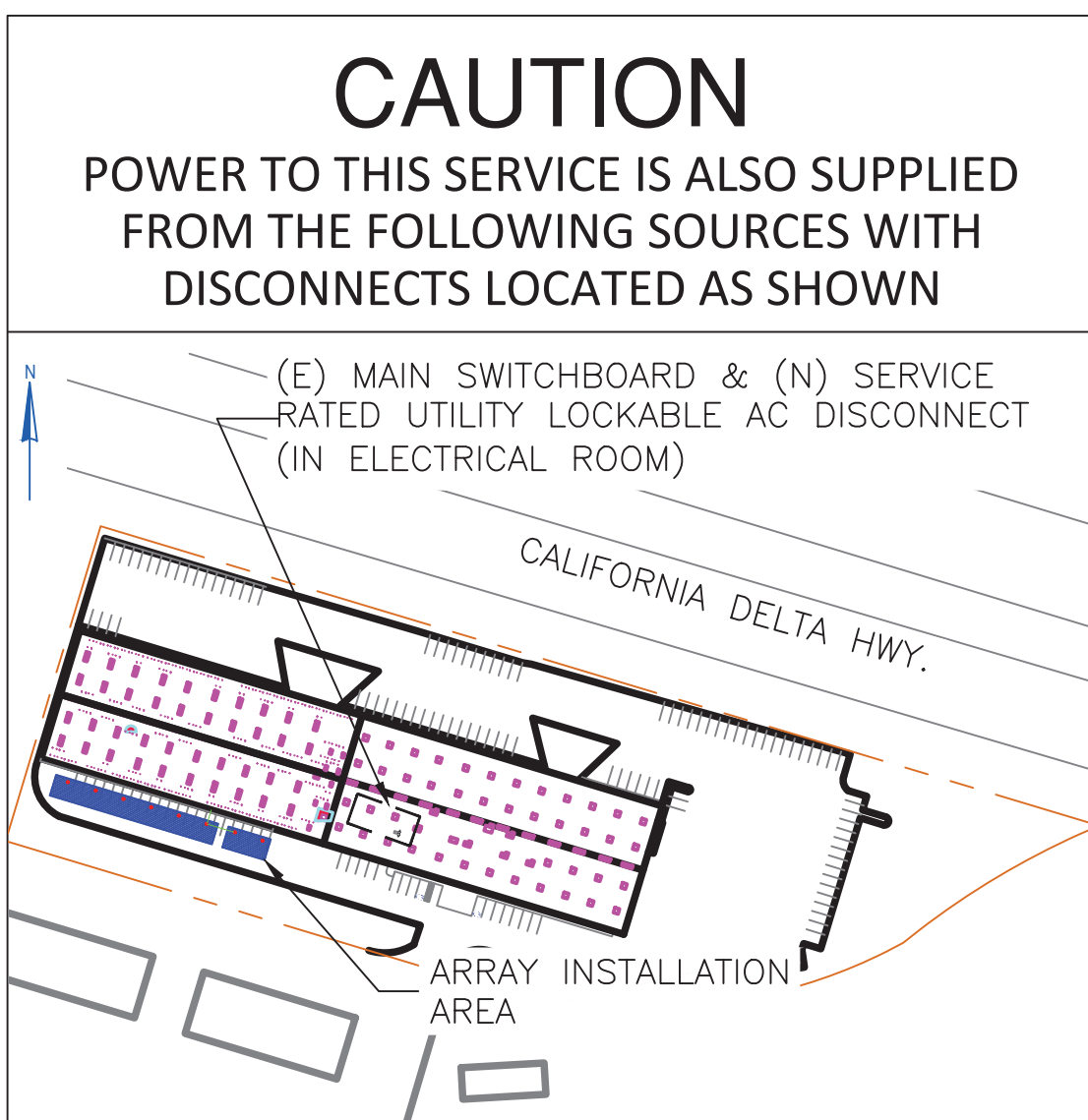
WARNING: PHOTOVOLTAIC POWER SOURCE

PER NEC 690.31(G)(3) & (4)



PER NEC 690.31(G)(1) - WHERE CIRCUITS ARE EMBEDDED IN BUILT-UP, LAMINATE, OR MEMBRANE ROOFING MATERIALS IN ROOF AREAS NOT COVERED BY PV MODULES AND ASSOCIATED EQUIPMENT.

2 BUILDING / STRUCTURE

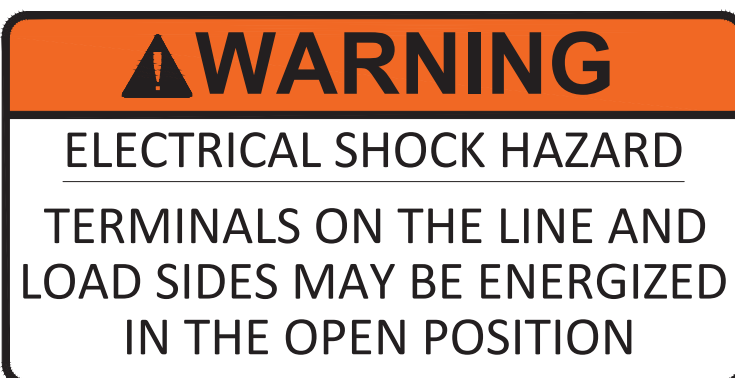


PER NEC 690.56(B) & 705.10

5 DC DISCONNECTS

PV SYSTEM DISCONNECT

PER NEC 690.13(B)

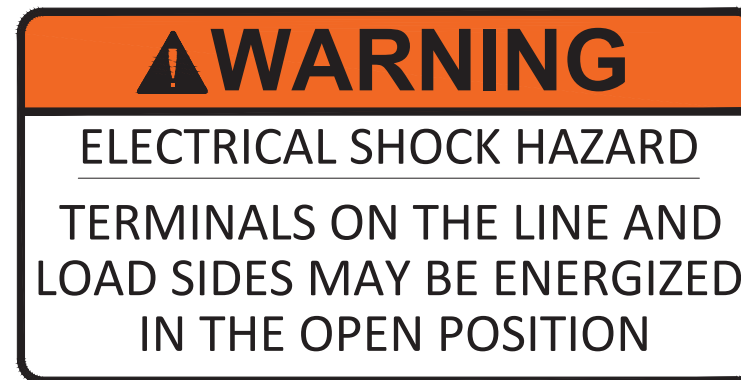


PER NEC 690.13(B)

3 PHOTOVOLTAIC SYSTEM AC DISCONNECT

MAIN PHOTOVOLTAIC SYSTEM AC DISCONNECT

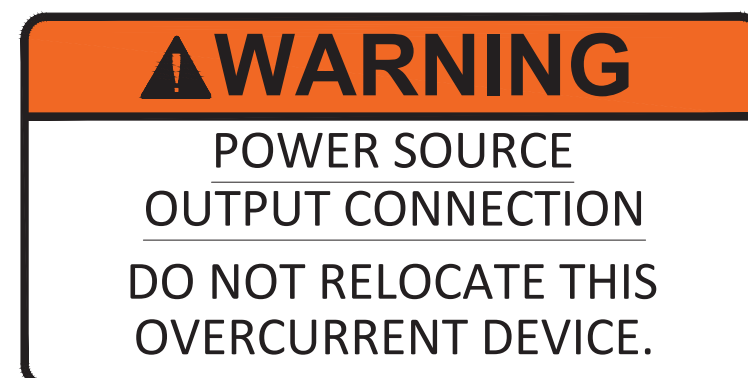
PER NEC 690.13(B)



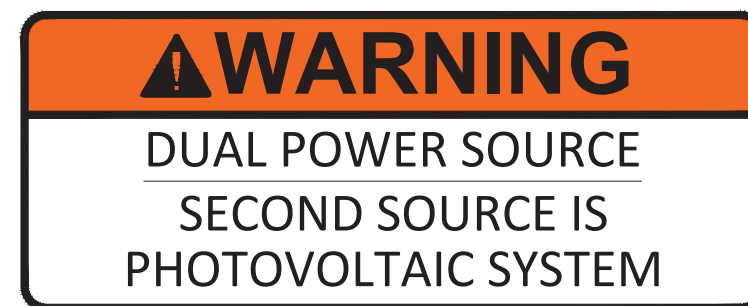
PER NEC 690.13(B)

PHOTOVOLTAIC AC DISCONNECT
RATED AC OUTPUT CURRENT: **72.2 A**
NOMINAL OPERATING AC VOLTAGE: **480V**

PER NEC 690.54



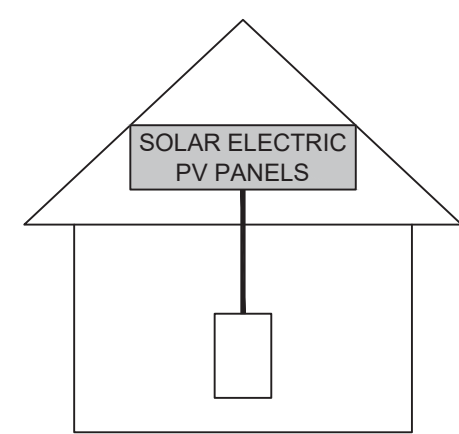
PER NEC 705.12(B)(2)(3)(b)



PER NEC 705.12(B)(3)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY



PER NEC 690.56(C)(1)(A)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

PER NEC 690.56(C)(3)

6 MAIN SERVICE DISCONNECT



PER NEC ARTICLE 110.16(A) AND NFPA 70E ARTICLE 130.5(C)(1),(2),(3)

4 SOLAR PANELBOARD/SWITCHBOARD



PER NEC 705.12(B)(2)(3)(c)

LABELING REQUIREMENTS FOR ARTICLE 110.16, 690 & 705.12

NEC 110.21 B) Field-Applied Hazard Markings.

Where caution, warning, or danger signs or labels are required by this Code, the labels shall meet the following requirements:

- The marking shall warn of the hazards using effective words, colors, symbols, or any combination thereof. Informational Note: ANSI Z535.4-2011, Product Safety Signs and Labels, provides guidelines for suitable font sizes, words, colors, symbols, and location requirements for labels.
- The label shall be permanently affixed to the equipment or wiring method and shall not be handwritten. Exception to (2): Portions of labels or markings that are variable, or that could be subject to changes, shall be permitted to be handwritten and shall be legible.
- The label shall be of sufficient durability to withstand the environment involved. Informational Note: ANSI Z535.4-2011, Product Safety Signs and Labels, provides guidelines for the design and durability of safety signs and labels for application to electrical equipment.

NEC 110.16 Arc Flash:

(A) General -

Electrical equipment, such as switchboards, switchgear, panelboards, industrial control panels, meter socket enclosures, and motor control centers, that is in other than dwelling units, and is likely to require examination, adjustment, servicing, or maintenance while energized, shall be field or factory marked to warn qualified persons of potential electric arc flash hazards. The marking shall meet the requirements in 110.21(B) and shall be located so as to be clearly visible to qualified persons before examination, adjustment, servicing, or maintenance of the equipment.

(B) Service Equipment

In other than dwelling units, in addition to the requirements in (A), a permanent label shall be field or factory applied to service equipment rated 1200 amps or more. The label shall meet the requirements of 110.21(B) and contain the following information:

- Nominal system voltage
- Available fault current at the service overcurrent protective devices.
- The clearing time of service overcurrent protective devices based on the available fault current at the service equipment.
- The date the label was applied.

Exception: Service equipment labeling shall not be required if an arc flash label is applied in accordance with acceptable industry practice.

NEC 690.13(B)

Each PV system disconnecting means shall plainly indicate whether in the open (off) or closed (on) position and be permanently marked "PV SYSTEM DISCONNECT" or equivalent. Additional markings shall be permitted based upon the specific system configuration. For PV system disconnecting means where the line and load terminals may be energized in the open position, the device shall be marked with the following words or equivalent.

NEC 690.31(G)(1)

Where circuits are embedded in build up, laminate or membrane roofing materials not covered by PV modules and associated equipment, the location of the circuits shall be clearly marked.

