CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Wednesday, February 18, 2026 **1:30 PM** **30 Muir Road, Martinez**

Zoom: https://cccounty-us.zoom.us/j/85491390617
Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855)758-1310 US Toll Free or (408) 961-3928. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link https://cccounty-us.zoom.us/j/85491390617 Webinar ID: 854 9139 0617.

Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS

2. LAND USE PERMIT: PUBLIC HEARING

2a. U-HAUL (Applicant), AMERCO REAL ESTATE COMPANY AND U-HAUL TAX DEPARTMENT (Owners), County File CDLP24-02007. The applicant requests approval of a Land Use Permit to establish a new, 5,709-square-foot U-Haul retail business within an existing U-Haul warehouse. The project site is located at 4658 Evora Road in the Bay Point area of unincorporated Contra Costa County. (Zoning: L-I Light Industrial District) (Assessor's Parcel Numbers: 099-160-026, 099-160-027) NS **26-606**

Attachments: Attachment A Findings and COAs.pdf
Attachment B Maps.pdf
Attachment C Project Plans.pdf
Attachment D Agency Comments.pdf

2b. LYNDA MCCLUNG, NETWORK CONNEX (Applicant) - HJSCMB-DONOVAN LLC (Owner), County File CDLP25-02020: The applicant requests approval of a Land Use Permit to remove Condition of Approval #10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project is located adjacent to Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. (Zoning: A-4 Agricultural Preserve District) (Assessor's Parcel Number: 094-130-017) NS **26-607**

Attachments: Attachment A Findings and COAs.pdf
Attachment B Maps.pdf
Attachment C Plans.pdf
Attachment D Equipment Disposition.pdf
Attachment E Agency Comments.pdf

2c. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - ST. LUKE'S EVANGELICAL CHURCH (Owner), County File CDLP25-02024: The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP04-02047. No modifications of the wireless facility are proposed. The project site is located at 2491 San Miguel Drive in the Walnut Creek area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 183-290-010) DL **26-608**

Attachments: Attachment A Findings & COAs final.pdf
Attachment B - Maps.pdf
Attachment C - Project Plans.pdf
Attachment D - Agency Comments.pdf
Attachment E - Special Reports.pdf

2d. ISABEL CHAVEZ, NETWORK CONNEX (Applicant) - BLACKHAWK MUSEUM / BEHRING GLOBAL EDUCATION (Owners), County File CDLP25-02029: The applicant requests approval of a Land Use Permit to allow for the renewal of an existing T-Mobile wireless telecommunications facility with no modifications proposed to the facility. The subject property is located at 3700 Blackhawk Plaza Circle in the unincorporated area of Danville in Contra Costa County. (APN: 203-780-070, Zoning: P-1 Planned Unit District, -CE Cannabis Exclusion Combining District) CP **26-609**

Attachments:
1. CDLP25-02029 ZA Findings_COAs_Final.pdf
2. Maps and Plans.pdf
3. Agency Comments.pdf
4. Site Photos.pdf

2e. ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE (Applicant) - LAUREN HARRIS (Property Owner), County File CDLP25-02030: Request for approval of a Land Use Permit renewal for the continued operation of an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed. The project site is located at 111 Manor Drive in the unincorporated Bay Point area of Contra Costa County. (Zoning: P-1 Planned-Unit District) (Assessor's Parcel Number: 093-072-004) AS **26-610**

Attachments:
Attachment A Findings and Conditions of Approval.pdf
Attachment B Maps.pdf
Attachment C Project Plans.pdf
Attachment D Photos.pdf
Attachment E RF-EME Report.pdf
Attachment F Agency Comments.pdf

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, MARCH 2, 2026.

File #: 26-606 **Agenda Date:** 2/18/2026 **Agenda #:** 2a.

Project Title:	Land Use Permit for establishing a U-Haul Retail Business
County File(s):	Land Use Permit CDLP24-02007
Applicant/Owners:	U-Haul (Applicant)/AMERCO Real Estate Company and U-Haul Tax Department
Zoning/General Plan:	L-I Light Industrial District / LI Light Industry
Site Address/Location:	4658 Evora Road in the Bay Point area of unincorporated Contra Costa County (Assessor Parcel Numbers: 099-160-026. 099-160-027)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - CEQA Guidelines Section 15301(a)
Project Planner:	Nai Saephan, Planner I (925) 655-2874 nai.saephan@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit to establish a new, 5,709 square-foot U-Haul retail business within an existing U-Haul warehouse.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the Zoning Administrator:

A. Find that the project is categorically exempt from CEQA under Section 15301(a) of the CEQA Guidelines.

B. APPROVE the Land Use Permit CDLP24-02007, for establishing a U-Haul retail business within the existing U-Haul warehouse, based on the attached findings and subject to the

attached conditions of approval.

C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

A. General Plan: LI Light Industry.

B. Zoning: L-I Light Industrial District.

C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines Section 15301(a), Existing Facilities. Class 1 exemption for interior and exterior alterations to an existing facility.

D. Previous Applications:

1. 13-85-CO: This General Plan Amendment application was to change the General Plan land use designation of a 78-acre site that includes the project site from Open Space (OS) to Light Industry (LI) to accommodate a newspaper printing facility. The application was approved by the Board of Supervisors in 1988.

2. RZ2773: This Rezone application, processed concurrently with 13-85-CO, was to rezone the 78-acre site from General Agricultural (A-2) to Light Industrial (L-I). The application was approved by the Board in 1988.

3. TP01-0038: This Tree Permit application was to remove 18 pepper trees on Assessor's Parcels 099-160-021 and 099-160-022. The application was approved by the Zoning Administrator on August 16, 2001.

4. LL01-0001: This Lot Line Adjustment application was to reconfigure Assessor's Parcels 099-150-010, 099-160-019, 099-160-021, 099-160-022, and 099-160-023. The application was approved by the Zoning Administrator on August 28, 2001. The two parcels that comprise the project site, Assessor's Parcels 099-160-026 and 099-160-027, were portions of Assessor's Parcels 099-160-021 and 099-160-022, and were a result of this Lot Line Adjustment.

5. LP01-2108: This Land Use Permit application was to allow a one-story 98,404 square-foot Frito Lay distribution center on the project site. The application was approved by the Zoning Administrator on March 24, 2003.

6. CDLP16-02031: This Land Use Permit application was to allow a 98,460 square-foot warehouse building on the project site. The application was approved by the Board of

Supervisors on April 27, 2021.

IV. SITE/ AREA DESCRIPTION

The 15.42-acre project site is comprised of two adjoining Assessor's parcels located 890 feet northwest of the western terminus of Evora Road, which is 1,500 feet southwest of the intersection of Willow Pass Road and Evora Road. The site is relatively flat, and is essentially a level terrace sited above a portion of the former Concord Naval Weapons Station to the west and below the Willow Pass Business Park to the east. The Willow Pass Business Park is adjacent to the site. Hilly, deed-restricted open space land surrounds the site on the north and east. A vacant, terraced portion of the Willow Pass Business Park is located to the south, as is Highway 4.

The Willow Pass Business Park is characterized by its cluster of eight buildings facing Highway 4 to the south that include commercial office spaces, retail spaces and one building that is used as a place for worship. Retail commercial buildings are located east of the cluster of business park buildings, including a drive-through restaurant building, a gas station with a car wash, and a general retail building that includes restaurants and a food mart. A private storage warehouse-museum is located along Evora Road just west of the gas station. Landscaping in the Business Park is relatively sparse, and therefore, the buildings in the Business Park are visible in northward views from Highway 4.

A portion of the former, decommissioned Concord Naval Weapons Station is located to the west of the project site. The former Naval Weapons Station is currently a major reuse project of the City of Concord. The site is separated from the bulk of the Naval Weapons Station property to the south by Highway 4. A portion of the 48-mile Contra Costa Canal also lies south and west of the project site.

V. PROJECT DESCRIPTION

The proposed project is establishing a new, 5,709 square-foot U-Haul retail business within the existing 98,430 square-foot U-Haul warehouse near the southeastern corner of the building, as shown on the project plans in Attachment C. The retail business would function as a customer service office for U-Haul truck rentals and for sale of retail items such as boxes and moving supplies to customers. No signs are included in the proposed project.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on February 14, 2024 to a number of public agencies, including the Building Inspection Division, the Environmental Health Division of the Contra Costa Health, the Contra Costa County Fire Protection District, the Delta Diablo Sanitary

District, the City of Concord, the Bay Point Municipal Advisory Council (MAC), and Contra Costa Mosquito and Vector Control District. Subsequently, an updated Agency Comment Request packet was sent on November 18, 2025 to the Bay Point MAC. Agency comments received by staff are included in Attachment D. Following are summaries of the agency comments received.

A. Contra Costa County Fire Protection District: The Fire Protection District returned the Agency Comment Request form on February 22, 2024, with no comments.

B. Bay Point Municipal Advisory Council: The staff liaison to the Bay Point MAC submitted an email on January 9, 2026, from the MAC chair who stated that there were no concerns with the proposed project.

VII. STAFF ANALYSIS AND DISCUSSION

A. General Plan Consistency: The project site is within the LI Light Industry designation in the General Plan Land Use Element, which allows warehousing and storage, and ancillary or supportive retail and office uses. The existing U-Haul warehouse provides personal storage solutions using U-Haul's U-Box storage containers that are kept inside the warehouse facility. The establishment of a U-Haul retail business would support the U-Box operation and provide a customer service office for U-Haul truck rentals and for sale of retail items such as boxes and moving supplies. The additional uses are allowed under the LI General Plan designation for the project site.

The site is located in the Bay Point area of unincorporated County and is surrounded by existing, similar office and commercial development. Therefore, the vital infrastructure and services needed for the site already exist. The project will add jobs to the U-Haul operations on the site to staff the customer service office. This is consistent with Guiding Principle #3 of the Bay Point Community Profile in the General Plan Stronger Communities Element, which states that "Bay Point residents need more local, high-quality jobs from a more diverse business base."

Based on the nature and location of the project there is no evidence in the record to suggest that the project would be inconsistent with other sections of the General Plan.

B. Zoning Compliance: The project site is located within a L-I Light Industrial District. Warehouse space is generally considered to be storage, and therefore, warehousing is considered to be a commercial land use, which is allowed in the L-I District with a land use permit pursuant to County Code Section 84-58.404(1). Accordingly, the existing U-Haul warehouse was established pursuant to Land Use Permit CDLP16-02031, which was approved on April 27, 2021 by the Board of Supervisors.

Retail businesses are also allowed in the L-I District with a land use permit pursuant to County Code Section 84-58.404(1). Thus, this land use permit application is to establish a customer service office to complement the U-Haul personal storage operation and to add U-Haul truck rentals and the sale of moving/shipping materials (e.g., boxes). The retail business use will occupy 5,709 square feet within the existing 98,430 square-foot U-Haul warehouse near the southeastern corner of the building, which will be approximately 6% of the gross floor area of the building. As proposed, the project will not alter the existing building footprint of the warehouse and will not change the nature of the neighborhood or adversely affect the zoning district. Further, the project is consistent with the applicable development standards of the L-I District, including the minimum lot area, height, and setbacks.

C. Parking Requirements: The proposed project is subject to the requirements of the Off-Street Parking Ordinance, County Code Chapter 82-16. Pursuant to Code Section 82-16.406, 19 parking spaces are required for the 5,709 square-foot U-Haul retail business and 93 parking spaces are required for the remaining 92,721 square feet of the warehouse building, for a total of 112 required spaces. As shown on the site plan in Attachment C, 119 standard parking spaces are provided on the project site, along with 5 accessible parking spaces, 12 EV charging station spaces, and 12 Clean Air/vanpool/EV spaces, for a total of 148 parking spaces.

Pursuant to Code Section 82-16.412. 2 long-term and 2 short-term bicycle stalls are required for the retail business space and 7 long-term and 5 short-term bicycle stalls are required for the remainder of the building, for a total of 9 long-term and 7 short-term required bicycle stalls. A Condition of Approval of the project requires the provision of 9 long-term and 7 short-term bicycle stalls. Thus, as conditioned the project meets the code requirements for bicycle parking.

IX. CONCLUSION

The proposed project involves establishing a new, 5,709 square-foot U-Haul retail business within the existing 98,430 square-foot U-Haul warehouse. This represents approximately 6% of the gross building area to be used for a retail business operation. As such, the overall project will have minimal impact on the operations of the U-Haul warehouse and, as conditioned, will be an appropriate use of the project site. Staff recommends that the Zoning Administrator approve Land Use Permit CDLP24-02007, 02007, for establishing a U-Haul retail business within the existing U-Haul warehouse, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP24-02007; U-HAUL (APPLICANT) & AMERCO REAL ESTATE COMPANY & U-HAUL TAX DEPARTMENT (OWNERS)

FINDINGS

A. Land Use Permit Findings

1. *The project shall not be detrimental to the health, safety, and general welfare of the County.*

   Project Finding: The retail business use will occupy 5,709 square feet within the existing 98,430 square-foot U-Haul warehouse near the southeastern corner of the building, which will be approximately 6% of the gross floor area of the building. The project will not alter the existing building footprint of the warehouse and will not change the nature of the neighborhood. Thus, the project is not expected to negatively affect the general welfare of the County. Potentially affected agencies (sewer, water, fire, etc.) have not submitted any concerns indicating that the project would be detrimental to the health or safety of the community. Additionally, the applicant is required to adhere to all applicable building and other agency codes and regulations.

2. *The project shall not adversely affect the orderly development of property within the County.*

   Project Finding: The project consists of modifying existing space within the U-Haul warehouse for a U-Haul retail business operation to complement the warehouse use. The project will not alter the existing building footprint of the warehouse. In addition, the project is consistent with the applicable General Plan policies and zoning district development standards. Accordingly, the project will not impede future development within the immediate neighborhood or elsewhere in the County.

3. *The project shall not adversely affect the preservation of property values and the protection of the tax base within the County.*

   Project Finding: Establishment of the U-Haul retail business operation within the existing U-Haul warehouse is expected to increase the property value of the site. Adding a compatible retail business operation within the warehouse will enhance

existing and future developments in the neighborhood. Therefore, the U-Haul retail business operation will be compatible with nearby businesses at the Willow Pass Business Park and other properties in the vicinity.

4. *The project shall not adversely affect the policy and goals as set by the General Plan.*

   Project Finding: The U-Haul retail business will complement the U-Haul warehouse operation that is located adjacent to the major state highway linking the northern portion of the East Bay with Northern Waterfront area of Contra Costa County. The retail business will be compatible with the Light Industry land use designation policies and the goals of the General Plan. The site is located in the Bay Point area of unincorporated County and is surrounded by existing, similar office and commercial development. Therefore, the vital infrastructure and services needed for the site already exist. The project will add jobs to the U-Haul operations on the site to staff the customer service office. This is consistent with Guiding Principle #3 of the Bay Point Community Profile in the General Plan Stronger Communities Element, which states that "Bay Point residents need more local, high-quality jobs from a more diverse business base."

5. *The project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

   Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem. The Conditions of Approval for the existing U-Haul warehouse require the site and its security lighting to be maintained in an orderly manner, and that landscape plantings around the warehouse building be maintained for the life of the project. The establishment of a retail business operation within the existing U-Haul warehouse will not alter those requirements.

6. *The project shall not encourage marginal development within the neighborhood.*

   Project Finding: Approval of the land use permit will not change the established uses in the vicinity. The project involves establishing a retail business for U-Haul within an existing U-Haul warehouse that is served by Delta Diablo Sanitary District. Further, the project site is included in an agreement between the Contra Costa Water District and the Willow Pass Business Park, whereby potable water is provided to the site. Other developable light industrial parcels exist within the adjacent Willow Pass Business Park; however, development of these parcels have

been anticipated in the approvals for the Business Park. Other nearby developable land is within the Concord Naval Weapons Station which was decommissioned in 2005 and is currently a major reuse project of the City of Concord.

7. *Special conditions or unique characteristics of the subject property and its location or surroundings are established.*

   Project Finding: The project site is currently developed with an existing U-Haul warehouse. Establishing the U-Haul retail business operation within the warehouse will not create any demand for off-street parking beyond that already provided for the warehouse. The project does not alter project the existing building footprint of the warehouse and will not change the nature of the neighborhood. The project with the attached Conditions of Approval will be consistent with the intended use of the site and will enhance the nearby Willow Pass Business Park.

B. California Environmental Quality Act (CEQA) Findings

Establishing a new U-Haul retail business within the existing U-Haul warehouse is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(a), Existing Facilities, which provides a Class 1 exemption for interior and exterior alterations to an existing facility. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, a significant impact to the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP24-02007

Project Approvals

1. This Land Use Permit application is APPROVED for establishing a new 5,709 square-foot U-Haul retail business within the existing U-Haul warehouse on the project site.

2. The approval described above is granted based on, and as generally shown on, the following documents:

   - Project application submitted to the Department of Conservation and Development, Community Development Division (CDD) on February 14, 2024.

   - Revised Project Plans received by the CDD on July 17, 2024.

3. Any modification to the project approved under this land use permit that is not required by a Condition of Approval herein shall be subject to the review and approval of the CDD and may require the filing of an application for a Land Use Permit, if deemed necessary.

4. Except as modified herein, the Conditions of Approval of Land Use Permit CDLP16-02031 shall remain in full force and effect.

Application Costs

5. The Land Use Permit application was subject to an initial deposit of $2,000.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the approval date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Building Permits

6. No construction is approved with this permit. Any construction at the project site will require issuance of building permits from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

Signage

7. No signs are approved with this permit. Any signs installed at the project site will require approval of Sign Review from the CDD and issuance of a building permit from the Building Inspection Division.

Bicycle Stalls

8. A total of 9 long term bicycle stalls and 7 short-term bicycle stalls shall be maintained for the life of the project. The locations and number of bicycle stalls shall be shown on the construction drawings. Color photographs documenting installation of the bicycle stalls, including the number of stalls and the locations, shall be provided to the CDD prior to the final building inspection.

Business License

9. The business owner/applicant shall apply for and obtain a Property Use Verification (PUV) from the Department of Conservation and Development, Application and Permit Center, prior to applying for any business license associated with this approval. A copy of this permit shall accompany the PUV application.

Construction Restrictions and Requirements

All construction activity shall comply with the following restrictions, which shall be included on the construction drawings.

10. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

11. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

12. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

13. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

14. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to

5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: State Holidays (sos.ca.gov)

15. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

   This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

   The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. It is unlawful to engage in business in the unincorporated area of the county without first procuring a business license from the County Tax Collector following CDD approval of this application.

C. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

   - Department of Conservation and Development, Building Inspection Division
   - Contra Costa Health, Environmental Health Division
   - Contra Costa County Fire Protection District
   - Delta Diablo Sanitary District
   - Contra Costa Water District
   - Contra Costa Mosquito and Vector Control District

GOVERNMENT RANCH

A-2007 ROLL - PCL "B" TRACT 8918 MB 497-6 (WILLOW PASS BUSINESS PARK) 10/23/06

1" = 300'

PB 100

FOR MIN.RTS.ASSMT ON THIS PAGE SEE 100-380-704

14

160

15

21

TR 8918 MB 497-6 10/23/06

POR PCL "B" (31) 12.72Ac.

(26) 8.49Ac.

POR PCL "B" (32) 21.0Ac. 36.72Ac TOTAL FOR PCL "B"

(18) 6.01Ac.

(27) 6.93Ac.

LOT 51 (28) 17.376Ac.

POR PCL "B" (34) 3.020Ac.

(19) 4.08Ac.

(20) 10.35Ac.

(15) .82Ac.

(16) 2.21Ac.

(14) 1.24Ac.

(11) 10.14Ac.

CDLP24-02007
PROJECT SITE

CONTRA COSTA CANAL

EAST BDY. LINE

MONTE DEL DIABLO

EVORA RD

STATE HWY. 4

PB 100

PB 111

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

160 34 4/29/08

ASSESSOR'S MAP
BOOK 99 PAGE 16
CONTRA COSTA COUNTY, CA

Aerial CDLP24-02007 Project Site



Map Legend

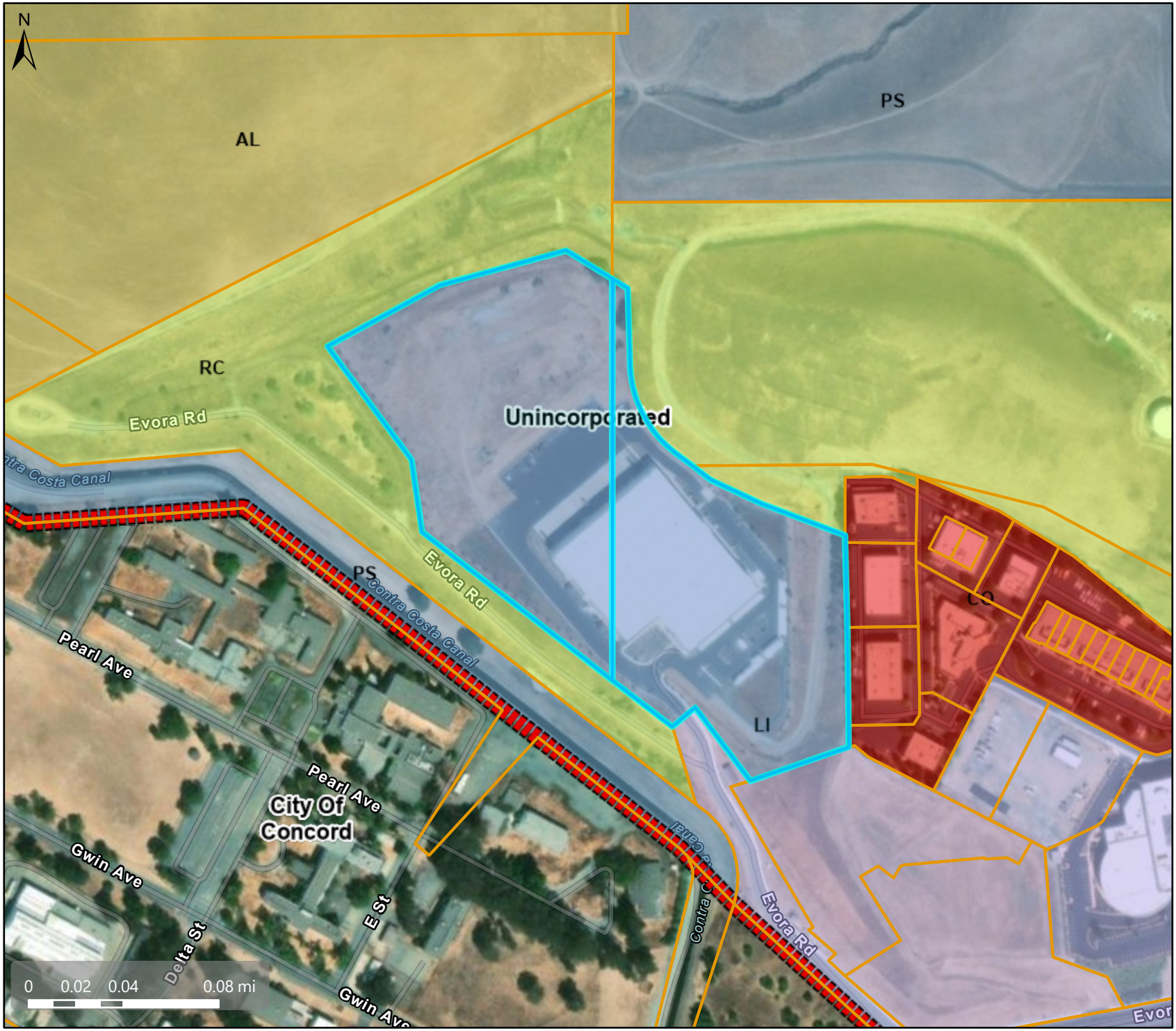
- Assessment Parcels
- Planning
  - Unincorporated
  - City Limits

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Vantor, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau,

General Plan - LI Light Industry



Map Legend

- Assessment Parcels

Planning

General Plan

- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- LI (Light Industry) (1.5 FAR)
- PS (Public and Semi-Public)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- Unincorporated
- City Limits

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PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

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Zoning - L-I Light Industrial District



Map Legend

- Assessment Parcels
- Planning
- Zoning
- ZONE_OVER
  - A-2 (General Agriculture)
  - A-4 (Agricultural Preserve)
  - L-I (Light Industrial)
  - P-1 (Planned Unit)
  - Unincorporated
  - City Limits

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

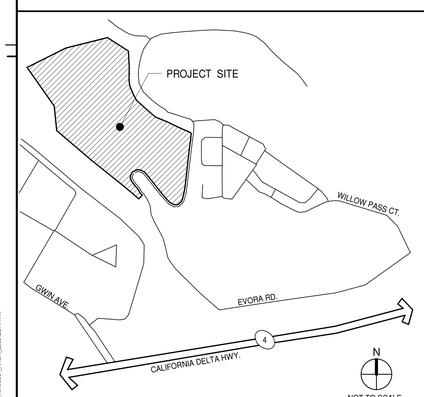
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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

ABBREVIATIONS

∠	ANGLE	FLASH.	FLASHING	S.	SOUTH
℄	CENTERLINE	FLUOR.	FLUORESCENT	S.C.	SOLID CORE
#	POUND or NUMBER	FT.	FOOT or FEET	S.C.D.	SEAT COVER DISPENSER
&	AND	FTG.	FOOTING	S.D.	SOAP DISPENSER
(E)	EXISTING	FURR.	FURRING	S.N.D.	SANITARY NAPKIN DISPENSER
@	AT	FUT.	FUTURE	S.N.R.	SANITARY NAPKIN RECEPTACLE
~	DIAMETER or ROUND	G.B.	GRAB BAR	S.S.	STAINLESS STEEL
Ø	DIAMETER	G.C.	GENERAL CONTRACTOR	S.SK.	SERVICE SINK
A.D.	AREA DRAIN	GA.	GAUGE	SCHED.	SCHEDULE
ACOUS.	ACOUSTICAL	GALV.	GALVANIZED	SECT.	SECTION
ACT.	ACOUSTICAL TILE	GL.	GLASS	SH.	SHELF
ADJ.	ADJUST, ADJUSTABLE or ADJACENT	GND.	GROUND	SHR.	SHOWER
AFF.	ABOVE FINISH FLOOR	GR.	GRADE	SHT.	SHEET
AGGR.	AGGREGATE	GYP.	GYPSUM	SIM.	SIMILAR
AL.	ALUMINUM	H.B.	HOSE BIBB	SPEC.	SPECIFIED or SPECIFICATION
APPROX.	APPROXIMATE(LY)	H.C.	HOLLOW CORE	SQ.	SQUARE
ARCH.	ARCHITECTURAL	H.M.	HOLLOW METAL	STA.	STATION
ASB.	ASBESTOS	HDWD.	HARDWOOD	STL.	STEEL
ASPH.	ASPHALT	HDWE.	HARDWARE	STOR.	STORAGE
		HORIZ.	HORIZONTAL	STRL.	STRUCTURE or STRUCTURAL
B.O.C.	BOTTOM OF CONCRETE	HR.	HOUR	SUSP.	SUSPENDED
B.O.D.	BOTTOM OF DECK	HT.	HEIGHT	SYMM.	SYMMETRICAL
B.O.M.	BOTTOM OF MULLION				
B.O.P.	BOTTOM OF PANEL	I.D.	INSIDE DIMENSION	T&G	TONGUE AND GROOVE
B.O.R.	BOTTOM OF REVEAL	INSUL.	INSULATION or INSULATED	T.	TREAD
B/S.	BUILDING STANDARD	INT.	INTERIOR	T.B.	TOWEL BAR
BD.	BOARD			T.C.	TOP OF CURB
BITUM.	BITUMINOUS	JAN.	JANITOR	T.O.C.	TOP OF CONCRETE
BLDG.	BUILDING	JT.	JOINT	T.O.M.	TOP OF MULLION
BLK.	BLOCK			T.O.P.	TOP OF PARAPET
BLKG.	BLOCKING	K.O.	KNOCK-OUT	T.O.R.	TOP OF REVEAL
BM.	BEAM	KIT.	KITCHEN	T.O.REC.	TOP OF DEEP RECESS
BOT.	BOTTOM			T.O.W.	TOP OF WALL
		LAB.	LABORATORY	T.P.	TOP OF PAVEMENT
C.B.	CATCH BASIN	LAM.	LAMINATE(D)	T.P.D.	TOILET PAPER DISPENSER
C.G.	CORNER GUARD	LAV.	LAVATORY	T.V.	TELEVISION
C.I.	CAST IRON	LKR.	LOCKER	TEL.	TELEPHONE
C.O.	CASED OPENING	LT.	LIGHT	TER.	TERRAZZO
C.O.M.	CENTER OF MULLION			THK.	THICK
C.O.R.	CENTER OF REVEAL	M.C.	MEDICINE CABINET	TYP.	TYPICAL
C.W.	COLD WATER	M.O.	MASONRY OPENING		
CAB.	CABINET	MAX.	MAXIMUM	U.O.N.	UNLESS OTHERWISE NOTED
CEM.	CEMENT(ITIOUS)	MECH.	MECHANICAL	UNF.	UNFINISHED
CER.	CERAMIC	MEMB.	MEMBRANE	UR.	URINAL
CFCI.	CONT. FURNISHED / CONT. INSTALLED	MET.	METAL		
		MFR.	MANUFACTURER	VERT.	VERTICAL
CFOI.	CONT. FURNISHED / OWNER. INSTALLED	MH.	MANHOLE	VEST.	VESTIBULE
		MIN.	MINIMUM		
CLG.	CEILING	MIR.	MIRROR	W.	WEST
CLKG.	CAULKING	MISC.	MISCELLANEOUS	W.C.	WATER CLOSET
CLO.	CLOSET	MTD.	MOUNTED	W/	WITH
CLR.	CLEAR	MUL.	MULLION	W/O	WITHOUT
CNTR.	COUNTER			WD.	WOOD
COL.	COLUMN	N.	NORTH	WP	WATERPROOF
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT	WSCT.	WAINSCOT
CONN.	CONNECTION	N.T.S.	NOT TO SCALE	WT.	WEIGHT
CONSTR.	CONSTRUCTION	NO.	NUMBER		
CONT.	CONTINUOUS	NOM.	NOMINAL		
CONTR.	CONTRACTOR				
CORR.	CORRIDOR	O.A.	OVERALL		
CPT.	CARPET	O.C.	ON CENTER		
CTR.	CENTER	O.D.	OUTSIDE DIAMETER		
CTSK.	COUNTER-SUNK	OBS.	OBSCURE		
		OFCI.	OWNER FURNISHED / CONT. INSTALLED		
D.	DEEP				
D.F.	DRINKING FOUNTAIN	OFF.	OFFICE		
D.O.	DOOR OPENING	OFOI.	OWNER FURNISHED / OWNER INSTALLED		
D.S.	DOWNSPOUT				
D.S.P.	DRY STANDPIPE	OPNG.	OPENING		
DBL.	DOUBLE	OPP.	OPPOSITE		
DEPT.	DEPARTMENT				
DET.	DETAIL	P.C.	PRECAST		
DIA.	DIAMETER	P.J.	PANEL JOINT		
DIAG.	DIAGNONAL	P.LAM.	PLASTIC LAMINATE		
DIFF.	DIFFUSER	P.T.D.	PAPER TOWEL DISPENSER		
DIM.	DIMENSION	P.T.R.	PAPER TOWER RECEPTACLE		
DISP.	DISPENSER				
DN.	DOWN	PL.	PLATE		
DR.	DOOR	PLAS.	PLASTER		
DWG.	DRAWING	PLYWD.	PLYWOOD		
DWR.	DRAWER	PR.	PAIR		
		PT.	POINT		
E.	EAST	PTN.	PARTITION		
E.J.	EXPANSION JOINT				
E.P.	ELECTRIC PANELBOARD	Q.T.	QUARRY TILE		
E.W.C.	ELECTRIC WATER COOLER				
EA.	EACH	R.	RISER		
EL.	ELEVATION	R.D.	ROOF DRAIN		
ELEC.	ELECTRIC(AL)	R.O.	ROUGH OPENING		
ELEV.	ELEVATOR	R.W.L.	RAIN WATER LEADER		
EMER.	EMERGENCY	RAD.	RADIUS		
ENCL.	ENCLOSED or ENCLOSURE	REF.	REFERENCE		
EQ.	EQUAL	REFR.	REFRIGERATOR		
EQPT.	EQUIPMENT	REINF.	REINFORCE(D)		
EXP.	EXPANSION	REQ.	REQUIRED		
EXPO.	EXPOSED	RESIL.	RESILIENT		
EXST.	EXISTING	RGTR.	REGISTER		
EXT.	EXTERIOR	RM.	ROOM		
		RWD.	REDWOOD		
F.A.	FIRE ALARM				
F.B.	FLAT BAR				
F.D.	FLOOR DRAIN				
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER CABINET				
F.H.C.	FIRE HOSE CABINET				
F.O.C.	FACE OF CONCRETE				
F.O.F.	FACE OF FINISH				
F.O.M.	FACE OF MULLION				
F.O.SH.	FACE OF SHEATHING				
F.P.	FIREPROOF				
F.S.	FULL SIZE				
FDN.	FOUNDATION				
FIN.	FINISH(ED)				
FL.	FLOOR				

LOCATION MAP



RESPONSIBILITY MATRIX

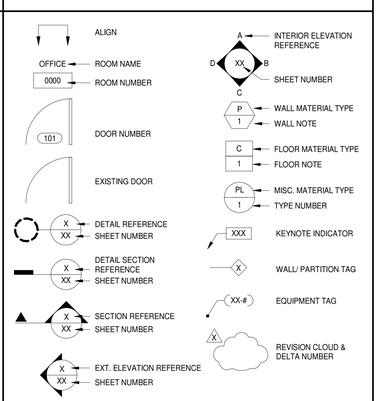
ABBREVIATIONS LEGEND:

REQ'D (REQUIRED): NEEDED FOR THE PROJECT | WM: WARE MALCOMB | TT: TENANT | LL: OWNER/LANDLORD | GC: GENERAL CONTRACTOR

REQ'D Y	REQ'D N	ARCHITECTURE, ENGINEERING, DESIGN	CONTRACTED BY WM	GC	TT	LL	COMMENTS
	X	ARCHITECTURE - EXTERIOR					
X		ARCHITECTURE - INTERIOR			X		
X		STRUCTURAL ENGINEERING	X				
		3RD PARTY INSPECTION					
X		MECHANICAL ENGINEERING		X			
X		PLUMBING ENGINEERING		X			
X		ELECTRICAL ENGINEERING		X			
	X	CIVIL ENGINEERING					
	X	LANDSCAPE ARCHITECT AND DESIGN					
	X	LIGHTING DESIGNER					
	X	ENVIRONMENTAL GRAPHICS					
X		FIRE SPRINKLER		X			
X		FIRE ALARM		X			
		INFORMATION TECHNOLOGY DESIGN					
		STRUCTURED CABLING CONSULTANT					
X		AUDIO / VISUAL CONSULTANT			X		
X		SECURITY DESIGN			X		
X		COMMISSIONING AGENT (MEP SYSTEM)			X		
	X	ENVIRONMENTAL / ASBESTOS CONSULTANT					
	X	HAZARDOUS MATERIALS CONSULTANT					
	X	ACOUSTICAL ENGINEER / DESIGNER					
	X	LEED OR WELL DESIGN AND ADMINISTRATIONS					

REQ'D Y	REQ'D N	VENDORS / INSTALLERS	CONTR'D BY GC	TT	LL	COMMENTS / CONTACTS
		FURNITURE		X		
		OFFICE FRONTS (GLAZING SYSTEMS)		X		
		I.T. SYSTEMS		X		
		I.T. CABLING		X		
		AUDIO / VISUAL EQUIPMENT		X		
		SECURITY DESIGN / INSTALL		X		
		INTERIOR SIGNAGE (NON-CODE)		X		
		INTERIOR GRAPHICS		X		
		SOUND MASKING		X		
		HIGH-PILE STORAGE		X		
		SPECIALTY EQUIPMENT / MOVING / INSTALL		X		
		ARTWORK		X		

SYBMOLS



PROJECT DIRECTORY

ARCHITECT

WARE MALCOMB

4683 CHABOT DR #300
PLEASANTON, CA 94588
P 925.244.9620
F 925.244.9621

PRIMARY CONTACT: ANOUSHA GHOORCHIAN
PH: (925) 474-8123
EMAIL: aghorchian@waremalcomb.com

ARCHITECT'S CONSULTANTS

STRUCTURAL ENGINEER
HSA & ASSOCIATES, INC.
1280 CIVIC DRIVE, SUITE 204
WALNUT CREEK, CA 94596

PRIMARY CONTACT: ALEX RICHARDSON
PH: (925) 517-6544
EMAIL: Alex@hsaassociates.com

BUILDING OWNER

U-HAUL
8000 SAN LEANDRO STREET
OAKLAND, CA

PRIMARY CONTACT: JERRY OWEN
PH: (510) 717-0823
EMAIL: jerry_owen@uhaul.com

GENERAL CONTRACTOR

ALSTON CONSTRUCTION
400 CAPITOL MALL, SUITE 2060
SACRAMENT, CA 95814

PRIMARY CONTACT: ELI ANDRES
PH: (408) 857-4558
EMAIL: eandres@alstonco.com

DESIGN BUILD CONSULTANTS

MECHANICAL ENGINEER
EMCI
1495 NICHOLS DRIVE
ROCKLIN, CA 95765

PRIMARY CONTACT: ROB JENSEN
PH: (916) 408-6600
EMAIL: rob@emci-hvac.com

PLUMBING ENGINEER
MATTERHORN PLUMBING
8990 RANCHO HILLS DRIVE
GILROY, CA 95020

PRIMARY CONTACT: KEN CAYLER
PH: (916) 825-5230
EMAIL: kencayler@gmail.com

ELECTRICAL ENGINEER
NORTHSTATE ELECTRICAL CONTRACTORS, INC.
11101 WHITE ROCK ROAD
RANCHO CORDOVA, CA 95670

PRIMARY CONTACT: ERIC EYERLY
PH: (916) 903-2477
EMAIL: ericeyerly@northstate-eci.com

FIRE PROTECTION
WEST COAST FIRE PROTECTION SYSTEMS CO., INC.
342 SACRAMENTO STREET
AUBURN, CA 95603

PRIMARY CONTACT: GLEN WINGATE
PH: (530) 212-3810
EMAIL: glen@westcoastfire.com

U-HAUL TENANT IMPROVEMENT

4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

(For Tenant Improvement Permit Only)

RECEIVED on 07/17/2024 CDLP24-02007
By Contra Costa County
Department of Conservation and Development

PROJECT DESCRIPTION & SCOPE

PROJECT DESCRIPTION: THE SCOPE OF THIS PROJECT IS A 1ST GENERATION INTERIOR OFFICE IMPROVEMENT WITHIN AN EXISTING COLD-SHELL WAREHOUSE SPACE. SCOPE INCLUDES NEW NON-RATED INTERIOR PARTITIONS, POWER AND SIGNAL, CEILINGS, LIGHTING, HVAC, FINISHES, RESTROOM ACCESSORIES AND PLUMBING FIXTURES.

OCC. CLASSIFICATION: M - MERCANTILE

SCOPE AREA(S):

MERCANTILE (M)	2,742 S.F.
OFFICE (B)	374 S.F.
STORAGE (S-1)	2,593 S.F.
TOTAL	5,709 S.F.

CHANGE IN USE: ☐YES ☒NO

BUILDING & CODE INFORMATION

BUILDING DEPARTMENT: COUNTY OF CONTRA COSTA

APPLICABLE BUILDING CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2022 STATE OF CALIFORNIA ENERGY CODE
2022 STATE OF CALIFORNIA GREEN BUILDING CODE
2022 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS

BUILDING TYPE:	III-B	**CBC 602**
NUMBER OF STORIES:	1	
YEAR BUILT:	2023	
OCCUPANCY CLASS:	S-1 / M	**CBC CHAPTER 3**
SEPARATIONS:	☒YES ☐NO	**CBC TABLE 508.4**
FIRE SPRINKLERS:	☒YES ☐NO TYPE: ESFR	
FIRE ALARM:	☒YES ☐NO	
ACCESSOR'S PARCEL #:	099-160-026; 099-160-027	

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER.
CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

1. AUTOMATIC FIRE SPRINKLER SYSTEM.
2. FIRE ALARM SYSTEM.

CONTRACT DOCUMENT REVIEW

THE UNDERSIGNED ACKNOWLEDGE THAT THESE CONTRACT DOCUMENTS REPRESENT THE FINAL PHASE OF THE DESIGN DOCUMENT DEVELOPMENT PROCESS BY WARE MALCOMB AND ITS DESIGN CONSULTANTS AND ANY REQUESTED REVISIONS MAY CAUSE AN ADJUSTMENT IN THE ARCHITECTURAL CONTRACT SUM. PROPOSED ADJUSTMENTS TO THE CONTRACT SUM SHALL BE SUBMITTED AND ACCEPTED PRIOR TO THE START OF ADDITIONAL WORK.

NAME:_____ SIGNATURE:_____ DATE:_____

NAME:_____ SIGNATURE:_____ DATE:_____

NAME:_____ SIGNATURE:_____ DATE:_____

SHEET INDEX

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS ●
SHEET ISSUED ON DATE INDICATED, NO MODIFICATIONS ○

		ISSUANCE 05.17.2024	XX.XX.2024	XX.XX.2024	XX.XX.2024
ARCHITECTURAL					
G010	TITLE SHEET	●			
I000	GENERAL NOTES	●			
I020	ACCESSIBILITY DETAILS	●			
I021	ACCESSIBILITY DETAILS	●			
I030	CALGREEN NOTES	●			
I031	CALGREEN NOTES	●			
I032	CALGREEN NOTES	●			
I100	SITE PLAN (FOR REFERENCE ONLY)	●			
I110	OCCUPANCY AND EGRESS PLAN	●			
I120	OVERALL FLOOR PLAN	●			
I140	OVERALL REFLECTED CEILING PLAN	●			
I190	OVERALL ROOF PLAN	●			
I410	ENLARGED FLOOR PLAN	●			
I411	ENLARGED REFLECTED CEILING PLAN	●			
I412	ENLARGED FINISH PLAN	●			
I420	ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS	●			
I430	ENLARGED EXTERIOR ELEVATION	●			
I510	DETAILS	●			
I610	DOOR SCHEDULE AND DETAILS	●			
I620	SCHEDULES	●			
ARCHITECTURAL SHEET COUNT: 20					
STRUCTURAL					
ST-0	OVERALL FLOOR PLAN	●			
ST-1	ENLARGED FLOOR AND REFLECTED CEILING PLANS	●			
SD-0	GENERAL NOTES	●			
SD-1	DETAILS	●			
SD-2	DETAILS	●			
STRUCTURAL SHEET COUNT: 5					
MECHANICAL					
M.1	HVAC FLOOR PLAN	●			
M.2	HVAC DETAIL SPEC. PLAN	●			
T24.1	HVAC TITLE 24. PLAN	●			
T24.2	HVAC TITLE 24. PLAN	●			
MECHANICAL SHEET COUNT: 4					
PLUMBING					
P-3	ISOMETRICS	●			
P-4	DETAILS, NOTES, SCHEDULES	●			
P-1	OVERALL PLUMBING PLAN	●			
P-2	ENLARGED PLUMBING PLAN	●			
PLUMBING SHEET COUNT: 4					
ELECTRICAL					
E0.1	ELECTRICAL COVER SHEET	●			
E0.2	ONE LINE DIAGRAM & SCHEDULES	●			
E1.1	POWER PLAN	●			
E1.2	POWER PLAN - ROOF	●			
E2.1	LIGHTING PLAN	●			
E2.2	PHOTOMETRIC PLAN	●			
ET24.1	T24 ENERGY COMPLIANCECERTIFICATES	●			
ET24.2	T24 ENERGY COMPLIANCECERTIFICATES	●			
ELECTRICAL SHEET COUNT: 8					

WARE MALCOMB
4683 Chabot Dr. Suite #300
Pleasanton, CA 94588
P 925.244.9620
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
LANDSCAPE
BUILDING MEASUREMENT

LICENSED ARCHITECT
ANNE-ALLEN TAM
No. C-34838
REGISTRATION DATE
05-17-2025
STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

TITLE SHEET

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

SHEET
G010

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5/17/2024 11:56:05 AM

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EQUIPMENT NOTES

1. CONTRACTOR SHALL CONFIRM ALL ELECTRICAL, PLUMBING, GAS, BLOCKING, ETC. REQUIREMENTS WITH EQUIPMENT SUPPLIERS AND VENDORS.
2. THE ICE MACHINE SHALL BE SET BY KITCHEN EQUIPMENT SUPPLIER. REMOTE CONDENSER SHALL BE SET BY THE G.C./REFRIGERATION PIPING, START UP AND CHECK TO BE DONE BY THE G.C.
3. COUNTERTOP EQUIPMENT SHALL BE ON 4" HIGH LEGS AND BE SEALED TO COUNTER OR BE PORTABLE.
4. FLOOR MOUNTED EQUIPMENT SHALL BE ON 6" HIGH LEGS, ON CASTERS OR SEALED TO FLOOR.
5. EQUIPMENT NOT ON CASTERS SHALL BE SEALED TO THE WALL AND/OR TO ADJOINING EQUIPMENT OR PROVIDE SPACE TO FACILITATE CLEANING.
6. EVERY ITEM SHALL BE NATIONAL SANITATION FOUNDATION (NSF) APPROVED OR APPROVED EQUAL. ALL FOOD PREP TABLES SHALL BE S.S. PLASTIC LAMINATE SURFACES SHALL NOT BE USED FOR DIRECT FOOD CONTACT.
7. ALL FOOD SURFACE EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES AS SET FORTH BY NSF. THESE PROCEDURES ARE ILLUSTRATED IN THE INSTALLATION MANUAL FOR FOOD SERVICE EQUIPMENT DEVELOPED BY NSF.
8. ALL SPLASH BACKS SHALL BE 3" AWAY FROM ADJACENT WALLS TO AVOID ANY DARK ENCLOSED AREAS OR SPLASH BACKS SHALL BE SEALED TO THE WALL WITH AN APPROVED SILICONE OR SIM. CAULKING MATERIAL.
9. ALL SHELVING FOR SANITARY STORAGE RACKS SHALL BE LOCATED A MINIMUM OF 15" ABOVE THE FLOOR AND SHALL BE 1/2" TO 2" FROM ADJACENT WALLS TO AIDE IN CLEANING.
10. ALL KITCHEN EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.
11. G.C. SHALL PROVIDE ALL CUT-OUTS AND HOLES IN COUNTERTOPS FOR EQUIPMENT, ELECTRICAL CORDS, PLUMBING, ETC.CONTRACTORS SHALL COORDINATE WITH OWNER AND KITCHEN EQUIPMENT MANUFACTURER'S WRITTEN INSTRUCTION.
12. THE KITCHEN EQUIPMENT SUPPLIER SHALL BE RESPONSIBLE FOR DELIVERY, UNCARTING, AND SETTING IN PLACE OF THE KITCHEN EQUIPMENT. THE G.C. SHALL MAKE FINAL CONNECTIONS OF THE KITCHEN EQUIPMENT PLUMBING AND ELECTRICAL AS REQUIRED.
13. G.C. AND KITCHEN EQUIPMENT SUPPLIER SHALL COORDINATE PLANS, SCHEDULES AND ELEVATIONS.
14. INSTALL 3"X3"X16GA. ALUMINUM TRIM WITH SILICON SEALANT TO SEAL GAP BETWEEN FREEZER/COOLER WALL PANELS AND BUILDING WALL. SCREW TO PANELS.
15. CABINETS AT MANAGERS OFFICE (EXCEPT METAL FILING CABINET) SHALL BE WHITE FINISH EUROPEAN BOX STYLE EQUAL TO "BIANCO" SERIES STOCK UNASSEMBLED MANUF. BY MILLS PRIDE AND DISTRIBUTED BY HOME DEPOT. SUBMIT COMPLETE SHOP DRAWINGS IF OTHER MANUFACTURER OR CUSTOM BUILT CABINETS ARE INSTALLED.
16. METAL FILE CABINETS AT MANAGERS OFFICE AND TELEPHONE ROOM SHALL BE "HON 500 SERIES" WITH LOCKS, 2 DRAWERS,SIZE 26 1/2" DEEP X 15" WIDE X 26" HIGH, NO. HN512Q LIGHT GRAY WITH HN 26 LOCKS. CENTER DRAWER KIT TO BE "HON" NO. HON D8Q CABINETS AND DRAWER WITH LOCK.
17. COUNTERTOPS AT MANAGERS OFFICE SHALL BE CUSTOM MADE ON 3/4" 45# DENSITY PARTICLE BOARD REINFORCED W/ 1X4'S AT ALL EDGES. PROVIDE 4" SPLASH AND MATTE WHITE PLASTIC LAMINATE FINISH FORMICA MISSION WHITE 933-58 AND SUPPORT FOR THE COUNTERTOP.
18. SHELVES ARE TO BE PAINTED WOOD (PT-4) OR LAMINATED (ALL EDGES). PAINT STANDARDS PT-4.

FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY FIRE DEPARTMENT IS REQUIRED - SCHEDULE 72 HOURS IN ADVANCE.
2. THE PROJECT ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
3. AN UNOBSTRUCTED ALL-WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
4. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH LOCAL FIRE AUTHORITY.
6. FIRE SPRINKLER SYSTEM(S) SHALL MEET STATE & LOCAL FIRE CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING INCLUDING PROJECTIONS OVER 4'-0".
7. FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, INCLUDING EXTERIOR SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER STATE & LOCAL FIRE CODES.
8. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS (100) OR MORE.
9. ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL AND TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT.
10. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
11. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
12. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO ORDERING.
13. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF: 2-A-10B:C (FOR OFFICE), OR 10-A-80B:C (FOR WAREHOUSE), SHALL BE PROVIDED WITHIN 75'-0" MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
14. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE & LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
15. BUILDING(S) NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12'-0" IN HEIGHT, AND 6'-0" FOR GROUP "A" PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITIES). HIGH-PILED STOCK SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO MATERIALS BEING STORED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH-PILED STORAGE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
16. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE INSPECTOR.
17. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
18. EXIT SIGNS AND ILLUMINATION SHALL CONFORM TO ALL APPLICABLE BUILDING AND FIRE CODES.
19. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
20. PROVIDE OR MODIFY AS NEEDED SPRINKLER ALARM AND SMOKE DETECTION SYSTEM PER APPLICABLE CODES INCLUDING IF NECESSARY FOR HORNS, STROBE LIGHTS, CONTROL PANEL CONNECTIONS, SMOKE DETECTORS, AUDIO VISUAL ALARMS. SUBMIT SHOP DRAWINGS TO THE FIRE MARSHAL FOR APPROVAL.

FINISH NOTES

1. NO FINISH SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY ARCHITECT.
2. CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY OMITTED FINISHED WITH ARCHITECT PRIOR TO ORDERING PRODUCTS.
3. INSTALL MATERIALS ACCORDING TO MANUFACTURER'S SUGGESTED INSTALLATION AND PREPARATION/MAINTENANCE SPECIFICATIONS OR BETTER, UNLESS OTHERWISE APPROVED OR NOTED.
4. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL BE IN CONFORMANCE WITH STATE & LOCAL CODES.
5. DECORATIVE MATERIALS SHALL BE MAINTAINED IN FLAME-RETARDANT CONDITION.
6. SUBMIT THE FOLLOWING SAMPLES FOR ARCHITECT'S APPROVAL:
   A. THREE (3) 12" X 12" SAMPLES FOR ALL PAINT, WALL COVERING FINISHES AND COLORS APPLIED TO A SUBSTRATE WHICH IS REPRESENTATIVE OF THE SURFACE TO BE FINISHED. SUBMIT PAINT SAMPLES FROM THE PAINT LOT OR LOTS INTENDED FOR APPLICATION.
   B. ONE (1) 24" X 24" MOCK-UP WITH SAMPLE SEAM (CENTERED) OF ALL WALL COVERING FINISHES AND COLOR.
   C. THREE (3) 12" X 12" SAMPLES OF ALL FLOOR COVERING.
   D. SUBMIT ACTUAL CUTTINGS OF EACH PRODUCT FOR COLOR/QUALITY CONTROL.
7. WHERE MATERIALS ARE NOT RETURNABLE, SUBMIT SAMPLES TO ARCHITECT AND SECURE APPROVAL BEFORE PLACING FULL ORDERS.
8. SUBMIT SEAMING PLAN FOR CARPET TO ARCHITECT FOR APPROVAL PRIOR TO CARPET ORDER.
9. NOTIFY ARCHITECT IMMEDIATELY OF ITEMS WITH LONG LEAD TIMES.
10. ALL PAINT FINISH OF METAL PARTS OF DOORS, HANDRAILS, PERIMETER ENCLOSURES, ETC. , SHALL BE SEMI-GLOSS, UNLESS NOTED OTHERWISE.
11. WHERE PAINT COLORS CHANGE, CORNERS ARE TO BE CUT-IN FREE OF OVERLAPPING.
12. PRIOR TO THE INSTALLATION OF WALL COVERINGS, SURFACES SHALL BE PROPERLY PREPARED WITH SEALER PER MANUFACTURER'S RECOMMENDATIONS.
13. CONTRACTOR TO VERIFY CONDITION AND LEVEL OF FLOOR SO AS TO RECEIVE NEW FINISHES WITHOUT BOWING AT FLOOR OR WALL BASE. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR PREPARATION.
14. ALL CARPETING SHALL BE INSTALLED WITH GLUE DOWN METHOD, UNLESS NOTED OTHERWISE.
15. ALL RESILIENT FLOORING TO BE INSTALLED WITH FULL TILE FROM THRESHOLD STRIP AND FULL TILE FROM PARTITION ADJACENT TO DOOR SWING, U.N.O.
16. PROVIDE AND INSTALL SPECIFIED BASE FOR ALL AREAS TO RECEIVE FLOORING.
17. CONTRACTOR SHALL PROVIDE PRE-FORMED RUBBER BASE CORNERS. DO NOT CUT OR BEND STRAIGHT BASE TO MAKE CORNERS.
18. MILLWORK LOWER CABINETS ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON MILLWORK DETAILS.
19. FLOOR FINISHES TO CONTINUE UNDERNEATH "OPEN FLOOR" AREAS OF MILLWORK, INCLUDING SINK AREA AND AT ALL UNDER-COUNTER EQUIPMENT AREAS WHICH ARE OPEN TO THE FLOOR.
20. FLOORS SHALL BE SLOPED TO FLOOR DRAINS. COORDINATE WITH PLUMBING AND STRUCTURAL DRAWINGS. IN RATED FLOOR CONDITIONS, CONFIRM REMAINING FLOOR THICKNESS STILL CONFORMS TO MINIMUM RATING REQUIREMENT.
21. CONTRACTOR TO RUN CALCIUM CHLORIDE TEST ON ALL EXISTING OR NEW CONCRETE SLABS PRIOR TO INSTALLING ANY FLOORING AND COMPARE RESULTS WITH FLOORING MANUFACTURE'S RECOMMENDED MAXIMUM CONTENT FOR WARRANTIES AND ADHESIVE PRODUCTS.
22. PRIOR TO NEW FLOORING INSTALLATION REMOVE EXISTING FLOOR FINISHES. PATCH AND REPAIR SUB-FLOOR AS REQUIRED. PREPARE FLOORS AND TRANSITIONS AS REQUIRED FOR SMOOTH AND LEVEL FINISH PER APPLICABLE BUILDING CODES.
23. ALL FLOORING TRANSITIONS AMONG DIFFERING FLOORING MATERIAL ARE TO BE A FLUSH TRANSITION, U.O.N.
24. FEATHER SUB-FLOOR UP FOR TILE FLOORING TO CARPET CONDITIONS AND RESILIENT FLOORING TO CARPET CONDITIONS FOR FLUSH INSTALLATION.
25. INSTALL METAL TRANSITION STRIPS WHERE TILE MEETS ALL OTHER FLOORING TYPES. PROVIDE LOW PROFILE TRANSITION STRIP WHERE ALL OTHER DIFFERENT FLOOR TYPES MEET, VERIFY COLOR WITH ARCHITECT.
26. FLOOR COVERING INSTALLER TO FOLLOW MANUFACTURER'S SPECIFIED CARPET INSTALLATION INSTRUCTIONS. USING ADHESIVES AND INSTALLATION METHOD TO MAINTAIN PRODUCT'S WARRANTY. CONTACT CARPET SALES REPRESENTATIVE WITH QUESTIONS PRIOR TO PROCEEDING.
27. FLOOR COVERING INSTALLER TO FOLLOW MANUFACTURER'S SPECIFIED CONTOURED RUBBER BASE INSTALLATION INSTRUCTIONS USING ADHESIVES AND INSTALLATION METHODS REQUIRED TO MAINTAIN PRODUCT'S WARRANTY.
28. FLOOR COVERING INSTALLER REQUIRED TO PROVIDE MINIMAL SEAMS/JOINTS AT ALL LOCATIONS FOR FLOOR AND WALL BASE MATERIAL INSTALLATION. PROVIDE LOW VOC, BUT HEAVY DUTY ADHESIVES TO ENDURE HEAVY FOOT TRAFFIC, CARTS AND TO MAINTAIN PRODUCT'S WARRANTY.
29. PRIOR TO PAINTING, PARTITIONS MUST BE PATCHED AND REPAIRED, CLEAN AND DRY AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. JOINTS THAT ARE FILLED TO BE SANDED SMOOTH AND DUST REMOVED PRIOR TO RECEIVING NEW PAINT FINISH APPLICATION.
30. PRIOR TO PAINTING OVER WALL COVERING, SECURELY GLUE DOWN ANY LIFTING OR BUCKLING AND HIDE ALL SEAMING OR BUMPS.
31. PARTITIONS TO HAVE AT LEAST ONE COAT OF COLORED PRIMER AND TWO COATS OF SPECIFIED PAINT FINISH TYPE. PAINT TO BE A LOW VOC UNLESS U.O.N. HIGH TRAFFIC/WEAR ABILITY WITH GOOD SCRUB AND CLEANING ABILITY. VERIFY ALL WITH TENANT OR OWNER PRIOR TO PURCHASING PAINT.
32. PAINT ANY UNFINISHED SPEAKER COVERS AND HVAC GRILLS IN GYPSUM BOARD PARTITIONS AND CEILINGS TO MATCH ADJACENT PAINT COLOR AS SPECIFIED.
33. ALL EXPOSED MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DUCTWORK AND PIPING IS TO BE PAINTED TO MATCH THE CEILING.
34. ALL NEWLY INSTALLED, PATCHED WORK AND ALL AFFECTED AREAS SHALL BE PAINTED. ALL PAINTING WORK SHALL BE PERFORMED TO COVER THE ENTIRE HORIZONTAL OR VERTICAL SURFACE TO THE CLOSEST CORNER IN ALL FOUR DIRECTIONS.
35. PRIOR TO INSTALLING WALL TILES AND WALL BASE TILE, PARTITIONS MUST BE PATCHED AND REPAIRED, CLEAN AND DRY AND BE PROPERLY MEMBERED AND ALIGNED, SO, AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. JOINTS THAT ARE FILLED ARE TO BE SANDED SMOOTH AND BUMP FREE WITH DUST REMOVED PRIOR TO RECEIVING MORTAR BED/BOND COAT AND WALL TILES.
36. ALL WALL TILES ARE TO HAVE A MORTAR BED/BOND COAT THICKNESS TO ACCOMMODATE THE VARYING THICKNESSES OF ALL MATERIAL TYPES OF TILE SPECIFIED FOR PARTITION INSTALLATION WITH A FLUSH FRONT FACE.
37. ALL TRANSLUCENT GLASS TILE SPECIFIED ARE TO RECEIVE UNIFORM COVERAGE BY BACK BUTTERING TILES AND TROWEL RIDGES FLATTENED PRIOR TO SETTING.
38. FLOORS OF TOILETS, BATHING AND SHOWER ROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTION OF SUCH FLOORS WITH PARTITIONS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE AS SPECIFIED IN FINISH PLANS OR RESTROOM ELEVATIONS. BASE SHALL EXTEND UPWARD ONTO THE PARTITIONS NOT LESS THAN 4 INCHES.
39. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR.

CEILING NOTES

1. SEE ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFICATIONS OF LIGHT FIXTURES, SWITCHES, EXIT SIGNS, ETC.
2. CONTRACTOR TO VERIFY COMPATIBILITY OF LIGHT FIXTURES WITH THE CEILING SYSTEM.
3. ALL REPLACEMENT FLUORESCENT LAMPS TO MATCH BUILDING STANDARD OR ADJACENT EXISTING CONSTRUCTION - SAME COLOR AND MANUFACTURER.
4. FIELD VERIFY EXISTING CEILING GRID LOCATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES ON PLANS.
5. CONTRACTOR TO PROVIDE APPROPRIATE SIZED CUTOUTS ABOVE CEILINGS WHERE NON-RATED PARTITIONS EXTEND TO SLAB ABOVE AS NECESSARY FOR RETURN AIR CIRCULATION.
6. WHERE DISCREPANCIES IN LOCATION OF LIGHT FIXTURES, AIR DIFFUSERS, GRILLES, ETC. OCCUR ON THE ELECTRICAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATIONS.
7. FIELD VERIFY ALL CLEARANCES OF DUCTS, PIPES, SPRINKLERS, ETC. AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF LIGHTS ETC.
8. PLACEMENT OF LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS MAY CAUSE INTERFERENCE MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
9. CONDUIT ABOVE CEILING MUST BE A MINIMUM OF 12" ABOVE THE CEILING GRID.
10. NO COMBUSTIBLE MATERIALS SHALL BE USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT AND POT METAL CONNECTORS.
11. ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS FOR SERVICE SHALL BE LOCATED OVER ACOUSTICAL CEILINGS. NO ACCESS HATCHES SHALL BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL BY ARCHITECT. (NO EXCEPTION).
12. ALL SPRINKLER HEADS AT HARD-LID CEILINGS ARE TO BE FULLY RECESSED AND CONCEALED. HEADS ARE TO BE CENTERED BETWEEN LIGHTS IN A UNIFORM ARCHITECTURAL PATTERN, G.C TO PROVIDE A SUBMITTAL WITH SPRINKLER HEAD LOCATIONS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
13. ALL SPRINKLER HEADS PLACED IN WHITE CEILING TILE OR WHITE GYPSUM BOARD TO BE WHITE. ALL SPRINKLER HEADS IN COLORED CEILINGS ARE TO BE CUSTOM COLOR TO MATCH ADJACENT CEILING.
14. LOCATE RECESSED DOWN LIGHTS, WALL WASHERS, SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, FIRE SPRINKLERS, ETC. IN CENTER OF 24"x24" CEILING TILES OR IN CENTER OF 24"x24" PORTION OF 24"x48" CEILING TILES. UNLESS OTHERWISE NOTED.
15. PROVIDE SWITCHES AND LIGHT SENSORS FOR OPEN AREAS AND PRIVATE OFFICES. ACTUAL LOCATION OF ALL SWITCHES TO BE DETERMINED BY ARCHITECT.
16. PROVIDE FIRE DAMPERS AT ALL SUPPLY AND RETURN AIR OUTLETS, INLETS OR DUCTS PENETRATING FIRE RATED ASSEMBLIES, ENCLOSURES, PARTITIONS, FLOORS OR SURFACES, AS REQUIRED BY LOCAL CODES AND FIRE DEPARTMENT. REFER TO MECHANICAL ENGINEERING DOCUMENTS FOR SPECIFIC REQUIREMENTS.
17. CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING, STROBE LIGHTS, AUDIO-VISUAL ALARMS AND OCCUPANCY SENSORS TO MEET ALL APPLICABLE CODES.
18. CONTRACTOR SHALL PROVIDE LAMPS WITH TYPE IC RATED HOUSING WHERE FIXTURES COME IN DIRECT CONTACT WITH INSULATION.
19. ALL EXIT SIGN LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT.
20. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.

MILLWORK NOTES

1. CONTRACTOR MUST NOTIFY ARCHITECT OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY OMITTED FINISHES WITH ARCHITECT PRIOR TO ORDERING PRODUCTS.
2. SHOP DRAWINGS MUST BE PROVIDED FOR APPROVAL PRIOR TO FABRICATION ANY SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.
3. MILLWORKER TO COORDINATE & VERIFY WITH CONTRACTOR FINAL LOCATION FOR CANTILEVERED COUNTERS FOR IN-WALL SUPPORT BRACKETS, PRIOR TO GYPSUM BOARD FINISHING OF PARTITIONS. ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL APPLICABLE ACCESSIBILITY CODES AND STANDARDS WITH COUNTERTOP MATERIAL THICKNESS INCLUDED.
4. MATERIAL COLORS NOT LISTED SHALL BE REQUESTED FROM THE ARCHITECT ON SHOP DRAWING SUBMITTALS OR VIA RFIs.
5. ALL UPPERS TO BE LAMINATED TO MATCH BASE CABINETS. BOTH UPPERS & LOWER CABINETS IN WET AREAS TO HAVE MATCHING PVC EDGE, ALL OTHERS TO HAVE PLASTIC LAMINATE EDGE BANDING U.O.N.
6. ALL CABINETS AND DOORS SHALL BE CONSTRUCTED FROM 3/4" THICK MATERIAL, U.O.N. ON DETAILS.
7. BASE CABINETS ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON FINISH PLANS OR ELEVATIONS.
8. ALL INTERIORS OF CLOSED CABINETS TO BE WHITE MELAMINE/POLYESTER OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED.
9. ALL OPEN CABINETS OR SHELVES TO HAVE PLASTIC LAMINATE TO MATCH EXTERIORS.
10. NO 3/4" THICK SHELF SHALL SPAN LONGER THAN 32" WITHOUT SUPPORT.
11. ALL SHELVING TO BE ADJUSTABLE UNLESS OTHERWISE SPECIFIED.
12. ALL FILE PEDESTALS ARE TO BE CONFIGURED FOR "FRONT TO BACK" FILING AND BE ABLE TO ACCEPT METAL HANGERS TO ACCEPT PENDAFLEX TYPE FILE FOLDERS, UNLESS NOTED AS LATERAL.
13. ALL COUNTER TOPS TO BE 24" DEEP, UNLESS OTHERWISE SPECIFIED. WHERE NO BACKSPLASH IS SPECIFIED, COUNTER TOPS TO BE SCRIBED TIGHTLY TO BACK & SIDE WALLS.
14. ALL BACKSPLASHES TO BE SCRIBED TO PARTITIONS, AND MUST BE FLUSH TO EDGE OF BASE, UNLESS OTHERWISE SPECIFIED. ALL COUNTER TRANSITION SEAMS MUST BE CAULKED SEALED, VERIFY EITHER MATCHING COLOR CAULK OR CLEAR SILICONE.
15. PROVIDE SIDE SPLASHES AT LOCATIONS ADJACENT TO PARTITIONS OR WINDOWS, ESPECIALLY FOR SINKS U.O.N.
16. FACES OF PIGEONHOLES TO MATCH WORK SURFACE LAMINATE. COLOR OF EDGE BANDING ON ALL DOORS TO MATCH FACE MATERIAL.
17. IF PROVIDED, SEE SPECIFICATIONS/PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
18. COUNTERTOPS SHALL HAVE A NOSING OF COUNTERTOP MATERIAL AT LEAST 3" DEEP, WHEREBY THE COUNTER MATERIAL EXTENDS INTO THE INSIDE OF THE CABINET, I.E. OVER THE DOOR (WHEN PRESENT).
19. END PANELS AND FRONT EDGES OF EDGE PANELS WHICH ARE PROUD OF THE INTERIOR CABINET SHALL BE FACED TO MATCH DOOR FRONTS.
20. ALL HINGED DOORS TO HAVE CLEAR SILENCERS TOP AND BOTTOM ON DOOR (NOT CABINET).
21. ALL DRAWERS GLIDES SHALL HAVE SILENCERS BUILT INTO THE GLIDE AND NOT INSTALLED ON THE DRAWER OR DRAWER FRONT.
22. ALL DRAWER GLIDES SHALL BE FULL EXTENSION.
23. PROVIDE FULL OVERLAY HINGES THAT OPEN ±105°. EXCEPT WHERE CABINETS ARE ADJACENT TO THE PARTITIONS. PROVIDE HINGES WHICH LIMIT THE DOOR SWING TO KEEP THE DOOR PULL FROM DAMAGING THE PARTITION.

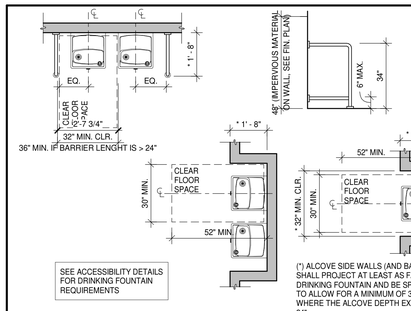
FLOOR PLAN NOTES

1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.
2. CONTRACTOR TO VERIFY DIMENSIONS FOR ALL PLUMBING PARTITIONS.
3. EXTEND ALL STUDS AND PARTITION MATERIALS TO CONSTRUCTION ABOVE, U.O.N.
4. ALL CONDUIT PIPING TO BE CONCEALED WITHIN THE PARTITION CONSTRUCTION.
5. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION.
6. CONTRACTOR SHALL USE 6" METAL STUDS MINIMUM AT ALL PLUMBING PARTITIONS. CONTRACTOR TO VERIFY ACTUAL DEPTH REQUIRED, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
7. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
8. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
9. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS.
10. ALL PLUMBING CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT AND TENANT APPROVAL PRIOR TO MANUFACTURE OF ANY CABINET WORK, MILLWORK AND ANY OTHER SPECIAL ITEMS REQUIRING CUSTOM SHOP PREFABRICATION WORK.
12. PROVIDE AND INSTALL ALL NECESSARY PARTITION BACKING, STIFFENERS, BRACING, BACK-UP PLATES AND/ OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL-MOUNTED OR SUSPENDED EQUIPMENT OR BUILT-IN ITEMS. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
13. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLAN. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
14. EXACT LOCATION OF FIRE EXTINGUISHER CABINETS TO BE CONFIRMED WITH ARCHITECT BEFORE INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS & CABINETS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTORS.
15. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, PARTITIONS, AND CEILINGS SHALL BE TAPED, SANDED SMOOTH TO A "LEVEL 4" FINISH, SO AS TO RECEIVE PAINT OR WALL COVERING MATERIAL.
16. PROVIDE SOUND INSULATION AT PERIMETER PARTITIONS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE, U.O.N.
17. PATCH AND FILL OPENINGS AT EXISTING GYPSUM BOARD PARTITIONS AND SOFFITS FOLLOWING REMOVAL OF EXISTING CONSTRUCTION PHASE: TAPE AND SEAL ALL SEAMS WITH JOINT COMPOUND: APPLY NEW FINISH TO MATCH EXISTING FINISH AT ADJACENT GYPSUM BOARD SURFACES AND FEATHER NEW FINISH WITH EXISTING FINISH TO PROVIDE CONSISTENT & CONTINUOUS FINISH.
18. THE MAXIMUM CONTROL JOINT SPACING FOR PARTITIONS AND CEILINGS WITHOUT PERIMETER RELIEF IS TO BE 30 LINEAR FEET OR 900 SQUARE FEET OF SURFACE AREA, WITH PERIMETER RELIEF IS TO BE 50 LINEAR FEET OR 2,500 SQUARE FEET OF SURFACE AREA. EXTERIOR JOINT SPACING IS TO BE 30 LINEAR FEET OR 900 SQUARE FEET OF SURFACE AREA.
19. CONSTRUCTION SEALANT JOINTS ARE REQUIRED AT CONTINUOUS GYPSUM BOARD SURFACES WITH DISSIMILAR PARTITION STRUCTURE.
20. PROVIDE DOUBLE STUDS AT BOTH JAMBS OF DOOR FRAMES AND HEADER.
21. PARTITIONS SHALL NOT BE FASTENED NOR BRACED TO DUCTWORK, CONDUIT OR PIPING.
22. DO NOT MECHANICALLY SECURE NEW STUD FRAMING TO EXISTING WINDOW FRAMES.

POWER & SIGNAL NOTES

1. COORDINATE TELEPHONE/DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR.
2. ALL EXISTING ELECTRICAL DEVICES

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

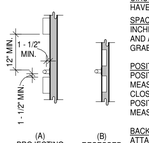


SEE ACCESSIBILITY DETAILS FOR DRINKING FOUNTAIN REQUIREMENTS

(*) ALCOVE SIDE WALLS (AND BARRIERS) SHALL PROJECT AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND BE SPACED OUT TO ALLOW FOR A MINIMUM OF 36" CLEAR WHERE THE ALCOVE DEPTH EXCEEDS 24". (AT ALCOVES OR WITH BARRIERS)

D.F. PROTECTION

SCALE: 3/8" = 1'-0" — 21



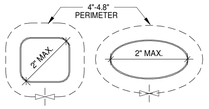
CIRCULAR CROSS SECTION. GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.

SPACING. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1-1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM.

POSITION OF GRAB BARS. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE, EXCEPT THAT AT WATER CLOSETS FOR CHILDREN'S USE, GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION 18 INCHES MINIMUM AND 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

BACKING. PROVIDE MIN. 6 INCHES x 16 GA CONTINUOUS SHEET METAL BACKING ATTACHED TO MIN. 3 STUD BAYS WITH #10 FLAT HEAD SHEET METAL SCREWS. INSTALL GRAB BARS PER MANUFACTURER'S REQUIREMENTS.

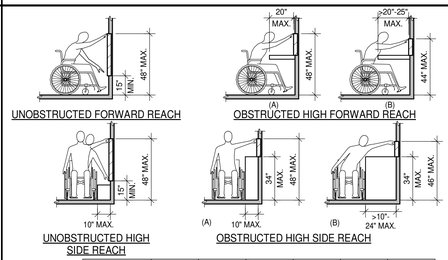
SPACING OF GRAB BARS



GRAB BAR NON-CIRCULAR CROSS SECTION

GRAB BARS

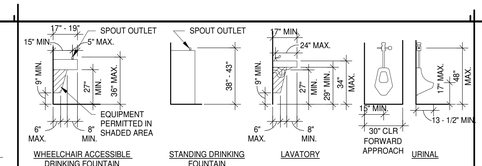
SCALE: 1/4" = 1'-0" — 22

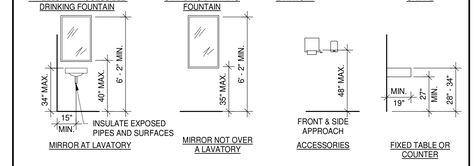


MAXIMUM REACH DEPTH	0.5" (13 mm)	2" (51 mm)	5" (125 mm)	6" (150 mm)	9 (230 mm)	11" (280 mm)
MAXIMUM REACH HEIGHT	48" (1220 mm)	46" (1170 mm)	42" (1065 mm)	40" (1015 mm)	36" (915 mm)	34" (865 mm)

REACH RANGES

SCALE: 1/4" = 1'-0" — 16



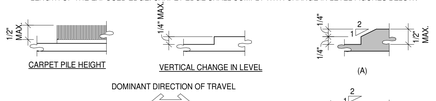


MOUNTING HEIGHTS

SCALE: 1/4" = 1'-0" — 11

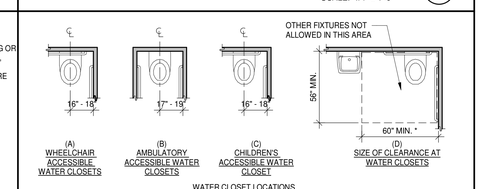
NOTES:

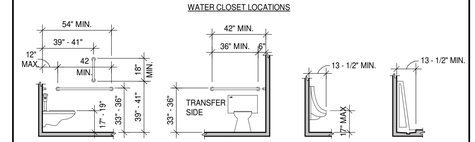
1. FLOOR OR GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL COMPLY WITH CARPET PILE HEIGHT FIGURE BELOW. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE SHALL COMPLY WITH CHANGE IN LEVEL FIGURES BELOW.



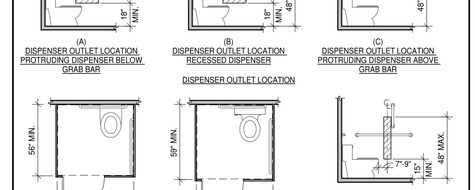
FLOOR OR GROUND SURFACES & CHANGES IN LEVEL

SCALE: 1/2" = 1'-0" — 17







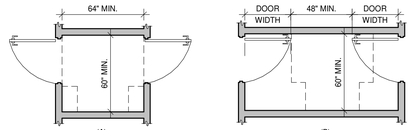


WATER CLOSETS AND TOILET COMPARTMENTS & URINALS

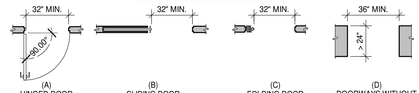
SCALE: 1/4" = 1'-0" — 15

NOTES:

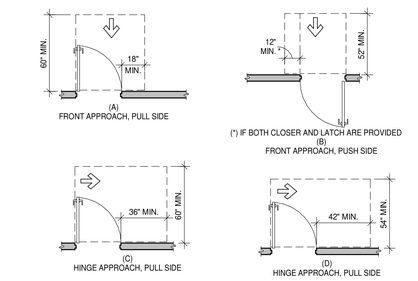
1. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES AND LANDINGS ON BOTH SIDES OF DOORS SHALL COMPLY WITH [FLOOR OR GROUND SURFACES & CHANGES IN LEVEL] DETAIL AND SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 IN ANY DIRECTION. VERTICAL CHANGES IN LEVEL ARE NOT PERMITTED.
2. THRESHOLDS, WHERE PROVIDED AT DOORWAYS, SHALL BE 1/2" MAX HIGH WITH A BEVELED PROFILE THAT COMPLIES WITH [FLOOR OR GROUND SURFACES & CHANGES IN LEVEL] DETAIL.
3. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE.
4. HARDWARE OPERATION BY A FORWARD, PUSHING OR PULLING MOTION: 15 POUNDS (66.7N) MAXIMUM.
5. HARDWARE OPERATION BY A ROTATIONAL MOTION-28 INCH-POUNDS (315N-CM) MAXIMUM.
6. OPERABLE PARTS OF DOOR HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE THE FINISH FLOOR OR GROUND.
7. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
8. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90-DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12-DEGREES FROM THE LATCH IS 5 SECONDS MIN.
9. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70-DEGREES THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
10. THE FORCE REQUIRED TO PUSH OR PULL A DOOR OR GATE OPEN SHALL BE AS FOLLOWS:
    - 10.1 INTERIOR HINGED DOORS AND GATES: 5 LBS (22.5 N) MAX.
    - 10.2 SLIDING OR FOLDING DOORS: 5 LBS (22.5 N) MAX.
      EXCEPTION: THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION SHALL NOT APPLY TO PANIC HARDWARE, DELAYED EGRESS DEVICES OR FIRE-RATED HARDWARE.
    - 10.3 REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS (66.7N).
    - 10.4 EXTERIOR HINGED DOORS: 5 LBS (22.5 N) MAX.
11. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACE SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
12. WHERE AUTOMATIC AND POWER-ASSISTED DOORS AND GATES WITHOUT STANDBY POWER ARE PART OF A MEANS OF EGRESS THE CLEAR WIDTH OF BREAK OUT OPENINGS AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32" MIN. WHEN OPERATED IN EMERGENCY MODE.



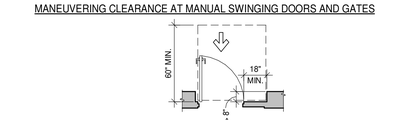
DOORS OR GATES IN SERIES



CLEAR WIDTH OF DOORWAYS



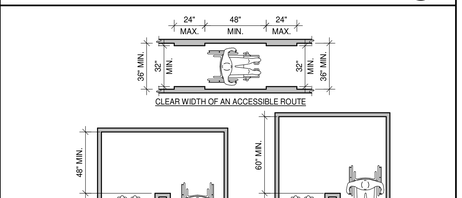
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS AND GATES



MANEUVERING CLEARANCE AT RECESSED DOORS AND GATES

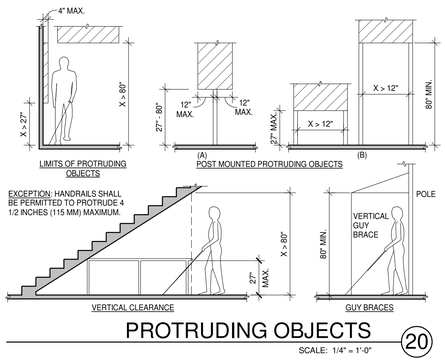
DOORS, DOORWAYS & GATES

SCALE: 1/4" = 1'-0" — 10



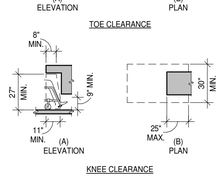
CLEAR WIDTH

SCALE: 1/4" = 1'-0" — 19



PROTRUDING OBJECTS

SCALE: 1/4" = 1'-0" — 20

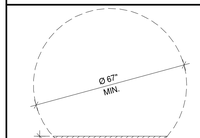


KNEE AND TOE CLEARANCE

SCALE: 1/4" = 1'-0" — 18

ACCESSIBILITY NOTES

1. "THE ACCESSIBILITY GUIDELINES AND CODES" MENTIONED BELOW REFER TO ALL APPLICABLE LOCAL/STATE BUILDING CODES REFERENCED ON THE PROJECT DATA SHEET OF THIS SET IN ADDITION TO THE FEDERAL REQUIREMENTS OF THE ADA (THE AMERICANS WITH DISABILITIES ACT).
2. DETAILS ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO THE ACCESSIBILITY GUIDELINES AND CODES FOR ALL ACCESSIBILITY REQUIREMENTS.
3. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE ACCESSIBILITY GUIDELINES AND CODES.
4. ANY DISCREPANCY CONTAINED HEREIN DOES NOT RELIEVE THE GENERAL CONTRACTOR OR OWNER FROM COMPLYING WITH THE ACCESSIBILITY GUIDELINES AND CODES.

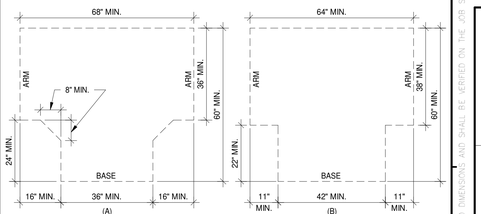


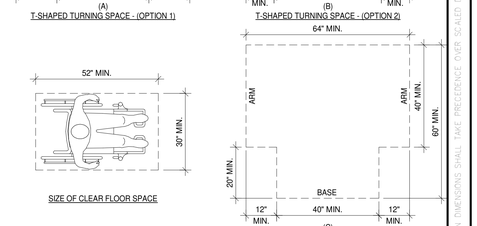
THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH 67-INCH MINIMUM DIAMETER.

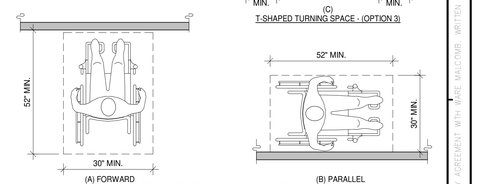
OVERLAP
TURNING SPACES SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE. WHERE THE TURNING SPACE INCLUDES KNEE AND TOE CLEARANCES UNDER AN OBSTRUCTION, THE OVERLAP SHALL COMPLY WITH ALL OF THE FOLLOWING:

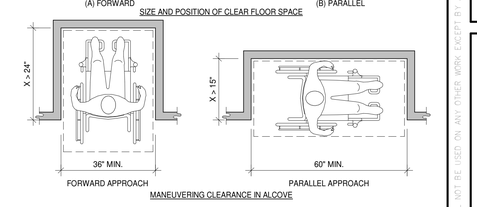
1. THE DEPTH OF THE OVERLAP SHALL NOT BE MORE THAN 10 INCHES.
2. THE DEPTH SHALL NOT EXCEED THE DEPTH OF THE KNEE AND TOE CLEARANCES PROVIDED.
3. THE OVERLAP SHALL BE PERMITTED ONLY WITHIN THE TURNING CIRCLE ARE SHOWN SHADED IN FIGURE

CIRCULAR TURNING SPACE SIZE AND OVERLAP



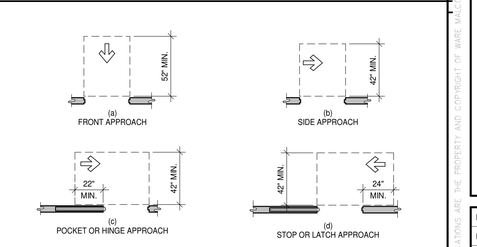






CLEAR FLOOR OR GROUND SPACE

SCALE: 1/2" = 1'-0" — 4



MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS

DOORS, DOORWAYS & GATES

SCALE: 1/4" = 1'-0" — 5

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LICENSED ARCHITECT KAMRAN ALLEN TAJ No. C-34838 RENEWAL DATE 08-31-2025 STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

ACCESSIBILITY DETAILS

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

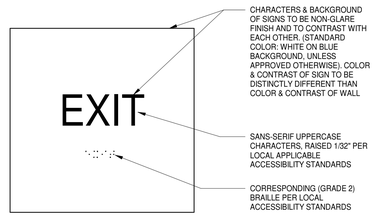
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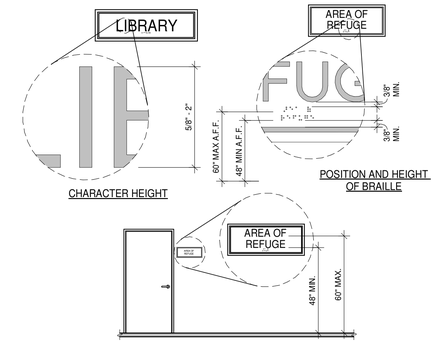
C:\...\Revit\2020\...\ARCH_accord2k4ekt.rvt

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



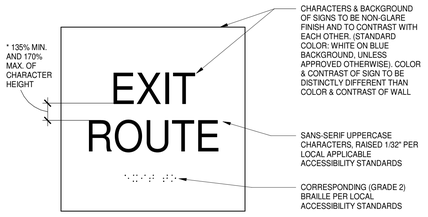
TACTILE "EXIT" SIGN 2

SCALE: 3" = 1'-0"



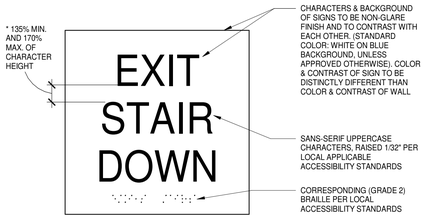
SIGNS 4

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



TACTILE "EXIT ROUTE" SIGN 22

SCALE: 3" = 1'-0"



TACTILE "EXIT STAIR DOWN" SIGN 24

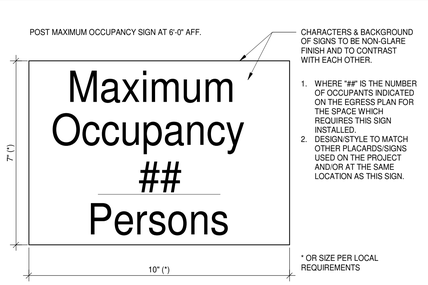
SCALE: 3" = 1'-0"

HEIGHT TO FINISH FLOOR FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 72 INCHES	5/8 INCH
	72 INCHES AND GREATER	5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 72 INCHES
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 180 INCHES	2 INCHES
	180 INCHES AND GREATER	2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 180 INCHES
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES
	21 FEET AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

1. THE VERTICAL HEIGHT IS MEASURED FROM THE FLOOR OF THE VIEWING POSITION TO THE BASELINE OF THE HIGHEST LINE OF CHARACTERS.

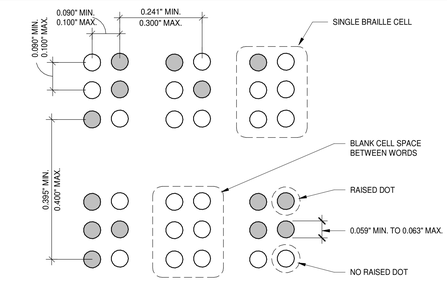
VISUAL CHARACTER HEIGHT 5

SCALE: 12" = 1'-0"



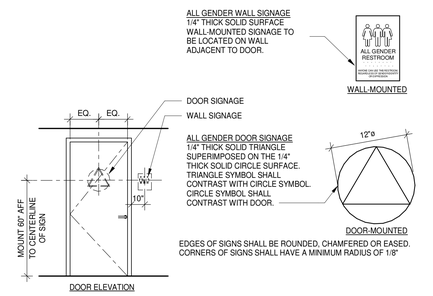
"MAXIMUM OCCUPANCY" SIGN 25

N.T.S.



BRAILLE MEASUREMENT 3

SCALE: 3/8" = 1'-0"



ALL GENDERS SIGNAGE 20

N.T.S.

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LICENSED ARCHITECT
JAMES ALLEN TAYLOR
No. C-34838
REGISTRATION DATE
10-31-2025
STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

ACCESSIBILITY DETAILS

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE - NONRESIDENTIAL MANDATORY MEASURES

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND.

COMPLY WITH ALL LAWFULLY ENACTED STORMWATER DISCHARGE REGULATIONS FOR PROJECTS THAT (1) DISTURB ONE ACRE OR MORE OF LAND, OR (2) DISTURB LESS THAN ONE ACRE OF LAND BUT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE.

NOTE: PROJECTS THAT (1) DISTURB ONE ACRE OR MORE OF LAND, OR (2) DISTURB LESS THAN ONE ACRE OF LAND BUT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE MUST COMPLY WITH THE POSTCONSTRUCTION REQUIREMENTS DETAILED IN THE APPLICABLE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES ISSUED BY THE STATE WATER RESOURCES CONTROL BOARD OR THE LAHONTAN REGIONAL WATER QUALITY CONTROL BOARD (FOR PROJECTS IN THE LAKE TAHOE HYDROLOGIC UNIT).

THE NPDES PERMITS REQUIRE POSTCONSTRUCTION RUNOFF (POSTPROJECT HYDROLOGY) TO MATCH THE PRECONSTRUCTION CONDITIONS (PREPROJECT HYDROLOGY) WITH THE INSTALLATION OF POSTCONSTRUCTION STORMWATER MANAGEMENT MEASURES. THE NPDES PERMITS EMPHASIZE RUNOFF REDUCTION THROUGH ON-SITE STORMWATER USE, INTERCEPTION, EVAPOTRANSPIRATION AND INFILTRATION THROUGH NONSTRUCTURAL CONTROLS, SUCH AS LOW IMPACT DEVELOPMENT (LID) PRACTICES AND CONSERVATION DESIGN MEASURES. STORMWATER VOLUME THAT CANNOT BE ADDRESSED USING NONSTRUCTURAL PRACTICES IS REQUIRED TO BE CAPTURED IN STRUCTURAL PRACTICES AND BE APPROVED BY THE ENFORCING AGENCY.

REFER TO THE CURRENT APPLICABLE PERMITS ON THE STATE WATER RESOURCES CONTROL BOARD WEBSITE AT: www.waterboards.ca.gov/constructionstormwater. CONSIDERATION TO THE STORMWATER RUNOFF MANAGEMENT MEASURES SHOULD BE GIVEN DURING THE INITIAL DESIGN PROCESS FOR APPROPRIATE INTEGRATION INTO SITE DEVELOPMENT.

5.106.4 BICYCLE PARKING

FOR BUILDINGS WITHIN THE AUTHORITY OF CALIFORNIA BUILDING STANDARDS COMMISSION AS SPECIFIED IN SECTION 103, COMPLY WITH SECTIONS 5.106.4.1. FOR BUILDINGS WITHIN THE AUTHORITY OF THE DIVISION OF THE STATE ARCHITECT PURSUANT TO SECTION 105, COMPLY WITH SECTION 5.106.4.2.

EXISTING TO REMAIN

5.106.4.1 BICYCLE PARKING.

[BSC-CG] COMPLY WITH SECTIONS 5.106.4.1.1 AND 5.106.4.1.2; OR MEET THE APPLICABLE LOCAL ORDINANCE, WHICHEVER IS STRICTER.

5.106.4.1.1 SHORT-TERM BICYCLE PARKING

IF THE NEW PROJECT OR AN ADDITION OR ALTERATION IS ANTICIPATED TO GENERATE VISITOR TRAFFIC, PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS-BY, FOR 5 PERCENT OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.

EXCEPTION: ADDITIONS OR ALTERATIONS WHICH ADD NINE OR LESS VISITOR VEHICULAR PARKING SPACES.

148 VISITOR PARKING STALLS PROVIDED X 5% = 8 REQUIRED
10 SHORT-TERM BICYCLE SPACES EXISTING

5.106.4.1.2 LONG-TERM BICYCLE PARKING

FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANTS, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT-OCCUPANT VEHICULAR PARKING SPACES WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.

5.106.4.1.3.

FOR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE TENANT-OCCUPANT VEHICULAR PARKING SPACES, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT VEHICULAR PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.

5.106.4.1.4.

FOR NEW SHELL BUILDINGS IN PHASED PROJECTS PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE ANTICIPATED TENANT-OCCUPANT VEHICULAR PARKING SPACES WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.

5.106.4.1.5.

ACCEPTABLE BICYCLE PARKING FACILITY FOR SECTIONS 5.106.4.1.2, 5.106.4.1.3 AND 5.106.4.1.4 SHALL BE CONVENIENT FROM THE STREET AND SHALL MEET ONE OF THE FOLLOWING:

1. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES;
2. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; OR
3. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.

NOTE:
ADDITIONAL INFORMATION ON RECOMMENDED BICYCLE ACCOMMODATIONS MAY BE OBTAINED FROM SACRAMENTO AREA BICYCLE ADVOCATES.

5.106.4.2 BICYCLE PARKING.

[DSA-SS] FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, COMPLY WITH SECTIONS 5.106.4.2.1 AND 5.106.4.2.2.

5.106.4.2.1 STUDENT BICYCLE PARKING.

PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS CONVENIENTLY ACCESSED WITH A MINIMUM OF FOUR TWO-BIKE CAPACITY RACKS PER NEW BUILDING.