NEC 690.31(G)(3) & (4)

PV dc system circuit labels shall appear on every section of the wiring system that is separated by enclosures, walls, partitions, ceilings, or floors. Spacing between labels or markings, or between a label and a marking, shall not be more than 3 m (10 ft). Labels required in this section shall be suitable for the environment where they are installed.

NEC 690.53

A permanent label for the dc PV power source indicating items (1) through (3) shall be provided by the installer at dc PV system disconnecting means and at each dc equipment disconnecting means required by 690.15. Where a disconnecting means has more than one dc PV power source, the values in 690.53 (1) through (3) shall be specified for each source.

NEC 690.54

All interactive system(s) points of interconnection with other sources shall be marked as an accessible location at the disconnecting means as a power source and with the rated ac output current and the nominal operating ac voltage.

NEC 690.56(B)

Plaques or directories shall be installed in accordance with 705.10.

NEC 690.56(C)(1)(a)

For PV systems that shut down the array and conductors leaving the array shall be labeled accordingly.

NEC 690.56(C)(3)

A rapid shutdown switch shall have a label located on or no more than 1 meter (3 ft) from the switch that includes the following wording.

NEC 705.10

A permanent plaque or directory, denoting the location of all electric power source disconnecting means on or in the premises, shall be installed at each service equipment location and at the location(s) of the system disconnect(s) for all electric power production sources capable of being interconnected. Also see 690.4(d) One sign required for each PV system.

NEC 705.12(B)(2)(3)(b)

Where two sources, one a primary power source and the other another power source, are located at opposite ends of a busbar that contains loads, the sum of 125 percent of the power source(s) output circuit current and the rating of the overcurrent device protecting the busbar shall not exceed 120 percent of the ampacity of the busbar. A permanent warning label shall be applied to the distribution equipment adjacent to the back-fed breaker from the power source that displays the following or equivalent wording.

NEC 705.12(B)(2)(3)(c)

The sum of the ampere ratings of all overcurrent devices on panelboards, both load and supply devices, excluding the rating of the overcurrent device protecting the busbar, shall not exceed the ampacity of the busbar. The rating of the overcurrent device protecting the busbar shall not exceed the rating of the busbar. Permanent warning labels shall be applied to distribution equipment displaying the following or equivalent wording.

NEC 705.12(B)(3)

Equipment containing overcurrent devices in circuits supplying power to a busbar or conductor supplied from multiple sources shall be marked to indicate the presence of all sources. Circuits if backfed shall be suitable for such operations.

SIGNAGE NOTES:

- SIGNAGE SHALL BE WEATHER RESISTANT. UL 969 SHALL BE USED AS A STANDARD FOR WEATHER RATING.
- ALL SIGNAGE SHALL HAVE ALL CAPITAL LETTERS WITH MINIMUM 3/8" LETTER HEIGHT FOR HEADERS & 1/4" FOR REST OF THE TEXT. TEXT WITH RED BACKGROUND TO BE OF 3/8" HEIGHT DO NOT USE SCREWS FOR SIGNAGE ATTACHMENT, USE ONLY PERMANENT ADHESIVE.

PROJECT TITLE:

BISHOP WISECARVER CORP.
2104 MARTIN WAY,
PITTSBURG, CA 94565
APN: 84176010

ENGINEER'S STAMP



SOLAR TECHNOLOGIES
CLEAN ENERGY SOLUTIONS
708 N BRANCIORTE AVE
SANTA CRUZ, CA 95062
JOB NUMBER: 11649

REVISIONS	
#	DATE
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SHEET TITLE: LABELS & MARKINGS

SHEET #: E.7.1

TERMS AND ABBREVIATIONS

ABBRV	TERM
(#)	NUMERICAL QUANTITIES WHEN ENCLOSED IN PARENTHESES
AE	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ARCH	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
CBC	CALIFORNIA BUILDING CODE
CIP	CAST-IN-PLACE
CD	CONTRACT DOCUMENTS
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
D	DEPTH
DIA	DIAMETER
DM	DIMENSION
DL	DEAD LOAD
EA	EACH
EL	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
EW	EACH WAY
(F)	FUTURE
FF	FINISH FLOOR ELEVATION
FLR	FLOOR
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GSN	GENERAL STRUCTURAL NOTES
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION MOMENT OF INERTIA
I	INTERNATIONAL BUILDING CODE
IBC	INSIDE DIAMETER
ID	INSIDE DIAMETER
KIP, K	ONE THOUSAND POUNDS
KLF	KIP PER LINEAR FOOT
L	LINEAR
LB	POUND
LL	LIVE LOAD
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSV	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
MCJ	MASONRY CONTROL JOINTS
MECH	MECHANICAL
MFR	MANUFACTURER
NA	NOT APPLICABLE
NTS	NOT TO SCALE
OC	ON CENTER
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QA	QUALITY ASSURANCE
QC	QUALITY CONTROL
REINF	REINFORCING
REQD	REQUIRED
RFI	REQUEST FOR INFORMATION
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFICATION
STD	STANDARD
T&B	TOP AND BOTTOM
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/C	WATER TO CEMENT RATIO
W/O	WITHOUT
WL	WINDLOAD

CODE:

2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)

DESIGN LOADS:

1. ROOF:	
LIVE LOAD (UNREDUCIBLE)	12 PSF
DEAD LOAD	8 PSF
2. WIND LOAD:	
RISK CATEGORY	II
BASIC WIND SPEED, V	92 MPH
EXPOSURE CATEGORY	C
IMPORTANCE FACTOR, Iw	1.0
MEAN ROOF HEIGHT:	15 FT
G	0.85
Kd	0.85
Kzt	1.0
Kz	0.85
ENCLOSURE CLASSIFICATION:	OPEN BUILDING
3. SEISMIC LOADS:	
RISK CATEGORY	II
IMPORTANCE FACTOR, Ie	1.0
SEISMIC SITE CLASS	DEFAULT
Ss	1.796
S1	0.609
SDS	1.437
SD1	0.690
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC FORCE RESISTING SYSTEM:	
STEEL ORDINARY CANTILEVER COLUMN SYSTEMS	
R	1.25
O	1.25
Cd	1.25
Cs	0.805
BASE SHEAR, V	0.805W

GENERAL:

- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK THAT CONFORMS TO THE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY.
- WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
- OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND HE SHALL COORDINATE ALL DETAILS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- TYPICAL DETAILS ARE NOT CUT ON DRAWINGS, BUT APPLY UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ACTUAL SITE CONDITIONS AND GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ALL DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS ARE TO ASSIST CONTRACTOR IN VERIFICATION. DO NOT SCALE DIMENSIONS FROM DRAWINGS.
- ITEMS SHOWN BY OTHER DISCIPLINES WITH REFERENCE TO STRUCTURAL DRAWINGS BUT NOT SHOWN ON THESE STRUCTURAL DRAWINGS SHALL BE CONSIDERED DESIGN BUILT ITEMS. CONTRACTOR SHALL SUBMIT DESIGN BY OTHERS FOR REVIEW

FOUNDATIONS:

- GEOTECHNICAL CONSULTANT: N/A
- DESIGN SOIL BEARING VALUES WERE ASSUMED IN ACCORDANCE WITH SOIL CLASS 5 AS DEFINED IN IBC/CBC TABLE 1806.2 "PRESUMPTIVE LOAD-BEARING VALUES". DESIGN BEARING VALUE OF 1,500 PSF AND LATERAL BEARING VALUE OF 100 PSF/FT WAS USED IN DESIGN. IF ACTUAL SOIL CONDITIONS DIFFER, NOTIFY THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK.
- SPREAD FOOTINGS SHALL BEAR ON COMPACTED NATIVE SOILS. BOTTOM OF FOOTINGS SHALL BEAR AT A DEPTH NOT LESS THAN 2.0 FT BELOW LOWEST ADJACENT GRADE WITHIN 5 FEET OF STRUCTURE OR FOUNDATION. FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE. DRILLED POLE FOUNDATIONS SHALL BEAR ON MACHINE CLEANED, INSPECTED SOIL STRATA. POLE FOUNDATIONS WERE DESIGNED IN ACCORDANCE WITH THE PRESCRIPTIVE METHOD OF IBC/CBC SECTION 1807.3.2. FOR TOP OF POLE FOUNDATION ELEVATIONS, SEE FOUNDATION PLANS AND SECTIONS. IF WATER IS ENCOUNTERED DURING DRILLING, STOP AND CONSULT STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER FOR RESOLUTION.

SHOP DRAWINGS:

- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS AND ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATIONS. UNITED STRUCTURAL DESIGN, LLC. ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW.
- ITEMS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS SHALL BE FLAGGED UPON CONTRACTORS REVIEW
- THE CONSTRUCTION DOCUMENTS MAY NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- ELECTRONIC FILES OF CONSTRUCTION DOCUMENTS WILL NOT BE MADE AVAILABLE FOR USE AS SHOP DRAWINGS.
- FIELD VERIFY ALL DIMENSIONS AND FINISHED GRADE PRIOR TO CONSTRUCTION AND PRIOR TO BEGINNING SHOP DRAWINGS.
- THE ENGINEER OF RECORD HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO CONTRACT DOCUMENTS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE STRUCTURAL ENGINEER OR ARCHITECT SHALL NOT BE CONSIDERED CHANGES TO THE CONTRACT DOCUMENTS.
- SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL ITEMS ARE CONSTRUCTED ACCORDING TO THE CONTRACT DOCUMENTS.

CONCRETE:

- CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- ADDITION OF WATER TO THE BATCH FOR MATERIAL WITH INSUFFICIENT SLUMP WILL NOT BE PERMITTED, UNLESS THE SUPPLIER HAS SPECIFICALLY WITHHELD WATER FROM THE BATCH AT THE PLANT. IN SUCH CASE THE MIX DESIGN AND TRUCK TICKET MUST CLEARLY STATE THE MAXIMUM AMOUNT OF WATER THAT CAN BE ADDED TO THE BATCH ON SITE. IN NO CASE SHALL THE DESIGN WATER TO CEMENTitious MATERIAL RATIO BE EXCEEDED.
- MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND SLAB EDGES, REINFORCING, AND COLUMNS. MECHANICALLY VIBRATE ONE TOP 5 FEET OF DRILLED PIER CONCRETE. REVIBRATE TOP OF DRILLED PIER 15 MINUTES AFTER PLACING CONCRETE.
- TEST DATA FOR CONCRETE SUBMITTALS SHALL BE SUBMITTED FOR REVIEW PRIOR TO PLACEMENT OF CONCRETE. REFERENCE ACI 318 CHAPTER 5, TABLE R5.3 FOR SPECIFIC REQUIREMENTS.
- DRILLED PIER CONCRETE SHALL BE CHANNIELED TO FREE FALL DOWN THE SHAFT WITHOUT STRIKING THE REINFORCING OR THE SIDES OF THE SHAFT. MAXIMUM HEIGHT OF FREE-FALL IS 15'-0".
- CONCRETE PROPERTIES:

CONCRETE USE	MINIMUM 28 DAY
STRENGTH	COMPRESSIVE
UNLESS NOTED OTHERWISE	
ALL CONCRETE SHALL BE	3,000 PSI

PHOTOVOLTAIC PANELS:

- THE PANEL MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE PANELS AND THE DESIGN OF THE PANEL CONNECTIONS TO THE STRUCTURE INCLUDING ALL COMPONENTS REQUIRED TO MAKE THE CONNECTIONS. PHOTOVOLTAIC PANELS, COMPONENTS AND CONNECTIONS SHALL BE DESIGNED TO SUPPORT PANEL WEIGHT PLUS SNOW, WIND, OR SEISMIC LOADING, WHICHEVER COMBINATION PRODUCES THE MOST SEVERE CONDITION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
- OWNER TO PROVIDE PANEL CAPABLE OF SUPPORTING IN MANOR IN WHICH IS INTENDED BY THESE DRAWINGS (I.E. SUPPORTED BY SHORT END, DUAL SUPPORTS, ETC) SUBMIT PANEL SPEC SHEETS FOR REVIEW PRIOR TO PURCHASING ANY PANELS.
- CONTRACTOR TO VERIFY PV PANELS WITH OWNER PRIOR TO FABRICATION.
- THIS IS A DEFERRED SUBMITTAL ITEM.

STRUCTURAL STEEL:

- LATEST AISC AND AWS CODES APPLY. THE WORD APPROVED INSPECTION 4.4 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES IS REDEFINED AS REVIEWED.
- STEEL SHALL BE FINISHED AT LOCATIONS EXPOSED TO WEATHER WITH A CORROSION RESISTANT COATING APPLICABLE TO WEATHER AND EXPOSURE CONDITIONS OF PROJECT LOCATION.
- WHEN STRUCTURAL STEEL IS FURNISHED TO A SPECIFIED MINIMUM YIELD POINT GREATER THAN 36 KSI, THE ASTM OR OTHER SPECIFICATION DESIGNATION SHALL BE INCLUDED NEAR THE ERECTION MARK ON EACH SHIPPING ASSEMBLY OR IMPORTANT CONSTRUCTION COMPONENT OVER ANY SHOP COAT OF PAINT PRIOR TO SHIPMENT FROM THE FABRICATORS PLANT.
- IF IT IS NECESSARY TO SPLICE ANY MEMBER, SPLICE LOCATIONS ARE SUBJECT TO REVIEW BY STRUCTURAL ENGINEER. SPLICES SHALL BE FULL PENETRATION WELDED AND TESTED PER THIS SECTION. INDICATE ALL SPLICE LOCATIONS, AND WELDING PROCEDURES ON SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
- ALL BEAMS SHALL BE ERECTED WITH THE NATURAL CAMBER UPWARDS.
- ALL BOLTS SHALL BE INSTALLED WITH STEEL WASHERS.
- ALL WELDING BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. CERTIFICATES SHALL BE THOSE ISSUED BY AN INDEPENDENT TESTING AGENCY.
- ALL WELDING DONE BY E70 SERIES LOW HYDROGEN RODS. USE E90 SERIES FOR ASTM A706 REINFORCING BARS.
- ALL WELDING PER AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THE DISCRETION. SHOP WELDS OR FIELD WELDS SHALL BE SHOWN ON SHOP DRAWINGS.
- SLAG SHALL BE REMOVED FROM ALL COMPLETED WELDS, AND THE WELD AND ADJACENT BASE METAL SHALL BE CLEANED BY BRUSHING OR OTHER SUITABLE MEANS. WELDED JOINTS SHALL NOT BE PAINTED UNTIL AFTER WELDING HAS BEEN COMPLETED AND THE WELD ACCEPTED.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED BY A FABRICATOR WITH ANY ONE OF THE FOLLOWING MINIMUM QUALIFICATIONS. QUALIFICATIONS SHALL BE IN EFFECT AT TIME OF BID.
- AISC CERTIFIED FABRICATOR (STD).
- STEEL PROPERTIES
 - WIDE FLANGE COLUMNS, BEAMS AND TEES: ASTM A992 (Fy = 50 KSI)
 - STEEL PLATES: ASTM A572 (Fy = 50 KSI)
 - CHANNELS AND ANGLES: ASTM A36 (Fy = 36 KSI)
 - HSS RECTANGULAR STEEL: ASTM A500 Gr. B (Fy = 46 KSI)
 - BOLTS: ASTM A325 OR ASTM A F1852 TWIST-OFF TYPE
 - ANCHOR RODS: ASTM F1554 Gr. 55 (Fy = 55 KSI)
- STEEL BOLTS SHALL BE PRETENSIONED UNLESS OTHERWISE NOTED AS A SNUG-TIGHT CONNECTION ON THE DRAWINGS OR DETAILS. ONE OF THE FOLLOWING METHODS SHALL BE USED TO ASSURE ADEQUATE PRETENSIONING IS ACHIEVED:
 - TURN-OF-NUT METHOD
 - DIRECT TENSION INDICATOR WASHERS
 - CALIBRATED WRENCH
 - TWIST-OFF TYPE BOLT

STEEL REINFORCING:

- ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK, LATEST ACI CODE AND DETAILING MANUAL APPLY. SECURELY ALL BARS IN LOCATION BEFORE PLACING CONCRETE. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS.
- ALL REINFORCING TO BE WELDED SHALL BE WELDED IN ACCORDANCE WITH AWS D1.4. NO TACK WELDING OF REINFORCING BARS IS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE BY STRUCTURAL ENGINEER.
- REINFORCING LAP SPLICES IN CONCRETE SHALL BE PER TYPICAL DETAIL UNLESS NOTED OTHERWISE. ALL SPLICE LOCATIONS ARE SUBJECT TO APPROVAL. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS
- TYPICAL REINFORCING BAR STRENGTHS
- REINFORCING (WELDABLE): ASTM A706, DEFORMED, Fy = 60 KSI
- TYPICAL CLEAR CONCRETE COVERAGE
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: #6 AND LARGER: 2" #5 AND SMALLER: 1 1/2"

ALL OTHERS PER LATEST EDITION OF ACI 318.

COLD-FORMED STEEL FRAMING:

- ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS BY THE AMERICAN IRON AND STEEL INSTITUTE AND THE STEEL STUD MANUFACTURERS ASSOCIATION AND I.C.C. ESR-3064P.
- STEEL FOR ALL MEMBERS AND FOR ALL STRAPS SHALL HAVE A MINIMUM YIELD STRENGTH OF 55,000 PSI.
- STEEL SHALL BE GALVANIZED AT LOCATIONS EXPOSED TO WEATHER AND WHENEVER NOTED ON THE DRAWINGS.
- ALL MEMBERS SHALL BE SECURELY SEATED FOR FULL BEARING UNLESS NOTED OTHERWISE.
- ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAUGE STEEL FRAMING WORK.
- ALL SCREWS REFERENCED IN THE DRAWINGS FOR LIGHT GAUGE CONNECTIONS SHALL BE DRILL-FLEX BY HILLI OR APPROVED EQUIVALENT (I.C.C. ESR-3332).
- STEEL STUD SIZES ARE AS INDICATED IN PLANS AND KEYNOTES. THICKNESS REFERENCED IN THE DRAWINGS ARE AS FOLLOWS:
 - 16 GAUGE MATERIAL - 0.059 INCHES
 - 14 GAUGE MATERIAL - 0.075 INCHES
 - 12 GAUGE MATERIAL - 0.105 INCHES
 - 10 GAUGE MATERIAL - 0.134 INCHES

NOTE: THE UNCOATED MINIMUM STEEL THICKNESS OF THE COLD-FORMED STEEL PRODUCTS AS DELIVERED TO THE JOB SITE SHALL NOT AT ANY LOCATION BE LESS THAN 95 PERCENT OF THE DESIGN THICKNESS INDICATED ABOVE.

1704.2.5 SPECIAL INSPECTION OF FABRICATORS:

SPECIAL INSPECTION OF FABRICATION OF STRUCTURAL STEEL BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP IS REQUIRED.

- EXCEPTION: SPECIAL INSPECTIONS OF FABRICATORS WITH ONE OF THE FOLLOWING QUALIFICATIONS IS NOT REQUIRED:
- INTERNATIONAL ACCREDITATION SERVICE, INC. (IAS) APPROVED FABRICATOR.
 - AISC CERTIFIED FABRICATOR (STD).

THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.

SPECIAL STRUCTURAL INSPECTIONS:

PER IBC/CBC SECTION 1704 AND 1705 SPECIAL INSPECTIONS ARE IN ADDITION TO THE REQUIRED INSPECTION CONDUCTED BY THE BUILDING JURISDICTION PER IBC/CBC SECTION 110. THE TYPES OF WORK LISTED BELOW SHALL BE INSPECTED BY A SPECIAL INSPECTOR.

- ALL SPECIAL INSPECTORS SHALL BE UNDER THE SUPERVISION OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER.
- THE QUALIFICATIONS OF ALL SPECIAL INSPECTORS SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- THE MINIMUM QUALIFICATIONS FOR THE SPECIAL INSPECTORS ARE AS FOLLOWS:
 - CONCRETE INSPECTION - I.C.C. CERTIFICATION IN REINFORCED CONCRETE OR E.I.T. CERTIFICATION
 - STRUCTURAL WELDING INSPECTION
 - VISUAL TESTING - I.C.C. CERTIFICATION IN STRUCTURAL STEEL AND WELDING OR A.W.S. CERTIFIED WELD INSPECTOR (C.W.I.).
 - NON-DESTRUCTIVE TESTING - A.W.S. C.W.I.
- HIGH STRENGTH BOLTING INSPECTION - I.C.C. CERTIFICATION IN STRUCTURAL STEEL AND WELDING.
- SPECIAL CASES - EXPERIENCE ACCEPTABLE TO THE STRUCTURAL ENGINEER OF RECORD.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK REQUIRING SPECIAL INSPECTION FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO BE KEPT AT THE SITE FOR USE BY THE BUILDING OFFICIAL, THE CONTRACTOR, THE STRUCTURAL ENGINEER OF RECORD, AND THE ARCHITECT OF RECORD. IF SPECIAL INSPECTION IS PROVIDED BY ANYONE OTHER THAN THE STRUCTURAL ENGINEER OF RECORD, INSPECTION REPORTS SHALL BE SUBMITTED TO THE OFFICE OF THE STRUCTURAL ENGINEER ON A WEEKLY BASIS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
 - UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:

- NOTIFY THE RESPONSIBLE INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
- ALL WORK REQUIRING SPECIAL STRUCTURAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT IS OBSERVED BY THE SPECIAL STRUCTURAL INSPECTOR.

SPECIAL INSPECTION

- INSPECTION OF FABRICATORS
- INSPECTION OF CONCRETE CONSTRUCTION
- INSPECTION OF STRUCTURAL STEEL
- INSPECTION OF SOILS

SEE TABLES ON GSN FOR ADDITIONAL INFORMATION.

1705.6 SPECIAL INSPECTION OF SOILS

SPECIAL INSPECTION FOR EXISTING SITE SOIL CONDITIONS. FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS SHALL BE AS REQUIRED BY TABLE 1705.6.

TABLE 1705.6: REQUIRED VERIFICATION AND INSPECTION OF SOILS				
VERIFICATION AND INSPECTION TASK			CONTINUOUS	
			PERIODIC	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.				X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.				X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.				X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.		X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.				X

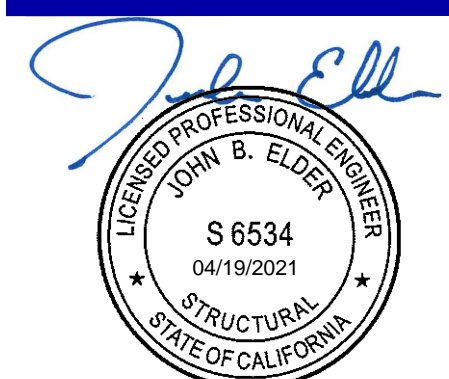
2018 1705.3 SPECIAL INSPECTION OF CONCRETE CONSTRUCTION

SPECIAL INSPECTION AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY TABLE 1705.3.

- EXCEPTIONS: SPECIAL INSPECTIONS SHALL NOT BE REQUIRED FOR:
- ISOLATED SPREAD CONCRETE FOOTINGS OF BUILDING THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.
 - CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE:
 - THE FOOTINGS SUPPORT WALLS OF LIGHT-FRAME CONSTRUCTION.
 - THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, f_c , NO GREATER THAN 2,500 PSI REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED.
 - CONCRETE SLABS ON GRADE. STEEL REINFORCING STILL REQUIRES SPECIAL INSPECTION.