5.106.4.2.2 STAFF BICYCLE PARKING.

PROVIDE PERMANENT, SECURE BICYCLE PARKING CONVENIENTLY ACCESSED WITH A MINIMUM OF TWO STAFF BICYCLE PARKING SPACES PER NEW BUILDING. ACCEPTABLE BICYCLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET OR STAFF PARKING AREA AND SHALL MEET ONE OF THE FOLLOWING:

1. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES;
2. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; OR
3. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.

5.106.5.3 ELECTRIC VEHICLE (EV) CHARGING

[N] CONSTRUCTION TO PROVIDE ELECTRIC VEHICLE INFRASTRUCTURE AND FACILITATE ELECTRIC VEHICLE CHARGING SHALL COMPLY WITH SECTION 5.106.5.3.1 AND SHALL BE PROVIDED IN ACCORDANCE WITH REGULATIONS IN THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE.

EXCEPTIONS:

1. ON A CASE-BY-CASE BASIS WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED COMPLIANCE WITH THIS SECTION IS NOT FEASIBLE BASED UPON ONE OF THE FOLLOWING CONDITIONS:
   A. WHERE THERE IS NO LOCAL UTILITY POWER SUPPLY.
   B. WHERE THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.
   C. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCEMENT AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 5.106.5.3, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.
2. PARKING SPACES ACCESSIBLE ONLY BY AUTOMATED MECHANICAL CAR PARKING SYSTEMS ARE NOT REQUIRED TO COMPLY WITH THIS CODE SECTION.

5.106.5.3.1 EV CAPABLE SPACES.

[N] EV CAPABLE SPACES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 5.106.5.3.1 AND THE FOLLOWING REQUIREMENTS:

1. RACEWAYS COMPLYING WITH THE CALIFORNIA ELECTRICAL CODE AND NO LESS THAN 1-INCH (25 MM) DIAMETER SHALL BE PROVIDED AND SHALL ORIGINATE AT A SERVICE PANEL OR A SUBPANEL(S) SERVING THE AREA, AND SHALL TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CAPABLE SPACE AND INTO A SUITABLE LISTED CABINET, BOX, ENCLOSURE OR EQUIVALENT. A COMMON RACEWAY MAY BE USED TO SERVE MULTIPLE EV CAPABLE SPACES.
2. A SERVICE PANEL OR SUBPANEL(S) SHALL BE PROVIDED WITH PANEL SPACE AND ELECTRICAL LOAD CAPACITY FOR A DEDICATED 208/240 VOLT, 40-AMPERE MINIMUM BRANCH CIRCUIT FOR EACH EV CAPABLE SPACE, WITH DELIVERY OF 30-AMPERE MINIMUM TO AN INSTALLED EVSE AT EACH EVCS.
3. THE ELECTRICAL SYSTEM AND ANY ON-SITE DISTRIBUTION TRANSFORMERS SHALL HAVE SUFFICIENT CAPACITY TO SUPPLY FULL RATED AMPERAGE AT EACH EV CAPABLE SPACE.
4. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS "EV CAPABLE", THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE."

NOTE: A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS A FUTURE EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY AN ENFORCEMENT AGENCY. SEE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETAILS.

TABLE
5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[2]
0-9	0	0
10-25	4	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 PERCENT OF TOTAL[1]	25 PERCENT OF EV CAPABLE SPACES[1]

1. CALCULATION FOR SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.
2. THE NUMBER OF REQUIRED EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) IN COLUMN 3 COUNT TOWARD THE TOTAL NUMBER OF REQUIRED EV CAPABLE SPACES SHOWN IN COLUMN 2.

EXISTING TO REMAIN. PER COUNTY ORDINANCE NO. 2019-31, FOR NEW NONRESIDENTIAL CONSTRUCTION, THE REQUIRED NUMBER OF EVCS EQUIPPED WITH FULLY OPERATIONAL EVSE. 148 TOTAL, 12 REQUIRED, 12 EXISTING PROVIDED.

304.1.1 TIERS.

THE PROVISIONS OF DIVISIONS A4.6 AND A5.6 OUTLINE MEANS, IN THE FORM OF VOLUNTARY TIERS, FOR ACHIEVING ENHANCED CONSTRUCTION LEVELS BY INCORPORATING ADDITIONAL MEASURES FOR RESIDENTIAL AND NONRESIDENTIAL NEW CONSTRUCTION. VOLUNTARY TIERS MAY BE ADOPTED BY LOCAL GOVERNMENTS AND, WHEN ADOPTED, ENFORCED BY LOCAL ENFORCING AGENCIES. BUILDINGS COMPLYING WITH TIERS SPECIFIED FOR EACH OCCUPANCY CONTAIN ADDITIONAL PREREQUISITE AND ELECTIVE GREEN BUILDING MEASURES NECESSARY TO MEET THE THRESHOLD OF EACH TIER. SEE SECTION 101.7 OF THIS CODE FOR PROCEDURES AND REQUIREMENTS RELATED TO LOCAL AMENDMENTS, ADDITIONS OR DELETIONS, INCLUDING CHANGES TO ENERGY STANDARDS.

[BSC & HCD] WHERE THERE ARE PRACTICAL DIFFICULTIES INVOLVED IN COMPLYING WITH THE THRESHOLD LEVELS OF A TIER, THE ENFORCING AGENCY MAY GRANT MODIFICATIONS FOR INDIVIDUAL CASES. THE ENFORCING AGENCY SHALL FIRST FIND THAT A SPECIAL INDIVIDUAL REASON MAKES THE STRICT LETTER OF THE TIER IMPRACTICAL AND THAT MODIFICATION IS IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE MEASURE. THE DETAILS OF ANY ACTION GRANTING MODIFICATION SHALL BE RECORDED AND ENTERED IN THE FILES OF THE ENFORCING AGENCY.

SECTION 305 (OSHPD 1) CALGREEN TIER 1 AND CALGREEN TIER 2

305.1

CALGREEN TIER 1 AND CALGREEN TIER 2 BUILDINGS CONTAIN VOLUNTARY GREEN BUILDING MEASURES NECESSARY TO MEET THE THRESHOLD OF EACH LEVEL.

305.1.1 CALGREEN TIER 1.

TO ACHIEVE CALGREEN TIER 1, BUILDINGS MUST COMPLY WITH THE LATEST EDITION OF "SAVINGS BY DESIGN, HEALTHCARE MODELING PROCEDURES" FOUND ONLINE AT http://www.energysoft.com/main/page_downloads_sbd_healthcare.html.

305.1.2 CALGREEN TIER 2.

TO ACHIEVE *CALGREEN TIER 2*, BUILDINGS MUST EXCEED THE LATEST EDITION OF "SAVINGS BY DESIGN, HEALTHCARE MODELING PROCEDURES" BY A MINIMUM OF 15 PERCENT.

SECTION 306 [DSA-SS] VOLUNTARY MEASURES

306.1 PURPOSE.

FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, VOLUNTARY MEASURES FURTHER ENCOURAGE BUILDING PRACTICES THAT IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY PROMOTING THE USE OF BUILDING CONCEPTS WHICH MINIMIZE THE BUILDING'S IMPACT ON THE ENVIRONMENT AND PROMOTE A MORE SUSTAINABLE DESIGN.

306.1.1

APPENDIX A5, DIVISIONS A5.1 THROUGH A5.5, OUTLINE MEANS OF ACHIEVING ENHANCED SUSTAINABLE DESIGN AND CONSTRUCTION BY INCORPORATING VOLUNTARY MEASURES THAT EXCEED THE MANDATORY MEASURES.

306.1.2

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES THAT ARE NOT ADOPTED AS MANDATORY MEASURES BY DSA-SS ARE VOLUNTARY MEASURES RECOMMENDED AND ENCOURAGED FOR THE DESIGN, CONSTRUCTION, VERIFICATION AND MAINTENANCE OF NON-ENERGY SYSTEMS.

NOTE: THE BUILDING COMMISSIONING REQUIREMENTS FOR ENERGY EFFICIENCY SPECIFIED IN THE CALIFORNIA ENERGY CODE ARE REQUIRED.

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 – PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE.

THE PROVISIONS OF THIS CHAPTER OUTLINE PLANNING, DESIGN AND DEVELOPMENT METHODS THAT INCLUDE ENVIRONMENTALLY RESPONSIBLE SITE SELECTION, BUILDING DESIGN, BUILDING SITING AND DEVELOPMENT TO PROTECT, RESTORE AND ENHANCE THE ENVIRONMENTAL QUALITY OF THE SITE AND RESPECT THE INTEGRITY OF ADJACENT PROPERTIES.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS.

THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2.
CUTOFF LUMINAIRES. LUMINAIRES WHOSE LIGHT DISTRIBUTION IS SUCH THAT THE CANDELA PER 1000 LAMP LUMENS DOES NOT NUMERICALLY EXCEED 25 (2.5 PERCENT) AT AN ANGLE OF 90 DEGREES ABOVE NADIR, AND 100 (10 PERCENT) AT A VERTICAL ANGLE OF 80 DEGREES ABOVE NADIR. THIS APPLIES TO ALL LATERAL ANGLES AROUND THE LUMINAIRE.

TENANT-OCCUPANTS. BUILDING OCCUPANTS WHO INHABIT A BUILDING DURING ITS NORMAL HOURS OF OPERATION AS PERMANENT OCCUPANTS, SUCH AS EMPLOYEES, AS DISTINGUISHED FROM CUSTOMERS AND OTHER TRANSIENT VISITORS.

ZEV. [BSC-CG, DSA-SS] ANY VEHICLE CERTIFIED TO ZERO-EMISSION STANDARDS.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND.

NEWLY CONSTRUCTED PROJECTS AND ADDITIONS WHICH DISTURB LESS THAN ONE ACRE OF LAND AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE SHALL PREVENT THE POLLUTION OF STORMWATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES THROUGH ONE OR MORE OF THE FOLLOWING MEASURES:

5.106.1.1 LOCAL ORDINANCE

COMPLY WITH LAWFULLY ENACTED STORMWATER MANAGEMENT AND/OR EROSION CONTROL ORDINANCE.

5.106.1.2 BEST MANAGEMENT PRACTICES (BMP'S).

PREVENT THE LOSS OF SOIL THROUGH WIND OR WATER EROSION BY IMPLEMENTING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL AND GOOD HOUSEKEEPING BMP'S.

1. SOIL LOSS BMP'S THAT SHOULD BE CONSIDERED FOR IMPLEMENTATION AS APPROPRIATE FOR EACH PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. SCHEDULING CONSTRUCTION ACTIVITY DURING DRY WEATHER, WHEN POSSIBLE.
   B. PRESERVATION OF NATURAL FEATURES, VEGETATION, SOIL AND BUFFERS AROUND SURFACE WATERS.
   C. DRAINAGE SWALES OR LINED DITCHES TO CONTROL STORMWATER FLOW.
   D. MULCHING OR HYDROSEEDING TO STABILIZE DISTURBED SOILS.
   E. EROSION CONTROL TO PROTECT SLOPES.
   F. PROTECTION OF STORM DRAIN INLETS (GRAVEL BAGS OR CATCH BASIN INSERTS).
   G. PERIMETER SEDIMENT CONTROL (PERIMETER SILT FENCE, FIBER ROLLS).
   H. SEDIMENT TRAP OR SEDIMENT BASIN TO RETAIN SEDIMENT ON SITE.
   I. STABILIZED CONSTRUCTION EXITS.
   J. WIND EROSION CONTROL.
   K. OTHER SOIL LOSS BMP'S ACCEPTABLE TO THE ENFORCING AGENCY.
2. GOOD HOUSEKEEPING BMP'S TO MANAGE CONSTRUCTION EQUIPMENT, MATERIALS, NON-STORMWATER DISCHARGES AND WASTES THAT SHOULD BE CONSIDERED FOR IMPLEMENTATION AS APPROPRIATE FOR EACH PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. SCHEDULING CONSTRUCTION ACTIVITY DURING DRY WEATHER, WHEN POSSIBLE.
   B. PRESERVATION OF NATURAL FEATURES, VEGETATION, SOIL AND BUFFERS AROUND SURFACE WATERS.
   C. DRAINAGE SWALES OR LINED DITCHES TO CONTROL STORMWATER FLOW.
   D. MULCHING OR HYDROSEEDING TO STABILIZE DISTURBED SOILS.
   E. EROSION CONTROL TO PROTECT SLOPES.
   F. PROTECTION OF STORM DRAIN INLETS (GRAVEL BAGS OR CATCH BASIN INSERTS).
   G. PERIMETER SEDIMENT CONTROL (PERIMETER SILT FENCE, FIBER ROLLS).
   H. SEDIMENT TRAP OR SEDIMENT BASIN TO RETAIN SEDIMENT ON SITE.
   I. STABILIZED CONSTRUCTION EXITS.
   J. WIND EROSION CONTROL.
   K. OTHER SOIL LOSS BMP'S ACCEPTABLE TO THE ENFORCING AGENCY.

106.3 OSHPD 4.

SPECIFIC SCOPE OF APPLICATION OF THE AGENCY RESPONSIBLE FOR ENFORCEMENT, ENFORCEMENT AGENCY AND THE SPECIFIC AUTHORITY TO ADOPT AND ENFORCE SUCH PROVISIONS OF THIS CODE, UNLESS OTHERWISE STATED.

APPLICATION—CORRECTIONAL TREATMENT CENTERS.
ENFORCING AGENCY—OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT (OSHPD). THE OFFICE SHALL ALSO ENFORCE THE DIVISION OF THE STATE ARCHITECT—ACCESS COMPLIANCE REGULATIONS AND THE REGULATIONS OF THE OFFICE OF THE STATE FIRE MARSHAL FOR THE ABOVE-STATED FACILITY TYPES.

106.3.1 APPLICABLE ADMINISTRATIVE STANDARDS.

1. TITLE 24, PART 1, CALIFORNIA CODE OF REGULATIONS: CHAPTER 7.
2. TITLE 24, PART 2, CALIFORNIA CODE OF REGULATIONS: SECTIONS 1.1 AND 1.10 OF CHAPTER 1, DIVISION I AND CHAPTER 1, DIVISION II.

106.3.2 APPLICABLE BUILDING STANDARDS.

CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, PARTS 2, 3, 4, 5, 9, 11 AND 12.

106.3.3 IDENTIFICATION OF AMENDMENTS.

FOR APPLICATIONS LISTED IN SECTION 106.3, AMENDMENTS APPEAR IN THIS CODE PRECEDED WITH THE ACRONYM [OSHPD 4], UNLESS THE ENTIRE CHAPTER IS APPLICABLE.

AUTHORITY—HEALTH AND SAFETY CODE SECTIONS 127010, 127010, 127015 AND 129790.
REFERENCES—HEALTH AND SAFETY CODE SECTIONS 127010, 127015, 1275, AND 129675 THROUGH 130070.

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE.

BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ARE ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.

301.1.1 ADDITIONS AND ALTERATIONS.

[HCD] THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA, VOLUME OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

THE MANDATORY PROVISIONS OF SECTION 4.106.4.2 MAY APPLY TO ADDITIONS OR ALTERATIONS OF EXISTING PARKING FACILITIES OR THE ADDITION OF NEW PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. SEE SECTION 4.106.4.3 FOR APPLICATION.

NOTE: REPAIRS INCLUDING, BUT NOT LIMITED TO, RESURFACING, RESTRIPING, AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF THIS SECTION.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS.

[HCD] THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY TO EITHER LOW-RISE RESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS, OR BOTH. INDIVIDUAL SECTIONS WILL BE DESIGNATED BY BANNERS TO INDICATE WHERE THE SECTION APPLIES SPECIFICALLY TO LOW-RISE ONLY (LR) OR HIGH-RISE ONLY (HR). WHEN THE SECTION APPLIES TO BOTH LOW-RISE AND HIGH-RISE BUILDINGS, NO BANNER WILL BE USED.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS.

[BSC-CG] THE PROVISIONS OF INDIVIDUAL SECTIONS OF CHAPTER 5 APPLY TO NEWLY CONSTRUCTED BUILDINGS, BUILDING ADDITIONS OF 1,000 SQUARE FEET OR GREATER, AND/OR BUILDING ALTERATIONS WITH A PERMIT VALUATION OF $200,000 OR ABOVE (FOR OCCUPANCIES WITHIN THE AUTHORITY OF CALIFORNIA BUILDING STANDARDS COMMISSION). CODE SECTIONS RELEVANT TO ADDITIONS AND ALTERATIONS SHALL ONLY APPLY TO THE PORTIONS OF THE BUILDING BEING ADDED OR ALTERED WITHIN THE SCOPE OF THE PERMITTED WORK.

A CODE SECTION WILL BE DESIGNATED BY A BANNER TO INDICATE WHERE THE CODE SECTION ONLY APPLIES TO NEWLY CONSTRUCTED BUILDINGS [N] OR TO ADDITIONS AND/OR ALTERATIONS [A]. WHEN THE CODE SECTION APPLIES TO BOTH, NO BANNER WILL BE USED.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS THAT CAUSE UPDATES TO PLUMBING FIXTURES ONLY:

NOTE: ON AND AFTER JANUARY 1, 2014, CERTAIN COMMERCIAL REAL PROPERTY, AS DEFINED IN CIVIL CODE SECTION 1101.3, SHALL HAVE ITS NONCOMPLIANT PLUMBING FIXTURES REPLACED WITH APPROPRIATE WATER-CONSERVING PLUMBING FIXTURES UNDER SPECIFIC CIRCUMSTANCES. SEE CIVIL CODE SECTION 1101.1 ET SEQ. FOR DEFINITIONS, TYPES OF COMMERCIAL REAL PROPERTY AFFECTED, EFFECTIVE DATES, CIRCUMSTANCES NECESSITATING REPLACEMENT OF NONCOMPLIANT PLUMBING FIXTURES, AND DUTIES AND RESPONSIBILITIES FOR ENSURING COMPLIANCE.

301.3.2 WASTE DIVERSION.

THE REQUIREMENTS OF SECTION 5.408 SHALL BE REQUIRED FOR ADDITIONS AND ALTERATIONS WHENEVER A PERMIT IS REQUIRED FOR WORK.

301.4 MANDATORY MEASURES FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES.

[DSA-SS] NEW BUILDING CONSTRUCTION AND SITE WORK ON A NEW OR EXISTING SITE SHALL COMPLY WITH SECTION 301.4.

301.4.1

BUILDING AND SITE CONSTRUCTION ON A NEW SITE SHALL COMPLY WITH CHAPTER 5 AS ADOPTED BY DSA-SS.

301.4.2

WORK ON AN EXISTING SITE SHALL COMPLY WITH SECTION 301.4.2.

301.4.2.1

NEWLY CONSTRUCTED SITE WORK SHALL COMPLY WITH CHAPTER 5 AS ADOPTED BY DSA-SS.

301.4.2.2

NEWLY CONSTRUCTED BUILDINGS SHALL COMPLY WITH CHAPTER 5 AS ADOPTED BY DSA-SS AND SECTION 301.4.3.

301.4.2.3

ADDITIONS TO EXISTING BUILDINGS SHALL COMPLY WITH SECTION 301.4.3.

301.4.2.4

REHABILITATED LANDSCAPE AREAS SHALL COMPLY WITH SECTIONS 5.304.6 AND 5.106.12.

301.4.3 MINIMUM REHABILITATED LANDSCAPE AREA REQUIREMENT.

A MINIMUM REHABILITATED LANDSCAPE AREA EQUAL TO 75 PERCENT OF THE FOOTPRINT AREA OF THE BUILDING SHALL COMPLY WITH SECTION 5.304.6 AND SECTION 5.106.12. NEW BUILDINGS OR ADDITIONS TO EXISTING BUILDINGS LESS THAN 1,600 SQUARE FEET SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 301.4.3.

301.5 HEALTH FACILITIES.

[OSHPD 1, 2 & 4] HEALTH FACILITIES UNDER THE JURISDICTION OF THE OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT (OSHPD) ARE REQUIRED TO COMPLY WITH THE MANDATORY MEASURES PRESCRIBED IN SECTION 5.304, OUTDOOR WATER USE. COMPLIANCE WITH SECTION 5.304, AS ADOPTED BY THE BUILDING STANDARDS COMMISSION, IS ENFORCED BY THE LOCAL AGENCY HAVING JURISDICTION. EVIDENCE OF LOCAL APPROVAL SHALL BE SUBMITTED TO OSHPD PRIOR TO ISSUANCE OF PLAN APPROVAL OR A BUILDING PERMIT.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS.

IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

EXCEPTIONS:

1. [HCD] ACCESSORY STRUCTURES AND ACCESSORY OCCUPANCIES SERVING RESIDENTIAL BUILDINGS SHALL COMPLY WITH CHAPTER 4 AND APPENDIX A4, AS APPLICABLE.
2. [HCD] FOR THE PURPOSES OF CALGREEN, LIVE/WORK UNITS, COMPLYING WITH SECTION 508.5 OF THE CALIFORNIA BUILDING CODE, SHALL NOT BE CONSIDERED MIXED OCCUPANCIES. LIVE/WORK UNITS SHALL COMPLY WITH CHAPTER 4 AND APPENDIX A4, AS APPLICABLE.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS.

FOR SHELL BUILDINGS AND OTHERS CONSTRUCTED FOR FUTURE TENANT IMPROVEMENTS, ONLY THOSE CODE MEASURES RELEVANT TO THE BUILDING COMPONENTS AND SYSTEMS CONSIDERED TO BE NEW CONSTRUCTION (OR NEWLY CONSTRUCTED) SHALL APPLY.

303.1.1 INITIAL TENANT IMPROVEMENTS.

THE PROVISIONS OF THIS CODE SHALL APPLY ONLY TO THE INITIAL TENANT IMPROVEMENTS TO A PROJECT. SUBSEQUENT TENANT IMPROVEMENTS SHALL COMPLY WITH THE SCOPING PROVISIONS IN SECTION 301.3 NON-RESIDENTIAL ADDITIONS AND ALTERATIONS.

SECTION 304 VOLUNTARY TIERS

304.1 PURPOSE.

VOLUNTARY TIERS ARE INTENDED TO FURTHER ENCOURAGE BUILDING PRACTICES THAT IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY PROMOTING THE USE OF BUILDING CONCEPTS WHICH MINIMIZE THE BUILDING'S IMPACT ON THE ENVIRONMENT AND PROMOTE A MORE SUSTAINABLE DESIGN.

SECTION103 BUILDING STANDARDS COMMISSION

103.1 BSC-CG.

SPECIFIC SCOPE OF APPLICATION OF THE AGENCY RESPONSIBLE FOR ENFORCEMENT, THE ENFORCEMENT AGENCY, AND THE SPECIFIC AUTHORITY TO ADOPT AND ENFORCE SUCH PROVISIONS OF THIS CODE, UNLESS OTHERWISE STATED.

1. **APPLICATION**—ALL OCCUPANCIES WHERE NO STATE AGENCY HAS THE AUTHORITY TO ADOPT GREEN BUILDING STANDARDS APPLICABLE TO THOSE OCCUPANCIES.
   ENFORCING AGENCY—STATE OR LOCAL AGENCY SPECIFIED BY THE APPLICABLE PROVISIONS OF LAW.
   AUTHORITY CITED—*HEALTH AND SAFETY CODE* SECTIONS 18930.5(A), 18938 AND 18940.5.
   REFERENCE—*HEALTH AND SAFETY CODE*, DIVISION 13, PART 2.5, COMMENCING WITH SECTION 18901.
2. **GRAYWATER SYSTEMS**. THE CONSTRUCTION, INSTALLATION AND ALTERATION OF GRAYWATER SYSTEMS FOR INDOOR AND OUTDOOR USES IN NONRESIDENTIAL OCCUPANCIES.
   APPLICATION—ALL OCCUPANCIES WHERE NO STATE AGENCY HAS THE AUTHORITY TO ADOPT GREEN BUILDING STANDARDS APPLICABLE TO THOSE OCCUPANCIES.
   ENFORCING AGENCY—STATE OR LOCAL AGENCY SPECIFIED BY THE APPLICABLE PROVISIONS OF LAW.
   AUTHORITY CITED—*HEALTH AND SAFETY CODE* SECTION 18941.8.
   REFERENCE—*HEALTH AND SAFETY CODE* SECTION 18941.8.

103.1.1 ADOPTING AGENCY IDENTIFICATION.

THE PROVISIONS OF THIS CODE APPLICABLE TO BUILDINGS IDENTIFIED IN THIS SECT

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE - NONRESIDENTIAL MANDATORY MEASURES

5.410.2.3 COMMISSIONING PLAN

[N] PRIOR TO PERMIT ISSUANCE A COMMISSIONING PLAN SHALL BE COMPLETED TO DOCUMENT HOW THE PROJECT WILL BE COMMISSIONED. THE COMMISSIONING PLAN SHALL INCLUDE THE FOLLOWING:

1. GENERAL PROJECT INFORMATION.
2. COMMISSIONING GOALS.
3. SYSTEMS TO BE COMMISSIONED. PLANS TO TEST SYSTEMS AND COMPONENTS SHALL INCLUDE:
   A. AN EXPLANATION OF THE ORIGINAL DESIGN INTENT.
   B. EQUIPMENT AND SYSTEMS TO BE TESTED, INCLUDING THE EXTENT OF TESTS.
   C. FUNCTIONS TO BE TESTED.
   D. CONDITIONS UNDER WHICH THE TEST SHALL BE PERFORMED.
   E. MEASURABLE CRITERIA FOR ACCEPTABLE PERFORMANCE.
4. COMMISSIONING TEAM INFORMATION.
5. COMMISSIONING PROCESS ACTIVITIES, SCHEDULES AND RESPONSIBILITIES. PLANS FOR THE COMPLETION OF COMMISSIONING SHALL BE INCLUDED.

NOT APPLICABLE.

5.410.2.4 FUNCTIONAL PERFORMANCE TESTING.

[N] FUNCTIONAL PERFORMANCE TESTS SHALL DEMONSTRATE THE CORRECT INSTALLATION AND OPERATION OF EACH COMPONENT, SYSTEM AND SYSTEM- TO-SYSTEM INTERFACE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. FUNCTIONAL PERFORMANCE TESTING REPORTS SHALL CONTAIN INFORMATION ADDRESSING EACH OF THE BUILDING COMPONENTS TESTED, THE TESTING METHODS UTILIZED, AND INCLUDE ANY READINGS AND ADJUSTMENTS MADE.

SEE MEP SPECIFICATIONS.

5.410.2.5 DOCUMENTATION AND TRAINING.

[N] A SYSTEMS MANUAL AND SYSTEMS OPERATIONS TRAINING ARE REQUIRED, INCLUDING OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REQUIREMENTS IN CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

5.410.2.5.1 SYSTEMS MANUAL.

[N] DOCUMENTATION OF THE OPERATIONAL ASPECTS OF THE BUILDING SHALL BE COMPLETED WITHIN THE SYSTEMS MANUAL AND DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE. THE SYSTEMS MANUAL SHALL INCLUDE THE FOLLOWING:

1. SITE INFORMATION, INCLUDING FACILITY DESCRIPTION, HISTORY AND CURRENT REQUIREMENTS.
2. SITE CONTACT INFORMATION.
3. BASIC OPERATIONS AND MAINTENANCE, INCLUDING GENERAL SITE OPERATING PROCEDURES, BASIC TROUBLESHOOTING, RECOMMENDED MAINTENANCE REQUIREMENTS, SITE EVENTS LOG.
4. MAJOR SYSTEMS.
5. SITE EQUIPMENT INVENTORY AND MAINTENANCE NOTES.
6. A COPY OF VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
7. OTHER RESOURCES AND DOCUMENTATION, IF APPLICABLE.

SEE MEP SPECIFICATIONS.

5.410.2.5.2 SYSTEMS OPERATIONS TRAINING.

[N] A PROGRAM FOR TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL BE DEVELOPED AND DOCUMENTED IN THE COMMISSIONING REPORT AND SHALL INCLUDE THE FOLLOWING:

1. SYSTEM/EQUIPMENT OVERVIEW (WHAT IT IS, WHAT IT DOES AND WITH WHAT OTHER SYSTEMS AND/OR EQUIPMENT IT INTERFACES).
2. REVIEW AND DEMONSTRATION OF SERVICING/PREVENTIVE MAINTENANCE.
3. REVIEW OF THE INFORMATION IN THE SYSTEMS MANUAL.
4. REVIEW OF THE RECORD DRAWINGS ON THE SYSTEM/EQUIPMENT.

5.410.2.6 COMMISSIONING REPORT.

[N] A REPORT OF COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN AND CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR REPRESENTATIVE.

5.410.4 TESTING AND ADJUSTING, NEW BUILDINGS LESS THAN 10,000 SQUARE FEET.

TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR NEW BUILDINGS LESS THAN 10,000 SQUARE FEET OR NEW SYSTEMS TO SERVE AN ADDITION OR ALTERATION SUBJECT TO SECTION 303.1.

SEE MEP SPECIFICATIONS.

5.410.4.1 (RESERVED)

NOTE: FOR ENERGY-RELATED SYSTEMS UNDER THE SCOPE (SECTION 100) OF THE CALIFORNIA ENERGY CODE, INCLUDING HEATING, VENTILATION, AIR CONDITIONING (HVAC) SYSTEMS AND CONTROLS, INDOOR LIGHTING SYSTEM AND CONTROLS, AS WELL AS WATER HEATING SYSTEMS AND CONTROLS, REFER TO CALIFORNIA ENERGY CODE SECTION 120.8 FOR COMMISSIONING REQUIREMENTS AND SECTIONS 120.5, 120.6, 130.4 AND 140.9(B)3 FOR ADDITIONAL TESTING REQUIREMENTS OF SPECIFIC SYSTEMS.

5.410.4.2 SYSTEMS.

DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE, AS APPLICABLE TO THE PROJECT:

1. RENEWABLE ENERGY SYSTEMS.
2. LANDSCAPE IRRIGATION SYSTEMS.
3. WATER REUSE SYSTEMS.

SEE MEP SPECIFICATIONS.

5.410.4.3 PROCEDURES.

PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICABLE STANDARDS ON EACH SYSTEM.

SEE MEP SPECIFICATIONS.

5.410.4.3.1 HVAC BALANCING.

IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, BALANCE THE SYSTEM IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS; THE AIR CONDITIONING, ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS OR AS APPROVED BY THE ENFORCING AGENCY.

SEE MEP SPECIFICATIONS.

5.410.4.4 REPORTING.

AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

SEE MEP SPECIFICATIONS.

5.410.4.5 OPERATION AND MAINTENANCE (O & M) MANUAL.

PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. O & M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

SEE MEP SPECIFICATIONS.

5.410.4.5.1 INSPECTIONS AND REPORTS.

INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.

CONTRACTOR TO PROVIDE.

SECTION 5.501 GENERAL

5.501.1 SCOPE.

THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

SECTION5.503 FIREPLACES

5.503.1 FIREPLACES.

INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE, OR A SEALED WOOD-STOVE OR PELLET STOVE, AND REFER TO RESIDENTIAL REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, TITLE 24, PART 6, SUBCHAPTER 7, SECTION 150. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES.

5.503.1.1 WOODSTOVES.

WOODSTOVE AND PELLET STOVES SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.

N/A.

5.408.2 UNIVERSAL WASTE.

[A] ADDITIONS AND ALTERATIONS TO A BUILDING OR TENANT SPACE THAT MEET THE SCOPING PROVISIONS IN SECTION 301.3 FOR NONRESIDENTIAL ADDITIONS AND ALTERATIONS, SHALL REQUIRE VERIFICATION THAT UNIVERSAL WASTE ITEMS SUCH AS FLUORESCENT LAMPS AND BALLAST AND MERCURY CONTAINING THERMOSTATS AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND ARE DIVERTED FROM LANDFILLS. A LIST OF PROHIBITED UNIVERSAL WASTE MATERIALS SHALL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS.
NOTE:
REFER TO THE UNIVERSAL WASTE RULE LINK AT: https://dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.

100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STICKPILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED.

EXCEPTION: REUSE, EITHER ON-OR OFF-SITE, OF VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST INFESTATION.

NOTES:
1. IF CONTAMINATION BY DISEASE OR PEST INFESTATION IS SUSPECTED, CONTACT THE COUNTY AGRICULTURAL COMMISSIONER AND FOLLOW ITS DIRECTION FOR RECYCLING OR DISPOSAL OF THE MATERIAL. (www.cdfa.ca.gov/exec/county/county_contacts.html)
2. FOR A MAP OF KNOWN PEST AND/OR DISEASE QUARANTINE ZONES, CONSULT WITH THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE. (www.cdfa.ca.gov)

NOT APPLICABLE.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATION

5.410.1 RECYCLING BY OCCUPANTS.

PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE AND METALS, OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

EXCEPTION: RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE 42649.82 (A)(2)(A) ET SEQ. SHALL ALSO BE EXEMPT FROM THE ORGANIC WASTE PORTION OF THIS SECTION.

5.410.1.1 ADDITIONS.

ALL ADDITIONS CONDUCTED WITHIN A 12-MONTH PERIOD UNDER SINGLE OR MULTIPLE PERMITS, RESULTING IN AN INCREASE OF 30 PERCENT OR MORE IN FLOOR AREA, SHALL PROVIDE RECYCLING AREAS ON SITE.

EXCEPTION:
ADDITIONS WITHIN A TENANT SPACE RESULTING IN LESS THAN A 30-PERCENT INCREASE IN THE TENANT SPACE FLOOR AREA.

5.410.1.2 SAMPLE ORDINANCE.

SPACE ALLOCATION FOR RECYCLING AREAS SHALL COMPLY WITH CHAPTER 18, PART 3, DIVISION 30 OFTHE PUBLIC RESOURCES CODE. CHAPTER 18 IS KNOWN AS THE CALIFORNIA SOLID WASTE REUSE AND RECYCLING ACCESS ACT OF 1991 (ACT).

NOTE:
A SAMPLE ORDINANCE FOR USE BY LOCAL AGENCIES MAY BE FOUND IN APPENDIX A OF THE DOCUMENT AT THE CALRECYCLE'S WEB SITE.

SEE ARCHITECTURAL DRAWINGS.

5.410.2 COMMISSIONING.

[N] NEW BUILDINGS 10,000 SQUARE FEET AND OVER. FOR NEW BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESSES OF THE BUILDING PROJECT TO VERIFY THAT THE BUILDING SYSTEMS AND COMPONENTS MEET THE OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS. COMMISSIONING SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION BY TRAINED PERSONNEL WITH EXPERIENCE ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. FOR I-OCCUPANCIES THAT ARE NOT REGULATED BY OSHPD OR FOR I-OCCUPANCIES AND L-OCCUPANCIES THAT ARE NOT REGULATED BY THE CALIFORNIA ENERGY CODE SECTION 100.0 SCOPE, ALL REQUIREMENTS IN SECTIONS 5.410.2 THROUGH 5.410.2.6 SHALL APPLY.

NOTES:
FOR ENERGY-RELATED SYSTEMS UNDER THE SCOPE (SECTION 100) OF THE CALIFORNIA ENERGY CODE, INCLUDING HEATING, VENTILATION, AIR CONDITIONING (HVAC) SYSTEMS AND CONTROLS, INDOOR LIGHTING SYSTEMS AND CONTROLS,AS WELL AS WATER HEATING SYSTEMS AND CONTROLS, REFER TO CALIFORNIA ENERGY CODE SECTION 120.8 FOR COMMISSIONING REQUIREMENTS.

COMMISSIONING REQUIREMENTS SHALL INCLUDE:
1. OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS.
2. BASIS OF DESIGN.
3. COMMISSIONING MEASURES SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. COMMISSIONING PLAN.
5. FUNCTIONAL PERFORMANCE TESTING.
6. DOCUMENTATION AND TRAINING.
7. COMMISSIONING REPORT.

EXCEPTIONS:
1. UNCONDITIONED WAREHOUSES OF ANY SIZE.
2. AREAS LESS THAN 10,000 SQUARE FEET USED FOR OFFICES OR OTHER CONDITIONED ACCESSORY SPACES WITHIN UNCONDITIONED WAREHOUSES.
3. TENANT IMPROVEMENTS LESS THAN 10,000 SQUARE FEET AS DESCRIBED IN SECTION 303.1.1.
4. OPEN PARKING GARAGES OF ANY SIZE, OR OPEN PARKING GARAGE AREAS, OF ANY SIZE, WITHIN A STRUCTURE.

NOTE: FOR THE PURPOSES OF THIS SECTION, UNCONDITIONED SHALL MEAN A BUILDING, AREA OR ROOM WHICH DOES NOT PROVIDE HEATING AND OR AIR CONDITIONING.

INFORMATIONAL NOTES:
1. IAS AC 476 IS AN ACCREDITATION CRITERIA FOR ORGANIZATIONS PROVIDING TRAINING AND/OR CERTIFICATION OF COMMISSIONING PERSONNEL. AC 476 IS AVAILABLE TO THE AUTHORITY HAVING JURISDICTION AS A REFERENCE FOR QUALIFICATIONS OF COMMISSIONING PERSONNEL. AC 476 DOES NOT CERTIFY INDIVIDUALS TO CONDUCT FUNCTIONAL PERFORMANCE TESTS OR TO ADJUST AND BALANCE SYSTEMS.
2. FUNCTIONAL PERFORMANCE TESTING FOR HEATING, VENTILATION, AIR CONDITIONING SYSTEMS AND LIGHTING CONTROLS MUST BE PERFORMED IN COMPLIANCE WITH THE *CALIFORNIA ENERGY CODE*.

NOT APPLICABLE, PER EXCEPTION #2

5.410.2.1 OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS (OPR).

THE EXPECTATIONS AND REQUIREMENTS OF THE BUILDING APPROPRIATE TO ITS PHASE SHALL BE DOCUMENTED BEFORE THE DESIGN PHASE OF THE PROJECT BEGINS. THIS DOCUMENTATION SHALL INCLUDE ITEMS 1 THROUGH 6 LISTED IN THIS SECTION.
[N] THE EXPECTATIONS AND REQUIREMENTS OF THE BUILDING APPROPRIATE TO ITS PHASE SHALL BE DOCUMENTED BEFORE THE DESIGN PHASE OF THE PROJECT BEGINS. THIS DOCUMENTATION SHALL INCLUDE THE FOLLOWING:

1. ENVIRONMENTAL AND SUSTAINABILITY GOALS.
2. BUILDING SUSTAINABLE GOALS.
3. INDOOR ENVIRONMENTAL QUALITY REQUIREMENTS.
4. PROJECT PROGRAM, INCLUDING FACILITY FUNCTIONS AND HOURS OF OPERATION, AND NEED FOR AFTER HOURS OPERATION.
5. EQUIPMENT AND SYSTEMS EXPECTATIONS.
6. BUILDING OCCUPANT AND OPERATION AND MAINTENANCE (O&M) PERSONNEL EXPECTATIONS.

NOT APPLICABLE.

5.410.2.2 BASIS OF DESIGN (BOD).

[N] A WRITTEN EXPLANATION OF HOW THE DESIGN OF THE BUILDING SYSTEMS MEETS THE OPR SHALL BE COMPLETED AT THE DESIGN PHASE OF THE BUILDING PROJECT. THE BASIS OF DESIGN DOCUMENT SHALL COVER THE FOLLOWING SYSTEMS:

1. RENEWABLE ENERGY SYSTEMS.
2. LANDSCAPE IRRIGATION SYSTEMS.
3. WATER REUSE SYSTEMS.

NOT APPLICABLE.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.

FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, LANDSCAPE PROJECTS AS DESCRIBED IN SECTIONS 5.304.6.1 AND 5.304.6.2 SHALL COMPLY WITH THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) COMMENCING WITH SECTION 490 OF CHAPTER 2.7, DIVISION 2, TITLE 23, CALIFORNIA CODE OF REGULATIONS. EXCEPT THAT THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) SHALL BE 0.65 WITH AN ADDITIONAL WATER ALLOWANCE FOR SPECIAL LANDSCAPE AREAS (SLA) OF 0.35.

EXCEPTION: ANY PROJECT WITH AN AGGREGATE LANDSCAPE AREA OF 2,500 SQUARE FEET OR LESS MAY COMPLY WITH THE PRESCRIPTIVE MEASURES CONTAINED IN APPENDIX D OF THE MWELO.

5.304.6.1 NEWLY CONSTRUCTED LANDSCAPES.

NEW CONSTRUCTION PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET.

5.304.6.2 REHABILITATED LANDSCAPES.

REHABILITATED LANDSCAPE PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 1,200 SQUARE FEET.

SECTION 5.305 WATER REUSE SYSTEMS (RESERVED)

DIVISION 5.4 – MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE.

THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF ACHIEVING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY THROUGH PROTECTION OF BUILDINGS FROM EXTERIOR MOISTURE, CONSTRUCTION WASTE DIVERSION, EMPLOYMENT OF TECHNIQUES TO REDUCE POLLUTION THROUGH RECYCLING OF MATERIALS, AND BUILDING COMMISSIONING OR TESTING AND ADJUSTING.

SECTION 5.407 WEATHER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION

PROVIDE A WEATHER-RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CALIFORNIA BUILDING CODE SECTION 1402.2 (WEATHER PROTECTION), MANUFACTURER'S INSTALLATION INSTRUCTIONS OR LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

EXISTING TO REMAIN.

5.407.2 MOISTURE CONTROL

EMPLOY MOISTURE CONTROL MEASURES BY THE FOLLOWING METHODS;

5.407.2.1 SPRINKLERS

DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES.

EXISTING TO REMAIN.

5.407.2.2 ENTRIES AND OPENINGS

DESIGN EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC OR WIND-DRIVEN RAIN TO PREVENT WATER INTRUSION INTO BUILDINGS AS FOLLOWS:

EXISTING TO REMAIN.

5.407.2.2.1 EXTERIOR DOOR PROTECTION.

PRIMARY EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO SUCH OPENINGS PLUS AT LEAST ONE OF THE FOLLOWING:
1. AN INSTALLED AWNING AT LEAST 4 FEET IN DEPTH.
2. THE DOOR IS PROTECTED BY A ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
3. THE DOOR IS RECESSED AT LEAST 4 FEET.
4. OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION.

5.407.2.2.2 FLASHING.

INSTALL FLASHINGS INTEGRATED WITH A DRAINAGE PLANE.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT.

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.2 OR 5.408.1.3; OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.408.1.1 CONSTRUCTION WASTE MANAGEMENT PLAN.

WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE THAT IS MORE STRINGENT, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT

1. IDENTIFIES THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. DETERMINES IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFIES DIVERSION FACILITIES WHERE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
4. SPECIFIES THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.408.1.2 WASTE MANAGEMENT COMPANY.

UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH THIS SECTION

NOTE: THE OWNER OR CONTRACTOR SHALL MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

EXCEPTIONS TO SECTION 5.408.1.1 AND 5.4081.2:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST.
3. DEMOLITION WASTE MEETING LOCAL ORDINANCE OR CALCULATED IN CONSIDERATION OF LOCAL RECYCLING FACILITIES AND MARKETS.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.408.1.3 WASTE STREAM REDUCTION ALTERNATIVE.

THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 65 PERCENT MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.408.1.4 DOCUMENTATION.

DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTIONS 5.408.1.1 THROUGH 5.408.1.3. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
NOTES:
1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (NONRESIDENTIAL)" LOCATED AT https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-CommissionResources-List-Folder/CALGreen MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.303.1.2 EXCESS CONSUMPTION.

A SEPARATE SUBMETER OR METERING DEVICE SHALL BE PROVIDED FOR ANY TENANT WITHIN A BUILDING OR WITHIN AN ADDITION THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GAL/DAY.

NOT APPLICABLE.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

5.303.3.1 WATER CLOSETS.

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

SEE PLUMBING DRAWINGS.

5.303.3.2 URINALS.

5.303.3.2.1 WALL-MOUNTED URINALS.

THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH

5.303.3.2.2 FLOOR-MOUNTED URINALS.

THE EFFECTIVE FLUSH VOLUME OF ALL FLOOR-MOUNTED URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

SEE PLUMBING DRAWINGS.

5.303.3.3 SHOWERHEADS.

5.303.3.3.1 SINGLE SHOWERHEADS.

SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

5.303.3.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER.

WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

NOT APPLICABLE.

5.303.3.4 FAUCETS AND FOUNTAINS.

5.303.3.4.1 NONRESIDENTIAL LAVATORY FAUCETS.

LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.2 KITCHEN FAUCETS.

KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.3 WASH FOUNTAINS.

WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE/20 [RIM SPACE (INCHES) AT 60 PSI].

5.303.3.4.4 METERING FAUCETS

METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.

5.303.3.4.5 METERING FAUCETS FOR WASH FOUNTAINS

METERING FAUCETS FOR WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.20 GALLONS PER CYCLE//20 [RIM SPACE (INCHES) AT 60 PSI].

NOTE:
WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

5.303.3.4.6 PRE-RINSE SPRAY VALVE.

WHEN INSTALLED, SHALL MEET THE REQUIREMENTS IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTION 1605.1(H)(4) TABLE H-2, SECTION 1605.3(H)(4)(A), AND SECTION 1607(D)(7), AND SHALL BE EQUIPPED WITH AN INTEGRAL AUTOMATIC SHUTOFF.

FOR REFERENCE ONLY: THE FOLLOWING TABLE AND CODE SECTION HAVE BEEN REPRINTED FROM THE CALIFORNIA CODE OF REGULATIONS, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTION 1605.1 (H)(4) AND SECTIONS 1605.3 (H)(4)(A).

TABLE H2
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [SPRAY FORCE IN OUNCE FORCE (OZF)]	MAXIMUM FLOW RATE (GPM)
PRODUCT CLASS 1 (≤ 5.0 OZF)	1.00
PRODUCT CLASS 2 (> 5.0 OZF AND ≤ 8.0 OZF)	1.20
PRODUCT CLASS 1 (> 8.0 OZF)	1.28

TITLE 20 SECTION 1605.3(h)(4)(A): COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 1, 2006, SHALL HAVE A MINIMUM SPRAY FORCE OF NOT LESS THAN 4.0 OUNCES-FORCE (OZF) [113 GRAMS-FORCE (GF)].

5.303.4 COMMERC

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE - NONRESIDENTIAL MANDATORY MEASURES

5.508.2.6 EVACUATION.

THE SYSTEM SHALL BE EVACUATED AFTER PRESSURE TESTING AND PRIOR TO CHARGING.

5.508.2.6.1 FIRST VACUUM.

PULL A SYSTEM VACUUM DOWN TO AT LEAST 1000 MICRONS (+/- 50 MICRONS), AND HOLD FOR 30 MINUTES.

5.508.2.6.2 SECOND VACUUM.

PULL A SECOND SYSTEM VACUUM TO A MINIMUM OF 500 MICRONS AND HOLD FOR 30 MINUTES.

5.508.2.6.3 THIRD VACUUM.

PULL A THIRD VACUUM DOWN TO A MINIMUM OF 300 MICRONS, AND HOLD FOR 24 HOURS WITH A MAXIMUM DRIFT OF 100 MICRONS OVER A 24-HOUR PERIOD.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SECTION 702 QUALIFICATIONS

702.1 INSTALLER TRAINING.

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.
2. PUBLIC UTILITY TRAINING PROGRAMS.
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

702.2 SPECIAL INSPECTION [HCD].

[HCD] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
2. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS AND HOME ENERGY AUDITORS.
3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTES:
1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

[BSC-CG] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

NOTE: SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

SECTION 703 VERIFICATIONS

703.1 DOCUMENTATION.

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

5.507.4.1.1 NOISE EXPOSURE WHERE NOISE CONTOURS ARE NOT READILY AVAILABLE

BUILDINGS EXPOSED TO A NOISE LEVEL OF 65 DB LEQ-1-HR DURING ANY HOUR OF OPERATION SHALL HAVE BUILDING, ADDITION OR ALTERATION EXTERIOR WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MEETING A COMPOSITE STC RATING OF AT LEAST 45 (OR OITC 35), WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 (OR OITC 30).

EXISTING TO REMAIN.

5.507.4.2 PERFORMANCE METHOD

FOR BUILDINGS LOCATED AS DEFINED IN SECTION 5.507.4.1 OR 5.507.4.1.1, WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL BE CONSTRUCTED TO PROVIDE AN INTERIOR NOISE ENVIRONMENT ATTRIBUTABLE TO EXTERIOR SOURCES THAT DOES NOT EXCEED AN HOURLY EQUIVALENT NOISE LEVEL (L eq - 1-Hr) OF 50 DBA IN OCCUPIED AREAS DURING ANY HOUR OF OPERATION.

5.507.4.2.1 SITE FEATURES

EXTERIOR FEATURES SUCH AS SOUND WALLS OR EARTH BERMS MAY BE UTILIZED AS APPROPRIATE TO THE BUILDING, ADDITION OR ALTERATION PROJECT TO MITIGATE SOUND MIGRATION TO THE NTERIOR.

NOT APPLICALBE. EXISTING TO REMAIN.

5.507.4.2.2 DOCUMENTATION OF COMPLIANCE

AN ACOUSTICAL ANALYSIS DOCUMENTING COMPLYING INTERIOR SOUND LEVELS SHALL BE PREPARED BY PERSONNEL APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD.

NOT APPLICALBE.

5.507.4.3 INTERIOR SOUND TRANSMISSION

WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC PLACES SHALL HAVE AN STC OF AT LEAST 40.
NOTE: EXAMPLES OF ASSEMBLIES AND THEIR VARIOUS STC RATINGS MAY BE FOUND AT THE CALIFORNIA OFFICE OF NOISE CONTROL:
HTTP://WWW.TOOLBASE.ORG/PDF/CASESTUDIES/STC_ICC_RATINGS.PDF.

SEE ARCHITECTURAL DRAWINGS.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS.

INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.

SEE MECHANICAL DRAWINGS.

5.508.1.1 CHLOROFLUOROCARBONS (CFCs).

INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCS.

SEE MECHANICAL DRAWINGS.

5.508.1.2 HALONS.

INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.

NOT APPLICABLE.

5.508.2 SUPERMARKET REFRIGERANT LEAK REDUCTION.

NEW COMMERCIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN INSTALLED IN RETAIL FOOD STORES 8,000 SQUARE FEET OR MORE CONDITIONED AREA, AND THAT UTILIZE EITHER REFRIGERATED DISPLAY CASES, OR WALK- IN COOLERS OR FREEZERS CONNECTED TO REMOTE COMPRESSOR UNITS OR CONDENSING UNITS. THE LEAK REDUCTION MEASURES APPLY TO REFRIGERATION SYSTEMS CONTAINING HIGH-GLOBAL-WARMING POTENTIAL (HIGH-GWP) REFRIGERANTS WITH A GWP OF 150 OR GREATER. NEW REFRIGERATION SYSTEMS INCLUDE BOTH NEW FACILITIES AND THE REPLACEMENT OF EXISTING REFRIGERATION SYSTEMS IN EXISTING FACILITIES.

EXCEPTION: REFRIGERATION SYSTEMS CONTAINING LOW-GLOBAL WARMING POTENTIAL (LOW-GWP) REFRIGERANT WITH A GWP VALUE LESS THAN 150 ARE NOT SUBJECT TO THIS SECTION. LOW-GWP REFRIGERANTS ARE NONOZONE-DEPLETING REFRIGERANTS THAT INCLUDE AMMONIA, CARBON DIOXIDE (CO2), AND POTENTIALLY OTHER REFRIGERANTS.

NOT APPLICABLE.

5.508.2.1 REFRIGERANT PIPING.

PIPING COMPLIANT WITH THE CALIFORNIA MECHANICAL CODE SHALL BE INSTALLED TO BE ACCESSIBLE FOR LEAK PROTECTION AND REPAIRS. PIPING RUNS USING THREADED PIPE, COPPER TUBING WITH AN OUTSIDE DIAMETER (DD) LESS THAN 1/4 INCH, FLARED TUBING CONNECTIONS AND SHORT RADIUS ELBOWS SHALL NOT BE USED IN REFRIGERANT SYSTEMS EXCEPT AS NOTED BELOW.

5.508.2.1.1 THREADED PIPE.

THREADED CONNECTIONS ARE PERMITTED AT THE COMPRESSOR RACK.

5.508.2.1.2 COPPER PIPE.

COPPER TUBING WITH AN OD LESS THAN 1/4 INCH MAY BE USED IN SYSTEMS WITH A REFRIGERANT CHARGE OF 5 POUNDS OR LESS.

5.508.2.1.2.1 ANCHORAGE.

ONE-FOURTH-INCH OD TUBING SHALL BE SECURELY CLAMPED TO A RIGID BASE TO KEEP VIBRATION LEVELS BELOW 8 MILS.

5.508.2.1.3 FLARED TUBING CONNECTIONS.

DOUBLE-FLARED TUBING CONNECTIONS MAY BE USED FOR PRESSURE CONTROLS, VALVE PILOT LINES AND OIL.

EXCEPTION: SINGLE-FLARED TUBING CONNECTIONS MAY BE USED WITH A MULTIRING SEAL COATED WITH INDUSTRIAL SEALANT SUITABLE FOR USE WITH REFRIGERANTS AND TIGHTENED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

5.508.2.1.4 ELBOWS.

SHORT RADIUS ELBOWS ARE ONLY PERMITTED WHERE SPACE LIMITATIONS PROHIBIT USE OF LONG RADIUS ELBOWS.

5.508.2.2 VALVES.

VALVES AND FITTINGS SHALL COMPLY WITH THE CALIFORNIA MECHANICAL CODE AND AS FOLLOWS.

5.508.2.2.1 PRESSURE RELIEF VALVES.

FOR VESSELS CONTAINING HIGH-GWP REFRIGERANT, A RUPTURE DISC SHALL BE INSTALLED BETWEEN THE OUTLET OF THE VESSEL AND THE INLET OF THE PRESSURE RELIEF VALVE.

5.508.2.2.1.1 PRESSURE DETECTION.

A PRESSURE GAUGE, PRESSURE TRANSDUCER OR OTHER DEVICE SHALL BE INSTALLED IN THE SPACE BETWEEN THE RUPTURE DISC AND THE RELIEF VALVE INLET TO INDICATE A DISC RUPTURE OR DISCHARGE OF THE RELIEF VALVE.

5.508.2.2.2 ACCESS VALVES.

ONLY SCHRADER ACCESS VALVES WITH A BRASS OR STEEL BODY ARE PERMITTED FOR USE.

5.508.2.2.2.1 VALVE CAPS.

FOR SYSTEMS WITH A REFRIGERANT CHARGE OF 5 POUNDS OR MORE, VALVE CAPS SHALL BE BRASS OR STEEL AND NOT PLASTIC.

5.508.2.2.2.2 SEAL CAPS.

IF DESIGNED FOR IT, THE CAP SHALL HAVE A NEOPRENE O-RING IN PLACE.

5.508.2.2.2.2.1 CHAIN TETHERS.

CHAIN TETHERS TO FIT OVER THE STEM ARE REQUIRED FOR VALVES DESIGNED TO HAVE SEAL CAPS.

EXCEPTION: VALVES WITH SEAL CAPS THAT ARE NOT REMOVED FROM THE VALVE DURING STEM OPERATION.

5.508.2.3 REFRIGERATED SERVICE CASES.

REFRIGERATED SERVICE CASES HOLDING FOOD PRODUCTS CONTAINING VINEGAR AND SALT SHALL HAVE EVAPORATOR COILS OF CORROSION-RESISTANT MATERIAL, SUCH AS STAINLESS STEEL, OR BE COATED TO PREVENT CORROSION FROM THESE SUBSTANCES.

5.508.2.3.1 COIL COATING.

CONSIDERATION SHALL BE GIVEN TO THE HEAT TRANSFER EFFICIENCY OF COIL COATING TO MAXIMIZE ENERGY EFFICIENCY.

5.508.2.4 REFRIGERANT RECEIVERS.

REFRIGERANT RECEIVERS WITH CAPACITIES GREATER THAN 200 POUNDS SHALL BE FITTED WITH A DEVICE THAT INDICATES THE LEVEL OF REFRIGERANT IN THE RECEIVER.

5.508.2.5 PRESSURE TESTING.

THE SYSTEM SHALL BE PRESSURE TESTED DURING INSTALLATION PRIOR TO EVACUATION AND CHARGING.

5.508.2.5.1 MINIMUM PRESSURE.

THE SYSTEM SHALL BE CHARGED WITH REGULATED DRY NITROGEN AND APPROPRIATE TRACER GAS TO BRING SYSTEM PRESSURE UP TO 300 PSIG MINIMUM.

5.508.2.5.2 LEAKS.

CHECK THE SYSTEM FOR LEAKS, REPAIR ANY LEAKS AND RETEST FOR PRESSURE USING THE SAME GAUGE.

5.508.2.5.3 ALLOWABLE PRESSURE CHANGE.

THE SYSTEM SHALL STAND, UNALTERED, FOR 24 HOURS WITH NO MORE THAN A +/- ONE POUND PRESSURE CHANGE FROM 300 PSIG, MEASURED WITH THE SAME GAUGE.

5.504.4.6.1 VERIFICATION OF COMPLIANCE.

DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

SEE SPECIFICATIONS.

5.504.4.7 THERMAL INSULATION.

COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 VERIFICATION OF COMPLIANCE.

DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT THERMAL INSULATION MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

5.504.4. 8 ACOUSTICAL CEILINGS AND WALL PANELS.

COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.8.1 VERIFICATION OF COMPLIANCE.

DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT ACOUSTICAL FINISH MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

5.504.5.3 FILTERS.

IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13. MERV 13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.

EXCEPTION: EXISTING MECHANICAL EQUIPMENT.

SEE MECHANICAL DRAWINGS.

5.504.5.3.1 LABELING.

INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INDICATING THE MERV RATING.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.

WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS AND WITHIN THE BUILDING AS ALREADY PROHIBITED BY OTHER LAWS OR REGULATIONS; OR AS ENFORCED BY ORDINANCES, REGULATIONS OR POLICIES OF ANY CITY, COUNTY, CITY AND COUNTY, CALIFORNIA COMMUNITY COLLEGE, CAMPUS OF THE CALIFORNIA STATE UNIVERSITY, OR CAMPUS OF THE UNIVERSITY OF CALIFORNIA, WHICHEVER ARE MORE STRINGENT, WHEN ORDINANCES, REGULATIONS OR POLICIES ARE NOT IN PLACE, POST SIGNAGE TO INFORM BUILDING OCCUPANTS OF THE PROHIBITATIONS.

NOT APPLICABLE. NO OUTDOOR SMOKING AREAS ON SITE.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL

BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, SECTIONS 1202 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS). FOR ADDITIONAL MEASURES, SEE SECTION 5.407.2 OF THIS CODE.

EXISTING TO REMAIN.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY.

FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 120.1 (REQUIREMENTS FOR VENTILATION) OF THE CALIFORNIA ENERGY CODE, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND DIVISION 1, CHAPTER 4 OF CCR, TITLE 8.

SEE MECHANICAL DRAWINGS.

5.506.2 CARBON DIOXIDE (CO2) MONITORING.

FOR BUILDINGS OR ADDITIONS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 120.1(c)(4).

SEE MECHANICAL DRAWINGS.

5.506.3 CARBON DIOXIDE (CO2) MONITORING IN CLASSROOMS.

(DSA-SS) EACH PUBLIC K-12 SCHOOL CLASSROOM, AS LISTED IN TABLE 120.1-A OF THE CALIFORNIA ENERGY CODE, SHALL BE EQUIPPED WITH A CARBON DIOXIDE MONITOR OR SENSOR THAT MEETS THE FOLLOWING REQUIREMENTS:

1. THE MONITOR OR SENSOR SHALL BE PERMANENTLY AFFIXED IN A TAMPER-PROOF MANNER IN EACH CLASSROOM BETWEEN 3 AND 6 FEET (914 MM AND 1829 MM) ABOVE THE FLOOR AND AT LEAST 5 FEET (1524 MM) AWAY FROM DOORS AND OPERABLE WINDOWS.
2. WHEN THE MONITOR OR SENSOR IS NOT INTEGRAL TO AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS), THE MONITOR OR SENSOR SHALL DISPLAY THE CARBON DIOXIDE READINGS ON THE DEVICE. WHEN THE SENSOR IS INTEGRAL TO AN EMCS, THE CARBON DIOXIDE READINGS SHALL BE AVAILABLE TO AND REGULARLY MONITORED BY FACILITY PERSONNEL.
3. A MONITOR SHALL PROVIDE NOTIFICATION THROUGH A VISUAL INDICATOR ON THE MONITOR WHEN THE CARBON DIOXIDE LEVELS IN THE CLASSROOM HAVE EXCEEDED 1,100 PPM. A SENSOR INTEGRAL TO AN EMCS SHALL PROVIDE NOTIFICATION TO FACILITY PERSONNEL THROUGH A VISUAL AND/OR AUDIBLE INDICATOR WHEN THE CARBON DIOXIDE LEVELS IN THE CLASSROOM HAVE EXCEEDED 1,100 PPM.
4. THE MONITOR OR SENSOR SHALL MEASURE CARBON DIOXIDE LEVELS AT MINIMUM 15- MINUTE INTERVALS AND SHALL MAINTAIN A RECORD OF PREVIOUS CARBON DIOXIDE MEASUREMENTS OF NOT LESS THAN 30 DAYS DURATION.
5. THE MONITOR OR SENSOR USED TO MEASURE CARBON DIOXIDE LEVELS SHALL HAVE THE CAPACITY TO MEASURE CARBON DIOXIDE LEVELS WITH A RANGE OF 400 PPM TO 2000 PPM OR GREATER.
6. THE MONITOR OR SENSOR SHALL BE CERTIFIED BY THE MANUFACTURER TO BE ACCURATE WITHIN 75 PPM AT 1,000 PPM CARBON DIOXIDE CONCENTRATION AND SHALL BE CERTIFIED BY THE MANUFACTURER TO REQUIRE CALIBRATION NO MORE FREQUENTLY THAN ONCE EVERY 5 YEARS.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL

EMPLOY BUILDING ASSEMBLIES AND COMPONENTS WITH SOUND TRANSMISSION CLASS (STC) VALUES DETERMINED IN ACCORDANCE WITH ASTM E 90 AND ASTM E 413 OR OUTDOOR-INDOOR SOUND TRANSMISSION CLASS (OITC) DETERMINED IN ACCORDANCE WITH ASTM E 1332, USING EITHER THE PRESCRIPTIVE OR PERFORMANCE METHOD IN SECTION 5.507.4.1 OR 5.507.4.2.

EXCEPTION: BUILDINGS WITH FEW OR NO OCCUPANTS OR WHERE OCCUPANTS ARE NOT LIKELY TO BE AFFECTED BY EXTERIOR NOISE, AS DETERMINED BY THE ENFORCEMENT AUTHORITY, SUCH AS FACTORIES, STADIUMS, STORAGE, ENCLOSED PARKING STRUCTURES AND UTILITY BUILDINGS.

EXCEPTION: [DSA-SS] FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, THE REQUIREMENTS OF THIS SECTION AND ALL SUBSECTIONS APPLY ONLY TO NEW CONSTRUCTION.

SEE ARCHITECTURAL DRAWINGS.

5.507.4.1 EXTERIOR NOISE TRANSMISSION, PRESCRIPTIVE METHOD

WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL MEET A COMPOSITE STC RATING OF AT LEAST 50 OR A COMPOSITE OITC RATING OF NO LESS THAN 40, WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 OR OITC OF 30 IN THE FOLLOWING LOCATIONS:

1. WITHIN THE 65 CNEL NOISE CONTOUR OF AN AIRPORT.

EXCEPTIONS:
1. LDN OR CNEL FOR MILITARY AIRPORTS SHALL BE DETERMINED BY THE FACILITY AIR INSTALLATION COMPATIBLE LAND USE ZONE (AICUZ) PLAN.
2. LDN OR CNEL FOR OTHER AIRPORTS AND HELIPORTS FOR WHICH A LAND USE PLAN HAS NOT BEEN DEVELOPED SHALL BE DETERMINED BY THE LOCAL GENERAL PLAN NOISE ELEMENT.

2. WITHIN THE 65 CNEL OR LDN NOISE CONTOUR OF A FREEWAY OR EXPRESSWAY, RAILROAD, INDUSTRIAL SOURCE OR FIXED-GUIDEWAY SOURCE AS DETERMINED BY THE NOISE ELEMENT OF THE GENERAL PLAN.

EXISTING TO REMAIN.

TABLE 5.504.4.3 [2,3]
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS
GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALITY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/ MASONARY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ART COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS [1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLORS COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALITY PRIMERS, SEALERS AND UNDERCOATERS:	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOLS COATING	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

SEE PROJECT SPECIFICATIONS.

5.504.4.4 CARPET SYSTEMS.

ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 CARPET CUSHION.

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 CARPET ADHESIVE.

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1.

NOT APPLICABLE.

5.504.4.5 COMPOSITE WOOD PRODUCTS.

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) THOSE MATERIALS NOT EXEMPTED UNDER THE ATCM MUST MEET THE SPECIFIED EMISSION LIMITS, AS SHOWN IN TABLE 5.504.4.5.

TABLE 5.504.4.5
FORMALDEHYDE LIMITS [1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION.

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD [2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8 MM).

SEE ARCHITECTURAL SPECIFICATIONS.

5.504.4.5.1 EARLY COMPLIANCE.

RESERVED.

5.504.4.5.3 DOCUMENTATION.

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE ITEMS 1 THROUGH 5 LISTED IN SECTION 5.504.4.5.3.

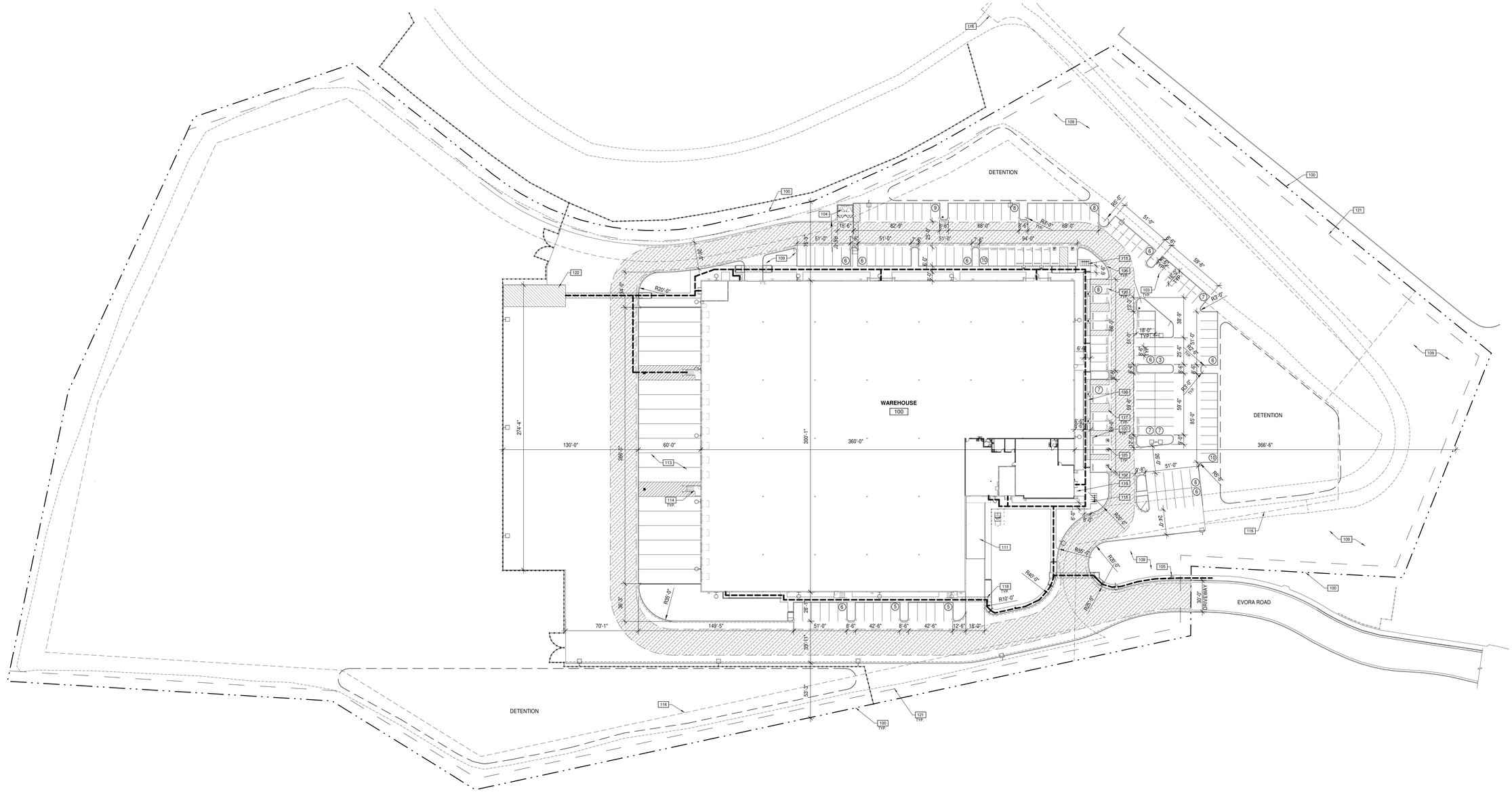
1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.).
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269 OR EUROPEAN 636 3S STANDARDS.
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

DOCUMENTATION AVAILABLE UPON REQUEST.

5.504.4.6 RESILIENT FLOORING SYSTEMS.

WHERE RESILIENT FLOORING IS INSTALLED AT LEA

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1"=40'

0 20' 40' 80' 200'

SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 40'-0"

PROJECT NORTH / TRUE NORTH

SITE DATA

LOT	671,853 S.F.	(15.42 ACRES)
BUILDING AREA	98,430	S.F.
BUILDING COVERAGE	15	%
PARKING REQUIRED:		
RETAIL (1/300)	12	REQUIRED
WAREHOUSE (1/1000)	94	REQUIRED
PARKING REQUIRED	106	STALLS
PARKING PROVIDED:		
STANDARD PARKING PROVIDED	119	STALLS
ACCESSIBLE PARKING PROVIDED	5	STALLS
EVCS STALL PROVIDED	12	STALLS
CLEAN AIR/VANPOOL/EV STALLS PROVIDED	12	STALLS
TOTAL PARKING PROVIDED	148	STALLS
ACCESSOR'S PARCEL NO:	099-160-026 099-160-027	
ZONING DISTRICT: L- I		

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE. (4 / A6.1a)
- WALLPACK LIGHT FIXTURE.
- T — TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE (HATCHED)
- (1) — PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT

KEYNOTES:

SEE SHEET I000 FOR GENERAL NOTES

100. PROPERTY LINE.
101. EXISTING ACCESSIBLE PARKING STALL WITH SIGNAGE.
102. EXISTING VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
103. EXISTING PAINTED PARKING STRIPING PER CITY STANDARDS. 2'-0" PARKING OVERHANG.
104. EXISTING TRASH ENCLOSURE WITH RECYCLE BIN.
105. EXISTING FIRE LANE ENTRY SIGNAGE.
106. EXISTING FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED.
107. EXISTING PRECAST CONCRETE WHEEL STOP.
108. EXISTING ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
109. EXISTING LANDSCAPE AND IRRIGATION AREA.
110. EXISTING 6' HIGH CHAINLINK FENCE.
111. EXISTING CONCRETE RAMP.
112. NOT USED
113. EXISTING CONCRETE PAVEMENT.
114. EXISTING EXTERIOR STEEL STAIRS. ALL COMPONENTS GALVANIZED AND PAINTED.
115. EXISTING BIKE RACK.
116. EASEMENT LINE.
117. EXISTING ACCESSIBLE LOADING ZONE.
118. EXISTING TRUNCATED DOMES.
119. EXISTING RECESSED KNOX-BOX. INSTALL AT 5'-0" ABOVE FINISH FLOOR. COORDINATE FINAL LOCATION WITH FIRE INSPECTOR.
120. EXISTING EVCS STALL
121. SETBACK LINE.
122. EXISTING SAFE DISPERSAL AREA.

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LICENSED ARCHITECT
JAMES ALLEN TAYLOR
No. C-34838
06-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

SITE PLAN (FOR REFERENCE ONLY)

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

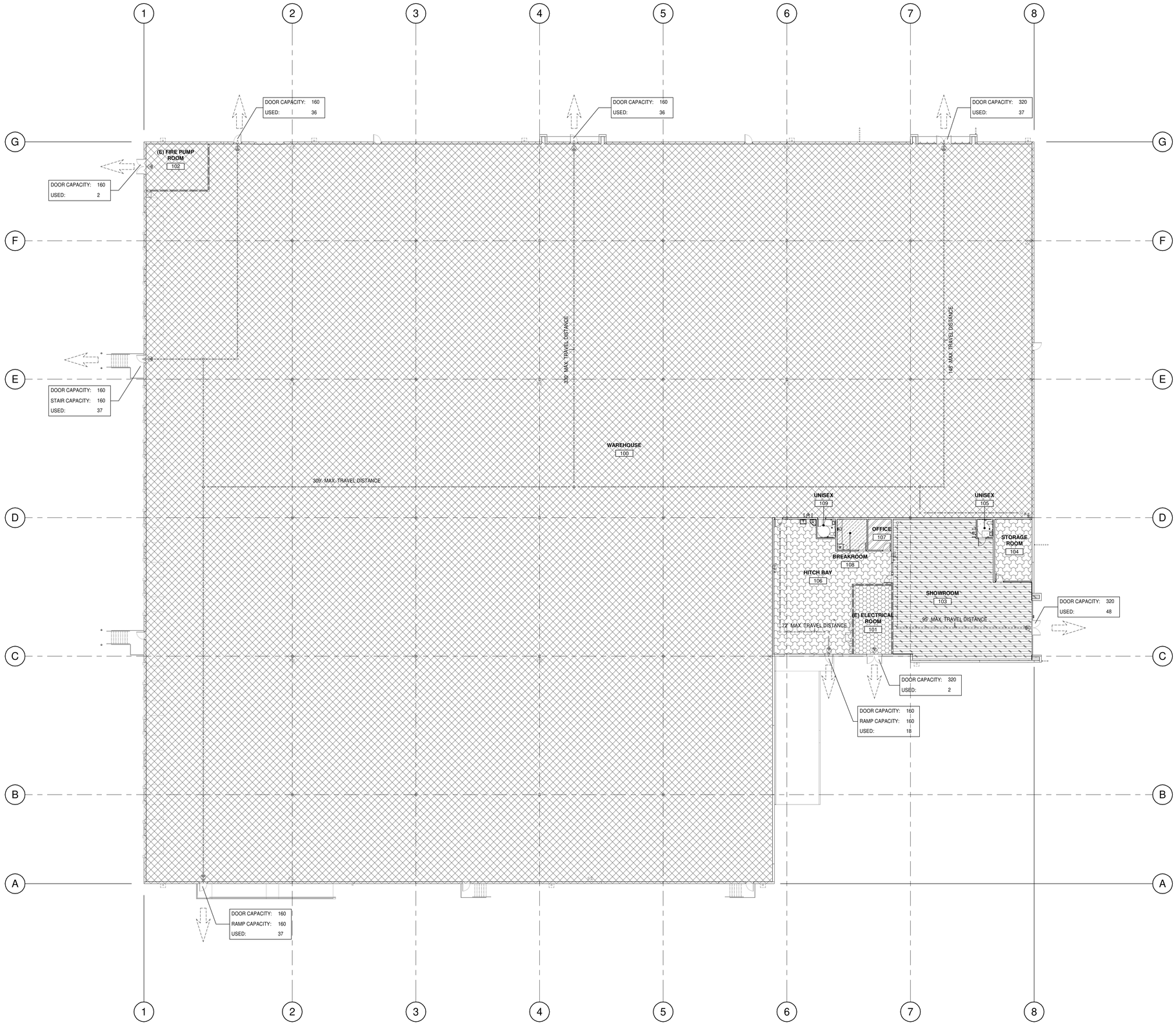
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1/8"=1'-0"

0 4' 8' 16' 32'

FIRST FLOOR- OCCUPANCY AND EGRESS PLAN

SCALE: 1/16" = 1'-0"

N

EGRESS PLAN NOTES

1. SEE SHEETS I0.1 - I0.2 FOR ADDITIONAL GENERAL NOTES.
2. POSTED SIGNS IN AN ASSEMBLY OCCUPANCY SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

KEYNOTES: -

EGRESS ANALYSIS

EGRESS ANALYSIS

ROOM NUMBER	ROOM NAME	OCC. GROUP	OCC. LOAD FACTOR	AREA	OCC. LOAD	REQ. EXIT WIDTH	EXIT WIDTH PROVIDED
101	(E) ELEC ROOM	S-1	300	425 SF	2	32"	64"
103	SHOWROOM	M	60	2,742 SF	46	32"	64"
104	STORAGE ROOM	S-1	300	379 SF	2	32"	32"
105	UNISEX RESTROOM	ACC.	0	48 SF			
106	HITCH BAY	S-1	300	1,789 SF	6	32"	32"
107	OFFICE	B	150	119 SF	1	32"	32"
108	BREAK ROOM	B	15	151 SF	11	32"	32"
109	UNISEX RESTROOM	ACC.	0	56 SF			
TOTALS: 8					68		

INDICATES AREA OF ACCESSORY OCCUPANCY CLASSIFICATION WITH OCCUPANT LOAD FACTOR OF 0 GROSS

INDICATES AREA OF OCCUPANCY CLASSIFICATION M WITH OCCUPANT LOAD FACTOR OF 60 GROSS

INDICATES AREA OF OCCUPANCY CLASSIFICATION B WITH OCCUPANT LOAD FACTOR OF 15 NET

INDICATES AREA OF OCCUPANCY CLASSIFICATION B WITH OCCUPANT LOAD FACTOR OF 150 GROSS

INDICATES AREA OF OCCUPANCY CLASSIFICATION S-1 WITH OCCUPANT LOAD FACTOR OF 300 GROSS

RESTROOM SUMMARY

FIXTURES REQUIRED (BASED ON IPC TABLE 403.1):

							WC. M	WC. W	URINALS	LAVATORY M	LAVATORY W	DRINKING FOUNTAINS	SERVICE SINKS
SHOWROOM	2,742 S.F.	/ 100	= 27.42	/ 2	= 13.71		1	1	1	1	1	1	1
STORAGE	379 S.F.	/ 4000	= 2.56	/ 2	= 1.28		1	1	1				
OFFICE	119 S.F.	/ 150	= .79	/ -	= .79		1	1	1				
BREAKROOM	151 S.F.	/ 150	= 1.01	/ 2	= .05		1	1	1	1	1	1	1
HITCH BAY	1,789 S.F.	/ 4000	= 12.36	/ 2	= 6.18		1	1	1	1	1	1	1
WAREHOUSE	90,979 S.F.	/ 4000	= 22.74	/ 2	= 11.373	625	1	1	1	1	1	1	1
TOTAL S-1	93,228 S.F.	/ 4000	= 23.31	/ 2	= 11.37		1	1	1	1	1	1	1
TOTAL B	271	/ 150	= 1.81	/ 2	= .90								

MAX. TRAVEL DISTANCE TO EXITS

MAXIMUM TRAVEL DISTANCE TO EXITS (1017.2 SPRINKLERED BUILDING)

S-1/STORAGE (MODERATE-HAZARD WAREHOUSE)..... 400 FEET MAX.
B/BUSINESS (OFFICE)..... 300 FEET MAX.
M/MERCANTILE (RETAIL)..... 250 FEET MAX.

MAX. COMMON PATH OF TRAVEL

MAX. COMMON PATH OF TRAVEL DISTANCE (1006.2.1 SPRINKLERED BUILDING)

M/MERCANTILE (RETAIL)..... 75 FEET MAX.
S-1/STORAGE (MODERATE-HAZARD WAREHOUSE)..... 100 FEET MAX.
B/BUSINESS (OFFICE)..... 100 FEET MAX.

LEGEND

REQUIRED ACCESSIBLE EXIT

EXISTING ACCESSIBLE EXIT

DIRECTION OF TRAVEL.

MAXIMUM TRAVEL DISTANCE.

COMMON PATH OF EGRESS TRAVEL (C.P.E.T.).

0 ORIGINATING OCCUPANT LOAD.

0 CUMULATIVE OCCUPANT LOAD FROM ADJOINING ROOMS.

0 AGGREGATE OCCUPANT LOAD AT DESIGNATED POINT.

0 AGGREGATE OCCUPANT LOAD AT DOOR.

F.E. FIRE EXTINGUISHER

F.E.C. FIRE EXTINGUISHER CABINET

X1 CEILING-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.

X2 WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

INDICATES AREA NOT IN CONTRACT (N.I.C.)

A# WALL TAG
WALL HEIGHT
STUD SIZE, PER DETAIL
WALL TYPE

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LICENSED ARCHITECT JAMES ALLEN TAYLOR No. C-34838 REGISTERED 06-17-2025 RENEWAL DATE STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

OCCUPANCY AND EGRESS PLAN

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

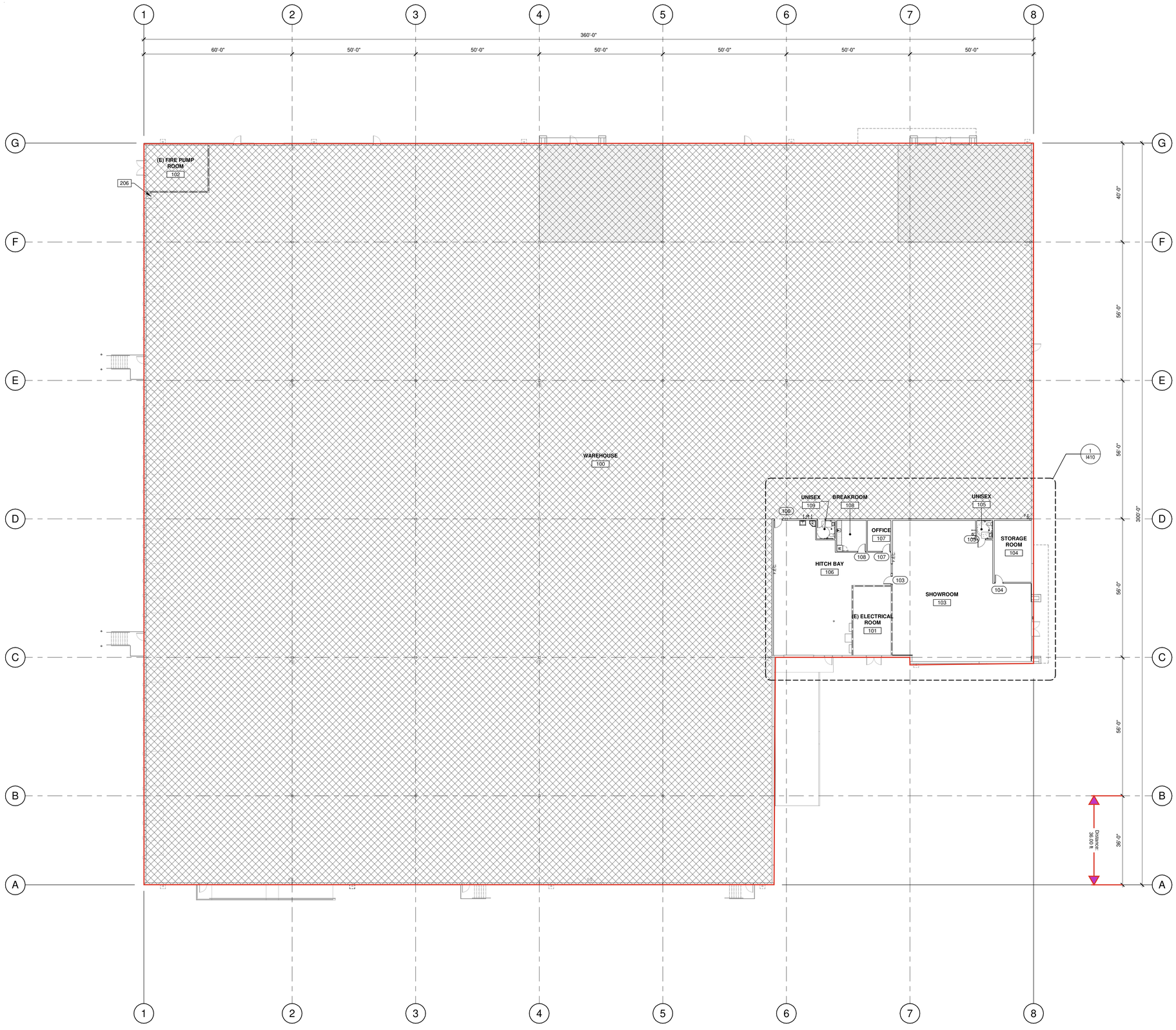
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FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

FLOOR PLAN NOTES

SEE SHEETS **I000** FOR GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
2. CONTRACTOR SHALL NOTIFY ARCHITECT TO PERFORM AN ON-SITE REVIEW ONCE ALL PARTITIONS HAVE BEEN LAID OUT, PRIOR TO ERECTING THE PARTITIONS, AND ADDRESS ANY DISCREPANCIES WITH DIMENSIONS SHOWN ON THE CONTRACT DOCUMENTS.
3. ALL METAL WALL STUDS TO BE 3-5/8" DEPTH - GAUGE AND SPACING PER L/240 SPAN TABLE, ON THE FRAMING DETAILS SHEET, U.O.N.
4. ALL RESTROOM WALL STUDS AT SINGLE-STUD RESTROOM WET-WALLS TO BE MINIMUM 6" DEEP, AND FULLY INSULATED WITH R-13 UNFACED FIBERGLASS INSULATION (OR EQUIVALENT), U.O.N.
5. ALL NEW INTERIOR PARTITIONS TO BE FULLY INSULATED WITH A MINIMUM OF R-11 UNFACED FIBERGLASS INSULATION (OR EQUIVALENT), U.O.N.
6. DRYWALL GYPSUM BOARD SHALL BE FINISHED AS FOLLOWS, U.O.N. REFER TO GYPSUM ASSOCIATION PUBLICATION, GA-214 (https://www.certainteed.com/drywall/what-are-recommended-levels-finish/):
   a. FOR PLENUM AND NON-VISIBLE AREAS – LEVEL-1, AREAS WITH OPEN-CEILINGS OR CLOUDS TO BE FINISHED AS FOR VISIBLE PARTITIONS.
   b. BEHIND WALL TILE – LEVEL-2
   c. ALL VISIBLE PARTITION SURFACES – LEVEL 4, UNLESS NOTED AS LEVEL-5 BY OTHER NOTES OR KEYED NOTE.
7. PROVIDE DRYWALL EXPANSION & CONTROL JOINTS PER "WALL AND CEILING BUREAU" (WCB) STANDARDS. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
8. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
9. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL & CONSISTENT.
10. PATCH AND REPAIR ANY DAMAGE TO EXISTING WINDOW SILLS CAUSED BY DEMOLITION: MATCH EXISTING SILL CONDITION. FINISH TO MATCH EXISTING WINDOW FRAMES.
11. ACCESS PANELS IN WALLS/CEILINGS FOR PLUMBING, MECHANICAL, AND ELECTRICAL ACCESS SHALL BE FLUSH FRAMELESS GYPSUM BOARD PANELS.
12. EXTEND EXISTING GYPSUM BOARD PARTITIONS/FURRING TO UNDERSIDE OF STRUCTURE IN AREAS OF OPEN CEILINGS.
13. ALL BLOCKING IN WALL TO BE FIRE RETARDANT TREATED SOLID WOOD BLOCKING, OR CONTINUOUS METAL STRAPPING. COORDINATE EXACT LOCATIONS AND EXTENT IN FIELD. GC TO PROVIDE BLOCKING FOR ALL OWNER SUPPLIED MILLWORK, IN ADDITION TO MILLWORK SUPPLIED BY THE GC, AND WALL HUNG EQUIPMENT.
14. FOR WALL MOUNTED TELEVISIONS, PROVIDE BLOCKING IN WALLS AS APPROPRIATE FOR MOUNTING TYPE. COORDINATE WITH A/V SPECIFICATIONS & REQUIREMENTS.

KEYNOTES:

206 EXISTING ROOF ACCESS LADDER.

WALL LEGEND

WALL	BASIC DESCRIPTION
	EXISTING WALL
	EXISTING EXTERIOR WALL WITH NEW FURRING
	INTERIOR NON-RATED CONSTRUCTION
	1HR FIRE-RESISTANCE RATED
	2HR FIRE-RESISTANCE RATED
	3HR FIRE-RESISTANCE RATED
	INDICATES AREA NOT IN CONTRACT (N.I.C.)

12 — WALL TAG
WALL HEIGHT
STUD SIZE, PER DETAIL
WALL TYPE

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LICENSED ARCHITECT JAMES ALLEN TAYLOR No. C-34838 REGISTERED 10-31-2025 RENEWAL DATE STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

OVERALL FLOOR PLAN

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

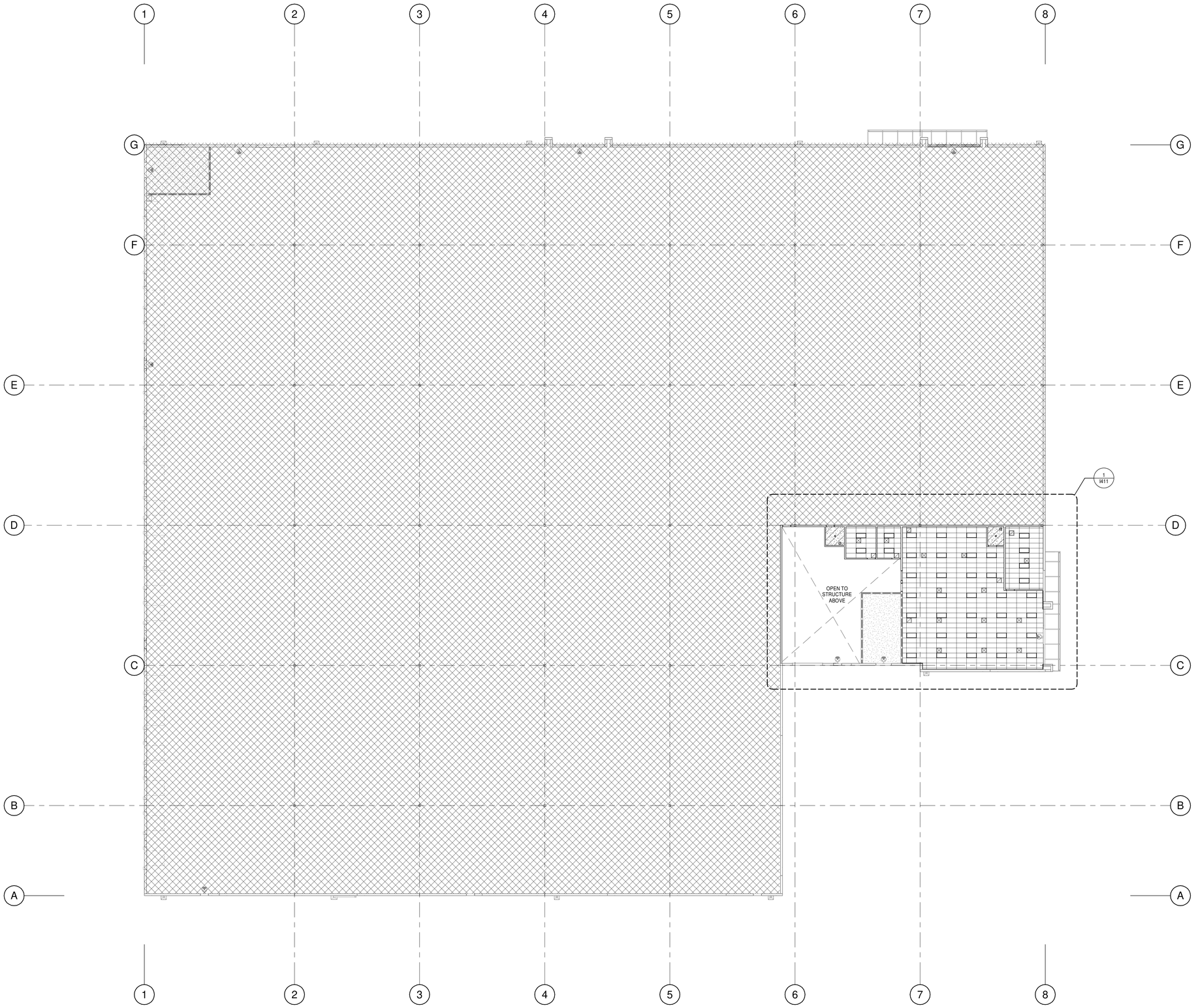
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CEILING PLAN NOTES

SEE SHEETS **I000** FOR GENERAL NOTES

SEE SHEET **I520** FOR FINISH, PLUMBING FIXTURES, RESTROOM ACCESSORIES, EQUIPMENT AND LIGHT FIXTURE SCHEDULES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS BEFORE PROCEEDING WITH INSTALLING THE WORK.
3. SEE FIXTURE SCHEDULE FOR FIXTURE TYPE DESIGNATIONS, AND TYPICAL MOUNTING HEIGHTS (U.O.N). COORDINATE MOUNTING OPTIONS WITH OWNER'S REPRESENTATIVE & ARCHITECT. NOTIFY OWNER/ARCHITECT OF ANY CONFLICTS WITH OTHER ELEMENTS PRIOR TO INSTALLATION.
4. ALL MATERIALS USED WITHIN CEILING PLENUM SHALL BE NON-COMBUSTIBLE.
5. IN GYPSUM BOARD CEILINGS THE LIGHTS, HVAC ELEMENTS, FIRE DEVICES, ETC. ARE TO ALIGN IN A NEAT AND REGULAR PATTERN. REVIEW LAYOUT WITH ARCHITECT PRIOR TO ROUGH-IN.
6. DEVICES IN ACOUSTICAL CEILING TILES TO BE CENTERED IN A 2'X2' TILE, OR 2'X2' PORTION OF A 2'X4' TILE, U.O.N.
7. GENERAL CONTRACTOR TO IDENTIFY QUANTITY AND LOCATIONS OF ALL ACCESS PANELS TO CEILING PLENUM SPACES IN GYPSUM BOARD CEILINGS: ACCESS PANELS TO BE AVOIDED WHERE POSSIBLE. IF AN ACCESS PANEL IS REQUIRED, COORDINATE LOCATION WITH ARCHITECT. CEILING ACCESS PANELS TO BE FLUSH FRAMELESS GYPSUM-BOARD INFILL PANELS.
8. SEE KEYNOTE INFORMATION FOR ANY REQUIRED CEILING INSULATION.
9. ALL ACOUSTICAL CEILING GRIDS & TILE TO BE CENTERED WITHIN A ROOM, U.O.N.
10. WHERE LIGHTING IS WITHIN MILLWORK OR WALL ELEMENTS SUCH AS MIRRORS, GC IS RESPONSIBLE TO COORDINATE WITH ALL ELECTRICAL TRADES.