TABLE 1705.3: REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION				
VERIFICATION AND INSPECTION			REFERENCE STANDARD	IBC/CBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.		X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING. a. VERIFY WELDABILITY OF REINFORCING BARS. b. INSPECT SINGLE PASS FILLET WELDS, MAXIMUM 5/16". c. INSPECT ALL OTHER WELDS.			AWS D1.4 ACI 318: 26.6.4	
3. VERIFYING USE OF REQUIRED DESIGN MIX.		X	ACI 318: Ch 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.		X	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	ACI 318: 26.5.3-26.5.5	1908.9
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X	ACI 318: 26.11.2 (b)	

Sheet List	
Sheet Number	Sheet Name
S0.1	GENERAL STRUCTURAL NOTES
S2.6	6 PANEL STRUCTURE PLANS
S4.1	SOLAR CANOPY DETAILS



SHEET NOTES

- FOR STRUCTURE LOCATIONS REFERENCE PROJECT SITE PLAN. COLUMN SPACING AND LOCATIONS SHALL BE COORDINATED WITH PROJECT ARCHITECT OR PROFESSIONAL RESPONSIBLE FOR SITE PLAN.
- VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS, ELEVATIONS WHERE SHOWN ARE TO BE USED AS AN AID AND SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- FOR ADDITIONAL INFORMATION, REFERENCE GENERAL STRUCTURAL NOTES.

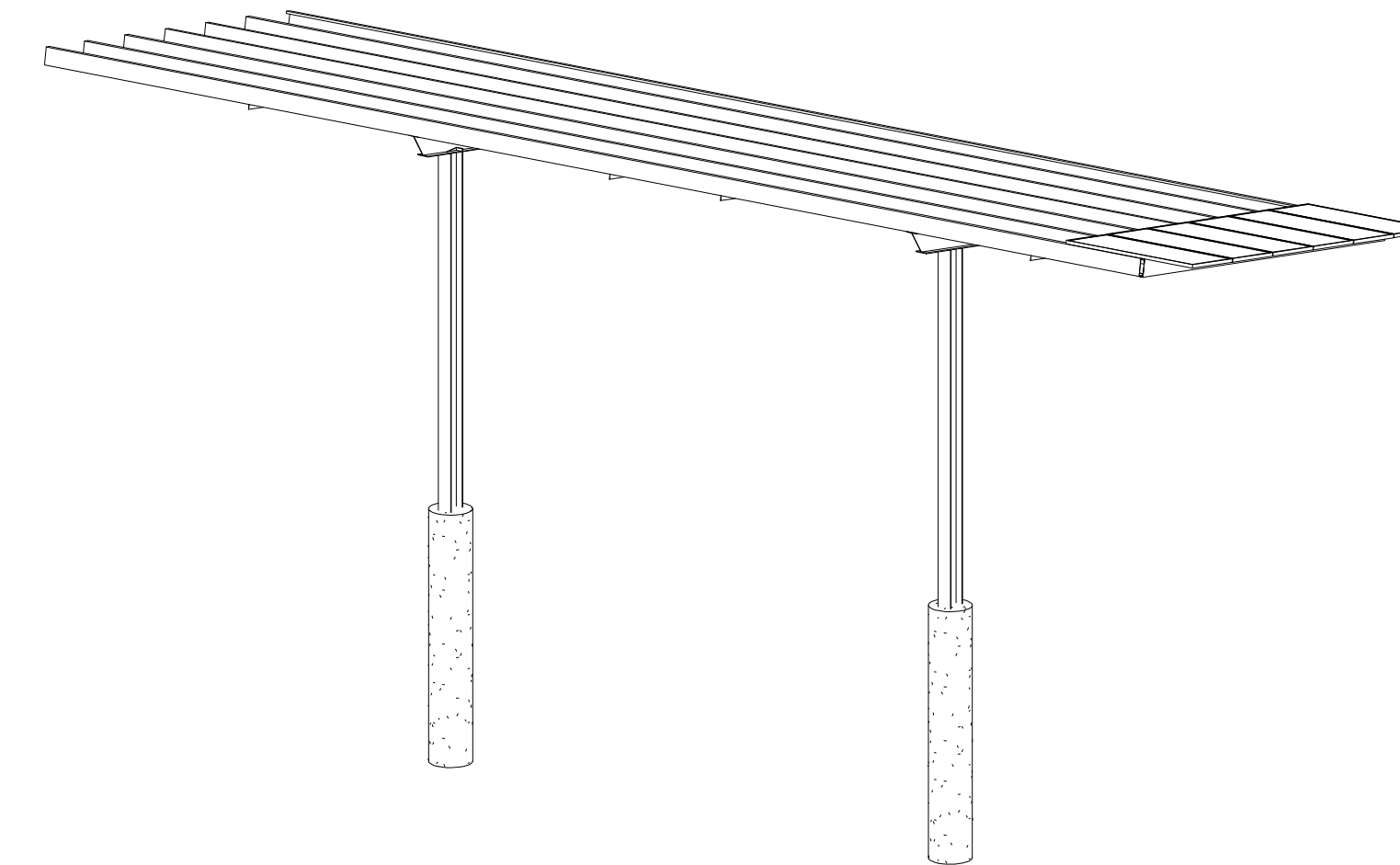
PV PANEL INFORMATION

- CONTRACTOR TO VERIFY PANEL INFORMATION PRIOR TO FABRICATION AND ERECTION.
- THE PANEL INFORMATION BELOW AND IN THE PLANS WAS PROVIDED BY THE OWNER DURING THE DESIGN PHASE AND PRIOR TO THE START OF CONSTRUCTION. ALL PANEL INFORMATION INDICATED IN THESE DRAWINGS IS FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH THE OWNER, THE ELECTRICAL DRAWINGS AND THE GENERAL CONTRACTOR PRIOR TO FABRICATION AND PRIOR TO CONSTRUCTION.
- THE OWNER IS TO PROVIDE A PANEL CAPABLE OF SUPPORTING IN MANNER IN WHICH IS INTENDED BY THESE DRAWINGS (I.E. SUPPORTED BY SHORT END, DUAL SUPPORTS, ETC). SUBMIT PANEL SPEC SHEETS FOR REVIEW PRIOR TO PURCHASING ANY PANELS.
- THE PANEL MANUFACTURER IS RESPONSIBLE FOR THE DESIGN OF THE PANELS INCLUDING ALL ITS COMPONENTS. PHOTOVOLTAIC PANELS AND ITS COMPONENTS SHALL BE DESIGNED TO SUPPORT PANEL WEIGHT PLUS SNOW, WIND, OR SEISMIC LOADING, WHICHEVER COMBINATION PRODUCES THE MOST SEVERE CONDITION IN ACCORDANCE WITH THE BUILDING CODE.

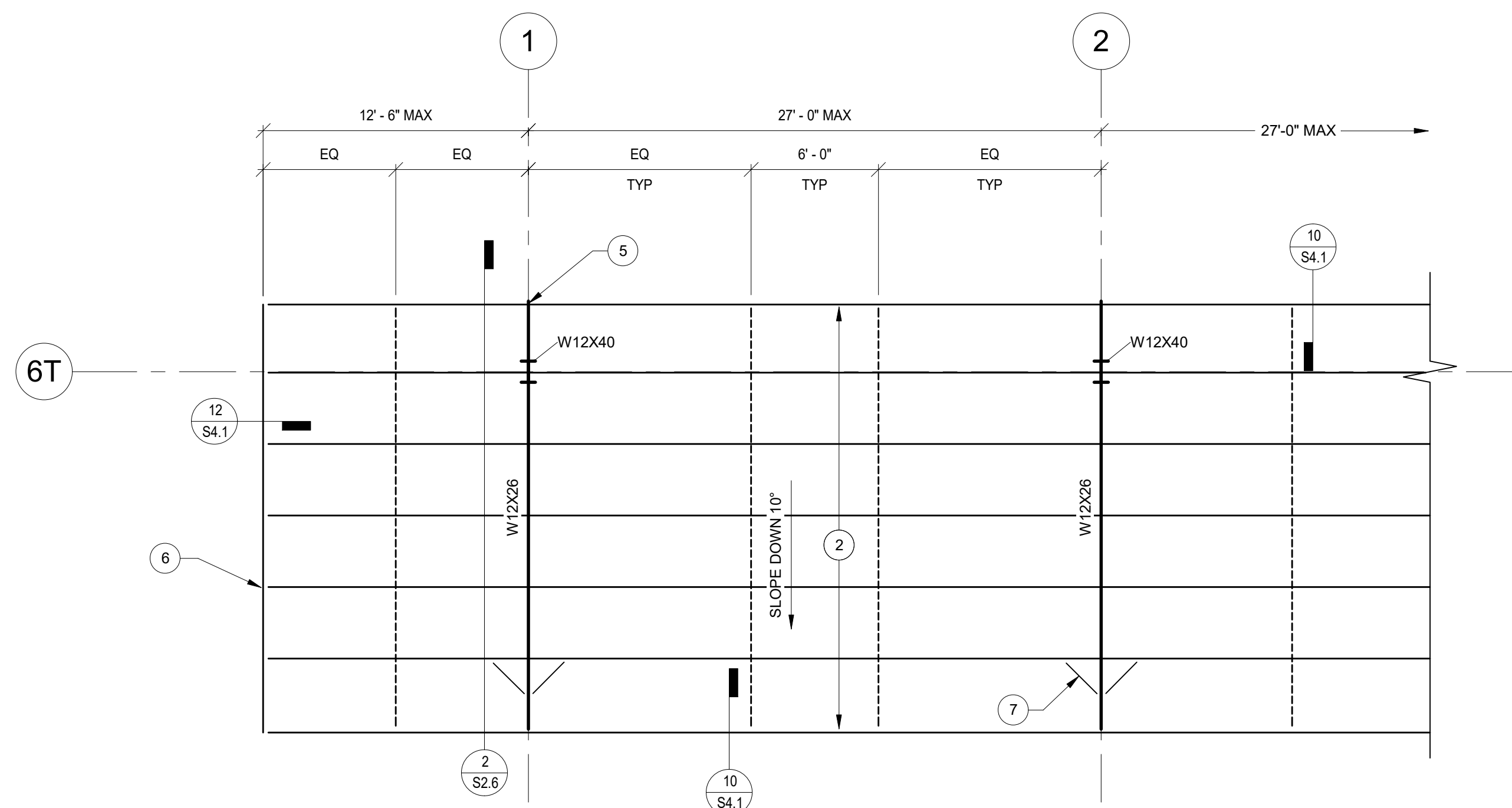
PANEL MODEL	LENGTH	WIDTH
Q.PEAK DUO L-G8 - 415-430	81.89"	40.55"

KEYNOTES

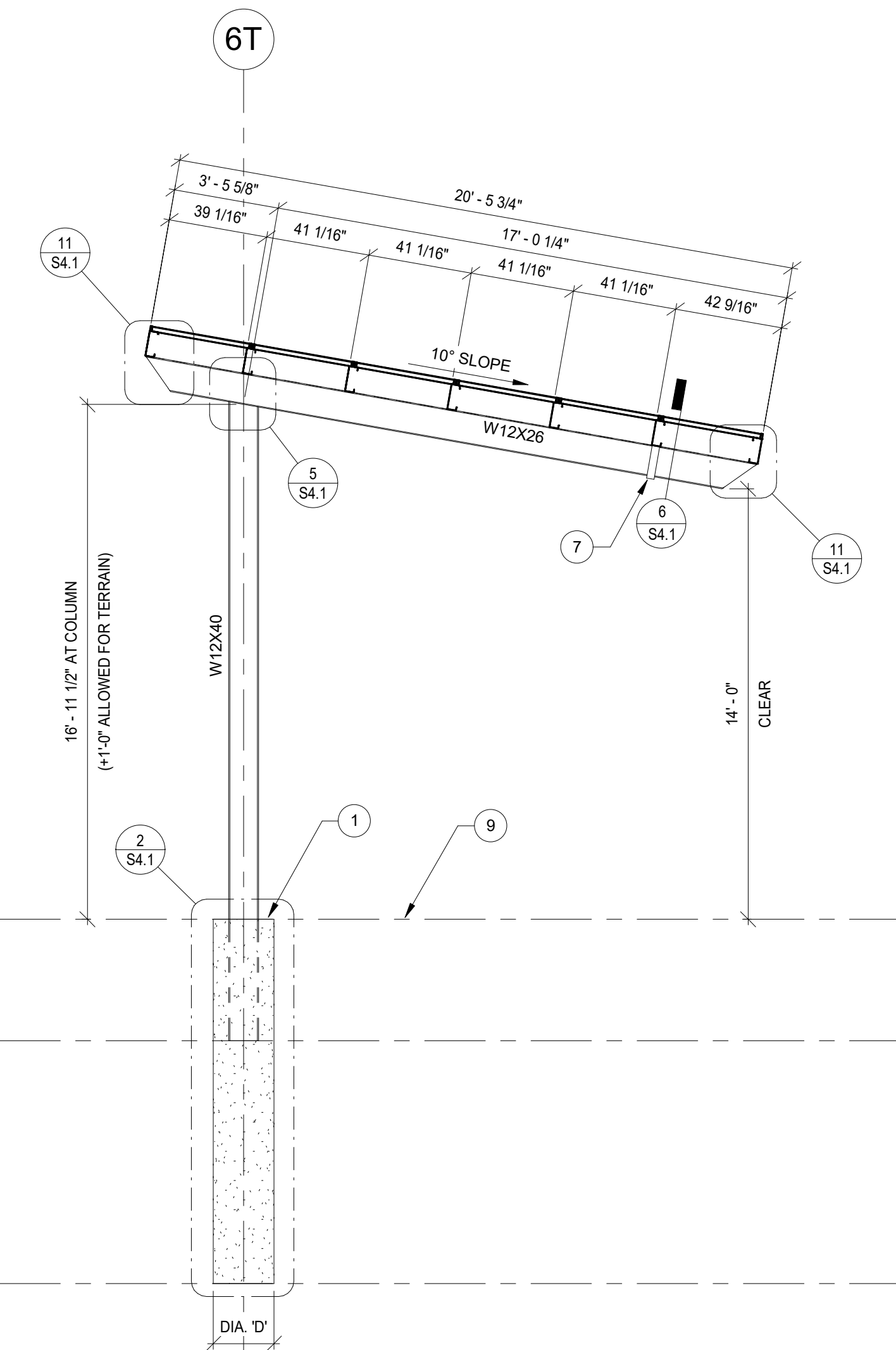
- DRILLED CONCRETE POLE FOOTING. FOR DIAMETER AND EMBEDMENT OF FOOTING SEE FOUNDATION PLAN AND SECTION ON THIS SHEET. SEE DETAIL 2/S4.1 FOR REINFORCING AND STEEL COLUMN ANCHORAGE.
- C9"x3"x14 GAUGE COLD FORMED STEEL PURLINS. TYPICAL. COORDINATE EXACT LOCATION WITH SOLAR PANEL MANUFACTURER SPECIFICATIONS. SEE DETAIL 9/S4.1 FOR MORE INFORMATION ON SECTION.
- DO NOT SPLICE PURLINS AT SUPPORT AT CANTILEVER ENDS.
- 16 GAUGE END CAP WITH 2" LEGS EACH END OF STRUCTURE.
- BEAM FLANGE BRACES AS SHOWN ON PLANS. REFERENCE DETAIL 6/S4.1 FOR MORE INFORMATION.
- FINISHED GRADE. FINISHED GRADE IS DEFINED AS THE LOWEST ADJACENT FINISHED GRADE WITHIN 5 FEET OF THE STRUCTURAL COLUMN.



3 6 PANEL - 10 DEG
NO SCALE



1 6 PANEL - 10 DEG - FRAMING PLAN
3/16" = 1'-0"