KEYNOTES: -

LEGEND

- SUSPENDED CEILING SYSTEM THROUGHOUT TO BE ARMSTRONG/USG 2'x4' "OMNI FISSURE" TILE IN WHITE WITH 15/16" PERLUDE GRID. SEE 12/I510 THROUGH 19/I510
- 5/8" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED.
- 2'x4' LED LIGHT FIXTURE.
- RECESSED 6" OR 8" LED DOWNLIGHT.
- EXHAUST AIR GRILL.
- SUPPLY AIR GRILL.
- RETURN AIR GRILL.
- X1 CEILING-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.
- X2 WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- A1 — WALL TAG; WALL HEIGHT; STUD SIZE, PER DETAIL; WALL TYPE

WALL TYPES / LEGEND

SEE FLOOR PLANS FOR MORE DETAILED INFORMATION.

DETAIL #	WALL	BASIC DESCRIPTION
		EXISTING WALL
		EXISTING 1HR FIRE-RESISTANCE RATED
1/I510	A	3-5/8" OR 6" METAL STUDS AT 24" O.C. WITH SINGLE LAYER 5/8" G.W.B. EACH SIDE; UNFACED R-13 BATT INSULATION AT ALL RESTROOM WALLS; PROVIDE M.R. G.W.B. PER NOTE 1
2/I510	B	6" METAL STUDS AT 24" O.C. (UNO) WITH MBCI U-PANEL AND KICK PLATE WAREHOUSE SIDE AND 5/8" G.W.B. OTHER SIDE; UNFACED R-19 BATT INSULATION; G.W.B. PER NOTE 1
3/I510	C	3-5/8" OR 6" METAL STUDS AT 24" O.C. (UNO) WITH MBCI D-PANEL STORAGE SIDE AND 5/8" G.W.B. OTHER SDIE; UNFACED R-19 BATT INSULATION. G.W.B. PER NOTE 1
4/I510	D	6" METAL STUDS AT 30" O.C. (UNO) WITH MBCI D-PANEL AND KICK PLATE STORAGE SIDE AND MBCI U-PANEL AND KICK PLATE WAREHOUSE SIDE
5/I510	E	Z-FURRING CHANNELS SPACED 24" O.C. WITH INSULATION PER WALL TYPE NOTES; CHANNEL DEPTH TO MATCH INSULATIONS THICKNESS. SINGLE LAYER 5/8" GWB PER ROOM FINISH SCHEDULE

1/16"=1'-0"

0 8' 16' 32' 64'

REFLECTED CEILING PLAN

1 SCALE: 1/16" = 1'-0"

N

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4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

OVERALL REFLECTED CEILING PLAN

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

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I140

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LICENSED ARCHITECT
JAMES R. DAVIS
No. C-26997
RENEWAL 08/31/2025
STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT

4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

DATE	REMARKS

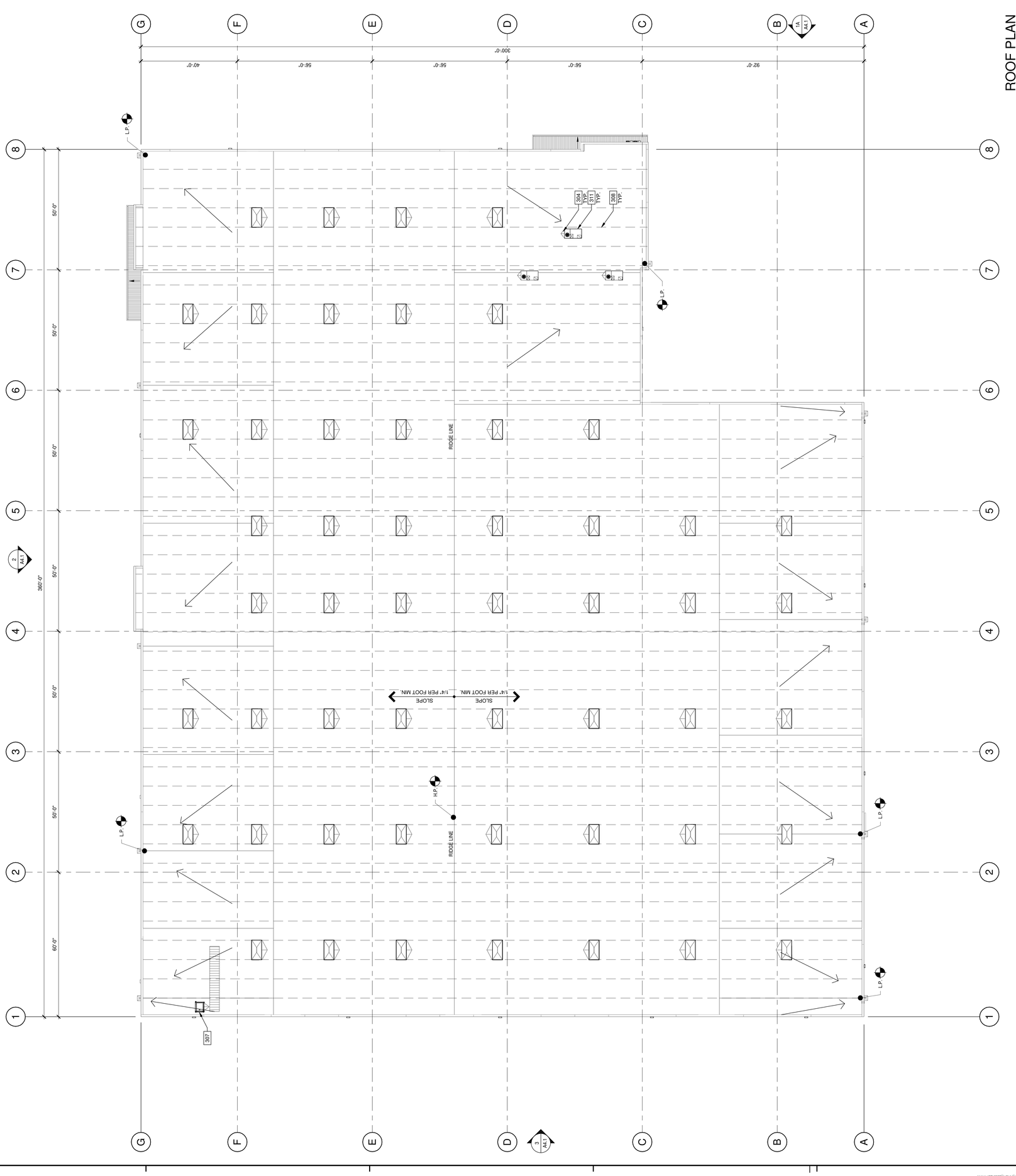
OVERALL ROOF PLAN

PA/PM: A. GHOORCHIAN
DRAWN BY: A.C.
JOB NO.: SNR24-0001-00

SHEET A190

KEYNOTES:

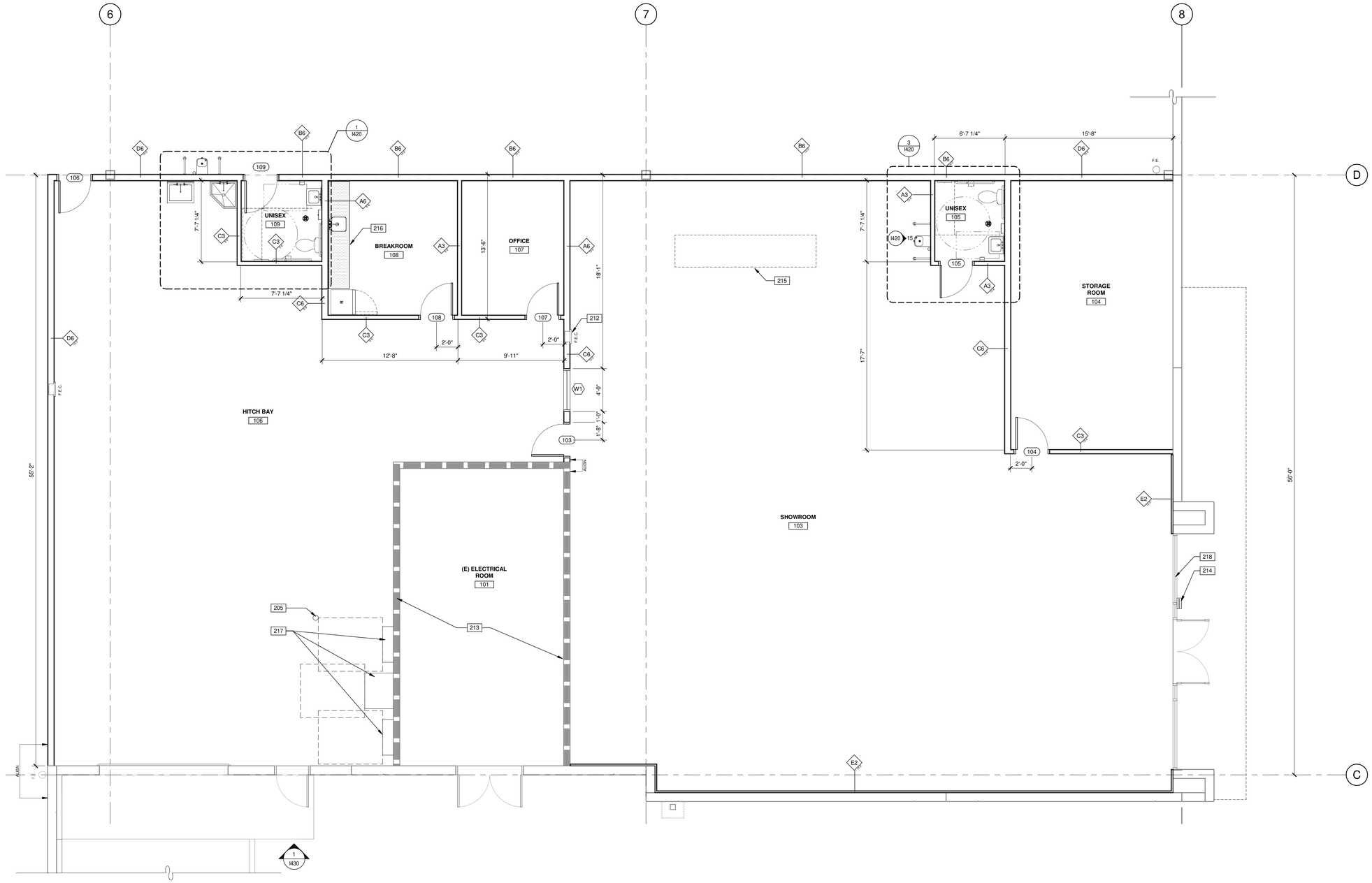
304 CRICKET.
307 EXISTING ROOF HATCH.
308 LINE OF EXISTING STRUCTURAL FRAMING BELOW DECK (HIDDEN).
311 HVAC ROOFTOP UNIT, SEE MECHANICAL DRAWINGS.



ROOF PLAN
SCALE: 1/16" = 1'-0"

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ENLARGED FLOOR PLAN

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

KEYNOTES:

205 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
212 SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-ROEMER. CABINET TO BE ALTA SERIES #7013-DV, STEEL WITH RECOATABLE WHITE FINISH - PAINT (SEMI-GLOSS) TO MATCH ADJACENT PARTITION. EXTINGUISHER TO BE #3005, 2A:10B:C.
213 EXISTING ROOM TO REMAIN.
214 KEY DROP OFF BOX.
215 CUSTOMER COUNTER, PROVIDED BY U-HAUL RETAIL GROUP.
216 MILLWORK AND APPLIANCES PROVIDED BY U-HAUL RETAIL GROUP.
217 ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.
218 GC TO PROVIDE WINDOW FILM AT GLAZING ABOVE CEILING IN ADJACENT INTERIOR SPACES.

LEGENDS

INDICATES AREA NOT IN CONTRACT (N.I.C.)

A# — WALL TAG
WALL HEIGHT
STUD SIZE, PER DETAIL
WALL TYPE

WALL TYPES

1. WATER-RESISTANT GYPSUM WALL BOARD TO BE USED AT WET LOCATIONS (VERIFY LOCATIONS BASED ON PLUMBING WALLS AND PLUMBING FIXTURES AS SHOWN ON THE BUILDING FLOOR PLANS.)
2. ALL PARTITION WALL TYPES TO BE OF 3-5/8" STUDS, MAX. 24" O.C. STUD SPACING AND CONSTRUCTED PER L/240 LIMITING HEIGHT WALL TABLE, U.O.N.
3. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338. MIN. FASTENER: #6 1-1/4" SCREW. SPACING: 12" FIELD, 8" EDGES.
4. SEE DETAIL SHEET **I510** FOR WALL TYPE DETAILS.

DETAIL #	WALL	BASIC DESCRIPTION
		EXISTING WALL
		EXISTING 1HR FIRE-RESISTANCE RATED
1/I510	A	3-5/8" OR 6" METAL STUDS AT 24" O.C. WITH SINGLE LAYER 5/8" G.W.B. EACH SIDE; UNFACED R-13 BATT INSULATION AT ALL RESTROOM WALLS; PROVIDE M.R. G.W.B. PER NOTE 1
2/I510	B	6" METAL STUDS AT 24" O.C. (UNO) WITH MBCI U-PANEL AND KICK PLATE WAREHOUSE SIDE AND 5/8" G.W.B. OTHER SIDE; UNFACED R-19 BATT INSULATION; G.W.B. PER NOTE 1
3/I510	C	3-5/8" OR 6" METAL STUDS AT 24" O.C. (UNO) WITH MBCI D-PANEL STORAGE SIDE AND 5/8" G.W.B. OTHER SDIE; UNFACED R-19 BATT INSULATION. G.W.B. PER NOTE 1
4/I510	D	6" METAL STUDS AT 30" O.C. (UNO) WITH MBCI D-PANEL AND KICK PLATE STORAGE SIDE AND MBCI U-PANEL AND KICK PLATE WAREHOUSE SIDE
5/I510	E	Z-FURRING CHANNELS SPACED 24" O.C. WITH INSULATION PER WALL TYPE NOTES. CHANNEL DEPTH TO MATCH INSULATIONS THICKNESS. SINGLE LAYER 5/8" GWB PER ROOM FINISH SCHEDULE

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LICENSED ARCHITECT
JAMES ALLEN TAYLOR
No. C-34838
05-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

ENLARGED FLOOR PLAN

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

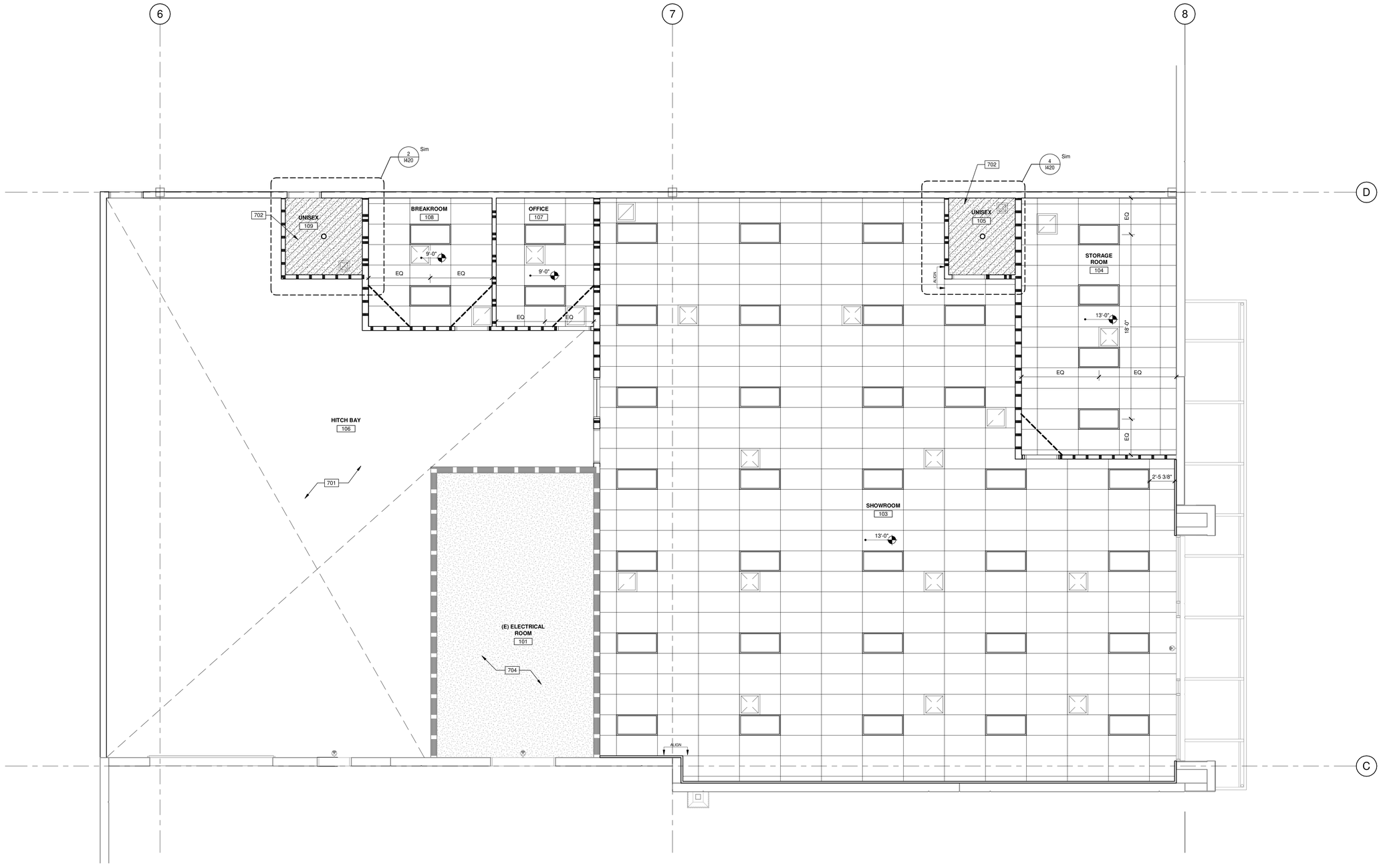
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I410

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1/4"=1'-0"

0 2' 4' 8' 16'

ENLARGED REFLECTED CEILING PLAN

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

N

KEYNOTES:

REFLECTED CEILING PLAN

701 THIS ROOM/AREA IS OPEN TO ABOVE.
702 CEILING OF THIS ROOM IS TO BE PROVIDED WITH (1) LAYER OF R-19 UNFACED FIBERGLASS INSULATION.
704 EXISTING CEILING TO REMAIN.

LEGENDS

SUSPENDED CEILING SYSTEM THROUGHOUT TO BE ARMSTRONG/USG 2'x4' "OMNI FISSURE" TILE IN WHITE WITH 15/16" PERLUDE GRIDE. SEE 12 I510 THROUGH 19 I510

5/8" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED.

5/8" GYPSUM BOARD CEILING OR SOFFIT WITH (1) LAYER OF R-19 UNFACED FIBERGLASS INSULATION - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED.

2'x4' LED LIGHT FIXTURE.

RECESSED 6" OR 8" LED DOWNLIGHT.

EXHAUST AIR GRILL.

SUPPLY AIR GRILL.

RETURN AIR GRILL.

X1 CEILING-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.

X2 WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

DETAIL #	WALL	BASIC DESCRIPTION
		EXISTING WALL
		EXISTING 1HR FIRE-RESISTANCE RATED
1 /I510	A	3-5/8" OR 6" METAL STUDS AT 24" O.C. WITH SINGLE LAYER 5/8" G.W.B. EACH SIDE; UNFACED R-13 BATT INSULATION AT ALL RESTROOM WALLS; PROVIDE M.R. G.W.B. PER NOTE 1
2 /I510	B	6" METAL STUDS AT 24" O.C. (UNO) WITH MBCI U-PANEL AND KICK PLATE WAREHOUSE SIDE AND 5/8" G.W.B. OTHER SIDE; UNFACED R-19 BATT INSULATION; G.W.B. PER NOTE 1
3 /I510	C	3-5/8" OR 6" METAL STUDS AT 24" O.C. (UNO) WITH MBCI D-PANEL STORAGE SIDE AND 5/8" G.W.B. OTHER SDIE; UNFACED R-19 BATT INSULATION. G.W.B. PER NOTE 1
4 /I510	D	6" METAL STUDS AT 30" O.C. (UNO) WITH MBCI D-PANEL AND KICK PLATE STORAGE SIDE AND MBCI U-PANEL AND KICK PLATE WAREHOUSE SIDE
5 /I510	E	Z-FURRING CHANNELS SPACED 24" O.C. WITH INSULATION PER WALL TYPE NOTES. CHANNEL DEPTH TO MATCH INSULATIONS THICKNESS. SINGLE LAYER 5/8" GWB PER ROOM FINISH SCHEDULE

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LICENSED ARCHITECT JAMES ALLEN TAYLOR No. C-34838 REN. 08/31/2025 STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

ENLARGED REFLECTED CEILING PLAN

DATE	REMARKS
06/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

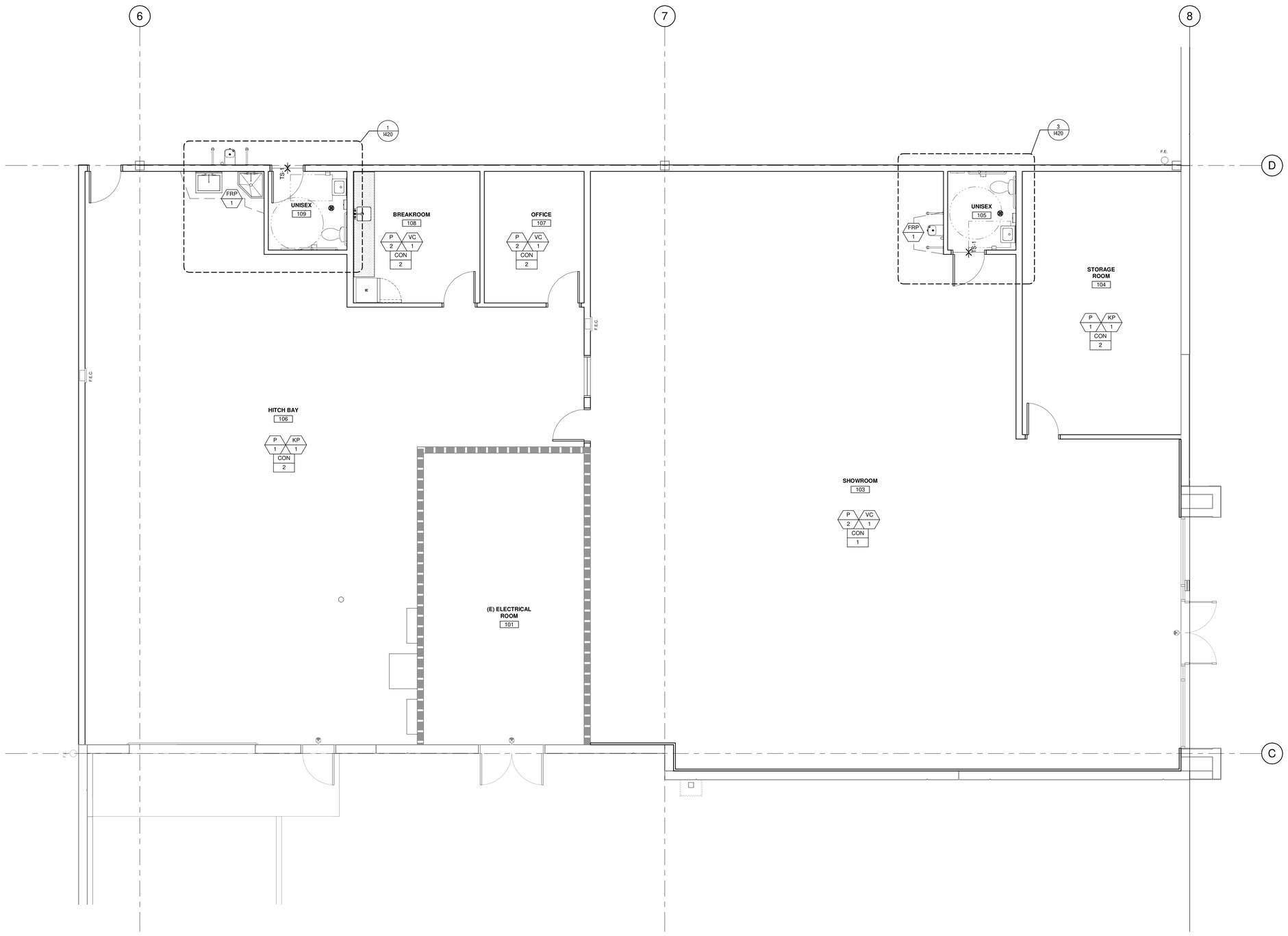
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I411

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FINISH PLAN NOTES

SEE SHEETS **I000** FOR GENERAL NOTES

SEE SHEET **I620** FOR FINISH, PLUMBING FIXTURES, RESTROOM ACCESSORIES, EQUIPMENT AND LIGHT FIXTURE SCHEDULES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
2. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
3. SEE ENLARGED PLANS, ELEVATIONS AND DETAILS FOR ADDITIONAL FINISH INFORMATION.
4. PREPARE WALLS TO RECEIVE (2) COATS EGGSHELL PAINT, U.O.N.
5. PROVIDE LEVEL 5 FINISH FOR WALLS UNDER SKYLIGHTS & AT WALL-WASH LIGHT FIXTURES.
6. COORDINATE WITH OTHER TRADES AT LOCATIONS OF SPECIALTY WALL FINISHES, BRANDING OR SIGNAGE FOR SPECIFIC WALL PREP.
7. ALL AREAS WITHIN PROJECT BOUNDARY TO RECEIVE PAINT **(P-1A)**, RUBBER BASE **(B-1)** AND CARPET **(CP-1)**, U.O.N.
8. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO RECEIVE PAINT **(P-1B)**, U.N.O.
9. PAINT DECK ABOVE AND ALL EXPOSED MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DUCTWORK AND PIPING IN OPEN CEILING AREAS.
10. ALL FINISHES TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
11. ALL FINISH TRANSITIONS AT DOORS TO BE LOCATED CENTERED UNDER THE DOOR, U.O.N.
12. PROVIDE FLOORING TRANSITIONS AS FOLLOWS, U.O.N.:
    a. RUBBER REDUCING STRIP AT ALL TRANSITIONS BETWEEN CARPET AND RESILIENT FLOORING OR CONCRETE.
    b. STAINLESS STEEL TRIM BY SCHLUTER OR EQUAL, AT ALL TRANSISTIONS BETWEEN TILE/STONE AND OTHER FINISHES.

KEYNOTES: -

FINISHES

SEE SHEET **I620** FOR FINISHES

- INDICATES LINE OF FLOOR TRANSITION NUMBER REFERENCES TRANSITION ACCESSORY (TR-#) LOCATED ON FINISH SCHEDULE
- INDICATES LOCATION OF NON-TYPICAL WALL FINISH
- INDICATES DIRECTION OF FLOORING INSTALLATION
- INDICATES WALL FINISHES
- INDICATES FLOOR FINISHES
- INDICATES MISCELLANEOUS FINISHES

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ENLARGED FINISH PLAN

DATE	REMARKS
06/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	Author
JOB NO.:	SNR24-0001-00

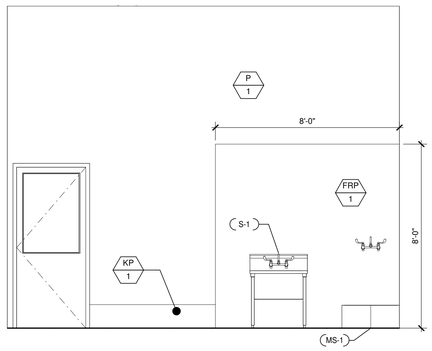
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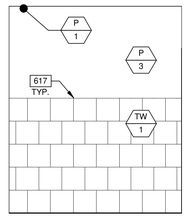
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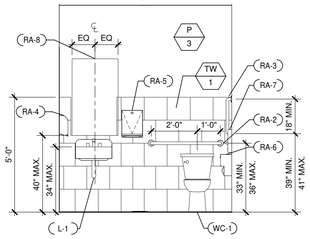
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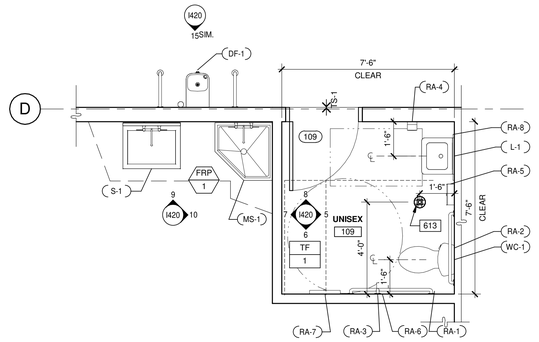
JANITOR 110 ELEVATION A (9)
SCALE: 3/8" = 1'-0"



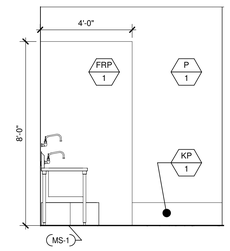
UNISEX 109 ELEVATION C (7)
SCALE: 3/8" = 1'-0"



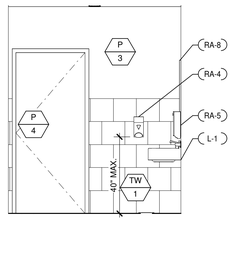
UNISEX 109 ELEVATION A (5)
SCALE: 3/8" = 1'-0"



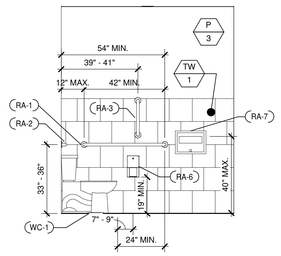
ENLARGED UNISEX 109 FLOOR PLAN (1)
3/8"=1'-0"
0 1' 2' 4' 6' 12'
SCALE: 3/8" = 1'-0"



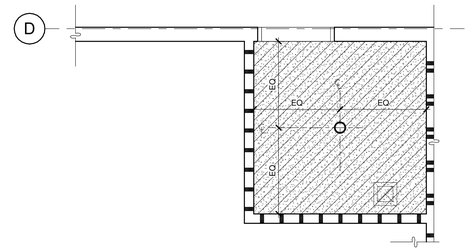
JANITOR 110 ELEVATION B (10)
SCALE: 3/8" = 1'-0"



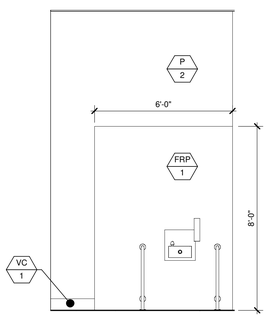
UNISEX 109 ELEVATION D (8)
SCALE: 3/8" = 1'-0"



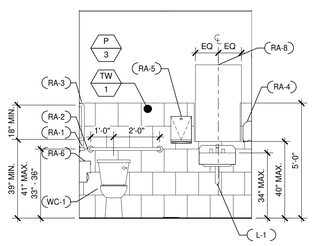
UNISEX 109 ELEVATION B (6)
SCALE: 3/8" = 1'-0"



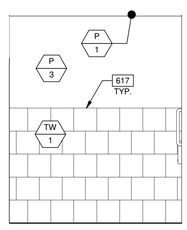
ENLARGED UNISEX 109 REFLECTED CEILING PLAN (2)
SCALE: 3/8" = 1'-0"



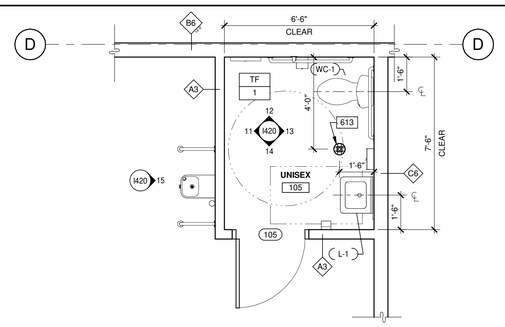
DRINKING FOUNTAIN TYPICAL ELEVATION (15)
SCALE: 3/8" = 1'-0"



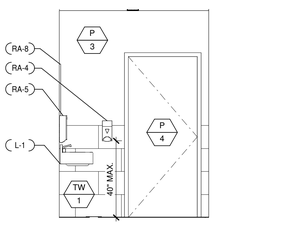
UNISEX 108 ELEVATION C (13)
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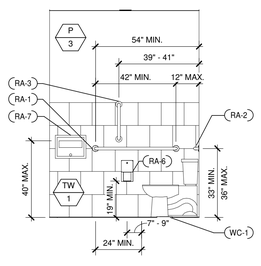
UNISEX 108 ELEVATION A (11)
SCALE: 3/8" = 1'-0"



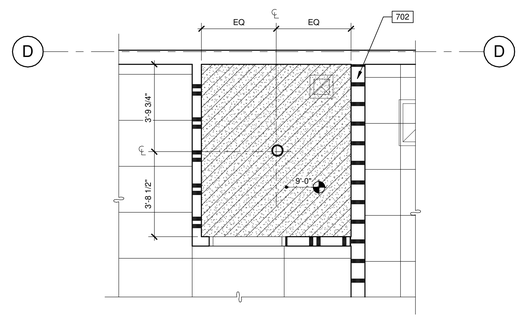
ENLARGED UNISEX 108 FLOOR PLAN (3)
SCALE: 3/8" = 1'-0"



UNISEX 108 ELEVATION D (14)
SCALE: 3/8" = 1'-0"



UNISEX 108 ELEVATION B (12)
SCALE: 3/8" = 1'-0"



ENLARGED UNISEX 108 REFLECTED CEILING PLAN (4)
SCALE: 3/8" = 1'-0"

RESTROOM NOTES

SEE SHEETS **I000** FOR GENERAL NOTES

SEE SHEET **I020** FOR FINISH, PLUMBING FIXTURES, RESTROOM ACCESSORIES, EQUIPMENT AND LIGHT FIXTURE SCHEDULES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

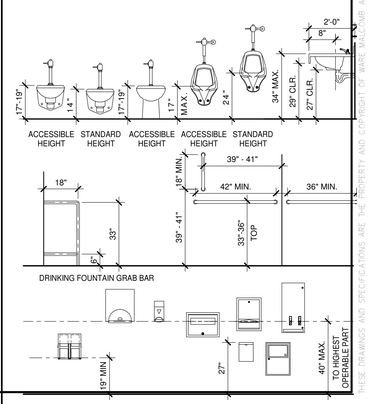
1. PROVIDE DRAIN WITH TRAP PRIMER FOR EACH RESTROOM IF THERE ARE TWO OR MORE FIXTURES. SLOPE FLOOR TO DRAIN A MIN. 1/8" PER FOOT.
2. VERIFY BUILDING STANDARD FOR WALL-HUNG/DROP-IN COUNTER SINK WHERE APPLICABLE.
3. TOILET PAPER DISPENSERS SHALL NOT BE OF TYPE THAT CONTROLS DELIVERY, OR THAT DO NOT ALLOW CONTINUOUS PAPER FLOW. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
4. OPERABLE PARTS OF ALL ACCESSORIES SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES AND STANDARDS.

KEYNOTES: -

613 DRAIN.
617 SATIN ANODIZED ALUMINUM SCHLUTER AT ALL EDGES.
702 CEILING OF THIS ROOM IS TO BE PROVIDED WITH (1) LAYER OF R-19 UNFACED FIBERGLASS INSULATION.

NOTE: ALL DIMENSIONS AND CALLOUTS TYPICAL FOR EACH ROOM, UNLESS NOTED OTHERWISE

RESTROOM MOUNTING HEIGHTS



WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING INTERIORS BUILDING MEASUREMENT
4680 Chabot Dr. Suite #200
Pleasanton, CA 94588
P 925.244.6620

LICENSED ARCHITECT
JAMES ALLEN TAYLOR
No. C-34838
REGISTRATION DATE
06-31-2025
STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

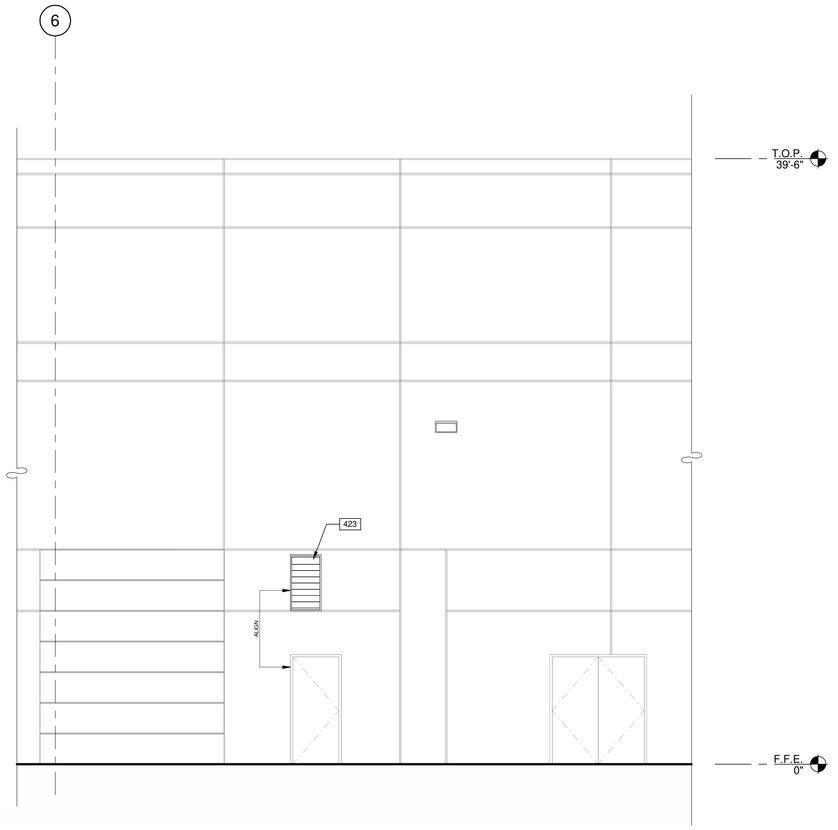
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I420

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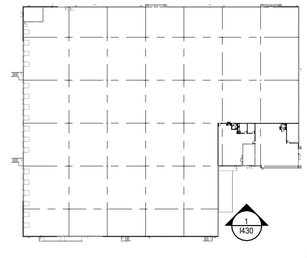
1/4"=1'-0"
0 2' 4' 8' 16'

ENLARGED SOUTH ELEVATION (1)
SCALE: 1/4" = 1'-0"

KEYNOTES: ⊏-

423 24" X 44" METAL LOUVER WITH FIRE DAMPER PER CBC 706A.1. PAINTED TO MATCH ADJACENT WALL. SEE MECHANICAL DRAWINGS.

KEY PLAN



N
NOT TO SCALE

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING LANDSCAPE
INTERIORS BUILDING MEASUREMENT
4658 Chabot Dr. Suite #200
Pleasanton, CA 94588
P 925.244.9620

LICENSED ARCHITECT
JAMES ALLEN TAYLOR
No. C-34838
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

ENLARGED EXTERIOR ELEVATION

DATE	REMARKS

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

SHEET
I430

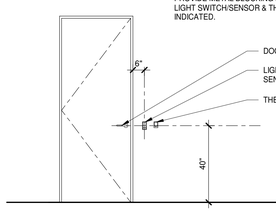
5/17/2024 11:27:39 AM

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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

NOTE:
PROVIDE METAL BLOCKING BETWEEN STUDS TO MOUNT LIGHT SWITCH/SENSOR & THERMOSTAT AT DIMENSION INDICATED.



L.T. SWITCH/T-STAT INSTALLATION (21)
SCALE: 3/8" = 1'-0"

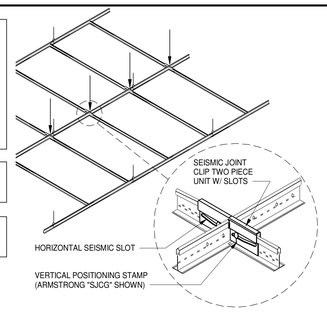
ARMSTRONG SEISMIC JOINT CLIP WORK WITH ARMSTRONG 15/16" AND 9/16" GRID SYSTEMS. (PRELUDE, SUPRAFINE AND SILHOUETTE
MAIN BEAM: SJMR
CROSS TEE: SJCG
SILHOUETTE AND INTERLUDE CROSS TEE: SJCSI
ICC ESR-1308

OR

USG ACM7
ICC ESR-1222

OR

CHICAGO METALIC SST
ICC ESR-2631



SEISMIC JOINT CLIP (16)
SCALE: 12" = 1'-0"

MEMBER DEPTH:
(EXAMPLE: 6" = 600 X 1/100 INCHES)
ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

FLANGE WIDTH:
(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

600 S 162 54

STYLE:
(EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:
S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

MATERIAL THICKNESS:
(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

CEILING SPAN TABLE NOTES:
1. VALUES ARE FOR SINGLE SPANS.
2. ALLOWABLE CEILING SPAN CALCULATIONS BASED ON 33KSI YIELD STRENGTH STEEL.
3. FOR FULLY BRACED CEILINGS, USE MID-SPAN BRACED VALUES.
4. END BEARING LENGTH = 1" MINIMUM.

SECTION:	(MIL)	4 PSF LATERAL SUPPORT OF COMPRESSION FLANGE UNSUPPORTED JOIST SPACING (IN.) O.C. 12"	16"	24"	MID-SPAN JOIST SPACING (IN.) O.C. 12"	16"	24"
362S125	18	9'-3"	8'-7"	7'-7"	12'-8"	11'-7"	10'-0"
362S125	27	10'-8"	9'-10"	8'-10"	15'-0"	13'-11"	12'-4"
362S125	30	11'-0"	10'-2"	9'-1"	15'-6"	14'-4"	12'-10"
362S125	33	11'-5"	10'-7"	9'-5"	16'-2"	14'-10"	13'-3"
362S125	43	12'-8"	11'-8"	10'-5"	17'-9"	16'-5"	14'-8"
362S137	27	12'-0"	11'-2"	10'-0"	17'-2"	15'-11"	14'-3"
362S137	33	12'-11"	11'-11"	10'-8"	18'-4"	16'-11"	15'-2"
362S137	43	14'-3"	13'-2"	11'-8"	20'-0"	18'-6"	16'-7"
362S162	33	14'-8"	13'-7"	12'-2"	20'-10"	18'-11"	16'-6"
362S162	43	16'-2"	14'-11"	13'-4"	22'-8"	20'-7"	18'-0"
400S125	27	10'-11"	10'-1"	9'-1"	15'-5"	14'-3"	12'-9"
400S125	30	11'-4"	10'-5"	9'-4"	16'-0"	14'-9"	13'-2"
400S125	33	11'-9"	10'-10"	9'-8"	16'-7"	15'-3"	13'-8"
400S125	43	13'-0"	12'-0"	10'-8"	18'-3"	16'-10"	15'-0"
400S137	27	12'-4"	11'-5"	10'-3"	17'-7"	16'-4"	14'-8"
400S137	33	13'-3"	12'-3"	10'-11"	18'-9"	17'-4"	15'-7"
400S137	43	14'-7"	13'-6"	12'-0"	20'-7"	19'-0"	17'-0"
400S162	33	15'-0"	13'-11"	12'-6"	21'-5"	19'-10"	17'-9"
400S162	43	16'-7"	15'-3"	13'-8"	23'-4"	21'-7"	19'-4"
600S125	27	12'-5" ●	11'-6" ●	10'-4" ●	17'-11" ●	16'-6" ●	14'-9" ●
600S125	30	12'-9"	11'-10"	10'-8"	18'-5"	17'-1"	15'-3"
600S125	33	13'-2"	12'-3"	11'-0"	18'-11"	17'-7"	15'-10"
600S125	43	14'-6"	13'-4"	11'-11"	20'-6"	19'-0"	17'-0"
600S137	33	14'-11"	13'-9"	12'-5"	21'-5"	19'-10"	17'-10"
600S137	43	16'-3"	15'-0"	13'-5"	23'-1"	21'-5"	19'-3"
600S162	33	16'-11"	15'-8"	14'-1"	24'-5"	22'-8"	20'-5"
600S162	43	18'-5"	17'-0"	15'-3"	26'-4"	24'-4"	21'-11"

NOTE: ALL JOIST INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) **ICC ESR-3064P**

ALLOWABLE CEILING SPANS-L/240 (12)
SCALE: 12" = 1'-0"

MEMBER DEPTH:
(EXAMPLE: 6" = 600 X 1/100 INCHES) ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

FLANGE WIDTH:
(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

600 S 162 54

STYLE:
(EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:
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MATERIAL THICKNESS:
(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

INTERIOR NON-STRUCTURAL NON-COMPOSITE:

USE FOR FURRING PURPOSES ONLY, U.O.N.

(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240
250S125-18	12"	10'-6"
250S125-18	16"	9'-7"
250S125-18	24"	8'-3"
250S125-33	12"	13'-2"
250S125-33	16"	12'-0"
250S125-33	24"	10'-6"
250S125-43	12"	14'-4"
250S125-43	16"	13'-0"
250S125-43	24"	11'-5"

362S125-18	12"	14'-0"
362S125-18	16"	12'-2"
362S125-18	24"	9'-11" ●
362S125-33	12"	17'-7"
362S125-33	16"	16'-0"
362S125-33	24"	14'-0"
362S125-43	12"	19'-2"
362S125-43	16"	17'-5"
362S125-43	24"	15'-3"
362S125-54 (50 KSI)	12"	20'-6"
362S125-54 (50 KSI)	16"	18'-7"
362S125-54 (50 KSI)	24"	16'-3"
362S125-68 (50 KSI)	12"	21'-11"
362S125-68 (50 KSI)	16"	19'-11"
362S125-68 (50 KSI)	24"	17'-5"
400S125-18 X	12"	14'-9" ●
400S125-18 X	16"	12'-10" ●
400S125-18 X	24"	10'-5" ●
400S125-33	12"	19'-0"
400S125-33	16"	17'-3"
400S125-33	24"	15'-1"

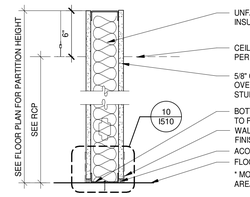
(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240
400S125-43	12"	20'-9"
400S125-43	16"	18'-10"
400S125-43	24"	16'-5"
400S125-54 (50 KSI)	12"	22'-2"
400S125-54 (50 KSI)	16"	20'-2"
400S125-54 (50 KSI)	24"	17'-7"
400S125-68 (50 KSI)	12"	23'-8"
400S125-68 (50 KSI)	16"	21'-6"
400S125-68 (50 KSI)	24"	18'-10"
600S125-27 X	12"	24'-4" ●
600S125-27 X	16"	21'-6" ●
600S125-27 X	24"	17'-7" ●
600S125-33	12"	26'-2"
600S125-33	16"	23'-9"
600S125-33	24"	20'-6"
600S125-43	12"	28'-9"
600S125-43	16"	26'-1"
600S125-43	24"	22'-10"
600S125-54 (50 KSI)	12"	30'-9"
600S125-54 (50 KSI)	16"	27'-11"
600S125-54 (50 KSI)	24"	24'-5"
600S125-68 (50 KSI)	12"	33'-0"
600S125-68 (50 KSI)	16"	30'-0"
600S125-68 (50 KSI)	24"	26'-2"
800S125-43	12"	36'-1"
800S125-43	16"	32'-9"
800S125-43	24"	28'-8"
800S125-54 (50 KSI)	12"	38'-9"
800S125-54 (50 KSI)	16"	35'-2"
800S125-54 (50 KSI)	24"	30'-9"
800S125-68 (50 KSI)	12"	41'-11"
800S125-68 (50 KSI)	16"	38'-1"
800S125-68 (50 KSI)	24"	33'-4"

● INDICATES THAT WEB STIFFENERS ARE REQUIRED AT ENDS

X INDICATES THAT WEB STIFFENERS ARE REQUIRED AT ALL SUPPORT POINTS AND CONCENTRATED LOADS

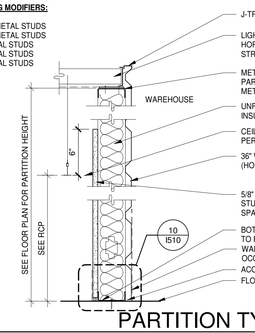
LIMITING PARTITION HEIGHT TABLE-L/240 (7)
SCALE: 12" = 1'-0"

PARTITION TAG MODIFIERS:
A2 = 2-1/2" METAL STUDS
A3 = 3-5/8" METAL STUDS
A4 = 4" METAL STUDS
A6 = 6" METAL STUDS
A8 = 8" METAL STUDS



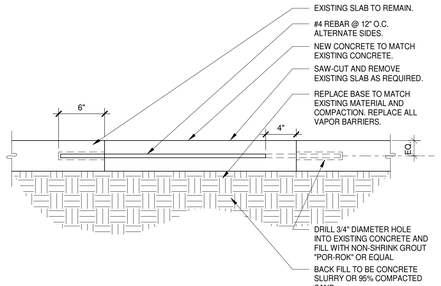
PARTITION TYPE -A- (1)
PARTIAL HEIGHT PARTITION
SCALE: 1 1/2" = 1'-0"

PARTITION TAG MODIFIERS:
B2 = 2-1/2" METAL STUDS
B3 = 3-5/8" METAL STUDS
B4 = 4" METAL STUDS
B6 = 6" METAL STUDS
B8 = 8" METAL STUDS



PARTITION TYPE -B- (2)
PARTIAL HEIGHT PARTITION
SCALE: 1 1/2" = 1'-0"

- EXISTING SLAB TO REMAIN.
- #4 REBAR @ 12" O.C. ALTERNATE SIDES.
- NEW CONCRETE TO MATCH EXISTING CONCRETE.
- SAW-CUT AND REMOVE EXISTING SLAB AS REQUIRED.
- REPLACE BASE TO MATCH EXISTING MATERIAL AND COMPACTION. REPLACE ALL VAPOR BARRIERS.
- DRILL 3/4" DIAMETER HOLE INTO EXISTING CONCRETE AND FILL WITH NON-SHRINK GROUT "POR-ROK" OR EQUAL
- BACK FILL TO BE CONCRETE SLURRY OR 95% COMPACTED SAND.



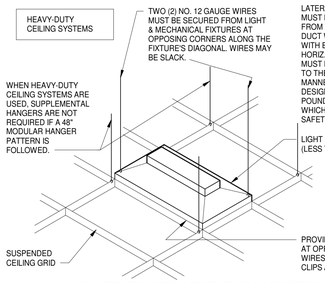
SAW-CUT CONCRETE SLAB REPAIR (22)
SCALE: 1 1/2" = 1'-0"

HEAVY-DUTY CEILING SYSTEMS

WHEN HEAVY-DUTY CEILING SYSTEMS ARE USED, SUPPLEMENTAL HANGERS ARE NOT REQUIRED IF A 48" MODULAR HANGER PATTERN IS FOLLOWED.

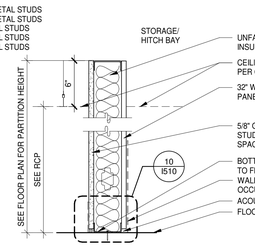
- TWO (2) NO. 12 GAUGE WIRES MUST BE SECURED FROM LIGHT & MECHANICAL FIXTURES AT OPPOSING CORNERS ALONG THE FIXTURE'S DIAGONAL. WIRES MAY BE SLACK.
- LIGHT FIXTURE (LESS THAN 56 LBS.)
- SUSPENDED CEILING GRID
- PROVIDE MINIMUM OF 2 SCREWS AT OPPOSIT CORNERS OF SUPPORT WIRES, OR SCREW ON T-BAR SAFETY CLIPS AT SIDES OR ENDS.

LATERAL FORCE BRACING MEMBERS MUST BE SPACED A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZ. FORCES. BRACING WIRES MUST BE ATTACHED TO THE GRIDAND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOADS, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.



LIGHT FIXTURE@SUSPENDED CLNG. (17)
SCALE: 12" = 1'-0"

PARTITION TAG MODIFIERS:
C2 = 2-1/2" METAL STUDS
C3 = 3-5/8" METAL STUDS
C4 = 4" METAL STUDS
C6 = 6" METAL STUDS
C8 = 8" METAL STUDS



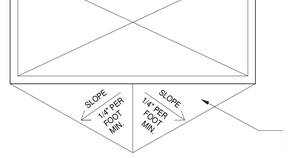
PARTITION TYPE -C- (3)
PARTIAL HEIGHT PARTITION
SCALE: 1 1/2" = 1'-0"

PARTITION TYPE NOTES:

1. INTERIOR GYP. BD. PARTITION SHALL CONFORM TO **ICC-ESR-1338**
2. SEE LIMITING PARTITION HEIGHT TABLE FOR METAL STUD GAUGE AND SPACING BASED ON PARTITION HEIGHTS STUD SIZES AS NOTED ON EACH PARTITION TYPE.
3. MAX. STUD SPACING SHALL BE 24".
4. MINIMUM FASTENER SIZE SHALL BE #6 - 1-1/4" SCREWS.
5. MAXIMUM FASTENER SPACING SHALL BE 12" FIELD AND 8" AT EDGES.
6. ALL PARTITION METAL STUDS TO BE 3-5/8", U.O.N.

- PLATFORM OR SMOKE VENT
- SLOPE 1/4" PER FOOT MIN.
- SLOPE 1/4" PER FOOT MIN.
- SINGLE-PLY ROOFING OVER SLOPED RIGID INSULATION.

NOTE:
1. CRICKETS ARE REQUIRED AT ALL CURB OPENING AND WHERE SLOPE IS LESS THAN 1/4" PER FT IN ANY DIRECTION.
2. CRICKETS SHOULD BE INSTALLED AT THE HIGH SIDE OF ALL CURBS AND PLATFORMS OVER 4 FEET.



CRICKET (23)
SCALE: 1/2" = 1'-0"

- 8" MAX.
- 1/8"
- WALL OR SOFFIT
- SEISMIC CLIP SYSTEM ANCHOR TO WALL OR SOFFIT BY #6 SCREWS AT 24" O.C.
- TIGHT SCREW
- CLOSURE ANGLE MOLDING 7800
- PERIMETER HANGER WIRE AT ALL MAIN RUNNERS AND CROSS TEES
- SUSPENDED CEILING GRID
- ACOUSTICAL PANEL
- 8" MAX.
- HANGER AND PERIMETER WIRES MUST BE PLUMB WITHIN 1 IN 6 UNLESS COUNTER SLOPING WIRES ARE PROVIDED

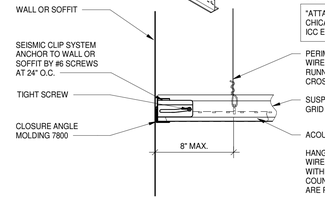
"ATTACHED WALL" ARMSTRONG BERC2
ICC ESR-1308

OR

"ATTACHED WALL" USG ASM7
ICC ESR-1222

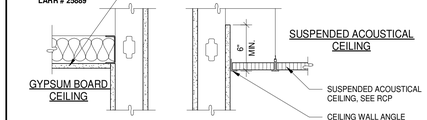
OR

"ATTACHED WALL" CHICAGO METALIC
ICC ESR-2631



ATTACHED CLOSURE ANGLE (18)
SCALE: 3" = 1'-0"

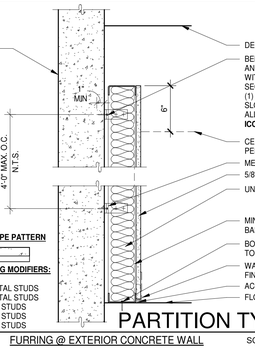
- 5/8" GYPSUM BOARD OVER METAL CEILING JOISTS, SEE METAL JOIST TABLE FOR SPACING **LARR # 25889**
- GYPSUM BOARD CEILING
- 9" MIN.
- SUSPENDED ACOUSTICAL CEILING
- SUSPENDED ACOUSTICAL CEILING, SEE RCP
- CEILING WALL ANGLE



CEILING TRANSITION TO WALL/ PARTITION (13)
SCALE: 1 1/2" = 1'-0"

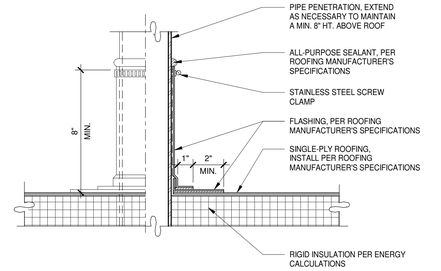
PARTITION TYPE PATTERN

PARTITION TAG MODIFIERS:
E2 = 2-1/2" METAL STUDS
E3 = 3-5/8" METAL STUDS
E4 = 4" METAL STUDS
E6 = 6" METAL STUDS
E8 = 8" METAL STUDS



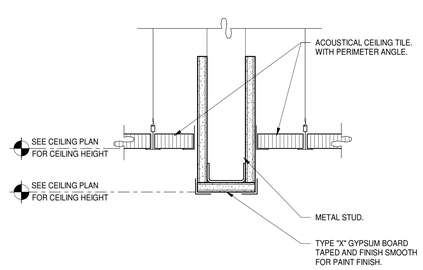
PARTITION TYPE -E- (5)
FURRING @ EXTERIOR CONCRETE WALL
SCALE: 1 1/2" = 1'-0"

- ROOF SURFACE
- SINGLE-PLY ROOFING
- ALL-PURPOSE SEALANT, PER ROOFING MANUFACTURER'S SPECIFICATIONS
- STAINLESS STEEL SCREW CLAMP
- FLASHING, PER ROOFING MANUFACTURER'S SPECIFICATIONS
- SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
- RIGID INSULATION PER ENERGY CALCULATIONS



ROOF PENETRATION FLASHING (24)
SCALE: 3" = 1'-0"

- ACOUSTICAL CEILING TILE. WITH PERIMETER ANGLE.
- SEE CEILING PLAN FOR CEILING HEIGHT
- SEE CEILING PLAN FOR CEILING HEIGHT
- METAL STUD.
- TYPE "X" GYPSUM BOARD TAPED AND FINISH SMOOTH FOR PAINT FINISH.



CEILING HEADER TRANSITION (19)
SCALE: 3" = 1'-0"

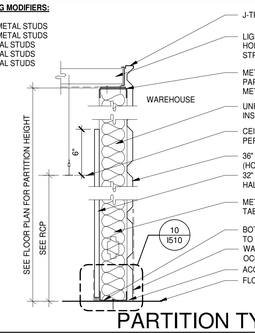
DESIGN BUILD METAL STUD:

1. STEEL STUDS AND RUNNERS: MINIMUM BASE-METAL THICKNESS:
a. 25 GAUGE UNLESS INDICATED OTHERWISE ON DRAWINGS OR BELOW:
1) INTERIOR METAL STUD/GYPSUM BOARD ASSEMBLIES, TYPICAL LOCATIONS: WITHSTAND LATERAL LOADING (AIR PRESSURE) OF 5 PSF WITH DEFLECTION LIMIT NOT MORE THAN L/240 OF PARTITION HEIGHT.
2) INTERIOR METAL STUD/GYPSUM BOARD ASSEMBLIES AT LOCATIONS WITH CERAMIC TILE OR OTHER HARD SURFACE FINISHES: WITHSTAND TYPICAL LATERAL LOADING (AIR PRESSURE) WITH DEFLECTION LIMIT NOT MORETHAN L/360 OF PARTITION HEIGHT, MINIMUM 20 GAUGE STUDS AT 16" ON CENTER
3) WHERE WALL-MOUNTED EQUIPMENT, WOODWORK, AND CASEWORK ITEMS ARE INDICATED OR ELSEWHERE AS SHOWN ON DRAWINGS, PROVIDE MINIMUM 16 GAUGE STUDS.
4) AT PARTITIONS SCHEDULED TO RECEIVE TILE BACKING PANELS OR CERAMIC TILE FINISH, PROVIDE MINIMUM 22 GAUGE STUDS.
5) AT JAMBS OF OPENINGS PROVIDE TWO MINIMUM 20 GAUGE STUDS.
6) CEILINGS: AT CEILINGS USING MOLD-MILDEW RESISTANT GYPSUM, FRAMING TO BE 16 INCHES O.C. FOR 5/8" GYPSUM.
7) REFER TO DIVISION 5 FOR COLD FORMED STUD FRAMING WHICH IS EXPOSED TO WIND LOADS AND FOR STUDS CARRYING HEAVY VERTICAL LOADS (STONE TILE THICKER THAN 3/4 INCH, ETC)

b. WHERE PARTITION HEIGHTS EXCEED STUD MANUFACTURER'S RECOMMENDED SPANS, PROVIDE STRUCTURAL CALCULATIONS.

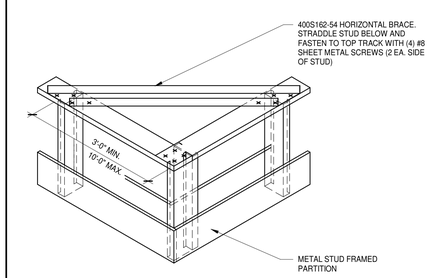
DESIGN BUILD METAL STUD (9)
SCALE: 1" = 1'-0"

PARTITION TAG MODIFIERS:
D2 = 2-1/2" METAL STUDS
D3 = 3-5/8" METAL STUDS
D4 = 4" METAL STUDS
D6 = 6" METAL STUDS
D8 = 8" METAL STUDS



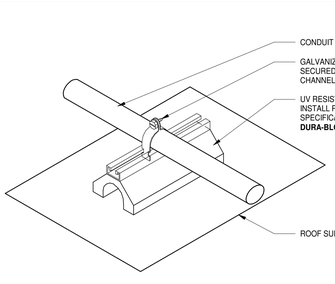
PARTITION TYPE -D- (4)
PARTIAL HEIGHT PARTITION
SCALE: 1 1/2" = 1'-0"

- 400S162-54 HORIZONTAL BRACE. STRADDLE STUD BELOW AND FASTEN TO TOP TRACK WITH (4) #8 SHEET METAL SCREWS (2 EA. SIDE OF STUD)
- 3'-0" MIN.
- 10'-0" MAX.
- METAL STUD FRAMED PARTITION



HORIZONTAL PARTITION BRACE (14)
SCALE: 12" = 1'-0"

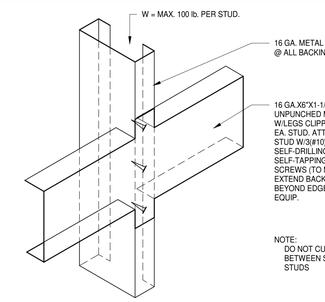
- CONDUIT OR CONDENSATE LINE
- GALVANIZED METAL CLAMP SECURED TO GALVANIZED CHANNEL
- UV RESISTANT RUBBER BASE, INSTALL PER MANUFACTURER'S SPECIFICATIONS **DURA-BLOK** OR EQUAL
- ROOF SURFACE



ROOF PIPE SUPPORT (25)
SCALE: 12" = 1'-0"

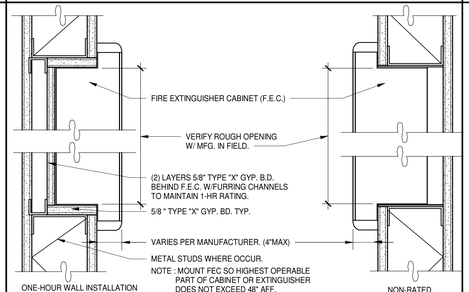
- W = MAX. 100 lb. PER STUD.
- 16 GA. METAL STUD 16" O.C. @ ALL BACKING STUD TRACKS
- 16 GA.X6"X1-1/2" UNPUNCHED METAL TRACK W/LEGS CLIPPED & BENT @ EA. STUD. ATTACH TO EACH STUD W/3(#10) SELF-DRILLING AND SELF-TAPPING SHEET METAL SCREWS (TO MIN. 3 STUDS) EXTEND BACKING 1 BAY BEYOND EDGE OF CABINET / EQUIP.

NOTE:
DO NOT CUT FLANGES BETWEEN SUPPORTING STUDS



BACKING DETAIL FOR MISC. EQUIP. (20)
SCALE: 12" = 1'-0"

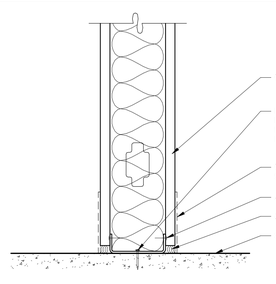
- FIRE EXTINGUISHER CABINET (F.E.C.)
- VERIFY ROUGH OPENING W/ MFG. IN FIELD.
- (2) LAYERS 5/8" TYPE "X" GYP. B.D. BEHIND F.E.C. W/FURRING CHANNELS TO MAINTAIN 1-HR RATING.
- 5/8 " TYPE "X" GYP. BD. TYP.
- VARIES PER MANUFACTURER. (4"MAX)
- METAL STUDS WHERE OCCUR.
- NOTE : MOUNT FEC SO HIGHEST OPERABLE PART OF CABINET OR EXTINGUISHER DOES NOT EXCEED 48" AFF.
- ONE-HOUR WALL INSTALLATION
- NON-RATED INSTALLATION



FIRE EXTINGUISHER CABINET (15)
SCALE: 3" = 1'-0"

- WALL FINISH, SEE WALL TYPES
- BOTTOM TRACK WITH POWER-DRIVEN FASTENERS @ 16" O.C. MAX **ICC-ESR-1752**
- WALL BASE WHERE OCCURS, SEE FINISH PLANS
- #10 SCREWS (TYP.)
- ACOUSTICAL SEALANT
- CONCRETE FLOOR

NON-RATED PARTITION



PARTITION BASE (10)
SCALE: 3" = 1'-0"

PARTITION TYPE NOTES:

1. INTERIOR GYP. BD. PARTITION SHALL CONFORM TO **ICC-ESR-1338**
2. SEE LIMITING PARTITION HEIGHT TABLE FOR METAL STUD GAUGE AND SPACING BASED ON PARTITION HEIGHTS STUD SIZES AS NOTED ON EACH PARTITION TYPE.
3. MAX. STUD SPACING SHALL BE 24".
4. MINIMUM FASTENER SIZE SHALL BE #6 - 1-1/4" SCREWS.
5. MAXIMUM FASTENER SPACING SHALL BE 12" FIELD AND 8" AT EDGES.
6. ALL PARTITION METAL STUDS TO BE 3-5/8", U.O.N.

PARTITION TYPE NOTES (8)
SCALE: 1" = 1'-0"

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING PLANNING PROJECT MANAGEMENT INTERIORS BUILDING MEASUREMENT
4680 Chabot Dr. Suite #200
Pleasanton, CA 94588
P 925.244.3820

LICENSED ARCHITECT KAMRAN ALLEN TAHMASEBI No. C-34838 REGISTERED 10-31-2025 RENEWAL DATE STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

DETAILS

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	A.C.
JOB NO.:	SNR24-0001-00

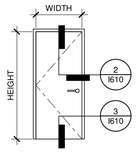
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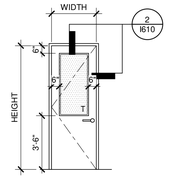
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CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

DOOR TYPES

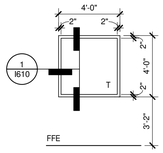


F1
SOLID FLUSH



G1
VISION PANEL

WINDOW TYPES



W1

NEW DOOR SCHEDULE

DOOR NO.	ROOM NAME.	DOOR TYPE ELEVATION	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SPECIFICATION	FRAME SPECIFICATION	FIRE RATING (MINUTES)	HARDWARE GROUP	OPERATING HARDWARE	DOOR COMPONENTS PANIC DEVICE	CARD READER	GLOSER S: SURFACE X: CONCEALED	DOUBLE DOORS COORD.	DOUBLE DOORS ASTRAGAL	SEALS A: ACOUSTIC W: WEATHER	DOOR BOTTOM	HOLD OPENS	DOOR STOP FLOOR S: OVERHEAD W: WALL	KICKPLATES	COAT HOOK
103	SHOWROOM	G1	3'-0"	7'-0"	HM/GLS	HM		B				S						W		
104	STORAGE ROOM	F1	3'-0"	7'-0"	HM	HM		B				S						W		
105	UNISEX	F1	3'-0"	7'-0"	HM	HM		A				S						W	2	1
106	HITCH BAY	G1	3'-0"	7'-0"	HM/GLS	HM		B				S						W		
107	OFFICE	F1	3'-0"	7'-0"	HM	HM		C							A			W		
108	BREAKROOM	F1	3'-0"	7'-0"	HM	HM		C										W		
109	UNISEX	F1	3'-0"	7'-0"	HM	HM		A				S						W	2	1

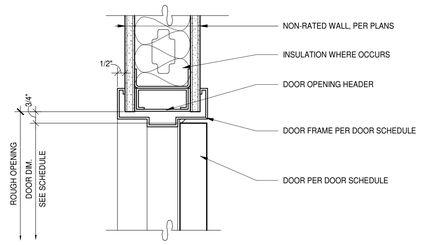
NOTE: AT EXISTING DOORS WHICH REMAIN, HARDWARE INDICATED IN THIS SCHEDULE IS NEW AND TO BE ADDED TO THE EXISTING ASSEMBLY.

(X) LETTER IN PARENTHESIS INDICATES EXISTING COMPONENT.

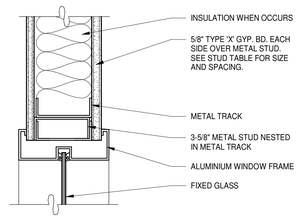
DOOR KEYNOTES

EXISTING DOOR SCHEDULE

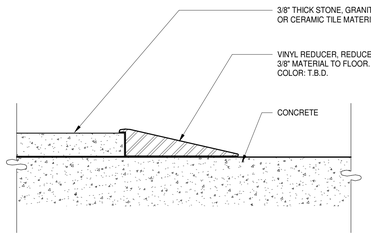
111	WAREHOUSE	F1	3'-0"	7'-0"																
112	WAREHOUSE	F1	3'-0"	7'-0"																
113	HITCH BAY	SD2	12'-0"	14'-0"																
114	HITCH BAY	F1	3'-0"	7'-0"																
116	(E) ELECTRICAL ROOM	F2	6'-0"	7'-0"			90													
117	WAREHOUSE	F1	3'-0"	7'-0"																
118	WAREHOUSE	F1	3'-0"	7'-0"																
119	SHOWROOM	SF2	6'-0"	7'-0"																
202	WAREHOUSE	SF2	6'-0"	7'-0"																
203	WAREHOUSE	SD1	9'-0"	10'-0"																
204	WAREHOUSE	SD1	9'-0"	10'-0"																
230	WAREHOUSE	SD1	9'-0"	10'-0"																
231	WAREHOUSE	SD1	9'-0"	10'-0"																
234	WAREHOUSE	SD1	9'-0"	10'-0"																
235	WAREHOUSE	SD1	9'-0"	10'-0"																
236	WAREHOUSE	SD1	9'-0"	10'-0"																
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238	WAREHOUSE	SD1	9'-0"	10'-0"																
239	WAREHOUSE	SD1	9'-0"	10'-0"																
243	WAREHOUSE	SD1	9'-0"	10'-0"																
244	WAREHOUSE	SD1	9'-0"	10'-0"																
245	WAREHOUSE	SD1	9'-0"	10'-0"																
246	WAREHOUSE	SD1	9'-0"	10'-0"																
247	WAREHOUSE	SD1	9'-0"	10'-0"																
251	WAREHOUSE	F1	3'-0"	7'-0"																
252	WAREHOUSE	F1	3'-0"	7'-0"																
253	WAREHOUSE	F1	3'-0"	7'-0"																
254	WAREHOUSE	F1	3'-0"	7'-0"																
255	WAREHOUSE	SD1	9'-0"	10'-0"																
256	WAREHOUSE	F1	3'-0"	7'-0"																
257	WAREHOUSE	SD1	9'-0"	10'-0"																
258	(E) FIRE PUMP ROOM	F2	6'-0"	7'-0"			90													
259	WAREHOUSE	F1	3'-0"	7'-0"																
SD2	WAREHOUSE	SD2	12'-0"	14'-0"																



DOOR HEAD (JAMB SIM.) 2
SCALE: 3" = 1'-0"



WINDOW HEAD (JAMB & SILL SIM) 1
SCALE: 3" = 1'-0"



TILE FLOORING TO CONCRETE 3
SCALE: 12" = 1'-0"

DOOR HARDWARE

HARDWARE SPECIFICATIONS

BUTT HINGES:
1. IVES 3 KNUCKLE 3CB1 SERIES (OR 5 KNUCKLE 5BB1 SERIES) OR APPROVED EQUAL.
2. SIZE:
   a. 3-1/2" X 3-1/2" X 0.123 GA FOR 1-3/8" DOORS.
   b. 4-1/2" X 4-1/2" X 0.134 GA FOR 1-3/4" DOORS TO 36" WIDE.
   c. 4-1/2" X 4-1/2" X 0.180 GA FOR 1-3/4" FOR DOORS GREATER THAN 36" TO 42" WIDE.
   d. 5" X 4-1/2" X 0.190 GA FOR 1 3/4" FOR DOORS GREATER THAN 42" TO 48" WIDE.
   e. MANUFACTURER'S GUIDELINES FOR ALL OTHER DOOR THICKNESSES.
3. QUANTITY:
   1-1/2 PAIRS FOR DOORS 60" TO 90" IN HEIGHT AND AN ADDITIONAL 1/2 PAIR FOR EVERY 30" OR FRACTION THEREOF.
4. MATERIAL:
   a. ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.
   b. ALL EXTERIOR OUTSWING DOORS SHALL HAVE NON-REMOVEABLE PINS.
   c. ALL FIRE RATED DOORS OR DOORS WITH CLOSING DEVICES SHALL HAVE BALL BEARING STEEL HINGES.

PIVOTS:
1. IVES 7000 SERIES.
2. HIGH STRENGTH FORCED BRONZE OR STAINLESS STEEL TILT-ON PRECISION BEARING AND BEARING PIN.
   a. BOTTOM AND INTERMEDIATE PIVOTS: ADJUSTABILITY OF MINUS 1/16", PLUS 1/8".

CLOSING DEVICES:
1. CONCEALED - FLOOR: DORMA BTS 80 SERIES.
   a. HYDRAULICALLY CONTROLLED, CEMENT CASE, MAXIMUM DEGREE DEAD STOP PERMITTED BY TRIM OR ADJACENT STRUCTURE. PROVIDE SPECIAL PINS, FLOOR PANS, AND LONGER SPINDLES TO ACCOMMODATE FLOOR AND JAMB CONDITIONS.
2. CONCEALED - OVERHEAD: LCN 2030 SERIES OR APPROVED EQUAL.
   a. CONCEALED IN TRACK BUMPERS WHERE SCHEDULED.
3. SURFACE - LCN 1461 SERIES OR APPROVED EQUAL.
   a. PROVIDE "DS" DESIGNER SERIES COVERS AT ALL DOORS VISIBLE BY THE PUBLIC (STANDARD COVERS AT MAINTENANCE ROOMS).
4. MAX. EFFORT TO OPERATE DOORS:
   a. EXTERIOR DOORS - 5 LBS.
   b. INTERIOR DOORS - 5 LBS.
   c. FIRE RATED DOORS - 15 LBS.
5. A CLOSING DEVICE MUST BE USED ON ALL FIRE-RATED DOORS.

STOPS:
1. IVES WS405/FS436 SERIES DOOR STOPS:
   a. WS406/407 CVX/CCV WALL STOP OR APPROVED EQUAL, TYPICAL U.O.N.
   b. FS436/R435 DOME FLOOR STOP (SIZE BASE TO FIT) OR APPROVED EQUAL - WHERE WALL STOP WILL NOT WORK.
   c. WHERE WALL OR FLOOR STOPS WILL NOT WORK PROVIDE AN OVERHEAD STOP OR SPRING "CRUSH" ARM ON THE CLOSER.

MAGNETIC HOLDERS:
1. LCN SEM7800 (24 VDC/VAC) MAGNETIC HOLDER OR APPROVED EQUAL AT FIRE-RATED AUTOMATIC RELEASE DOORS.
   a. PROVIDE EXTENDED ARMATURES AS REQUIRED TO SUIT CONDITIONS.

DOOR COORDINATORS (COORDINATORS TO MATCH DOOR FRAME):
1. IVES COR SERIES OR APPROVED EQUAL, SIZED TO FIT FROM STOP TO STOP.
   a. PROVIDE FULL LENGTH BRACKET FOR MOUNTING TO ALUMINUM FRAME.
2. IF JAMB STOP DOES NOT PERMIT USE OF IVES COR SERIES, SUBSTITUTE IVES CORG SERIES, GRAVITY COORDINATORS.

KICK PLATES:
1. IVES 8400/8402 SERIES OR APPROVED EQUAL.
2. PROVIDE 8400 SERIES AT NON-RATED DOORS AND 8402 SERIES AT FIRE RATED DOORS.
3. SIZE AS FOLLOWS:
   a. 10"x 2" LESS THAN DOOR WIDTH - SINGLE DOOR
   b. 10"x 1" LESS THAN DOOR WIDTH - PAIR OF DOORS.

WEATHER STRIPPING:
1. ZERO INTERNATIONAL (ZER) OR APPROVED EQUAL:
   a. THRESHOLDS - ZER 545 OR AS SHOWN ON SILL DETAILS AND AS REQUIRED TO SUIT CONDITIONS AT EXTERIOR DOORS.
   b. HEAD RAIN DRIPS - ZER 142 OR AS SHOWN ON HEAD DETAILS AND AS REQUIRED TO SUIT CONDITIONS AT EXTERIOR DOORS. (OMIT AT DOOR SHELTERED WITH OVERHANGS).
   c. BOTTOM RAIN DRIPS - ZER 11 OR AS SHOWN ON SILL DETAILS AND AS REQUIRED TO SUIT CONDITIONS. (AT IN-SWING DOORS).
   d. DOOR BOTTOMS/SHOES - ZER 8198 OR AS SHOWN ON SILL DETAILS AND REQUIRED TO SUIT CONDITIONS AT OUT-SWINGING EXTERIOR DOORS.
   e. DOOR BOTTOMS/SHOES - ZER 381 OR AS SHOWN ON SILL DETAILS AND AS REQUIRED TO SUIT CONDITIONS AT IN-SWINGING EXTERIOR DOORS.
   f. HEAD AND JAMB SEALS - ZER 8042 (OR AS REQUIRED TO MEET FIRE LABEL RATING) AT EXTERIOR DOORS AND FIRE RATED DOORS. (OMIT AT ALUMINUM FRAMES).
   g. ASTRAGALS - 383 AT NON-RATED WOOD DOORS AND 383FS AT FIRE RATED WOOD DOORS. (SEE LATCHGUARDS FOR EXTERIOR AND HOLLOW METAL DOORS)

LATCHGUARDS:
1. IVES LG SERIES OR APPROVED EQUAL FOR SINGLE OUTSWING EXTERIOR DOORS.
2. ZER 445P SERIES ASTRAGAL OR APPROVED EQUAL FOR PAIRS OF EXTERIOR HOLLOW METAL DOORS WITHOUT PANIC HARDWARE.

KEYING:
1. ON NEW CONSTRUCTION: PROVIDE SCHLAGE LARGE FORMAT INTERCHANGEABLE CORE CYLINDERS WITH CONSTRUCTION CORES AND A PERMANENT CORE.
2. ON EXISTING WORK: MATCH BUILDING STANDARD OR AS DIRECTED BY OWNER AND ARCHITECT.

BOLTS:
1. MANUAL FLUSH BOLTS:
   a. IVES FB458 OR APPROVED EQUAL
   b. LENGTH TO SET AS FOLLOWS:
      A. BOTTOM BOLTS 12"
      B. TOP BOLT 12" FOR DOORS TO 84" IN HEIGHT
      C. TOP BOLT 12" PLUS AS 1" FOR EVERY ADDITIONAL INCH OF DOOR HEIGHT OVER 84"
   c. DO NOT USE ANY ROOMS NORMALLY OCCUPIED BY PEOPLE
2. AUTOMATIC FLUSH BOLTS:
   a. IVES FB30 OR APPROVED EQUAL FOR HOLLOW METAL DOORS
   b. IVES FB40 OR APPROVED EQUAL FOR WOOD DOORS
   c. AUTOMATIC FLUSH BOLTS MUST BE USED AT ALL PAIRS OR FIRE RATED DOORS.

OPERATING HARDWARE

1. CYLINDRICAL LOCKS
SCHLAGE "ND" SERIES LATCHING HARDWARE (FOR USE ON INTERIOR DOORS ONLY)

LEVER DESIGN: "SPARTA"
FINISH: #626 SATIN CHROMIUM PLATED (OR APPROVED EQUAL)
a. ND80 - STOREROOM LOCK
b. ND50 - OFFICE LOCK
c. ND53 - ENTRANCE LOCK
d. ND40S - BATH PRIVACY LOCK
e. ND10S - PASSAGE LATCH
f. ND60 - DOUBLE CYLINDER VESTIBULE LOCK
g. ND70 - CLASSROOM LOCK
h. ND75 - DOUBLE CYLINDER CLASSROOM LOCK
i. ND80EL/EU - ELECTRIC LOCKSET (FAIL SAFE OR FAIL SECURE AS REQUIRED)

2. MORTISE LOCKS
SCHLAGE "L" SERIES LATCHING HARDWARE FOR USE ON EXTERIOR AND INTERIOR DOORS

LEVER DESIGN: "17A"
FINISH: #626 SATIN CHROMIUM PLATED (OR APPROVED EQUAL)
a. L9080 - STORREROOM LOCK
b. L9050 - OFFICE LOCK
c. L9453 - ENTRANCE LOCK
d. L9040 - BATH PRIVACY LOCK
e. L9010 - PASSAGE LATCH
f. L9060 - DOUBLE CYLINDER VESTIBULE LOCK
g. L9070 - CLASSROOM LOCK
h. L9071 - DOUBLE CYLINDER CLASSROOM LOCK
i. L9092EL/EU - ELECTRIC LOCKSET (FAIL SAFE OR FAIL SECURE AS REQUIRED)

3. PANIC HARDWARE
VON DUPRIN 98/99 SERIES, (OR APPROVED EQUAL)

a. RIM DEVICE: 99-L SINGLE DOOR
b. MORTISE DEVICE: 9975-L SINGLE OR PAIR DOOR
c. CONCEALED VERTICAL CABLE DEVICE: 9949-L PAIRS OF DOORS.
   DELETE: ASTRAGAL, CORDINATOR AND FLUSH BOLTS
   PROVIDE: ZERO 55X155 MEETING STILE SEALS AT NON-RATED DOORS AND ZERO 55FSX555FS MEETING STILE SEALS AT FIRE RATED DOORS.
d. SURFACE VERTICAL ROD DEVICE: 9927L PAIR OF DOORS
   DELETE: ASTRAGAL, CORDINATOR AND FLUSH BOLTS
   PROVIDE: ZERO 55X155 MEETING STILE SEALS AT NON-RATED DOORS AND ZERO 55FSX555FS MEETING STILE SEALS AT FIRE RATED DOORS.
e. USE SCHLAGE 1-1/4" CYLINDER.
f. USE FIRE RATED HARDWARE AS REQUIRED FOR FIRE RATING.

4. PUSH/PULL PLATES
IVES 8000 SERIES

a. 8200 4 X 16 PUSH PLATE
b. 8305-6 4 X 16 PULL PLATE

5. CRL ALL GLASS DOORS HARDWARE

FINISH: #626 SATIN CHROMIUM PLATED (OR APPROVED EQUAL)
a. PA100 PANIC HANDLE
b. PA100 PANIC HANDLE WITH KEY CYLINDER
c. DB100-A DEADBOLT LOCK HANDLE WITH KEY CYLINDER
d. PUSH AND/OR PULL HANDLES AS SHOWN ON DOOR ELEVATIONS, AS SPECIFIED OR SELECTED BY ARCHITECT. IF NONE SHOWN OR SPECIFIED, INCLUDE IVES #9266F LONG DOOR PULL(S) AND ASK FOR DIRECTION.

HARDWARE GROUPS

A. RESTROOM DOOR
(3) HINGES
(1) LEVER HANDLE LOCK SET
(1) SCHLAGE OCCUPANCY INDICATOR DEADBOLT
(1) ALUMINUM TILE EDGE / THRESHOLD 1/2" MAX.
(3) SILENCERS
(1) WALL BUMPER PER SCHEDULE

B. SHOWROOM TO HITCH BAY
(3) HINGES
(1) LEVER HANDLE LOCK SET
(1) TRILOGY T2 CODED LOCK @ HITCH BY SIDE (COORDINATE W/ UHI SECURITY)
(1) SELF CLOSER
(3) SILENCERS
(1) WALL BUMPER
(1) ALUMINUM THRESHOLD 1/2" MAX.

C. OFFICE/BREAKROOM DOOR
(3) HINGES
(1) LEVER HANDLE LOCK SET
(3) SILENCERS
(1) WALL BUMPER

DOOR AND FRAME SPECIFICATIONS

F1 DOOR: GENERAL PURPOSE INTERIOR DOOR
MANUFACTURER: T.B.D.
STYLE/SERIES: T.B.D.
CONSTRUCTION: FLUSH METAL 18 GA. WITH RIGID POYSTEYRNE CORE 20 GA. H.M. FRAME
FINISH: FACTORY PRIMED; FIELD PAINT PER SCHEDULE
THICKNESS: 1 3/4"

G1 DOOR: GLAZED SWING DOOR
MANUFACTURER: T.B.D.
STYLE/SERIES: T.B.D.
CONSTRUCTION: FLUSH METAL 18 GA. WITH RIGID POYSTEYRNE CORE 16 GA. H.M. FRAME
FINISH: FACTORY PRIMED; FIELD PAINT PER SCHEDULE
THICKNESS: 1 3/4"
NOTE: "T" DENOTES TEMPERED SAFETY GLASS; VISION LITE

DOOR KEY NOTES

1. FACTOR PRIMED - FIELD PAINT TO MATCH ADJACENT WALLS

GENERAL NOTES

1. SEE SHEET I000 FOR GENERAL DOOR NOTES.
2. ALL HARDWARE SHALL MEET ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES.
3. REFER TO THE FLOOR PLANS AND SPECIFICATIONS (IF PROVIDED) FOR ADDITIONAL DOOR INFORMATION.
4. ALL DOOR FRAMES TO BE FACTORY FINISHED, U.O.N.

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LICENSED ARCHITECT
JAMES ALLEN TAYLOR
C-34838
10-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

DOOR SCHEDULE AND DETAILS

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	Author
JOB NO.:	SNR24-0001-00

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FINISH SCHEDULE

FLOORING FINISHES

TILE FLOORING

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	COLLECTION/ STYLE #	COLOR/ COLOR #	SIZE	FINISH	INSTALLATION LAYOUT	GROUT MANUFACTURER	GROUT COLOR / COLOR #	GROUT WIDTH	NOTES	MARK
TF-1	CERAMIC TILE	RESTROOMS			TAN/BEIGE TO RESEMBLE TRAVERTINE	12"X12"		STANDARD "TILE" PATTERN	POLYBLEND SANDED GROUT OR SIMILAR	MATCH TILE	1/4"	RATED FOR LIGHT COMMERCIAL USE AND SUITABLE FOR FLOOR AND WALL APPLICATION	TF-1

CONCRETE FLOORING

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	STAIN/DYE/TINT COLOR #	GRIT LEVEL	SHEEN LEVEL	FINISH	NOTES	MARK
CON-1	CONCRETE		COHILLS	AGED BRONZE			STAINED		CON-1
CON-2	EXISTING CONCRETE FINISH						EXISTING FINISH		CON-2

TRANSITIONS

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	MODEL/ COLOR #	SHEEN LEVEL	FINISH	NOTES	MARK
TS-1	TRANSITION STRIP	RESTROOMS	SCHLUTER-RENO-U	ALUMINUM FOR 5/16" FLOOR TILE		SATIN ANODIZED (AE) FINISH		TS-1

WALL FINISHES

WALL / CEILING PAINT

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	SERIES	COLOR/ COLOR #	SHEEN	NOTES	MARK
P-1	PAINT		SHERWIN WILLIAMS	SHER-CRYIL	ULTRA WHITE	HIGH GLOSS FINISH		P-1
P-2	PAINT		SHERWIN WILLIAMS	SHER-CRYIL	ACCESSIBLE BEIGE SW7036	HIGH GLOSS FINISH		P-2
P-3	PAINT		SHERWIN WILLIAMS	SHER-CRYIL	PENNYWISE SW6349	HIGH GLOSS FINISH		P-3
P-4	PAINT		SHERWIN WILLIAMS		EGGSHELL BLACK	HIGH GLOSS FINISH		P-4

TILE WALL

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	COLLECTION/STYLE#	COLOR/ COLOR #	SIZE	FINISH	INSTALLATION LAYOUT	GROUT MANUFACTURER	GROUT COLOR / COLOR #	GROUT WIDTH	NOTES	MARK
TW-1	CERAMIC TILE	RESTROOMS			TAN/BEIGE TO RESEMBLE TRAVERTINE	12"X12"		BRICK PATTERN	POLYBLEND SANDED GROUT OR SIMILAR	MATCH TILE	1/4"	RATED FOR LIGHT COMMERCIAL USE AND SUITABLE FOR FLOOR AND WALL APPLICATION	TW-1

WALL PANELING (PRE-MANUFACTURERED)

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	SERIES	STYLE/ STYLE #	TRIMS/ REVEALS	PANEL FINISH	PANEL COLOR/ COLOR #	PANEL SIZE	PANEL THICKNESS	INSTALLATION METHOD	NOTES	MARK
FRP-1	FIBERGLASS REINFORCED PANELS		KEMPLY			EXTRUDED ANODIZED ALUMINUM		WHITE					FRP-1

WALL BASE

MARK	PRODUCT TYPE	GENERAL LOCATION, U.O.N.	MANUFACTURER	PROFILE/ PROFILE #	COLOR/ COLOR #	SIZE	INSTALLATION METHOD	NOTE	MARK
VC-1	VINYL COVE BASE		ARMSTRONG		BLACK	4" X 4'-0"		STANDARD TEXTURE	VC-1
KP-1	KICK PLATE					12" X 18 GA.		OWNER PROVIDED	KP-1

PLUMBING FIXTURES

#	FIXTURE TYPE	MANUFACTURER	MODEL NUMBER	FINISH	DESCRIPTION / NOTES
DF-1	DRINKING FOUNTAIN				PROVIDE CUP HOLDER
L-1	LAVATORY SINK	AMERICAN STANDARD	COMRADE #0124.024	VITREOUS CHINA (WHITE)	WALL-HUNG, ACCESSIBLE 20"X18-1/4" REAR OVERFLOW. PROVIDE CENTERSET LAVATORY FAUCET, WITH 0.4 GPM FLOW RESTRICTOR, SINGLE LEVER HANDLE, AND METAL GRID STRAINER. PROVIDE 3/8" STRAIGHT, STAGGERED PEX SUPPLY TUBES - 35" AND 36". PROVIDE OFFSET P-TRAP FOR HANDICAP USE. INSULATE WASTE AND HOT WATER PIPING WITH TRUEBRO MODEL #102 E-Z LAV GUARD 2 BELOW LAVATORY.
MS-1	MOP SINK	FIAT	MSB2424	MOLDED STONE SINK W/ INTEGRAL STAINLESS STEEL STRAINER EXTENSION	SEE PLUMBING DRAWINGS.
S-1	SERVICE SINK	E.L. MUSTEE & SONS	#18F ULTRATUB 24"X20"X13"	WHITE	SEE PLUMBING DRAWINGS.
WC-1	ACCESSIBLE TANK TYPE WATER CLOSET	AMERICAN STANDARD	CADET PRO RIGHT-HEIGHT ELONGATED TOILET #215AA.104	VITREOUS CHINA (WHITE)	RIM HEIGHT 16-1/2" ADA COMPLIANT, HIGH EFFICIENCY TOILET (HET), ULTRA LOW CONSUMPTION (4.8 LPF/1.07 GPF). W/ TOILET SEAT MODEL #PFTSCOF2000WH

RESTROOM ACCESSORIES

RA-#	TYPE	MANUFACTURER	MODEL NUMBER	FINISH	DESCRIPTION / NOTES
RA-1	GRAB BAR - 42" X 1-1/2"	BOBRICK	B-6806.99 SERIES	STAINLESS STEEL; PEENED NON-SLIP FINISH	W/B-2583 CONCEALED ANCHOR PLATES
RA-2	GRAB BAR - 36" X 1-1/2"	BOBRICK	B-6806.99 SERIES	STAINLESS STEEL; PEENED NON-SLIP FINISH	W/B-2583 CONCEALED ANCHOR PLATES
RA-3	GRAB BAR - 18" X 1-1/2"	BOBRICK	B-6806.99 SERIES	STAINLESS STEEL; PEENED NON-SLIP FINISH	W/B-2583 CONCEALED ANCHOR PLATES
RA-4	SOAP DISPENSER				OWNER SUPPLIED
RA-5	PAPER TOWEL DISPENSER				OWNER SUPPLIED
RA-6	TOILET TISSUE DISPENSER				OWNER SUPPLIED
RA-7	TOILET SEAT COVER DISPENSER				OWNER SUPPLIED
RA-8	24" X 30" MIRROR		STAINLESS STEEL FRAME		TO BE PURCHASED LOCALLY. PROPER BACKING MUST BE APPLIED TO THE WALL TO ALLOW MIRROR TO MOUNT FLUSH WHEN MOUNTING OVER UNEVEN SURFACES SUCH AS WALL TILE AND DRYWALL.