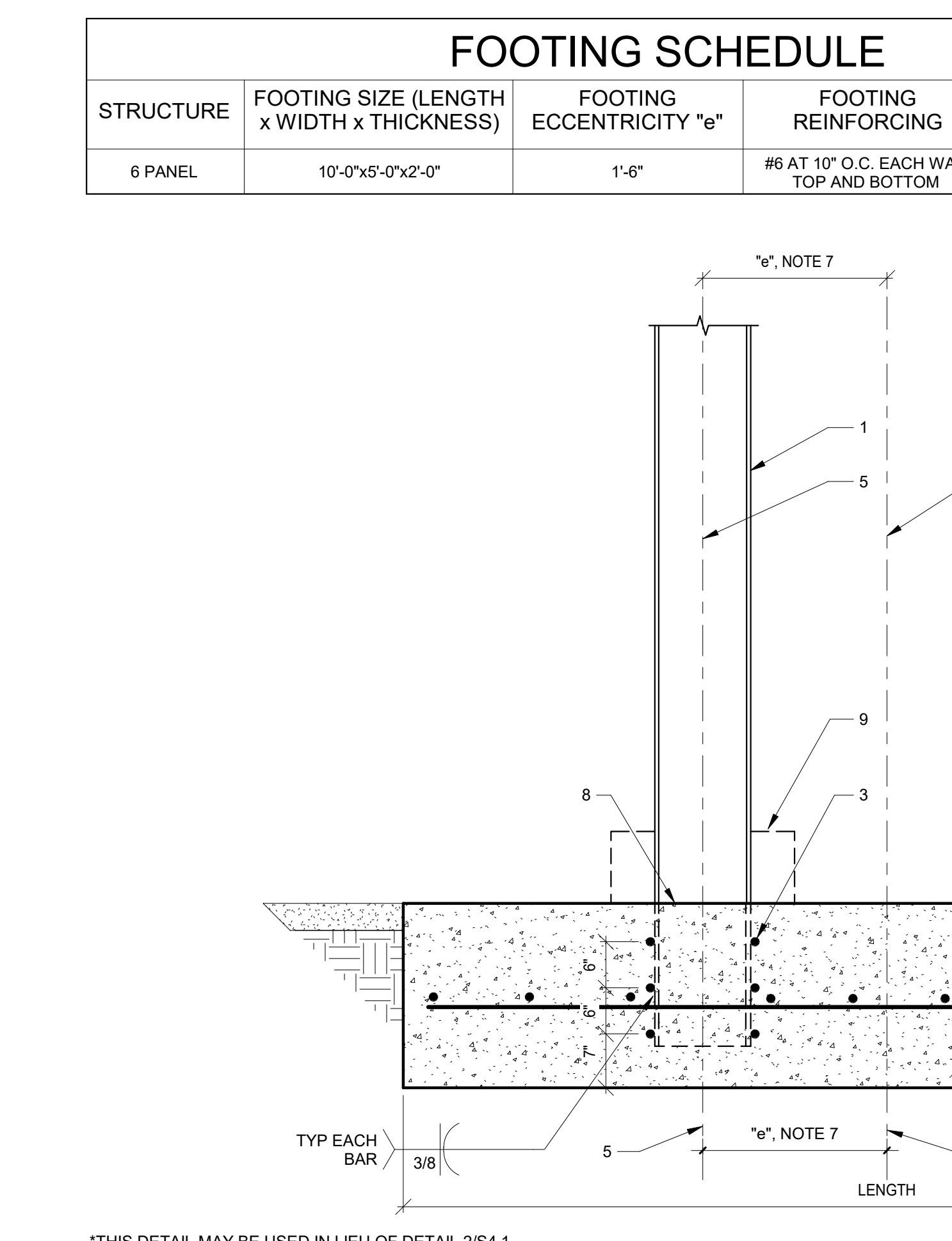
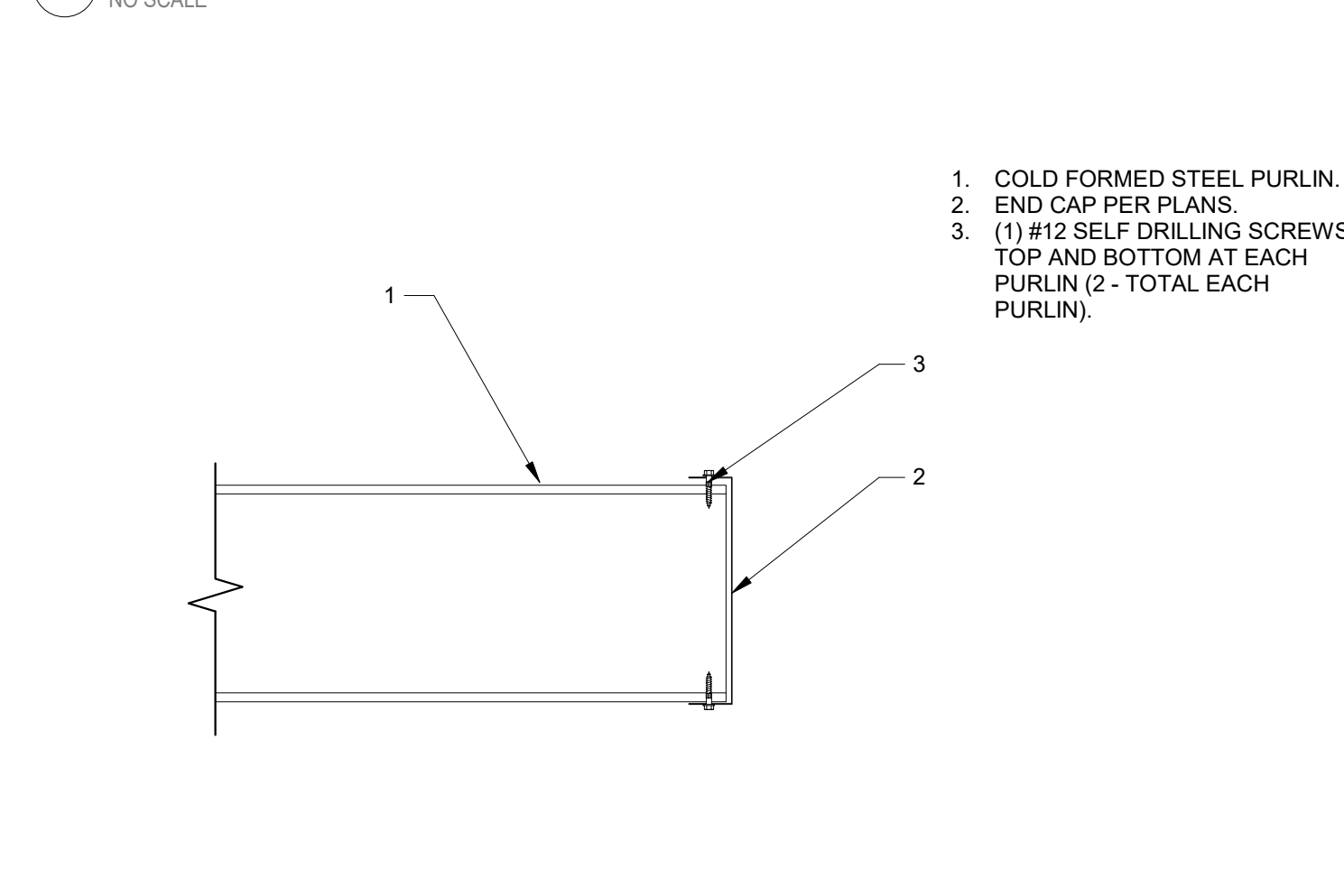
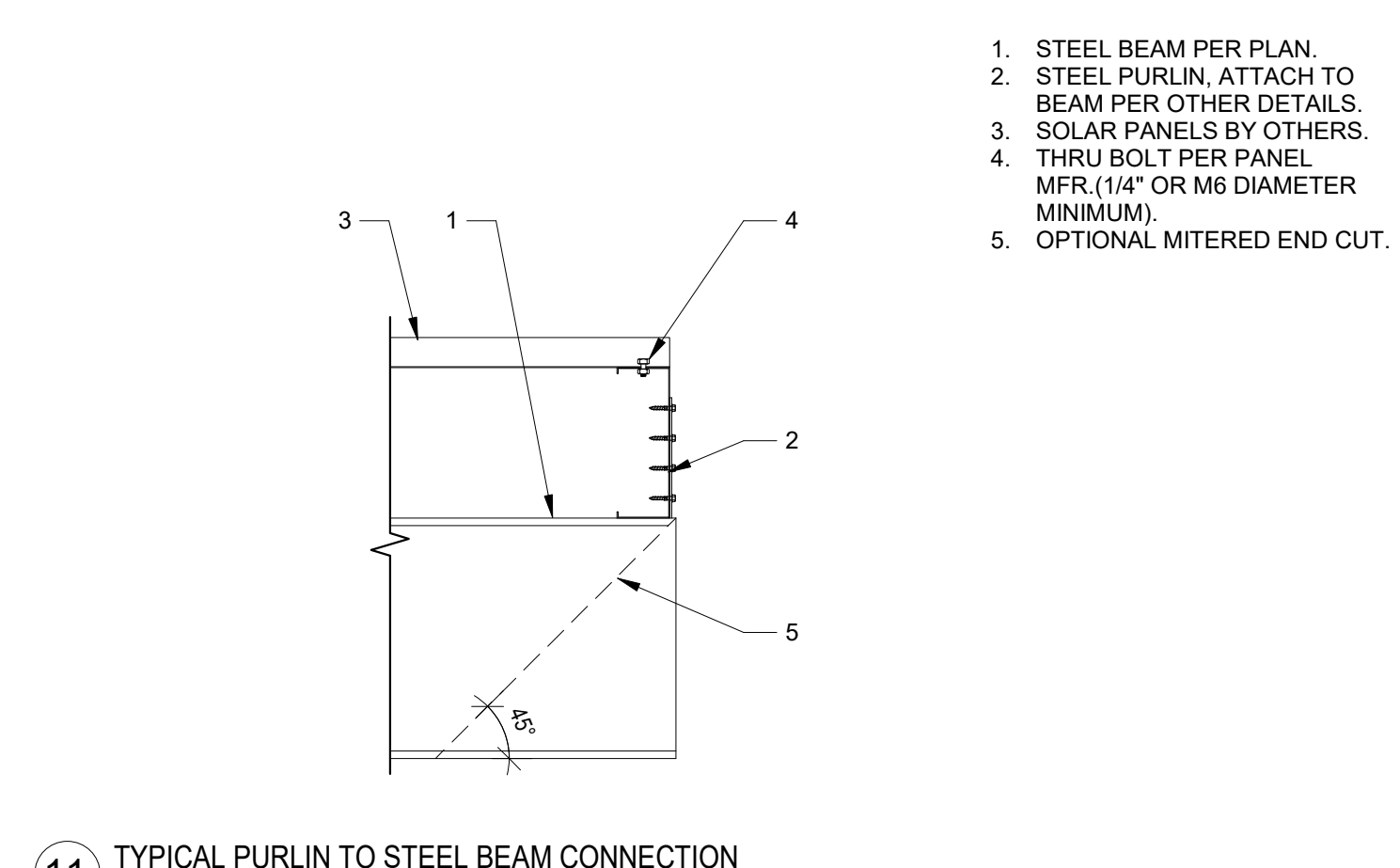
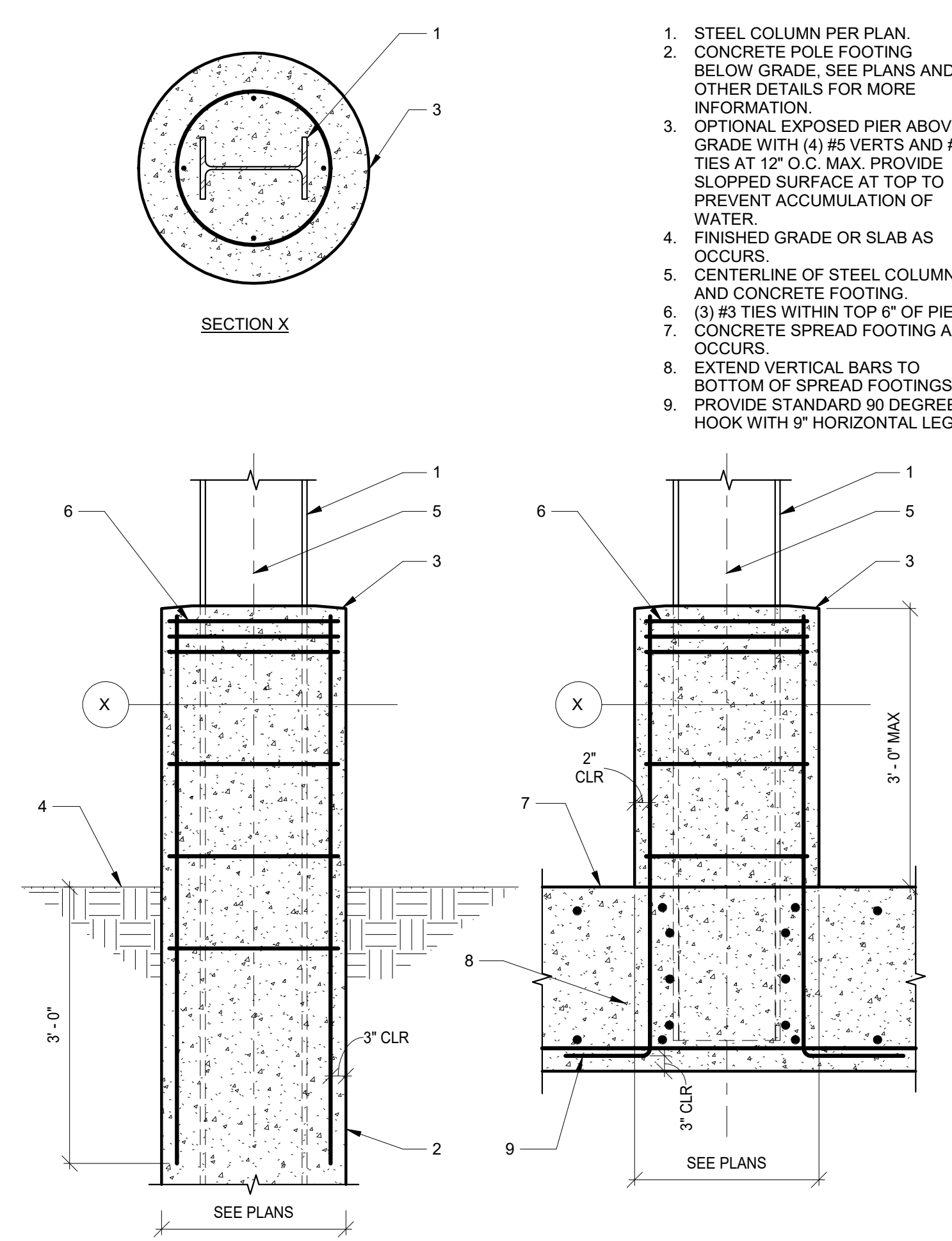
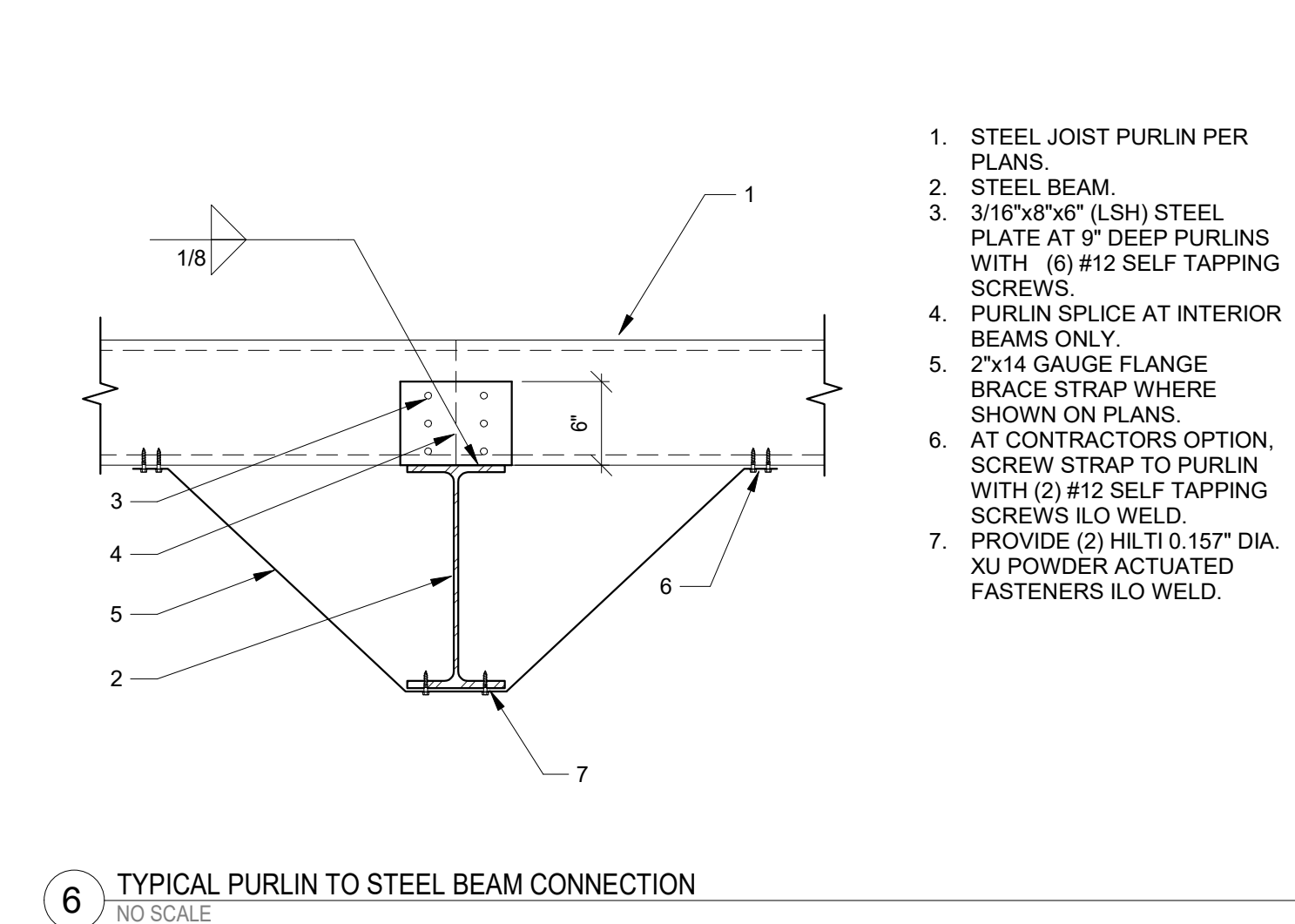