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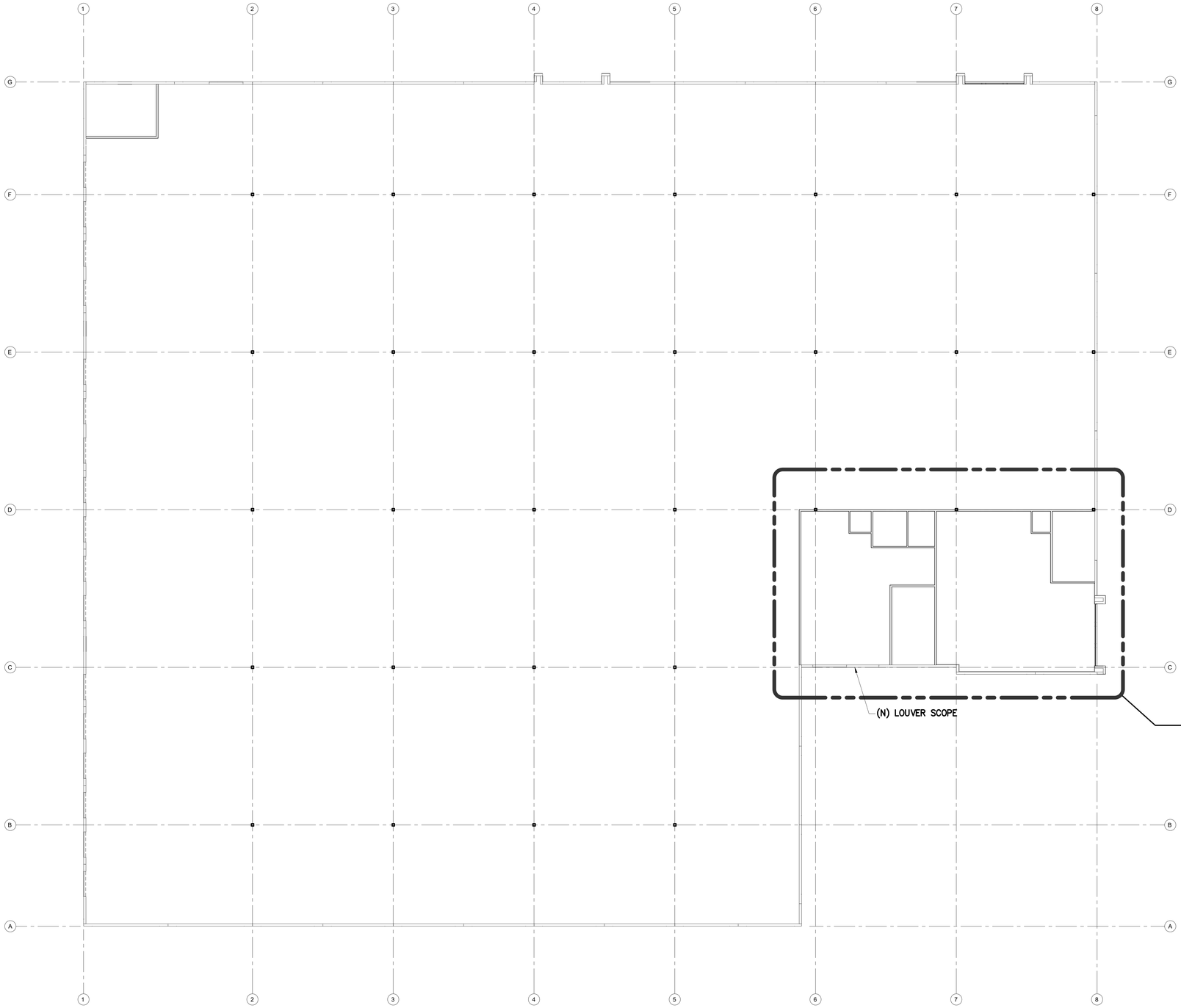
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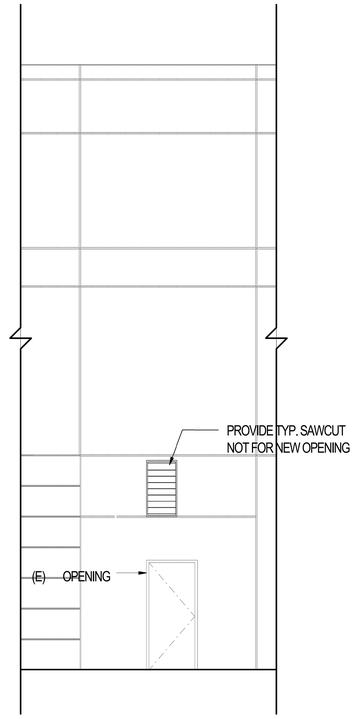
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OVERALL PLAN

SCALE: 1/16" = 1'-0"

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HSA PROJECT NO. : 22-238

CONCORD - WILLOW PASS PROJECT
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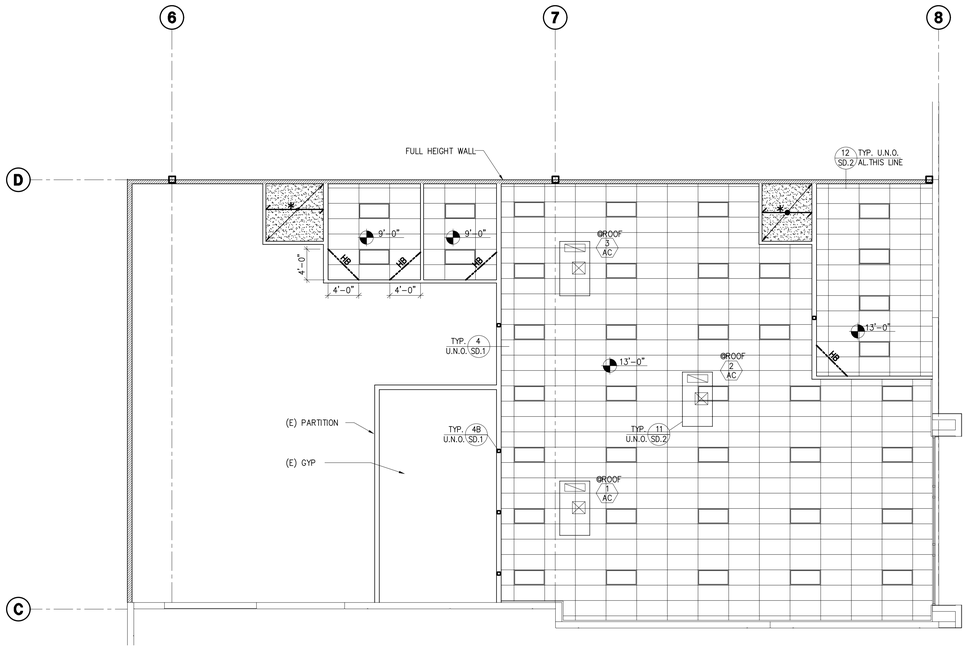
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DRAWN BY.:	Author
JOB NO.:	SNR24-0001-00

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1. SEE SHEET "SD.1" FOR METAL STUD PARTITION WALLS AND FRAMING DETAILS. TYP. U.N.O.
2. SEE ARCHITECTURAL DRAWING FOR CEILING JOIST FRAMING PLAN. & FOR STRUCT'L DET., SEE 7/SD.1
3. FOR HEADER DETAIL, SEE DETAIL 3/SD.1
4. FOR WALL BRACE DETAIL SEE DETAIL 4/SD.1
5. FOR T-BAR CEILING STRUT DETAIL & SCHED. SEE SHEET "SD.3" TYPICAL U.N.O.

LEGEND:

- * = DENOTES CEILING JOIST FOR SIZES SEE DET. 1B/SD.1
- = DENOTES CEILING JOIST AREA
- HB = DENOTES HORIZONTAL BRACE SEE DET. 4/SD.1

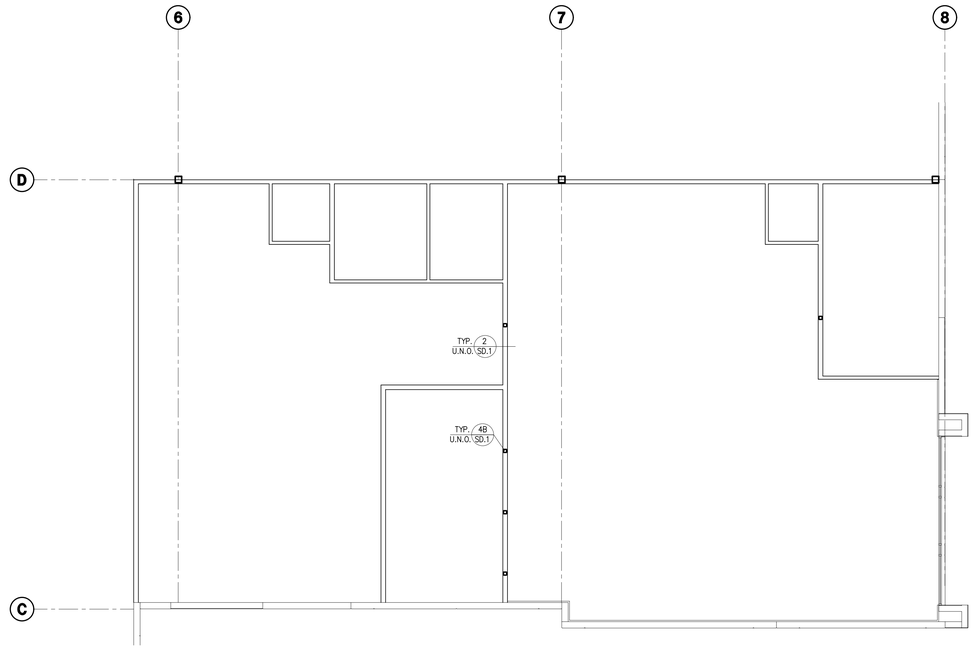
MECH. UNIT SCHEDULE

UNIT NO.	OPER. WT. (LBS)
AC 1 THRU AC 3	800

NOTE:
VERIFY WEIGHT OF MECH. UNITS W/ LATEST MECH. & ARCHT'L DWG'S.

REFLECTED CEILING PLAN B

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



LEGEND:

- = DENOTES EXISTING CONCRETE WALLS.
- = DENOTES NEW METAL STUD WALL FOR DETAILS, SEE 2/SD.1
- = DENOTES FULL HT. METAL STUD WALL FOR DETAILS, SEE 12/SD.2

NOTE:
FOR TYPICAL METAL STUD DETAILS SEE SHEET "SD.1"

FLOOR PLAN A

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

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REMARKS	DATE
Permit Set	05-16-24

PA/PM:	A. GHOORCHIAN
DRAWN BY.:	Author
JOB NO.:	SNR24-0001-00

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GENERAL

1. "CODE" WHERE REFERRED TO HERE IN REFERS TO CALIFORNIA BUILDING CODE (CBC) 2022 EDITION.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODE, AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ANY CHANGES OR SUBSTITUTIONS MADE MUST BE APPROVED BY THE BUILDING OFFICIAL, AS WELL AS THE ENGINEER OF RECORD, PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS DURING CONSTRUCTION. SAFETY AND BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES.
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND FOR ALL PIPE SLEEVES, ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
7. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
8. WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD.
9. THE GEOTECHNICAL REPORT IS CONSIDERED A PART OF THESE PLANS. A COPY SHALL BE KEPT AT THE JOB SITE AT ALL TIMES. ANY SUGGESTED "SHOULD" ACTION GIVEN IN THE GEOTECHNICAL REPORT SHALL BE TAKEN AS A DIRECTIVE "SHALL".
10. CONTRACTOR WILL SET UP A PRE-CONSTRUCTION MEETINGS WITH ARCHITECT, STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER PRIOR TO START OF CONSTRUCTION.

DESIGN CRITERIA

RISK CATEGORY

BUILDING IS DESIGNED PER RISK CATEGORY II REQUIREMENTS AND HAS TO COMPLY WITH BELOW OCCUPANCY AND STORAGE LIMITATIONS PER CBC 2022.

1. PUBLIC SPACES (SUCH AS BREAK ROOMS, CONFERENCE ROOMS, TRAINING ROOMS) OCCUPANCY SHOULD BE LIMITED TO BE LESS THAN 300. IF THE OCCUPANCY EXCEEDS 300, THEN CUMULATIVE OCCUPANCY OF ALL THE PUBLIC SPACES SHOULD NOT EXCEED 2500.
2. MAXIMUM CUMULATIVE OCCUPANCY OF BUILDING SHOULD NOT EXCEED 5000.
3. HAZMAT STORAGE BUILDINGS SHOULD NOT CONSIST OF MORE THAN 1 LB. OF SOLID OR LIQUID EXPLOSIVE MATERIALS NOR MORE THAN 500 LBS OF SOLID OR LIQUID TOXIC MATERIALS.

SEISMIC

OCCUPANCY CATEGORY = II

SEISMIC DESIGN CATEGORY = D

REDUNDANCY FACTOR, ρ = 1.0

SEISMIC IMPORTANCE FACTOR, I_E = 1.0

S_S = 1.500g S_{DS} = 1.200g

S_1 = 0.600g S_{D1} = NULL

WIND

ULTIMATE WIND SPEED (V_{ULT}) = 93 MPH

NOMINAL WIND SPEED (V_{ASD}) = 72 MPH

WIND EXPOSURE = C

IMPORTANCE FACTOR (I_w) = 1.0

FOUNDATION

THE FOUNDATION DESIGN IS BASED ON THE CODE MINIMUM.

1. ALL THE RECOMMENDATIONS CONTAINED IN THE ABOVE MENTIONED REPORT ARE PART OF THESE SPECIFICATIONS.
2. SITE AND BASE PREPARATION SHALL BE PER THE GEOTECHNICAL REPORT RECOMMENDATIONS.
3. ALL FOOTINGS EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER AND BUILDING DEPARTMENT PRIOR TO POURING CONCRETE.
4. THE SOIL BEARING VALUE USED FOR THE DESIGN OF FOOTINGS UPON COMPACTED EARTH AND **18"** BELOW LOWEST FINISHED GRADE IS:

ALLOWABLE SAFE BEARING CAPACITY (PSF)		
WIDTH (FT)	**CONTINUOUS FOUNDATION**	**ISOLATED FOUNDATION**
2.0	1500	2575

5. SEE GEOTECHNICAL REPORT FOR COMPACTED FILL REQUIRED UNDER ALL THE FOOTINGS.
6. PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING ANY CONCRETE. THE PAD SHALL BE KEPT MOIST PRIOR TO THE PLACING OF CONCRETE. PRE-SATURATION OF THE SLAB SUBGRADE WILL BE AS PER GEOTECHNICAL REPORT.
7. ALL MATERIAL FROM FOOTING EXCAVATIONS TO BE REMOVED AND SHOULD NOT BE USED UNDER THE SLAB ON GROUND.
8. OVER EXCAVATION AND RECOMPACTION SHOULD BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS
9. SLAB ON GROUND ON PAVEMENT AREAS SHOULD BE OVER EXCAVATED AND RECOMPACTED WHERE REQUIRED AS PER THE GEOTECHNICAL REPORT.
10. SOIL COMPACTION REPORT SHALL BE SUBMITTED TO THE CITY BUILDING INSPECTOR PRIOR TO FOOTING INSPECTION AND PRIOR TO PLACEMENT OF FOOTING CONCRETE.
11. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
12. SEE GEOTECHNICAL REPORT FOR REMOVAL AND RECOMPACTION REQUIREMENTS.
13. GEOTECHNICAL ENGINEER TO VERIFY SULFATE TEST RESULTS WITH ADDITIONAL TESTS DURING FINAL GRADING AND ADVISE SEOR IF CHANGED FROM THE GEOTECHNICAL REPORT.
14. GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION. EVIDENCE OF SUCH INSPECTION SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
15. PROVIDE DRAINAGE BEHIND ALL RETAINING/SITE WALLS AS REQUIRED BY THE GEOTECHNICAL REPORT.
16. UNDERPINNING TO BE DESIGNED AS PER CBC CHAPTER 18 AND 33.
17. CONSTRUCTION TOLERANCES SHALL BE FOLLOWED PER ACI 301.

PRECAST PANELS

1. ALL PANELS ARE DRAWN FROM THE INSIDE OF THE BUILDING U.N.O. ALL PANEL THICKNESSES ARE SHOWN ON THE PANEL ELEVATION DRAWINGS.
2. PANEL REINFORCEMENT IS DETAILED ON SHEET SD-3 FOR TYPICAL PANEL TYPES. ADDITIONAL PANEL REINFORCEMENT MAY BE DETAILED ON THE PANEL ELEVATIONS.
3. ADD 2-#5 BARS MINIMUM AROUND ALL OPENINGS TYPICAL U.N.O., EXTEND 2'-0" BEYOND OPENING U.N.O. ALSO ADD 1-#5 E.F. DIAGONAL BAR AT ALL CORNERS OF ALL OPENINGS. SEE DETAIL "3/SD-3".
4. DURING ERECTION OF PANELS SUPPORTED BY CONTINUOUS FOOTINGS, PROVIDE GROUT UNDER THE PANELS FOR THE FULL LENGTH OF THE FOOTING BEFORE PANELS HAVE BEEN ERECTED. AS AN ALTERNATE FOR CONTINUOUS GROUT, USE 18" SQ. GROUT PADS LOCATED AT 6'-0" O.C. MAX., 3'-0" FROM PANEL JOINT, AND AT EACH SIDE OF PANEL OPENING, THEN GROUT FULL LENGTH OF THE PANEL AFTER THE PANELS ARE ERECTED. NO SHIMS WILL BE ACCEPTABLE AS AN ALTERNATE.
   A. SCHEDULE ONE SITE VISIT BY THE STRUCTURAL ENGINEER, THE DAY PRIOR TO THE ERECTION ON THE FIRST PANEL.
   B. FORWARD A COPY OF THE STRUCTURAL ENGINEERS JOB SITE REPORT, STATING ACCEPTANCE OF THE GROUT PAD INSTALLATION, TO THE BUILDING OFFICIAL
5. SEE ROOF PLAN AND VERIFY WITH ROOF COMPANY SHOP DRAWINGS PRIOR TO INSTALLATION OF ROOF CONNECTION BOLTS AND SCUPPERS.
6. SEE ARCHITECTURAL DRAWINGS FOR ALL DESIGN REVEALS AND FORMLINERS. VERIFY ALL REQUIRED OPENINGS WITH RELATED ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
7. REINFORCING STEEL TO BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A615. ALL REBAR TO BE WELDED SHALL CONFORM TO ASTM A706.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO POURING CONCRETE FOR FOOTING AND PANELS.
9. PANEL JOINTS SHALL BE SEALED WITH BACK-UP ROD AND SEALANT AT EXTERIOR AND INTERIOR FACES EXCEPT PANELS INSIDE OF BUILDING.
10. USE ICC APPROVED BOND BREAKER.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PLACEMENT OF ALL LIFTING POINTS, ADDITIONAL SPECIAL REINFORCEMENT AND STRONG BACKS REQUIRED TO ADEQUATELY TILT THE PRECAST CONCRETE PANELS. THE LIFT DESIGN SHALL BE BASED ON THE STRENGTH OF THE CONCRETE SPECIFIED BY THE STRUCTURAL DRAWINGS AS EXPECTED AT TIME OF LIFT. TEST RESULTS FOR CONCRETE STRENGTH PRIOR TO LIFTING MUST BE APPROVED. A MINIMUM OF 7 DAYS AND 70% OF CONCRETE STRENGTH @ 28 DAYS MUST BE MET BEFORE LIFTING PANELS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING REQUIRED FOR PRECAST PANELS PRIOR TO CONNECTION OF ALL SUPPORTING ELEMENTS SUCH AS THE ROOF STRUCTURE AND FLOOR SLAB.
13. PRECAST CONCRETE PANELS ARE DESIGNED IN ACCORDANCE WITH THE PROVISIONS FOR THE MANUFACTURE UNDER PLANT CONTROL CONDITIONS PER ACI 318 SECTION 20.6.1.3.3. ALL JOB SITE PRECAST CONDITIONS MUST BE EQUAL TO THAT NORMALLY EXPECTED IN A PLANT.
14. CONTINUOUS INSPECTION REQUIRED FOR ALL PRECAST PANELS.
15. PROVIDE 1 1/2" CONC. COVER TO ALL VERT. BARS IN DOUBLE CURTAIN REINFORCED PANELS, TYP. U.N.O.
16. CONSTRUCTION TOLERANCES SHALL BE FOLLOWED PER ACI 301.

CONCRETE

1. CEMENT: TYPE I/II CONFORMING TO ASTM C150 OR TYPE IL CONFORMING TO ASTM C595.
2. ALL CONCRETE AGGREGATES UNLESS OTHERWISE NOTED ON PLANS, SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 LB/ CU. FT.) AND SHALL CONFORM TO ASTM C33. DO NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT PRIOR WRITTEN ACCEPTANCE OF THE ARCHITECT. FOR CONCRETE SHRINKAGE LIMITS REFER TO CONCRETE MIX DESIGN TABLE.
3. STRENGTHS: ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE f'_c = * CONCRETE MIX DESIGN TABLE.
4. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26.
5. CURING: CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT. FOR CONCRETE OTHER THAN SLAB ON GROUND, APPROVED CURING COMPOUNDS MAY BE IN LIEU OF MOIST CURING IF APPROVED BY THE OWNER AND ARCHITECT.
6. TESTS OF CONCRETE DURING CONSTRUCTION SHALL BE REQUIRED AS PER CBC SECTION 1903 ACI 318-19 SECTION 26.12 AND AS OUTLINED IN SPECIFICATION
   REPORTS SHALL BE FORWARDED TO THE STRUCTURAL ENGINEER.
   A. RESPONSIBILITY FOR TESTING
      1. OWNER SHALL ENGAGE ONE OR MORE TESTING FIRMS AND SHALL PAY FOR THE FOLLOWING TESTS:
         a. SLUMP TESTS DURING CONSTRUCTION.
         b. CONCRETE-STRENGTH TESTS DURING CONSTRUCTION.
         c. AIR-CONTENT TESTS DURING CONSTRUCTION IN COLD WEATHER CONCRETE ONLY.
         d. SURFACE-TOLERANCE TESTS DURING CONSTRUCTION PER ARCHITECTURAL SPECIFICATIONS.
         e. AT OWNER'S OPTION, SHRINKAGE TESTS DURING CONSTRUCTION.
         f. AT OWNER'S OPTION, UNIT WEIGHT TESTS.
         g. AT OWNER'S OPTION, WEAR-RESISTANCE TESTS.
      2. THE CONTRACTOR SHALL PAY FOR THE FOLLOWING TESTS:
         a. ALL TESTS NEEDED TO ESTABLISH THE CONCRETE MIX DESIGN, INCLUDING TEST FOR FLEXURAL STRENGTH, SHRINKAGE, AND RESIDUAL STRENGTH.
         b. ALL ADDITIONAL TESTS NEEDED TO ESTABLISH THE WORK'S ACCEPTABILITY AFTER A FAILURE TO MEET ANY SPECIFIED REQUIREMENT.
   B. SLUMP TESTS
      1. TEST CONCRETE FOR SLUMP ACCORDING TO ASTM C143.
      2. MAKE AT LEAST ONE SLUMP TEST FOR EACH 150 CUBIC YARDS OF CONCRETE OR AT LEAST ONE PER POUR, AND WHENEVER A BATCH APPEARS TOO WET OR TOO DRY.
      3. IF CONCRETE IS PUMPED, TEST SLUMP AT THE DOWNSTREAM END OF THE PUMP LINE.
   C. STRENGTH TESTS
      1. COMPRESSIVE STRENGTH
         a. TEST CONCRETE'S COMPRESSIVE STRENGTH ACCORDING TO ASTM C39.
         b. USE 6"X12" CYLINDER MOLDS.
         c. FOR FOUNDATION AND PANELS: MAKE FIVE TEST CYLINDERS FOR EACH 150 CUBIC YARDS OF CONCRETE, TESTING ONE AT 7 DAYS, ONE AT 28 DAYS, TWO AT 56 AND HOLDING ONE.
         d. FOR SLAB ON GROUND: MAKE FOUR TEST CYLINDERS FOR EACH 150 CUBIC YARDS OF CONCRETE, TESTING ONE AT 7 DAYS, TWO AT 28 DAYS, AND HOLDING ONE.
      2. FLEXURAL STRENGTH FOR SLAB ON GROUND AND TRUCK COURT
         a. TEST CONCRETE FLEXURAL STRENGTH ACCORDING TO ASTM C78.
         b. MAKE FOUR 6"x6"x20" BEAMS FOR EACH POUR DAY, TESTING TWO AT 28 DAYS AND TWO AT 56 DAYS.
      3. RESIDUAL STRENGTH FOR STEEL FIBER REINFORCED SLAB ON GROUND ONLY
         a. TEST CONCRETE'S RESIDUAL STRENGTH ACCORDING TO ASTM C1609.
         b. MAKE THREE 6"x6"x20" BEAMS FOR TESTING RESIDUAL STRENGTH AT EVERY POUR. REPORT BOTH THE MODULUS OF RUPTURE (PEAK LOAD) AND THE $R_{e,3}$ VALUE FOR EACH BEAM AT 28 DAYS.
   D. AIR-CONTENT TESTS FOR COLD WEATHER CONCRETE ONLY:
      1. TEST CONCRETE FOR AIR CONTENT ACCORDING TO ASTM C231.
      2. A MINIMUM OF ONE AIR CONTENT TEST FOR EACH 150 CUBIC YARDS OF CONCRETE.
   E. FF AND FL TESTS PER ARCHITECTURAL SPECIFICATIONS.
   F. AT OWNER'S OPTION SHRINKAGE TESTS:
      1. MEASURE DRYING SHRINKAGE PER AIR STORAGE METHOD ACCORDING TO ASTM C157.
      2. THE CURING PERIOD (NOT THE AIR-STORAGE PERIOD) MAY BE REDUCED TO 7 DAYS.
      3. REPORT SHRINKAGE AFTER 7, 14, 21, AND 28 DAYS OF AIR STORAGE.
   G. AT OWNER'S OPTION, UNIT-WEIGHT TESTS:
      1. TEST CONCRETE UNIT WEIGHT ACCORDING TO ASTM C138.
      2. MAKE AT LEAST ONE UNIT WEIGHT TEST FOR EACH 150 CUBIC YARDS OF CONCRETE OR AT LEAST ONE PER POUR.
   H. AT OWNER'S OPTION, WEAR-RESISTANCE TESTS:
      1. TEST WEAR RESISTANCE WITH A CHAPLIN ABRASION TESTER, USING THE STANDARD 15-MINUTE TEST.
      2. IT IS EXPECTED THAT WEAR-RESISTANCE TESTS WILL BE MADE ONLY IF DOUBTS ARE RAISED ABOUT THAT SLAB'S DURABILITY.
      3. TEST SHALL BE PERFORMED AFTER MINIMUM OF 28 DAYS OF POUR..
7. REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
8. LOCATION OF CONSTRUCTION AND POUR JOINTS SHALL BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE.
9. CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH CBC AND ACI STANDARDS.
10. GROUT UNDER PRECAST CONCRETE PANELS SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH TO MATCH PANEL OF HIGHEST STRENGTH.
11. **HOT AND COLD WEATHER CONCRETING:**
    A. HOT WEATHER CONCRETING: DO NOT USE CONCRETE WITH TEMPERATURE OVER 90° WHEN THE TEMPERATURE RISES ABOVE 80° F AND ESPECIALLY WHEN THE RELATIVE HUMIDITY FALLS BELOW 25%,THE CONTRACTOR SHOULD FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH ACI 305R (LATEST EDITION) DURING HOT WEATHER. BE PREPARED TO USE FOG SPRAY OR OTHER PRECAUTIONS ACCEPTABLE TO ARCHITECT WHEN RATE OF EVAPORATION EQUALS OR EXCEEDS 0.2 POUNDS PER SQUARE FOOT PER HOUR. REFER TO SURFACE EVAPORATION CHART ON THIS SHEET TO ESTIMATE RATE OF SURFACE UNDER EVAPORATION.
    B. COLD WEATHER CONCRETE: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT FORMS, FILLERS AND GROUND WITH WHICH THE CONCRETE IS TO COME IN CONTACT SHALL BE FREE FROM FROST. FROZEN MATERIAL OR MATERIALS CONTAINING ICE SHALL NOT BE USED. COLD WEATHER CONDITIONS WILL DONE IN ACCORDANCE WITH ACI 306R (LATEST EDITION). AIR CONTENT NOT TO EXCEED 3.0%
12. CONSTRUCTION TOLERANCES SHALL BE FOLLOWED PER ACI 301.
13. TESTING ON DEEP FOUNDATIONS SHELL BE PERFORMED WITH GEOR WHEREVER THERE IS A REASONABLE DOUBT ON STRUCTURAL INTEGRITY.

CONCRETE MIX DESIGN

USE	DESIGN	MIX DESIGN (fc MIN. AT 28 DAYS)	MIX DESIGN (fc MIN. AT 56 DAYS)	SLUMP	AGGREGATE LARGEST SIZE BY GRADATION U.N.O.	INSPECTION	MINIMUM FLEXURAL STRENGTH (ASTM C78)	ULTIMATE SHRINKAGE (ASTM C1757) 7 DAYS	28 DAYS
1. MISCELLANEOUS	2500 PSI	3000 PSI	–	4" ± 1" MAX.	1"	NO		–	–

A. ALTERNATE MIX DESIGN
   1. UPON OWNER'S DISCRETION AND/OR RESOURCE AVAILABILITY, ONE OR MORE OF THE SUBSEQUENT OPTIONS MAY BE INCORPORATED IN THE MIX DESIGN ABOVE – TYPE IL, FLY ASH, SLAG, NATURAL POZZOLANS, HIGH QUALITY LOW SHRINKAGE AGGREGATE (EG: ORCA) CARBON CURE. EACH SELECTED OPTION MAY BE UTILIZED IN ANY COMBINATION FOR ANY COMPONENT(S).
   2. FLY ASH SHALL CONFORM TO ASTM C618 AND SHALL NOT EXCEED 20% OF THE TOTAL CEMENTITIOUS CONTENT.
   3. SLAG SHALL CONFORM TO ASTM C989 AND SHALL NOT EXCEED 30% OF THE TOTAL CEMENTITIOUS CONTENT.
   4. NATURAL POZZOLAN SHALL CONFORM TO ASTM C618 AND SHALL NOT EXCEED 20% OF THE TOTAL CEMENTITIOUS CONTENT.
   5. HIGH QUALITY LOW SHRINKAGE AGGREGATE (E.G. ORCA) AGGREGATE SHALL BE 1" TOP SIZE.
   6. CARBON CURE OR OTHER CO_2 SEQUESTRATION METHOD MAY BE USED WITH PERMISSION OF THE ARCHITECT.

B. MIX DESIGN SHOWN ABOVE ARE FOR NEGLIGIBLE SULFATE EXPOSURE (S0). THE GEOTECHNICAL ENGINEER SHALL PROVIDE SULFATE EXPOSURE OF THE SITE.

C. REQUIREMENTS FOR CONCRETE BY SULFATE EXPOSURE PER ACI 318, TABLE 19.3.2.1

SULFATE EXPOSURE	CEMENT CONFORMING TO ASTM C150[i]	CEMENT CONFORMING TO ASTM C595[ii]	f'_c MIN.	MAX. WATER CEMENT RATIO (W/C)
S0 (NEGLIGIBLE)	NO TYPE RESTRICTION	NO TYPE RESTRICTION	2500 PSI	N/A
S1 (MODERATE)	II[6]	TYPES IP, IS OR IT WITH (MS) DESIGNATION	4000 PSI	0.5
S2 (SEVERE)	V[6]	TYPES IP, IS OR IT WITH (HS) DESIGNATION	4500 PSI	0.45
S3 (VERY SEVERE)	V PLUS POZZOLAN OR SLAG CEMENT	TYPES IP, IS OR IT WITH (HS) DESIGNATION PLUS POZZOLAN OR SLAG CEMENT	4500 PSI	0.45

i. ALTERNATIVE COMBINATIONS OF CEMENTITIOUS MATERIALS TO THOSE LISTED ARE PERMITTED FOR ALL SULFATE EXPOSURE CLASSES WHEN TESTED FOR SULFATE RESISTANCE AND MEETING THE CRITERIA IN ACI 318-19: 26.4.2.2(C)

ii. OTHER AVAILABLE TYPES OF CEMENT SUCH AS TYPE I OR TYPE III ARE PERMITTED IN EXPOSURE CLASS S1 OR S2 IF THE C_3A CONTENTS ARE LESS THAN 8 PERCENT FOR EXPOSURE CLASS S1 OR LESS THAN 5 PERCENT FOR EXPOSURE CLASS S2.

STRUCTURAL OBSERVATION NOTES PER CBC SECTION 1704.6

1. THE FOLLOWING ITEMS REQUIRE STRUCTURAL OBSERVATION BY A LICENSED ENGINEER OR ARCHITECT.
2. THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION AS DEFINED IN CBC SECTION 220.
3. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL.
4. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.
5. IT IS NOT REQUIRED TO OBSERVE THE ELEMENTS NOTED IN "1A" THRU "1G" ABOVE FOR EACH INDIVIDUAL BUILDING.

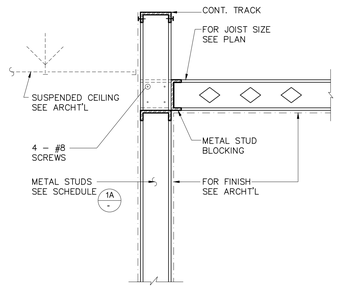
STRUCTURAL STEEL

1. STRUCTURAL STEEL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 U.N.O.
   ALL STEEL BENT PLATES, CHANNELS AND ANGLES SHALL BE ASTM A36 WITH MAXIMUM Fy=36 KSI AND MAXIMUM Fu=80 KSI.
   STEEL W- SHAPES SHALL CONFORM TO ASTM A992 U.N.O.
   STEEL RECTANGULAR AND SQUARE H.S.S. SHALL CONFORM TO ASTM A500, GRADE C, Fy=50 KSI U.N.O.
   STEEL ROUND H.S.S. SHALL CONFORM TO ASTM A500, GRADE C, Fy=46 KSI U.N.O.
   STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B, Fy=35 KSI U.N.O.
2. ALL WELDING IS TO COMPLY WITH A.W.S. SPECIFICATIONS AND IS TO BE DONE BY WELDERS APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY. ALL WELDING WILL BE DONE BY ELECTRONIC ARC PROCESS USING E70XX ELECTRODES AND SHALL BE PERFORMED WITH APPROVED ELECTRODES AS REQUIRED BY THE AISC SPECIFICATION. WELDS ARE DESIGNED AT FULL STRESS AND MUST BE DONE IN THE SHOP OF A LICENSED FABRICATOR EXCEPT WHERE OTHERWISE NOTED ON PLANS. SPECIAL INSPECTION IS REQUIRED FOR FIELD WELDS.
3. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED BY A LICENSED FABRICATOR, APPROVED BY THE BUILDING DEPARTMENT AND IN CONFORMANCE WITH THE AISC SPECIFICATION FOR FABRICATION.
4. SHOP DRAWINGS FOR ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER. APPROVAL MUST BE OBTAINED PRIOR TO FABRICATION.
5. ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SOLID DRY PACK OR NON-SHRINK GROUT PLACED AS DIRECTED BY THE MANUFACTURER. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4000 PSI AT 28 DAYS.
6. AT RECESSED EMBEDDED PLATES, TACK WELD WIRE FABRIC TO ALL EMBEDS AND FILL WITH NON-SHRINK GROUT.
7. ALL BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE.
8. HIGH STRENGTH BOLTS WHERE SPECIFIED SHALL CONFORM TO ASTM A325 U.N.O. AND INSTALLATION SHALL BE INSPECTED BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE BUILDING DEPARTMENT
9. NUTS FOR STRUCTURAL STEEL BOLTS SHALL CONFORM TO ASTM A563.
10. WASHERS FOR STRUCTURAL STEEL BOLTS SHALL CONFORM TO ASTM F436.
    THREADED RODS SHALL CONFORM TO ASTM A36.
12. ANCHOR BOLTS FOR BUCKLING-RESTRAINED BRACE FRAME SHALL CONFORM TO ASTM F1554 GR.105
13. LIGHT GAUGE STRUCTURAL STEEL MEMBERS SHALL CONFORM TO ASTM A1011.
14. ALL EXPOSED STEEL SHALL BE PAINTED WITH SHOP PRIMER.
15. SEE ROOF FRAMING PLAN FOR BAR JOIST SPECIFICATIONS.
16. THE USE OF ROLLED STEEL SECTION AND/OR BOLTS MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH APPLICABLE ASTM STANDARDS. MILL CERTIFICATES WILL BE REQUIRED FOR ALL STEEL. STEEL GRADES OTHER THAN ASTM A36 WILL REQUIRE TESTING BY AN APPROVED LABORATORY. ALL FOREIGN BOLTS MUST BE APPROVED BY COUNTY BUILDING AND SAFETY PRIOR TO THEIR USE.
17. **FOR STEEL BUCKLING-RESTRAINED BRACED FRAME OR SPECIAL MOMENT FRAMES, SEE SHEET "SD-5"**

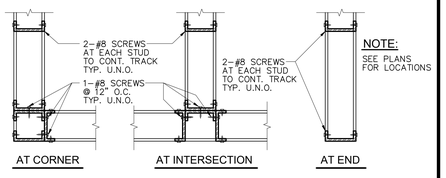
STATEMENT OF SPECIAL INSPECTION AND STRUCTURAL TEST

1. THIS SECTION APPLIES TO THE STRUCTURAL PORTIONS OF THE PROJECT REQUIRING SPECIAL INSPECTION. THE SPECIAL INSPECTOR'S DUTIES ARE AS DESCRIBED IN SEC. 1704.2 AND 1704.3 OF CBC COPIES OF TEST RESULTS AND FINAL REPORTS SHALL BE FURNISHED TO THIS ENGINEER IN ADDITION TO OTHER NORMAL DISTRIBUTIONS WITHIN ONE WEEK OF TEST OR INSPECTION.
2. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY EMPLOYED BY THE OWNER OR ARCHITECT AND NOT THE CONTRACTOR PER CBC SECTION 1703. JOB SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE A SPECIAL INSPECTION. THE FIRM PROVIDING SPECIAL INSPECTION SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. (NOTE: FOUNDATION INSPECTIONS LISTED BELOW ARE PROVIDED BY AN INSPECTOR DESIGNATED BY OTHERS)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TEST AND INSPECTION FIRM WITH A SCHEDULE TO FACILITATE THE PROPER COORDINATION OF WORK.
4. SPECIAL INSPECTION FOR SEISMIC RESISTANCE FOR DESIGN CATEGORY C,D,E & F SHALL BE DONE IN ACCORDANCE TO SECTION 1705.12
5. PORTIONS OF WORK REQUIRING SPECIAL INSPECTION:

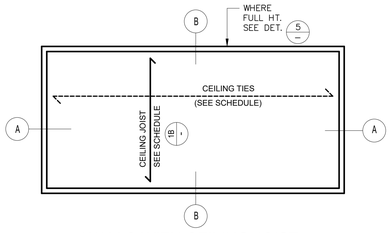
	YES	NO	N/A
I. FOUNDATION:			
A. COMPACTED FILL, GRADING AND EXCAVATIONS	■	□	□
B. CONTINUOUS INSPECTION OF PILE DRIVING AND/OR DRILLING OF CAISSONS	□	□	■
C. SEE CBC TABLE 1705.3 BELOW FOR ANY ADDITIONAL REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION			
II. CONCRETE:			
A. CONTINUOUS INSPECTION AND TEST CYLINDERS FOR STRUCTURAL CONCRETE EXCEPT FOUNDATION CONCRETE OF 2500 PSI OR LESS	■	□	□
B. CONTINUOUS INSPECTION FOR SLAB-ON-GRADE CONCRETE	■	□	□
C. TEST CYLINDERS FOR SLAB-ON-GRADE CONCRETE	■	□	□
D. SEE CBC TABLE 1705.3 BELOW FOR ANY ADDITIONAL REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION			
E. SHRINKAGE TESTS PER ASTM C157 SLAB ON GROUND, SLAB ON METAL DECK, APRON SLAB, TILT-UP PANELS & SITE PANELS	■	□	□
III. REINFORCING STEEL:			
A. PLACING OF REINFORCING	■	□	□
B. SAMPLING AND TESTING OF STEEL (MILL REPORTS AND IDENTIFICATION OF STEEL)	■	□	□
C. SEE CBC TABLE 1705.3 BELOW FOR ANY ADDITIONAL REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION			
IV. MASONRY:			
A. CONTINUOUS INSPECTION	■	□	□
B. MASONRY PRISM TESTING PER ASTM C 1314 AND 2105.3	□	■	□
C. SEE TABLE 3.1.2 OF TMS 602-13/ACI 530.1-13/ASCE 5-13 BELOW FOR ANY ADDITIONAL REQUIRED VERIFICATION AND INSPECTION OF MASONRY CONSTRUCTION			
V. STRUCTURAL STEEL:			
A. MILL REPORTS AND IDENTIFICATION OF STEEL (AFFIDAVIT OF COMPLIANCE)	■	□	□
B. SAMPLING AND TESTING OF SPECIMENS	■	□	□
C. SEE TABLES N5.4-1 THRU N5.4-3 AND TABLES N5.6-1 THRU N5.6-3 OF AISC 360-16 FOR ALL STRUCTURAL STEEL.			
D. SEE TABLES J6-1 THRU J6-3, TABLES J7-1 THRU J7-3 AND TABLE J8-1 OF AISC 341-16 FOR ALL SEISMIC RESISTING STRUCTURAL STEEL ELEMENTS IN SEISMIC DESIGN CATEGORIES C,D,E & F.			
E. SPECIAL INSPECTIONS AND QUALIFICATION OF WELDING SPECIAL INSPECTORS FOR COLD-FORMED STEEL FLOOR AND ROOF DECK SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF SDI QA/QC.			
F. SPECIAL INSPECT



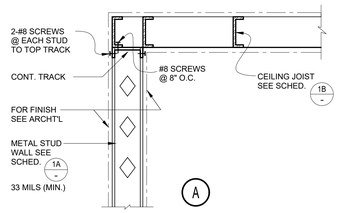
DETAIL 9

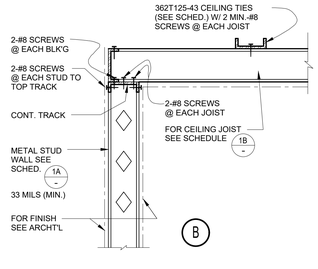


DETAIL 10

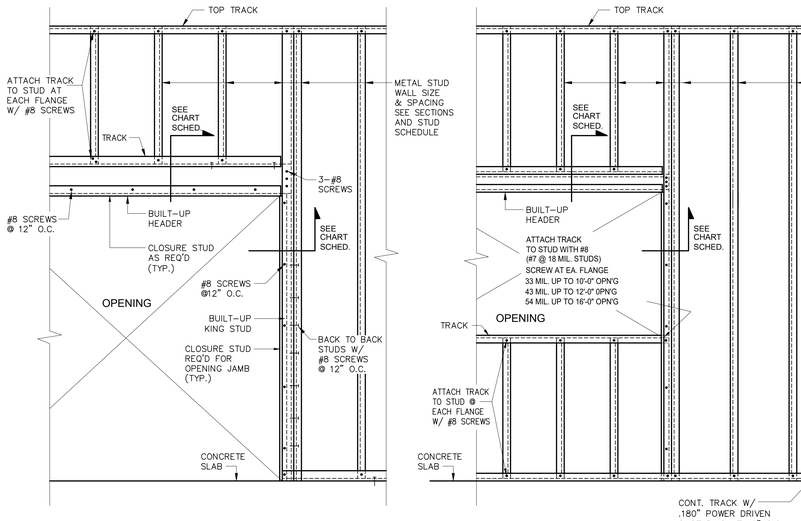


WALLS WITH CEILING JOIST





DETAIL (DRY WALL CEILING) 7



KING STUDS	SPAN	HEADER SIZE	
[1/ TO MATCH WALL	4'-0"	362S 162-33 INT. 362S 162-43 DEMISING	SIZE OF WALL AND 33 MILS
[1/ PARTITION WALL I[2/ DEMISING WALL	6'-0"	362S 162-33 INT. 600S 162-43 DEMISING	SIZE OF WALL AND 33 MILS SIZE OF WALL AND 33 MILS
I[2	8'-0"	600S 162-33 INT. 600S 162-43 DEMISING	SIZE OF WALL AND 33 MILS
[I[3	12'-0"	800S 162-43 INT. 800S 162-54 (50 KSI) DEMISING	SIZE OF WALL AND 43 MILS
[I[3	16'-0"	800S 162-54 INT. 800S 162-68 (50 KSI) DEMISING	SIZE OF WALL AND 54 MILS

DETAIL (PARTIAL HEADER DETAIL) 3

INTERIOR PARTITIONS (NON-LOAD BEARING)

1. BUILDING CODE USED IS IBC 2021 / AISI S100-2016 / CBC 2022.
2. ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE. ALL THE METAL STUDS SHALL CONFORM TO STEEL STUD MANUF'S ASSOC., (SSMA) ICC-ESR 3064P
3. THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
4. DRYWALL(GYPBOARD) FINISH IS ON BOTH SIDES OF WALL OR MUST BE BLOCKED/STRAPPED BY THE MANUFACTURER U.N.O.
5. UNLESS OTHERWISE NOTED ON THE PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS.
6. TOP TRACK SIZE WILL BE MIN. 33MIL FOR PARTITION U.N.O.
7. DESIGN LOAD: LATERAL LOAD = 5 PSF, DEFLECTION LIMIT = L/120
8. SEE ARCHT'L FOR STUD WIDTH REQUIRED FOR FULL HEIGHT DEMISING WALL (8" STUDS MIN)

A

METAL STUDS	SIZE (SSMA DESIGNATION)	MAXIMUM	
		SPACING	HEIGHT
3-5/8" X 25 GA	362S125-18	16"	11'-9"
3-5/8" X 20 GA	362S125-33	16"	18'-9"
6" X 20 GA	600S125-33	16"	25'-0"
8" X 18 GA	800S137-43	24"	32'-0"
8" X 18 GA	800S200-43	24"	37'-0"
8" X 14 GA	800S200-68 (50KSI)	24"	46'-0"

CEILING JOISTS (GYPBOARD CEILING)

1. BUILDING CODE USED IS IBC 2021 / AISI S100-2016 / CBC 2022.
2. ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE.
3. STUD TRACKS SHALL BE UNPUNCHED STUDS OF SAME GAUGE AS STUD UNLESS NOTED OTHERWISE.
4. 362T125-43 CEILING TIES (SEE SCHEDULE) WITH 2 - #8 SCREWS AT EACH JOIST.
5. GYPBOARD IS ON ONE SIDE OF CEILING U.N.O.
6. DESIGN LOAD: DEAD LOAD = 5 PSF & LIVE LOAD = 10 PSF, TOTAL DEFLECTION LIMIT = L/360

B

NO STORAGE LOAD ALLOWED

SIZE (SSMA DESIGNATION)	MAXIMUM		CEILING TIES (BRACING) MAX. SPACING (7)
	SPACING	SPAN	
** 362S125-18 (25 GA)	16"	6'-0"	4'–0"
362S125-33 (20 GA)	16"	9'-6"	4'–0"
600S125-33 (20 GA)	16"	14'-0"	4'–0"
800S137-43 (18 GA)	16"	20'-6"	4'–0"

** WEB STIFFENER TO BE REQUIRED AT SUPPORTS. USE STUD SEGMENT OR MIN. 25GA. CLIP ANGLE.

EXAMPLE:

MEMBER DEPTH:
(Example: 6"=600 x 1/100 inches)
All member depths are taken in 1/100 inches
For all "I" sections member depth is the inside to insided dimension.

FLANGE WIDTH:
(Example: 1 5/8" = 1.625"=162 x 1/100 inches)
All flange widths are taken in 1/100 inches

600 S 162-54

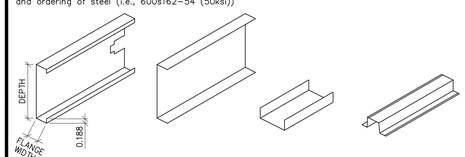
STYLE:
(Example: Stud or Joist section = S)
The four alpha characters utilized by the designator system are:

S = Stud or Joist Sections
T = Track Sections
U = Channel Sections
F = Furring Channel Sections

MATERICAL THICKNESS:
(Example: 0.054 in. = 54 mils: 1 mil = 1/1000 in.)
designator system are:

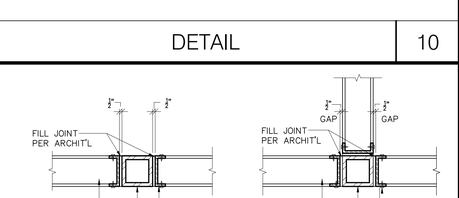
Material thickness is the minimum base metal thickness in mils. Minimum base metal thickness represents 95% of the design thickness.

Note: For those sections where two different yield strengths (33 ksi and 50 ksi) are shown, the yield strenth use in the design, if greater than 33 ksi, needs to be identified on the design and ordering of steel (i.e., 600s162–54 (50ksi))

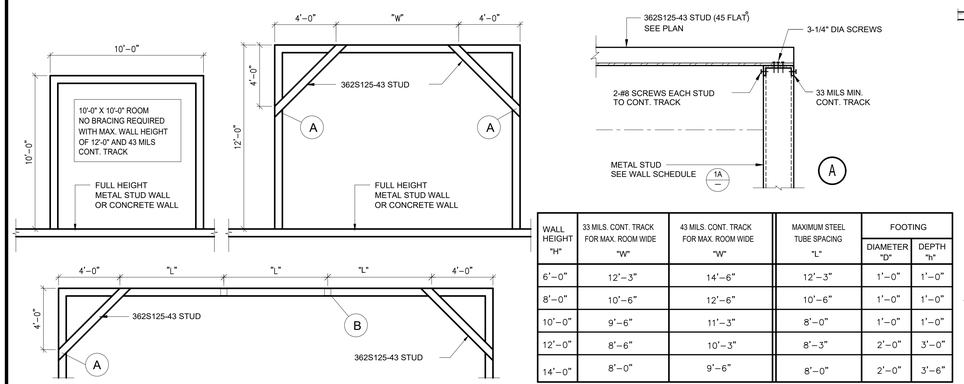


C-STUD / JOIST *S-SECTIONS* | TRACK *T-SECTIONS* | CHANNEL *U-SECTIONS* | FURRING CHANNEL *F-SECTIONS*

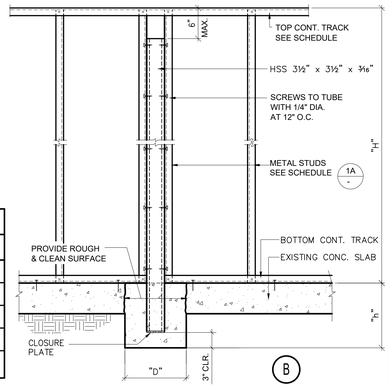
DETAIL 1



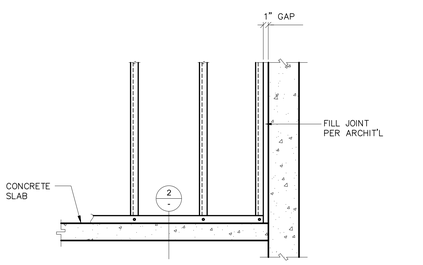
DETAIL 11



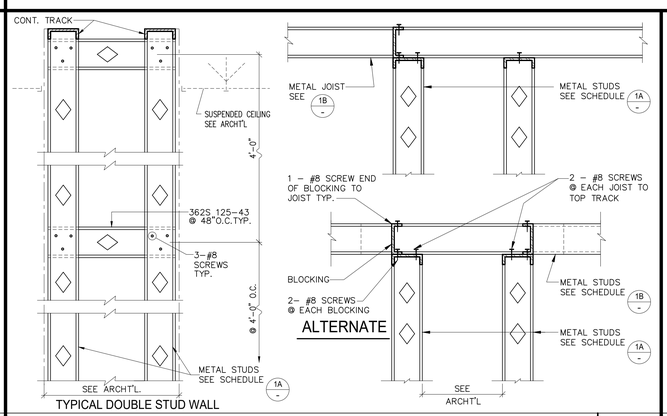
WALL HEIGHT "H"	33 MILS. CONT. TRACK FOR MAX. ROOM WIDE "W"	43 MILS. CONT. TRACK FOR MAX. ROOM WIDE "W"	MAXIMUM STEEL TUBE SPACING "L"	FOOTING	
				DIAMETER "D"	DEPTH "h"
6'–0"	12'–3"	14'–6"	12'–3"	1'–0"	1'–0"
8'–0"	10'–6"	12'–6"	10'–6"	1'–0"	1'–0"
10'–0"	9'–6"	11'–3"	8'–0"	1'–0"	1'–0"
12'–0"	8'–6"	10'–3"	8'–3"	2'–0"	3'–0"
14'–0"	8'–0"	9'–6"	8'–0"	2'–0"	3'–6"



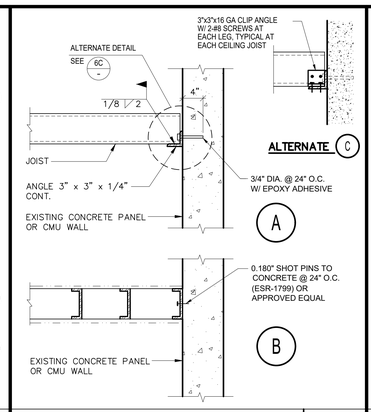
WALL PARTITION BRACE LAYOUT (WALLS WITHOUT CEILING JOISTS) 4



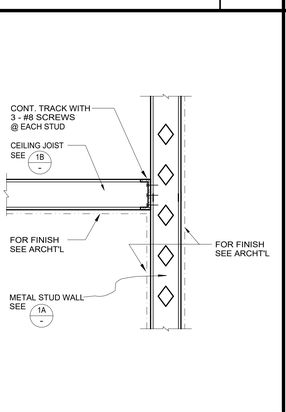
DETAIL 12



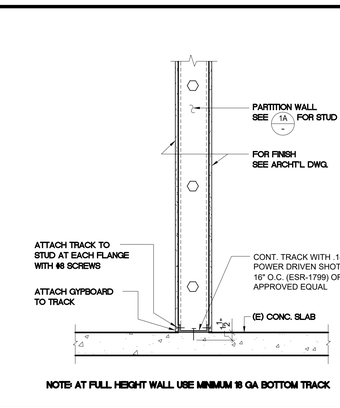
DETAIL 8



DETAIL 6



JOIST TO STUD DETAIL 5



PARTITION WALL DETAIL 2

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HSA PROJECT NO. 22-238

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CONCORD, CALIFORNIA 94520

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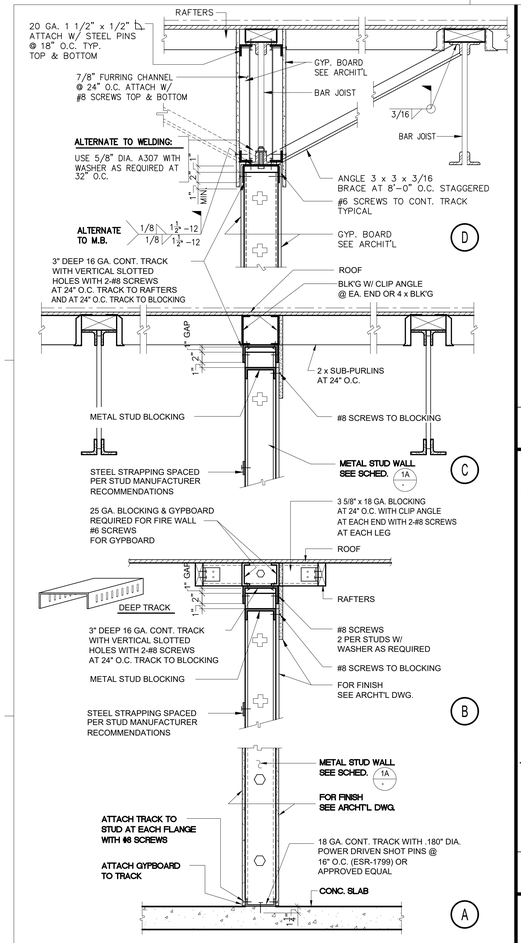
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DRAWN BY.:	Author
JOB NO.:	SNR24-0001-00

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SD-1

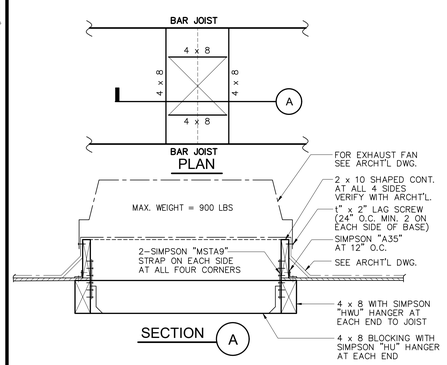
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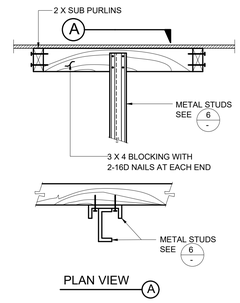
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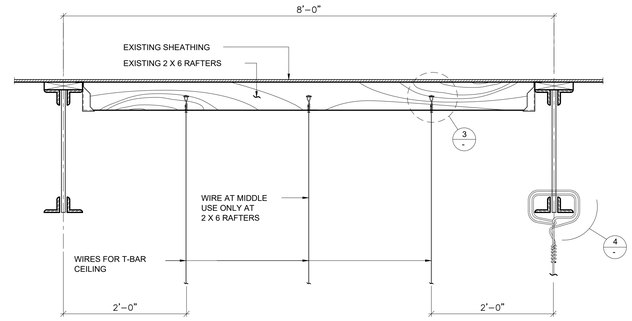
DETAIL | 12



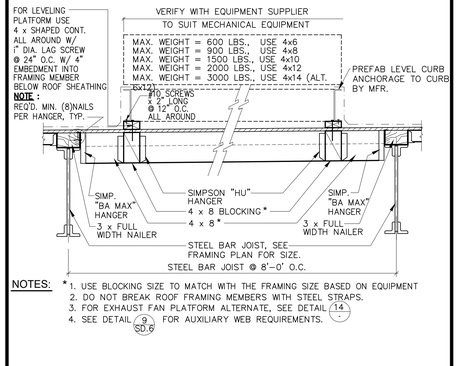
EXHAUST FAN PLATFORM DETAIL | 10



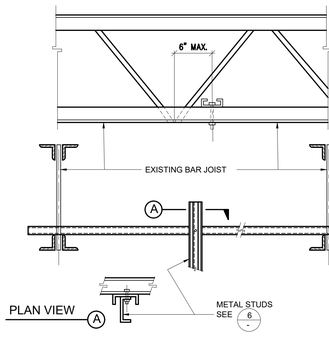
DETAIL (T-BAR CEILING) | 7



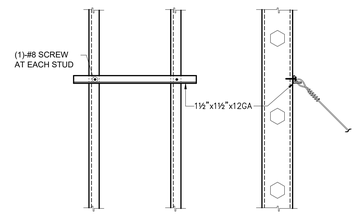
WIRE LOCATIONS | 1



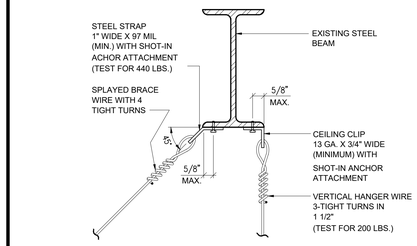
MECHANICAL PLATFORM DETAIL | 11



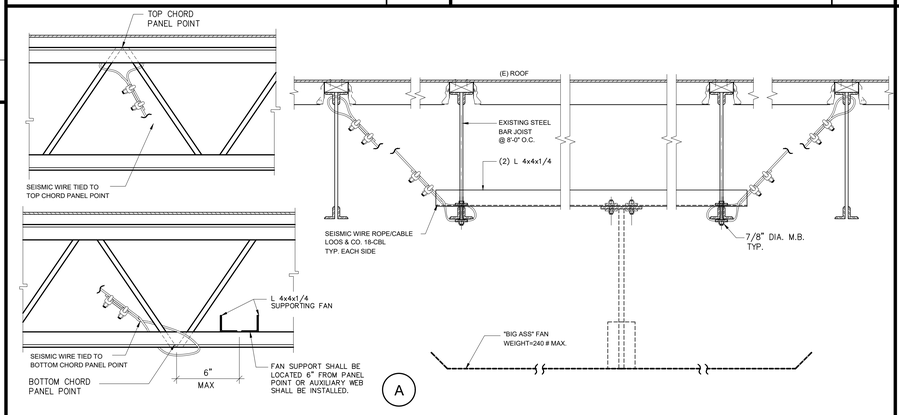
CEILING STRUT DETAILS | 8



WIRE AT METAL STUDS | 5



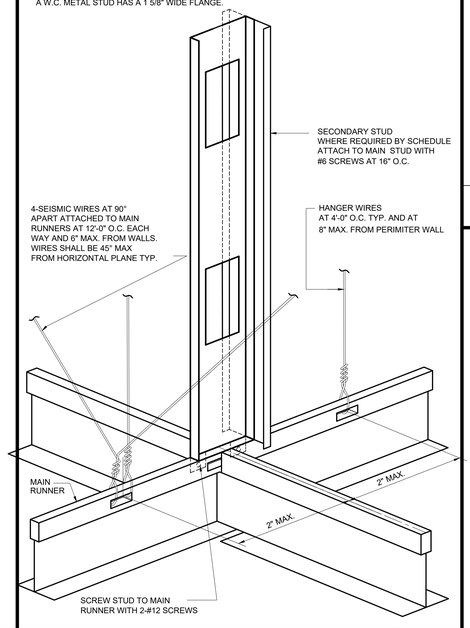
WIRE AT STEEL BEAM | 2



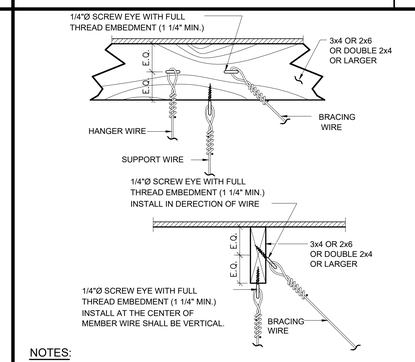
HVLS DETAIL | 9

SCHEDULE			
METAL STUDS	SIZE (SSMA DESIGNATION)	MAX. HT. OF COMPRESSION STRUT	
		SINGLE STUD	DOUBLE STUD
2 1/2" x 20 GA.	250S125-33	7'-0"	16'-6"
3 5/8" x 20 GA.	362S125-33	-	23'-0"
3 5/8" x 18 GA.	362S137-43	8'-0"	23'-6"
6" x 20 GA.	600S125-33	-	36'-0"
6" x 18 GA.	600S137-43	-	37'-0"
8" x 18 GA.	800S137-43	-	47'-6"

NOTES:
1. FOR DOUBLE STUD ATTACH WEB TO FLANGE WITH NO. 6 SCREW @ 16" O.C. U.B.C.
A S.S. METAL STUD HAS A 1 1/4" WIDE FLANGE
A W.C. METAL STUD HAS A 1 5/8" WIDE FLANGE.

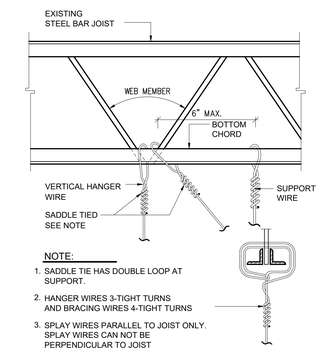


T-BAR CEILING STRUT DETAIL & SCHED. | 6



NOTES:
1. NO PIPES, CEILING ,DUCTS ETC. WILL BE SUPPORTED FROM THE 2x4 RAFTER
2. ONLY T BAR CEILING HANGER CAN BE SUPPORTED FROM THE BOTTOM OF 3x4 OR 2x6 MEMBERS
3. MAX. LOAD PER HANGER = 50 LBS.

WIRE AT RAFTERS | 3



NOTE:
1. SADDLE TIE HAS DOUBLE LOOP AT SUPPORT.
2. HANGER WIRES 3-TIGHT TURNS AND BRACING WIRES 4-TIGHT TURNS
3. SPLAY WIRES PARALLEL TO JOIST ONLY. SPLAY WIRES CAN NOT BE PERPENDICULAR TO JOIST
4. MAX. LOAD PER HANGER = 50 LBS.

WIRE AT STEEL BARJOIST | 4

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Revised by: MAC/AA

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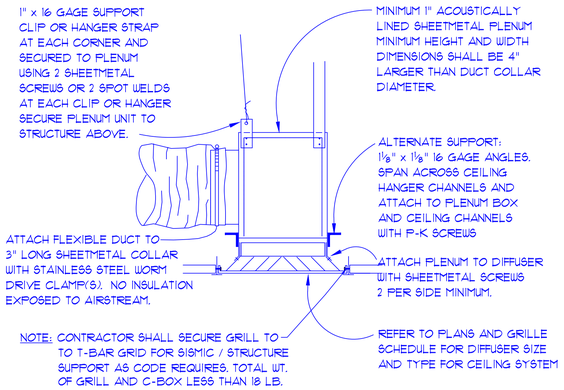
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JOB NO.:	SNR24-0001-00

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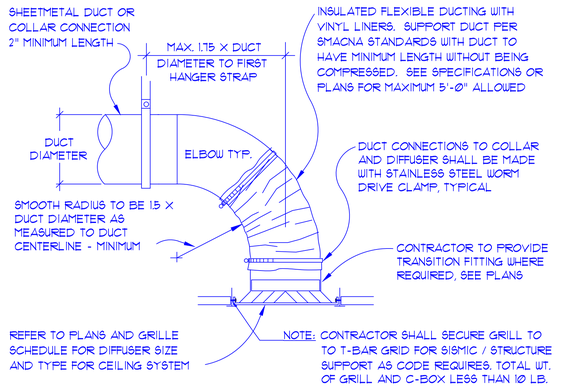
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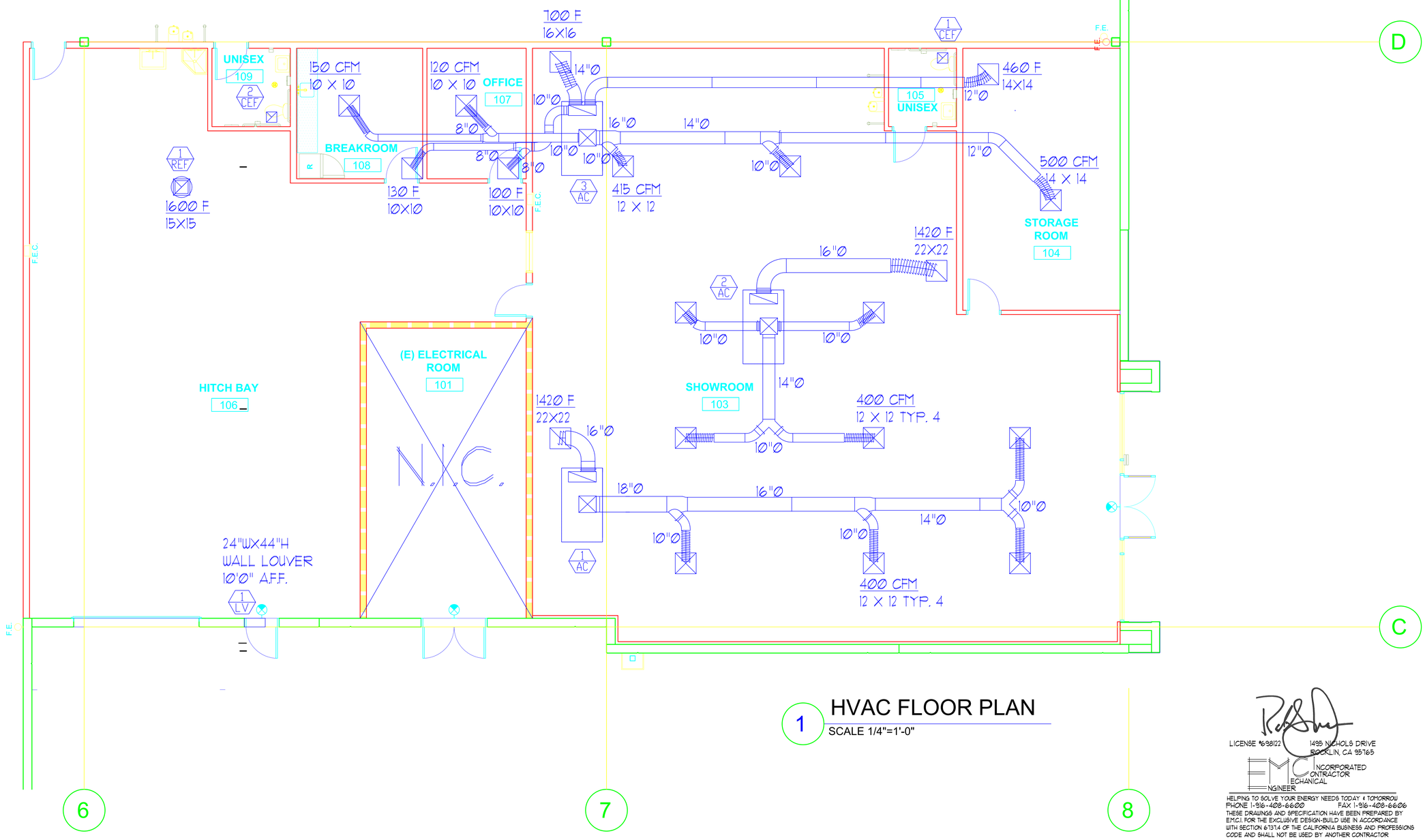
CONFINED DIFFUSER INSTALLATION DETAIL — 1 / M.1

SCALE: NONE
T-BAR CEILING



UNCONFINED DIFFUSER MOUNTING — 2 / M.1

SCALE: NONE
T-BAR CEILING



1 HVAC FLOOR PLAN

SCALE 1/4"=1'-0"

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HVAC FLOOR PLAN

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

R.S.J.:	Approver
DRAWN BY.:	R.S.J.
JOB NO.:	24021

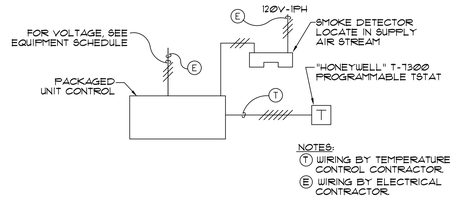
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M.1

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GENERAL NOTES

1. ALL WORK WILL COMPLY WITH THE 2022 CALIFORNIA MECHANICAL CODE (CMC 2022) FOR HVAC WORK SHOWN ON THE DRAWINGS ALL EQUIPMENT AND MATERIALS SHALL BE EQUAL IN QUALITY, TYPE, CAPACITIES, EFFICIENCIES AND ACCESSORIES AS NOTED ON DRAWINGS. PROTECT ALL UNDERGROUND INSTALLATIONS FROM DAMAGE DO TO MECHANICAL WORK.
2. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH LATEST EDITION OF ASHRAE GUIDE AND SMACNA MANUAL AND ALL MECHANICAL EQUIPMENT SHALL BE STRAPPED OR BRACED TO RESIST EARTHQUAKE MOTION PER CMC 303.4 AND ASHRAE SEISMIC RESTRAINT MANUAL, AND "ASCE SEISMIC DESIGN REQUIREMENTS FOR NONSTRUCTURAL COMPENTS" CHAPTER 13 SECTION 13.6.7 DUCTWORK UNDER 10 LB/FT, OR LESS THEN 12" FROM SUPPORTING STRUCTURE OR LESS THEN 6 SQUARE FEET (29"X29") ARE EXEMPT FOR SEISMIC RESTRAINT/BRACING. PERMANENT IDENTIFICATION OF ALL EQUIPMENT IN BUILDING UNIT I.D. AND SPACE SERVED PER CMC 303.6
3. INSULATE ALL UNLINED INTERIOR SUPPLY AND RETURN DUCTWORK WITH 1 1/2" THICK 3/4 LB. DENSITY FIBERGLASS TYPE INSULATION. INSULATION SHALL MEET 2022 CMC 604.1 FOR A FLAME SPREAD OF NOT MORE THAN 25 AND SMOKE-DENSITY NOT TO EXCEED 50 WHEN TESTED AS A COMPOSITE INSTALLATION. (MODEL KNAUK OR EQUAL) TAPE ALL JOINTS PRIOR TO INSULATING. R-6 MIN DUCT INSULATION
4. FABRICATE AND INSTALL DUCTWORK IN ACCORDANCE WITH LATEST EDITION OF ASHRAE GUIDE, SMACNA MANUAL AND CMC 2022 CHAPTER 6 DUCT SYSTEMS. FACTORY-MADE AIR DUCT FOLLOW SECTION 603.3 SEAL ALL DUCT WORK AND JOINTS WITH APPROVED U.L. 181 COMPLIANT MATERIALS PER SECTION 124 (B) CES. R-6 MIN DUCT INSULATION FLEXIBLE DUCT AND CONNECTORS SHALL NOT EXCEED 5'-0" MAX LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OR FITTINGS PER CMC 603.3.4.1.
5. INTERNALLY LINE ALL DUCTWORK EXPOSED TO THE WEATHER AND 10'- 0" FROM FAN UNIT WITH 1" THICK 1 1/2 LB. LINER SHALL MEET CMC 2022 STD. 604 FOR MOLD, HUMIDITY AND EROSION RESISTANT SURFACE. (MODEL KNAUF DUCT LINER M OR EQUAL) ALL MATERIALS EXPOSED WITH IN DUCTS OR PLENUMS SHALL HAVE A FLAME SPREAD INDEX OF NO MORE THAN 25 AND A SMOKE-DEVELOPMENT RATING OF NOT MORE THAN 50 DUCT SIZIE SHOWN ARE NET EXTERNAL WITH LINER. R-6 MIN DUCT INSULATION
6. CONTROLS SHALL SEQUENCE HEATING AND COOLING WHEN APPLIED TO A UNIT CAPABLE OF BOTH. THERMOSTATS SHALL HAVE LOCKABLE SETPOINT LIMITS WITH THE CAPABILITY OF TERMINATING COOLING AT 85F AND HEATING AT 55F. THERMOSTATS SHALL HAVE AN ADJUSTABLE RANGE UP TO 10F. OUTSIDE AIR DAMPERS SHALL CLOSE ON FAN SHUT-DOUN. EACH SYSTEM SHALL BE CONTROLLED BY A TIME CLOCK WITH NIGHT SET-BACK OR BMS SYSTEM
7. UNLESS INDICATED OTHERWISE PULL A MINIMUM OF 8 WIRES BETWEEN THERMOSTAT AND UNIT TO ALLOW FOR FUTURE CHANGES MOUNT @ 4'-0".
8. CONTRACTOR SHALL START UP SYSTEMS AND BALANCE TO THE SATIS-FACTION OF OUNER/ARCHITECT. MAXIMUM TEMPERATURE DIFFERENTIAL IN SPACE SHALL NOT EXCEED 2F.
9. CONTRACTOR WILL RETURN ALL WARRANTY CARDS TO APPLICABLE FACTORIES AND WILL LEAVE A COPY OF INSTALLATION AND SERVICE INSTRUCTIONS FOR ALL HEATING AND AIR CONDITIONING EQUIPMENT, ENCASED IN A HEAVY DUTY MANILA ENVELOPE WITH THE OUNER. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
10. PROVIDE APPROVED SMOKE DUCT DETECTORS FOR ALL AIR HANDLING UNITS SUPPLY AIR STREAM IN EXCESS OF 2000 CFM TO AUTOMATICALLY SHUT DOUN UNIT UPON DETECTION OF SMOKE MAXIMUM OF 10 SECONDS. DETECTORS SHALL MEET CMC 2019 SECTION 608 SHALL MET FOR AIR HANDLING UNITS (AHU) AIR MOVING SYSTEMS GLOBAL / AGGREGATE SIMULTANEOUS SMOKE SHUT DOUN OF AREA SERVED PER CSFM INTERPRETATION # 02-2014 & 08-2015 UPON ACTIVATION OF ANY SINGLE DUCT SMOKE DETECTOR, ALL HVAC DUCT SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING FIRE ALRAM PANEL TO INITIATE A SUPERVISORY ACTIVATION, BE INTERCONNECTED AND SHALL SHUT DOUN ALL UNITS SIMULTANEOUSLY UPON ACTIVATION OF ANY ONE SINGLE DETECTOR. ALL DUCT SMOKE DETECTORS SHALL BE TESTED BY CALIBRATED MANOMETER PROVIDED BY THE INSTALLING CONTRACTOR TO INSURE AIR VOLUME AND VELOCITIES ARE WITHIN THE TOLERANCES SPECIFICATIONS OF THE RATINGS REQUIRED BY THE MANUFACTURE'S DATA OF EACH DUCT SMOKE DETECTOR PER 2022 CFC SEC. 907.3.1 2022 NFPA SEC. 72 11.7.4 AND 2022 CMC SEC. 608
11. COMBUSTION VENTS SHALL BE AT LEAST 4'-0" FROM AND 1'-0" ABOVE DOORS, WINDOUS OR OTHER INLETS INTO THE BUILDING AND SHALL BE AT LEAST 10'-0" FROM AND 3'-0" ABOVE ANY MECHANICAL AIR INTAKE PER CMC 2022 CHAPTER 8
12. TERMINATION OF ENVIROMENTAL AIR DUCT SHALL BE AT LEAST 3'-0" FROM A PROPERTY LINE AND 3'-0" OPENING INTO THE BUILDING CMC 502.0-2.3 EXHAUST OUTLETS SHALL BE AT LEAST 10'-0" FROM AND 3'-0" ABOVE ANY MECHANICAL AIR INTAKE PER CMC 2022 CHAPTER 8
13. IDENTIFICATION OF ALL ROOF TOP HVAC EQUIPMENT SHALL BE PERMANENTLY IDENTIFIED TO SHOW SUITE OR SPACE NAME AND THE INDOOR THERMOSTAT TO MATCH SPACE OR ZONE FOR TENANT USES PER 2022 CMC 307.1
14. PROVIDE AIR BALANCE TEST DOCUMENTATION CERTIFIED TO NEBB STANDARDS TO THE FEILD INSPECTOR PRIOR TO FINAL INSPECTION COMPLIANT TO 2022 BUILDING ENERGY EFFICIENCY STANDARDS
15. ALL FLEX DUCT WILL BE ATCO MODEL UFC # 036 UL 181 CLASS 1 FACTORY-MADE R-VALUE 6.0 CODE COMPLIANCE: UL 181, NFPA 90A & 90B, CMC,IMC,IRC & C.S.F.M.
16. PROVIDE APPROVED SEALANT INFORMATION WHERE PENETRATING THROUGH A FIRE RATED WALL OR FLOOR TO THE FIELD INSPECTOR AT THEIR REQUEST.
17. REQUIRED MINIMUM OSA / VENTILATION RATES PER 2022 CMC 401 &TABLE 402.1 -403.7 WILL BE PREFOREMED ADJUSTED AND CERTIFIED BY A STATE OF CALIFORNIA LICENSED C-20 MECHANICAL CONTRACTOR PER CALIFORNIA BUSINESS & PROFESSIONS CODE. 2022 CBC 1203.1 IN ACCORDANCE WITH CGBC 5.410.4.3.1. COMMERCIAL KITCHEN TO USE CERTIFIED AIR BALANCER PER CODE. 2022 CMC 511.2.2
18. ALL ELECTRICAL , ALARM, TELECOMMUNICATIONS, COMPUTER WIRING AND ANY MATERIALS EXPOSED WITH DUCTS OR RETURN AIR PLENUMS SHALL BE RATED FOR THE USE IN PLENUMS AND SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50. 2022 CMC SECTION 602.2 AND 2022 CEC ART. 300.22. DUCT INSULATION, LINER, TAPE AND ADHESIVES SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATING OF NOT MORE THEN 50 2019 CMC SECTION 604.0
19. PROVIDE CO2 SENSOR FOR DENSITY OCCUPIED SPACE 50 PEOPLE PER 1000 SQFT AREA (I.E. CONFERENCE ROOM, BREAK ROOMS). THE SENSOR SHALL BE LOCATED 3'-0" TO 6'-0" ABOVE FLOOR PER TITLE 24 NONRESIDENTIAL STANDARDS SECTION 121-A-C AND COMPLY WITH CMC TABLES 402.1 MINIMUM VENTILATION RATES IN BREATHING ZONE



1 / M.2 TYPICAL AC UNIT CONTROL DIAGRAM

NO SCALE MHVCD05B

MECHANICAL MANDATORY MEASURES 2022 TITLE 24 CHECKLIST

EQUIPMENT AND SYSTEMS EFFICIENCY

Any appliance for which there is a California standard established in the Appliance Efficiency Standards may only be installed if the manufacturer has certified to the Commission that the applicance complies with the applicable standard. See equipment schedule for min cooling SEER/EER and heating HSPF/COP T-24 section 110.1 AND 110.2 and Economizer per section 140.4.9(e)

Fan type central furnaces shall not have a pilot light. T-24 section 110.2(d)

Air handling duct systems shall be constructed, installed, sealed and insulated as provided in 2022 of the Uniform Mechanical Code. T-24 section 110.2(f)

Guards shall be provided in 2022 CBC Section 1015.6 Code for components that require service that are located within 10 feet of a roof edge or opening side that is 30" above the floor or finished grade.

All outdoor Condensing units shall be fitted with locking type tamper resistant caps at refrigerant ports per CMC 1106.14

All outdoor Condensing units shall be mounted on concrete housekeeping pads that shall be no less then 3" above grade per CMC 1105.2 per CMC 1105.2

Provide attic opening and passageway no smaller then the largest componet of the appliance with min size of 22"X30" per CMC 304.4

Where hieght of passageway is less than 6' the distance from the passagaway access to the appliance shall not exceed 20' measured along the centerline of the passageway per CMC 304.4.1

The width of the passageway shall be unobstructed and shall have solid flooring not less then 24" wide from opening to appliance per CMC 304.4.2

A level working platform not less than 30"X30" be provided in front of the service side of the appliance per CMC 304.4.3

A permanent 120-volt receptable outlet and light fixture shall be installed near the appliance per CMC 304.4.4

CONTROLS SECTION T-24 section 120.2 as required

Each space conditioning system shall be installed with one of the following:

An automatic time switch with an accessible manual override that allows operation of the system during off-hours for up to 4 hours. The time switch shall be capable of programming different schedules for weekdays and weekends† incorporate an automatic holiday "shut-off" feature that turns off all loads for at least 24 hours, then resumes the normally scheduled operation† and has program backup capabilities that prevent the loss of the device's program and time setting for at least 10 hours if power is interrupted† or

An occupancy sensor to control the operating period of the system† or

A 4-hour timer that can be manually operated to control the operating period of the system.

Each space conditioning system shall be installed with controls that temporarily restart and temporarily operate the system as required to maintain a setback cooling thermostat setpoint.

Each space conditioning system serving multiple zones with a combined floor area more than 25,000 square feet shall be provided with isolation zones. Each zone: shall not exced 25,000 square feet† shall be provided with isolation devices, such as valves or dampers, that allow the supply of heating or cooling to be setback or shut off independently of other isolation areas† and shall be controlled by a time control device as described above.

Each space conditioning system shall be controlled by an individual thermostatic control that responds to temperature within the zone. Where used to control heating, the control shall be adjustable down to 55 degrees F or lower. For cooling, the control shall be adjustable up to 85 degrees F or higher. Where used to control both heating and cooling, the control shall be capable providing a dead bank of at least 5 degrees F within which the supply of heating and cooling is shut off or reduced to a minimum.

Thermostats shall have numeric setpoints in degress Fahrenheit (F)

Thermostats shall have adjustable setpoint stops accessible only by authorized personnel.

Heat pumps shall be installed with controls to prevent electric resistance supplementary heater operation when the heating load can be met by a heat pump alone. Electric resistance supplementary heater operation is permitted during transient periods, such as start-ups and following room thermostat setpoint advance, when controls are provided which use preferential rate control, intelligent, recovery, staging, ramping, or similar control mechanisms designed to preclude the unnecessary operation of supplementary heating during the recovery period. Supplementary heater operation is also permitted during defrost.

VENTILATION SECTION T-24 section 120.1 as required

Controls shall be provided to allow outside air dampers or devices to be operated at the ventilation rates as specified on these plans. All installed economizers shall include a Fault Dectction and Diagnostics (FDD) system

Gravity or automatic dampers interlocked and closed on fan shutdoun shall be provided on the outside air intakes and discharges of all space conditioning and exhaust systems.

All gravity ventilating systems shall be provided with automatic or readily accessible manually operated dampers in all openings to the outside, except for combustion air openings.

Air Balancing: All space conditioning and ventilation systems shall be balanced to the quantities specified in these plans, in accordance with the National Environmental Balancing Bureau (NEBB) Procedural Standards (1983.), or Associated Air Balance Council (AABC) National Standards (1936.) and in accordance with CGBC 5.410.4.3.1.

Outside Air Certification: The system shall provide the minimum outside air as shown on the mechanical drawings with Merv-13 filters, and shall be measured and certified by the installing licensed C-20 mechanical contractor.

DUCT INSULATION SECTION T-24 section 120.4.

All duct systems shall be provided with min of R-6 duct insulation for interior space and R-8 for exterior

CALGREEN SECTION 5.410

Provide HVAC balance reports, Operation and Maintenance Manual and inspection reports to ouner at end for project.

CALGREEN SECTION 5.504

All new hvac units and duct systems shall be covered during construction, Existing system shall have construction filter Merv 13 on return opening or seal system while under constrction to keep system clean, provide temorary ventilation as needed per project as needed. All new HVAC system to provide Merv 13 filters per CMC 401.2 prior to air balance.

CALGREEN SECTION 5.506

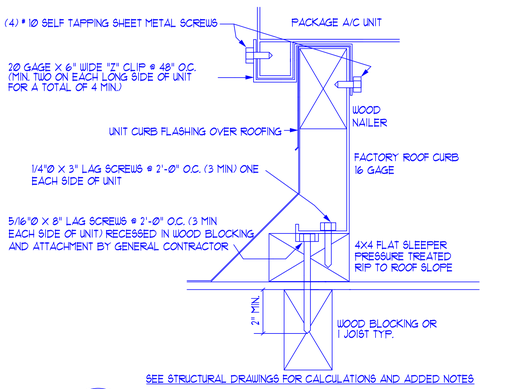
Outside Air Certification: The system shall provide the minimum outside air as shown on the mechanical drawings, and shall be measured and certified by the installing licensed C-20 mechanical contractor. And meet current California energy code, and Division 1 chapter4 of CCR, title 8 which ever in more stringent. C02 monitoring or Equipment with demand control ventilation, C02 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the 2022 CEC setion 120(c)(4)

CALGREEN SECTION 5.508

Certification that system shall meet and be installed per section 5508.1 through 5.508.1.4 No HFC's or CFC's in refrigeration equipment.

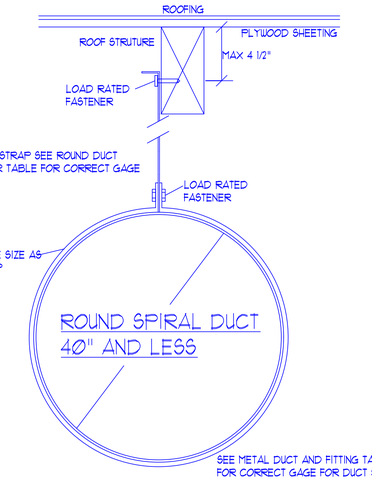
PROSCRIPTIVE MEASURES T-24

This project was ran as preformace title 24 complices, N/A for t-24 section 140 and section 140.1



SEE STRUCTURAL DRAWINGS FOR CALCULATIONS AND ADDED NOTES

2 / M.2 " UNIT TO ROOF CURB SEISMIC DETAIL "



HANGER STRAPS OR RODS

MAX DUCT DIAMETER	HANGER	MAX LOAD LBS	MAX SPACING FEET
14"Ø	ONE 12 GAGE WIRE	60	10'-0"
23"Ø	ONE 12 GAGE WIRE	100	10'-0"
26"Ø	ONE 1"X22 GAGE STRAP	260	10'-0"
36"Ø	ONE 1"X18 GAGE STRAP	420	10'-0"
50"Ø	ONE 1"X16 GAGE STRAP	700	10'-0"
60"Ø	TWO 3/8" DIA RODS	1310	10'-0"
84"Ø	TWO 1/2" DIA RODS	2500	10'-0"

TABULATED DATA FROM SMACNA ALLOWS FOR DUCT REINFORCING AND INSULATION, BUT NO EXTERNAL LOADS

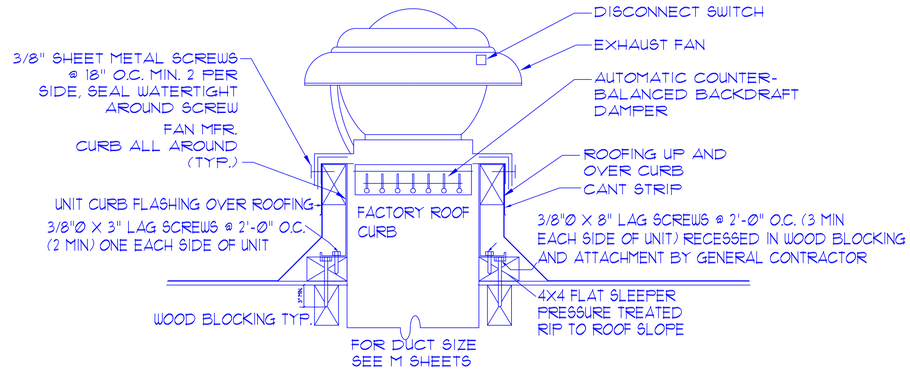
DUCT WEIGHTS 10'-0" LENGHT

MAX DUCT DIAMETER	HANGER	TOTAL LOAD LBS	LENGTH FEET
14"Ø	ONE 12 GAGE WIRE	42	10'-0"
23"Ø	ONE 12 GAGE WIRE	85	10'-0"
26"Ø	ONE 1"X22 GAGE STRAP	116.9	10'-0"
36"Ø	ONE 1"X18 GAGE STRAP	161.9	10'-0"
50"Ø	ONE 1"X16 GAGE STRAP	271.2	10'-0"
60"Ø	TWO 3/8" DIA RODS	325.5	10'-0"
80"Ø	TWO 1/2" DIA RODS	561.0	10'-0"

TABULATED DATA FROM SMACNA ALLOWS FOR DUCT REINFORCING AND INSULATION, BUT NO EXTERNAL LOADS

4 / M.2 ROUND DUCT HANGER DETAIL

SCALE NONE



SEE STRUCTURAL DRAWINGS FOR CALCULATIONS AND ADDED NOTES

3 / M.2 REF MOUNTING DETAIL

SCALE-NONE

EQUIPMENT SCHEDULE

(AC-1, AC-2) LENNOX 4 TON PACKAGE GAS/ELE. MODEL NO. KGB048B4B 1600 CFM @ 1.0 SP. GAS INPUT 65.0 MBH GAS OUTPUT 52.0 MBH POWER 208/3/60 Hz MCA. 23.0 MOP 30 ACCESSORIES FACTORY ROOF CURB, FACTROY SUPPLY SMOKE DETECTORS, OSA ECONOMIZER DAMPER WITH POWER EXHUAST SET TO 180 CFM WT. 800 LB. SEER 14.0 AFUE. 80%

(REF) GREENHECK ROOF EXHAUST FAN MODEL NO. G-120-VG 1600 CFM @ 1.0 SP. POWER 120/1/60 Hz MCA 3.8 MOP 15 ACCESSORIES: FACTORY ROOF CURB WITH B.D.D. VARI-GREEN EC MOTOR WITH MOUNTED POTENTIOMETER DAIL WT. 65 LB

(EF-1, EF-2) BROAN CEILING EXHAUST FAN MODEL NO. L100 70 CFM @ 0.125 SP. POWER 120/1/60 Hz ACCESSORIES: B.D.D. 6"Ø TO ROOF JACK

(LV) GREENHECK STATIONARY FABRICATED LOUVERS MODEL ESJ-602 44"H X 24"W WITH BIRDSCREEN & MILL FINISH WITH 2" MERV 13 FILTERS 1600 CFM, VELOCITY 490 FPM WT. 22 LB.

SUPPLY REGISTERS ARE J & J MODEL 1444 MODE CORE

RETURN REGISTERS ARE J & J MODEL ALEC CUBE CORE

LICENSE #938122
1495 NICHOLS DRIVE
ROCKLIN, CA 95765
EMC INCORPORATED CONTRACTOR MECHANICAL ENGINEER
HELPING TO SOLVE YOUR ENERGY NEEDS TODAY & TOMORROW
PHONE 1-916-408-6600 FAX 1-916-408-6606

THESE DRAWINGS AND SPECIFICATION HAVE BEEN PREPARED BY E.M.C. FOR THE EXCLUSIVE DESIGN-BUILD USE IN ACCORDANCE WITH SECTION 6737.4 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE AND SHALL NOT BE USED BY ANOTHER CONTRACTOR

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
4683 Chabot Dr. Suite #300
Pleasanton, CA 94588
P 925.244.9620

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

HVAC DETAIL SPEC. PLAN

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

R.S.J.:	Approver
DRAWN BY.:	R.S.J.
JOB NO.:	24021

SHEET M.2

5/3/2024 10:45:37 AM

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BUILDING ENERGY ANALYSIS REPORT

PROJECT:

U-HAUL TENANT IPROVEMENT
4658 EVORA ROAD
CONCORD, CA 94520

Project Designer:

WARE MALCOMB
4683 CHABOT DRIVE SUITE # 300
PLEASANTON, CA 94588
1-925-244-9620

Report Prepared by:

Rob Jensen
R & R ENTERPRISE
1495 Nichols Drive
Rocklin, CA 95765
1-916-408-6600

Job Number:

24021

Date:

5/4/2024

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 1 of 15)

Project Name:	**U-HAUL WILLOW PASS**
Date Prepared:	**2024-05-04**

A. General Information

1	Project Name	U-HAUL WILLOW PASS		
2	Run Title	Title 24 Analysis		
3	Project Location	4658 EVORA ROAD		
4	City	CONCORD	5	Standards Version	Compliance 2022
6	Zip code	94520	7	Compliance Software (version)	EnergyPro 9.1
8	Climate Zone	12	9	Building Orientation (deg)	90
10	Building Type(s)	• Nonresidential	11	Weather File	BUCHANAN-FIELD_STYP20.epw
12	Project Scope	• Existing alteration	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft^2)	3516	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft^2)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	3516	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 2 of 15)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres / MultiFam	Performance / Not Included	Solar Thermal Water Heating (See Table I3)	☐ Performance / ☒ Not Included	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
Mechanical (See Table H)	Nonres / MultiFam	Performance / Not Included	Covered Process: Commercial Kitchens (see Table J)	☐ Performance / ☒ Not Included	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
					Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres / MultiFam	Performance / Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐ Performance / ☒ Not Included	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
					Building Components Complying with Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	Nonres / MultiFam	Performance / Not Included	Photovoltaics (see Table F)	☐ Performance / ☒ Not Included	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
					Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐ Performance / ☒ Not Included	Commissioning 120.8	NRCC-CXR-E is required
					Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 3 of 15)

C1. COMPLIANCE SUMMARY

COMPLIES[3]

	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft^2 - yr)	Total[2] (kBtu/ft^2 - yr)	Total[2] (kBtu/ft^2 - yr)
Standard Design	246.27	246.27	19.05
Proposed Design	188.79	188.79	15.54
Compliance Margins	**57.48**	**57.48**	**3.51**
	Pass	**Pass**	**Pass**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] Building complies when efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 4 of 15)

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft^2 - yr)

COMPLIES[2]

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	3.37	6.5	-3.13
Space Cooling	65.05	57.51	7.54
Indoor Fans	135.87	80.03	55.84
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	8.61	11.38	-2.77
Indoor Lighting	33.37	33.37	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**246.27**	**188.79**	**57.48 (23.3%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**246.27**	**188.79**	**57.48 (23.3%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 5 of 15)

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	102.01	102.01	---
Process	186.36	186.36	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**534.64**	**477.16**	**57.48 (10.8%)**

[1] Notes: This table is not used for Energy Code Compliance.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 6 of 15)

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft^2 /yr)

COMPLIES[2]

Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Space Heating	0.48	2.13	-1.65
Space Cooling	2.49	2.19	0.3
Indoor Fans	12.7	7.55	5.15
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	0.76	1.05	-0.29
Indoor Lighting	2.62	2.62	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**19.05**	**15.54**	**3.51 (18.4%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**19.05**	**15.54**	**3.51 (18.4%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 7 of 15)

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Receptacle	7.55	7.55	---
Process	16.22	16.22	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**42.82**	**39.31**	**3.51 (8.2%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 8 of 15)

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	0.3	---	---	---	8	---
Space Cooling	5.8	4.9	0.9	---	---	---
Indoor Fans	16.8	10	6.8	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	1.2	1.5	-0.3	---	---	---
Indoor Lighting	4.8	4.8	0	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**28.9**	**21.2**	**7.7**	**0**	**8**	**-8**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**28.9**	**21.2**	**7.7**	**0**	**8**	**-8**
Receptacle	15.1	15.1	0	---	---	---
Process	25.6	25.6	0	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**69.6**	**61.9**	**7.7**	**0**	**8**	**-8**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 9 of 15)

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft^2 / yr)	Proposed Design (kBtu/ft^2 / yr)	Margin (kBtu/ft^2 / yr)	Margin Percentage
GROSS EUI[1]	67.54	62.34	5.2	7.7
NET EUI[1]	67.54	62.34	5.2	7.7

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.
• The user model includes space(s) without sufficient cooling equipment. Cooling equipment has been added to the model to meet cooling loads.

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft^2)**	**Total Fenestration Area (ft^2)**	**Window to Wall Ratio (%)**
North-Facing[1]	1904	275	14.44
East-Facing[2]	0	0	0
South-Facing[3]	2006	0	0
West-Facing[4]	0	0	0
Total	**3910**	**275**	**7.03**
Roof	3516	0	0

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — NRCC-PRF-E
Nonresidential Performance Compliance Method — (Page 10 of 15)

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	**Air Barrier**
Com-Floor 1	No air barrier

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
					Continuous R-Value					
Surface Name	**Construction Type**	**Area (ft^2)**	**Framing Type**	**Cavity R-Value**	**Interior**	**Exterior**	**Units**	**Value**	**Description of Assembly Layers**	**Status[1]**
Slab On Grad8	Underground Floor	3,516	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	E
6 Concrete Wall w/R-1310	Exterior Wall	3,910	Wood	13	N/A	N/A	U-factor	0.0975	Concrete - 140 lb/ft3 - 6 in. Composite-1 Gypsum Board - 5/8 in.	E
R-30 Roof No Attic14	Roof	3,516	Wood	30	N/A	N/A	U-factor	0.034	AsphaltShingles0_25in Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Composite-2 Gypsum Board - 1/2 in.	E

[1] Status: N - New, A - Altered, E - Existing

WARE MALCOMB
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P 925.244.9620
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

HVAC TITLE 24. PLAN

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

LICENSE #98122
1495 NICHOLS DRIVE
ROCKLIN, CA 95765
EMCI INCORPORATED
MECHANICAL CONTRACTOR
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R.S.J.:	Approver
DRAWN BY.:	R.S.J.
JOB NO.:	24021

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 11 of 15)

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft^2)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Solarban 70 XL	Vertical fenestration Fixed window N/A	NFRC	Manufactured	275	0.28	0.4	0.63	E

[1] Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.
[2] Status: N - New, A - Altered, E - Existing

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
			Heating				Cooling				
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Status[1]
AC 1-3	Single Zone Air Conditioner (SZAC) Air System	3	52.6	0	AFUE	81	48.7	EER SEER	11.5 14	Differential Enthalpy	N

[1] Status: N - New, A - Altered, E - Existing

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 12 of 15)

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
			Supply Fan				Return / Relief Fan					
Name or Item Tag	Qty	Design OA CFM	CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	Status[1]
AC 1-3	3	175.8	1,600	0.69	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

[1] Status: N - New, A - Altered, E - Existing

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(n)[1]	Other Special Features and Controls
AC 1-3	Single Zone Air Conditioner (SZAC) Air System	N/A	Differential Enthalpy
N/A1 - SHW	Service Hot Water	N/A	Fixed Temperature Control

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.
[1] Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
	Mechanical Ventilation					
Zone Name	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
1-ZONE 1	Office - Office space	17.58	527.4	0	3516	N/A

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 13 of 15)

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
			Rated Capacity (kBtu/h)		Airflow (cfm)			Fan			
System ID	System Type	Qty	Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	VSD
1-ZONE 1-Trm	Uncontrolled	3	N/A	N/A	4,800	N/A	0	N/A	N/A	N/A	☐

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
A O Smith ELJF-62	Electricity	Storage	1	6	1.5	kW	0.92	EF	N/A	N/A	N/A	N/A	N/A

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See NRCC-LTI-E for mandatory controls

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-01-E - Must be submitted for all buildings
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 14 of 15)

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
Mechanical	NRCA-MCH-03-A - Constant Volume Single Zone HVAC
Mechanical	NRCA-MCH-05-A - Air Economizer Controls

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E

Nonresidential Performance Compliance Method (Page 15 of 15)

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Rob Jensen	Documentation Author Signature:
Company: R & R ENTERPRISE	Signature Date: 05/04/2024
Address: 1495 Nichols Drive	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Rocklin, CA 95765	Phone: 1-916-408-6600

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name:	Responsible Designer Signature:
Company: WARE MALCOMB	
Address: 4683 CHABOT DRIVE SUITE # 300	Date Signed:
City/State/Zip: PLEASANTON, CA 94588	License #:
Phone: 1-925-244-9620	Title: Scope:
Responsible Designer Name: Rob S Jensen	Responsible Designer Signature:
Company: Engineer Mechanical Contractor Inc	
Address: 1495 Nichols Drive	Date Signed: 05/04/2024
City/State/Zip: Rocklin, CA 95765	License #: 698122
Phone: 1-916-408-6600	Title: OWNER Scope: MECHANICAL

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HVAC TITLE 24. PLAN

DATE	REMARKS
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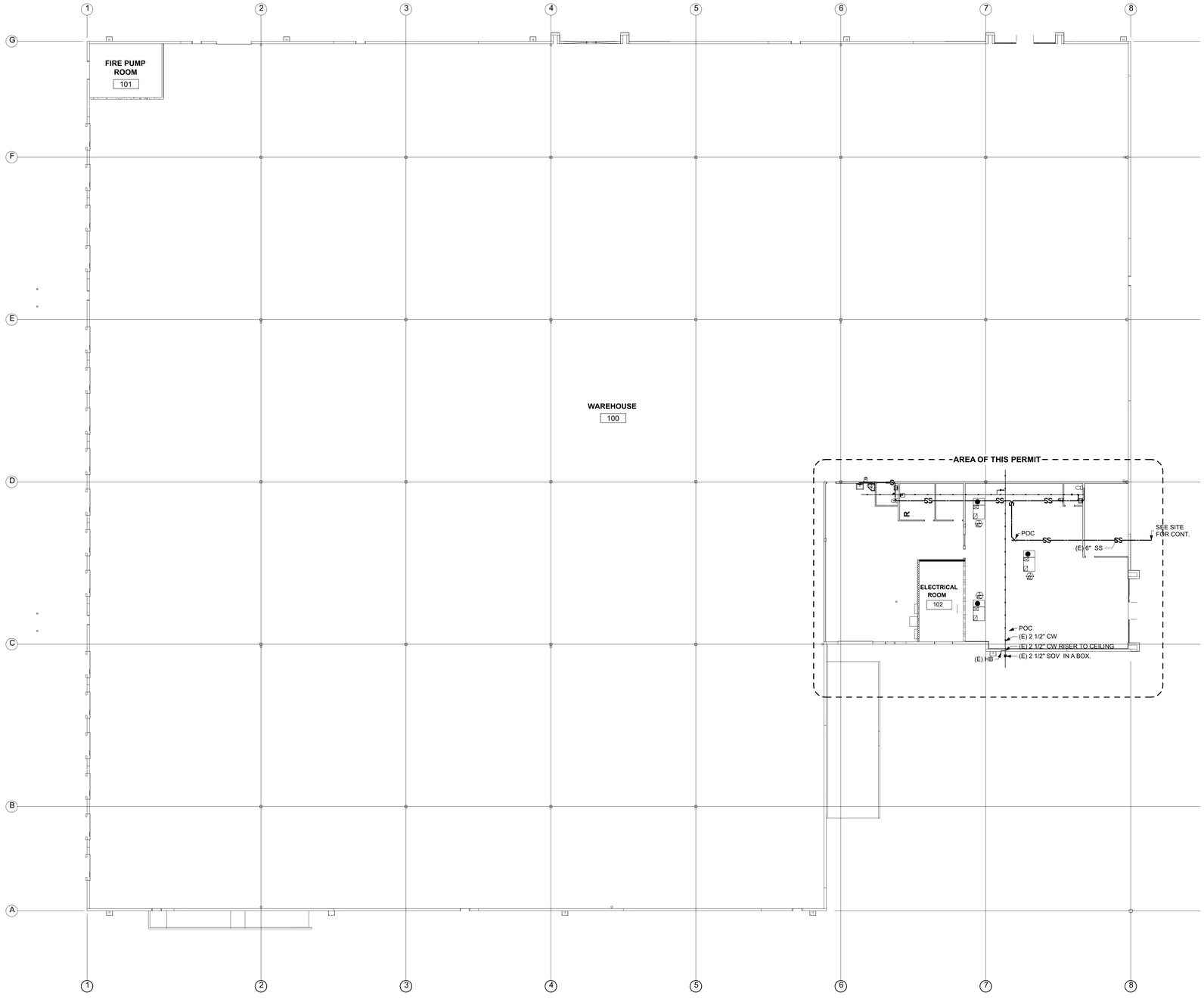
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DRAWN BY.:	R.S.J.
JOB NO.:	24021

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OVERALL PLUMBING FLOOR PLAN 1/16" = 1'-0"

INDEX OF SHEETS

P-1	OVERALL PLUMBING PLAN
P-2	ENLARGED PLUMBING PLAN
P-3	ISOMETRICS
P-4	DETAILS, NOTES , SCHEDULES

PLUMBING SYBOLS

G GAS METER	ROOF DRAIN & OVERFLOW
VALVE (IN BOX)	POINT OF CONNECTION
FS FLOOR SINK	WALL C.O.
FD FLOOR DRAIN	FCO FLOOR CLEAN OUT

PLUMBING LINETYPES

SS / 2" 3" VENT	SANITARY SEWER / VENT
1/2" CW / 1/2" CW / 3/4" HW	COLD WATER SUPPLY w/SOV / HOT WATER SUPPLY
3/4" HW / 3/4" HWR / 3/4" HWR	HOT WATER RETURN
3/4" THW / 3/4" THW	TEMPERED HOT WATER
1"G	GAS
3/4" C / 3/4" CONDENSATE TO MOP SINK BELOW	CONDENSATE LINE
1/2" AIR / 1/2" AIR	COMP.AIR LINE
1-1/2" VAC	VACUUM LINE
GW	GREASE WASTE
FILTERED WATER	FILTERED WATER

ABBREVIATIONS

AD	AR□A DRAIN
A□□	ABO□□ □INISH □LOOR
B□□	B□LO□ □INISH □LOOR
C	COND□NSAT□
CO	CL□AN O□T
C□	COLD □ AT□R
CP	COND□NSAT□ P□MP
D□	DRIN□ING □O□NTAIN
DOM□	DOM□STIC □ AT□R
D□ □	DRAIN □ AST□ □□NT
□S	□M□RG□NCY SHO□ □R
□□	□M□RG□NCY □Y□□ ASH
□CO	□LOOR CL□AN O□T
□D	□LOOR DRAIN
□□	□INISH □LOOR
□S	□LOOR SIN□
G	GAS
GCO	GRAD□ CL□AN O□T
G□	GR□AS□ □ AST□
H□	HOT □ AT□R
HB	HOS□ BIB
IMA	IC□ MACHIN□
IMB	IC□MA□□R S□PPLY BO□
IN□	IN□□RT
I□ H	INSTANTAN□O□S □ AT□R H□AT□R
L□A□	LA□ATORY
LS	LA□NDRY SIN□
MS	MOP SIN□
POC	POINT O□ CONN□CTION
P□T	PR□SS□R□ □ T□MP□RAT□R□
RD□□	ROO□ DRAIN □ □D□□R □LO□
RP	R□CIRC□LATING P□MP
RR	R□STROOM
S□S	SIN□
SS	SANITARY S□□ □R
TH	T□B□ H□AT□RS
TP	TRAP PRIM□R
TS	TRAP S□AL
□□R	□RINAL
□S	□TILITY SIN□
□	□□NT
□TR	□□NT THR□ ROO□
□ B	□ ASH BO□
□ C	□ AT□R CLOS□T □TOIL□T□
□ CO	□ ALL CL□AN O□T
□ □	□ ASH □O□NTAIN □GANG□
□ H	□ AT□R H□AT□R
□ S	□ ASH SIN□

SCOPE OF WORK &CODES

SCOPE

1. INSTALL NEW LAVS AND WATER CLOSETS AS SHOWN.
2. INSTALL NEW BREAKROOM SINK, MOP & LAUNDRY SINKS
3. INSTALL NEW TANK TYPE WATER HEATER.
4. INSTALL INSTANTANEOUS WATER HEATER
5. INSTALL NEW FLOOR DRAINS
5. CONNECT ALL TO EXISTING SIG SAN SEWER AND WATER LINES AS SHOWN.

APPLICABLE CODES or REGULATION

A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST CODES AND REGULATIONS OF THE FOLLOWING:
2022 CBC
2022 CPC
2022 CMC
2022 CALIFORNIA ENERGY CODE
B. RULINGS AND INTERPRETATIONS OF THE ENFORCING AGENCY WILL BE CONSIDERED PART OF THE REGULATIONS.
C. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE ABOVE, AND EXPENSE IN COMPLIANCE WITH THE ABOVE SHALL BE BORNE BY THE CONTRACTOR.
D. WHENEVER THE SPECIFICATIONS AND DRAWINGS REQUIRE HIGHER STANDARDS OR LARGER SIZES THAN THOSE REQUIRED BY THE ORDINANCES AND STATUES, THE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRIORITY OVER THE SPECIFIC ORDINANCES AND STATUTES.

Matterhorn PLUMBING
8990 R□ncho Hill□Dr.
Gilroy, CA 95020
Phone Number 408-839-3132
CSLB Licen□e Number □1049322

MATTERHORN PLUMBING
CLASSIFICATION C-36
LIC. NO. 1049322
This is a design-build project and the work shown on these plans has been designed and will be installed by Matterhorn Plumbing.

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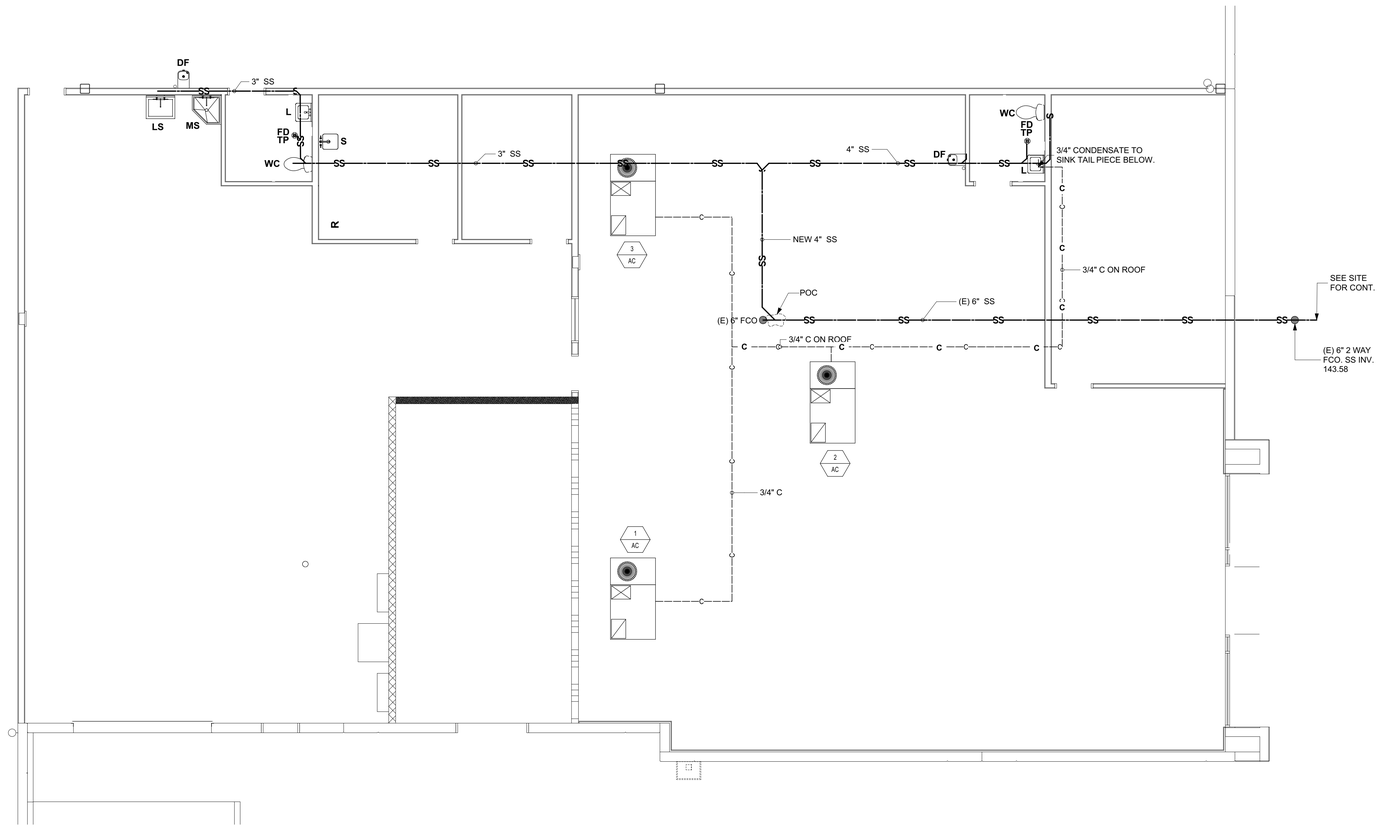
OVERALL PLUMBING PLAN

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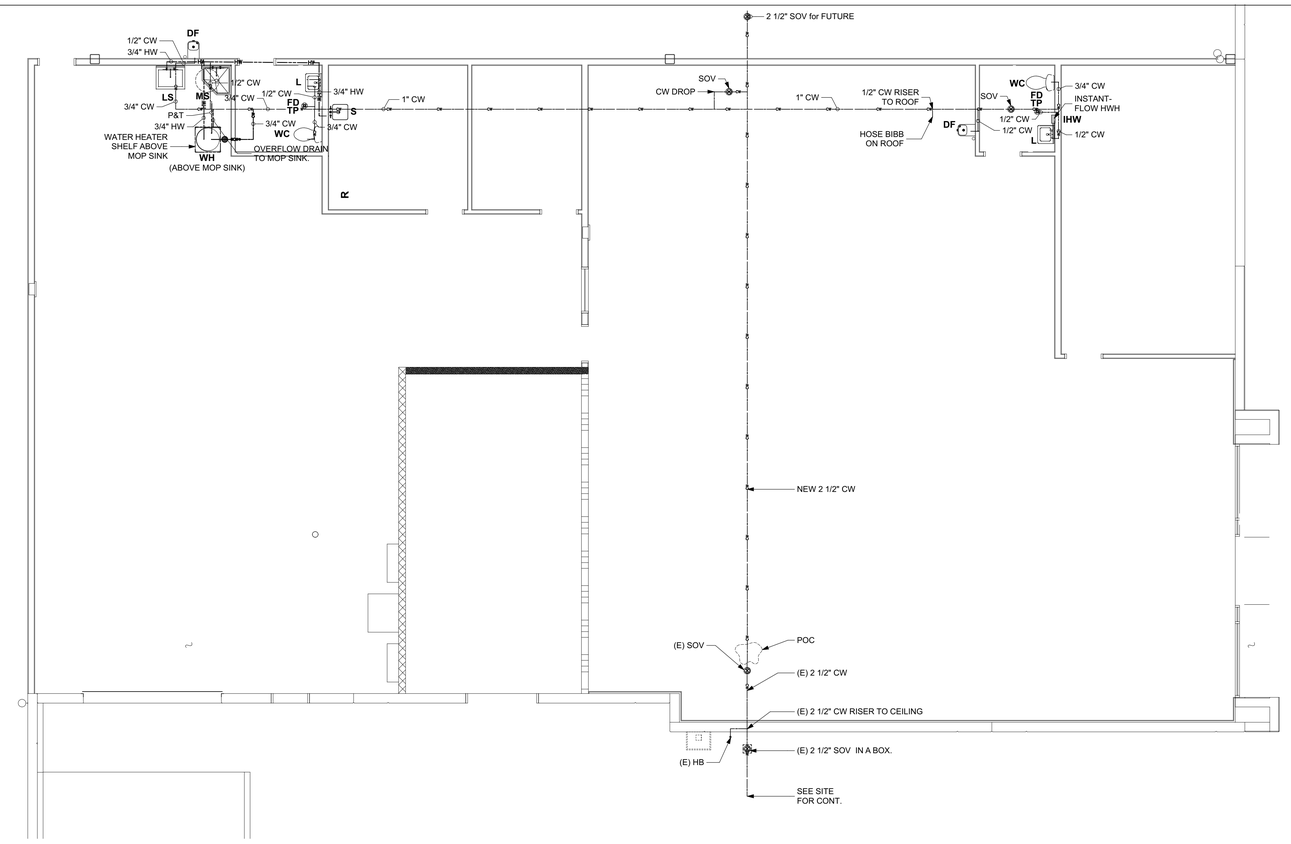
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ENLARGED DRAIN, WASTE & VENT PLAN 3/16" = 1'-0"



ENLARGED DOMESTIC WATER PLAN 3/16" = 1'-0"

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ENLARGED PLUMBING PLAN

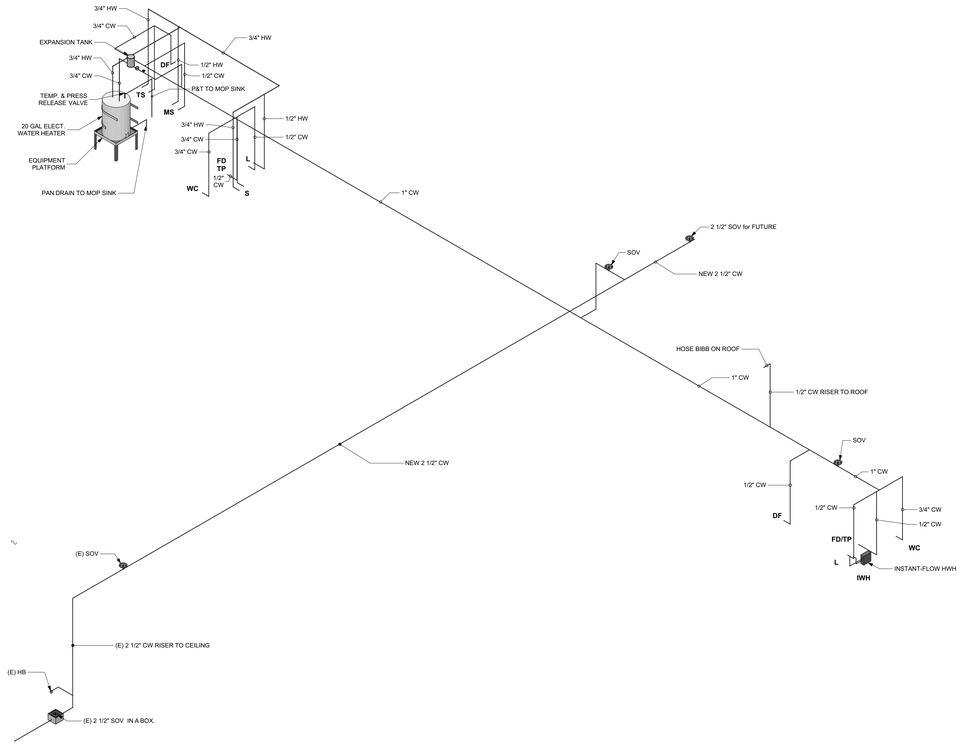
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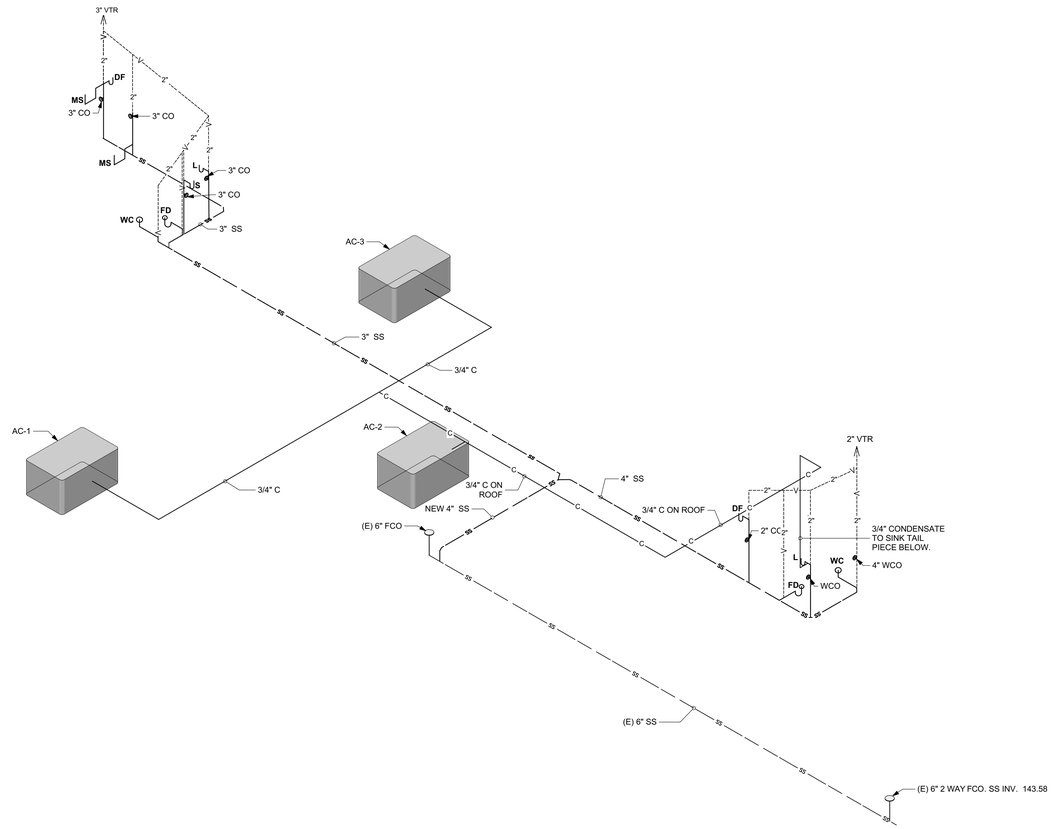
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DOMW ISOMETRIC



DWV ISOMETRIC

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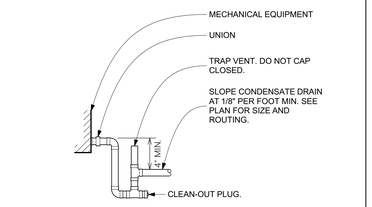
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ISOMETRICS

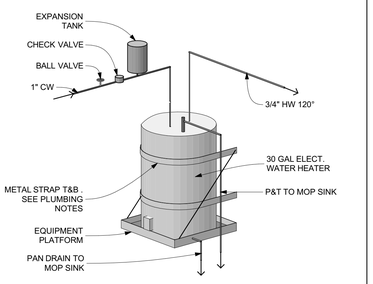
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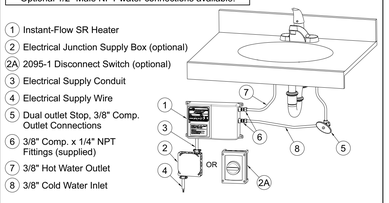


CONDENSATE LINE 6



WATER HEATER 5

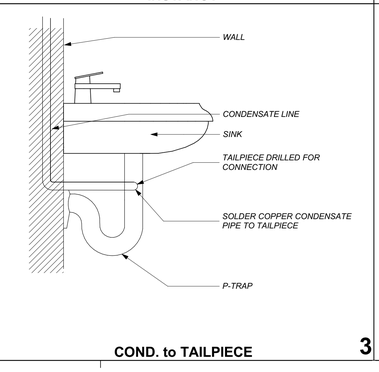
Notes:
1. Heater to be installed below the level of all hot water outlets serviced by the heater.
2. Diagram shown with standard 3/8" Compression Fitting. Optional 1/2" Male NPT water connections available.



1. Instant-Flow SR Heater
2. Electrical Junction Supply Box (optional)
2A. 2095-1 Disconnect Switch (optional)
3. Electrical Supply Conduit
4. Electrical Supply Wire
5. Dual outlet Stop, 3/8" Comp. Outlet Connections
6. 3/8" Comp. x 1/4" NPT Fittings (supplied)
7. 3/8" Hot Water Outlet
8. 3/8" Cold Water Inlet

NOTE: EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIESAND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIESAND SINKS.

INSTAHOT 4



COND. to TAILPIECE 3

CAL GREEN CODE

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

5.303.3.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

5.303.3.2 URINALS.

5.303.3.2.1 WALL-MOUNTED URINALS. THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.

5.303.3.2.2 FLOOR-MOUNTED URINALS. THE EFFECTIVE FLUSH VOLUME OF FLOOR-MOUNTED OR OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

5.303.3.3 SHOWERHEADS. [BSC-CG]

5.303.3.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

5.303.3.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

5.303.3.4 FAUCETS AND FOUNTAINS.

5.303.3.4.1 NONRESIDENTIAL LAVATORYFAUCETS. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.2 KITCHEN FAUCETS. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.3 WASH FOUNTAINS. WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN1.8 GALLONS PER MINUTE/20 [RIM SPACE (INCHES) AT 60 PSI].

5.303.3.4.4 METERING FAUCETS. METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.

5.303.3.4.5 METERING FAUCETS FOR WASH FOUNTAINS. METERING FAUCETS FOR WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.20 GALLONS PER MINUTE/20 [RIM SPACE (INCHES) AT 60 PSI].

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

CAL GREEN 2022 TABLE 5.504.4.2
SEALANT VOC LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

NA

CAL GREEN 2022 TABLE 5.303.6
STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTING

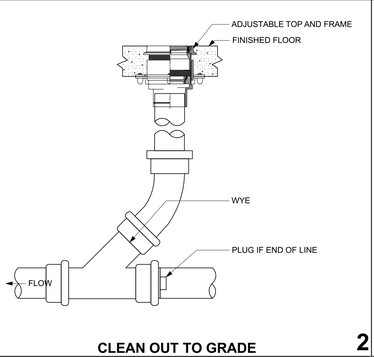
5.303.6 Plumbing fixtures and fittings shall be installed in accordancewith the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chapter 6 of this code.	
WATER CLOSET (TOILETS) - FLUSHOMETER VALVE TYPE SINGLE FLUSH, MAX FLUSH VOLUME	ASME A 112.19.2/ CSA B45.1-1.28 gal (4.8 L)
WATER CLOSETS (TOILETS) - FLUSHOMETER VALVE TYPE DUAL FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.14 AND USEPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION-1.28 gal(4.8L)
WATER CLOSETS (TOILETS) - TANK TYPE	U.S. EPA WATER SENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION
URINALS, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/CSA B45.1-0.5 gal(1.9L)
URINALS, NONWATER URINALS	ASME A 112.19.19 (VITREOUS CHINA)ANSI Z124.9-2004 OR IAPMO Z124.9 (PLASTIC)
PUBLIC LAVATORY FAUCETS: MAXIMUM FLOW RATE - 0.5 gpm (1.9 L/MIN)	ASME A 112.18.1/CSA B125.1
PUBLIC METERING SELF-CLOSING FAUCETS: MAXIMUM WATER USE -0.25 GAL (1.0 L) PER METERING CYCLE	ASME A 112.18.1/CSA B125.1
RESIDENTIAL BATHROOM LAVATORY SINK FAUCET: MAXIMUM FLOW RATE - 1.5 gpm (5.7 L/MIN)	ASME A 112.18.1/CSA B125.1

TABLE 5.504.4.1 ADHESIVE VOC LIMIT
Less Water and Less Exempt Compounds in Grams Per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
NA	
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
NA	

TABLE 5.504.4.1
ADHESIVE VOC LIMIT
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	*CUR VOC LIMIT*
N/A	
SPECIALTY APPLICATIONS	
PVC WELDING	*510*
CPVC WELDING	*490*
ABS WELDING	*325*
PLASTIC CEMENT WELDING	*250*
ADHESIVE PRIMER FOR PLASTIC	*550*
CONTACT ADHESIVE	*80*
SPECIAL PURPOSE CONTACT ADHESIVE	*250*
STRUCTURAL WOOD MEMBER ADHESIVE	*140*
TOP AND TRIM ADHESIVE	*250*
SUBSTRATE SPECIFIC APPS	
N/A	



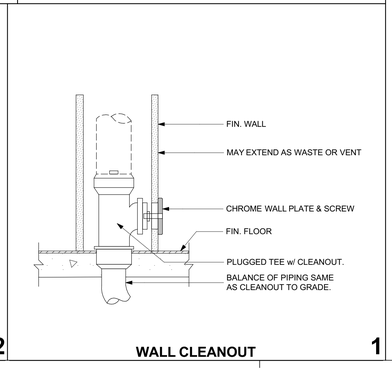
CLEAN OUT TO GRADE 2

PLUMBING NOTES

1. *ALL WORK TO BE PERFORMED UNDER 2022 C.P.C.*
2. *SANITARY SEWER (SS)- TO BE PVC. VENTS (V) TO BE PVC.*
3. *GAS LINES (G) TO BE SCHED 40 STEEL. CONDENSATE & PRESSURE RELIEF LINES (C) TO BE M COPPER. AIR LINES (A)TO BE COPPER (SILVER SOLDERED OR BRAZED FITTINGS), VACUUM LINES (VAC) TO BE PVC SCHED 40.*
4. *DOMESTIC WATER (CW & HW) FOR 1-1/4", 1-1/2", 2" TO BE M COPPER & FOR 1/2", 3/4" & 1" TO BE PVC.*
5. *REFER TO APPROVED SITE PLAN FOR PLUMBING CONDITIONS & CONTINUATIONS.*
6. *CLEAN OUTS TO BE PLACED EVERY 100' (MAX.).*
7. *CLEAN OUTS ARE REQ. ON ALL HORIZ. WASTE LINES OVER 5' FROM MAIN AND ON ALL HORIZ. SINK AND URINAL WASTE LINES.*
8. *HOT WATER DELIVERED FROM PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F (49°C)) PROVIDE A TEMP. MIXING VALVE OR LAVATORYFAUCET THAT COMPLIES WITH ASSE 1070/ ASME A112.1070/CSA B125.70 AND IS CAPABLE OF BEING ADJUSTED FOR THE MAX. TEMP. SETTING. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.*
9. *INSTALLATION TO BE FIELD TESTED & INSPECTED.*
10. *LAVISINK FAUCETS USE NO MORE THAN 0.5 GPM, PER CAL GREEN 2022*
11. *THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS (4.8 L) PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.*
12. *ALL FAUCETS TO BE LEVER TYPE / SHALL HAVE AN OPERATING FORCE OF NO GREATER THAN 5 LBS.*
13. *FLUSH HANDLES OF ACCESSIBLE WATER CLOSETS ARE TO BE ON THE WIDE SIDE OF THE TOILET.*
14. *ALL WATER CLOSETS TO BE ELONGATED BOWL W/ OPEN FRONT TOILET SEAT, NONABSORBENT, UNLESS NOTED OTHERWISE.*
15. *ALL PLUMBING VENT PENETRATIONS TO BE A MINIMUM OF 10' FROM ANY FRESH AIR INTAKE.*
16. *WATER HAMMER ARRESTERS SHALL BE INSTALLED AT CLOTHES WASHERS*
17. *ALL PLUMBING MATERIALS SHALL BE LISTED PER CPC SECTION 301.2*
18. *TEMPERATURE/PRESSURE RELIEF VALVES AS PER CPC SECTION 608.3 - 608.5*
19. *FLOOR DRAINS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROTECTED WITH A TRAP SEAL PRIMER, EXCEPT WHERE NOT DEEMED NECESSARY FOR SAFETY OR SANITATION BY THE AUTHORITY HAVING JURISDICTION. TRAP SEAL PRIMER VALVES SHALL COMPLY WITH ASSE 1018. DRAINAGE AND ELECTRONIC DESIGN TYPE TRAP SEAL PRIMER DEVICES SHALL COMPLY WITH ASSE 1044. (CPC SECTION 1007)*
20. *LAVATORYDEVICES SHALL HAVE A LIMITED FLOW OF HOT WATER OF 1.5 GPM MAX.*
21. *HORIZ. DRAINAGE PIPING IS TO SLOPE A MINIMUM OF 1/4" PER FOOT AS PER CPC SECTON 708.1.*
22. *ALL DRAIN WASTE VENTING TO BE IN A VERTICAL ORIENTATION.*
23a. *EACH VENT PIPE OR STACK SHALL EXTEND THROUGH IT FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6 INCHES (152 ROM) ABOVE THE ROOF NOR LESS THAN 1 FOOT (305 MM) FROM A VERTICAL SURFACE. EACH VENT SHALL TERMINATE NOT IESS THAN 10 FEET (3048 MM) FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT. OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED.*
23b. *HORIZONTAL VENTS LENGHT RUNS SHALL NOT EXCEED ONE THIRD (1/3) THE TOTAL PERMITTED LENGTH OF ANY VENT TO BE INSTALLED IN A HORIZONTAL POSITION. WHEN VENTS ARE INCREASED ONE (1) PIPE SIZE FOR THEIR ENTIRE LENGTH, THE MAXIMUM LENGTH LIMITATIONS DO NOT APPLY. CPC SECTION 904.4 & TABLE 703 NOTE #5. 1-1/2" VENT - 20 FEET HORIZ. MAX., 2" VENT - 40 FEET HORIZ. MAX., 3" VENT - 70 FEET 8 INCHES HORIZ. MAX.*
24. *MAXIMUM HORIZONTAL LENGTH OF TRAP ARMS: (2022 CPC TABLE 1002.2) 1½" @ 42", 2" @ 60", 3" @ 72", 4" @ 120"*
25. *ALL EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVS AND SINKS TO BE INSULATED.*
26. *AN ATTIC OR UNDERFLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22"X30". WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6' THE DISTANCE FROM THE PASSAGEWAYACCESS TO THE APPLIANCE SHALL NOT EXCEED 20' MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY. A 30"X30" WORKING SHALL BE PROVIDED IN FROM THE ACCESS TO THE PLATFORM. A PERMANENT 20VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (CPC 509.4 & CMC 904.11)*
27. *WATER HEATERS LOCATED IN THE ATTIC OR ON A SUBFLOOR NEED A WATER-TIGHT DRIP PAN WITH A ¾" DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 508.4)*
28. *ALL WATER HEATERS NEED TO BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS TO PREVENT SEISMIC MOVEMENT. ONE STRAP WITHIN THE TOP THIRD AND THE OTHER WITHIN THE BOTTOM THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROLS. (CPC 508.2)*
29. *ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE WITH A ¾" HARD PIPE DRAIN WHICH TERMINATES 6" TO 24" ABOVE GRADE AND POINTING DOWNWARD. THE DRAIN PIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR. (CPC 505.4, 505.5.5, 608.5)*
30. *THE WATER SUPPLY CONNECTION TO A COMMERCIAL DISH WASHING MACHINE SHALL BE PROTECTED BY AN AIR GAP OR A BACK FLOW PREVENTION DEVICE IN ACCORDANCE WITH SECTION 603.3.2, SECTION 603.3.5, SECTION 603.3.6. OR ASSE 1004. (CPC. 414.2.)*
31. *NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OFTHE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. (CPC 807.2)*
32. *A CONTROL VALVE SHALL BE INSTALLED IMMEDIATELY AHEAD OF EACH WATER-SUPPLIED APPLIANCE AND IMMEDIATELY AHEAD OF EACH SLIP JOINT OR APPLIANCE SUPPLY. PARALLEL WATER DISTRIBUTION SYSTEMS SHALL PROVIDE A CONTROL VALVE EITHER IMMEDIATELY AHEAD OF EACH FIXTURE BEING SUPPLIED OR INSTALLED AT THE MANIFOLD. AND SHALL BE IDENTIFIED WITH THE FIXTURE BEING SUPPLIED. WHERE PARALLEL WATER DISTRIBUTION SYSTEM MANIFOLDS ARE LOCATED IN ATTICS, CRAWL SPACES,OR OTHER LOCATIONS NOT READILY ACCESSIBLE, A SEPARATE SHUTOFF VALVE SHALL BE REQUIRED IMMEDIATELY AHEAD OF EACH INDIVIDUAL FIXTURE OR APPLIANCE SERVED.*
33. *PLUMBING SYSTEMS SHALL BE LOCATED ABOVE THE ELEVATION IN ACCORDANCE WITH THE BUILDING CODE FOR UTILITIES AND ATTENDANT EQUIPMENT OR THE ELEVATION OF THE LOWEST FLOOR, WHICHEVER IS HIGHER IN FLOOD HAZARD AREAS.*
34. *THE MAXIMUM ALLOWABLE LEAD CONTENT IN PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES INTENDED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION SHALL BE NOT MORE THAN A WEIGHTED AVERAGE OF 0.25 PERCENT WITH RESPECT TO THE WETTED SURFACES OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES. FOR SOLDER AND FLUX, THE LEAD CONTENT SHALL BE NOT MORE THAN 0.2 PERCENT WHERE USED IN PIP-ING SYSTEMS THAT CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION.*
35. *ALL PIPING INSULATION SHALL MEET A MAXIMUM OF 25 FLAMES SPREAD AND 50 SMOKE DENSITY RATING. ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WHETHER BURIED OR UNBURIED, MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE SELECTED BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3A. THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS TABLE 120.3A. THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES FROM THE STORAGE TANK SHALL BE INSULATED. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER SHALL BE INSULATED.*
36. *INDIRECT WASTE PIPING SHALL DISCHARGE INTO THE BUILDING DRAINAGE SYSTEM THROUGH AN AIR GAP OR AIR BREAK . WHERE A DRAINAGE AIR GAP IS REQUIRED BY CODE THE MINIMUM VERTICAL DISTANCE AS MEASURED FROM THE LOWEST POINT OF THE INDIRECT WASTE PIPE OR THE FIXTURE OUTLET TO THE FLOOD-LEVEL RIM OF THE RECEPTOR SHALL BE NOT LESS THAN I INCH. (CPC 801.3)*
37. *SUBSOIL DRAINS SUBJECT TO BACKFLOW WHERE DISCHARGING INTO A STORM DRAIN SHALL BE PROVIDED WITH A BACKWATER VALVE IN THE DRAIN LINE SO LOCATED AS TO BE ACCESSIBLE FOR INSPECTION AND MAINTENANCE. (CPC 1101.6.4)*
38. *RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN. (CPC 1101.13.1)*
39. *THE CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL. (CPC 1102.3)*
40. *DOMESTIC HOT WATER PIPING SHALL BE INSULATED. HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER. (CPC 609.11)*

TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1¼	1½	2	3	4	5	6	8	10	12
Maximum Units										
Drainage Piping[1] Vertical	1	2[2]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1	8[3]	35[4]	216[3]	429[3]	720[3]	2640[3]	4680[3]	8200[3]
Maximum Length										
Drainage Piping Vertical, (feet)	45	65	85	212	300	390	510	750	...	...
Horizontal (unlimited)										
Vent Piping										
Horizontal and Vertical[6] Maximum Units	1	8[3]	24	84	256	600	1380	3600	...	...
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		



WALL CLEANOUT 1

PLUMBING FIXTURE SCHEDULE — JOB: UHAUL

MARK	TYPE	MANUFACTURER	PART NO.	DESCRIPTION	QTY	CONNECTION SIZES					REMARKS
						TRAP	W	V	CW	HW	
WC	□ AT□R CLOS□T	PRO□LO	P□1603PA□ H P□1612PA□ H	Hi□h-□□iciency Toilet Pre□ure Assist – 1.0 gpf	2						ADA COMPLIANT 1 RIGHT HAND □ 1 L□□T HAND □L□SH L□□□R
	S□AT	PRO□LO	P□TSCO□2000□ H	□lon□□ed commerci□l toilet □e□t, □hite							
	□ A□ RING	PRO□LO	P□□ R□ H□ B	He□y Duty □ □□Bo□l Rin□ □ith Horn □nd Bolt □t							
L	LA□ATORY	PRO□LO	P□5514□ H	20" x 18" Wall hung lavatory	2						ADA COMPLIANT
	□A□C□T	D□LTA	501L□HGMHD□	BATHROOM □A□C□T SINGL□ HANDL□M□□ lo□r□ln 1-2 □□m □ 60 □□, 4.5 L.min □ 414 □P□							ADA COMPLIANT
	DRAIN	PRO□LO	P□GD100	L□□tory Grid Dr□in							
	TRAP CO□□R	PRO□LO	P□202□ H	one P•r□□oe'er, t□o □n□le □□l□e□ □nd □u□ly ou□er□							
S	SIN□	PRO□LO	P□SR2521553C	St□inle□□ Steel Sin□□ Be□leton Serie□ 25" □21" 3H 5-3/8" OS 1B SS SIN□	1						
	□A□C□T	PRO□LO	P□□C5157CP	SINGL□ HANDL□ P□LL-O□T □ITCH□N □A□C□T - CHROM□							ADA COMPLIANT
	STRAIN□R	PRO□LO	P□646443	B□□et Str□iner □ □□□y Mount							
DF	DRIN□ING □O□NTAIN	□L□AY	L□STL8□ SLP	□□HQ□□ Bottle □iller St□tion □ith Hand Bu-Le□el L□oler Model□ □nh□nced L□STL8□ SSP □ L□STL8□ SLP	2						ADA COMPLIANT 115□60 H□
MS	MOP SIN□	PRO□LO	P□MB2424S	Mo□B□□in 24" □24" Mo□□er□Ice b□□n □ith □□nle□□□eel dr□in	1						
	□A□C□T	PRO□LO	P□1119	T□ O-HANDL□□ ALL MO□NT S□R□IC□SIN□ □A□C□T							ADA COMPLIANT
WH	□ AT□R H□AT□R	BRAD□ORD □ HIT□	L□120□3-1	ElectriFLEX LD™ (Light Duty) Commerci□l □tility □lectric □□ter He□ter 19 GAL	1						1500□
	STAND	HOLDRIT□	□30-S□ HP-□ M	□ □ll Mounted □□ul□ment Pl□torm							
IWH	INSTANT □ AT□R H□AT□R	CHRONOMIT□	SR-30□208	T□L□CTRIC TAN□L□SS □ AT□R H□AT□R - POINT O□ □S□	1						30A□208□
FD	□LOOR DRAIN	□□RN	□□1-P□3-R6	6" To□ A□□embly Ad□u□ble □loor Dr□in □ith □□1TM Technolo□y	2						Nic□el Bron□e Round
TP	TRAP PRIM□R	PRO□LO	P□TPR500	Tr□□ Primer □3□e	2						
	ACC□SS DOOR	PRO□LO	P□1010SSAD	□NI□□RSAL ACC□SS DOOR 10 □ 10 Acce□□ Door - St□inle□□Steel							
LS	LA□NDRY SIN□	PRO□LO	P□LT2123	□oor Mounted Multi-Pur□o□e Sin□le B□□n L□undry Sin□□	1						
	□A□C□T	PRO□LO	P□□□4085	T□ O HANDL□ COMM□RCIAL □ ID□SPR□AD □A□C□T							ADA COMPLIANT □lo□ r□e□0.5 GPM □er□or
	□SC□TCH□ON	PRO□LO	P□□7	5 8" OD CP □SC□TCH□ON Chrome Pl□ted							
	□AL□□	PRO□LO	P□□AC32C	Le□d-□ree Multi-Turn Sto□□ L□ 5 8 OD □ 3 8 OD COMP ANG ST CP							
	HOS□	PRO□LO	P□□146	St□inle□□Steel □nd P□C Toilet Rein□orced □le□ible Connector□							
	P-TRAP	PRO□LO	P□PTB107	Ad□u□tible Tubul□r P-Tr□□□ 1-1 2 □ 1-1 2							

WARE MALCOMB
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U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

DETAILS, NOTES , SCHEDULES

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SNR24-0001-00

SHEET
P-4

Matterhorn PLUMBING
8990 R□ncho Hill□ Dr.
Gilroy, CA 95020
Phone Number 408-839-3132
CSLB Licen□e Number □1049322

MATTERHORN PLUMBING
CLASSIFICATION C-36
LIC. NO. 1049322
This is a design-build project and the work shown on these plans has been designed and will be installed by Matterhorn Plumbing.

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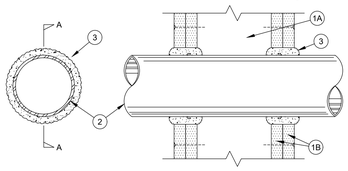
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System No. WL1001

(Formerly System No. 147)
F Rating- 1, 2, 3, and 4 Hr (See Items 2 and 3)
T Rating- 0, 1, 2, 3, and 4 Hr (See Item 3)
L Rating At Ambient- Less than 1 CF/M/sq ft
L Rating At 400 F- Less than 1 CF/M/sq ft

PROVIDE FIRE STOPPING WERE CONDUITS PASS THROUGH FIRE RATED WALLS – REFER TO ARCHITECTURAL DRAWINGS WERE THIS MAY OR MAY NOT OCCUR



SECTION A-A

1. Wall Assembly- The 1, 2, 3, or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction Features:
   a. Studs- Wall framing may consist of either wood studs (max 2 hr fire rated assemblies) or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.
   b. Wallboard, Gypsum- Nom 1/2 or 5/8 in. thick, 4 ft. wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory Max diam of opening is 13-1/2 in.
2. Pipe or Conduit- Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe, nom 12 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in diam (or smaller) class 50 (or heavier) ductile iron pressure pipe, nom 6 in, diam (or smaller) steel conduit, nom 4 in. diam (or smaller) steel electrical metallic tubing, nom 6 in. diam (or smaller) Type I, (or heavier) copper tubing or nom 1 in. diam (or smaller) flexible steel conduit. When copper pipe is used, max F Rating of firestop system (Item 3) is 2 hr. Steel pipes or conduits larger than nom 4 in. diam may only be used in walls constructed using steel channel studs. A max of one pipe or conduit is permitted in the firestop system. Pipe or conduit to be installed near center of stud cavity width and to be rigidly supported on both sides of wall assembly.
3. Fill, Void or Cavity Material- Caulk- Caulk fill material installed to completely fill annular space between pipe or conduit and gypsum wallboard and with a min 1/4 in. diam bead of caulk applied to perimeter of pipe or conduit at its egress from the wall. Caulk installed symmetrically on both sides of wall assembly. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed as tabulated below:

Max Pipe or Conduit Diam, In	Annular Space, In	F Rating, Hr	T Rating, Hr
1	0 to 3/16	1 or 2	0+, 1 or 2
1	1/4 to 1/2	3 or 4	3 pr 4
4	0 to 1/4	1 or 2	0
4	1 to 1-1/2#	1 or 2	0
6	1/4 to 1/2	3 or 4	0
12	3/16 to 3/8	1 or 2	0

+ When copper pipe is used, T Rating is 0 hr
# 0 to 1-1/2 in. annular. space applies only when Type CP-25 WB+ caulk is used and only when the min thickness of the gypsum wallboard is 5/8 in. for 1 hr rated walls and 1-1/4 in. for 2 hr rated walls.

CONDUIT FIRE PENTRATION DETAIL 1

ELECTRICAL ABBREVIATIONS

A	AMPERE
AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
ANN	ANNUNCIATOR
AIC	AMPS OF INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
AF	AMP FRAME
AT	AMP TRIP
BC	BELOW COUNTER
BMS	BUILDING MANAGEMENT SYSTEM
C	CONDUIT
CB	CIRCUIT BREAKER
CEC	CALIFORNIA ELECTRICAL CODE
CCTV	CLOSED CIRCUIT TELEVISION
CO	CONDUIT ONLY
CU	COPPER
CL	CURRENT LIMITING
(D)	DEMOED
(E)	EXISTING
(ER)	EXISTING RELOCATED
E.C.	ELECTRICAL CONTRACTOR
EM	FIXTURE WITH BATTERY BACKUP
EV	ELECTRIC VEHICLE
EWC	ELECTRIC WATER COOLER
F	FUSED
(F)	FUTURE
FA	FIRE ALARM SYSTEM
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FDR	FEEDER
FS	FLOW SWITCH
FSD	FIRE SMOKE DAMPER
G	GROUND
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
IG	ISOLATED GROUND
KVA	KILOVOLT–AMPERE
KW	KILOWATT
LA	LIGHTNING ARRESTOR
LCP	LIGHTING CONTROL PANEL
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MLO	MAIN LUGS ONLY
MSB	MAIN SWITCHBOARD
MTS	MANUAL TRANSFER SWITCH
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE
NEU	NEUTRAL
N.I.C.	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
O.C.	ON CENTER
PB	PULLBOX
PC	PHOTOELECTRIC CELL
PFB	PROVISION FOR BREAKER
PH	PHASE
PNL	PANEL
PV	PHOTOVOLTAIC
PVC	PVC CONDUIT
QTY	QUANTITY
(R)	EXISTING TO BE RELOCATED
REC	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
RM	ROOM
SD	SMOKE DETECTOR
SEC	SECURITY SYSTEM
TBD	TO BE DETERMINED
TC	TIME CLOCK
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TELECOM	TELECOMMUNICATION
TRANS	TRANSFORMER
TS	TAMPER SWITCH
TTB	TELEPHONE TERMINAL BACKBOARD
TYP	TYPICAL
U O N	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLT–AMPERE
VFD	VARIABLE FREQUENCY DRIVE
XFMR	TRANSFORMER
W	WIRE
W/	WITH
WP	WEATHERPROOF
3R	NEMA 3R ENCLOSURE

ELECTRICAL SYMBOLS LEGEND

- DUPLEX RECEPTACLE
- CONTROLLED/UNCONTROLLED DUPLEX RECEPTACLE
- DEDICATED DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- DEDICATED GFI DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- CONTROLLED/UNCONTROLLED QUAD RECEPTACLE
- DEDICATED QUAD RECEPTACLE
- SINGLE RECEPTACLE
- USB PORT RECEPTACLE
- SPECIALITY RECEPTACLE
- 44" OUTLET MOUNTED ABOVE COUNTER TOP
- OUTLET MOUNTED ABOVE COUNTER TOP
- JUNCTION BOX, SIZE & TYPE AS REQUIRED
- MFF – MODULAR FURN FEED - FLOOR - POWER & TELE/DATA
- MFW – MODULAR FURN FEED - WALL - POWER & TELE/DATA
- PPC – MODLR. FURN FEED - CEILING - PWR POLE W/TELE/DATA
- FLR – POWER FLOOR BOX
- FLR – POWER & TELE/DATA FLOOR BOX
- CLC – POWER & TELE/DATA "ON" CEILING MOUNTED
- NON-FUSED DISCONNECT SWITCH
- F – FUSED DISCONNECT SWITCH
- $M – MANUAL DISCONNECT SWITCH FOR EQUIPMENT
- $K – KEYED SWITCH FOR EQUIPMENT
- $P – SWITCH FOR PROJECTOR SCREEN (FBO)
- POWER CONDUIT OR EMC
- HA-12 – POWER CKT
- GD – GARBAGE DISPOSER
- IH – INSTA HOT HARD WIRED CONNECTION
- HD – HAND DRYER HARD WIRED CONNECTION
- CP – CIRC PUMP HARD WIRED CONNECTION
- DF – DRINKING FOUNTAIN CONNECTION
- VAV – VAV XFMR HARD WIRED CONNECTION
- FSD – FIRE SMOKE DAMPER HARD WIRED CONNECTION
- MDH – MAGNETIC DOOR HOLD HARD WIRED CONNECTION
- MD – MOTORIZED DOOR HARD WIRED CONNECTION
- PRJ – MOTORIZED PROJECTION SCREEN HARD WIRED CONNECTION
- $ – NON-LIGHTING TOGGLE SWITCH

POWER DISTRIBUTION EQUIPMENT

- MAIN SWITCHBOARD - SEE ONE LINE DIAGRAM
- PANEL BOARD/ LIGHTING CONTROL PANEL

TRANSFORMERS

- T – 15 & 30 KVA (20"W X 16"D)
- T – 45 KVA (20"W X 20"D)
- T – 75 KVA (30"W X 20"D)
- T – 112.5 KVA (30"W X 24"D)
- T – 150 KVA (32"W X 27"D)
- T – 225 KVA (35"W X 29"D)
- T – 300 KVA (41"W X 32"D)

LIGHTING FIXTURES *(NOT ALL SYMBOLS USED ON PLANS)*

LETTER "TAG" NEXT TO FIXTURE IS FIXTURE TYPE PER LIGHT FIXTURE SCHEDULE

- 2X4 RECESSED
- 2X2 RECESSED
- 1X4 RECESSED
- 2X4 SURFACE
- 2X2 SURFACE
- 1X4 SURFACE
- STRIP LIGHT
- RECESSED DOWNLIGHT
- PENDANT FIXTURE
- WALL SCONCE FIXTURE
- TRACK LIGHTING
- POLE MTD. SITE LIGHTING
- WALL MTD. FIXTURE

EMERGENCY LIGHTING

EMERGENCY LIGHTING - SHADED W/EM TAG

- EM – EXIT SIGN
- EM – EXIT SIGN W/LIGHT COMBO
- EM – WALL MTD. EMERGENCY LIGHT
- EM – CEILING MTD. EMERGENCY LIGHT

** ADDITIONAL SYMBOLS AS SHOWN ON PLANS - FOLLOW FIXTURE SCHEDULE*

NLIGHT WIRED

- OCCUPANCY SENSOR - nCM PDT 9 RJB
- OCCUPANCY SENSOR - nCM PDT 9 RJB
- OCCUPANCY SENSOR EXTENDED RANGE - nCM PDT 10 RJB
- OCC SENSOR/DAYLIGHT SENSOR COMBO - nCM PDT10 ADCX RJB
- DAYLIGHT SENSOR - nCM ADCX RJB
- WIDE VIEW OCCUPANCY SENSOR - nWV PDT 16 KIT
- HALLWAY OCCUPANCY SENSOR - nHW13
- POWER PACK - nPP16
- UNIVERSAL PHASE DIMMER - nPP PDC
- DIMMING PACK - nPP16 D(S)
- DIMMING PACK W/ EMERGENCY OPERATION - nPP16 DS ER
- EMERGENCY BYPASS RELAY - PP16 SHUNT
- 2 WIRE PHASE CONTROL DIMMING PACK - nSP5 PCD 2W
- MAGNETIC LOW VOLTAGE PHASE CONTROL DIMMING PACK - nSP5 PCD MLV
- ELECTRONIC LOW VOLTAGE PHASE CONTROL DIMMING PACK - nSP5 PCD ELV 120
- POWER SUPPLY - nPS 80
- ON/OFF SWITCH - nPODMA
- MULTI-ZONE SWITCH - nPODMA 2P
- DIMMER SWITCH -nPODMA DX
- MULTI-ZONE DIMMER SWITCH - nPODMA 2P DX
- MULTI-ZONE DIMMER SWITCH - nPODMA 4P DX
- OCCUPANCY SENSOR & DIMMER SWITCH - nWSXA PDT LV DX
- GRAPHIC WALLPOD SWITCH - nPOD UNITOUCH
- BRIDGE - nBRG 8 KIT
- ECLYPSE CONTROLLER - nECY MVOLT

LINE VOLTAGE

- PLUG LOAD CONTROLLER - nPP20 PL
- TOGGLE SWITCH
- 3 WAY TOGGLE SWITCH
- OCCUPANCY SENSOR SWITCH - WSXA PDT
- 2-POLE OCCUPANCY SNSR. SW. - WSXA PDT 2P
- DIMMING/OCC SNSR. SW. - WSXA PDT D
- OCCUPANCY SENSOR - CMR PDT 9
- OCCUPANCY SENSOR - CMR PDT 10

WIRE LEGEND

- CAT5 CONNECTION
- 18-2 DIMMING CONNECTION
- LIGHTING CONDUIT (120/277V)
- DAYLIGHT ZONES (DYZ, SDZ, SDZ)

SIGNAL

- TELECOM OUTLET
- DATA OUTLET
- TELECOM OUTLET
- WAP – WIRELESS ACCESS POINT CEILING
- TV – TELEVISION OUTLET
- AV – AUDIO/VISUAL OUTLET
- SECURITY CAMERA MOUNTING AS RQRD.
- CR – CARD READER
- ES – ELECTRIC STRIKE PART OF DOOR HARDWARE
- PB – PUSH BUTTON FOR ELECTRIC STRIKE
- SP – SPEAKER CEILING
- CLOCK
- SIGNAL CONDUIT

ELECTRICAL GENERAL NOTES

1. RACEWAYS, CABLE ASSEMBLIES, BOXES, CABINETS, AND FITTINGS SHALL BE SECURELY FASTENED IN PLACE. SUPPORT WIRES THAT DO NOT PROVIDE SECURE SUPPORT SHALL NOT BE PERMITTED AS THE SOLE SUPPORT. SUPPORT WIRES AND ASSOCIATED FITTINGS THAT PROVIDE SECURE SUPPORT AND THAT ARE INSTALLED IN ADDITION TO THE CEILING GRID SUPPORT WIRES SHALL BE PERMITTED AS THE SOLE SUPPORT. WHERE INDEPENDENT SUPPORT WIRES ARE USED, THEY SHALL BE SECURED AT BOTH ENDS. CABLES AND RACEWAYS SHALL NOT BE SUPPORTED BY CEILING GRIDS.
2. ELECTRICAL INSTALLATIONS IN HOLLOW SPACES, VERTICAL SHAFTS, AND VENTILATION OR AIR-HANDLING DUCTS SHALL BE MADE SO THAT THE POSSIBLE SPREAD OF FIRE OR PRODUCTS OF COMBUSTION WILL NOT BE SUBSTANTIALLY INCREASED. OPENINGS AROUND ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
3. EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE AN APPROVED DEGREE OF DETAIL THAT ALLOWS EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVERCURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR IN THE CASE OF A PANELBOARD AND AT EACH SWITCH OR CIRCUIT BREAKER IN A SWITCHBOARD OR SWITCHGEAR. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY
4. ALL SWITCHBOARDS AND PANEL BOARDS SUPPLIED BY A FEEDER SHALL BE MARKED TO INDICATE THE DEVICE OR EQUIPMENT WHERE THE POWER SUPPLY ORIGINATE
5. BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER WITH THHW, THW OR THWN INSULATION (75°C). #12 MINIMUM, EMT CONDUIT OR MC CABLE. CONDUIT SUPPORT SPACING, 10'-0" ON CENTER WITH SUPPORTS WITHIN 3'-0" OF OUTLET BOXES, CONDUIT TERMINATIONS, ETC.
6. FEEDER CONDUCTORS SHALL BE EITHER COPPER WITH THHW, THW OR THWN INSULATION OR ALUMINUM WITH XHHW INSULATION (75°C)
7. ALL ELECTRICAL RECEPTACLE OUTLETS & SWITCHING SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE SWITCH OR OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE SWITCH OR OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR.
8. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA ELECTRICAL CODE & 2022 TITLE 24 ENERGY COMPLIANCE MANDATES.
9. ELECTRICAL DRAWINGS ARE DIAGRAMMATICAL. LOCATIONS ARE NOT EXACT. PLEASE REFER TO ARCHITECTURAL SHEETS AND FIELD VERIFY LOCATIONS BEFORE INSTALLATION. ALL BUILDING CODES SUPERSEDE LOCATION PLACEMENT ON PLANS.

GENERAL ELECTRICAL SCOPE OR WORK

ELECTRICAL SCOPE OF WORK CONSIST OF ELECTRICAL PROVISIONS FOR A TENANT IMPROVEMENT OF AN EXISTING BUILDING STRUCTURE AS DESCRIBED HEREIN.

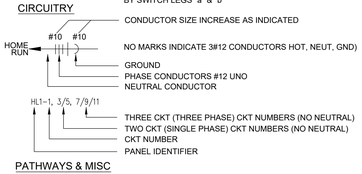
ELECTRICAL SHEET INDEX

SHEET	SHEET NO.	SHEET TITLE
1	E0.1	ELECTRICAL COVER SHEET
2	E0.2	ONE-LINE DIAGRAM & SCHEDULES
3	E1.1	POWER PLAN
4	E1.2	POWER PLAN - ROOF
5	E2.1	LIGHTING PLAN
6	E2.2	PHOTOMETRIC PLAN
7	ET24.1	ELECTRICAL ENERGY COMPLIANCE SHEETS
8	ET24.2	ELECTRICAL ENERGY COMPLIANCE SHEETS
9		
10		
11		

SWITCHING

13a,b – FIXTURE CIRCUIT 13 CONTROLLED BY SWITCH LEGS "a" & "b"

CIRCUITRY



- CONDUCTOR SIZE INCREASE AS INDICATED
- NO MARKS INDICATE 3#12 CONDUCTORS HOT, NEUT, GND)
- GROUND
- PHASE CONDUCTORS #12 UNO
- NEUTRAL CONDUCTOR
- THREE CKT (THREE PHASE) CKT NUMBERS (NO NEUTRAL)
- TWO CKT (SINGLE PHASE) CKT NUMBERS (NO NEUTRAL)
- CKT NUMBER
- PANEL IDENTIFIER

PATHWAYS & MISC

- CONDUIT OR MC CABLE CONCEALED OR EXPOSED AS REQUIRED
- PVC CONDUIT IN GROUND OR UNDERFLOOR
- CONDUIT/MC CABLE HOMERUN
- GROUNDNG CONNECTION
- CONDUIT STUB OUT OR UP
- 1/E – SHEET REFERENCE CALLOUT
- 4 – NOTE CALLOUT TAG
- A/C 1 – EQUIPMENT TAG AS SHOWN ON MECHANICAL & PLUMBING PLANS

WARE MALCOMB
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CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
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CA LICENSE C7/C10 #886289
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U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

Unnamed

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	E.Eyerly
DRAWN BY.:	K.Soderquist
JOB NO.:	SNR24-0001-00

SHEET
E0.1

5/3/2024 10:45:37 AM

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FEEDER SCHEDULE
ALUMINUM CONDUCTORS

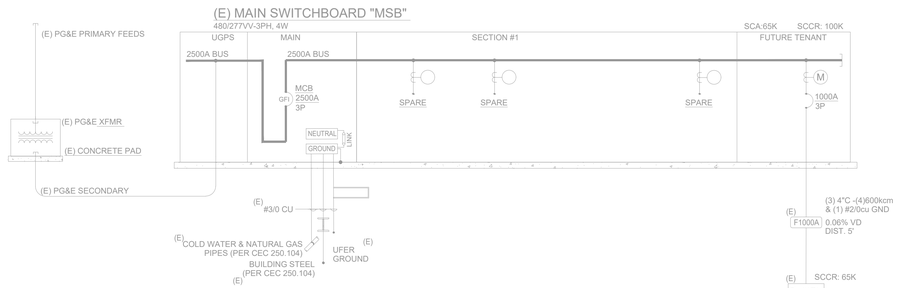
FEEDER	CONDUIT		CONDUCTOR (EA. CONDUIT)		GROUNDING (EA. CONDUIT)		AMPERE
CALLOUT	QTY	SIZE	QTY	AWG	QTY	AWG	RATING
F30A	1	3/4"	4	#8	1	#12	*30A*
F40A	1	1"	4	#6	1	#12	*40A*
F50A	1	1 1/4"	4	#4	1	#12	*55A*
F60A	1	1 1/4"	4	#3	1	#10	*65A*
F70A F75A	1	1 1/4"	4	#2	1	#10	*75A*
F80A	1	1 1/2"	4	#1	1	#10	*85A*
F90A	1	1 1/2"	4	#1/0	1	#10	*120A*
F100A	1	1 1/2"	4	#1/0	1	#8	*120A*
F125A	1	1 1/2"	4	#2/0	1	#8	*135A*
F150A	1	2"	4	#3/0	1	#8	*155A*
F175A	1	2 1/2"	4	#4/0	1	#8	*180A*
F200A	1	2 1/2"	4	250 kcm	1	#6	*205A*
F225A	1	2 1/2"	4	300 kcm	1	#6	*230A*
F250A	1	2 1/2"	4	350 kcm	1	#6	*250A*
F275A	1	3"	4	500 kcm	1	#6	*310A*
F300A	1	3"	4	500 kcm	1	#4	*310A*
F325A	1	3 1/2"	4	600 kcm	1	#3	*340A*
F350A	2	2"	4	#4/0	1	#3	*360A*
F400A	2	2 1/2"	4	250 kcm	1	#3	*410A*
F500A	2	3"	4	350 kcm	1	#2	*500A*
F600A	2	3"	4	500 kcm	1	#1	*620A*
F800A	3	3"	4	400 kcm	1	#1/0	*810A*
F1000A	3	4"	4	600 kcm	1	#2/0	*1020A*
NO NEUTRAL							
F70A/N	1	1 1/4"	3	#2	1	#6	*75A*
F80A/N	1	1 1/4"	3	#1	1	#6	*85A*
F90A/N	1	1 1/2"	3	#1/0	1	#6	*120A*
F100A/N	1	1 1/2"	3	#1/0	1	#6	*120A*
F125A/N	1	1 1/2"	3	#2/0	1	#4	*135A*
F150A/N	1	2"	3	#3/0	1	#4	*155A*
F175A/N	1	2 1/2"	3	#4/0	1	#4	*180A*
F200A/N	1	2 1/2"	3	250 kcm	1	#4	*205A*
F225A/N	1	2 1/2"	3	300 kcm	1	#2	*230A*
F250A/N	1	2 1/2"	3	350 kcm	1	#2	*250A*
F275A/N	1	2 1/2"	3	500 kcm	1	#2	*310A*
F300A/N	1	2 1/2"	3	500 kcm	1	#2	*310A*
F325A/N	1	3"	3	600 kcm	1	#1	*340A*
F350A/N	2	2"	3	#4/0	1	#1	*360A*
F400A/N	2	2"	3	250 kcm	1	#1	*410A*
F500A/N	2	2 1/2"	3	350 kcm	1	#1/0	*500A*
F600A/N	2	2 1/2"	3	500 kcm	1	#2/0	*620A*
F800A/N	3	2 1/2"	3	400 kcm	1	#3/0	*810A*
F1000A/N	3	3"	3	600 kcm	1	#4/0	*1020A*

NOT ALL FEEDERS USED

FEEDER SCHEDULE
COPPER CONDUCTORS 75C

FEEDER	CONDUIT		CONDUCTOR (EA. CONDUIT)		GROUND (EA. CONDUIT)		AMPS
CALLOUT	QTY	SIZE	QTY	AWG	QTY	AWG	RATING
30/4C	1	3/4"	4	#10	1	#10	*30A*
40/4C	1	3/4"	4	#8	1	#10	*50A*
50/4C	1	3/4"	4	#8	1	#10	*50A*
60/4C	1	1"	4	#6	1	#10	*65A*
70/4C	1	1"	4	#4	1	#8	*85A*
80/4C	1	1"	4	#4	1	#8	*85A*
90/4C	1	1 1/4"	4	#2	1	#8	*115A*
100/4C	1	1 1/4"	4	#2	1	#8	*115A*
125/4C	1	1 1/2"	4	#1	1	#6	*130A*
150/4C	1	1 1/2"	4	#1/0	1	#6	*150A*
175/4C	1	2"	4	#2/0	1	#6	*175A*
200/4C	1	2"	4	#3/0	1	#6	*200A*
225/4C	1	2"	4	#4/0	1	#4	*230A*
250/4C	1	2 1/2"	4	250 kcm	1	#4	*255A*
275/4C	1	2 1/2"	4	300 kcm	1	#4	*285A*
300/4C	1	2 1/2"	4	350 kcm	1	#4	*310A*
325/4C	1	3 1/2"	4	400 kcm	1	#3	*335A*
350/4C	1	3"	4	500 kcm	1	#3	*380A*
400/4C	2	2"	4	#3/0	1	#3	*400A*
NO NEUTRAL							
100/3C	1	1 1/4"	3	#2	1	#8	*115A*

1. Conduit parameters are based on type EMT, Conductor parameters are based on type THHN.
2. Ampacities are taken from table CEC 310.16.



VOLTAGE DROP CALCULATION - FEEDER CIRCUITS

FROM	TO	VOLTAGE	WIRE TYPE	SINGLE PHASE (2) THREE PHASE (1.73)	DIRECT CURRENT CONSTANT (K)	LOAD IN AMPS (I)	DISTANCE FROM SUPPLY (L)	CIRCULAR MIL (CM)	VOLTAGE DROP (VD)	VOLTAGE DROP % (VD%)
MDP	Panel H1	480	3/0	1.73	12.9	200	40	167800	1.06	-0.222%
Panel H1	XFMR TL1	480	#2	1.73	12.9	100	5	66360	0.17	-0.035%
XFMR TL1	Panel TL1	208	3/0	1.73	12.9	200	5	167800	0.13	-0.064%

(E) ONE LINE DIAGRAM NTS 1

All newly provided breakers need to match existing AIC rating of the panel.
Verify in field AIC Rating for Panels to match new breakers.

Voltage Drop	208/120V-3PH, 4W			KAIC Rating: **14K**			Mounting: **Surface**			NEW Panelboard	**"L1"**			Voltage Drop
	200 Amp Bus			200A **MCB**			NEMA: **1**							
	Note: Fed from Panel H1 via XFMR "TL1".													
%	Size	Feet	N	Description	L	KVA	CB	#	A	B	C	#	CB	KVA	L	Description	N	Feet	Size	%
0.6	12	30		General Off. Lighting/CLG Exhaust Fans	C	0.84	20/1	1	X			2	20/1	0.90	R	Recepts - Breakroom/Offi 107		22	12	0.5
2.6	12	81		General Off. Lighting/CLG Exhaust Fans	C	1.34	20/1	3			X	4	20/1	0.90	R	TV Recepts - Showroom		30	12	0.6
0.1	12	4		Microwave - Breakroom	N	1.20	20/1	5				6	20/1	0.72	R	Power Pole - Showroom casework		36	12	0.6
0.1	12	6		Coffee - Breakroom	N	1.00	20/1	7	X			8	20/1	0.90	R	Recepts - Showroom		40	12	0.9
0.2	12	9		Garbage Disp. - Breakroom	N	0.80	20/1	9		X		10	20/1	1.00	N	Water Fountain/GFI Recept - RR 105		64	12	1.5
0.1	12	13		GFI Recepts - Breakroom	R	0.36	20/1	11			X	12	30/2	2.08	N	Insta-Hot - RR 105		67	10	1.4
0.3	12	15		Refer - Breakroom	N	0.90	20/1	13	X			14	/2	2.08	N	-		67	10	1.4
0.3	12	12		Water Fountain/GFI Recept - RR 109	N	1.00	20/1	15		X		16	20/1	1.08	R	Recepts - Storage Room		85	12	2.2
0.7	12	20		Water Heater - Hitch Bay	N	1.50	20/1	17			X	18	20/1	1.08	R	Recepts - Showroom		117	12	3.0
1.7	12	80		Recepts - Hitch Bay	R	0.90	20/1	19	X			20				SPACE				0
0				SPACE				21		X		22				SPACE				0
0				SPACE				23			X	24				SPACE				0
0				SPACE				25	X			26				SPACE				0
0				SPACE				27		X		28				SPACE				0
0				SPACE				29			X	30				SPACE				0
1.5	10	90	1	AC-1	C	2.21	30/3	31	X			32				SPACE				0
1.5	10	90	1	-	C	2.21	/3	33			X	34	20/1	0.72	R	GFI Recepts - Roof		75	12	1.3
1.5	10	90	1	-	C	2.21	/3	35			X	36	15/1	0.36	N	REF - 1		48	12	0.4
1.5	10	90		AC-2	N	2.21	30/3	37	X			38	30/3	2.21	N	AC-3		54	10	0.9
1.5	10	90		-	N	2.21	/3	39		X		40	/3	2.21	N	-		54	10	0.9
1.5	10	90		-	N	2.21	/3	41			X	42	/3	2.21	N	-		54	10	0.9
									14.9	14.4	14.5									

General Note:
1. Provide handle ties for ckts sharing neutral.
2. Voltage drops are calculated using effective *Z* at .85 *PF*., uncoated copper.
Notes:
1. Largest motor counted at 125% "C" load.
2. Not used
3. Not used

Load Type "L": Continuous: C; Non-Continuous: N; Receptacle: R; Panel: P

Demand Load	*Totals*
Continuous:	8.8 KVA
25% Continuous:	2.2 KVA
Feed-Through Lugs:	0.0 KVA
Demand Factors:	0.0 KVA
Non-Continuous:	25.2 KVA
Receptacle:	7.6 KVA
Recpt.(<10KVA x.5):	0.0 KVA
Sub Panel:	0.0 KVA
Total:	**43.8 KVA**
	121.4 Amps

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All newly provided breakers need to match existing AIC rating of the panel.
Verify in field AIC Rating for Panels to match new breakers.

Voltage Drop	480/277V-3PH, 4W			KAIC Rating: **35K**			Mounting: **Surface**			NEW Panelboard	**"H1"**			Voltage Drop
	200 Amp Bus			200A **MLO**			NEMA: **1**							
	Note: Fed from Dist. Panel "MDP"													
%	Size	Feet	N	Description	L	KVA	CB	#	A	B	C	#	CB	KVA	L	Description	N	Feet	Size	%
0				SPACE				1	X			2				SPACE				0
0				SPACE				3		X		4				SPACE				0
0				SPACE				5			X	6				SPACE				0
0				SPACE				7	X			8				SPACE				0
0				SPACE				9		X		10				SPACE				0
0				SPACE				11			X	12				SPACE				0
0				SPACE				13	X			14				SPACE				0
0				SPACE				15		X		16				SPACE				0
0				SPACE				17			X	18				SPACE				0
0				SPACE				19	X			20				SPACE				0
0				SPACE				21		X		22				SPACE				0
0				SPACE				23			X	24				SPACE				0
0				SPACE				25	X			26				SPACE				0
0				SPACE				27		X		28				SPACE				0
0				SPACE				29			X	30				SPACE				0
0				SPACE				31	X			32				SPACE				0
0				SPACE				33		X		34				SPACE				0
0				SPACE				35			X	36				SPACE				0
0				SPACE				37	X			38	100/3	14.58	P	XFMR "TL1" to Panel "L1"	2			0.0
0				SPACE				39		X		40	/3	14.58	P	-	2			0.0
0				SPACE				41			X	42	/3	14.58	P	-	2			0.0
									14.6	14.6	14.6									

General Note:
1. Provide handle ties for ckts sharing neutral.
2. Voltage drops are calculated using effective *Z* at .85 *PF*., uncoated copper.
Notes:
1. Largest motor counted at 125% "C" load.
2. See One-Line Diagram on Sheet E0.2 for Feeder sizes and VD calculations
3. Not used

Load Type "L": Continuous: C; Non-Continuous: N; Receptacle: R; Panel: P

Demand Load	*Totals*
Continuous:	0.0 KVA
25% Continuous:	0.0 KVA
Feed-Through Lugs:	0.0 KVA
Demand Factors:	0.0 KVA
Non-Continuous:	0.0 KVA
Receptacle:	0.0 KVA
Recpt.(<10KVA x.5):	0.0 KVA
Sub Panel	43.8 KVA
Total:	**43.8 KVA**
	52.6 Amps

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New/Altered loads are bolded, everything else is existing, for reference only
All newly provided breakers need to match existing AIC rating of the panel.
Verify in field AIC Rating for Panels to match new breakers.

Voltage Drop	480/277V-3PH, 4W			KAIC Rating: **65K**			Mounting: **Surface**			EXISTING Panelboard	**"MDP"**			Voltage Drop
	1000A Amp Bus			1000A **MLO**			NEMA: **1**							
	Note: Fed from MSB													
%	Size	Feet	N	Description	L	KVA	CB	#	A	B	C	#	CB	KVA	L	Description	N	Feet	Size	%
0.0				Panel "HH"	P	13.23	200/3	1	X			2	**200/3**	**14.58**	**P**	**Panel "H1"**	**2**			**0.0**
0.0				-	P	13.23	/3	3			X	4	**/3**	**14.58**	**P**	-	**2**			**0.0**
0.0				-	P	13.23	/3	5			X	6	**/3**	**14.58**	**P**	-	**2**			**0.0**
0.0				Panel "EV"	P	41.60	175/3	7	X			8								0
0.0				-	P	41.60	/3	9		X		10								0
0.0				-	P	41.60	/3	11			X	12								0
0								13	X			14								0
0								15		X		16								0
0								17			X	18								0
0								19	X			20								0
0								21		X		22								0
0								23			X	24								0
									69.4	69.4	69.4									

General Note:
1. Provide handle ties for ckts sharing neutral.
2. Voltage drops are calculated using effective *Z* at .85 *PF*., uncoated copper.
Notes:
1. Largest motor counted at 125% "C" load.
2. See One-Line Diagram on Sheet E0.2 for Feeder sizes and VD calculations
3. Not used

Load Type "L": Continuous: C; Non-Continuous: N; Receptacle: R; Panel: P

Demand Load	*Totals*
Continuous:	0.0 KVA
25% Continuous:	0.0 KVA
Feed-Through Lugs:	0.0 KVA
Demand Factors:	0.0 KVA
Non-Continuous:	0.0 KVA
Receptacle:	0.0 KVA
Recpt.(<10KVA x.5):	0.0 KVA
Sub Panel	208.2 KVA
Total:	**208.2 KVA**
	250.5 Amps

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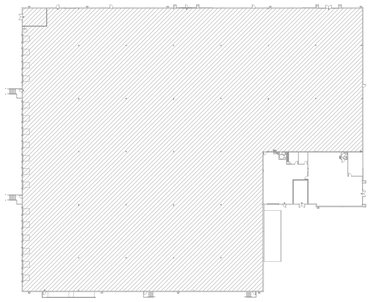
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PA/PM:	E.Eyerly
DRAWN BY.:	K.Soderquist
JOB NO.:	SNR24-0001-00

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E0.2

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2 / E1.1 KEY PLAN

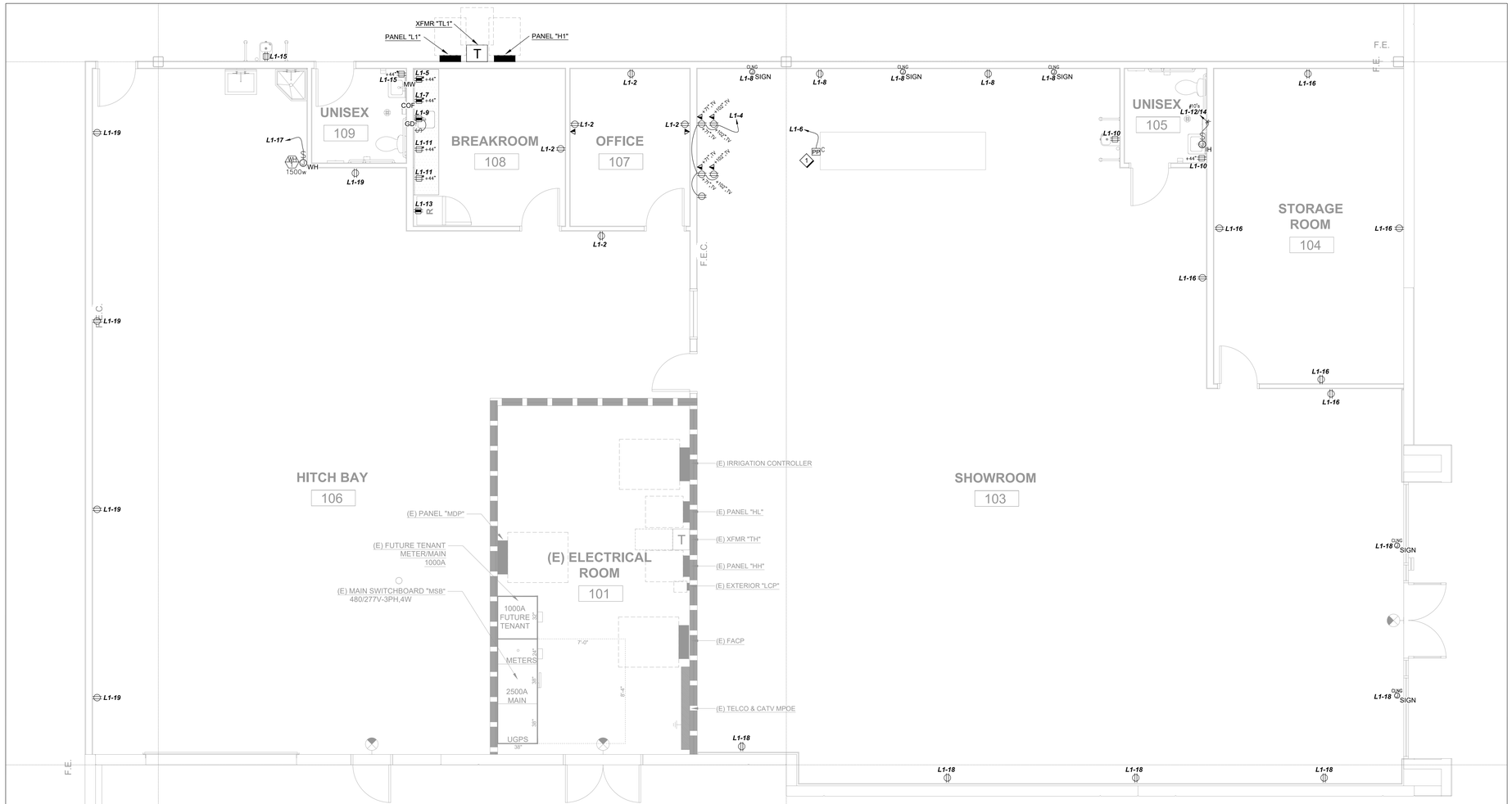
SCALE : NTS

NUMBERED NOTES:

1. POWER POLE FEED INCLUDES POWER AND DATA. POWER POLE BY OTHERS. VERIFY EXACT LOCATION IN FIELD WITH GC/CLIENT.

GENERAL NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR DEMOLITION DETAILS AND BUILDING KEY PLANS.
2. SHOWN RECEPTACLES MAY BE OMITTED IF LOCATED WITHIN 24" OF AN EXISTING RECEPTACLE.
3. EXISTING RECEPTACLES (NOT SHOWN ON FLOOR PLANS) SHALL REMAIN OPERATIONAL. REFEED AS NEEDED AFTER WALL REMOVALS.
4. PROVIDE CONDUIT STUBS FOR ALL DEVICES INSTALLED INTO EXISTING FIRE RATED WALLS. REFER TO ARCHITECTURAL PLANS FOR FIRE RATED WALL LOCATIONS.



2 / E1.1 POWER PLAN

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

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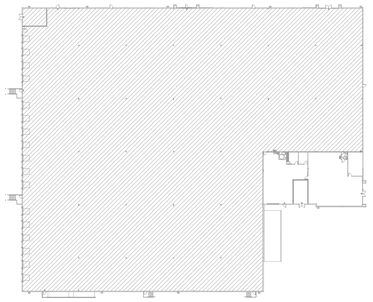
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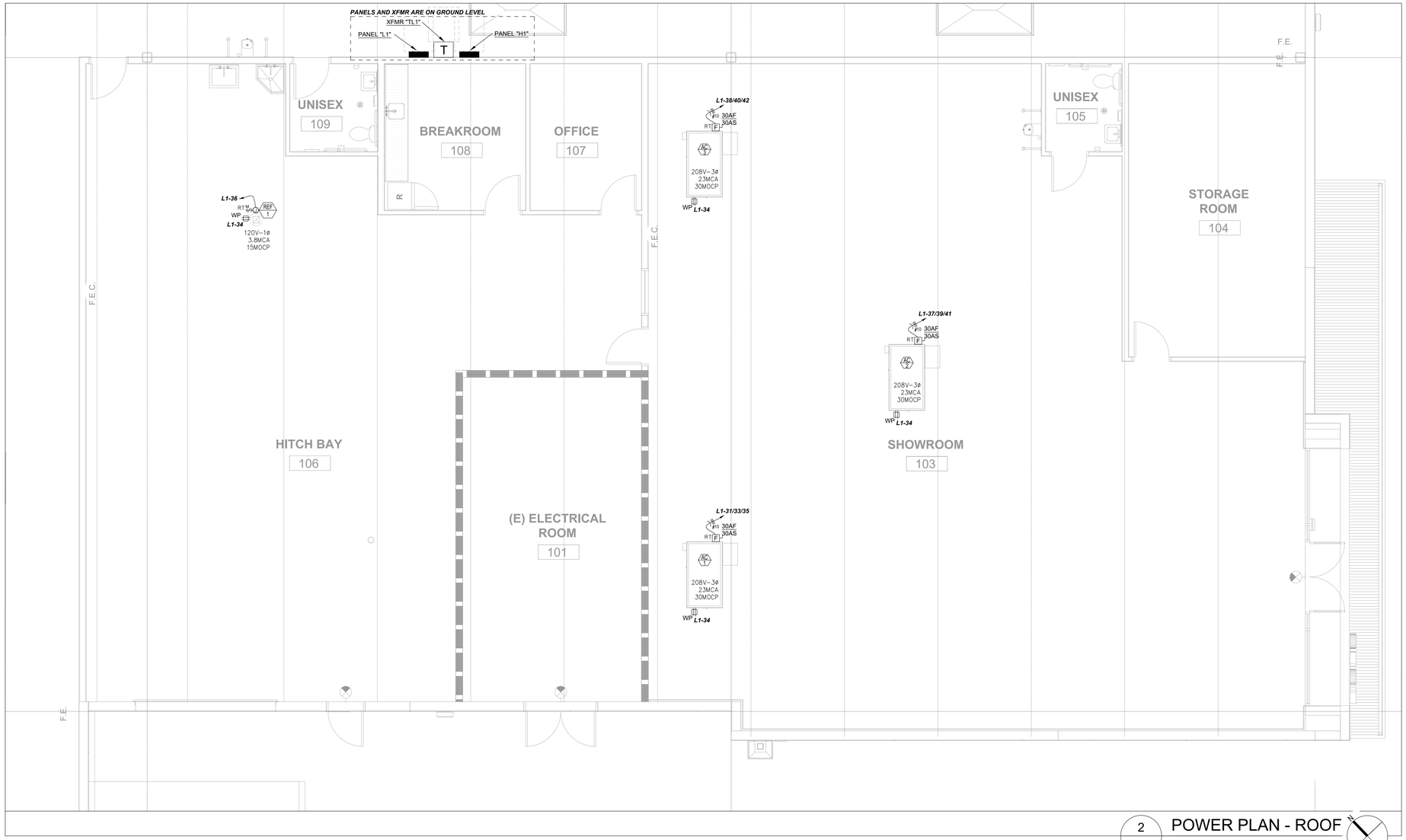


2 E1.2 KEY PLAN

SCALE : NTS

GENERAL NOTES:

1. ALL EQUIPMENT INSTALLED ON ROOF TOP SHALL BE NEMA 3R.
2. REFER TO RESPECTIVE MECHANICAL AND PLUMBING DWGS FOR RESPECTIVE EQUIPMENT LOCATIONS AND SPECIFICS.
3. PROVIDE FUSING PER EQUIPMENT NAMEPLATES - FIELD VERIFY.
4. PROVIDE ROOF JACKS AS REQUIRED OR PENETRATE VIA MECH ROOF CURB - VERIFY WITH PM.
5. PROVIDE A WEATHER PROOF GFI RECEPTACEL WITH AN EXTRA DUTY "IN USE" COVER FOR ROOF TOP UNITS - INSURE THAT ALL EQUIPMENT HAS A RECEPTACLE WITHIN 25' PER MECH CODE.
6. FIELD VERIFY EXACT POWER POC ON AC UNIT.