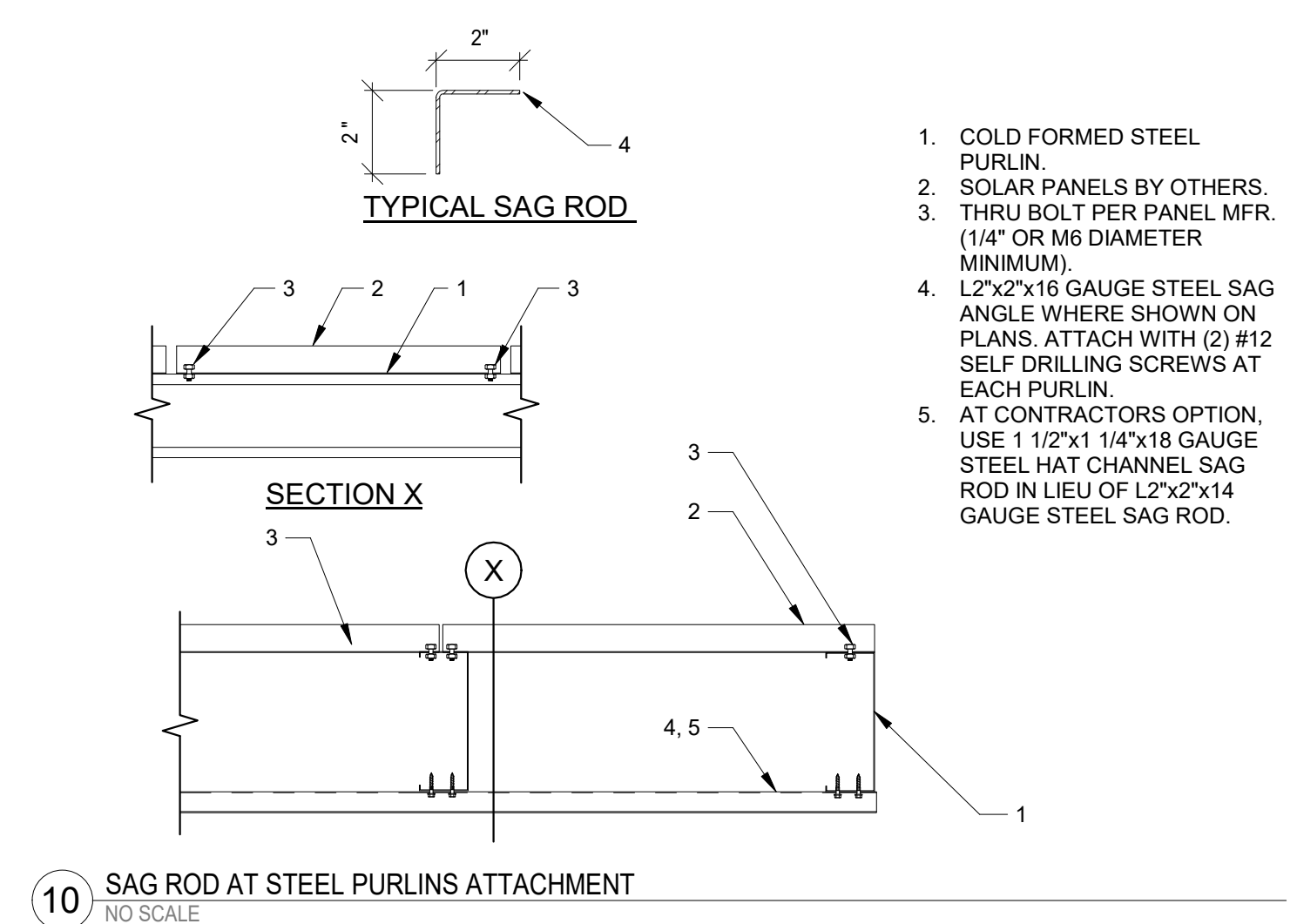
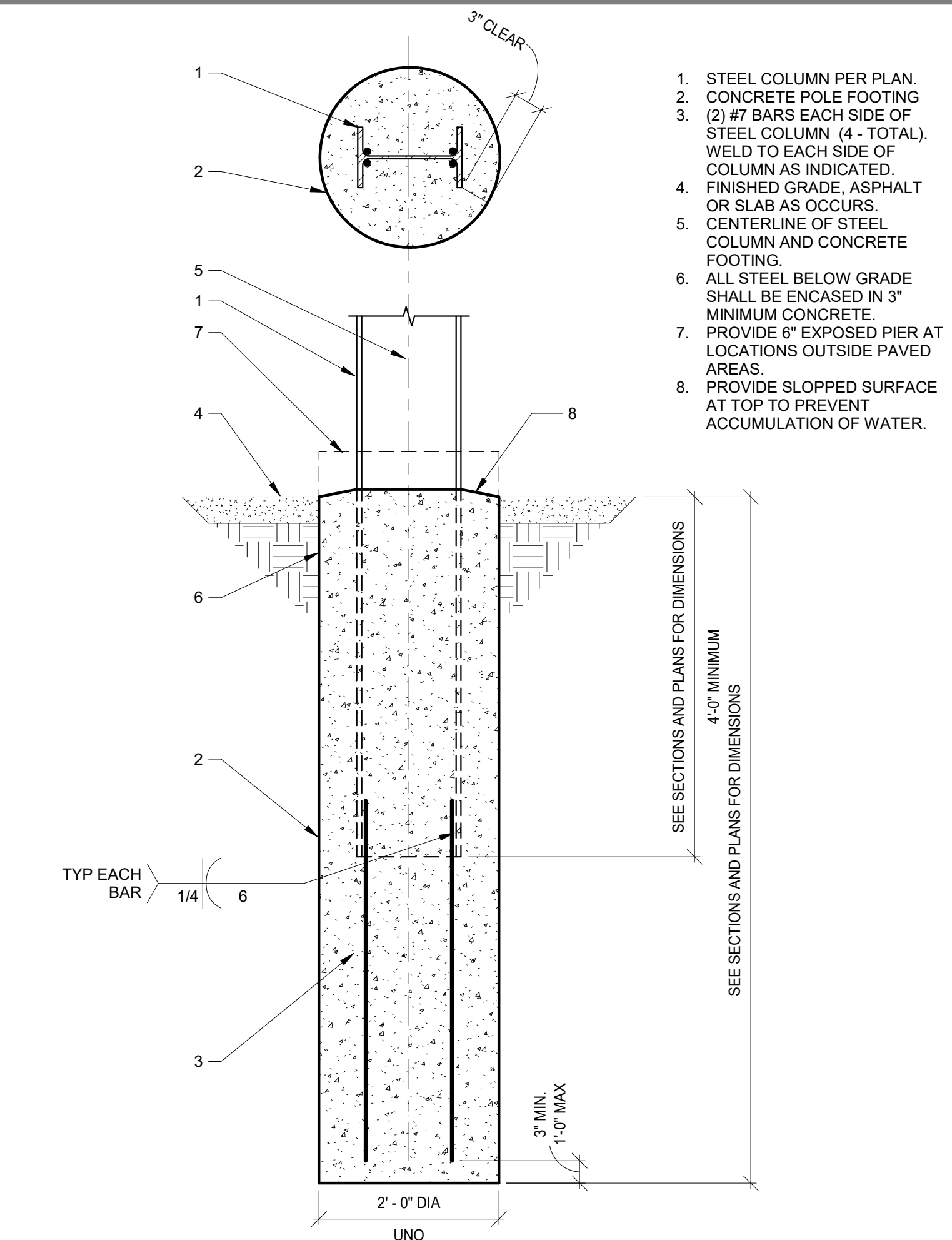
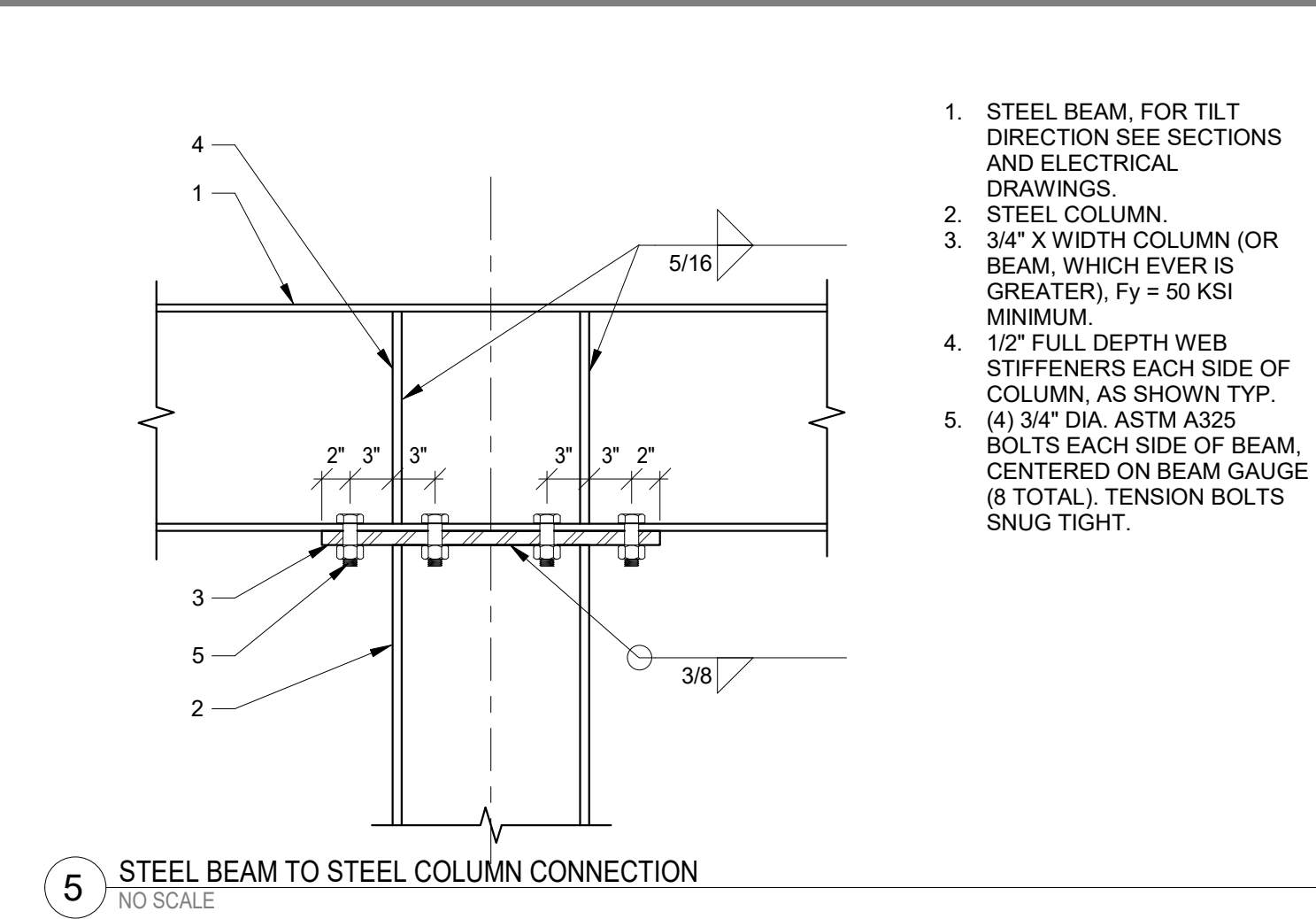
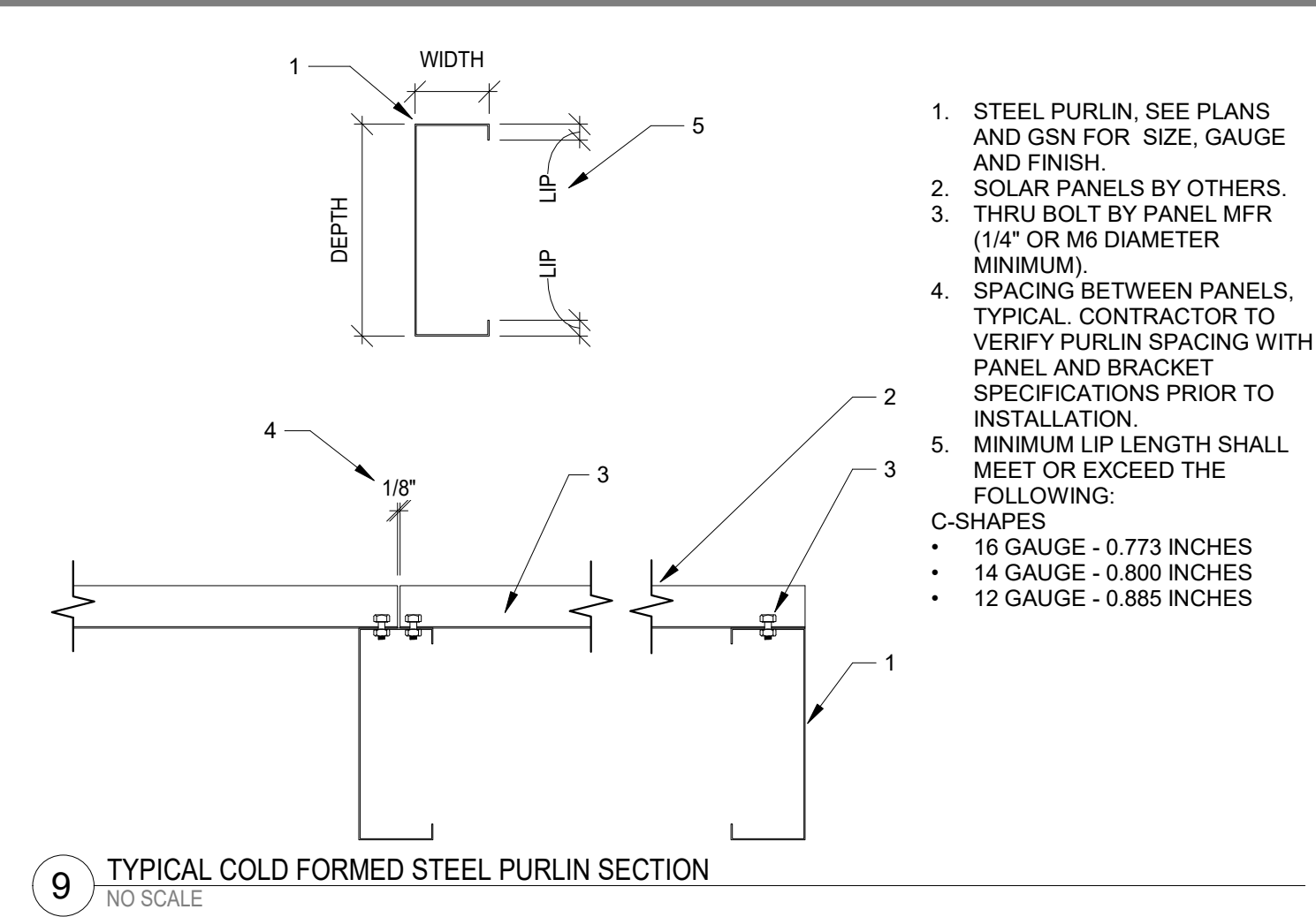
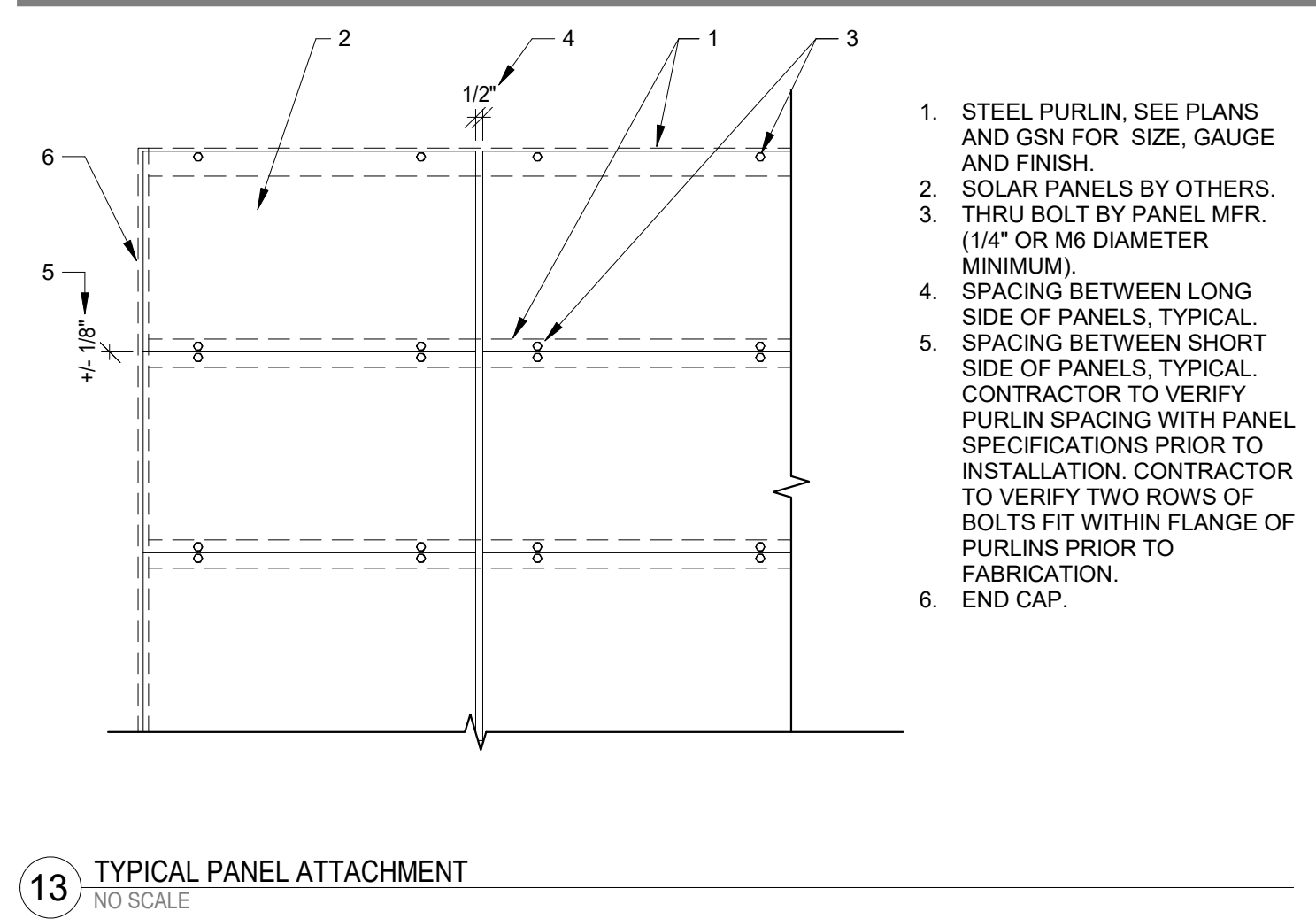