2 E1.1 POWER PLAN - ROOF

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

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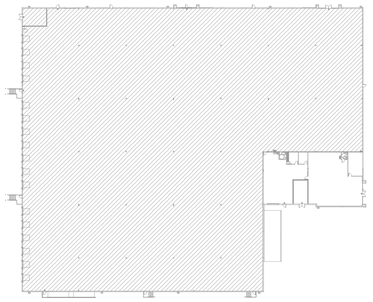
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2 E2.1 KEY PLAN

SCALE : NTS

LIGHT FIXTURE NOTES:

1. PROVIDE LIGHT FIXTURES PER APPROVED LIGHTING SUBMITTAL.
2. PROVIDE FIXTURE COLORS PER ARCHITECT.
3. REFER TO ARCHITECTURAL CEILING PLAN FOR CEILING TYPES AND PROVIDE LIGHT FIXTURE FINISHES AS REQUIRED.
4. THE EXACT QUANTITIES AND TYPE OF FIXTURES SHALL BE AS SHOWN ON LIGHT FLOOR PLANS ON PERMIT APPROVED SET.

NUMBERED NOTES:

1. TYPICAL FOR ALL HIGH BAY FIXTURES "HB/HBE" IN HITCH BAY: ALL HIGH BAY FIXTURES IN THIS AREA HAVE IMBEDDED OCCUPANCY SENSORS TO COMPLY WITH 2022 CEnC §130.1(c) SHUT-OFF CONTROL REQUIREMENTS.

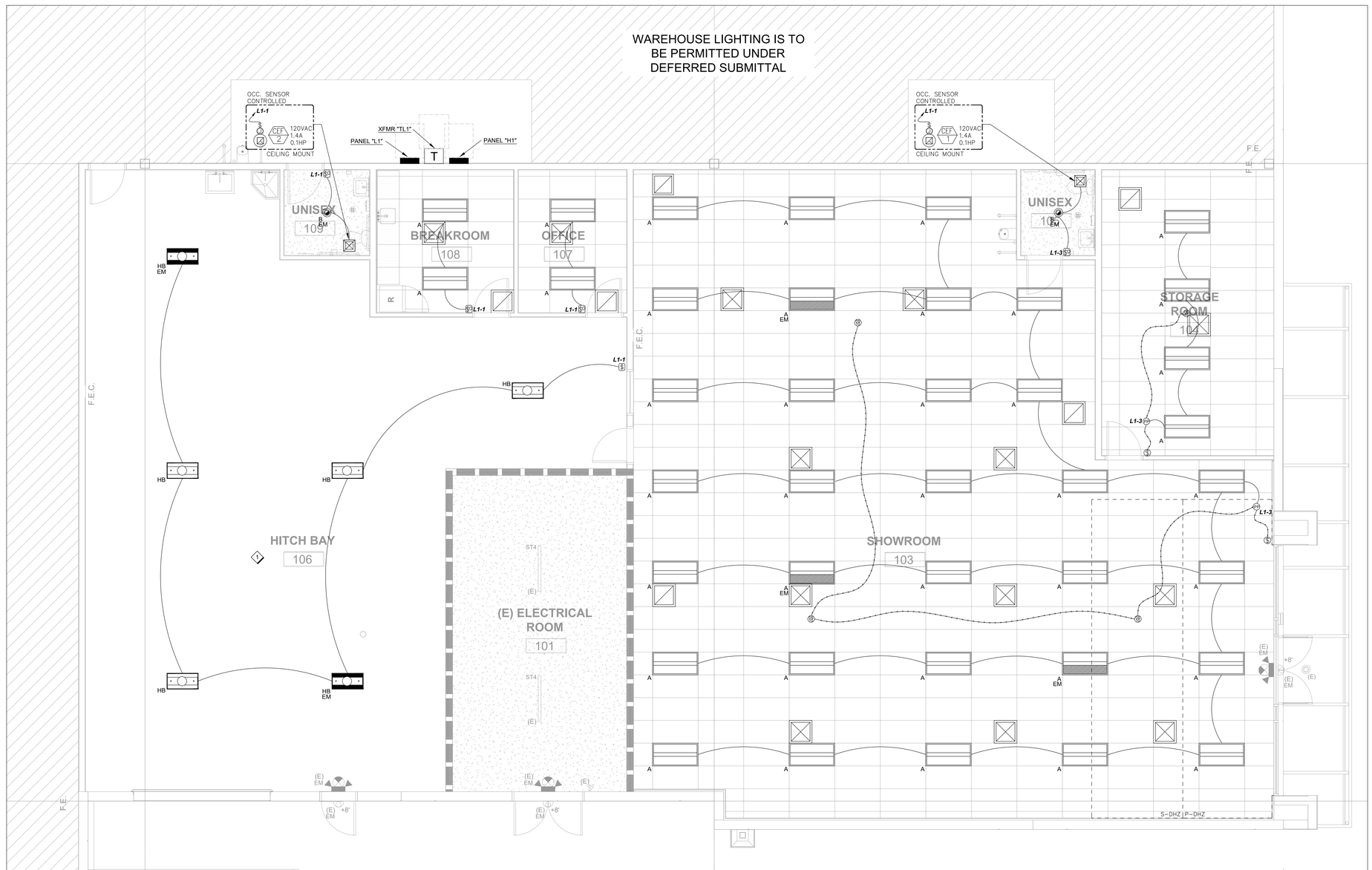
GENERAL NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND BUILDING KEY PLANS.
2. EMERGENCY LIGHTING IS NEW AND TO BE CONNECTED TO UNSWITCHED HOT OF LIGHTING CIRCUIT FEEDING THE AREA.
3. EXIT SIGN/BUGEYE COMBOS ARE EXISTING TO REMAIN.
4. DIMMING IS NOT REQUIRED PER §130.1(b) OF 2022 ENERGY EFFICIENCY STANDARDS. GENERAL LIGHTING OF ENCLOSED AREAS GREATER THAN 100SQFT HAS A CONNECTED LIGHTING LOAD LESS THAN 0.5 WATTS PER SQFT.
5. DAYLIGHT HARVESTING IS NOT REQUIRED PER §130.1(d) EXCEPTION 3. GENERAL LIGHTING TOTAL INSTALLED LIGHTING WATTAGE IS LESS THEN 120 WATTS WITHIN EACH PRIMARY DAYLIGHTING ZONE.
6. ALL EXTERIOR EXITS WITHIN SCOPE OF WORK HAVE BEEN FIELD VERIFIED TO HAVE EXISTING EXTERIOR EXIT LANDING PAD EMERGENCY FIXTURES.
6. ALL EXIT-LIGHTS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924, PER 2022 CBC SEC. 1013.5

FIXTURE SCHEDULE

Fixture Total Watts	QTY.	TAG	DESCRIPTION	CATALOG NUMBER	LAMP	WATTS	VOLTAGE	DIMMING	LUMENS	TEMP	MOUNTING	USE	NOTES
INTERIOR LIGHTING													
1188	36	**A**	2x4 LED Troffer	LITHONIA STAK 2x4 4000LM 80CRI 40K COL MIN10 ZT MVOLT	LED	33	MVOLT	0-10V	4000	40K	Recessed in Tbar	General Lighting	
99	3	**A EM**	2x4 LED Troffer w/ EM Backup	LITHONIA STAK 2x4 4000LM 80CRI 40K COL MIN10 ZT MVOLT E10WLCP	LED	33	MVOLT	0-10V	4000	40K	Recessed in Tbar	General Lighting/ Egress Path	With 90 Min Battery Backup
38	2	**B**	6" LED Round Downlight	LITHONIA LBR6 NCH ALO2 SWW1 AR LSS MWD MVOLT UGZ	LED	19	MVOLT	0-10V	1500	40K	Recessed in Hardlid	Restrooms	
348	4	**HB**	LED High Bay Fixture w/Imbedded Occ sensors	LITHONIA CPHB 12000LM SEF GCL MD MVOLT GZ10 40K 80CRI LSXR6 DWH	LED	87	MVOLT	0-10V	12000	40K	Suspended	Hitch Bay	With Imbedded Occupancy Sensors
174	2	**HB EM**	LED High Bay Fixture w/Imbedded Occ sensors & EM backup	LITHONIA CPHB 12000LM SEF GCL MD MVOLT GZ10 40K 80CRI E10WCP LSXR6 DWH	LED	87	MVOLT	0-10V	12000	40K	Suspended	Hitch Bay	With Imbedded Occupancy Sensors and 90 Min Battery Backup
TOTAL INT. WATTS													
1847													

WAREHOUSE LIGHTING IS TO BE PERMITTED UNDER DEFERRED SUBMITTAL



1 E2.1 LIGHTING PLAN

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

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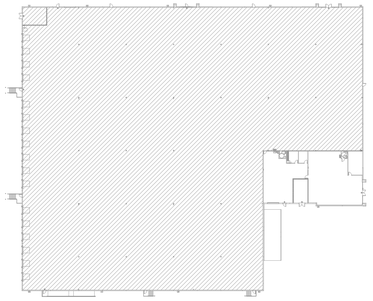
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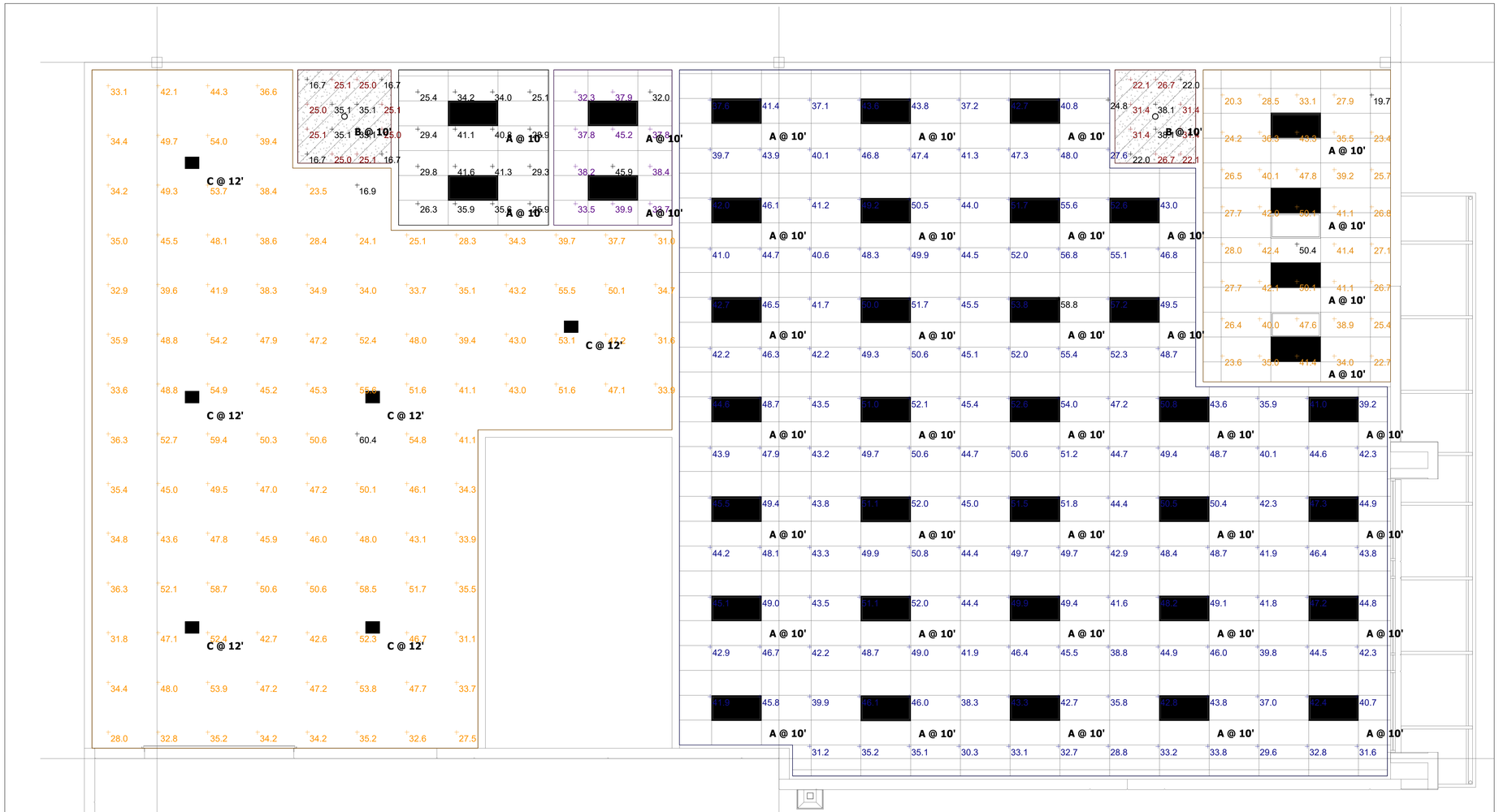


2 E2.2 KEY PLAN

SCALE : NTS

	A	39	Lithonia Lighting	STAK 2X4 4000LM 80CRI 40K COL MVOLT	Recessed Center Element LED Lay in, 2ftX4ft, 4000 Nominal Lumens, 80 CRI, 4000K, Curved Opal Lens, 120-277V	4257	33.2
	B	2	Lithonia Lighting	LBR6 ALO2 (1500LM) SWW1 (4000K) AR LSS MWD 80CRI	6IN LBR Retrofit 1500LM 4000K Clear Semi-Specular Medium Wide 80CRI	2017	18.97
	C	6	Lithonia Lighting	CPHB 12000LM SEF GCL WD 35K 80CRI	Compact Pro Highbay, 12000 lumens, Standard efficiency, Glare control lens, Wide distribution, 35 K, 80CRI,	12243	87.95

High Bay	+	42.5 fc	60.4 fc	16.9 fc	3.6:1	2.5:1
Office	+	34.3 fc	50.4 fc	19.7 fc	2.6:1	1.7:1
Restroom #1	+	25.5 fc	35.1 fc	16.7 fc	2.1:1	1.5:1
Restroom #2	+	28.6 fc	38.1 fc	22.0 fc	1.7:1	1.3:1
Showroom Area	+	44.9 fc	58.8 fc	24.8 fc	2.4:1	1.8:1
Storage #2	+	37.7 fc	45.9 fc	32.0 fc	1.4:1	1.2:1
Break Room	+	32.8 fc	41.6 fc	25.1 fc	1.7:1	1.3:1



Plan View

1 E2.2 PHOTOMETRIC PLAN

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

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CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
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ELECTRICAL DESIGN BUILD CONTRACTOR:
NORTH STATE ELECTRICAL CONTRACTORS, INC.
CA LICENSE C7/C10 #886289
1110 White Rock Road, Rancho Cordova, CA 95670
Tel: 916-372-0571 | Fax: 916-372-0576
LICENSED ELECTRICAL CONTRACTOR NORTH STATE ELECTRICAL CONTRACTORS, INC. License Nos. C7/C10 886289 CLASSIFICATION C7/C10 7/31/25 STATE OF CALIFORNIA
NSE #1954
C7/C10 #886289 7/31/25

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U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

Unnamed

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	E.Eyerly
DRAWN BY.:	K.Soderquist
JOB NO.:	SNR24-0001-00

SHEET
E2.2

5/3/2024 10:45:37 AM

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTI-E**

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name:	U-Haul Tenant Improvement	**Report Page:**	**(Page 1 of 8)**
Project Address:	4658 Evora Road, Concord, CA 94520	**Date Prepared:**	2024-05-16T15:21:05-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Concord	04	Total Conditioned Floor Area (ft²)	5,343
02	Climate Zone	12	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1
● Retail					

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	5343	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	5343			

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04		05		06	07		08	09
	Complete Building 140.6(c)1 (See Table I)	Area Category 140.6(c)2 / 170.2(e)4 (See Table I)	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+) (See Table J)	Tailored 140.6(c)3 / 170.2(e)4B (+) (See Table K)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts) (See Table F)	Adjustments: PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-) (See Table P)	=	**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
Conditioned		4,038.45			=	4,038.45	≥	1,847		=	1847	COMPLIES
Unconditioned					=		≥			=		
											Controls Compliance (See Table H for Details)	COMPLIES
											Rated Power Reduction Compliance (See Table Q for Details)	

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
A/A EM	LITHONIA STAK 2x4 4000LM 80CRI 40K COL MIN10 ZT MVOLT/E10WLCP	No	NA	33	Mfr. Spec	39	No	1,287	☐	☐
B	LITHONIA LBR6 NCH ALO2 SWW1 AR LSS MVD MVOLT UGZ	No	NA	19	Mfr. Spec	2	No	38	☐	☐
HB/HB EM	LITHONIA CPHB 12000LM SEF GCL MD MVOLT GZ10 40K 80CRI LSXR6 DWH/E10WCP	No	NA	87	Mfr. Spec	6	No	522	☐	☐
							Total Designed Watts: CONDITIONED SPACES	1,847		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
NA < 4,000W subject to multilevel	See Area/Space Level Controls		

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
Retail Area	Retail Merchandise Sales Wholesale Showroom	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Storage Room	Storage - MF common areas	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Restrooms	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Breakroom	Lounge	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Office	Office (<=250 square feet)	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Hitch Bay	Auto Repair	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
					13				
					Plan Sheet Showing Daylit Zones:				

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Retail Area	Retail Merchandise Sales Wholesale Showroom	0.95	2,788	2,648.6	No	No
Storage Room	Storage - MF common areas	0.45	381	171.45	No	No
Restrooms	Restroom	0.65	106	68.9	No	No
Breakroom	Lounge	0.55	153	84.15	No	No
Office	Office (<=250 square feet)	0.65	121	78.65	No	No
Hitch Bay	Auto Repair	0.55	1,794	986.7	No	No
		TOTALS:	5,343	4,038.45	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

INDOOR LIGHTING COMPLIANCE CERTIFICATE

NRCC-LTI-E

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Retail Area; Storage Room; Restrooms; Breakroom; Office; Hitch Bay

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Kirk Soderquist	Documentation Author Signature:
Company: North State Electrical Contractors, Inc.	Signature Date: 5/16/24
Address: 11101 White Rock Rd	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Rancho Cordova, CA 95670	Phone: 916-572-0571

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Rodney Bingaman	Responsible Designer Signature:
Company: North State Electrical Contractors, Inc.	Date Signed: 5/16/24
Address: 11101 White Rock Rd.	License: 886289
City/State/Zip: Rancho Cordova, CA 95670	Phone: 916-572-0571

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Tel: 916-572-0571 | Fax: 916-572-0576

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NSE #1954

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U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

Unnamed

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	E.Eyerly
DRAWN BY.:	K.Soderquist
JOB NO.:	SNR24-0001-00

SHEET

ET24.1

5/3/2024 10:45:37 AM

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STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ELC-E**

This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bvii

Project Name: U-Haul Tenant Improvement	**Report Page:** **(Page 1 of 4)**
Project Address: 4658 Evora Road, Concord, CA 94520	**Date Prepared:** 2024-05-16T15:30:13-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Concord	02	Climate Zone	12
			03	Occupancy Types Within Project:	Retail

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
Addition of Panel H1	Add/Alt to feeders and branch circuits only	---	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1] FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.
[2] If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.
[3] Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ELC-E**

Project Name: U-Haul Tenant Improvement	**Report Page:** **(Page 2 of 4)**
	Date Prepared: 2024-05-16T15:30:13-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND		AND	Yes	AND			COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Piii/ 180.2(b)4Bviic.

01	02				03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method				Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
							Pass	Fail
Addition of Panel H1	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	Sheet E0.2	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

[1] FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ELC-E**

Project Name: U-Haul Tenant Improvement	**Report Page:** **(Page 3 of 4)**
	Date Prepared: 2024-05-16T15:30:13-04:00

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

ELECTRICAL POWER DISTRIBUTION COMPLIANCE

CERTIFICATE

NRCC-ELC-E

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ELC-E**

Project Name: U-Haul Tenant Improvement	**Report Page:** **(Page 4 of 4)**
Project Address: 4658 Evora Road, Concord, CA 94520	**Date Prepared:** 2024-05-16T15:30:13-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Kirk Soderquist	Documentation Author Signature:
Company: North State Electrical Contractors, Inc.	Signature Date: 5/16/24
Address: 11101 White Rock Road	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Rancho Cordova, CA 95670	Phone: 916-572-0571

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Rodney Bingaman	Responsible Designer Signature:
Company: North State Electrical Contractors, Inc.	Date Signed: 5/16/24
Address: 11101 White Rock Road	License: 886289
City/State/Zip: Rancho Cordova, CA 95670	Phone: 916-572-0571

WARE MALCOMB
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NSE #1954

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U-HAUL TENANT IMPROVEMENT
4658 EVORA ROAD
CONCORD, CALIFORNIA 94520

Unnamed

DATE	REMARKS
05/17/2024	PERMIT SUBMITTAL

PA/PM:	E.Eyerly
DRAWN BY.:	K.Soderquist
JOB NO.:	SNR24-0001-00

SHEET
ET24.2

5/3/2024 10:45:37 AM

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P-2024-000542

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

AGENCY COMMENT REQUEST

Date February 14, 2024

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- Grading Inspection
- Advance Planning
- Housing Programs
- Trans. Planning
- Telecom Planner
- ALUC Staff
- HCP/NCCP Staff
- APC PW Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- Engineering Services (1 Full-size + 3 email Contacts)
- Traffic
- Flood Control (Full-size)
- Special Districts

LOCAL

- ✔ Fire District _____
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - ✔ Consolidated – (email) fire@cccfpd.org
  - East CCC – (email) brodriguez@eccfpd.org
- ✔ Sanitary District Delta Diablo Zone 1
- Water District _____
- ✔ City of Concord
- School District(s) _____
- LAFCO
- Reclamation District # _____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Bay Point
- Improvement/Community Association
- ✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

_____

_____

Please submit your comments to:

Project Planner Nai Saephan
Phone # 925-655-2874
E-mail Nai.Saephan@dcd.cccounty.us
County File # CDLP24-02007

Prior to March 12, 2024

* * * * *

We have found the following special programs apply to this application:

- Active Fault Zone (Alquist-Priolo)
- Flood Hazard Area, Panel # _____
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None (Below) Attached

No Comment on retail business or sign.

Print Name M. CAMERON

Signature 2/22/24 DATE

Agency phone # 925 941 3300

REVISED 08/12/2019. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc

From: Armando Carrasco
To: Nai Saephan
Subject: FW: CDLP24-02007 - 4658 EVORA RD, BAY POINT, CA 94565
Date: Friday, January 9, 2026 3:59:22 PM

Hi Nai,

Below, is the response from Bay Point MAC Chair Debra Mason, regarding BPMAC comments on CDLP24-02007, at the January 6, 2026, BPMAC Meeting..

Thank you,

--
Armando Carrasco, MPA
District Representative
Office of Shanelle Scales-Preston
District V Board of Supervisors
(925) 608-4200
armando.carrasco@bos.cccounty.us

From: Armando Carrasco <Armando.Carrasco@bos.cccounty.us>
Date: Friday, January 9, 2026 at 3:44 PM
To: duma36@aol.com <duma36@aol.com>
Subject: Re: CDLP24-02007 - 4658 EVORA RD, BAY POINT, CA 94565

Thank you, Chair Mason!

Get Outlook for iOS

From: duma36@aol.com <duma36@aol.com>
Sent: Friday, January 9, 2026 3:41:23 PM
To: Armando Carrasco <Armando.Carrasco@bos.cccounty.us>
Subject: Re: CDLP24-02007 - 4658 EVORA RD, BAY POINT, CA 94565

The main question was if they were Bay Point or Concord. Other than that we just asked where they were and what were they adding to the existing services. There were no concerns expressed.

Debra

On Friday, January 9, 2026 at 10:51:35 AM PST, Armando Carrasco <armando.carrasco@bos.cccounty.us> wrote:

> Good morning, Chair Mason:

Did you note any comments or feedback from the Bay Point MAC at the BPAMC Meeting on January 6, 2025, regarding the proposed land use permit to expand services at the U-haul facility located at 4658 Evora Rd., Bay Point, CA 94565?

Thank you,

--
Armando Carrasco, MPA
District Representative
Office of Shanelle Scales-Preston
District V Board of Supervisors
(925) 608-4200
armando.carrasco@bos.cccounty.us

From: Josh Tornbom <josh_tornbom@uhaul.com>
Sent: Friday, January 9, 2026 10:43:44 AM
To: Nai Saephan <Nai.Saephan@dcd.cccounty.us>; Armando Carrasco <Armando.Carrasco@bos.cccounty.us>; Syd Sotoodeh <Syd.Sotoodeh@dcd.cccounty.us>
Cc: Victor Vanegas <Victor_Vanegas@uhaul.com>; Marco Vanegas <Marco_Vanegas@uhaul.com>; Gene Carr II <Gene_Carr@uhaul.com>
Subject: Re: CDLP24-02007 - 4658 EVORA RD, BAY POINT, CA 94565

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This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

Report Suspicious

Nia,
I wanted to take a moment to inform you that we participated in the Bay Point MAC meeting on January 6th. To my knowledge, there were no comments or feedback from the board at that time.
I am writing to inquire whether you have since received any feedback from the MAC.
Additionally, I would appreciate an update on the status of the CDLP24-02007 Zoning Administration meeting.
Thank you for your assistance.

Thanks
Josh Tornbom
Owners Rep./Project Manager
Uhaul District 21
email- josh_tornbom@uhaul.com
cell - 775-530-3208

"There is only one way to succeed in anything, and that is to give it everything."
-Vince Lombardi

From: Nai Saephan <Nai.Saephan@dcd.cccounty.us>
Sent: Tuesday, December 30, 2025 4:24 PM
To: Josh Tornbom <josh_tornbom@uhaul.com>
Subject: CDLP24-02007 - 4658 EVORA RD, BAY POINT, CA 94565

CAUTION: This email came from an external sender. Do not click **links** or **attachments** unless you know the sender and the content is safe.

Hello Josh,

Armando Carrasco, District 5 Representative and DCD's liaison to the Bay Point MAC, has confirmed that Land Use Permit CDLP24-02007 to establish a retail business within the existing U-Haul warehouse will be on the agenda for the January 6, 2026, Bay Point MAC meeting at 6:00 PM. Armando has asked that if you have a presentation for the meeting to send it to him via email at Armando.Carrasco@bos.cccounty.us.

Regards,

Nai Saephan, Planner I
Phone: (925) 655-2874
Contra Costa County
Department of Conservation and Development
Community Development Division

File #: 26-607 **Agenda Date:** 2/18/2026 **Agenda #:** 2b.

STAFF REPORT

Agenda Item #____

Project Title:	Land Use Permit to Modify Land Use Permit CDLP22-02072
County File(s):	CDLP25-02020
Applicant/Owner:	Lynda McClung, Network Connex on behalf of Crown Castle/T-Mobile West LLC (Applicant) / HJSCMB-DONOVAN LLC (Owner)
Zoning/General Plan:	A-4 Agricultural Preserve District / AL Agricultural Lands
Site Address/Location:	Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County (Assessor's Parcel Number: 094-130-017)
California Environmental Quality Act (CEQA) Status:	Exempt under the General Rule of Applicability, CEQA Guidelines Section 15061(b)(3)
Project Planner:	Nai Saephan, Planner I, (925) 655-2874 nai.saephan@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. REPORT SUMMARY

The applicant requests approval of a Land Use Permit to remove Condition of Approval number 10 of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. No modifications of the wireless facility are proposed.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

A. FIND that the project is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines, General Rule of Applicability.

B. APPROVE the Land Use Permit CDLP25-02020 for modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10, based on the attached findings and subject to the attached conditions of approval.

C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

A. General Plan: AL, Agricultural Lands.

B. Zoning: A-4 Agricultural Preserve District.

C. California Environmental Quality Act (CEQA): The proposed project is exempt under CEQA Guidelines Section 15061(b)(3) regarding the General Rule of Applicability, where it can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment.

D. Previous Zoning Applications:

Two wireless carriers (T-Mobile and Sprint) are located on the project site, and several applications have been processed since the year 1996. The Sprint wireless telecommunications facility is not part of this land use permit, therefore, below are the applications that relate to this Crown Castle wireless telecommunications facility which is currently in use by T-Mobile (the "T-Mobile wireless telecommunications facility").

1. CDLP98-02016: This Land Use Permit to establish a new unmanned wireless telecommunications facility consisting of one equipment cabinet and two 15-foot-high poles upon which panel antennas are mounted, was approved by the Zoning Administrator on November 9, 1998 for a period of 10 years to November 19, 2008.

2. CDLP08-02071: This Land Use Permit for the continuing operation of the existing T-Mobile wireless telecommunications facility was approved by the Zoning Administrator on September 20, 2010 for a period of 10 years to October 1, 2020.

3. CDLP22-02016: This Land Use Permit for the continuing operation of the existing T-Mobile wireless telecommunications facility was approved by the Zoning Administrator on August 15, 2022 for a period of 10 years to August 26, 2032.

4. CDLP22-02072: This Land Use Permit to expand the T-Mobile lease area to 96.5 square feet and install a second 20-foot-tall monopole with new panel antennas and associated equipment, along with replacement of panel antennas and associated equipment on the existing 20-foot-tall monopole, and installation of new equipment cabinets on a new concrete pad and ancillary ground equipment, was approved by the Zoning Administrator on October 2, 2023 for a period of 10 years to October 13, 2033. The CDLP22-02072 Permit superseded the CDLP22-02016 Permit.

IV. SITE/AREA DESCRIPTION

The project site is an approximately 83-acre agricultural parcel located along Kirker Pass Road near Hess Road in the Concord area of unincorporated Contra Costa County. The property is within the A-4 Agricultural Preserve District and is surrounded by large parcels located within the A-2 General Agricultural District to the north, south, and west, and other parcels in the A-4 Agricultural Preserve District to the east. Generally, the area is agricultural or open space in nature with the nearest residence approximately 775 feet northeast of the project site. The site is mostly undeveloped with no structures or improvements other than the two wireless telecommunications facilities located towards the northeastern portion of the parcel close to Kirker Pass Road and two PG&E transmission towers located on the northwest corner of the parcel. The two wireless facilities have been in operation in an approximately 650-square-foot area of the property located approximately 75 feet from the Kirker Pass right-of-way since the year 1996 when Sprint Spectrum Wireless established the first facility (Land Use Permit CDLP96-02072). The existing approximately 96.5-square-foot Crown Castle lease area currently in use by T-Mobile is adjacent to the Sprint lease area. Sprint was subsequently acquired by T-Mobile and based on information provided by the applicant, Sprint/T-Mobile relinquished their lease rights for the Sprint facility to the property owner in the year 2022 and returned the site to the property owner in an as-is condition. The Sprint facility is not part of this land use permit.

V. PROJECT DESCRIPTION

The applicant requests approval of a Land Use Permit to modify the conditions of approval of Land Use Permit CDLP22-02072 for an existing Crown Castle wireless telecommunications facility currently in use by T-Mobile. Specifically, the applicant requests that condition of approval number 10 be removed from the conditions of approval of Land Use Permit CDLP22-02072. This condition requires the permittee (Crown Castle) to remove all structures, equipment, and signage associated with the Sprint wireless facility. Based on publicly available records, T-Mobile acquired Sprint in the year 2020. Although adjacent to the Crown Castle lease area, the Sprint facility has historically been operated under separate land use permits and was never part of any land use permit granted to T-Mobile or Crown Castle.

According to the plans (Attachment C) and equipment disposition report (Attachment D) attached to this staff report, T-Mobile removed the Sprint wireless equipment (e.g., antenna

panels, batteries). The applicant provided evidence to the Department of Conservation and Development, Community Development Division (CDD) as part of this land use permit application that the lease between Sprint/T-Mobile and the property owner, HJSCMB-Donovan, LLC was terminated in October of 2022 (Lease Termination Agreement), and indicated that ownership of any remaining equipment and the former Sprint site was transferred to the property owner. The applicant further indicated that neither they nor T-Mobile has legal access to the Sprint lease area to remove any remaining equipment and restore the former Sprint site.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on August 4, 2025 to a number of public agencies, including the Building Inspection Division, the East Contra Costa County Habitat Conservancy, the Environmental Health Division of Contra Costa Health, and the Contra Costa County Fire Protection District. Agency comments received by staff are included in Attachment E. Following are summaries of the agency comments received.

A. Contra Costa County Fire Protection District (CCCFPD): The Fire Protection District returned the Agency Comment Request form on September 8, 2025, with no comments.

VII. STAFF ANALYSIS AND DISCUSSION

A. General Plan Consistency: The existing wireless telecommunications facility is located within an AL Agricultural Lands General Plan land use designation. The purpose of the AL designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located in agriculturally designated areas. The wireless telecommunications services provided at the project site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. The applicant is requesting the removal of one condition of approval (condition number 10) of Land Use Permit CDLP22-02072 for an existing T-Mobile wireless telecommunications facility. Condition number 10 requires the permittee to remove the equipment for the Sprint wireless facility that was never part of the land use permits granted for the establishment and continued operation of the T-Mobile facility. This modification of the conditions of approval does not change the nature or use of the wireless telecommunications facility and no physical changes to the site are proposed. Therefore, the request to modify the conditions of approval of Land Use Permit CDLP22-02072 is consistent with the intent and purpose of the AL General Plan designation.

B. Zoning Compliance: The project site is located within an A-4 Agricultural Preserve District. Generally speaking, the purpose of the A-4 district is to provide primarily for

commercial agricultural production and other compatible uses that are consistent with the intent and purpose of the Land Conservation Act of 1965. Allowable uses in the A-4 District include commercial radio and television receiving and transmitting facilities excluding broadcasting studios or business offices, with a valid land use permit (County Code Section 84-42.404(14)). As stated above, the applicant is requesting to remove condition of approval number 10 of Land Use Permit CDLP22-02072 that requires the permittee to remove the equipment for the Sprint wireless facility that was never part of the land use permits granted for the establishment and continued operation of the T-Mobile facility. The modification does not change the nature or use of the wireless telecommunications facility and no physical changes to the site are proposed. Therefore, the request to modify the conditions of approval of Land Use Permit CDLP22-02072 is in compliance with the A-4 District.

C. Wireless Telecommunications Facilities Ordinance: The T-Mobile wireless telecommunications facility is subject to the Wireless Telecommunication Facilities Ordinance (Ordinance No. 2016-11), which is codified as County Code Chapter 88-24. The Land Use Permit application to remove condition of approval number 10 will allow the continuing operation of the existing wireless facility with no proposed modifications other than the obligation to remove the equipment for the Sprint wireless facility that was never part of the land use permits granted for the establishment and continued operation of the T-Mobile facility. The modification does not change the nature or use of the wireless telecommunications facility and no physical changes to the site are proposed. Therefore, the request to modify the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 will not affect the facility's ability to remain consistent with the requirements of the County's Wireless Telecommunications Facilities Ordinance.

D. Federal Communications Commission (FCC) Compliance: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish "safety levels with respect to human exposure to radio frequency electromagnetic fields (RF)." The request to modify the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 will not affect the ability of the wireless telecommunications facility or T -Mobile to remain in compliance with the FCC Rules and Regulations. Therefore, the wireless facility will remain compliant with federal regulations pertaining to RF emissions.

E. Appropriateness of Use: The existing wireless telecommunications facility has existed at its current location since 1998. Staff is unaware of any nuisances arising from the operation of the existing wireless facility. Condition number 10 of Land Use Permit CDLP22-02071 requires the permittee to remove the equipment for the Sprint wireless facility that was never part of the land use permits granted for the establishment and continued operation of the T-Mobile facility. The modification does not change the nature or use of the wireless facility and no physical changes to the site are proposed. Thus, the existing T-Mobile facility will remain compatible with the surrounding environment and will not affect the facility's continued compliance with the County's Wireless Telecommunication Facilities Ordinance

(Ch. 88-24) and with FCC standards for RF emissions. Thus, modifying the conditions of approval of Land Use Permit CDLP22-02072 as requested is appropriate and will ensure that the facility will continue to be operated safely and in conformance with the County's most current wireless telecommunication requirements and conditions of approval.

VIII. CONCLUSION

The request to modify the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 is consistent with the purpose and intent of the AL Agricultural Lands General Plan land use designation and is compliant with the A-4 Agricultural Preserve District, the County Wireless Telecommunication Facilities Ordinance (Chapter 88-24), and applicable FCC standards. Staff recommends approval of Land Use Permit CDLP25-02020, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02020, LYNDA MCCLUNG, NETWORK CONNEX ON BEHALF OF CROWN CASTLE/T-MOBILE WEST LLC (APPLICANT), HJSCMB-DONOVAN LLC (OWNER)

FINDINGS

A. Land Use Permit Findings

1. *The proposed project shall not be detrimental to the health, safety and general welfare of the County;*

   Project Finding: This Land Use Permit allows modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10, which requires the permittee to remove the equipment and restore the lease area of an adjacent Sprint wireless telecommunications facility that was never part of any land use permit issued to the permittee for the subject, existing Crown Castle wireless telecommunications facility that is currently in use by T-Mobile. The modification does not change the use of the wireless facility and no physical changes to the site are proposed. There is no evidence that action for an existing wireless telecommunications facility will be detrimental to the health, safety and general welfare of the County.

2. *The proposed project shall not adversely affect the orderly development of property within the County;*

   Project Finding: The wireless telecommunications services provided at this site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. This Land Use permit allows modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 that requires the permittee to remove the equipment and restore the lease area of an adjacent Sprint facility that was never part of any land use permit issued to the permittee for the subject, existing Crown Castle wireless facility. The modification does not change the use of the wireless facility and no physical changes to the site are proposed. As conditioned, the project is consistent with applicable policies and regulations of the County's Wireless Telecommunications Facilities Ordinance (County Code Chapter 88-24). Thus, the granting of a land use permit to modify the conditions of approval of

Land Use Permit CDLP22-02072 will not adversely affect the orderly development of property within the County.

3. *The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County;*

   Project Finding: The existing wireless telecommunications facility has existed at its current location since 1998. Modifying the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10, which requires the permittee to remove the equipment for the Sprint wireless facility that was never part of the land use permits granted for the establishment and continued operation of the subject wireless telecommunications facility does not affect the operation or use of the facility. The facility is in current use by T-Mobile and will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. Given that the facility and surrounding land uses have remained consistent for over twenty five years, there is no indication that the action will adversely affect the preservation of property values and the protection of the tax base within the County.

4. *The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan;*

   Project Finding: The project site is located within an AL Agricultural Lands General Plan land use designation. The purpose of the AL designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials. Consistent with this designation, the site has historically been used for cattle grazing. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located in agriculturally designated areas. The wireless telecommunications services provided at the project site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. The project involves modifying the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 related to a Sprint facility that is separate from and not part of this land use permit. The modification does not change the nature or operation of the existing wireless telecommunications facility on the site, and does not alter the site in a manner that will affect grazing or other agricultural activity on undeveloped portions of the property. Thus, the action to modify the conditions of approval of a previously

approved wireless facility will not detract from the purpose and intent of the AL General Plan designation.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community;*

   Project Finding: This Land Use permit allows modification of the conditions of approval of CDLP22-02072 to remove condition number 10 which required the permittee to remove the equipment and restore the lease area of an adjacent Sprint facility that was never part of any land use permit issued to the permittee for the existing Crown Castle wireless telecommunications facility. The modification does not change the use of the wireless facility and no physical changes to the site are proposed. The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing wireless telecommunications facility, and there is no evidence to suggest that the wireless facility creates a nuisance or enforcement problem within the area.

6. *The proposed project as conditioned shall not encourage marginal development within the neighborhood;*

   Project Finding: In general, wireless telecommunications facilities do not encourage development, which is subject to the applicable sections of the General Plan and the Zoning Code, as well as physical constraints on the parcel and adjacent properties. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications services. The modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 does not change the use of the wireless telecommunications facility and no physical changes to the site are proposed. Thus, there is no evidence that the granting of the requested land use permit modification will encourage marginal development within the neighborhood.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

   Project Finding: This wireless telecommunications facility was established on the project site in 1998 under Land Use permit CDLP98-02016 and has been in operation since, providing wireless telecommunications services to the

surrounding area. The modification of the conditions of approval of Land Use Permit CDLP22-02072 to remove condition number 10 does not change the use of the Crown Castle facility and no physical changes to the site are proposed. The remaining conditions of approval of CDLP22-02072 will remain in full force and effect. As conditioned, the wireless telecommunication facility will remain consistent with the AL Residential Low Density General Plan land use designation, the A-40 Agricultural Preserve District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations.

B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.614(b))

1. *The application is complete.*

   Project Finding: County staff deemed the application complete and acceptable on January 19, 2026.

2. *The facility or substantial change will meet the requirements of this chapter.*

   Project Finding: The Crown Castle wireless telecommunications facility was first established under Land Use Permit CDLP98-02016 and most recently renewed upon approval of Land Use Permit CDLP22-2072. This CDLP25-02020 Land Use Permit application modifies the conditions of approval of CDLP22-02072 to remove condition number 10 that requires the applicant to remove the equipment and restore the lease area of an adjacent Sprint wireless telecommunications facility that was never part of any land use permit for the subject wireless telecommunications facility. The remaining conditions of approval of CDLP22-02072 will remain in full force and effect. Accordingly, the operation and use of the wireless telecommunications facility will remain consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code.

3. *The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).*

   Project Finding: The Crown Castle wireless telecommunications facility was first established under Land Use Permit CDLP98-02016 and most recently renewed upon approval of Land Use Permit CDLP22-02072. The current action to modify the conditions of approval of Land Use Permit CDLP22-02072 to remove condition

number 10 does not change the use of the wireless facility and no physical changes to the site are proposed. Pursuant to CEQA Guidelines Section 15061(b)(3) regarding the General Rule of Applicability, the action is exempt from CEQA review as it can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment.

4. *If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.*

   Project Finding: Removing CDLP22-02072 condition of approval number 10 does not change the use of the wireless facility and no physical changes to the site are proposed, and therefore, the CDLP25-02020 application is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3), and does not require preparation of either an environmental impact report or a mitigated negative declaration.

5. *If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.*

   Project Finding: The project site is not within or proximate to any zones identified by the Airport Land Use Commission as areas of planning interest. Thus the CDLP25-02020 application is not subject to review by the Airport Land Use Commission.

6. *The applicant has provided the financial assurance required by this chapter.*

   Project Finding: Pursuant to CDLP22-02072 condition of approval number 9, the applicant is required to provide financial assurance for the removal of the as-built facility throughout the life of the permit. Condition number 9 remains in full force and effect with Land Use Permit CDLP25-02020.

7. *The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.*

Project Finding: The applicant has paid the initial deposit of $2,300 for this Land Use Permit modification, and time and material costs have exceeded the initial deposit. Pursuant to Condition of Approval #7, the applicant is responsible for any additional fees that exceed the initial deposit.

C. California Environmental Quality Act (CEQA) Findings

The project is exempt under CEQA Guidelines Section 15061(b)(3) regarding the General Rule of Applicability, where it can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment. The action is to modify the conditions of approval of approved Land Use Permit CDLP22-02072 to remove condition number 10, which requires the applicant and/or operator of an existing Crown Castle wireless facility currently in use by T-Mobile, to remove the equipment and restore the lease area of an adjacent Sprint wireless facility that was operating under a separate land use permit. The action does not change the operation or use of the Crown Castle facility and no physical changes to the site are proposed. Thus, there is no possibility that the activity may have a significant adverse effect on the environment.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02020

Project Approval

1. This application for a Land Use Permit to allow the modification of the conditions of approval of Land Use permit CDLP22-02072 to remove condition number 10 is APPROVED.

2. The Land Use Permit approval described above is based on:
    - Project application accepted by the Department of Conservation and Development, Community Development Division (CDD) on August 1, 2025.

3. This Land Use Permit is granted for the remaining term of Land Use Permit CDLP22-02072 to October 13, 2033.

4. Unless expressly stated otherwise herein, the Conditions of Approval of Land Use Permit CDLP22-02072 shall remain in full force and effect.

5. Condition of Approval number 10 of Land Use Permit CDLP22-02072, related to the removal of structures, equipment, and signage and restoration of the lease area associated with the adjacent Sprint facility, is removed, and the permittee is not required to comply with the condition.

6. No construction is approved with this permit. Any construction at this wireless telecommunications facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.

Application Costs

7. The land use permit application was subject to an initial deposit of $2,300.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL, BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees,

dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Contra Costa Health, Environmental Health Division
- Contra Costa County Fire Protection District
- Federal Communications Commission

POR SECS 1 & 2 T1N R1W MDBM
POR SECS 35 & 36 T2N R1W MDBM
1- POR 155PM44 11/22/1991

1"=800'

12

36

EAST LINE
NAVAL DEPOT

P B
111

08
107.96Ac

EAST LINE
RANCHO MONTE DEL DIABLO

1
2627.94
1
ND
POR PCL "A"
157.55Ac
2640.76
1
ND
1

36

15
104.95Ac

36

14
315.629Ac

130

R/W
P G & E
140'
APPROXIMATE LOCATION

ROAD
1798Ac
1.32 Ac.
.344Ac.

.09Ac.
PASS
1.057 Ac.
1095 Ac.

35 36
2 1

18
42.0Ac

17
83.054Ac

N89° 25'50"E
659.78'
300'
N0° 34'10"W
650.2'
N0° 34'10"W
1962.5'
2262.5'

117
38

117
37

117
39

118
4

118
5

TRACT 7043
M.B. 353-25
11-7-90
84.469Ac.

N83° 51'43"E
444.11'
95.63'
43.09'
78.65'
N88° 52'53"W
660'
N86° 41'46"W
284.45'
N80° 25'45"E
387.56'53"E
S79° 50'18"E
70.14'
193.78
40.6'
72.49'
113.44
N88° 34'56"W
1431.22'
.368Ac.
4.992Ac.
1/2 INT. M/Rs. 4.992Ac.

PCL "A"
21
53.971Ac.

13
E1/4 COR.
SEC.2
16
2.565Ac
M/R below 500'
4.635Ac.

KIRKER
382.08'
1.68'
10.06'

PROJECT SITE
CDLP25-02020

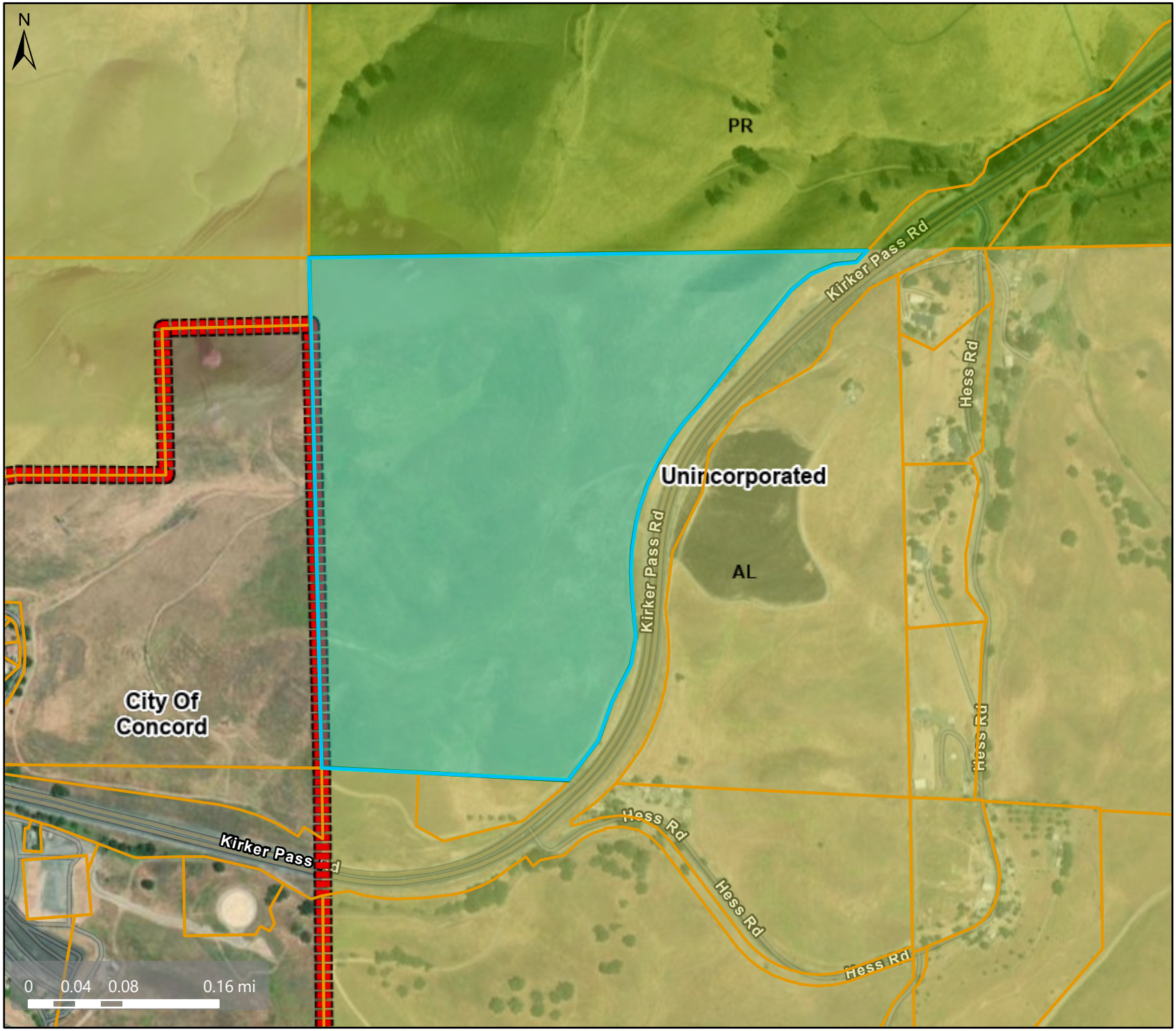
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

130

6/9/10

ASSESSOR'S MAP
BOOK 94 PAGE 13
CONTRA COSTA COUNTY, CA 79

General Plan - AL Agricultural Lands



Map Legend

- Assessment Parcels

Planning

General Plan

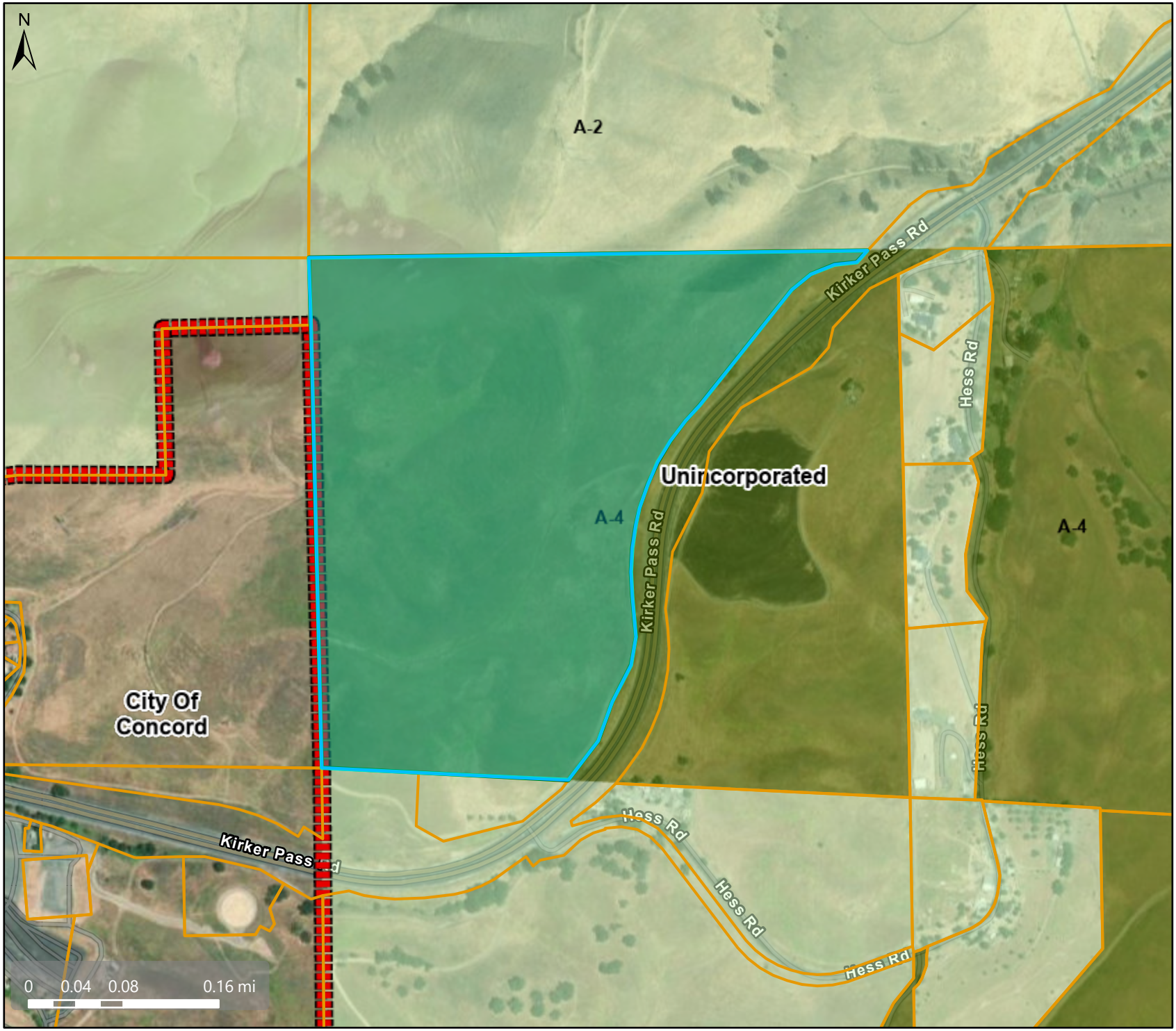
- PR (Park and Recreation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- Unincorporated
- City Limits

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Vantor

Zoning - A-4 Agricultural Preserve District



Map Legend

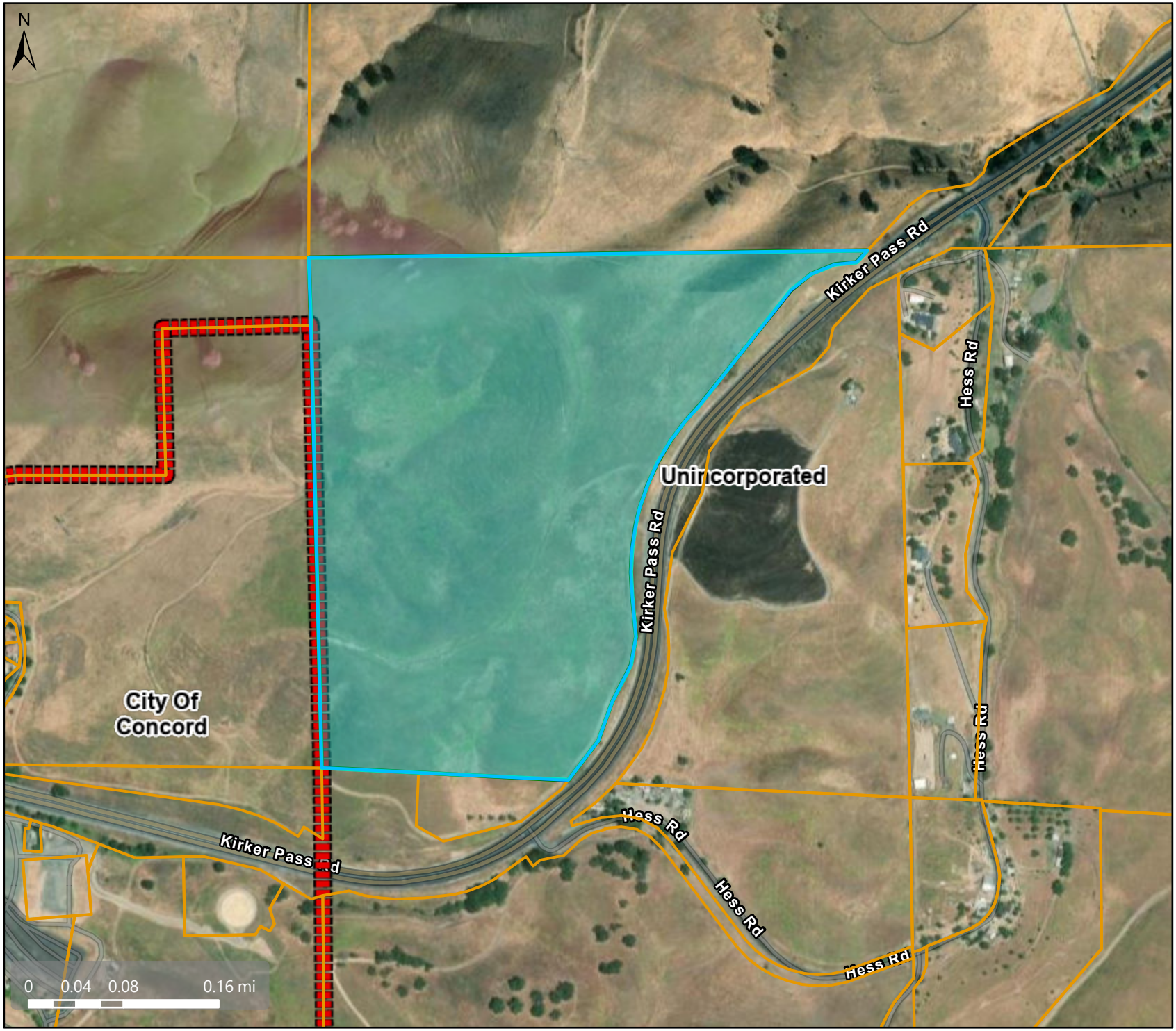
- Assessment Parcels
- Planning
- Zoning
- ZONE_OVER
  - A-2 (General Agriculture)
  - A-4 (Agricultural Preserve)
  - Unincorporated
  - City Limits

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Vantor

Aerial Photo - APN: 094130017



Map Legend

- Assessment Parcels
- Planning
  - Unincorporated
  - City Limits

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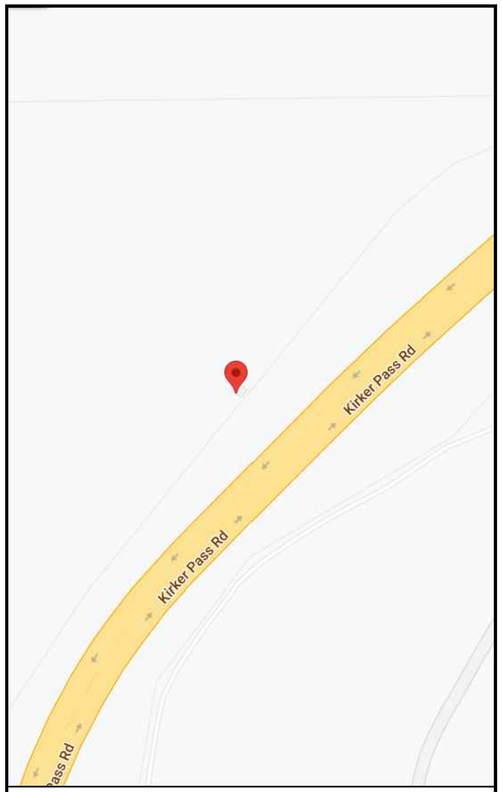
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Vantor

RECEIVED on 08/01/2025 CDLP25-02020
By Contra Costa County
Department of Conservation and Development

KIRKER PASS

5982 KIRKER PASS RD
CONCORD, CA 94521
SITE ID: FN03XC166
REMOVAL OF CELLULAR EQUIPMENT



VICINITY MAP - N.T.S.

THIS PROJECT CONSISTS OF DECOMMISSIONING EXISTING SPRINT ANTENNAS AND SUPPORT EQUIPMENT/HARDWARE.

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

PROJECT DESCRIPTION / NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- COORDINATE ALL WORK WITH BUILDING OWNER AND TEG CM.

GEN. CONTRACTOR NOTES

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

1. 2019 CALIFORNIA BUILDING CODE
2. ANSI/TIA-222-H
3. LIFE SAFETY CODE NFPA-101
4. 2019 CALIFORNIA PLUMBING CODE
5. 2019 CALIFORNIA ELECTRICAL CODE
6. LOCAL BUILDING CODE
7. CITY/COUNTY/STATE ORDINANCES

CODE COMPLIANCE

SITE NAME:
KIRKER PASS

SITE NUMBER:
FN03XC166

SITE ADDRESS:
5982 KIRKER PASS RD
CONCORD, CA 94521

SITE COORDINATES:
LATITUDE: 37° 58' 04.8" N
LONGITUDE: 121° 55' 35.5" W

CROWN BU:
826716

PARCEL ID:
094-130-017

JURISDICTION:
CONTRA COSTA COUNTY

LAND USE:
AGRICULTURAL

STRUCTURE TYPE:
10'-0" SINGLE-USE POLE

PROJECT INFORMATION

APPLICANT
NAME: T-MOBILE-SPRINT
ADDRESS: 12920 SE 38TH ST
BELLEVUE, WA 98006
ATTN: BRIAN BOYER
PHONE: (206) 419-1020

PROJECT MANAGER - TEG
NAME: CHRISTOPHER ELLIOTT
ADDRESS: 473 U.S. HIGHWAY 46
CLIFTON, NJ 07011
PHONE: (201) 933-9301

ENGINEER - TOWER ENGINEERING PROFESSIONALS
NAME: ANDREW T. HALDANE
ADDRESS: 326 TRYON RD
RALEIGH, NC 27603
PHONE: (919) 661-6351

BUILDING OWNER
NAME: HERBERT & ROBERT ELWORTHY
ADDRESS: PO BOX 97
SAN RAMON, CA 94583

PROJECT TEAM

SHEET #	SHEET DESCRIPTION	REV
T-1	TITLE SHEET	0
G-1	GENERAL NOTES	0
C-1	ROOF PLAN	0
C-2.1	SOUTHEAST ELEVATION	0
C-2.2	SOUTHWEST ELEVATION	0
C-3	EQUIPMENT PLAN	0
C-4	EXISTING EQUIPMENT PHOTO DETAILS I	0
C-5	EXISTING EQUIPMENT PHOTO DETAILS II	0
C-6	EXISTING EQUIPMENT PHOTO DETAILS III	0

SHEET INDEX

T-Mobile Sprint
12920 SE 38TH ST
BELLEVUE, WA 98006

TEG
TELCOM ENGINEERING GROUP
473 U.S. HIGHWAY 46
CLIFTON, NJ 07011

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

SITE ID:
FN03XC166

SITE ADDRESS:
5982 KIRKER PASS RD
CONCORD, CA 94521

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	06-06-22	SSO	CONSTRUCTION	HMM
A	06-01-22	PSS	PRELIMINARY	HMM

SEAL:

REGISTERED PROFESSIONAL ENGINEER
ANDREW T. HALDANE
77502
EXP 06-30-23
CIVIL
STATE OF CALIFORNIA

June 6, 2022

ANDREW T. HALDANE, P. E.
PROFESSIONAL ENGINEER LICENSE #77502

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

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REVISION: 0

TEP #: 155602.33292

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   PROJECT MANAGEMENT – TEG
   CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
   OWNER – PROPERTY OWNER OR REPRESENTATIVE
   OEM – ORIGINAL EQUIPMENT MANAGER
   CARRIER – SPRINT
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF PROJECT MANAGEMENT.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
5. DRAWINGS PROVIDED HERE ARE NOT TO SCALE UNLESS OTHERWISE NOTED AND ARE INTENDED TO SHOW OUTLINE ONLY.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL WORK AS INDICATED ON THE DRAWINGS.
7. THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE. ALL REMOVED ANTENNAS, APPURTENANCES, AND EQUIPMENT ARE TO BE DISPOSED OF LEGALLY UNLESS DIRECTED TO BE TURNED OVER TO T–MOBILE BY TEG PROJECT MANAGER.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE REMOVED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE REMOVAL FOR APPROVAL BY PROJECT MANAGEMENT AND ENGINEER.
9. CONTRACTOR SHALL REVIEW DETERMINE ROUTING OF EXISTING CONDUITS, POWER, GROUNDING CABLES, TELCO, AND OTHER ASSOCIATED CABLING AS SHOWN ON THE PLAN DRAWING FOR REMOVAL. CONTRACTOR SHALL CONFIRM THE ROUTING, REMOVAL, AND REPAIR SCOPE WITH PROJECT MANAGEMENT AND OWNER.
10. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING, AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
11. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE CARRIER'S DESIGNATED LOCATION OR DISPOSED OF LEGALLY AS DIRECTED BY TEG PROJECT MANAGER.
12. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, DAILY.
13. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
14. CONTRACTOR SHALL NOTIFY TEG PROJECT MANAGER AND ENGINEER WHEN REMOVING CONCRETE PAD, BACKFILLING TRENCHES, SEALING ROOF AND WALL PENETRATIONS & POST DOWNS, FINISHING NEW WALLS OR FINAL ELECTRICAL REMOVALS FOR ENGINEER REVIEW.
15. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY PROJECT MANAGEMENT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
16. SINCE OTHER CARRIERS ARE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
17. CONTRACTOR SHALL PROVIDE CLOSE OUT PHOTOS OF ENCLOSED CONDITIONS DURING WORK SO ENGINEER MAY ENSURE ANY AND ALL FIRE–STOPPING & OTHER SEALANT METHODS HAVE BEEN COMPLETED IN CONCEALED AREAS TO MATCH EXISTING ADJACENT CONDITIONS.

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF WORK.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO:
   A.) FALL PROTECTION
   B.) CONFINED SPACE
   C.) ELECTRICAL SAFETY
   D.) TRENCHING & EXCAVATION
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, TOP SOIL, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER, AND/OR LOCAL UTILITIES.
6. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND COMPLY WITH TEG SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT "CALL BEFORE DIG" (811) FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF WORK AS APPLICABLE.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
4. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
5. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUND DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK AS APPLICABLE.
7. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
8. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY DECOMMISSIONING OF THIS PROJECT TO MATCH EXISTING PRE–CONSTRUCTION CONDITIONS TO THE SATISFACTION OF TELECOM ENGINEERING GROUP (TEG) CONSTRUCTION MANAGER.
9. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY ENGINEER, TEG, AND LANDLORD IMMEDIATELY.
10. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
11. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
12. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
13. PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH TEG PROJECT MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY TEG. ALL REQUIRED PERMITS NOT OBTAINED BY TEG MIST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHOWING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC. THIS SHALL INCLUDE A DETAILED SAFETY PLAN.
16. CONTRACTOR SHALL ENSURE THAT ANY PENETRATION THROUGH FIRE RATED AREAS ARE SEALED WITH UL LISTED MATERIAL APPROVED BY LOCAL JURISDICTION.
17. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
18. CONTRACTOR TO ENSURE THAT ANY DAMAGE CAUSED BY CARRIER EQUIPMENT REMOVAL SHALL BE SEALED, REPAIRED IN KIND, AND PATCHED TO MATCH ADJACENT SURFACES AND FIRE RATING TO KEEP ALL EXISTING WARRANTIES IN PLACE FOR OWNER.
19. CONTRACTOR TO COORDINATE WITH ROOF WARRANTY HOLDER FOR ALL PROPOSED ROOF PATCHING AND SEALING AS APPLICABLE. ROOF WORK TO BE COMPLETED BY OWNERS APPROVED ROOFER ONLY.
20. IF THE EXISTING CABLE TRAY SLEEPERS ARE COVERED BY ROOFING MEMBRANE, THEY ARE TO BE ABANDONED IN PLACE, AS APPLICABLE, UNLESS THE OWNER REQUIRES FULL REMOVAL. COORDINATION WITH OWNER APPROVED ROOFER MUST BE DONE BY GENERAL CONTRACTOR.
21. ALL ANTENNAS, EQUIPMENT AND MOUNTS SHALL BE FULLY REMOVED. IF ANCHORS ARE USED, CONTRACTOR TO VERIFY WITH OWNER ABOUT FULL REMOVAL OR CUTTING AND GRINDING FLUSH AND GROUTING WALL AREA AS APPLICABLE. ANY ANCHORAGE FULLY REMOVED SHALL BE REPAIRED, WEATHER SEALED, AND PAINTED TO MATCH EXISTING FINISH AS REQUIRED.
22. CONTRACTOR SHALL REVIEW ELECTRICAL DECOMMISSIONING SCOPE ON SITE WITH TEG AND OWNER PRIOR TO CONSTRICTION. ANY REQUIRED ELECTRICAL SHUTDOWNS FOR REMOVAL OF ELECTRICAL EQUIPMENT SHALL BE COORDINATED WITH BUILDING OWNER AND TEG.
23. CONTRACTOR SHALL TAKE PRECAUTIONS FOR ROOF PROTECTION WHILE REMOVING BALLAST FRAMES, STEEL HARDWARE, OR OTHER MATERIALS WHICH COULD DAMAGE ROOFING SYSTEM.
24. CONTRACTOR SHALL CONFIRM EQUIPMENT, HARDWARE, AND ANY ASSOCIATED ITEMS BEING REMOVED ARE ASSOCIATED WITH CARRIER PRIOR TO REMOVAL. COORDINATE WITH OWNER AND TEG FOR CONFIRMATION IF ASSOCIATION IS UNKNOWN.
25. CONTRACTOR SHALL PROVIDE END CAPS ON ANY EXPOSED UNISTRUT EDGES LEFT IN PLACE.

T··Mobile· Sprint
12920 SE 38TH ST
BELLEVUE, WA 98006

TEG
TELCOM ENGINEERING GROUP
473 U.S. HIGHWAY 46
CLIFTON, NJ 07011

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

SITE ID:
FN03XC166

SITE ADDRESS:
5982 KIRKER PASS RD
CONCORD, CA 94521

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	06-06-22	SSO	CONSTRUCTION	HMM
A	06-01-22	PSS	PRELIMINARY	HMM

SEAL:

REGISTERED PROFESSIONAL ENGINEER · ANDREW T. HALDANE · 77502 · EXP 06-30-23 · CIVIL · STATE OF CALIFORNIA

June 6, 2022

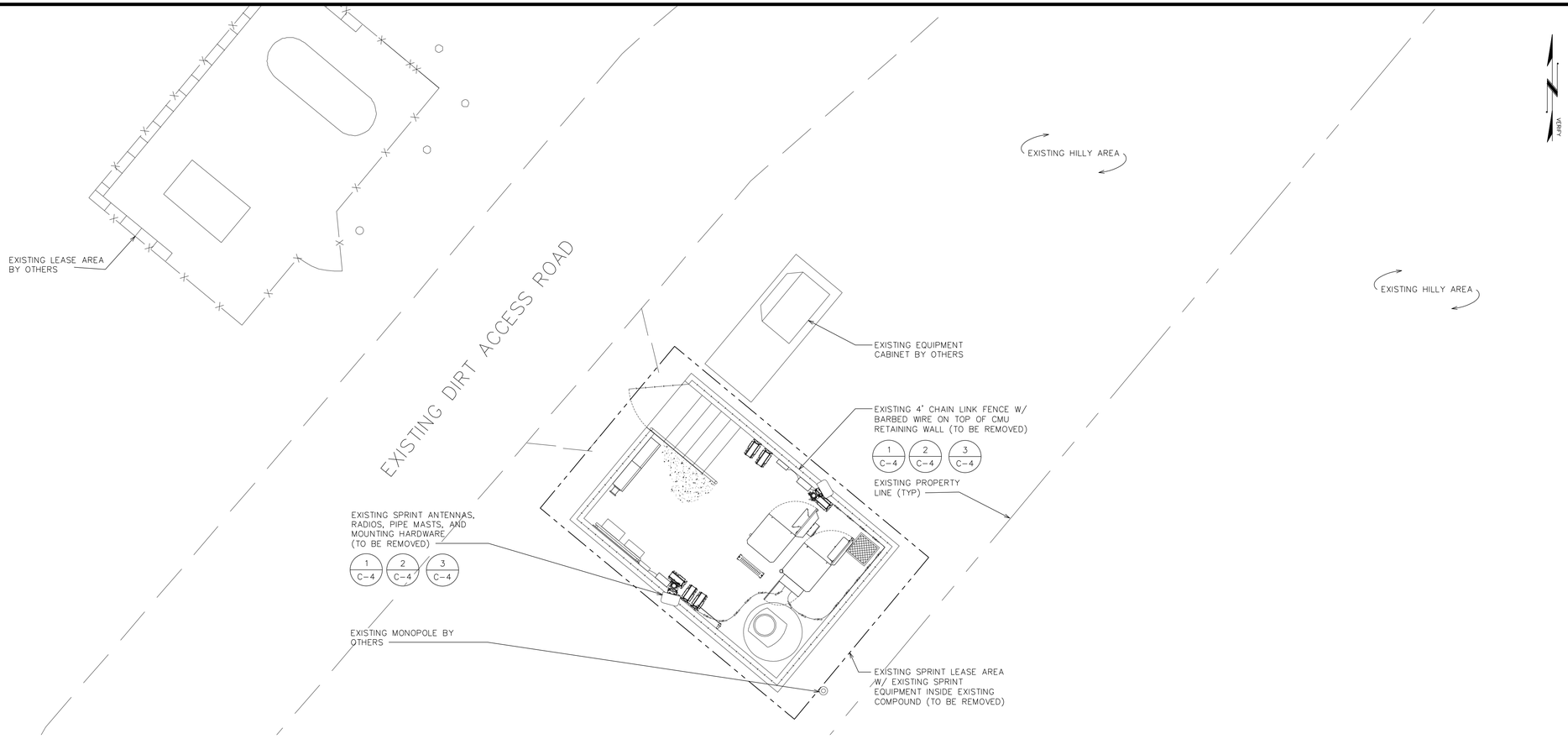
ANDREW T. HALDANE, P. E.
PROFESSIONAL ENGINEER LICENSE #77502

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SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:	REVISION:
G-1	0

TEP #: 155602.332921



1 ROOF PLAN

SCALE: ½" = 1'-0" (24x36)
SCALE: ⅛" = 1'-0" (11x17)

0 4 8
SCALE IN FEET

NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. NOT ALL EXISTING INFORMATION SHOWN FOR CLARITY.
3. INFORMATION SHOWN IS BASED ON CONSTRUCTION DRAWINGS BY PRECISION DESIGN & DRAFTING INC. DATED 05/26/14 AND LIMITED FIELD MEASUREMENTS BY TOWER ENGINEERING PROFESSIONALS ON 05/20/22.
4. ALL WASTE MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, FEDERAL, AND ENVIRONMENTAL STANDARDS.
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- EXISTING UTILITY METER TO REMAIN.
- EXISTING SPRINT COMPOUND TO BE REMOVED AND RESTORED TO RAWLAND CONDITIONS.

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SITE ID:
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SITE ADDRESS:
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ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
O	06-06-22	SSO	CONSTRUCTION	HMM
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SEAL:

REGISTERED PROFESSIONAL ENGINEER
ANDREW T. HALDANE
77502
EXP 06-30-23
CIVIL
STATE OF CALIFORNIA

June 6, 2022

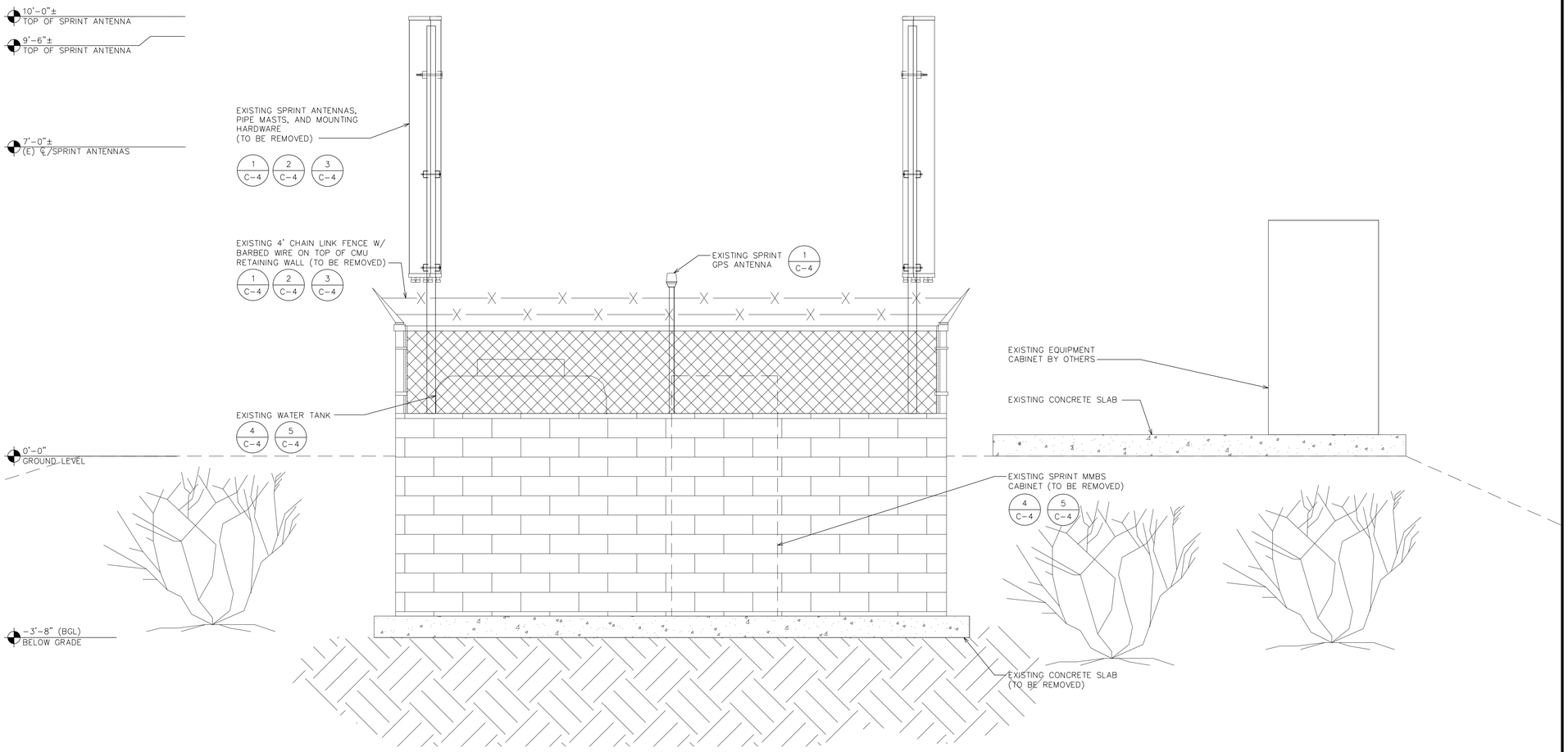
ANDREW T. HALDANE, P. E.
PROFESSIONAL ENGINEER LICENSE #77502

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SHEET TITLE:
ROOF PLAN

SHEET NUMBER:	REVISION:
C-1	0

TEP #: 155602.33292I



1 SOUTHEAST ELEVATION

SCALE: ¾" = 1'-0" (24x36)
SCALE: ⅜" = 1'-0" (11x17)

0 1 2
SCALE IN FEET

NOTES:

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SEAL:

REGISTERED PROFESSIONAL ENGINEER ANDREW T. HALDANE 77502 EXP 06-30-23 CIVIL STATE OF CALIFORNIA

June 6, 2022

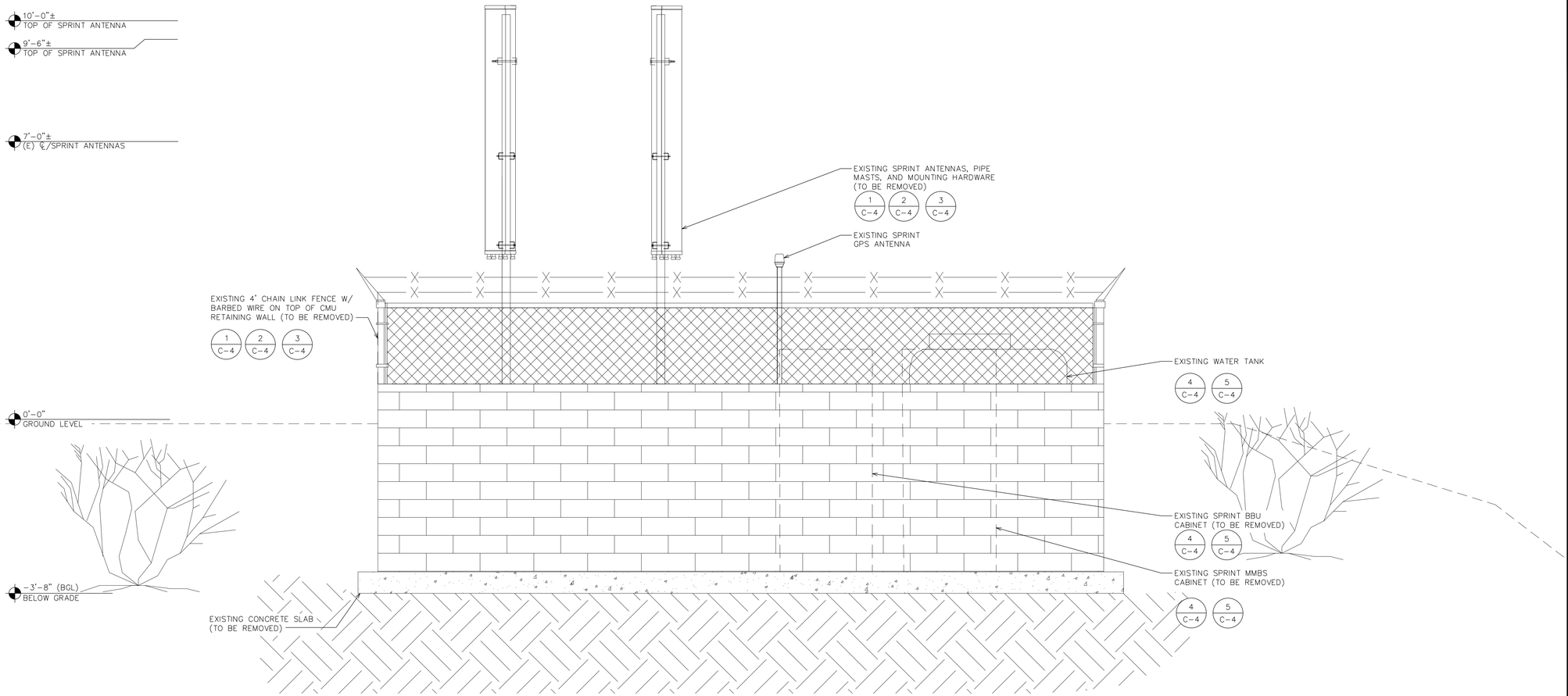
ANDREW T. HALDANE, P. E.
PROFESSIONAL ENGINEER LICENSE #77502

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SHEET TITLE:
SOUTHEAST ELEVATION

SHEET NUMBER: C-2.1
REVISION: 0

TEP #: 155602.33292



1 SOUTHWEST ELEVATION

SCALE: ¼" = 1'-0" (24x36)
SCALE: ⅛" = 1'-0" (11x17)

0 4 8
SCALE IN FEET

NOTES:

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SEAL:

REGISTERED PROFESSIONAL ENGINEER ANDREW T. HALDANE 77502 EXP. 06-30-23 CIVIL STATE OF CALIFORNIA

June 6, 2022

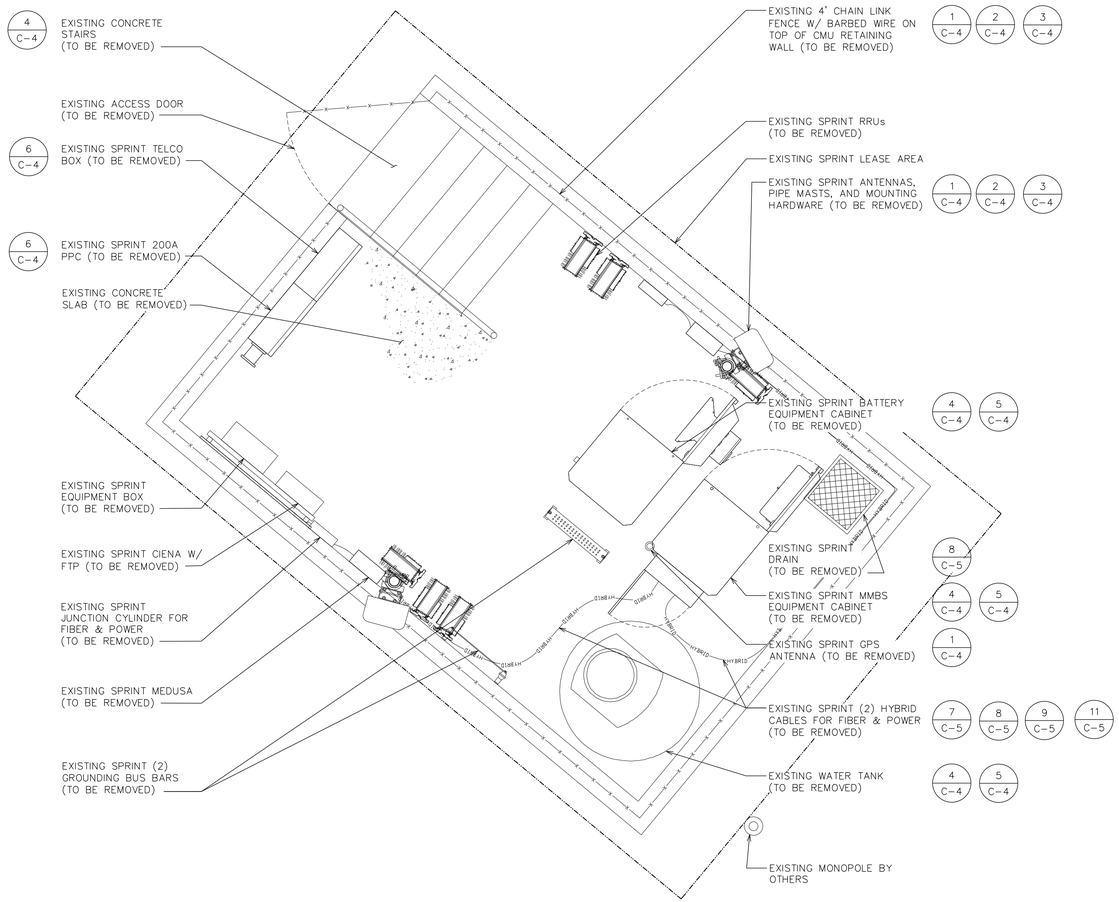
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PROFESSIONAL ENGINEER LICENSE #77502

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SHEET TITLE:
SOUTHWEST ELEVATION

SHEET NUMBER: C-2.2
REVISION: 0

TEP #: 155602.332921



1 EQUIPMENT PLAN

SCALE: ½" = 1'-0" (24x36)
SCALE: ¼" = 1'-0" (11x17)

0 2 4
SCALE IN FEET

NOTES:

1. NORTH SHOWN AS APPROXIMATE.
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SEAL:

REGISTERED PROFESSIONAL ENGINEER · ANDREW T. HALDANE · 77502 · EXP 06-30-23 · CIVIL · STATE OF CALIFORNIA

June 6, 2022

ANDREW T. HALDANE, P. E.
PROFESSIONAL ENGINEER LICENSE #77502

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SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER: C-3
REVISION: 0

TEP #: 155602.33292



EXISTING TOWER AND EQUIPMENT BY OTHERS (TO REMAIN)

EXISTING SPRINT ANTENNAS (TO BE REMOVED)

EXISTING SPRINT ANTENNAS (TO BE REMOVED)

EXISTING SPRINT GPS ANTENNA (TO BE REMOVED)

EXISTING SPRINT RRUs (TO BE REMOVED)

EXISTING 4' CHAIN LINK FENCE W/ BARBED WIRE ON TOP OF CMU RETAINING WALL (TO BE REMOVED)

1 PHOTO DETAIL
SCALE: N.T.S.



2 PHOTO DETAIL
SCALE: N.T.S.

EXISTING TOWER AND EQUIPMENT BY OTHERS (TO REMAIN)

EXISTING TOWER AND EQUIPMENT BY OTHERS (TO REMAIN)

EXISTING SPRINT ANTENNAS (TO BE REMOVED)

EXISTING H-FRAME BY OTHERS

EXISTING 4' CHAIN LINK FENCE W/ BARBED WIRE ON TOP OF CMU RETAINING WALL (TO BE REMOVED)



3 PHOTO DETAIL
SCALE: N.T.S.



EXISTING WATER TANK (TO BE REMOVED)

EXISTING SPRINT EQUIPMENT CABINET (TO BE REMOVED)

EXISTING SPRINT RRUs (TO BE REMOVED)

EXISTING SPRINT TELCO CABINET (TO BE REMOVED)

EXISTING SPRINT COMPOUND TO BE REMOVED, BACKFILLED, AND RESTORED TO RAWLAND CONDITIONS

EXISTING CONCRETE STAIRS (TO BE REMOVED)

4 PHOTO DETAIL
SCALE: N.T.S.



5 PHOTO DETAIL
SCALE: N.T.S.

EXISTING SPRINT TELCO CABINET (TO BE REMOVED)

EXISTING SPRINT 200A DISCONNECT AND GENERATOR PLUG (TO BE REMOVED)

EXISTING SPRINT EQUIPMENT CABINET (TO BE REMOVED)

EXISTING SPRINT PPC (TO BE REMOVED)

EXISTING WATER TANK (TO BE REMOVED)



6 PHOTO DETAIL
SCALE: N.T.S.

NOTES:

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SHEET TITLE:
EXISTING EQUIPMENT PHOTO DETAILS I

SHEET NUMBER: C-4
REVISION: 0

TEP #: 155602.332921



EXISTING SPRINT RRUs MOUNTED TO WALL (TO BE REMOVED)

EXISTING SPRINT UNISTRUT (TO BE REMOVED)

EXISTING SPRINT CONDUITS (TO BE REMOVED) (TYP)

7 **PHOTO DETAIL**
SCALE: N.T.S.

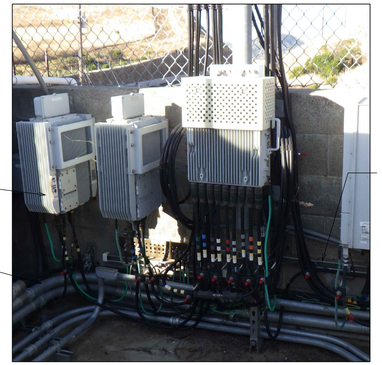


EXISTING SPRINT RRUs MOUNTED TO WALL (TO BE REMOVED)

EXISTING SPRINT CONDUITS (TO BE REMOVED) (TYP)

EXISTING SPRINT DRAIN (TO BE REMOVED)

8 **PHOTO DETAIL**
SCALE: N.T.S.



EXISTING SPRINT UNISTRUT (TO BE REMOVED)

9 **PHOTO DETAIL**
SCALE: N.T.S.

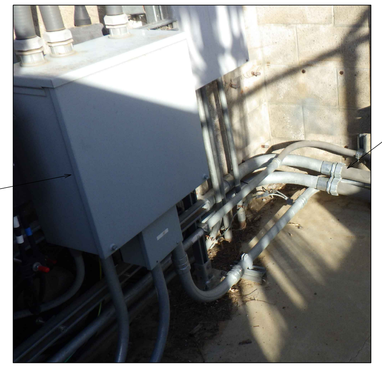


EXISTING SPRINT CIENA UAM BOX (TO BE REMOVED)

EXISTING SPRINT JUNCTION BOX (TO BE REMOVED)

EXISTING SPRINT JUNCTION BOX (TO BE REMOVED)

10 **PHOTO DETAIL**
SCALE: N.T.S.



EXISTING SPRINT CONDUITS (TO BE REMOVED) (TYP)

11 **PHOTO DETAIL**
SCALE: N.T.S.



EXISTING HANDHOLE (TO REMAIN)

12 **PHOTO DETAIL**
SCALE: N.T.S.

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REV	DATE	DRWN	DESCRIPTION	QA
0	06-06-22	SSO	CONSTRUCTION	HMM
A	06-01-22	PSS	PRELIMINARY	HMM

SEAL:

REGISTERED PROFESSIONAL ENGINEER
ANDREW T. HALDANE
77502
EXP 06-30-23
CIVIL
STATE OF CALIFORNIA

June 6, 2022

ANDREW T. HALDANE, P. E.
PROFESSIONAL ENGINEER LICENSE #77502

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

SHEET TITLE:
EXISTING EQUIPMENT PHOTO DETAILS II

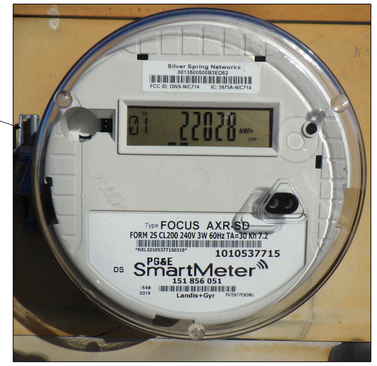
SHEET NUMBER:	REVISION:
C-5	0

TEP #: 155602.332921



EXISTING SPRINT METER
(TO REMAIN)

EXISTING SPRINT METER
(TO REMAIN)



13 **PHOTO DETAIL**
SCALE: N.T.S.

14 **PHOTO DETAIL**
SCALE: N.T.S.

NOTES:

1. FOR SCOPE OF WORK AND NOTES REFER TO SHEET C-1.
2. CONTRACTOR SHALL REVIEW ELECTRICAL DECOMMISSIONING SCOPE ON SITE WITH TEG AND OWNER PRIOR TO CONSTRUCTION. REMOVAL OF ANY UTILITY METER OR ASSOCIATED EQUIPMENT SHALL BE COORDINATED WITH UTILITY COMPANY. ANY REQUIRED ELECTRICAL SHUTDOWNS FOR REMOVAL OF ELECTRICAL EQUIPMENT SHALL BE COORDINATED WITH BUILDING OWNER AND TEG.
3. CONTRACTOR SHALL CONFIRM EQUIPMENT, HARDWARE, AND ANY ASSOCIATED ITEMS BEING REMOVED ARE ASSOCIATED WITH CARRIER PRIOR TO REMOVAL. COORDINATE WITH BUILDING OWNER AND TEG FOR CONFIRMATION IF ASSOCIATION IS UNKNOWN.
4. CONTRACTOR SHALL PROTECT CONDUITS AND FEATURES ASSOCIATED WITH OTHER CARRIERS DURING REMOVAL OF SPRINT EQUIPMENT AND COORDINATE ANY INTERRUPTIONS TO FEATURES WITH CORRESPONDING OWNERS.
5. ALL ROOF WORK SHALL BE COMPLETED BY OWNER APPROVED ROOFER AND SHALL MAINTAIN ANY EXISTING WARRANTIES.

T··Mobile· Sprint
12920 SE 38TH ST
BELLEVUE, WA 98006

TEG
TELCOM ENGINEERING GROUP
473 U.S. HIGHWAY 46
CLIFTON, NJ 07011

TOWER ENGINEERING PROFESSIONALS
4710 E ELWOOD ST, STE 9
PHOENIX, AZ 85040
OFFICE: (480) 285-0036
www.tepgroup.net

SITE ID:
FN03XC166

SITE ADDRESS:
5982 KIRKER PASS RD
CONCORD, CA 94521

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	06-06-22	SSO	CONSTRUCTION	HMM
A	06-01-22	PSS	PRELIMINARY	HMM

SEAL:

REGISTERED PROFESSIONAL ENGINEER
ANDREW T. HALDANE
77502
EXP 06-30-23
CIVIL
STATE OF CALIFORNIA

June 6, 2022

ANDREW T. HALDANE, P. E.
PROFESSIONAL ENGINEER LICENSE #77502

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

SHEET TITLE:
EXISTING EQUIPMENT PHOTO DETAILS III

SHEET NUMBER: **C-6**

REVISION: **0**

TEP #: 155602.332921

RECEIVED on 08/01/2025 CDLP25-02020
By Contra Costa County
Department of Conservation and Development

SENT VIA EMAIL **ONLY**: Nai.Saephan@dcd.cccounty.us

September 19, 2024

Nai Saephan, Planner I
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553

RE: **Courtesy Information Notice** – Equipment Disposition

OWNER:	HJSCMB-Donovan, LLC, a California limited liability company
Sprint Entity:	Sprint Spectrum Realty Company LLC
Sprint Site ID:	FN03XC166
Site Address:	5982 Kirker Pass Rd, Concord, CA 94521

Dear Sir/Madam

As a courtesy, we are informing you that Sprint removed the engineer specified transmission radios, cabinets, batteries and hazardous materials, including any fuel cell, generator or other material that may contain a registration number and transferred ownership of the remaining equipment to property owner. Please refer to enclosed plans (CDs) and Close Out Package (COP) for further details.

If additional taxes are levied due to equipment formerly owned by Sprint's equipment, Sprint is no longer responsible for additional tax once its equipment is removed.

If you have any questions, please contact T-Mobile via email at PropertyManagement@T-Mobile.com or via our toll-free Landlord Solutions team at 800-357-7641. When calling, please have the Sprint Site ID (referenced above) available for reference.

Sincerely,

Michele Brod

Michele Brod
Project Manager, Leasing

Sprint | T-Mobile
6220 Sprint Parkway - Mailstop KSOPHD0101-Z2650
Overland Park, KS 66251-2650

COP Preparer: KIM DUCH
Contact #: 925-365-8632
Email: KDUCH@TRISTRUX.COM

DX START: 12/1/2022 – DX COMPLETE: 12/1/2022

Radio Hazmat Closeout Package

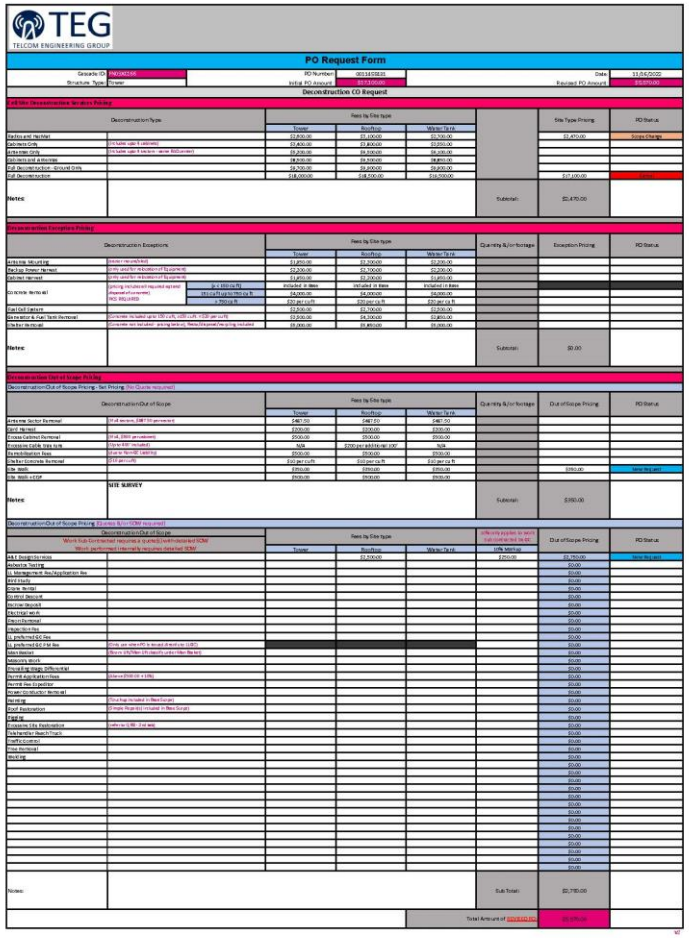
Customer ID:	FN03XC166
Site Type:	TOWER (MONOPOLE)
Address:	5982 Kirker Pass Rd Concord, CA 94521
Lat& Long:	37°59'26.7"N -121°53'45.6"W
Market:	WEST COAST
Region:	NORTHERN CALIFORNIA
Date:	12/05/2022

TABLE OF CONTENTS

Closeout Package Contents

Item	Status	Special Notes
Final Site Pricing with all Exception	Mandatory	INCLUDED
Permit or No Building Permit on Vendor letter head	Included or N/A	INCLUDED
Permit Final Approval attached (if applicable)	Included or N/A	N/A
Power Meter Number and Utility Company	Mandatory	INCLUDED
Release of lien Form GC and SUB's	Mandatory	INCLUDED
Battery Recycling Form	Included or N/A	INCLUDED
Pre-Photos of Deconstruction	Mandatory	INCLUDED
Post-Photos of Deconstruction	Mandatory	INCLUDED

DECONSTRUCTION PO REQUEST FORM



TEG
TELCOM ENGINEERING GROUP

PO Request Form

Deconstruction CO Request

Insert Final Site Pricing with all Exceptions.

Click on File to Download

RELEASE OF LIEN FORM/ AND SUBS

T··Mobile·

CONTRACTOR'S RELEASE OF LIENS AND CERTIFICATE OF PAYMENT

With reference to the Master Construction Service Agreement dated as of November 2, 2015, (the "Agreement") as it may heretofore have been amended, between T-MOBILE USA, INC. (the "Owner") and **TELCOM ENGINEERING GROUP LLC** ("Contractor"), for the all services, labor and material ("Work") performed or provided at SPRINT: FN03XC166 – 5982 Kirker Pass Road, Concord, CA ("Property"), whether by Contractor or any of its subcontractors, sub-subcontractors, laborers, materialmen or other individuals or entities ("Subcontractors").

1) Contractor hereby certifies and represents that it has received full payment of all costs, charges and expenses incurred for Work at the Property except $0.00, such sum (if any) to be paid pursuant to the terms of the Agreement.

2) Contractor hereby releases and forever discharges Owner, the Owner's construction lender, the owner of the Property and their respective properties from all claims, mechanic's and materialman's liens and obligations of every nature whether choate or inchoate and including, without limitation, all mechanic's and materialman's liens and other liens and claims now, or which in the future may be owned, claimed or asserted by Contractor or any subcontractor against the aforesaid land and improvements (including personal property related thereto) arising out of or in connection with the performance of the said Agreement and all amendments thereto.

3) Contractor agrees to the fullest extent of the law to indemnify and hold harmless the Owner, Owner's construction lender, if any, and the owner of the Property from and against all costs, losses, damages, claims, causes of action, judgments and expenses, including attorney's fees, arising out of or in connection with the claims or liens against the Owner which arise out of the performance of the work under this Agreement and which may be asserted by the Contractor or any of its direct or indirect suppliers, subcontractors or any of their representatives, officers, agents or employees except for claims arising out of the sole negligence or willful misconduct of the party indemnified or held harmless.

4) Contractor hereby unconditionally releases and forever discharges Owner from all other claims of every nature arising out of or in connection with the performance of the said Agreement and all amendments thereto up to the date hereof with the sole exception of the following:

_____.

(if any, to be signed off and approved by Owner's Legal Department prior to any further distribution of funds to Contractor)

5) CONTRACTOR DOES HEREBY ATTEST TO AND SWEAR THAT (A) the names set out below is a complete and true list of all Subcontractors who performed or provided Work to the Property, and (B) all Subcontractors have been fully paid all monies due for their Work on the Property:

a) NO SUBCONTRACTOR

T··Mobile·

The foregoing shall not relieve Contractor of its obligations under the provisions of this Agreement, which by nature survive completion of the Work, including, without limitation, all warranties, guarantees and indemnities.

Executed this 11th day of October 2022.

Contractor

By: NICHOLAS LEONE – COO
(Title)

STATE OF NEW JERSEY §
§
COUNTY OF Hudson §

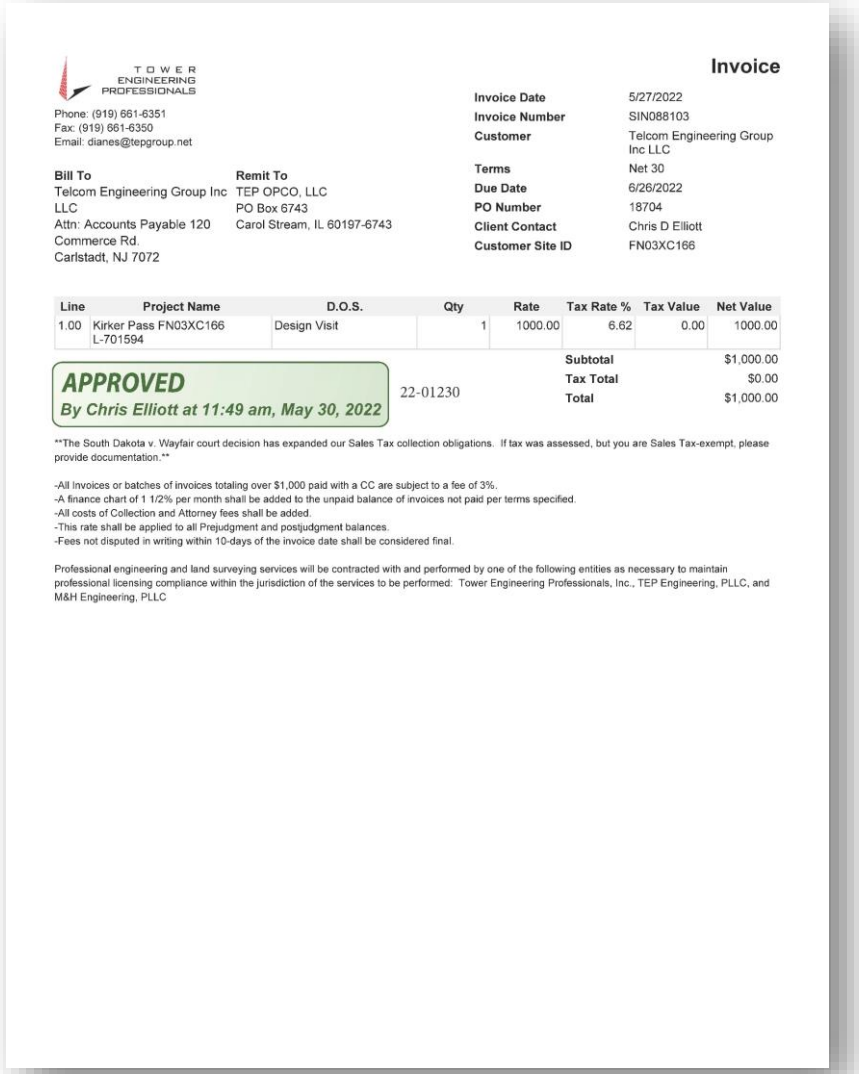
SWORN TO AND SUBSCRIBED before me this 11th day of October, 2022, by Nicholas Leone, the COO of TELCOM ENGINEERING GROUP LLC, on behalf of said Contractor.

Notary Public
Print Name MERCEDES VIDAL
My commission expires 10-20-2027

MERCEDES VIDAL
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 20, 2027

(Use this space for notary stamp/seal)

INVOICES



TOWER ENGINEERING PROFESSIONALS

Phone: (919) 661-6351
Fax: (919) 661-6350
Email: dianes@tepgroup.net

Invoice

Invoice Date	5/27/2022
Invoice Number	SIN088103
Customer	Telcom Engineering Group Inc LLC
Terms	Net 30
Due Date	6/26/2022
PO Number	18704
Client Contact	Chris D Elliott
Customer Site ID	FN03XC166

Bill To
Telcom Engineering Group Inc LLC
Attn: Accounts Payable 120 Commerce Rd.
Carlstadt, NJ 7072

Remit To
TEP OPCO, LLC
PO Box 6743
Carol Stream, IL 60197-6743

Line	Project Name	D.O.S.	Qty	Rate	Tax Rate %	Tax Value	Net Value
1.00	Kirker Pass FN03XC166 L-701594	Design Visit	1	1000.00	6.62	0.00	1000.00

Subtotal	$1,000.00
Tax Total	$0.00
Total	$1,000.00

APPROVED
By Chris Elliott at 11:49 am, May 30, 2022

22-01230

The South Dakota v. Wayfair court decision has expanded our Sales Tax collection obligations. If tax was assessed, but you are Sales Tax-exempt, please provide documentation.

-All Invoices or batches of invoices totaling over $1,000 paid with a CC are subject to a fee of 3%.
-A finance chart of 1 1/2% per month shall be added to the unpaid balance of invoices not paid per terms specified.
-All costs of Collection and Attorney fees shall be added.
-This rate shall be applied to all Prejudgment and postjudgment balances.
-Fees not disputed in writing within 10-days of the invoice date shall be considered final.

Professional engineering and land surveying services will be contracted with and performed by one of the following entities as necessary to maintain professional licensing compliance within the jurisdiction of the services to be performed: Tower Engineering Professionals, Inc., TEP Engineering, PLLC, and M&H Engineering, PLLC



TOWER ENGINEERING PROFESSIONALS

Phone: (919) 661-6351
Fax: (919) 661-6350
Email: dianes@tepgroup.net

Invoice

Invoice Date	5/31/2022
Invoice Number	SIN089889
Customer	Telcom Engineering Group Inc LLC
Terms	Net 30
Due Date	6/30/2022
PO Number	18704
Client Contact	Chris D Elliott
Customer Site ID	FN03XC166

Bill To
Telcom Engineering Group Inc LLC
Attn: Accounts Payable 120 Commerce Rd.
Carlstadt, NJ 7072

Remit To
TEP OPCO, LLC
PO Box 6743
Carol Stream, IL 60197-6743

Line	Project Name	D.O.S.	Qty	Rate	Tax Rate %	Tax Value	Net Value
2.00	Kirker Pass FN03XC166 L-701659	Decom CDs	1	1500.00	6.62	0.00	1500.00

Subtotal	$1,500.00
Tax Total	$0.00
Total	$1,500.00

APPROVED
By Chris Elliott at 3:25 am, Jun 05, 2022

22-01230

The South Dakota v. Wayfair court decision has expanded our Sales Tax collection obligations. If tax was assessed, but you are Sales Tax-exempt, please provide documentation.

-All Invoices or batches of invoices totaling over $1,000 paid with a CC are subject to a fee of 3%.
-A finance chart of 1 1/2% per month shall be added to the unpaid balance of invoices not paid per terms specified.
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NTP – T-MOBILE

T-Mobile Site Decommissioning Team

Notice to Proceed Site Deconstruction

General Contractor:
TEG (Tristrux)

Site Information-

Site ID: FN03XC166
Collocated Site:
Site Name: KIRKER PASS
Structure Type: Tower-Monopole
Site Address: 5982 Kirker Pass Rd, Concord, CA, 94521
Site has multiple landlords: ☐
Lease Landlord:
Complete Scope of Work: Radio & Hazmat
Exceptions:
Access Information: Access_Type_1: Road gate~Lock_1: Combo Lock~Combo_1: 7778~Lock_1b: ~Combo_1b: ~Note_Point_1: Green gate at top of pass on right.~Access_Type_2: Compound gate~Lock_2: Combo Lock~Combo_2: 7778~Lock_2b: ~Combo_2b: ~Note_Point_2: Fenced compound.~Access_Type_3: Cabinet Door~Lock_3: Keyed Lock~Combo_3: ~Lock_3b: ~Combo_3b: ~Note_Point_3: Key inside Traccess vault inside compound.~Access_Type_4: Cabinet Door~Lock_4: Combo Lock~Combo_4: 7778~Lock_4b: ~Combo_4b: ~Note_Point_4: PPC Cabinet~Gate:7778Door:TracasShelter:Lockbox/Key:Non-Standard Access: Danger! Rattlesnakes! The road is not passable in bad weather. PG&E meter is located on the west side of Kirker Pass Rd approximately 200 yards from the equipment. All access gates combos = 7778. The BTS,PWR, and Propane tank are 7778.

Sprint | T-Mobile

12920 SE 38th Street, Bellevue, WA 98006
www.T-Mobile.com
Page **1** of **2**

Gate Combination:
Cabinet Combination:
Do Not Start Before Date:
Must DX Complete By: November 30, 2022
Construction Date Notes:
Equipment to Remain on Site:
T-Mobile Approver: Hector Sanchez
Date: November 16, 2022

Detailed Scope:

NTP: FN03XC166-A-001_NTP

Landlord Contact and Access Information
Landlord Entity:
Landlord Site ID: KIRKERPASS
LL Contact: Daniel Burke
LL Phone: 925-890-3626
LL Email: dburke@network-devlopment.com

Special Conditions or Comments: Signed LTA for Pay and Walk. Everything can stay. Remove Radio, Hazmat and any fuel cell, generator or other material that may contain a registration number.

Sprint | T-Mobile

12920 SE 38th Street, Bellevue, WA 98006
www.T-Mobile.com
Page **2** of **2**

EQUIPMENT RETURN FORM

Cell Site Decom Equipment Return Form

Contractor Company Name:	TEG
Contractor POC Name :	Adrian Lopez
Contractor Email:	AELopez@teg1.com
Contractor POC Phone #:	925 897 8756

This form is to be used by the T-Mobile Contractors to list Cell Site Decom Equipment to be returned to the T-Mobile Warehouse.

Site Cascade ID	Sprint's unique identifier (IMN) for a given part	Enter one Atlas Serial Number per line	Enter the quantity if item is not a serialized part	Enter this information if the Sprint Item Master Number is not listed			
Site Cascade ID	Item Master Number (IMN)	Atlas Serial Number	Quantity	Description	Mfg Name	Mfg Part Number	Notes/ Comments
FN03XC166		122871172141.00	1	SMARTPACK RECTIFIER	ELTEK	242100.118	
FN03XC166		123471137564.00	1	FLATPACK2 RECITFIER	ELTEK	241115.105	
FN03XC166		123471105707.00	1	FLATPACK2 RECITFIER	ELTEK	241115.105	
FN03XC166		123471105920.00	1	FLATPACK2 RECITFIER	ELTEK	241115.105	
FN03XC166		123471137654.00	1	FLATPACK2 RECITFIER	ELTEK	241115.105	
FN03XC166		123471137697.00	1	FLATPACK2 RECITFIER	ELTEK	241115.105	
FN03XC166		123471137677.00	1	FLATPACK2 RECITFIER	ELTEK	241115.105	
FN03XC166		123471137698.00	1	FLATPACK2 RECITFIER	ELTEK	241115.105	

BATTERY RECYCLING ORDER FORM

INTERSTATE BATTERIES RECYCLING

T-MOBILE/SPRINT RECYCLING ORDER

Section 1	Contractor - Please complete and provide answers to the right
Logistics Option: "Delivery" or "Pick-up"	Pick Up
For Delivery Only Zip Code: (required to determine nearest Distributor)	N/A
For Pickup Only Pick-up requests must be over 2000/lbs. Address for Pick-up: Loading Hours: Pallet Count: Onsite contact name & number: Lift gate required for pickup?	 Rickerbacker Circle, Livermore, CA 94551 8am – 3pm pst Kim Duch & Evan Pueliu No 925-365-8632 No
Company Name: Your Name / Email Address:	Telecom Engineering Group Jason Garretson – jasong@teg1.com
Site ID(s) where batteries were removed w/quantity per location Example: (IBTX00578-4 Each)	FN03XC166 – 16EA
TOTAL Estimated Weight:	1,600 LBS
Section 2	**Interstate Battery Corporate will complete this section:**
RNAC Order Number:	Interstate warehouse address for delivery:
Section 3	**Interstate Battery Distributor will complete this section:** **PAYMENT NOT REQUIRED**
Distributor - Please verify distributorship address listed above is correct. If not, please update Section 2 and notify IBR @ RecycleBatteries@ibsa.com	Gross Weight: Pallet count: Print Name: Date:

STEPS

1. Contractor completes section 1 (If multiple sites will be delivered together, please complete one form)
2. Email request form to: RecycleBatteries@ibsa.com Allow up to 24-hours for request to be processed.
3. Interstate Corporate populates Section 2 with the RNAC Order Number and address of distributor where the batteries are to be "delivered"; or coordinates a "pick-up" for qualifying request.
4. If delivering batteries, contractor prints the form and provides it to the distributor.
5. Distributor completes Section 3 and returns a copy to the Contractor.
6. Contractor emails signed proof of delivery to: RecycleBatteries@ibsa.com

Rev: 2/2022

PHOTO INSTRUCTIONS:

- Please take photos of the pre and post **from the same point of view** for COP review and clarification
- Photos need to be **date and Time stamped with in 7 days of DX Complete**
- Please review your photos AS dark or Fuzzy photos will be rejected
- Image Resolution should be at a minimum 1600 x 1200/ 2.0 Megapixel
- Please label all special / Supplemental photos as needed

DECONSTRUCTION PHOTO LOG

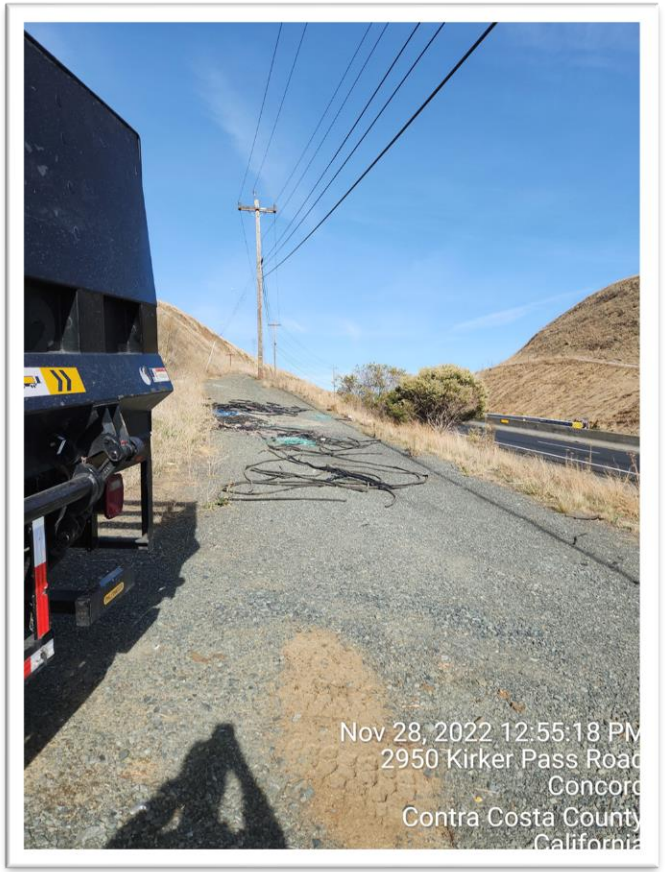
Site Entrance w/signage Pre-Photo	Site Entrance w/signage Post-Photo



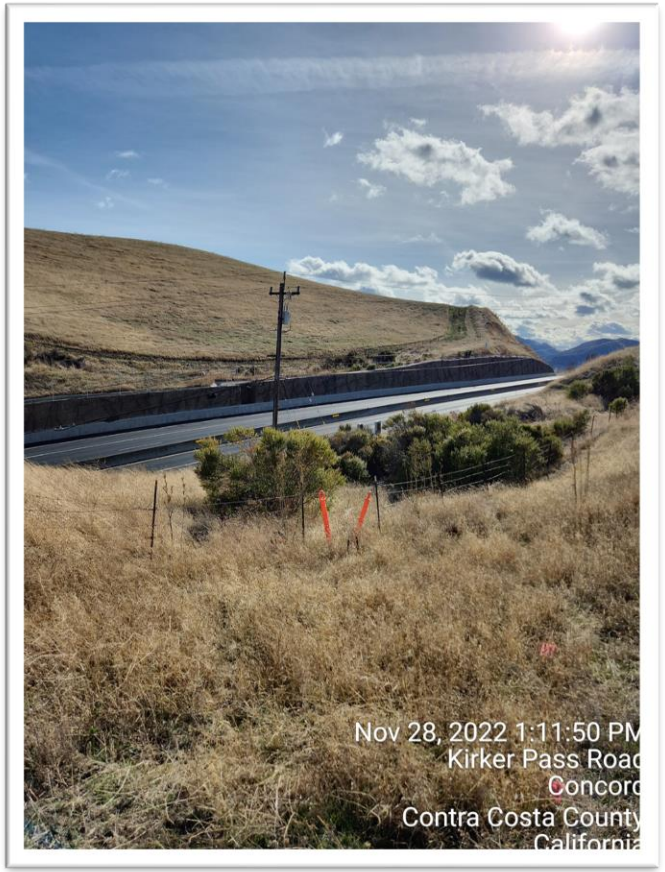


DECONSTRUCTION PHOTO LOG

Site Access Road Pre-Photo



Site Access Road Post-Photo



DECONSTRUCTION PHOTO LOG

Entire view of structure Pre-Photo

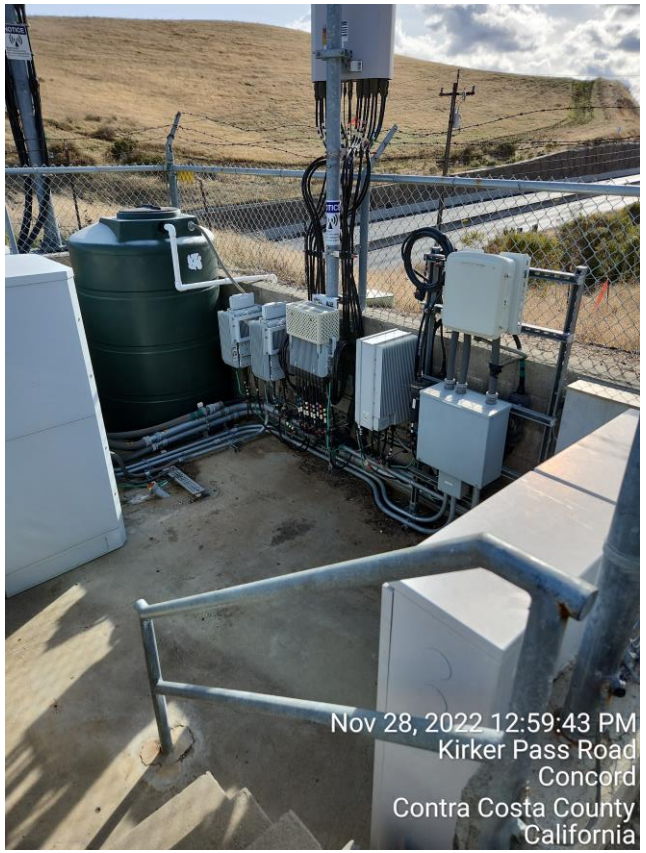


Entire view of structure Post-Photo

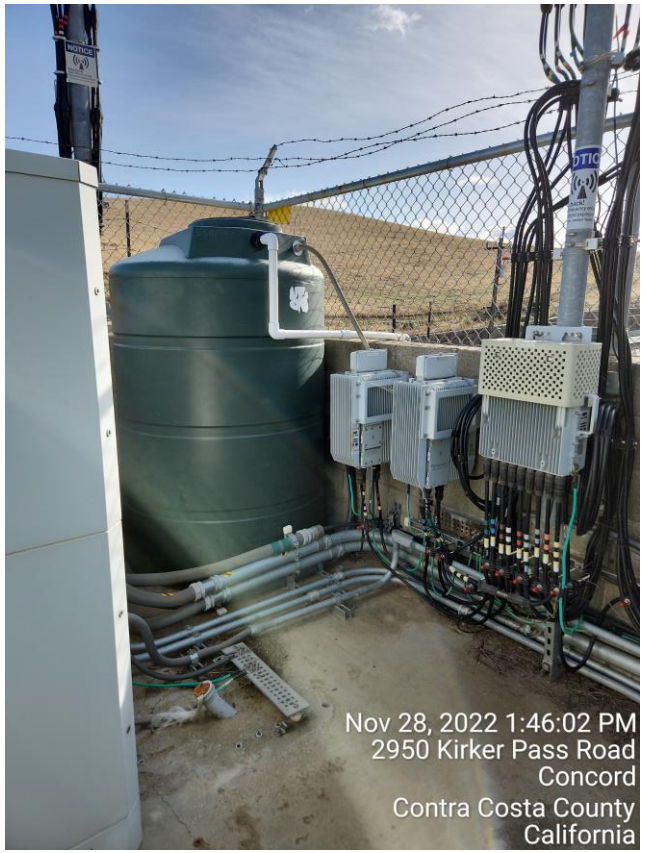


DECONSTRUCTION PHOTO LOG

Lease area showing all equipment Pre-Photo

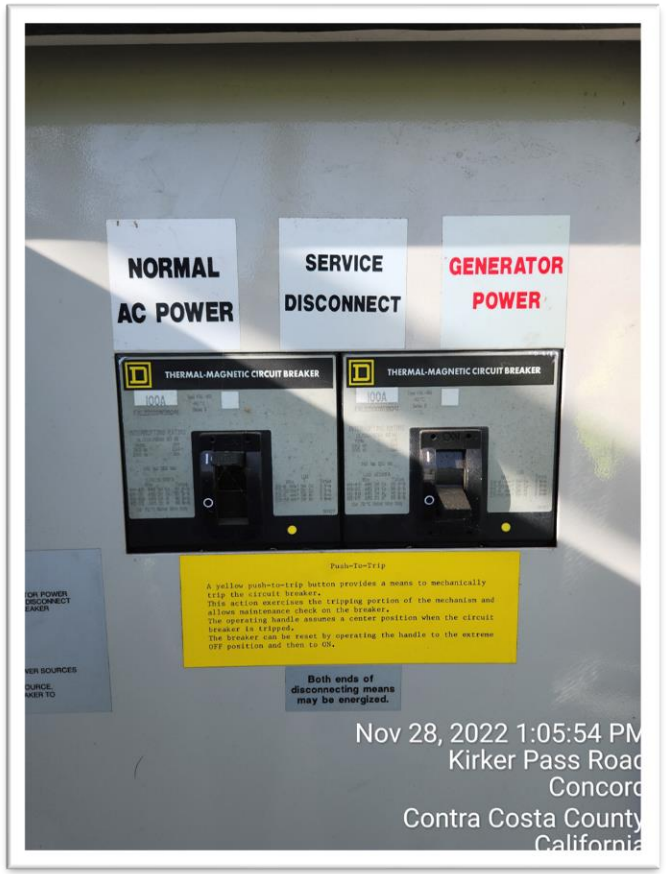


Lease area showing all equipment Post-Photo



DECONSTRUCTION PHOTO LOG

Meter & Disconnect Pre-Photo

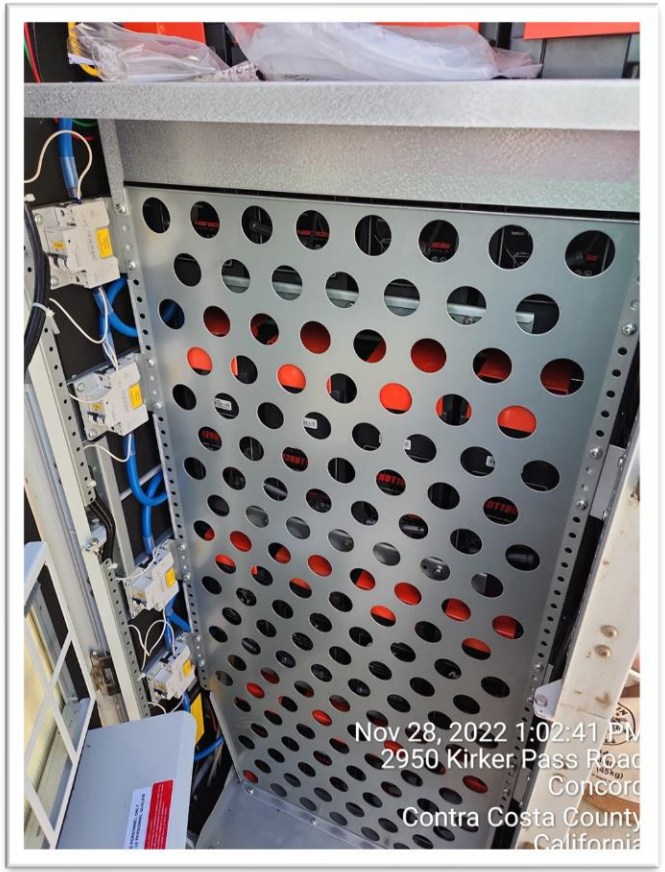


Meter & Disconnect Post-Photo



DECONSTRUCTION PHOTO LOG

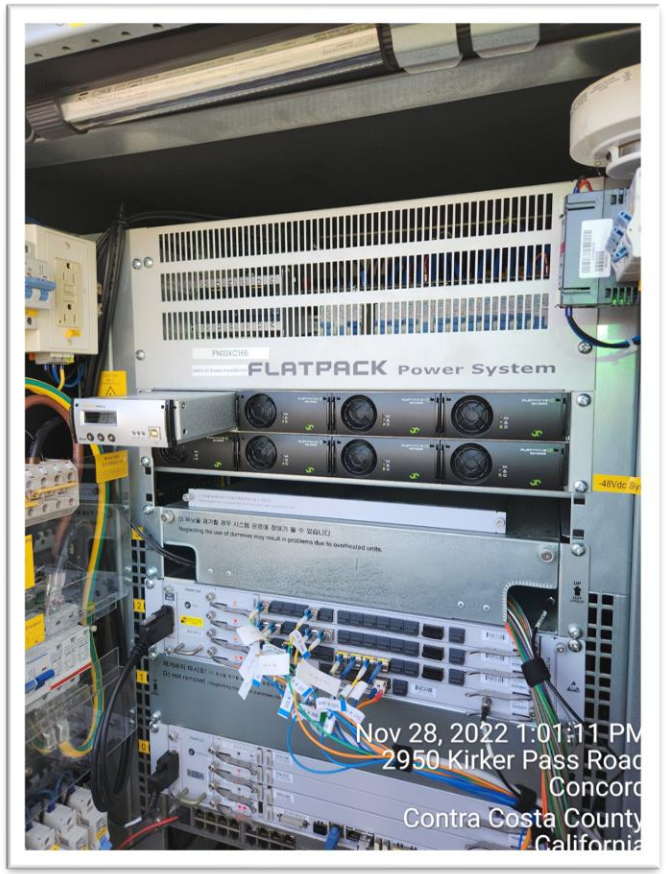
Battery cabinet and cabling Pre-Photo	Battery cabinet and cabling Post-Photo



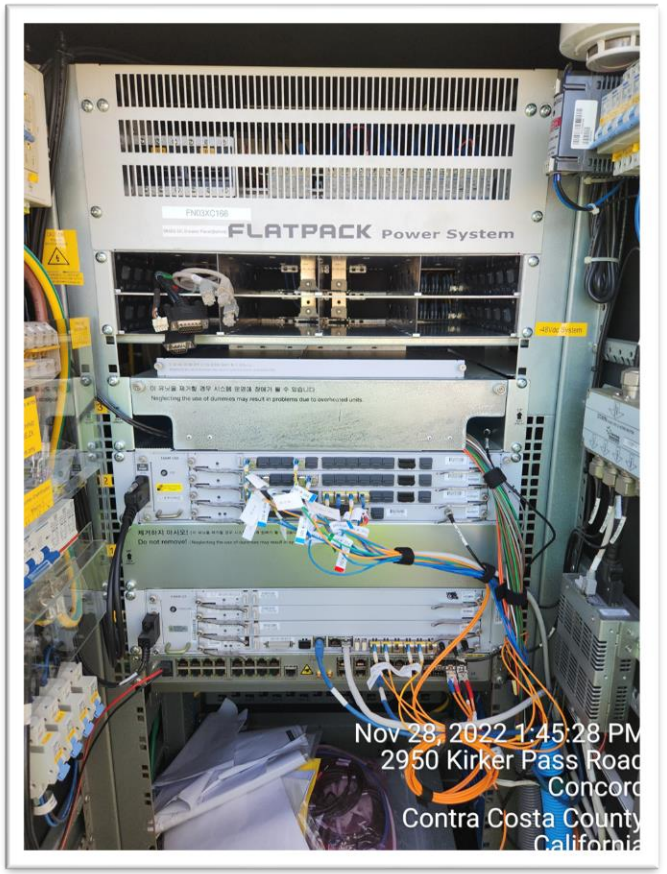


DECONSTRUCTION PHOTO LOG

Rectifier Pre-Photo



Rectifier Post-Photo



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 08/04/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- ✓ Building Inspection
- Grading Inspection
- Advance Planning
- Housing Programs
- Trans. Planning
- ✓ Telecom Planner
- ALUC Staff
- ✓ HCP/NCCP Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- ✓ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- Engineering Services
- Special Districts
- Traffic
- Flood Control (Full-size)

LOCAL

- ✓ Fire District _____
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - ✓ Consolidated – (email) fire@cccfpd.org
- Sanitary District _____
- Water District _____
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- MAC/TAC _____
- Improvement/Community Association
- CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

_____

_____

Please submit your comments to:

Project Planner Nai Saephan
Phone # 925-655-2874
E-mail nai.saephan@dcd.cccounty.us
County File # CDLP25-02020

Prior to 09/03/2025

* * * * *

We have found the following special programs apply to this application:

- ✓ Landslide
- Active Fault Zone (A-P)
- Liquefaction
- Flood Hazard Area
- ✓ 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- ✓ High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ✓ None ___ Below ___ Attached

Print Name Danielle Thomas

Digitally signed by Danielle Thomas 09/08/2025

Signature DATE

Agency phone # 925-941-3300

REVISED 09/25/2024. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc

File #: 26-608 **Agenda Date:** 2/18/2026 **Agenda #:** 2c.

STAFF REPORT

Agenda Item #____

Project Title:	Land Use Permit for the Continuing Operation of an Existing T-Mobile Wireless Telecommunications Facility
County File:	CDLP25-02024
Applicant/Owner:	Isabel Chavez, Network Connex on behalf of T-Mobile West LLC (Applicant) / St. Lukes Evangelical Church (Owner)
Zoning/General Plan:	R-20 Single-Family Residential District / RL Residential Low Density
Site Address/Location:	2491 San Miguel Drive in the Walnut Creek area of unincorporated Contra Costa County (Assessor's Parcel Number 183-290-010)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), Existing Facility
Project Planner:	Diana Lecca, Project Planner; (925) 655-2869 diana.lecca@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit for the continuing operation of an existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP04-02047. No modifications of the wireless facility are proposed.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

A. FIND that the project is categorically exempt from CEQA under Section 15301(b) of the CEQA Guidelines.

B. APPROVE Land Use Permit CDLP25-02024 for the continuing operation of the existing T -Mobile wireless telecommunications facility, based on the attached findings and subject to the attached conditions of approval.

C. DIRECT Staff to file a Notice of Exemption with the County Clerk

III. GENERAL INFORMATION

A. General Plan: RL Residential Low Density.

B. Zoning: R-20 Single-Family Residential District.

C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines, Section 15301(b), Existing Facility, Class 1 exemption for the operation of existing facilities used to provide public utility services.

D. Previous Applications:

1. CDLP04-02047: This Land Use Permit to establish a new unmanned wireless telecommunications facility for Cingular Wireless, on top of an existing Church steeple was approved by the Zoning Administrator on September 20, 2004 for a period of ten years to October 1, 2014. The approval included a variance to increase the height to 65 feet.

2. CDCV10-00019: This Compliance Review for minor equipment upgrades of the wireless facility approved under CDLP04-02047 was administratively approved on May 10, 2010.

3. CDCV11-00043: This Compliance Review for a minor modification to the existing T-Mobile equipment was administratively approved on November 1, 2011.

IV. SITE/ AREA DESCRIPTION

The project site is a 4.79-acre parcel located approximately 2 miles southeast of the Interstate 680 and State Route 24 interchange, within a residential area with primarily single-family

residences surrounding the site. The property functions as a community-oriented site for St. Luke's Evangelical Church (a.k.a. St. Luke's Lutheran Church) and the Kid Time South preschool. The site has frontage on San Miguel Drive and includes two driveways that provide access onto the street. The site is the largest parcel in the vicinity, where most parcels range between a quarter and half acre in size.

The lot is relatively flat with a slight upward slope from San Miguel Drive towards the northwest. The site includes three separate buildings serving the church and the preschool. Aside from the church and preschool buildings, the site is largely developed with paved parking and landscaped areas. The church with the T-Mobile wireless telecommunications equipment is located on the southwestern corner of the parcel. The church stands at approximately 26 feet in height, with a steeple and cross that reaches 65 feet in height, as approved under the Land Use Permit CDLP04 -02047. The existing T-Mobile wireless telecommunications tower is visible as part of the church steeple on top of the church.

V. PROJECT DESCRIPTION

The applicant requests approval of a Land Use Permit to allow the continuing operation of the existing T-Mobile wireless telecommunications facility that was established under Land Use Permit CDLP04-02047, which expired on October 1, 2014. There are no facility or lease area modifications proposed with this application. The current wireless telecommunications facility consists of the following:

- Three (3) antennas and ancillary equipment hidden within the church's steeple reaching a maximum height of 60 feet.

- T-Mobile equipment cabinets and associated ground-mounted equipment within the 15'-0" by 10'-7" lease area.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on August 25, 2025 to a number of public agencies, including the Building Inspection Division, the Contra Costa County Fire Protection District, Central Contra Costa Sanitary District, East Bay Municipal Utility District, and the Contra Costa Mosquito and Vector Control District. Agency comments received by staff are included in Attachment D. Following are summaries of the agency comments received.

A. East Bay Municipal Utility District: On August 26, 2025, the Utility District submitted an email stating that the District had no comments.

B. Central Contra Costa Sanitary District: On September 9, 2025, the Sanitary District submitted an email stating that the District had no comments.

C. Contra Costa County Fire Protection District: The Fire Protection District returned the Agency Comment Request form on September 26, 2025, with no comments.

VII. STAFF ANALYSIS

A. General Plan Consistency: The T-Mobile wireless telecommunications facility is located within a RL Residential Low Density General Plan land use designation. The RL designation is appropriate for low-density, predominantly single-family residential development, and typically includes detached single-family units on lots approximately 15,000 square feet to 1 acre in size and limited nonresidential uses that serve and support nearby homes. Small-scale agricultural activities may be compatible on larger lots. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located within in a single-family residential designation, provided that this is a low-visibility facility. The facility also provides telecommunications service that would be compatible and consistent with other land uses in the Walnut Creek area. Allowing the continuing operation of the existing wireless telecommunications facility will not detract from the purpose and intent of the RL General Plan designation.

B. Zoning Compliance: The facility is located in a R-20 Single-Family Residential District. Allowable uses in the R-20 District include commercial radio and television receiving and transmitting facilities excluding broadcasting studios or business offices, with a valid land use permit (County Code Section 84-14.404(1)). With approval of the CDLP25-02024 application, the continuing operation of the existing T-Mobile wireless telecommunications facility, would be consistent with the R-20 District.

C. Wireless Telecommunications Facilities Ordinance: The T-Mobile wireless telecommunications facility is subject to the Wireless Telecommunication Facilities Ordinance (Ordinance No. 2016-11), which is codified as County Code Chapter 88-24. The Land Use Permit application is for the continuing operation of the existing wireless facility with no proposed modifications to the church steeple, antennas, ground-mounted and ancillary equipment, or to the existing 15′-0″ by 10′-7″ lease area. The application complies with the applicable requirements of County Code Section 88-24.614 for the discretionary approval of land use permit for a wireless facility.

D. Federal Communications Commission (FCC) Regulations: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. The standards

prescribe limits for continuous exposure to RF emissions. As part of the submittal process, the applicant provided the *Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report* (GTA Global Technology Associates, September 1, 2024), which is a report to evaluate the RF emissions compared to the Maximum Permissible Exposure (MPE) limit for facilities at this location, pursuant to FCC regulations The RF report indicates that with the proposed signage mitigations implemented, the site will be in compliance with the current FCC MPE limits as described in FCC Occupational Exposure Limit-65. Thus, the wireless facility would be compliant with federal regulations pertaining to RF emissions.

E. Appropriateness of Use: The existing wireless telecommunications facility has been established on the project site since 2004. Staff is unaware of any nuisances arising from the operation of the existing wireless facility. Neither the steeple nor ground-mounted equipment display any type of advertising, and the wireless facility complies with the paint reflectivity and other aesthetic requirements of the prior CDLP04-02047 Permit. Conditions are included in the Conditions of Approval and Advisory Notes that require that the facility, equipment shelter, external accessory equipment, and antenna enclosure shall not be used for advertising for the life of the project and require maintenance of the external appearance of the wireless facility. Thus, continuing operation of this wireless facility would not be detrimental to surrounding land-use activities.

VIII. CONCLUSION

The continuing operation of the existing T-Mobile wireless telecommunications facility is consistent with the General Plan, the R-20 Single-Family Residential District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations. Staff recommends approval of Land Use Permit CDLP25-02024, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02024, ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE WEST LLC (APPLICANT), ST. LUKE'S EVANGELICAL CHURCH (OWNER)

FINDINGS

A. Land Use Permit Findings

1. *The proposed project shall not be detrimental to the health, safety and general welfare of the county.*

   Project Finding: The Federal Communications Commission (FCC) has adopted radio frequency protection standards which establish safety levels with respect to human exposure to radio frequency (RF) emissions as well as occupational exposure to electro-magnetic fields. Compliance with these standards is considered to be evidence that the project does not present health and safety risks. The *Radio Frequency – Electromagnetic Energy (RD-EME) Compliance Report* (GTA Global Technology Associates, September 1, 2024), indicates that with the proposed signage mitigations implemented, the site will be in compliance with the current FCC MPE limits as described in FCC Occupational Exposure Limit-65. Thus, the existing facility does not generate unsafe levels of RF emissions, as determined by the FCC, and will be adequately secured to prevent public access to the equipment area. The Conditions of Approval include project compliance with current FCC standards. These conditions will ensure that RF emissions and EMF strength at ground levels falls within the FCC limit for public exposure. All elements of the wireless telecommunication facility are secured within a lease area and enclosed. As conditioned, the wireless telecommunications facility will not be detrimental to the health, safety, and general welfare of the County.

2. *The proposed project shall not adversely affect the orderly development of property within the County.*

   Project Finding: The wireless telecommunications services provided at this site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. As conditioned, the project is consistent with applicable policies and regulations of the County's Wireless Telecommunications Facilities Ordinance (County Code Chapter 88-24). Additionally, the project does not involve any modification of the facility. Thus, the granting of a

land use permit to allow the continuing operation of the existing wireless telecommunications facility with non-substantial modifications to the facility will not adversely affect the orderly development of property within the County.

3. *The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County.*

   Project Finding: The wireless telecommunications facility was established in 2004 on an existing church and concealed within a steeple. Continuing operation of the wireless telecommunication facility with no proposed modifications will not change the physical characteristics of the site, and therefore, will not affect the range of potential uses on the site or on adjacent properties. The equipment will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. This determination is due to the site's previous establishment as a wireless telecommunication facility and the continued consistency of that established use. Given that the facility and surrounding land uses have remained consistent, there is no indication that the project will adversely affect the preservation of property values and the protection of the tax base within the County.

4. *The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan.*

   Project Finding: The project site is located within a RL residential Low Density General Plan land use designation. The RL designation is appropriate for low-density, predominantly single-family residential development, which typically includes detached single-family units on lots approximately 15,000 square feet to 1 acre in size and limited nonresidential uses that serve and support nearby homes. Small-scale agricultural activities may be compatible on larger lots. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may also be located in a single-family residential designation, provided that this is a low-visibility facility. The facility also provides telecommunications service that is compatible and consistent with other land uses in the Walnut Creek area. Allowing the continuing operation of the existing wireless telecommunications facility will not detract from the purpose and intent of the RL General Plan designation.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing wireless telecommunications facility, and there is no evidence to suggest that the wireless facility creates a nuisance or enforcement problem within the area. The Conditions of Approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. Further, pursuant to the Conditions of Approval, T-Mobile will be required to submit five-year condition of approval compliance reviews in order for County staff to evaluate the on-going compliance of the wireless facility.

6. *The proposed project as conditioned shall not encourage marginal development within the neighborhood.*

   Project Finding: In general, wireless telecommunications facilities do not encourage development, which is subject to the applicable sections of the General Plan and the Zoning Code, as well as physical constraints on the parcel and adjacent properties. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications services. The establishment and continuing operation of the unmanned T-Mobile wireless telecommunications facility is in response to maintaining wireless telecommunications service to the area. As conditioned, allowing the continuation of this service will not encourage marginal development within the area.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

   Project Finding: The wireless facility was established on the project site in 2004, on a site that provides a more reliable and continues signal in the southern portion of Walnut Creek. Continuing operation of the wireless facility does not include any new development or expansion beyond the existing lease area. Thus, as conditioned, the wireless facility will be consistent with the RL Residential Low Density General Plan land use designation, the R-20 Single-Family Residential District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations.

B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.614(b))

1. *The application is complete.*

   Project Finding: County staff deemed the application complete and acceptable on December 2, 2025.

2. *The facility or substantial change will meet the requirements of this chapter.*

   Project Finding: This CDLP25-02024 Land Use Permit will allow the continuing operation of the existing T-Mobile wireless telecommunications facility installed and established under Land Use Permit CDLP04-02047, with no modifications to the equipment or the lease area. Continuing operation of the wireless facility is consistent with all applicable requirements of Chapter 88-24 of the County Ordinance Code, including the location requirements of County Code Section 88-24.406, design requirements of Section 88-24.408, safety and security requirements of Section 88-24.412 and building standards, maintenance, and operational requirements of Section 88-24.414. As conditioned, County staff will conduct at least one condition of approval compliance reviews throughout the term of this permit to ensure continued compliance with the permit.

3. *The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).*

   Project Finding: The wireless telecommunication facility was established on the project site in 2004 pursuant to the approved CDLP04-02047 Permit. Continuing operation of this wireless telecommunications facility with no modifications to the equipment is categorically exempt under CEQA Guidelines Section 15301(b), which allows for a Class 1 exemption for the operation of existing facilities used to provide public utility services.

4. *If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.*

   Project Finding: Continuing operation of the existing T-Mobile wireless telecommunications facility is categorically exempt under CEQA Guidelines Section 15301(b), and did not require preparation of either an environmental impact report or a mitigated negative declaration.

5. *If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.*

   Project Finding: The subject property is not within or proximate to any zones identified by the Airport Land Use Commission as an area of planning interest. Thus, the CDLP25-02024 application is not subject to review by the Airport Land Use Commission.

6. *The applicant has provided the financial assurance required by this chapter.*

   Project Finding: A facility removal bond is currently on file for this facility in the event the facility is abandoned, revoked, or the use permit expires. The County remains in retention of this bond. Condition of Approval #9 requires the permittee (wireless carrier) to verify that the bond amount is sufficient in the event the facility is abandoned, revoked, or the use permit expires.

7. *The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.*

   Project Finding: The applicant has paid the initial deposit of $5,500 for this Land Use Permit application, and time and material costs have exceeded the initial deposit. Pursuant to Condition of Approval #5, the applicant is responsible for any additional fees that exceed the initial deposit.

C. California Environmental Quality Act (CEQA) Findings

Continuing operation of the T-Mobile wireless telecommunications facility is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(b), Existing Structures, which provides a Class 1 exemption for the operation of existing facilities used to provide public utility services. There is no substantial evidence that the continuing operation of the telecommunications facility involves unusual circumstances, resulting in, or which might reasonably result in, a significant impact on the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply to this wireless telecommunications facility.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02024

Project Approval

1. This application for a Land Use Permit to allow continuing operation of the T-Mobile wireless telecommunications facility established pursuant to Land Use Permit CDLP04-02047 is APPROVED.

   The wireless telecommunications facility includes:

   - Three (3) panel antennas and ancillary equipment hidden within the church's steeple reaching a maximum height of 60 feet.
   - T-Mobile equipment cabinets and associated ground-mounted equipment within the 10'-7" by 15'-0" lease area.

2. The Land Use Permit approval described above is based on:

   - Project application accepted by the Department of Conservation and Development, Community Development Division (CDD) on August 22, 2025.
   - Revised Site Plan and additional documents received by the CDD on November 10, 2025.
   - Color Photographs received by the CDD on September 23, 2025.
   - The *Radio Frequency – Electromagnetic Energy (RD-EME) Compliance Report (Site ID: BA01774A; Site Name: EB774 St. Lukes Church; Address: 2491 San Miguel Dr. Walnut Creek, CA 94596)* prepared by GTA Global Technology Associates, September 1, 2024, received by the CDD on October 15, 2025.

3. The following Conditions shall supersede all prior Conditions of Approval for prior County approvals for this wireless telecommunication facility.

4. No construction is approved with this permit. Any construction at this wireless telecommunications facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.

Application Costs

5. The land use permit application was subject to an initial deposit of $5,500.00. Applications are subject to time and material costs if the application review expenses

exceed the initial deposit. **Any additional fee due must be paid within 60 days of the effective date of this permit.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Permit Duration and Permit Review

6. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the CDD **no later than five years following the effective date of the project approval**. This review by the CDD will be for the purpose of ensuring continued compliance with the conditions of permit approval.

   For the review of existing commercial wireless communications facilities, submittal shall include photo documentation of existing conditions and equipment for comparison with the applicable approved conditions. The documentation shall include, but shall not be limited to, color photographs to verify compliance with Condition of Approval #20, Exterior Appearance.

   The permittee is encouraged, at the time of each administrative review, to review the design of the telecommunications facility and make voluntary upgrades to the facility for the purpose of improving safety and lessening visual obtrusiveness.

   A review fee in the amount set by the Land Development Fee Schedule will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

7. The permittee (wireless facilities operator) is responsible for keeping the CDD informed of who is responsible for maintenance of compliance with this permit and how they may be contracted (mailing and email addresses as well as telephone number) at all times.

A. **Within 30 days of the effective date of this permit,** the Permitee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.

B. Should the responsible party subsequently change (e.g.: facility is acquired by a new carrier), within 30 days of the date of the change, the Permittee shall issue a letter to CDD with the name of the new party wo has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedure to revoke the permit.

Removal of Facility/Site Restoration

8. All structures and equipment associated with a commercial wireless communications facility shall be removed within 60 days of the discontinuance of the use, and the site shall be restored by the permittee to its original predevelopment condition. In addition, the permittee shall provide the CDD with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

9. **Within 30 days of the effective date of this permit,** the applicant or permittee shall confirm that the security provided for prior Land Use Permit CDLP04-02047 remains valid for the wireless telecommunications facility and has not lapsed or has otherwise been terminated. If the prior security is no longer valid, the applicant or permittee shall provide bond, cash, or other surety, to the satisfaction of the CDD, within 60 days of the effective date of this permit, for the removal of the facility in the event that the use is abandoned, or the use permit expires, or is revoked, or is otherwise terminated. If the permittee does not remove any obsolete or unused facilities as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition.

   The financial assurance must be submitted before any future permit for the wireless telecommunications facility will be issued. A financial assurance must be irrevocable and not cancelable, except by the County. Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation permit.

   Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility, or transfer of the lease accompanied by a financial

guarantee by the new lessee or owner. The amount of the security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfaction of the Zoning Administrator.

General Provisions

10. Any change from the approved project plans and any proposed modification of the existing wireless telecommunications facility shall require review and approval by the CDD and may require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit.

11. A minor alteration to this land use permit (or collocation if CEQA environmental review of collocation for the land use permit has been completed) may be issued if the proposed modification(s) are not considered a substantial modification as stated under federal law (Title 47, Section 1.40001).

    A minor alteration (or a collocation) has a term that is the shorter of the following:
    - 10 years: or,
    - The duration, including any renewal period, of the permit that authorizes the existing facility on which the new facility will be collocated or on which the minor alteration will occur.

12. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors, or successors for continuing obligation.

13. The wireless telecommunications facility shall comply at all times with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any other applicable Federal, State, and County laws and regulations.

14. Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then-current FCC adopted RF/EMF emission standards. **Within 15 days of new antennas being installed**, the applicant shall take RF power density measurements with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review.

15. The equipment and accessory structures shall be maintained in good condition over the

term of the permit. This shall include keeping the structures graffiti-free.

16. Antennas, equipment cabinets, and fence enclosure shall not be used for advertising.

17. No signage or exterior lighting, with the exception of the switch-operated light at the entrance to the shelter, shall be allowed.

Exterior Noise

18. In In the event that a modification to this facility involving new noise-generating equipment is proposed, the permittee shall submit evidence for review and approval of the CDD that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site.

Frequency Interference

19. The wireless telecommunications facility shall not be operated at a frequency that will interfere with an emergency communication system or 911 system, including any regional emergency communication system.

External Appearance

20. The antenna enclosure shall have a non-reflective finish and shall be painted or otherwise treated to match the color of the church steeple. The color and texture of the equipment cabinets shall be painted to match the color of the wall of the church. Paints with a reflectivity less than 55 percent are required

    In the event that a minor alteration to this facility is proposed, color photographs showing the as-built condition shall be submitted for review of CDD staff to verify compliance with this Condition of Approval prior to final inspection.

Utilities

21. Utility lines serving T-Mobile equipment shall be undergrounded.

Landscaping

22. Landscaping and irrigation facilities shall be maintained for the life of the facility. The landscaping shall provide sufficient screening of the equipment cabinet from the residence of the north east side of the church.

Indemnity

23. To the fullest extent permitted by law, the applicant and/or permittee shall defend, indemnify, and hold harmless the county, its officers, employees, contractors, consultants, and volunteers from and against: (1) All claims, losses, damages (including injury or death), liabilities, suits, costs, and expenses, including reasonable attorney's fees, in any way connected to or arising from the design, construction, installation, use, maintenance, or operation of the facility; and (2) all claims, actions, or proceedings to attack, set aside, void, or annul any decision to approve the application and issue a land use permit or renewed permit to the applicant, or any other discretionary action of the County related to the issuance of that permit.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL, BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. **NOTICE OF NINETY (90) DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.**

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the

approval date of this permit.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Public Works Department
- East Bay Municipal Utility District
- Central Contra Costa Sanitary District
- Contra Costa County Fire Protection District
- Federal Communications Commission

RANCHO SAN MIGUEL

1- 141 P.M.33 8-4-89

A - 1993 ROLL - TRACT 7419 M.B. 363-38 ("WALNUT SHADOWS")

CDLP25-02024
PROJECT SITE

MOST ELY.COR.LOT 134
SANS CRAINTE No.2

NW COR 592 OR 343

CHEVAL LN.

SAN MIGUEL

MARGARET DR.

DR.

PVT.ACCESS & UTIL.ESMT.

"A" "B" "C"

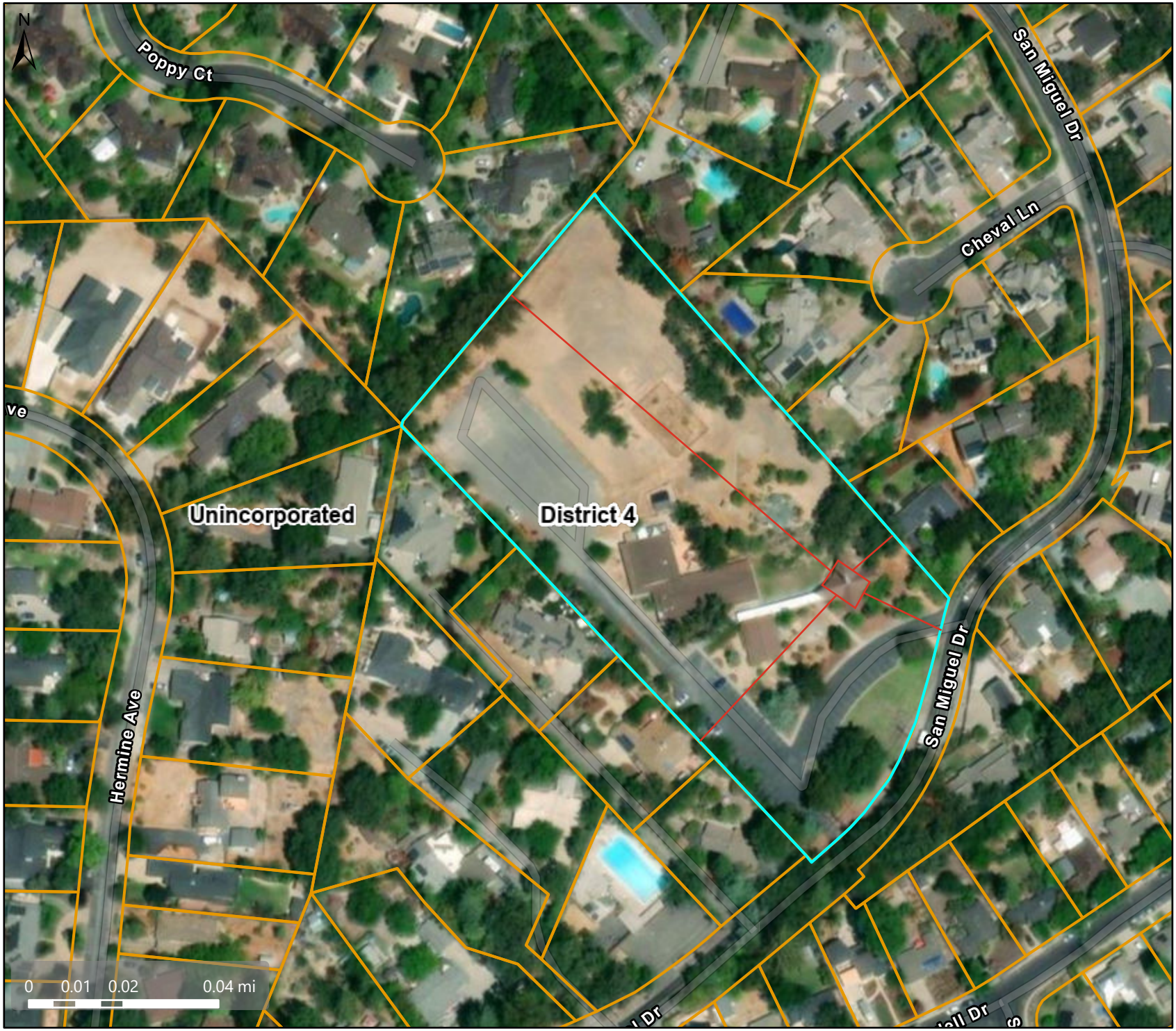
REVISED	CHANGE	BY
11-04-92	TRACT 7419	I.B

P.B. 182

1" = 100'

ASSESSOR'S MAP
BOOK 183 PAGE 29
FM. 46-19 CONTRA COSTA COUNTY, C

Aerial



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

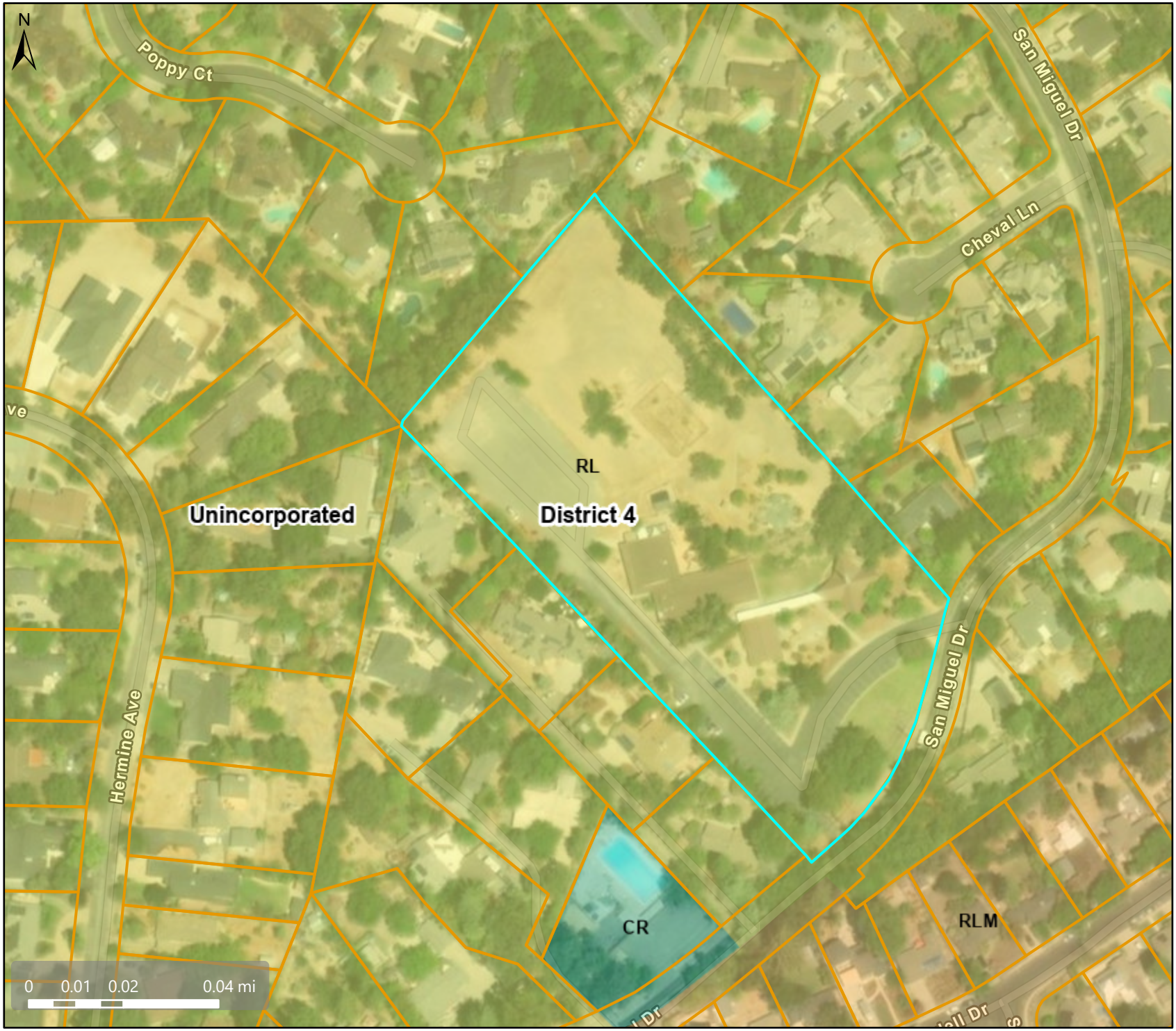
- Unincorporated
- Board of Supervisors' Districts

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliar
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Censu

GP -RL



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

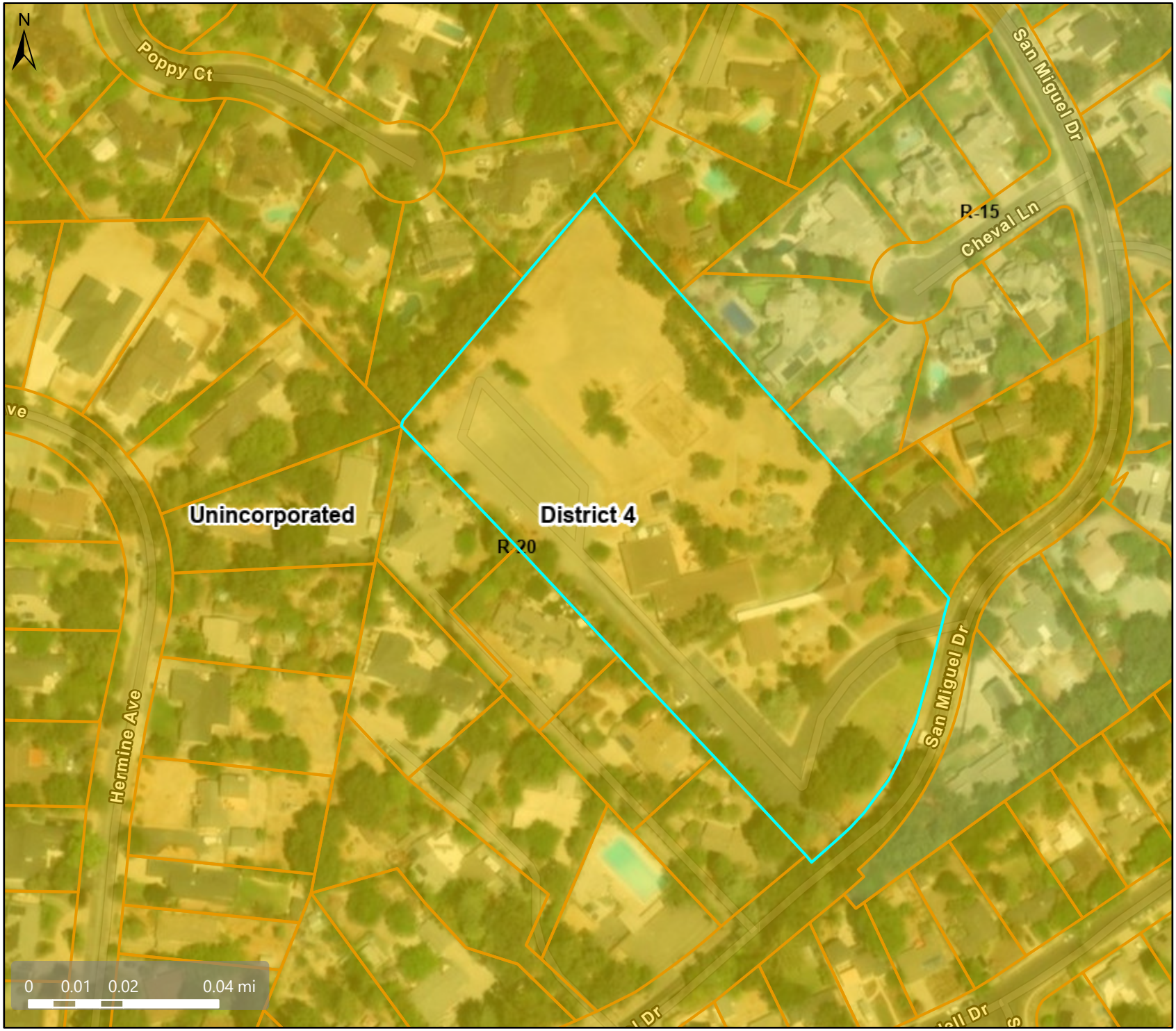
- RL (Residential Low Density) (1-3 du/na)
- RLM (Residential Low-Medium Density) (3-7 du/na)
- CR (Commercial Recreation)
- Unincorporated
- Board of Supervisors' Districts

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CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliar
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Censu

Zoning - R-15



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- Unincorporated
- Board of Supervisors' Districts

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CUP RENEWAL

T-Mobile®

RECEIVED on 11/10/2025 CDLP25-02024
By Contra Costa County
Department of Conservation and Development

SITE NUMBER: BA01774A
SITE NAME: EB774 ST. LUKE CHURCH
SITE TYPE: STEEPLE
CITY: WALNUT CREEK
COUNTY: CONTRA COSTA
JURISDICTION: COUNTY OF CONTRA COSTA

PROJECT SUMMARY

SITE ADDRESS:
2491 SAN MIGUEL DRIVE
WALNUT CREEK, CA 94596

SITE COORDINATES & ELEVATION:
LAT: 37.883056°
LONG: −122.035806°
GROUND ELEVATION: 547'± AMSL

PROPERTY OWNER CONTACT:
ST. LUKE EVANGELICAL CHURCH
2491 SAN MIGUEL DRIVE
WALNUT CREEK, CA 94596

TOWER OWNER CONTACT:
1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94529

APPLICANT:
T−MOBILE WEST LLC
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520
T−MOBILE PROJECT MANAGER: BRANDON GEPHART
PROJECT MANAGER: ANGELINA BOURDAGE

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T−MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

ANTENNA AND RADIOS:
1. (3) (E) ANTENNAS
2. (3) (E) TMAs
3. (3) (E) DIPLEXERS

EQUIPMENT CABINETS:
1. (1) EQUIPMENT CABINET
2. (1) (E) CIENA ENCLOSURE
3. (1) (E) FIBER ENCLOSURE
4. (1) (E) TELCO CABINET
5. (1) (E) 200A METER
6. (1) (E) ELECTRICAL PANEL

CONSULTING TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: ISABEL CHAVEZ
MOBILE: (951) 496−2452
E−MAIL: ichavez@networkconnex.com

SITE SUMMARY

OCCUPANCY CLASSIFICATION: A−3 (ASSEMBLY)
ZONE CLASSIFICATION: R−20
APN: 183−290−010−2

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	EXISTING OVERALL SITE PLAN (1)
A-1.1	EXISTING ENLARGED SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	ELEVATIONS I
A-4	ELEVATIONS II

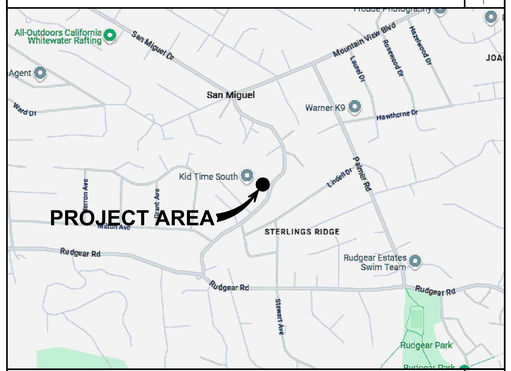
ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION.
HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022,
SECTION 11B−203.4 (LIMITED ACCESS SPACES)
SECTION 11B−203.5 (MACHINERY SPACES)

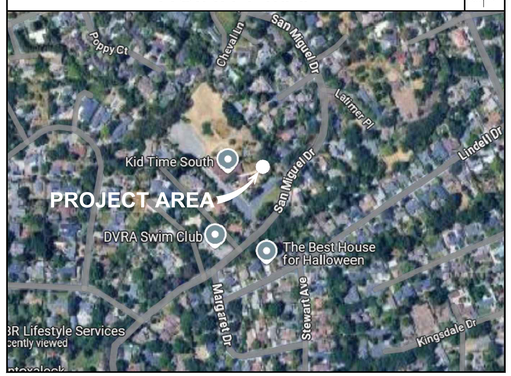
CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
2. CALIFORNIA BUILDING CODE 2022
3. CALIFORNIA ELECTRICAL CODE 2022
4. CALIFORNIA MECHANICAL CODE 2022
5. CALIFORNIA PLUMBING CODE 2022
6. ANSI / TIA−222−H−2017
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2022 EDITION
10. ASCE 7−16
11. ACI 318−19
12. AISC STEEL CONSTRUCTION MANUAL, 15TH EDITION

GENERAL LOCATION MAP



VICINITY MAP



DRIVING DIRECTION

FROM T−MOBILE OFFICE: 1200 CONCORD AVE, CONCORD, CA 94520

HEAD NORTH TOWARD CONTRA COSTA BLVD, TURN LEFT ONTO CONCORD AVE, TURN RIGHT ONTO CONTRA COSTA BLVD, TURN RIGHT TO MERGE WITH I−680 S, MERGE WITH I−680 S, TAKE EXIT 45A FOR S MAIN ST, TURN RIGHT ONTO S MAIN ST, CONTINUE ONTO DANVILLE BLVD, USE THE LEFT 2 LANES TO TURN LEFT ONTO RUDGEAR RD, TURN LEFT ONTO SAN MIGUEL DR, TURN LEFT, DESTINATION WILL BE ON THE RIGHT.

T-Mobile
Stick Together ®

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
BA01774A
EB774 ST. LUKE CHURCH
2491 SAN MIGUEL DRIVE
WALNUT CREEK, CA 94596
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
10/29/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/23/25	90% ZD	RAR
B	06/25/25	100% ZD	RAR
1	10/29/25	FINAL ZD, REVISED PER PLANNER COMMENTS	GHB

PLANS PREPARED BY:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

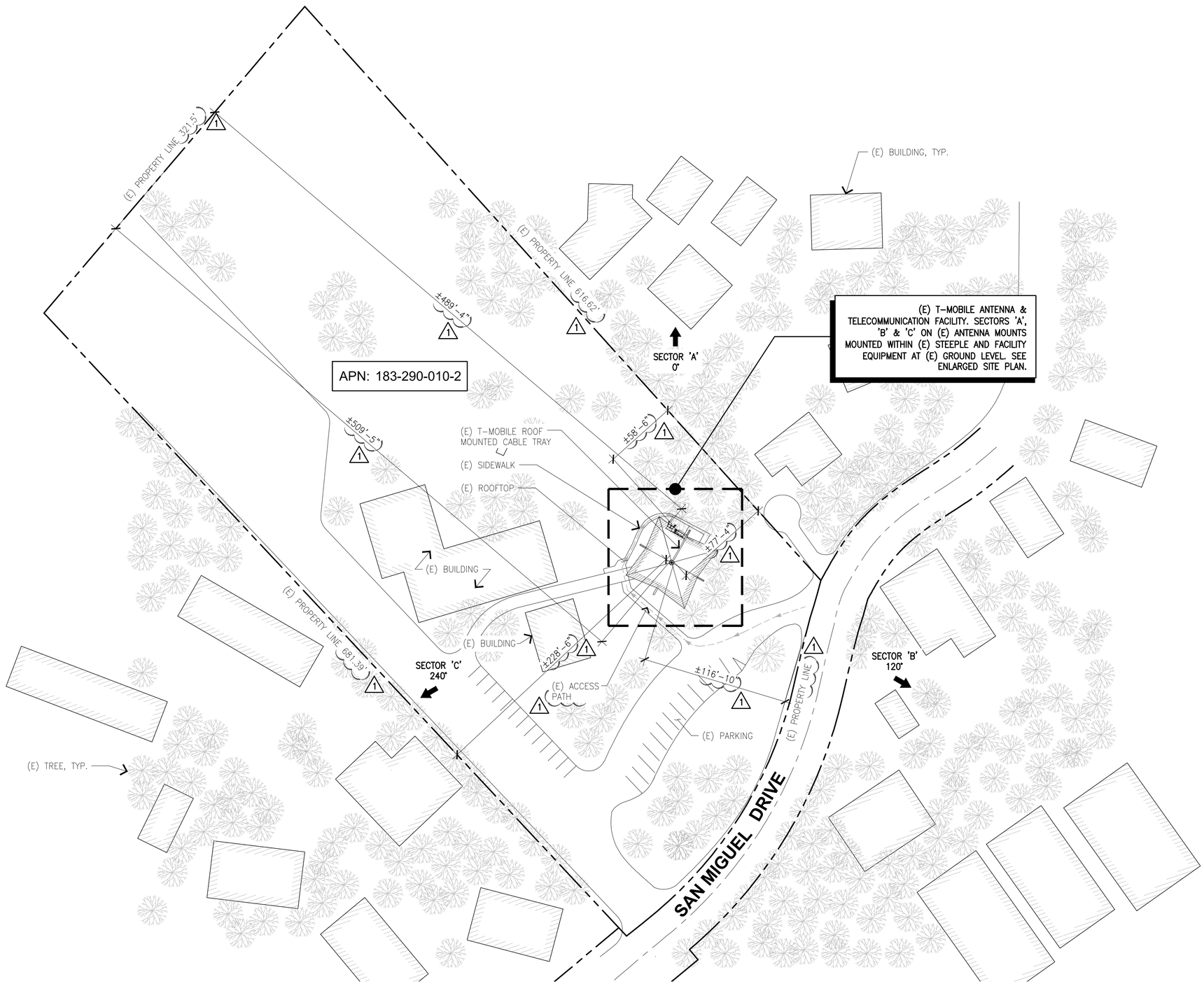
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
RAR	AB	AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REVISION: 1
BA01774A



EXISTING OVERALL SITE PLAN

SCALE: 1"=40'-0" | 0 10' 40' 80' | 1

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PROJECT INFORMATION:

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CONSULTANT:

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OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
RAR	AB	AB

LICENSURE:

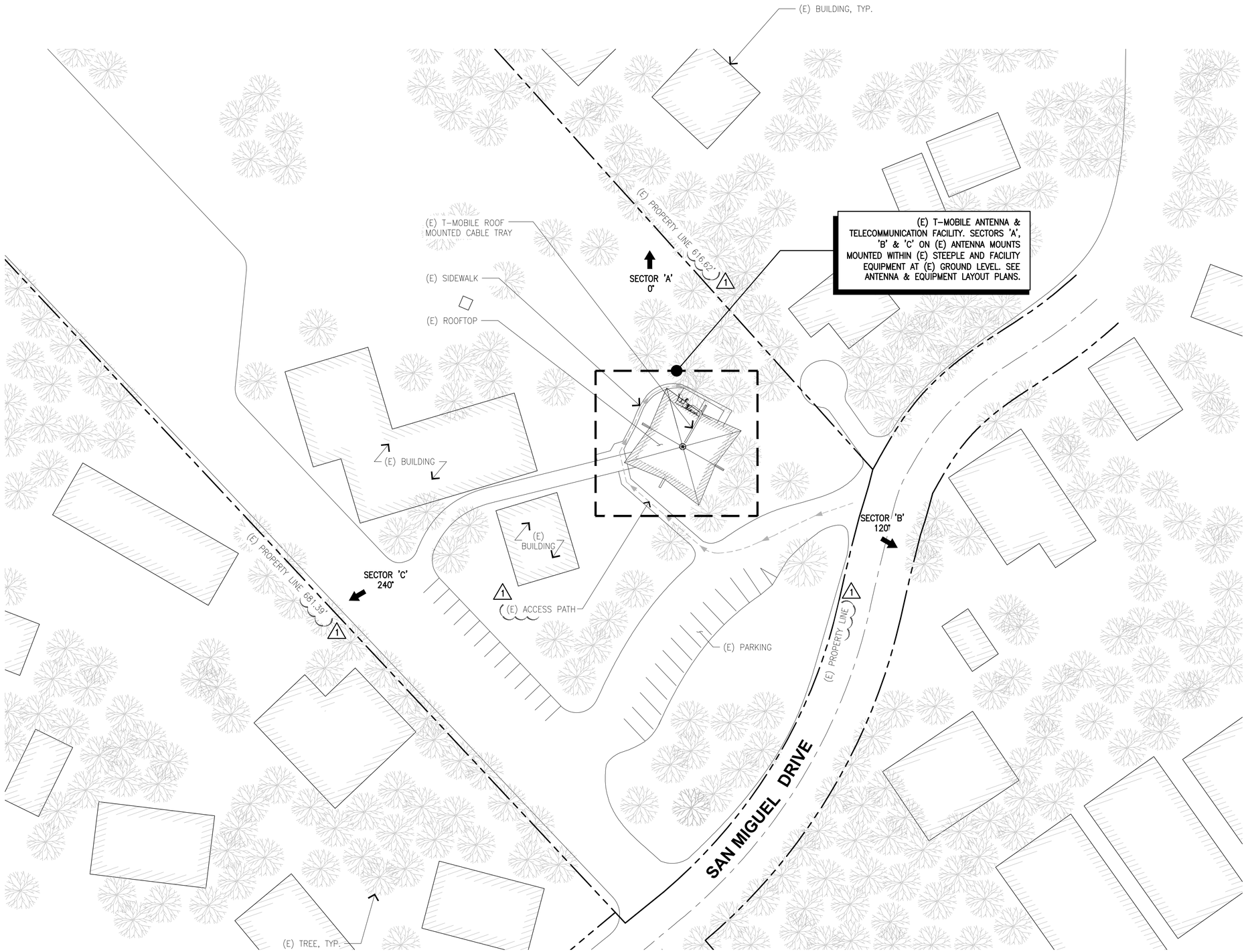
SHEET TITLE:

EXISTING OVERALL SITE PLAN 1

SHEET NUMBER: A-1

REVISION: 1

BA01774A



EXISTING ENLARGED SITE PLAN

SCALE: 1"=30'-0" | 0 10' 30' 60' | 1

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CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
BA01774A
EB774 ST. LUKE CHURCH
2491 SAN MIGUEL DRIVE
WALNUT CREEK, CA 94596
CONTRA COSTA COUNTY

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CONSULTANT:

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DRAWN BY:	CHK.:	APV.:
RAR	AB	AB

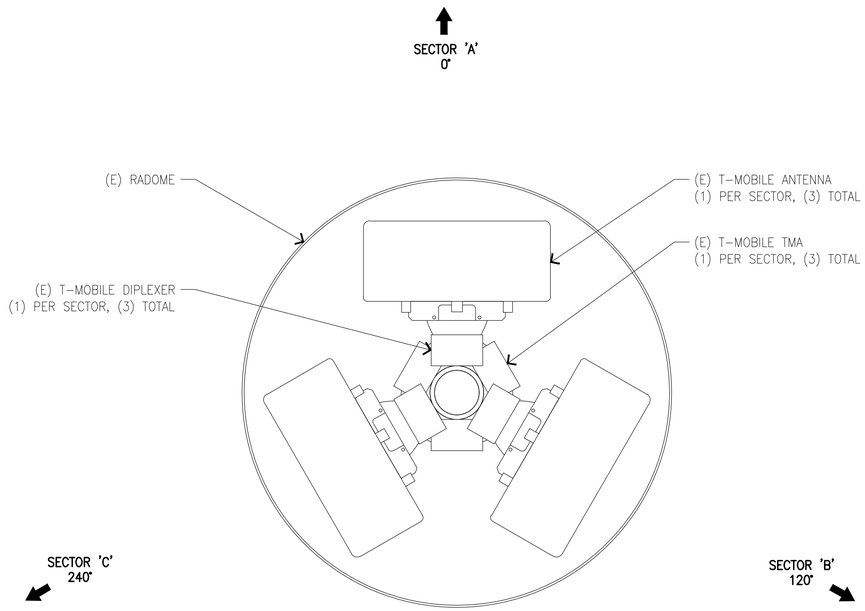
LICENSURE:

SHEET TITLE:

EXISTING ENLARGED SITE PLAN

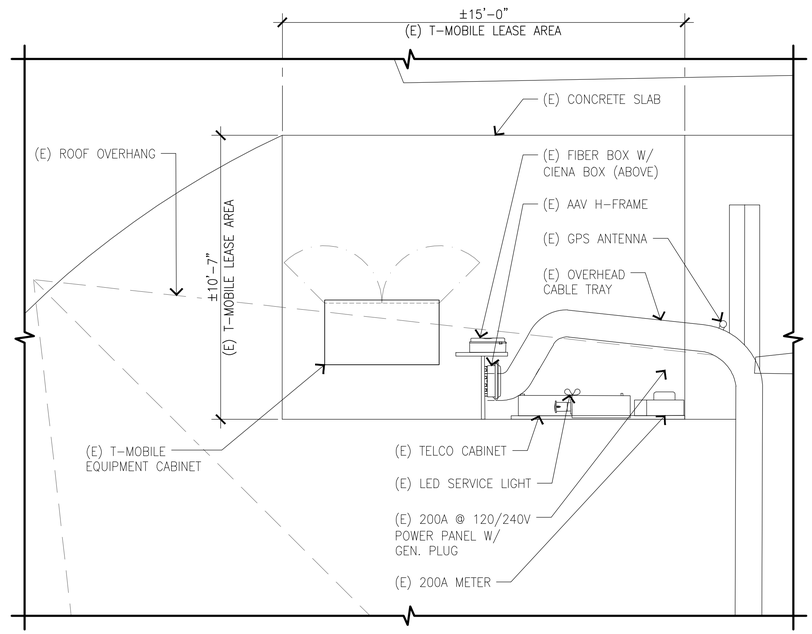
SHEET NUMBER: A-1.1 | REVISION: 1

BA01774A



EXISTING ANTENNA LAYOUT PLAN AT 57'-0" | 1

NOT USED | 2



EXISTING EQUIPMENT LAYOUT PLAN | SCALE: 3/8"=1'-0" (0 1' 2' 5') | 3

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CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
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2491 SAN MIGUEL DRIVE
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CONTRA COSTA COUNTY

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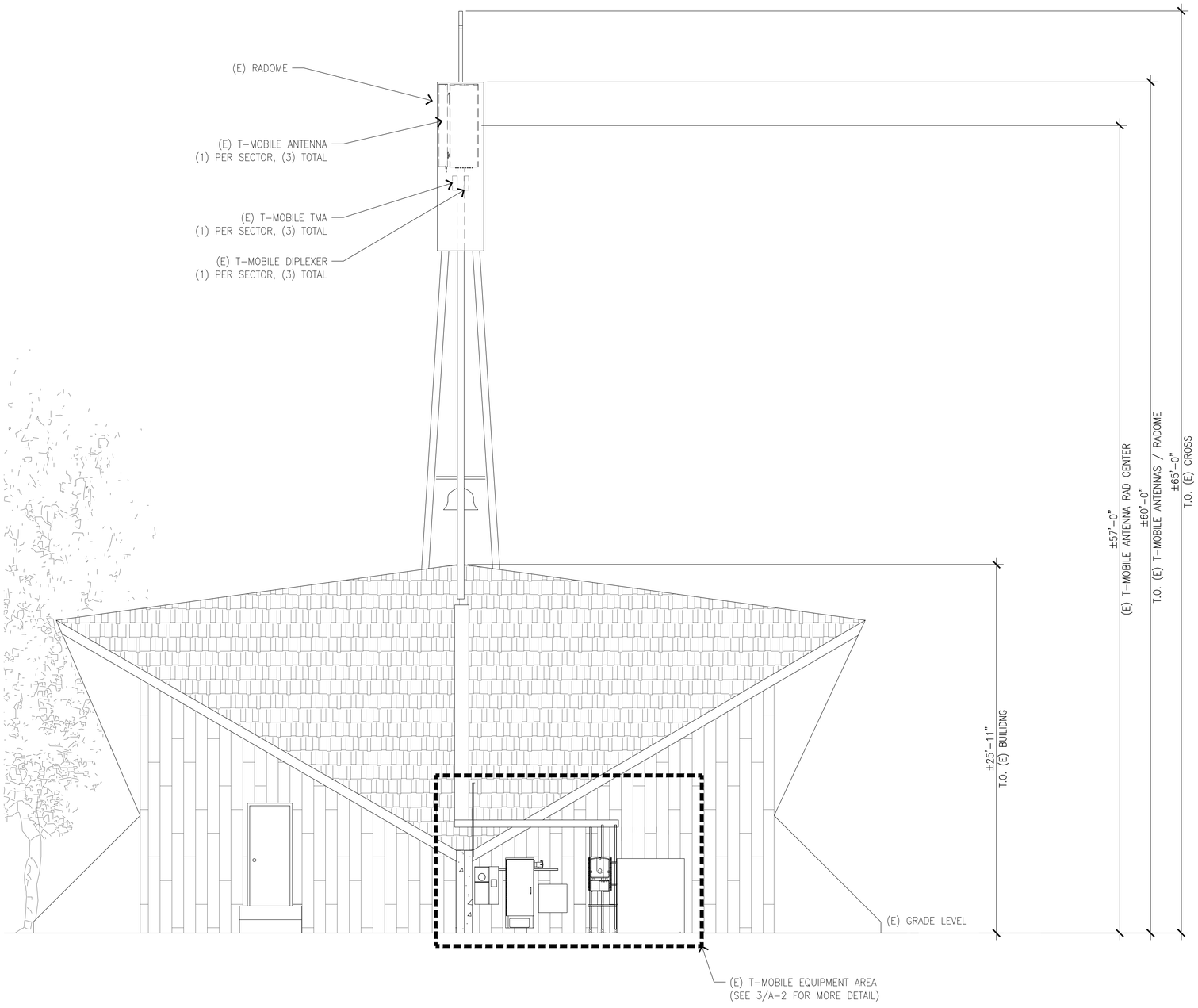
CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
RAR	AB	AB

LICENSURE:

SHEET TITLE:
EXISTING ANTENNA LAYOUT PLAN

SHEET NUMBER:	REVISION:
A-2	1
	BA01774A



EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0" (0 1' 2' 4' 8')

1

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CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
BA01774A
EB774 ST. LUKE CHURCH
2491 SAN MIGUEL DRIVE
WALNUT CREEK, CA 94596
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
10/29/25

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PLANS PREPARED BY:
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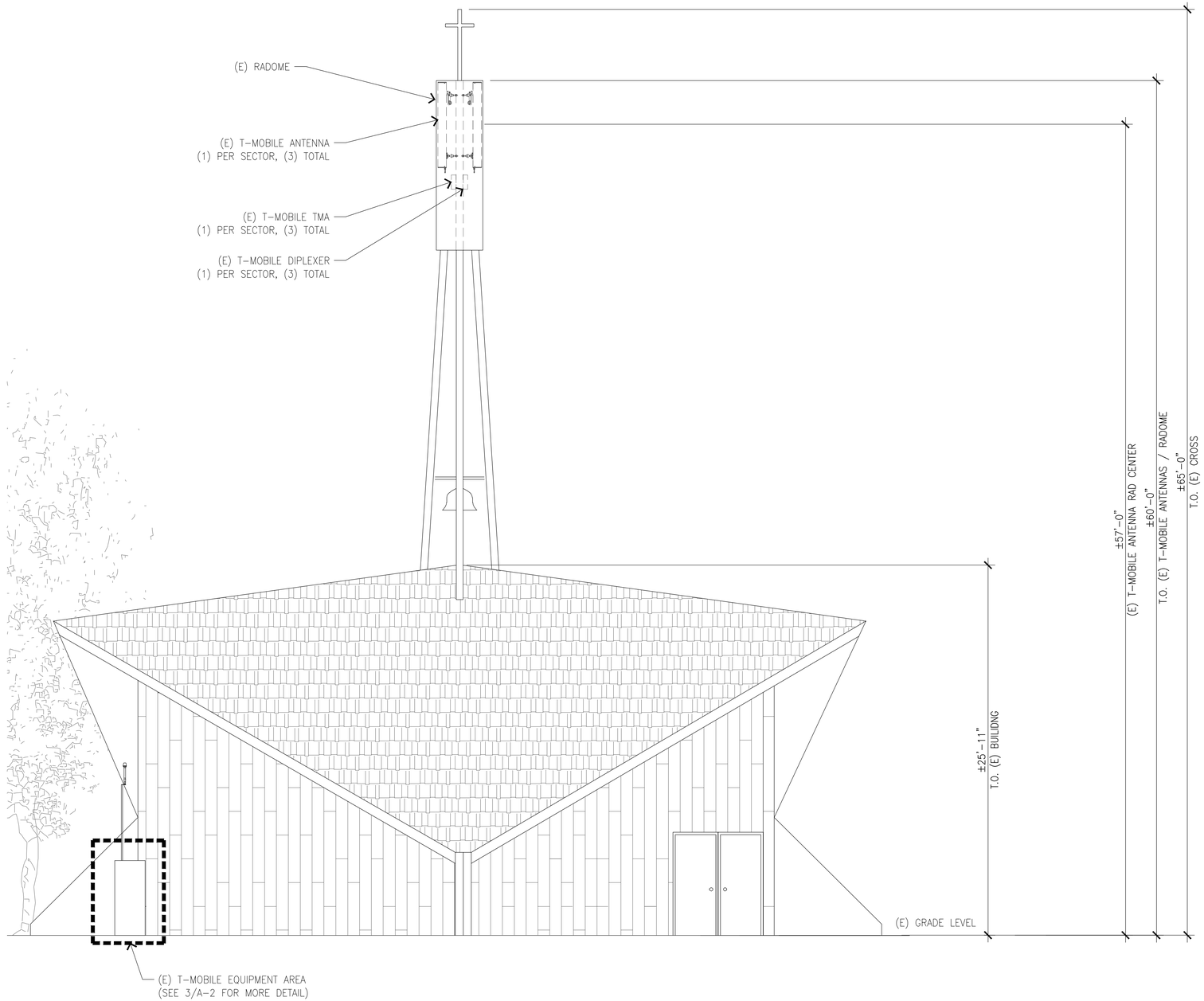
CONSULTANT:
NETWORK CONNEX
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GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
RAR	AB	AB

LICENSURE:

SHEET TITLE:
ELEVATION I

SHEET NUMBER: A-3
REVISION: 1
BA01774A



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0" (0 1' 2' 4' 8')

1

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CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
BA01774A
EB774 ST. LUKE CHURCH
2491 SAN MIGUEL DRIVE
WALNUT CREEK, CA 94596
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
10/29/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/23/25	90% ZD	RAR
B	06/25/25	100% ZD	RAR
1	10/29/25	FINAL ZD, REVISED PER PLANNER COMMENTS	GHB

PLANS PREPARED BY:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
RAR	AB	AB

LICENSURE:

SHEET TITLE:
ELEVATION II

SHEET NUMBER: A-4
REVISION: 1
BA01774A

From: Planning.review
To: Diana Lecca
Cc: Cherie Adriano; Planning.review
Subject: CDLP25-02024 - 2491 SAN MIGUEL DR, WALNUT CREEK
Date: Tuesday, August 26, 2025 9:47:44 AM
Attachments: image001.png

Dear Diana,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

Amy Wen | Sr Administrative Clerk
Water Distribution Planning Division



Outlook

RE: Cherie Adriano shared the folder "CDLP25-02024" with you

From ForwardPlanning <forwardplanning@centralsan.org>
Date Tue 9/9/2025 8:16 AM
To Cherie Adriano <cherie.adriano@dcd.cccounty.us>
Cc Diana Lecca <Diana.Lecca@dcd.cccounty.us>

Good morning,

Central San reviewed the below proposed project plans for 2491 San Miguel Dr., Walnut Creek and has no comments.