FOUNDATION PLAN
0' - 0"

BOTTOM OF COLUMN
-4' - 0"

BOTTOM OF CAISSON
-12' - 0"

2 6 PANEL 10 DEG SECTION
1/4" = 1'-0"



2 STEEL COLUMN AT POLE FOOTING CONNECTION NO SCALE

6 TYPICAL PURLIN TO STEEL BEAM CONNECTION NO SCALE

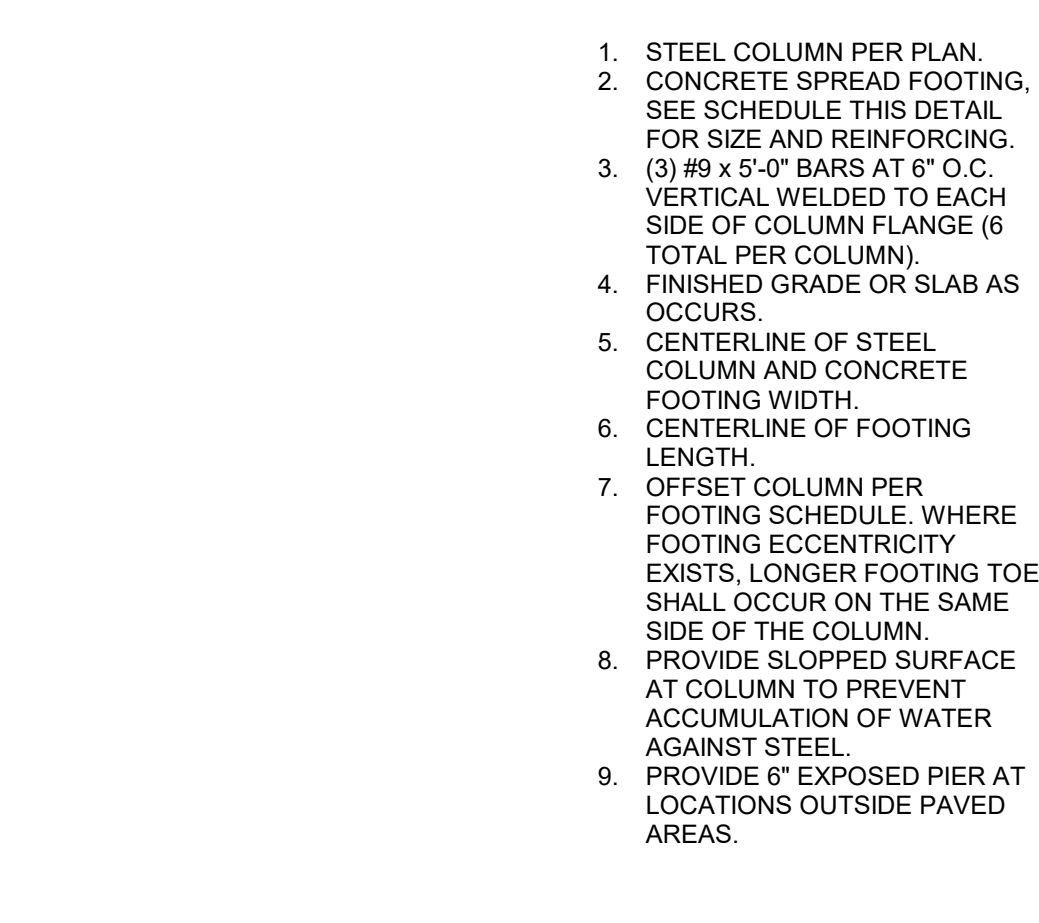
10 SAG ROD AT STEEL PURLINS ATTACHMENT NO SCALE

5 STEEL BEAM TO STEEL COLUMN CONNECTION NO SCALE

9 TYPICAL COLD FORMED STEEL PURLIN SECTION NO SCALE

13 TYPICAL PANEL ATTACHMENT NO SCALE

FOOTING SCHEDULE				
STRUCTURE	FOOTING SIZE (LENGTH x WIDTH x THICKNESS)	FOOTING ECCENTRICITY "e"	FOOTING REINFORCING	CONCRETE STRENGTH
6 PANEL	10'-0"x5'-0"x2'-0"	1'-6"	#6 AT 10" O.C. EACH WAY TOP AND BOTTOM	3,000 PSI



8 STEEL COLUMN AT CONCRETE SPREAD FOOTING NO SCALE

12 TYPICAL PURLIN END CAP DETAIL NO SCALE

16 RAISED PIER AT POLE FOUNDATION NO SCALE



No.	Description	Date
PROJECT NUMBER:	21125	
DRAWN BY:	KS	
CHECKED BY:	JE	
DATE:	04/16/2021	



Planning Application

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

TYPE OF APPLICATION REQUESTED:

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

STAFF USE ONLY

Application Number: _____ Date Filed: _____

PROJECT INFORMATION:

Project Name (Business/Development): _____

Address/Location of Project: _____

Assessor's Parcel No(s): _____

Mapping Address (Latitude/Longitude): _____

Existing General Plan / Zoning Designations: _____

Proposed General Plan / Zoning Designations: _____

Existing Use: _____

Proposed Use: _____

Size of Existing Structure(s): _____

Size of Proposed Additions / New Structure(s): _____

Amount of New Impervious Surfaces (s.f. or acres)¹: _____

Property Size (s.f. or acres): _____ No. of Existing Lots: _____ Proposed: _____

Days/Hours of Operation: _____

No. of Employees, Existing: _____ Proposed: _____

No. of On-Site Parking Stalls, Existing: _____ Proposed: _____

HCP Land Cover Type: _____ Cortese List: Yes No

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.ccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

APPLICANT INFORMATION:

Applicant Name: _____ **Primary Contact:** _____

E-Mail: _____ **Phone:** _____

Mailing Address: _____

Property Owner(s): _____

E-Mail: _____ **Phone:** _____

Mailing Address: _____

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ **Date:** _____

Property owner/manager (attach notary): _____ **Date:** _____

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

SUBMITTAL REQUIRMENTS: *(to be completed by the applicant)*

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

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

STAFF USE ONLY

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

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

CONSULTANT LIST:

Please list all consultants hired in conjunction with this project and return to the City of Pittsburg Planning Department with the completed application form. The City’s Finance Department will review the list to determine if a business license is required and will follow up directly with the consultant pursuant to Pittsburg Municipal Code Chapter 5, Business Licenses and Regulations.

Project Name/Application Number: Bishop Wisecarver crop
 Project Address: 2104 Martin Street, Pittsburg, CA, 94565
 Applicant name: Pranay Gupta
 Applicant phone number: 3367456223

<i>Contractor/Consultant Name Address/Contact Phone No.</i>	<i>Consultant’s Scope of Work</i>	<i>Contract Price</i>
Solar Technologies	Construction and commissioning of carport	235,967

Attach additional sheets as necessary