Thank you,

Michelle Peon Del Valle
Engineering Assistant
Phone: 925-229-7355
Email: mpeondelvalle@centralsan.org
5019 Imhoff Place, Martinez, CA 94553
CENTRAL SAN
CENTRAL CONTRA COSTA SANITARY DISTRICT

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 08/25/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- Grading Inspection
- Advance Planning
- Housing Programs
- Trans. Planning
- ✔ Telecom Planner
- ALUC Staff
- HCP/NCCP Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- Engineering Services
- Special Districts
- Traffic
- Flood Control (Full-size)

LOCAL

- ✔ Fire District _____
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - ✔ Consolidated – (email) fire@cccfpd.org
- ✔ Sanitary District Central San
- ✔ Water District EBMUD
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- MAC/TAC _____
- Improvement/Community Association
- ✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

_____

_____

Please submit your comments to:

Project Planner Diana Lecca
Phone # 925-655-2869
E-mail diana.lecca@dcd.cccounty.us
County File # CDLP25-02024

Prior to 09/24/2025

* * * * *

We have found the following special programs apply to this application:

- Landslide
- Active Fault Zone (A-P)
- ✔ Liquefaction
- Flood Hazard Area
- ✔ 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ✔ None Below ___ Attached

Print Name Danielle Thomas

09/26/2025
Signature DATE

Agency phone # 925-941-3300

RADIO FREQUENCY - ELECTROMAGNETIC ENERGY (RF-EME) COMPLIANCE REPORT

Report Type: Antenna Modification/Theoretical

Site ID: BA01774A

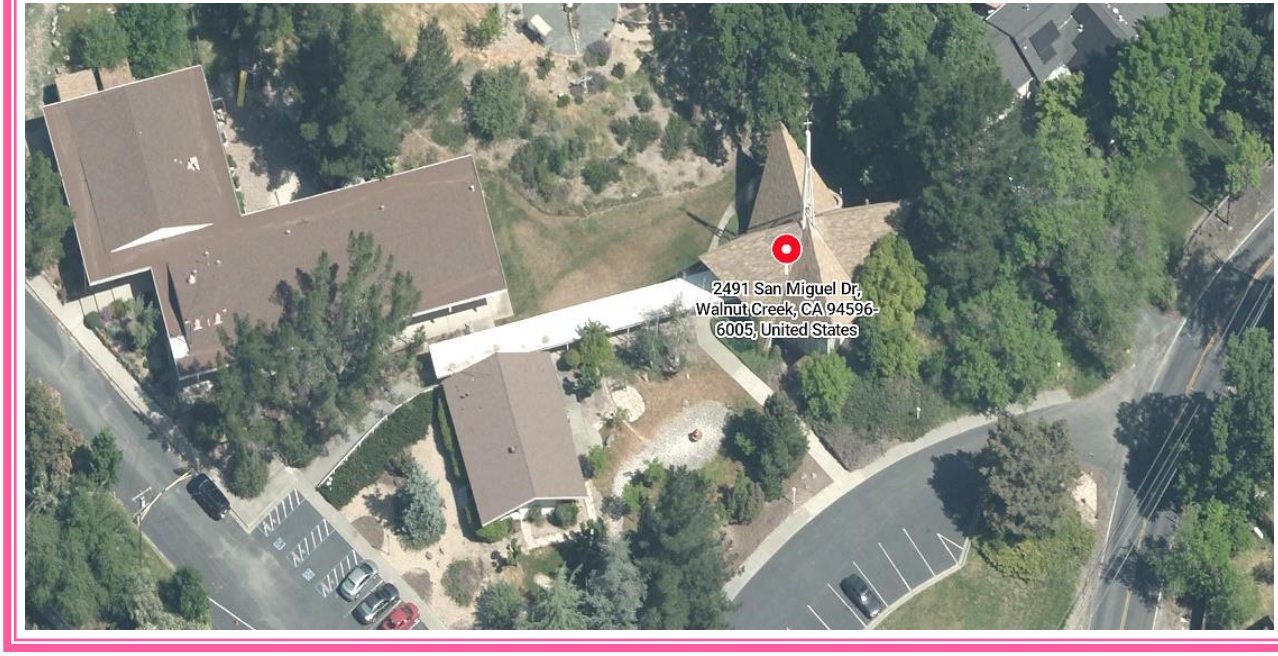
Site Name: EB774 St. Lukes Church

Address: 2491 San Miguel Dr. Walnut Creek, CA 94596

Date of Calculation: September 1, 2024

Date of Report: September 1, 2024

Latitude: 37.883048 N
Longitude: -122.035814 W



Prepared By:

GTA
Global Technology Associates
Solutions for a Wireless World

TABLE OF CONTENTS

1.0	Executive Summary / Report Summary	3
2.0	MPE Calculations	5
3.0	Antenna Inventory	6
4.0	Federal Communications Commission (FCC) Requirements	7
5.0	Limitations	9
6.0	Safety Recommendations	10
7.0	Federal Communications Commission (FCC) Limits	11
8.0	Compliance Measures	12
9.0	Summary And Conclusions	14
10.0	Certification	15

1.0 Executive Summary / Report Summary

Purpose of Report

Global Technology Associates (GTA) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile site **BA01774A** located at **2491 San Miguel Dr. Walnut Creek, CA 94596** to determine RF-EME exposure levels from existing and proposed T-Mobile wireless communications equipment at this site.

This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF-EME analysis for the site.
As described in greater detail in the Section titled **"Federal Communications Commission (FCC) Requirements"** of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general population exposures and occupational exposures. This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

T-Mobile Site Summary			
Site ID	**BA01774A**	**Street Address**	**2491 San Miguel Dr.**
Site Name	**EB774 St. Lukes Church**	**City, State, Zip**	**Walnut Creek, CA 94596**
Site Type	**structure non building**	**Latitude**	**37.883048 N**
Classification	**occupational**	**Longitude**	**-122.035814 W**
Access Restrictions	**controlled**	**Access Type**	**man lift**
Site Description	**all the antennas are mounted on the inside the radome on the steeple**		
Max Predictive RF-EME at T-Mobile Facility (Occupational)	**13.6% of FCC's occupational limit at ground level**		
Max Predictive RF-EME at Ground Level (General Population)	**67.7% of FCC's general population limit**		
Predictive RF-EME Analysis at T-Mobile Facility	**The Proposed Antenna Configuration is In Compliance With FCC Rules & Regulations Upon Completion of the GTA Recommendations.**		

Table 1

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, further remediation (e.g. signage and/or barriers preventing access) is required to consider the site compliant. Areas exceeding the FCC limit are presented with the barriers and appropriate signages. Accessible areas outside the demarcated are the safety zones that have predicted EME values below the FCC's limits. Installation of the recommended mitigation or remediation measures brings the site into compliance. The predictions model antennas as if they are operating at full power, and this assumption yields a worst-case scenario with more conservative results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Methodology

The site to be determined as the compliance is based on theoretical modeling using the RoofView® modeling tool, appropriate RF signage placement recommendations, proposed antenna inventory as provided by T-Mobile in the construction drawings and the type & level of restricted access to the antennas at the site.

Compliance Statement

T-Mobile's operation at **2491 San Miguel Dr. Walnut Creek, CA 94596** will comply with FCC rules and regulations upon completion of recommendations that include the installation of appropriate RF Safety Signages and/or Barriers as described in Section 8.

Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

T-Mobile will be compliant when the following changes are implemented:

T-Mobile proposed Alpha Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report.
No need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Beta Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report.
No need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Gamma Sector Location

1 Notice sign on the antenna as depicted in the site map in the later sections of the report.
No need to install Barrier & Chain/Striping/Tapes enclosing this sector.

T-Mobile proposed Equipment/BTS Location

Ensure that a 1 Guideline, 1 Information & 1 Notice signs are installed at the Equipment/BTS location, as depicted in the site map in the later sections of the report.

2.0 MPE Calculations

For this MPE predictive analysis, GTA considered the area around the accessible areas of the T-Mobile antennas on the site to determine EME field strength levels for the FCC's human exposure limits. Further GTA has identified any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with highest fields.

GTA has utilized computer-generated modeling software RoofView® 4.15 to generate the compliance report.

Modeling & Input Assumptions

In this Site Compliance Report, it is assumed that

- All antennas are operating at full power at all times.
- The Antenna Inventory Table (Section 3) shows all transmitting antennas at the site.
- A 75% duty cycle and maximum radiated power for each antenna is assumed unless T-Mobile has specified otherwise.
- Obstructions like (screens, trees, buildings, etc.) that would normally attenuate the signal are not taken into account.
- GTA obtained information used in this Compliance Report from T-Mobile which is considered reliable and believes it to be true and correct.
- Due to the complexity of some wireless sites, GTA performed this analysis and created this report utilizing best industry practices and due diligence. The scales and the determinations are based on the A&E drawings provided by T-Mobile.
- On a case-by-case basis, appropriate static gains and losses are considered while doing the simulations to simulate the closest field radiations of the antennas.

3.0 Antenna Inventory

ID	Technology	Antenna Make	Antenna Model	Azimuth (°)	Bottom of ANT from Main Roof (ft)	Bottom of ANT from Ground (ft)
S1A1	N600	RFS	APXVAALL18_43-U-NA20	0	49.50	49.50
S1A1	L700	RFS	APXVAALL18_43-U-NA20	0	49.50	49.50
S1A1	G1900	RFS	APXVAALL18_43-U-NA20	0	49.50	49.50
S1A1	L1900	RFS	APXVAALL18_43-U-NA20	0	49.50	49.50
S1A1	N1900	RFS	APXVAALL18_43-U-NA20	0	49.50	49.50
S1A1	L2100	RFS	APXVAALL18_43-U-NA20	0	49.50	49.50
S1A4	N2500	ERICSSON	AIR6419 B41	0	56.49	56.49
S2A2	N600	RFS	APXVAALL18_43-U-NA20	120	49.50	49.50
S2A2	L700	RFS	APXVAALL18_43-U-NA20	120	49.50	49.50
S2A2	G1900	RFS	APXVAALL18_43-U-NA20	120	49.50	49.50
S2A2	L1900	RFS	APXVAALL18_43-U-NA20	120	49.50	49.50
S2A2	N1900	RFS	APXVAALL18_43-U-NA20	120	49.50	49.50
S2A2	L2100	RFS	APXVAALL18_43-U-NA20	120	49.50	49.50
S2A5	N2500	ERICSSON	AIR6419 B41	120	56.49	56.49
S3A3	N600	RFS	APXVAALL18_43-U-NA20	240	49.50	49.50
S3A3	L700	RFS	APXVAALL18_43-U-NA20	240	49.50	49.50
S3A3	G1900	RFS	APXVAALL18_43-U-NA20	240	49.50	49.50
S3A3	L1900	RFS	APXVAALL18_43-U-NA20	240	49.50	49.50
S3A3	N1900	RFS	APXVAALL18_43-U-NA20	240	49.50	49.50
S3A3	L2100	RFS	APXVAALL18_43-U-NA20	240	49.50	49.50
S3A6	N2500	ERICSSON	AIR6419 B41	240	56.49	56.49

Table 2

4.0 Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radio frequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general population.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is transient as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

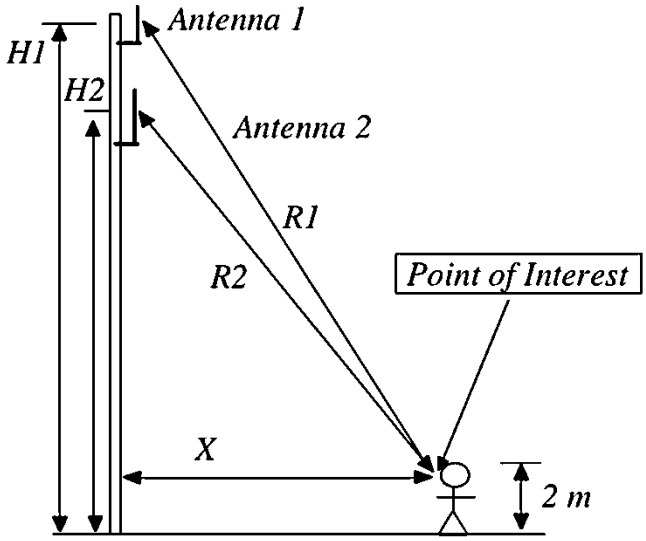


Figure 1

Table 3 and Figure 2 (below), which are included in the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the T-Mobile equipment operating at 800 MHz, the FCC's occupational MPE is 2.66 mW/cm2 and an uncontrolled MPE of 0.53 mW/cm2. These limits are considered protective of these populations.

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	6|4	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	6|4	1.63	(100)*	30
1.34-30	1842/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

Table 3

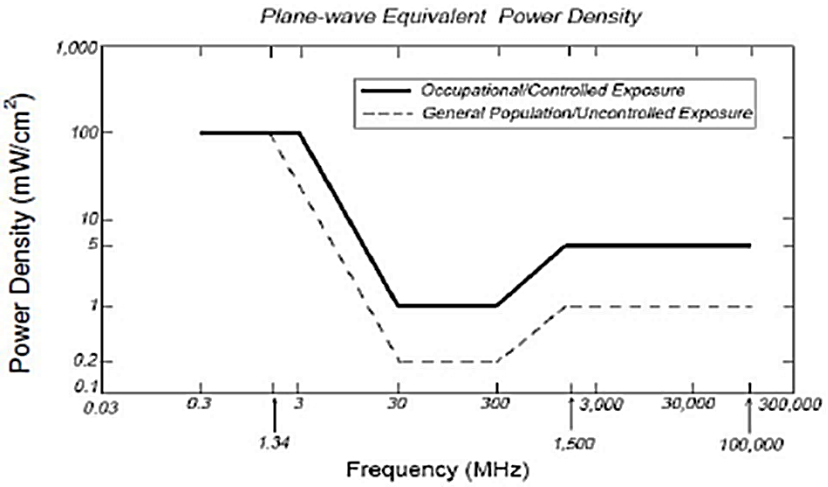


Figure 2

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

Table 4

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 600-2500 MHz. Facilities typically consist of:

1) Electronic transceivers (the radios or cabinets) connected to wired telephone lines; and
2) Antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, except in areas directly in front of the antennas.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier that has an installation that contributes more than 100% of the applicable MPE must participate in mitigating these RF hazards.

5.0 Limitations

This report was prepared for the use of T-Mobile. It was performed following generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under similar circumstances. The conclusions provided by GTA are based solely on the information provided by T-Mobile. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to GTA so that our conclusions may be revised and modified, if necessary. This report has been prepared by Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

6.0 Safety Recommendations

Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment • Enact control of hazard areas • Limit exposures • Employ medical surveillance and accident response	• Employ Lockout/Tag out • Utilize personal alarms & protective clothing • Prevent access to hazardous locations • Develop or operate an administrative control program

Table 5

RF Signage and Barriers

All RF signs should be obeyed by at all times.



Figure 3

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

7.0 Federal Communications Commission (FCC) Limits

Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater than 100% MPE limits.

Occupational Limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

General Population limits

Apply in situations in which the general population may be exposed, or in which persons who are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure. (Those without significant and documented RF Safety & Awareness training)

Controlled Environment

This applies to environments that are restricted or "controlled" to prevent access from members of the General Population classification.

Uncontrolled Environment

This applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

Generic Values

The use of "Unknown" for an operator means the information about the carrier, their FCC license, and/or antenna information was not available. Generic values are used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.

8.0 Compliance Measures

The site needs the following mitigation and/or compliance plan.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. At the time of our analysis, T-Mobile will be complaint with the FCC rules and regulations, as described in OET Bulletin 65 upon implementation of below remediation and/or compliance recommendations.

On structure non building :

Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment										Enclosing Sectors			
														
	Guidelines		NOC INFO		NOTICE		CAUTION		WARNING		Sign	Count	Length	Barrier & Chain
Access Point(s)	☐		☐		☐		☐		☐		☐			Barrier & Chain
Sector Alpha	☐		☐		☑	1	☐		☐		☐			Barrier & Chain
Sector Beta	☐		☐		☑	1	☐		☐		☐			Barrier & Chain
Sector Gamma	☐		☐		☑	1	☐		☐		☐			Barrier & Chain
Equipment/BTS	☑	1	☑	1	☑	1	☐		☐		☐			Barrier & Chain
Total Signage	1		1		4		0		0		0		0 ft.	

Table 6

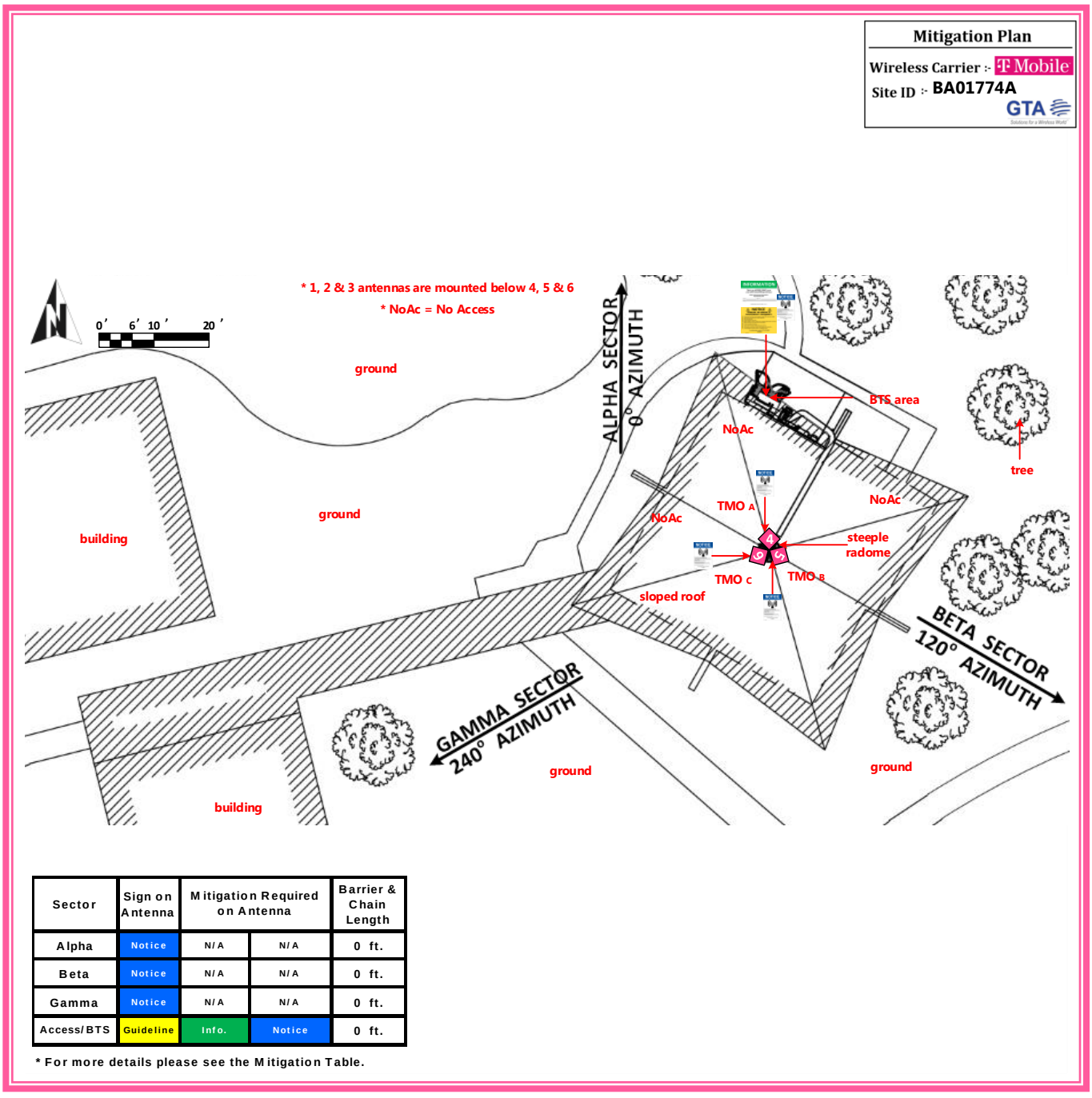
CAUTION: - The table above represents EVERY compliance item that MUST be implemented by the carrier at the site location; please see the Site Plan shown in diagram 1.

It is recommended to have periodic inspections of the components that are involved in the radiation of RF energy. Periodic Electromagnetic Emission (EME) measurement should be conducted to reevaluate the RF radiation level at this site.

GTA recommends that T-Mobile and the authorized personal at the site take additional measures to ensure that persons accessing the roof (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general population limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. This is important especially when the placement of barriers, striping, taping, or any other positive access control (areas of the roof that exceed the RF levels of the general population limit) is not possible due to the physical construction or constraints or safety measures surrounding the antennas or on the roof like the sloped roof, tiled roof, chimney, steeples, cupolas, hilly terrain, etc.

It is further recommended to distribute this report to anyone accessing the roof and ensure the confirmation that it has been read and understood.

Diagram 1: Site Scale Plan



Sector	Sign on Antenna	Mitigation Required on Antenna		Barrier & Chain Length
Alpha	Notice	N/A	N/A	0 ft.
Beta	Notice	N/A	N/A	0 ft.
Gamma	Notice	N/A	N/A	0 ft.
Access/BTS	Guideline	Info.	Notice	0 ft.

* For more details please see the Mitigation Table.



9.0 Summary And Conclusions

GTA has prepared this Radiofrequency Emissions Compliance Report for the proposed T-Mobile telecommunications equipment at the site located at **2491 San Miguel Dr. Walnut Creek, CA 94596.**

GTA has conducted theoretical modeling to estimate the worst-case power density from T-Mobile antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements.

As presented in the preceding sections, based on worst-case predictive modeling, **there are no modeled exposures on any accessible ground-level walking/working surface** related to proposed equipment in the area that exceed the FCC's **occupational** exposure limits at this site. Any of the modeled exposure areas exceeding the **occupational** limits need to follow the mitigation/compliance plan proposed in the report to bring the T-Mobile antennas to compliance. As such, the proposed T-Mobile project complies with FCC rules and regulations. **Posting of the signages and the recommendations** presented in Section 8 **brings the site into compliance with FCC rules and regulations.**

At ground-level the anticipated maximum predictive RF-EME at T-Mobile facility will be 13.6% of FCC's occupational limit. This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or general population exposure limits at this site. **At ground level, the maximum power density generated by the antennas is approximately 67.7% of FCC's general population limit (13.54% of the FCC's occupational limit). If applicable in special cases and scenarios, appropriate inter-floor radiation losses are taken into account for depicting accurate modeling and simulations at ground level.**

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier that has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Modeling indicates that there will be no accessible areas on the walking/working surfaces at the ground-level in front of the T-Mobile antennas that may exceed the FCC standards for the general population and/or occupational exposure after the implementation of mitigation measures. To reduce the risk of exposure and/or injury, GTA recommends that access to the **structure non building** or areas associated with the active antenna installation or mitigation measures are restricted and secured where possible.

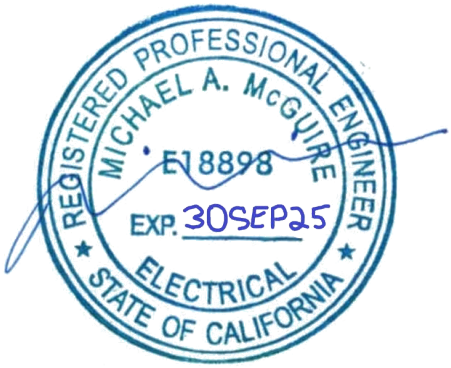
To alert any workers or general population potentially accessing the site, a blue Notice sign and/or yellow Caution sign, and/or orange Warning sign based on the simulated exposure limits along with a yellow Guidelines sign are recommended for installation at the access to the rooftop/structure along with the barriers/striping to exclude the RF radiations exceeding areas per the applicable limits.

10.0 Certification

This report has been prepared under the direction of the following Registered Professional Engineer:

I **Michael A. McGuire PE**, on the date indicated near my seal below hereby certify that:

I am registered as a Professional Engineer with the License number listed below and I am thoroughly familiar with the Regulations of the Federal Communication Commission (FCC), both in general and specifically, as they apply to FCC guidelines for human exposure to Radiofrequency electromagnetic radiation and the EME predictive analysis for the site identified as **BA01774A** located at **2491 San Miguel Dr. Walnut Creek, CA 94596**, has performed on **September 1, 2024** to determine where there might be electromagnetic energy that is more than both the Controlled Environment and Uncontrolled Environment levels; and that I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge.



sealed 03sep2024

Global Technology Associates
1890 Preston White Dr., Suite 150
Reston, VA 20191 USA

Phone: (703) 476-8999
Fax: (703) 880-6656
http://www.gtatelecom.com

RADIO FREQUENCY EMISSION SURVEY

Performed for: T-Mobile / Sprint

Field	Data
Cascade ID (survey #)	**BA01774A**
Alt Site ID	EB774 St. Lukes Church
Address	2491 San Miguel Dr. Walnut Creek, CA 94596
Lat/Lon	37.883048, -122.035814

Survey Trigger	Annual Compliance/Carrier Add/Mod
Date of Survey	11/02/2025
Date of Report	11/03/2025

FCC COMPLIANT SITE

Site Photo

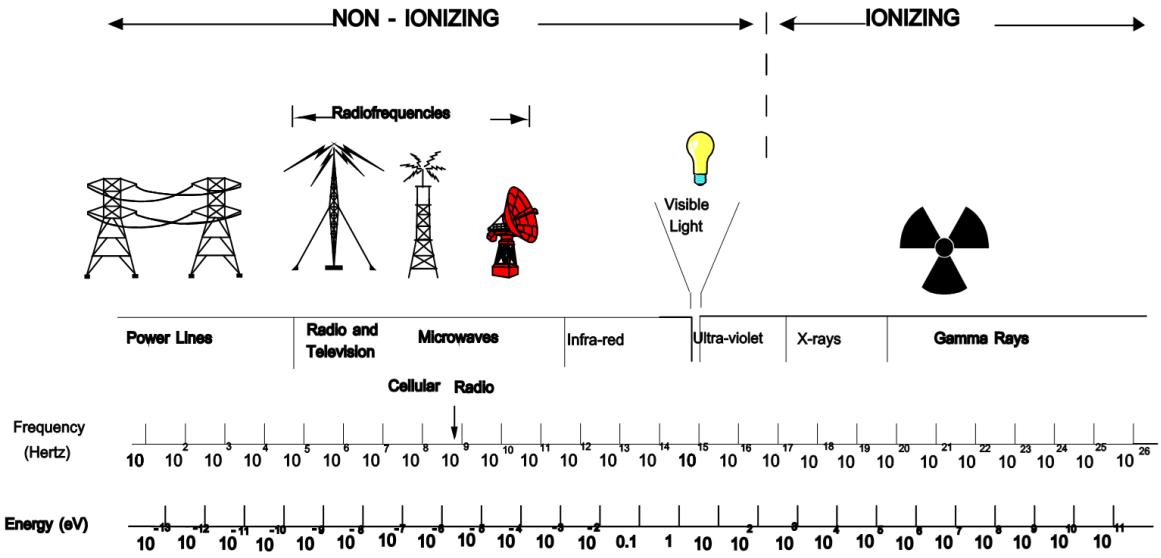


1. Introduction

The electromagnetic spectrum includes various forms of electromagnetic energy from extremely low frequency energy, with very long wavelengths, to x-rays and gamma rays, which have very high frequencies and short wavelengths. In between are radio waves, microwaves, infrared, visible light and ultraviolet, for example.

As depicted in Figure 2-1, the frequencies from T-Mobile's equipment emit non-ionizing energy. The effects of non-ionizing energy are non-cumulative. Non-ionizing energy can turn into heat, if absorbed. (By comparison, ionizing energy is generally cumulative and can cause chemical and biological changes.)

Figure 1-1



(FCC OET Bulletin 56, Fourth Ed.)

T-Mobile has installed RF transmitting antennas at the following location (the "wireless telecommunications facility"):

2491 San Miguel Dr.
Walnut Creek, CA 94596
T-Mobile Site ID: BA01774A

Field	Data
Facility and Access	
Facility Type	sixty five feet church steeple
Access Type	open
Access Restrictions	open
Facility Area Classification	uncontrolled (general population)
RF Signage	
Type(s)	RF caution, RF notice, information, guidelines
Location	BTS area, at antenna A
Measurement Results	
Max RF Level in Accessible Areas on Rooftop/Facility	0.229% of the occupational exposure standard or (1.145% of general population standard)
Max RF Level at Surrounding Street/Ground Level Around Site	1.145% of general population standard
Compliance	
FCC Compliance Conclusion	**The site is in compliance with FCC limits and guidelines**

Table 1-1 Report Summary

Global Technology Associates performed an RF emission survey of the RF environment surrounding the facilities installed by T-Mobile at this location. Description of the facility: the facility is located on a/an sixty five feet church steeple. Access to the area of interest involved with this survey is via open secured by a/an/the open.

T-Mobile is licensed by the Federal Communications Commission ("FCC") to provide wireless communications services. As required by the FCC, wireless system operators perform an assessment of the potential human exposure to radio frequency emissions emanating from transmitting antennas at the site.

The physical survey verified antenna placement and technical specifications for accurate recommendations to determine compliance with FCC guidelines. Antenna specifications presented herein are based on direct evidence from an antenna or transmitter cabinet, information from the site manager or building manager, information from the licensees, educated estimates by the field technician or a combination of some or all of these sources.

Certifications

Figure 1-1 Certification of Calibration for NARDA Meter

MICRO PRECISION

MICRO PRECISION CALIBRATION, INC.
22835 INDUSTRIAL PLACE
GRASS VALLEY CA 95949
530-268-1860

Certificate of Calibration

Date: Sep 17, 2024 **Cert No. 5523631031229920**

Customer:
GLOBAL TECH ASSOC
6626 KENIA COURT
EASTVALE CA 92880

Work Order #: AZ-5015746

MPC Control #:	1327	Serial Number:	E-0462
Asset ID:	1327	Department:	N/A
Gage Type:	BROADBAND FIELD METER	Performed By:	GARLO DOMINGO
Manufacturer:	NARDA	Received Condition:	IN TOLERANCE
Model Number:	NBM-550	Returned Condition:	IN TOLERANCE
Size:	N/A	Cal. Date:	September 17, 2024
Temp/RH:	70.0°F / 40.0%	Cal. Interval:	24 MONTHS
Location:	Calibration performed at MPC facility	Cal. Due Date:	September 17, 2026

Calibration Notes:

Standards Used to Calibrate Equipment

I.D.	Description.	Model	Serial	Manufacturer	Cal. Due Date	Traceability #
SM8718	SURVEY METER WITH PROBE	8718/8722B	01475/16011	NARDA	May 31, 2025	164164 1/164164 2
CH7814	ESG-DP SERIES SIGNAL GENERATOR	E4436B	US39260397	AGILENT	Oct 31, 2024	5523631030444990

Procedures Used in this Event

Procedure Name	Description
NARDA NBM-550 Rev. VER.A	Broadband Field Meter, Narda NBM-550, Ver.A, Apr-08-2009

Calibrating Technician: Garlo N. Domingo GARLO DOMINGO

QC Approval: Robert S Means ROBERT MEANS

STATEMENTS OF PASS OR FAIL CONFORMANCE: The uncertainty of measurement has been taken into account when determining compliance with specification. All measurements and test results guard banded to ensure the probability of false-accept does not exceed 2% in compliance with ANSI/NCSL Z540.3-2006.

THE CALIBRATION REPORT STATUS:
PASS - Term used when compliance statement is given, and the measurement result is PASS.
PASS* - Term used when compliance statement is given, and the measurement result is conditional passed or PASS*.
FAIL - Term used when compliance statement is given, and the measurement result is FAIL.
FAIL* - Term used when compliance statement is given, and the measurement result is conditional failed or FAIL*.
REPORT OF VALUE - Term used when reported measurement is not requiring compliance statement in report.
ADJUSTED - When adjustments are made to an instrument which changes the value of measurement from what was measured as found to new value as left.
LIMITED - When an instrument fails calibration but is still functional in a limited manner.

The expanded uncertainty of measurement is stated as the standard uncertainty of measurement multiplied by the coverage factor k=2, which for a normal distribution corresponds to a coverage probability of approximately 95%, unless otherwise stated.
This calibration report complies with ISO/IEC 17025:2017, ANSI/NCSL Z540.3-2006 and ANSI/NCSL Z540.1-1994. Calibration cycles and resulting due dates were submitted/approved by the customer. Any number of factors may cause an instrument to drift out of tolerance before the next scheduled calibration. Recalibration cycles should be based on frequency of use, environmental conditions and customer's established systematic accuracy. All standards are traceable to SI through the National Institute of Standards and Technology (NIST) and/or recognized national or international standards laboratories. Services rendered include proper manufacturer's service instruction and are warranted for no less than thirty (30) days. The information on this report pertains only to the instrument identified, this may not be reproduced in part or in a whole without the prior written approval of the issuing MP Calibration Laboratory.

Page 1 of 1

(CERT, Rev 9)

Figure 1-2 Certification of Calibration for NARDA Probe

MICRO PRECISION

MICRO PRECISION CALIBRATION, INC.
22835 INDUSTRIAL PLACE
GRASS VALLEY CA 95949
530-268-1860

Certificate of Calibration

Date: Sep 13, 2024 **Cert No. 5523631031224432**

Customer:
GLOBAL TECH ASSOC
6626 KENIA COURT
EASTVALE CA 92880

Work Order #: AZ-5015746

MPC Control #:	1328	Serial Number:	01033
Asset ID:	1328	Department:	N/A
Gage Type:	PROBE	Performed By:	GARLO DOMINGO
Manufacturer:	NARDA	Received Condition:	IN TOLERANCE
Model Number:	EA5091	Returned Condition:	IN TOLERANCE
Size:	300 kHz - 50 GHz	Cal. Date:	September 13, 2024
Temp/RH:	70.0°F / 40.0%	Cal. Interval:	24 MONTHS
Location:	Calibration performed at MPC facility	Cal. Due Date:	September 13, 2026

Calibration Notes:

Standards Used to Calibrate Equipment

I.D.	Description.	Model	Serial	Manufacturer	Cal. Due Date	Traceability #
SM8718	SURVEY METER WITH PROBE	8718/8722B	01475/16011	NARDA	May 31, 2025	164164 1/164164 2
CH7814	ESG-DP SERIES SIGNAL GENERATOR	E4436B	US39260397	AGILENT	Oct 31, 2024	5523631030444990

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Calibrating Technician: Garlo N. Domingo GARLO DOMINGO

QC Approval: Robert S Means ROBERT MEANS

STATEMENTS OF PASS OR FAIL CONFORMANCE: The uncertainty of measurement has been taken into account when determining compliance with specification. All measurements and test results guard banded to ensure the probability of false-accept does not exceed 2% in compliance with ANSI/NCSL Z540.3-2006.

THE CALIBRATION REPORT STATUS:
PASS - Term used when compliance statement is given, and the measurement result is PASS.
PASS* - Term used when compliance statement is given, and the measurement result is conditional passed or PASS*.
FAIL - Term used when compliance statement is given, and the measurement result is FAIL.
FAIL* - Term used when compliance statement is given, and the measurement result is conditional failed or FAIL*.
REPORT OF VALUE - Term used when reported measurement is not requiring compliance statement in report.
ADJUSTED - When adjustments are made to an instrument which changes the value of measurement from what was measured as found to new value as left.
LIMITED - When an instrument fails calibration but is still functional in a limited manner.

The expanded uncertainty of measurement is stated as the standard uncertainty of measurement multiplied by the coverage factor k=2, which for a normal distribution corresponds to a coverage probability of approximately 95%, unless otherwise stated.
This calibration report complies with ISO/IEC 17025:2017, ANSI/NCSL Z540.3-2006 and ANSI/NCSL Z540.1-1994. Calibration cycles and resulting due dates were submitted/approved by the customer. Any number of factors may cause an instrument to drift out of tolerance before the next scheduled calibration. Recalibration cycles should be based on frequency of use, environmental conditions and customer's established systematic accuracy. All standards are traceable to SI through the National Institute of Standards and Technology (NIST) and/or recognized national or international standards laboratories. Services rendered include proper manufacturer's service instruction and are warranted for no less than thirty (30) days. The information on this report pertains only to the instrument identified, this may not be reproduced in part or in a whole without the prior written approval of the issuing MP Calibration Laboratory.

Page 1 of 1 (CERT, Rev 9)

A survey was performed on 11/02/2025 to determine the RF emission levels present at the site.

Measurements were performed on the areas considered accessible to the occupational population. At this site, additional steps were taken to access areas accessible to the general population. The results of the measurements were the combined energy levels of T-Mobile antennas. To measure the RF emissions within the vicinity Global Technology Associates utilized the following equipment to perform measurements:

Probe - EA5091 Serial Number: 01033 Freq Range: 300KHz-50GHz | with Meter - NBM-550 Serial Number: E-0462 Calibration was performed by Manufacturer and is due on the following dates: Meter: 09/17/2026 | Probe: 09/13/2026

2. Site Configuration

The data below enumerates the specifications of T-Mobile wireless telecommunications facility.

2-1 Technical Specifications on File: T-Mobile		
Description	**1900/2100**	**N/A**
Number of sectors	3	N/A
Number of antennas per sector	1	N/A
Azimuth of Antennas (degrees)	0/120/240	N/A
Model of Antennas	TMBX-6516-R2M	N/A
Manufacturer of Antennas	Andrew	N/A
Centerline Above Ground of Antennas (ft.)	60	N/A
Reference Antenna Numbers	1-3	N/A

Table 2-1

2-2 Verification of Technical Specifications			
Description	**Alpha**	**Beta**	**Gamma**
Azimuth of Antennas (degrees) 1900/2100	0	120	240
Azimuth of Antennas (degrees) 2500	N/A	N/A	N/A
Antenna Height Above Walking Surface (ft.)	57.52 | N/A	57.52 | N/A	57.52 | N/A

Table 2-2

CNV- Can Not Verify, N/A- Not Applicable

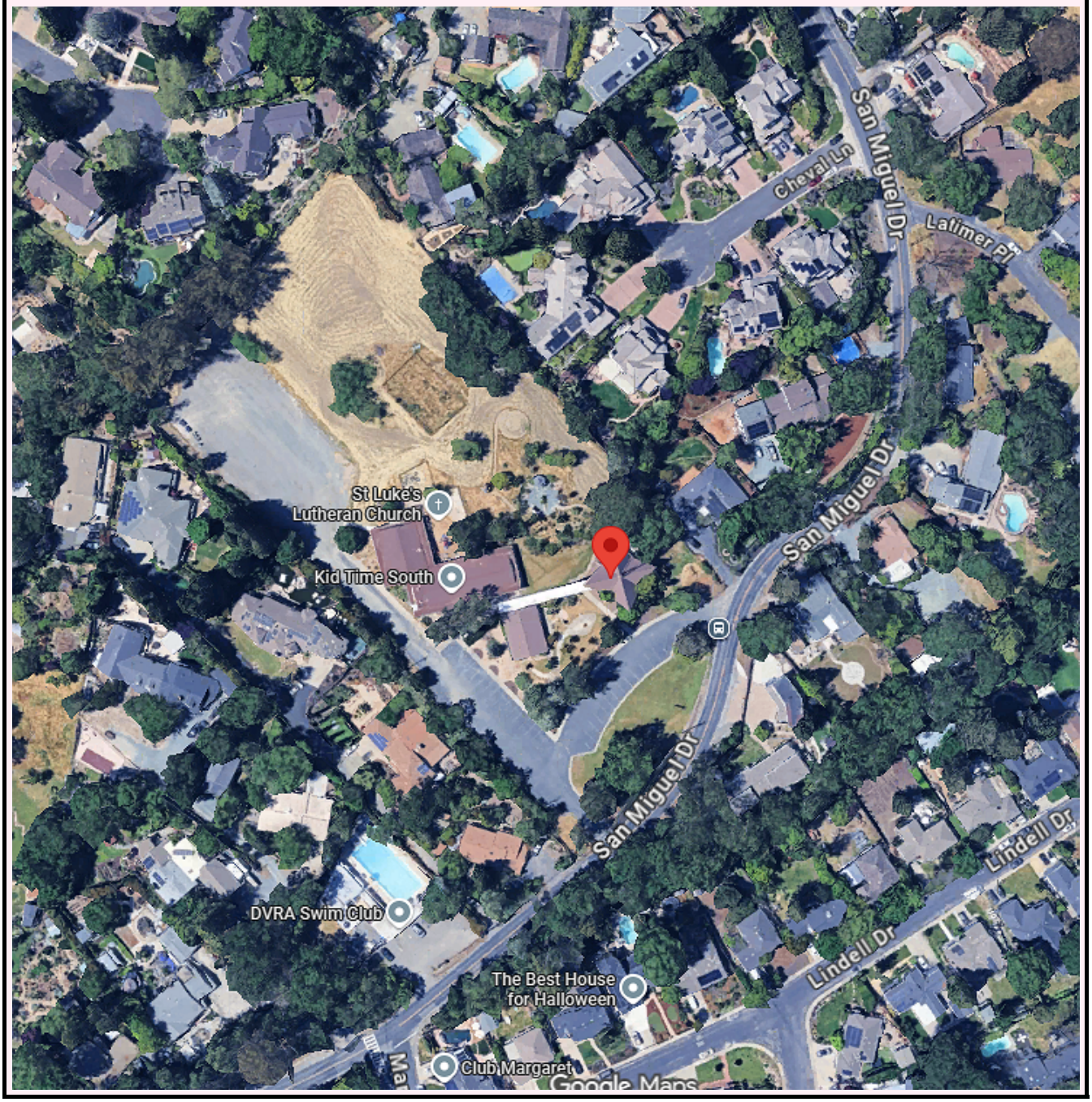
2-3 Observed Specifications of Other Carriers					
Carrier/Freq	**Type**	**Ref. Antenna Numbers**	**Make/Model**	**Heights***	**Azimuths**
N/A					

Table 2-3

* above walking surface

3. Site Location

3-1 Map of the Location of the T-Mobile Wireless Telecommunications Facility



4. Photos

The following photos show the T-Mobile wireless telecommunications facility.



Access Point (Image 1)



Access Point (Image 2)



Signage at Alpha Sector



Equipment/Ground Prospective A



Equipment/Ground Prospective B



Equipment/Ground Prospective C



Equipment/Ground Prospective BTS



Alpha Sector from rear/above



Alpha Sector diagonal view



Beta Sector from rear/above



Beta Sector diagonal view



Gamma Sector from rear/above



Gamma Sector diagonal view



Alpha Sector View from Ground



Beta Sector View from Ground



Gamma Sector View from Ground



BTS Area (View 1)



BTS Area (View 2)



Site Overview from Street View (Front)



Site Overview from Street View (Diagonal)

5. RF Survey

RF emission levels were assessed through direct measurements at the transmitter site using properly calibrated field probes. Due to the possibility that Electromagnetic Energy ("EME") fields may exist over a wide frequency range within which the exposure limits vary, field measurements were performed with a meter equipped with a frequency shaped probe that can automatically weigh each field contribution in accordance with its frequency.

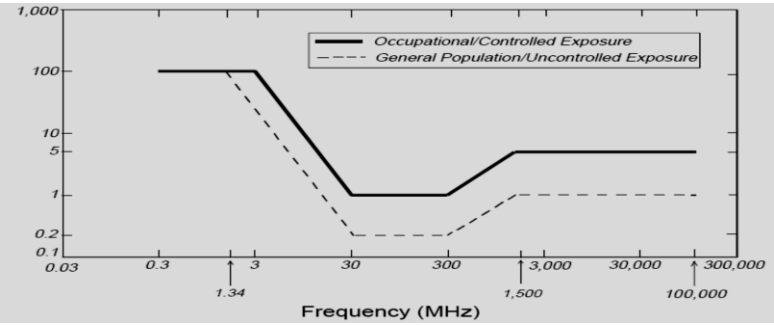
6. FCC Policy on Human Exposure to RF Emissions

The FCC guidelines for human exposure to RF emissions were derived from the recommendations of two expert organizations, the National Council on Radiation Protection and Measurements ("NCRP") and the Institute of Electrical and Electronics Engineers ("IEEE"). The exposure guidelines are based on thresholds for known adverse effects and they incorporate an appropriate margin of safety. The federal health and safety agencies such as the Environmental Protection Agency ("EPA"), the Food and Drug Administration ("FDA"), the National Institute on Occupational Safety and Health ("NIOSH") and the Occupational Safety and Health Administration ("OSHA") have also been actively involved in monitoring and investigating issues related to RF exposure.

The FCC's Maximum Permissible Exposure ("MPE") limits are based on exposure limits (over a wide range of frequencies) recommended by the NCRP and the exposure limits developed by the IEEE and adopted by the American National Standards Institute ("ANSI"). The limits for localized absorption are based on the recommendations of both the ANSI/IEEE and the NCRP. The potential hazard associated with the RF electromagnetic fields is discussed in OET Bulletin No. 56 "Question and Answer about the Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields." This document can be obtained on the FCC website at www.fcc.gov. The table and the graph below represent the FCC limits for both occupational and general population exposures to different radio frequencies:

Frequency Range (f) (MHz)	Occupational Exposure (mW/cm^2)	General Population Exposure (mW/cm^2)
0.3 – 1.34	100	100
1.34 - 3.0	100	$180 / f^2$
3.0 - 30	$900 / f^2$	$180 / f^2$
30 – 300	1	0.2
300 – 1,500	$f / 300$	$f / 1500$
1,500 – 100,000	5	1

Table 6-1 FCC Limits for Maximum Permissible Exposure



Graph 6-1 FCC Limits for Maximum Permissible Exposure

7. Discussion of Safety Criteria

Energy levels associated with the RF radiations are not great enough to cause the ionization of atoms and molecules. “Ionization” is a process by which electrons are stripped from atoms and molecules. This process can produce molecular changes that can lead to damage in biological tissue including effects on DNA, the genetic material. This process requires interaction with high levels of electromagnetic energy. Those types of electromagnetic radiation with enough energy to ionize biological material include x-radiation and gamma radiation. Therefore, x-rays and gamma rays are examples of ionizing radiation (see Section 1 for additional information).

RF energy is a type of non-ionizing radiation. Other types of non-ionizing radiation include visible light, infrared radiation and other forms of electromagnetic radiation with relatively low frequencies. Often the term “radiation” is used to apply to ionizing radiation associated with nuclear power plants. Ionizing radiation should not be confused with the lower energy, non-ionizing radiation with respect to possible biological effects.

The RF emissions from antennas used for wireless telecommunications typically result in exposure levels at the site that are well below the limits recommended by the FCC. These limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is little reason to believe that such antennas could pose a potential health hazard to the general population.

Other antennas, such as those used for radio and television broadcast transmissions, use power levels that are generally higher than those used for wireless antennas. Therefore, in some cases, there could be a potential for higher levels of exposure on the site. However, all broadcast stations are also required to demonstrate compliance with the FCC guidelines.

8. Field Measurements

8-1 Ground Level Readings

A RF emissions survey was performed on the wireless telecommunications facility. This survey included walking around the structure and noting the maximum max hold readings encountered. The maximum value of the max hold readings of RF emissions encountered on the ground level was: 0.229% of the occupational exposure standard or (1.145% of general population standard).

Below is the layout depicting the actual readings (% of the FCC MPE Occupational or General Population Standard limits) at various locations at the site. Various measurements were taken to indicate the RF emissions levels that can be encountered by an individual who gains access to the area of interest involved with the survey.

Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment												Enclosing Sectors (Barrier/Tape/Striping)							
																				
	Guidelines		INFO BTS		NOC INFO		NOTICE		CAUTION		WARNING		NOTICE		CAUTION		WARNING		Striping/Tape/Barrier & Chain	
Access Point(s)																				
Sector Alpha									✓	1										
Sector Beta																				
Sector Gamma																				
Equipment/BTS	✓	1			✓	1	✓	1												
Total Signage	1		0		1		1		1		0		0		0		0			

Figure 8-1 Site Diagram with MPE Measurements (Occupational)

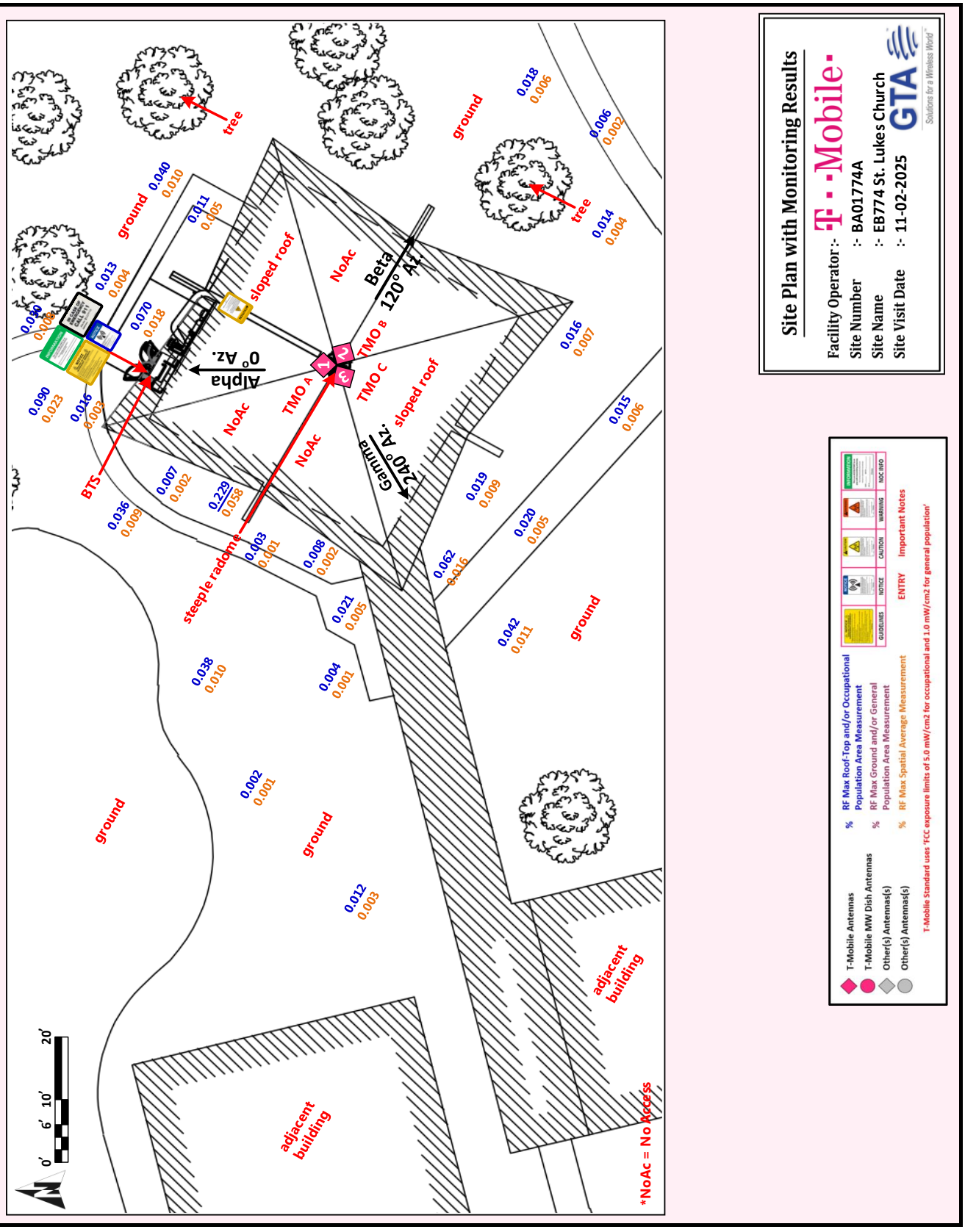
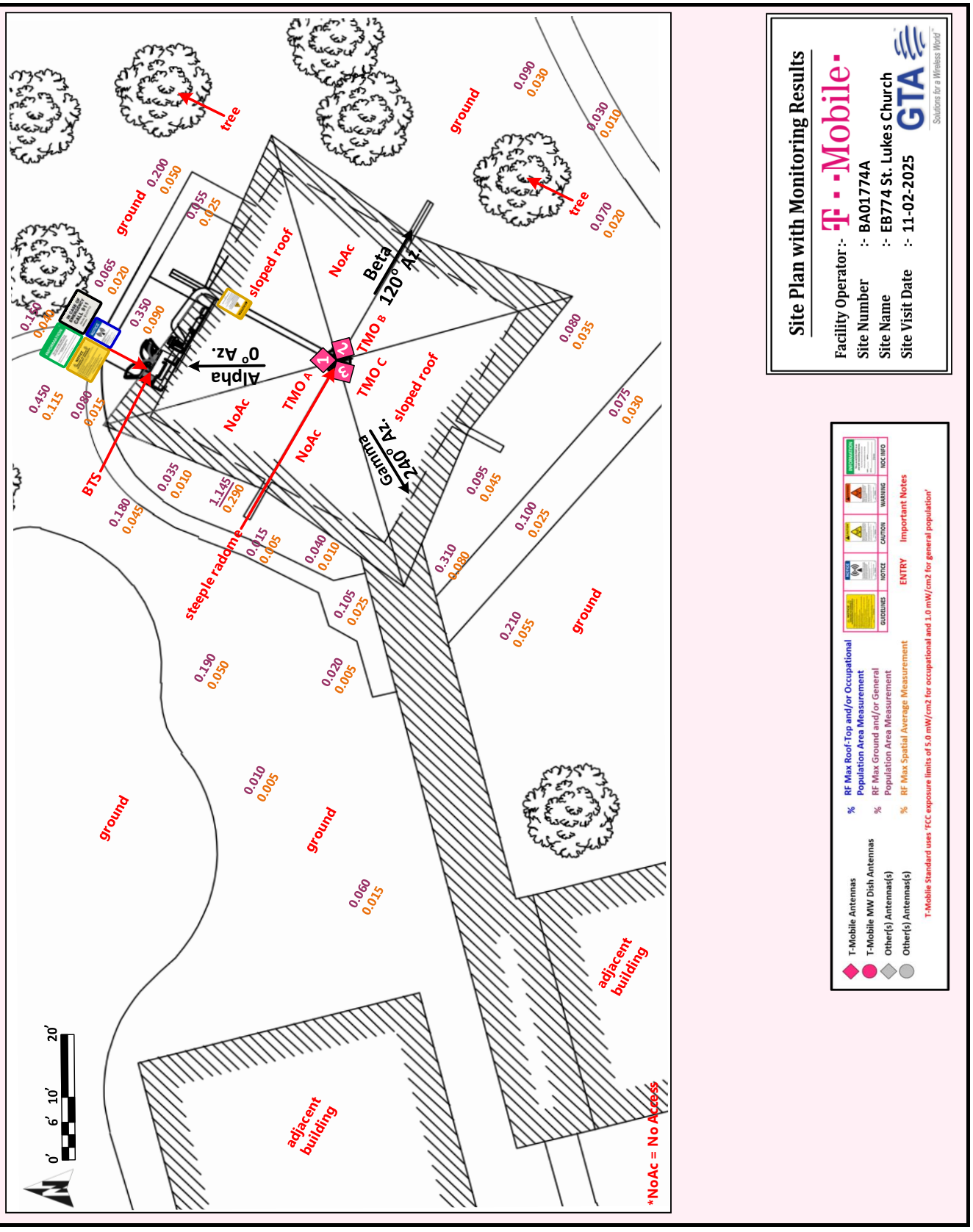


Figure 8-2 Site Diagram with MPE Measurements (General Population)



8-2 Antenna Vicinity Measurements of T-Mobile NV/2.5 Antennas and Others

Measurements taken from each antenna. This is performed at distances of 1 foot, 3 foot, and 6 foot, whenever possible. NV/2.5 taken from the rear of the antenna when front is not available, taken from the facility ground level proximal to antenna placement when antenna level access is not available. Other antennas taken only when antenna face is within reachable level of measurement and/or when it is a significant contributor to the overall RF environment.

Antenna Readings (refer to sketch 8-2/site configuration section 2)					
Antenna 1 (Alpha NV or Tri-Band)		***Antenna 2 (Beta NV or Tri-Band)***		***Antenna 3 (Gamma NV or Tri-Band)***	
1' (MH)	NoAc	**1' (MH)**	NoAc	**1' (MH)**	NoAc
3' (MH)	NoAc	**3' (MH)**	NoAc	**3' (MH)**	NoAc
6' (MH)	NoAc	**6' (MH)**	NoAc	**6' (MH)**	NoAc
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a

NoAc = No Access To Ant. For Walk Off Measurements - Height/Surface Restriction max reading attained in red

(MH) Max Hold - Quick Measurement (always higher than true measurement)

(SA) Spatial Average - True Measurement (shown when Max Hold > 20% occupational / 100% general population)

The above measurements are shown for the FCC's General Population Levels.

Any antennas not listed 1-18 had either no access to the antennas, was barriered, was out of reach, or had a minimal contribution to overall environment and was not recorded

9. Conclusion

Compliance with the FCC's rules on human exposure to RF emissions at wireless telecommunications facilities generally is determined by comparing actual measurements taken at the facility to the FCC's MPE limits.

The results of the instant survey indicate the maximum levels of RF emissions exposure do not exceed applicable FCC MPE limits for occupational and general population exposure.

The highest level of RF emissions measured was 0.229% of the FCC's MPE limits based on the occupational exposure standard or (1.145% of general population standard).

A controlled/occupational environment assumes that access to the facility is generally restricted to authorized personnel and facility management and members of the general population will not be able to access the rooftop and/or wireless telecommunications facility.

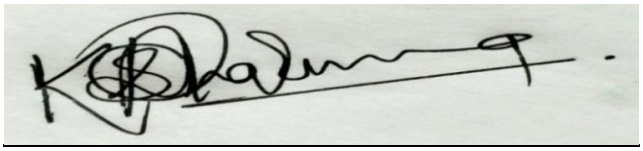
An uncontrolled/general population environment assumes that access to the facility is not generally restricted to authorized personnel and facility management and members of the general population will be able to access the rooftop and/or wireless telecommunication facility.

This facility's Area of Interest is considered a uncontrolled (general population) environment. The site is in compliance with FCC limits and guidelines per MPE standard for the environment.

10. Certification

This report was prepared for T-Mobile and serves as certification for compliance of the existing T-Mobile wireless telecommunications facility. The analysis and computation provided herein is based on applicable FCC regulations concerning RF safety and the control of human exposure to RF emissions. The information and analysis contained in this report is accurate and complete to the best knowledge and belief of the undersigned.

Prepared by:



11/03/2025

Amit Kumar Sharma - Project Manager
Global Technology Associates (GTA)
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O: 703-476-8999

Surveyor:	Marcelino Fierros
Phone:	408-677-7367
E-Mail:	marce@tiransolutions-inc.com

STAFF REPORT	**Agenda Item #____**
Project Title:	Land Use Permit for T-Mobile Facility
County File:	#CDLP25-02029
Applicant: Owners:	Isabel Chavez, Network Connex on behalf of T-Mobile West, LLC Blackhawk Museum / Behring Global Education Foundation
Zoning/General Plan:	Planned Unit District (P-1), Cannabis Exclusion Combining District (-CE) / Mixed-Use Medium Density (MUM)
Site Location:	3700 Blackhawk Plaza Circle, Danville, CA 94506 (APN: 203-780 -070)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption: Class I, CEQA Guidelines Section 15301 (b).
Project Planner:	Chloe Partain, Project Planner (925) 655-2857 chloe.partain@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit/Development Plan combination permit to allow for the renewal of an existing T-Mobile wireless telecommunications facility, with no proposed modifications to the equipment or the lease area. The facility was originally established under Development Plan CDDP96-03014 and is presently entitled for operation through March 7, 2026.

II. RECOMMENDATION

Staff recommends that the Zoning Administrator:

A. OPEN the public hearing on the proposed project, RECEIVE testimony, and CLOSE the public hearing.

B. DETERMINE that the proposed project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301.

C. APPROVE the project, Land Use Permit/Development Plan #CDLP25-02029.

D. APPROVE the attached findings in support of the project.

E. APPROVE the attached conditions of approval.

F. DIRECT staff to file a CEQA Notice of Exemption with the County Clerk.

III. BACKGROUND

The subject Verizon Wireless telecommunications facility was originally entitled under Development Plan CDDP96-03014, which was approved by the County Zoning Administrator on August 26, 1996. The most recent renewal occurred under County File #CDDP15-03042, which was approved by the Zoning Administrator on March 7, 2016, for a ten-year period expiring March 7, 2026. On August 19, 2025, the subject Land Use Permit application (County File #CDLP25-02029) was submitted to the Community Development Division (CDD).

IV. GENERAL INFORMATION

A. General Plan: Mixed-Use Medium Density (MUM)

B. Zoning: P-1, Planned Unit District; -CE, Cannabis Exclusion Combining District

C. California Environmental Quality Act (CEQA) Compliance: Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), the continued operation of existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services, are exempt from review.

D. Previous Applications of Relevance:

1) CDWM20-00034: A wireless minor alteration permit authorizing a non-substantial change of the existing T-Mobile wireless facility. The Wireless Minor Alteration Permit was approved by the Zoning Administrator on March 8, 2021.

2) CDDP15-03042: A development plan application authorizing the continued operation and modification of the existing T-Mobile wireless facility. The Development Plan was approved by the County Zoning Administrator on March 7, 2016, and will expire on March 7, 2026.

3) CDCV10-00011: A compliance review application seeking administrative review to verify the existing facility's compliance with the Conditions of Approval set forth in County File #CDDP96-03014. The compliance review was approved by staff on May 10, 2010.

4) CDDP96-03014: A development plan authorizing the construction of a new Pacific Bell telecommunication facility on an existing building. The Development Plan was approved by the County Zoning Administrator on August 26, 1996, and subsequently expired on August 26, 2016.

V. SITE/ AREA DESCRIPTION

The subject wireless telecommunications facility is located on the rooftop at 3700 Blackhawk Plaza Circle in unincorporated Danville. The facility consists of nine (9) existing antennas, three (3) equipment cabinets, six (6) RRU units, and other ancillary equipment. It has a height of 63-feet 8-inches above ground level. The building is currently home to the Blackhawk Museum, which provides educational exhibits and materials to the public. This use is consistent with the parcel's Planned Unit District (P-1) and Cannabis Exclusion Combining District (-CE) zoning designations and its' Mixed-Use Medium Density (MUM) General Plan land use designation. The subject site is 2.72 acres in size. The grade increases in elevation on the eastern side of the parcel and decreases in elevation in the western. There are numerous mature trees located behind the museum.

The surrounding area is similar to the subject site, which consists of various residential and nonresidential land use uses on parcels located within a Planned Unit District (P-1) with a Cannabis Exclusion Combining District (-CE) and a Planned Unit District (P-1) without a Cannabis Exclusion Combining District (-CE). Lands in the immediate project vicinity have Urban General Plan Land Use designations such as Mixed-Use Medium Density (MUM) and Residential Medium Density (RM), consistent with their flexible zoning. Many properties along Blackhawk Circle Plaza have been developed with a wide range of retail, personal service, office, hospitality, entertainment, and public uses sized to serve the surrounding community.

VI. PROJECT DESCRIPTION

The applicant requests approval of a Land Use permit / Development Plan combination permit to allow for the renewal of an existing T-Mobile wireless telecommunications facility, with no proposed modifications to existing equipment or associated lease area. The facility was originally established under Development Plan CDDP96-03014, which expired on August 26, 2016. The most recent renewal for the facility occurred under Development Plan #CDDP15-03042, which expires on March 7, 2026.

VII. AGENCY COMMENTS

An Agency Comment Request packet was sent on August 19, 2025 to a number of public agencies, including Building Inspection Division, Telecom Planning staff, Environmental Health Division of the Health Services Department, San Ramon Valley Fire Protection District, Central Sanitary District, East Bay Municipal Utility District, Contra Costa Mosquito and Vector Control District, and Blackhawk Plaza Management. Agency comments received by staff are included in

Attachment 3. Following are summaries of the agency comments received.

A. East Bay Municipal Utility District (EBMUD): In an email dated August 20, 2025, EBMUD staff indicated no comment on the proposed project.

B. San Ramon Valley Fire Protection District (SRVFPD): In a letter dated August 26, 2025, SRVFPD staff indicated no comment on the proposed project.

C. Central Sanitary District: In an email dated September 9, 2025, Central Sanitary District staff indicated no comment on the proposed project.

VIII. STAFF ANALYSIS AND DISCUSSION

A. General Plan: The subject property is located within a Mixed-Use Medium Density (MUM) General Plan Land Use designation. Generally, parcels within this designation are urban lands that support moderate- to large-scale mixed-use development. Retail, commercial, residential, and other urban uses are considered consistent with this designation. The project does not conflict with mixed-use land uses on private property because it is located on the rooftop of an existing building. Additionally, the provision of cellular coverage provides a vital service to the area that would also be of benefit to nearby businesses, consumers, and/or residents in the area. Therefore, the land use is considered consistent and harmonious with land uses allowed within the MUM designation.

B. Zoning: The project site is located within Planned Unit (P-1) and Cannabis Exclusion Combining (-CE) zoning districts. Generally, the purpose of the P-1 district is to allow diversification in the relationship of various uses, buildings, structure, lot sizes, and open space. The purpose of the -CE district is to prohibit commercial cannabis activities in parcels with this designation. Telecommunications facilities were conditionally permitted within this P-1 district with the approval of CDDP96-03014. Thus, the project is consistent and compatible with the allowed uses within the P-1 and -CE districts.

C. Wireless Telecommunications Facilities Ordinance (Chapter 88-24): The project proposes to continue the operation of a wireless telecom facility upon a utility pursuant to section 88-24.620(b) of the County Ordinance Code. The project would continue the operation of the T-Mobile Wireless facility that has been operating at this same location since 1996. Since this facility was established prior to the adoption of the County's current wireless ordinance, (Chapter 88-24), this permit renewal is being evaluated under the 1998 Contra Costa County Telecommunications Policy ("1998 Ordinance") was intended to establish guidelines to regulate the placement and design of commercial wireless facilities to preserve visual character within Contra Costa County. The policy included general development guidelines applicable to all facility types, as well as development guidelines for various equipment installation locations (e.g. ground mounted, building-facade

mounted, roof-mounted, etc.). General guidelines include prohibitions of advertising/graffiti, sufficient anti climbing measures, and compliance with FCC regulations. The general guidelines also encourage certain design elements such as painting equipment to match surroundings, prohibition of facilities within structural setback areas, and visual screening where feasible. The existing facility is consistent with these general requirements, as evidenced by site photographs provided with this application.

The subject facility consists of antennas installed upon the façade of an existing commercial building, and includes ancillary incorporated within structural elements of the same building. The 1998 Ordinance identifies building mounted antennas are identified as preferable to free standing antenna structures. Additionally, elements of the existing facility visible from the building exterior are in scale with the existing building architecture, are painted to match the building color, do not extend vertically above the roof line, or protrude prominently from the building. Therefore, the existing equipment is consistent with design guidelines applicable to building mounted facilities within the 1998 Ordinance.

The project is also consistent with many elements of the current wireless ordinance. The existing facility considered a "low visibility facility," as defined in section 88-24.204(p)(4) of the County Ordinance code and would not affect any scenic ridges or peaks. Thus, the project meets all applicable location requirements for wireless facilities specified in sections 88-44.402 and 88-44.406 of the County Ordinance Code.

The current County Wireless Ordinance (section 88-24.408) also includes design criteria for telecommunications facilities intended to limit aesthetic impacts. The project minimizes aesthetic impacts because it is a "low visibility facility," and all existing equipment will be painted to blend in with the color of the façade on which it is mounted as shown on photo simulations submitted with this application. All antennas are located at least 8 feet above ground level and are mounted directly on the exterior lateral face of the building. No façade mounted antenna extends more than 24 inches from the face of the building on which it is mounted, nor does it extend beyond the corner or the edge of the wall on which it is mounted.

The project is conditioned to prohibit advertisements, signal lights or other illumination, graffiti, and litter. Compliance with these conditions, and with applicable FCC regulations for radio emissions emitted from the site, shall be verified via administrative compliance review application prior to the initiation of the use, and again five-years thereafter. The project's adherence to all applicable project conditions ensures that the proposed facility will operate in accord with the provisions of the 1998 ordinance, and in accord with similar provisions codified within the current County wireless ordinance (Chapter 88-24).

In the event that the wireless telecommunications use is discontinued, the project is conditioned to require the removal of all equipment and restoration of the site to pre

project conditions within 60 days. The permittee has previously provided a security for this purpose in connection with previously approved entitlement CDDP15-03042. Based on an updated cost estimate provided by the current applicant, staff has determined that the bond presently retained by the county is of a sufficient amount to provide for the removal or modification of the facility.

In cumulative consideration of the above, the project, as provided, is compliant with all applicable provisions of the County Wireless Ordinance.

D. Appropriateness of Use: Wireless telecommunications facilities are conditionally permitted within the specific Planned Unit (P-1) District in which the subject property is located. The existing facility is located on private property but has been established at this location since 1996 with another wireless carrier using the same rooftop for their facilities. The continued operation of this facility would not be to the detriment of established or future activities on or near the project site. Additionally, the provision of wireless telecommunications coverage provides a vital service to the area that benefits businesses, consumers, and/or residents in the area. Therefore, the project is an appropriate use of the subject property.

E. Federal Communications Commission (FCC) Compliance: The applicant has provided a report on theoretical modeling of Radio Frequency (RF) emissions originating from the facility, to predict the cumulative exposure from existing antennas at ground level. The RF report, prepared by a licensed electrical engineer, indicates that the predicted maximum level of RF emissions measured at ground level will be 0.61% of the FCC General Population limits. Therefore, the project is compliant with federal regulations pertaining to RF emissions.

IX. CONCLUSION

The project would establish a Land Use Permit / Development Plan combination permit for the purpose of continuing the operation of an existing wireless telecommunications facility for a renewed ten year period. The project does not involve a substantial modification to the established facility, as defined in Title 47, Code of Federal Regulations, Section 1.40001. As discussed throughout this report, the long-established land use is consistent with the County's Wireless Ordinance, the Mixed-Use Medium Density (MUM) General Plan Land Use Designation, the P-1 and -CE zoning districts, as well as FCC radio frequency emissions standards. Therefore, staff recommends that the Zoning Administrator approve County File #CDLP25-02029 based on the attached findings and subject to the attached conditions of approval.

Attachments:

1. Findings and Conditions of Approval

2. Maps And Plans
3. Agency Comments
4. Site Photos

FINDINGS AND CONDITIONS OF APPROVAL – COUNTY FILE CDLP25-02029, ISABEL CHAVEZ, NETWORK CONNEX ON BEHALF OF T-MOBILE WIRELESS (APPLICANT) – BLACKHAWK MUSEUM / BEHRING GLOBAL EDUCATION (OWNER)

FINDINGS

A. Land Use Permit Findings

1. *The proposed project shall not be detrimental to the health, safety and general welfare of the county.*

   Project Finding: The existing wireless telecommunication facility is located on developed private property belonging to the Blackhawk Museum at 3700 Blackhawk Plaza Circle, in the Danville area of unincorporated Contra Costa County. The Federal Communications Commission (FCC) has adopted radio frequency protection standards which establish safety levels with respect to human exposure to radio frequency (RF) emissions as well as occupational exposure to electro-magnetic fields. Compliance with these standards is considered to be evidence that the project does not present health and safety risks. The facility will not exceed emission exposure at ground level within any adjacent buildings or pedestrian walkway areas. The only areas where general population emissions would be exceeded are secured rooftop areas that are inaccessible to the public. The implementation of signage mitigations, as recommended by the consulting engineer (Global Technology Associates, *November 6, 2025*), will ensure that personnel are aware of the increased emission in this area when performing routine maintenance. Thus, the existing facility generally does not generate unsafe levels of RF emissions, as determined by the FCC, and areas where emissions may potentially exceed FCC emissions standards are adequately secured to prevent unauthorized access. The Conditions of Approval include project compliance with current FCC standards. These conditions will ensure that RF emissions measurable at ground level falls within the FCC limit for public exposure.

2. *The proposed project shall not adversely affect the orderly development of property within the County.*

   Project Finding: Staff is unaware of any evidence which suggests that the existing site adversely affects development within the County. The permit for the existing facility permit is in good standing, and the carrier maintains the facility free of litter, graffiti, or any other unpermitted improvements. The permittee's compliance with all applicable conditions of approval is conducive to maintaining orderly development within the County. The previously approved conditions of approval will continue to regulate the appearance of cellular equipment itself and where the

equipment is installed on the property. The wireless telecommunications services provided at this site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless telecommunication facility is a beneficial use at this location. As conditioned, the project is consistent with applicable policies and regulations of the County's Wireless Telecommunications Facilities Ordinance (County Code Chapter 88-24). Thus, the granting of a land use permit to allow the renewal of the existing wireless telecommunications facility with no modifications to the facility will not adversely affect the orderly development of property within the County.

3. *The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County.*

   Project Finding: The renewal of the wireless telecommunication facility with no modifications, does not change the physical characteristics of the site, and therefore, will not affect the range of potential uses on the site or on adjacent properties. The facility will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. This determination is due to the site's long-term use as a wireless telecommunication facility and the lack of substantial alteration or expansion of that established use. Given that the facility and surrounding land uses have remained consistent, there is no indication that the project will adversely affect the preservation of property values and the protection of the tax base within the County.

4. *The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan.*

   Project Finding: The project site is located within a MUM Mixed-Use Medium Density General Plan land use designation. The MUM designation allows for various housing types, including townhouses, condominiums, apartments, live-work units, and micro-units, along with a wide range of retail, personal service, office, hospitality, entertainment, and public uses sized to serve nearby neighborhoods or the surrounding communities. This designation is applied where moderate- to large-scale mixed-use development is appropriate, such as existing commercial or mixed-use cores of established communities, transitioning commercial areas (e.g., obsolete shopping centers), and individual or groups of parcels encompassing several acres. Although wireless facilities are not specifically noted in the General Plan as being compatible with the MUM designation, the

types of land uses that are permitted within this designation demand the provision of adequate utility services including wireless facilities. The renewal of this facility is not in conflict with any General Plan policies or goals.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

   Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing wireless telecommunications facility, and there is no evidence to suggest that the wireless facility creates a nuisance or enforcement problem within the area. The wireless facility is located on the rooftop of a commercial building, which provides enhanced security relative to ground-mounted facilities. The permittee's continued compliance with the Conditions of Approval, as verified through five-year condition of approval compliance reviews with County staff, ensure that the site will not become a nuisance or enforcement problem.

6. *The proposed project as conditioned shall not encourage marginal development within the neighborhood.*

   Project Finding: In general, wireless telecommunications facilities do not encourage development, which is subject to the applicable sections of the General Plan and the Zoning Code, as well as physical constraints on the parcel and adjacent properties. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications services. The renewal of the unmanned T-Mobile wireless facility is in response to maintaining wireless telecommunications service to the area. As conditioned, allowing the continuation of this service will not encourage marginal development within the area.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

   Project Finding: The wireless facility was established on the project site in 1996, under Development Plan CDDP96-03014 and has been in operation since. The most recent renewal for the facility occurred under Development Plan CDDP15-03042, which expires on March 7, 2026. This facility provides telecommunication services to the surrounding vicinity within the unincorporated Danville area. The

renewal of the wireless facility does not include any new development or expansion beyond the existing lease area. Thus, as conditioned, the wireless facility will be consistent with the MUM Mixed-Use Medium Density General Plan land use designation, the P-1 Planned Unit District, the -CE Cannabis Exclusion Combining District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations.

B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.620(b))

1. *The facility meets of the county requirements applicable to the facility at the time that a permit was issued for the facility, and any terms or conditions included in the permit for the facility.*

Project Finding: This CDLP25-02029 Land Use Permit will allow the renewal of the existing T-Mobile wireless telecommunications facility installed and established under Development Plan CDDP96-03014, with no modifications to the equipment or the lease area. The most recent renewal for the facility occurred under Development Plan CDDP15-03042, which expires on March 7, 2026. Since these prior approvals predate the adoption of the County's current wireless ordinance (Chapter 88-24 of the County Ordinance Code), this renewal request is being evaluated for compliance with the then-applicable Contra Costa County 1998 Telecommunications Policy.

The 1998 Telecommunications Policy was intended to establish guidelines to regulate the placement and design of commercial wireless facilities to preserve visual character within Contra Costa County. The policy included general development guidelines applicable to all facility types, as well as development guidelines for various equipment installation locations (e.g. ground mounted, building-facade mounted, roof-mounted, etc.). General guidelines include prohibitions of advertising/graffiti, sufficient anti climbing measures, and compliance with FCC regulations. The general guidelines also encourage certain design elements such as painting equipment to match surroundings, prohibition of facilities within structural setback areas, and visual screening where feasible. The existing facility is consistent with these general requirements, as evidenced by site photographs provided with this application.

The subject facility consists of antennas installed upon the façade of an existing commercial building, and includes ancillary incorporated within structural elements

of the same building. The 1998 Wireless Ordinance identifies building mounted antennas are identified as preferable to free standing antenna structures. Additionally, elements of the existing facility visible from the building exterior are in scale with the existing building architecture, are painted to match the building color, do not extend vertically above the roof line, or protrude prominently from the building. Therefore, the existing equipment is consistent with design guidelines applicable to building mounted facilities within the 1998 Contra Costa County Wireless Ordinance.

The existing conditions of approval require the permittee to provide a financial assurance in the event that the facility is abandoned, revoked, or the use permit expires, comply with all applicable FCC standards, maintain the equipment and accessory buildings in good condition, and camouflage equipment to blend in with the existing building. Based on photo evidence provided as well as the lack of code enforcement activity on this property, staff conclude that the facility is in compliance with the existing conditions of approval. Additionally, the existing facility includes stealth design elements that are consistent with the more stringent requirements of the County's current Wireless Ordinance. Thus, the existing "low-visibility facility" is consistent with both the prior approval as well as all applicable requirements of Chapter 88-24 of the County Ordinance Code in terms of location and design.

2. *The applicant has provided the financial assurance required by this chapter.*

Project Finding: On June 7, 2016, the carrier provided a bond in the amount of $25,000.00 for this facility in the event the facility is abandoned, revoked, or the use permit expires. The County remains in retention of this bond. On December 17, 2025, the carrier provided an updated cost estimate demonstrating that the bond amount currently retained by the County is sufficient for the removal of the facility. Therefore, the bonding requirements of Chapter 88-24 of the County Ordinance Code have been satisfied.

3. *The applicant has paid the renewal request processing fee.*

Project Finding: The applicant has paid the initial deposit of $5,500 for this Land Use Permit application, and time and material costs have exceeded the initial deposit. Pursuant to COA #6, the applicant is responsible for any additional fees that exceed the initial deposit.

C. Development Plan Modification Findings

Pursuant to Section 84-44.2004 of the County Code, approval of the development plan modification is based on the following required findings:

1. *The proposed project is compatible with the purpose of the zoning district.*

   Project Finding: The types of development and land uses allowed within each zoning district are determined by the County Code. The subject parcel has a zoning designation of P-1 (Planned Unit District) and -CE (Cannabis Exclusion District. The approval of the existing wireless telecommunications facility was established with the County Zoning Administrator's approval of Development Plan #CDDP96-03014 in 1996. This approval established that wireless telecommunications facilities are conditionally permitted within this P-1 zoning district.

   The project is a renewal of the existing T-Mobile facility with no modifications. The Cannabis Exclusion Combining District (-CE) Ordinance is not applicable to this project as the scope of the project does not include commercial cannabis uses. Thus, the project is consistent with the purpose of the P-1 Planned Unit District and -CE Cannabis Exclusion Combining District in terms of intended land use.

   The existing structural development on the subject parcel is in conformance with all applicable development standards, applicable within the underlying planned unit (P-1) district. Since the renewal of the existing facility will have no effect on the mixed-use commercial tenants occupying the existing commercial building, and since commercial wireless facilities may be considered compatible with all land uses and within any zoning districts in unincorporated Conta Costa County, this renewal will present no compatibility conflict with uses permitted within the P-1 district.

   Based on the above discussion of the project's compliance with permitted land uses and development standards applicable thereto, the project is substantially consistent with the purpose of the zoning district for the parcel on which it is located.

2. *The proposed project is compatible with other uses in the vicinity, both inside and outside the zoning district.*

Project Finding: The project is renewal of the existing T-Mobile facility with no modifications. The project does not propose a change of the established wireless telecommunications facility land use, nor any proposed modifications to equipment. As mentioned above, wireless telecommunication facilities are conditionally permitted within this P-1 Planned Unit District. Thus, the project is consistent and compatible with development and permitted land uses in the vicinity.

D. California Environmental Quality Act (CEQA) Findings

Continuing operation of the T-Mobile wireless telecommunications facility is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(b), Existing Facilities, which provides a Class 1 exemption for the continued operation of an existing telecommunications facility. There is no substantial evidence that the renewal of the telecommunications facility involves unusual circumstances, resulting in, or which might reasonably result in, a significant impact on the environment. None of the exceptions in CEQA Guidelines Section 15300.2 apply to this wireless telecommunications facility.

CONDITIONS OF APPROVAL FOR LAND USE PERMIT CDLP25-02029

Project Approval

1. Land Use Permit / Development Plan Combination Permit approval to allow continuing operation of the T-Mobile wireless telecommunications facility with no modifications, is GRANTED.

   The existing roof-mounted wireless telecommunications facility includes:

   - Nine (9) building-façade mounted antennas (three per sector)
   - Three (3) equipment cabinets
   - Six (6) RRU units
   - One (1) Telco Enclosure
   - One (1) Ciena enclosure
   - Associated cabling and ancillary equipment and electrical connections

2. The Land Use Permit/Development Plan Combination permit approval described above is based on:

- Land Use Permit/Development Plan application accepted by the Department of Conservation and Development, Community Development Division (CDD) on August 19, 2025.
- Radio Frequency Emission Survey by Global Technology Associates (*Site Number BA01270A; Site Name: Danville-Tassajara HUB CCI PL270 Blckhawk Plza - C; Location: 3700 Blackhawk Plaza Circle, Danville, CA 94506; Tenants: T-Mobile; Sprint; November 6, 2025*), received on December 11, 2025
- Additional project documents received on December 17, 2025.

3. No construction is approved with this permit. Any construction at this wireless telecommunications facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.

Application Costs

4. The Land Use Permit / Development Plan combination permit application was subject to an initial deposit of $5,500.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid within 60 days of the approval date of this permit.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Permit Duration and Permit Review

5. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the CDD **no later than five years following the approval date of the project approval**. This review by the CDD will be for the purpose of ensuring continued compliance with the conditions of permit approval. **Non-compliance with the approved conditions and/or the ordinance code provisions after written notice thereof shall be cause for revocation proceedings.**

This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The permittee (wireless carrier) shall initiate the first review by submitting a statement as to the current status of the project to the CDD no later than five years following the approval date of the project approval. This review by the CDD will be for the purpose of ensuring continued compliance with the conditions of permit approval.

For the review of existing commercial wireless communications facilities, submittal shall include photo documentation of existing conditions and equipment for comparison with the applicable approved conditions. The documentation shall include, but shall not be limited to, color photographs to verify compliance with Condition of Approval #21, Paint Color.

The permittee is encouraged, at the time of each administrative review, to review the design of the telecommunications facility and make voluntary upgrades to the facility for the purpose of improving safety and lessening visual obtrusiveness.

A review fee in the amount set by the Land Development Fee Schedule will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

6. The permittee (Wireless Facilities Operator) is responsible for keeping the CDD informed of who is responsible for maintenance of compliance with this permit and how they may be contracted (mailing and email addresses as well as telephone number) at all times. **Within 30 days of the approval date of this permit or prior to CDD stamp approval of plans for a building permit, whichever is first,** the Permitee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.

   Should the responsible party subsequently change (e.g.: facility is acquired by a new carrier), within 30 days of the date of the change, the Permittee shall issue a letter to CDD with the name of the new party wo has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedure to revoke the permit.

Removal of Facility/Site Restoration

7. All structures and equipment associated with a commercial wireless communications

facility shall be removed within 60 days of the discontinuance of the use, and the site shall be restored by the permittee to its original predevelopment condition. In addition, the permittee shall provide the CDD with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

8. **Prior to CDD stamp approval of plans for a building permit,** the applicant or permittee shall confirm that the security provided remains valid for the wireless telecommunications facility and has not lapsed or has otherwise been terminated. If the prior security is no longer valid, the applicant or permittee shall provide bond, cash, or other surety, to the satisfaction of the CDD, within 60 days of the approval date of this permit, for the removal of the facility in the event that the use is abandoned, or the use permit expires, or is revoked, or is otherwise terminated. If the permittee does not remove any obsolete or unused facilities as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition.

   The financial assurance must be submitted before a permit will be issued. A financial assurance must be irrevocable and not cancelable, except by the County. Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation permit.

   Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility, or transfer of the lease accompanied by a financial guarantee by the new lessee or owner. The amount of the security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfaction of the Zoning Administrator.

General Provisions

10. Any change from the approved project plans and any proposed modification of the existing wireless telecommunications facility shall require review and approval by the CDD and may require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit.

11. A minor alteration to this land use permit (or collocation if CEQA environmental review of collocation for the land use permit has been completed) may be issued if the proposed modification(s) are not considered a substantial modification as stated under

federal law (Title 47, Section 1.40001).

A minor alteration (or a collocation) has a term that is the shorter of the following:

a. 10 years: or,

b. The duration, including any renewal period, of the permit that authorizes the existing facility on which the new facility will be collocated or on which the minor alteration will occur.

12. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors, or successors for continuing obligation.

13. At all times the facility shall comply with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any other applicable Federal, State, and County laws and regulations.

14. Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then-current FCC adopted RF/EMF emission standards.

    Within 15 days of new antennas being installed, the applicant shall take RF power density measurements with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review.

    The recommendations within the approved RF Report shall be noted on the plans for a building permit and are required to be implemented on site prior to final building inspection.

15. The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.

16. The antennas, equipment cabinets, and fence enclosure shall not be used for advertising.

17. The equipment cabinets and associated enclosure(s) shall be kept locked and external accessory equipment secured, except when personnel are present, in order to restrict access to the equipment.

18. No lights or beacons may be installed on any antenna or antenna support structure, unless lights or beacons are required by a state or federal agency having jurisdiction over the antenna or antenna support structure, such as the California Public Utilities Commission, Federal Communications Commission, or Federal Aviation Administration, or if lights or beacons are recommended by the County Airport Land Use Commission.

Exterior Noise

19. In In the event that a modification to this facility involving new noise-generating equipment is proposed, the permittee shall submit evidence for review and approval of the CDD that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site.

Frequency Interference

20. The wireless telecommunications facility shall not be operated at a frequency that will interfere with an emergency communication system or 911 system, including any regional emergency communication system.

Paint Color

21. The wall-mounted equipment shall be painted a color that matches or blends with the color of the primary background against which the roof-mounted antenna is viewed from ground level. The color shall also include a reflectivity less than 55 percent. Color samples should be provided for the review and approval of the Zoning Administrator prior to obtaining a building permit approval.

    a) All equipment cabinets, RRU units, and ancillary equipment that are visible from ground level shall have similar color as the surface on which they are mounted and be painted with a reflectivity less than 55 percent.

    b) Color photographs showing the project as-built condition shall be submitted for review of the Zoning Administrator prior to obtaining the building final inspection.

In the event that a minor alteration to this facility is proposed, color photographs showing the as-built condition shall be submitted for review of CDD staff to verify compliance with this Condition of Approval prior to final inspection.

Indemnity Requirement

22. To the fullest extent permitted by law, the applicant and/or permittee shall defend, indemnify, and hold harmless the county, its officers, employees, contractors, consultants, and volunteers from and against: (1) All claims, losses, damages (including injury or death), liabilities, suits, costs, and expenses, including reasonable attorney's fees, in any way connected to or arising from the design, construction, installation, use, maintenance, or operation of the facility; and (2) all claims, actions, or proceedings to attack, set aside, void, or annul any decision to approve the application and issue a land use permit or renewed permit to the applicant, or any other discretionary action of the County related to the issuance of that permit.

Construction Restrictions

All construction activity shall comply with the following restrictions, which shall be included in the construction drawings.

23. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.

24. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

25. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.

26. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

27. Unless specifically approved otherwise via prior authorization from the Zoning

Administrator, all construction activities shall be limited to the hours of 7:30 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Columbus Day (Federal)

Veterans Day (State and Federal)

Thanksgiving Day (State and Federal)

Day after Thanksgiving (State)

Christmas Day (State and Federal)

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: Federal Holidays (opm.gov)

California Holidays: https://www.sos.ca.gov/state-holidays

28. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL, BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. **NOTICE OF NINETY (90) DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.**

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

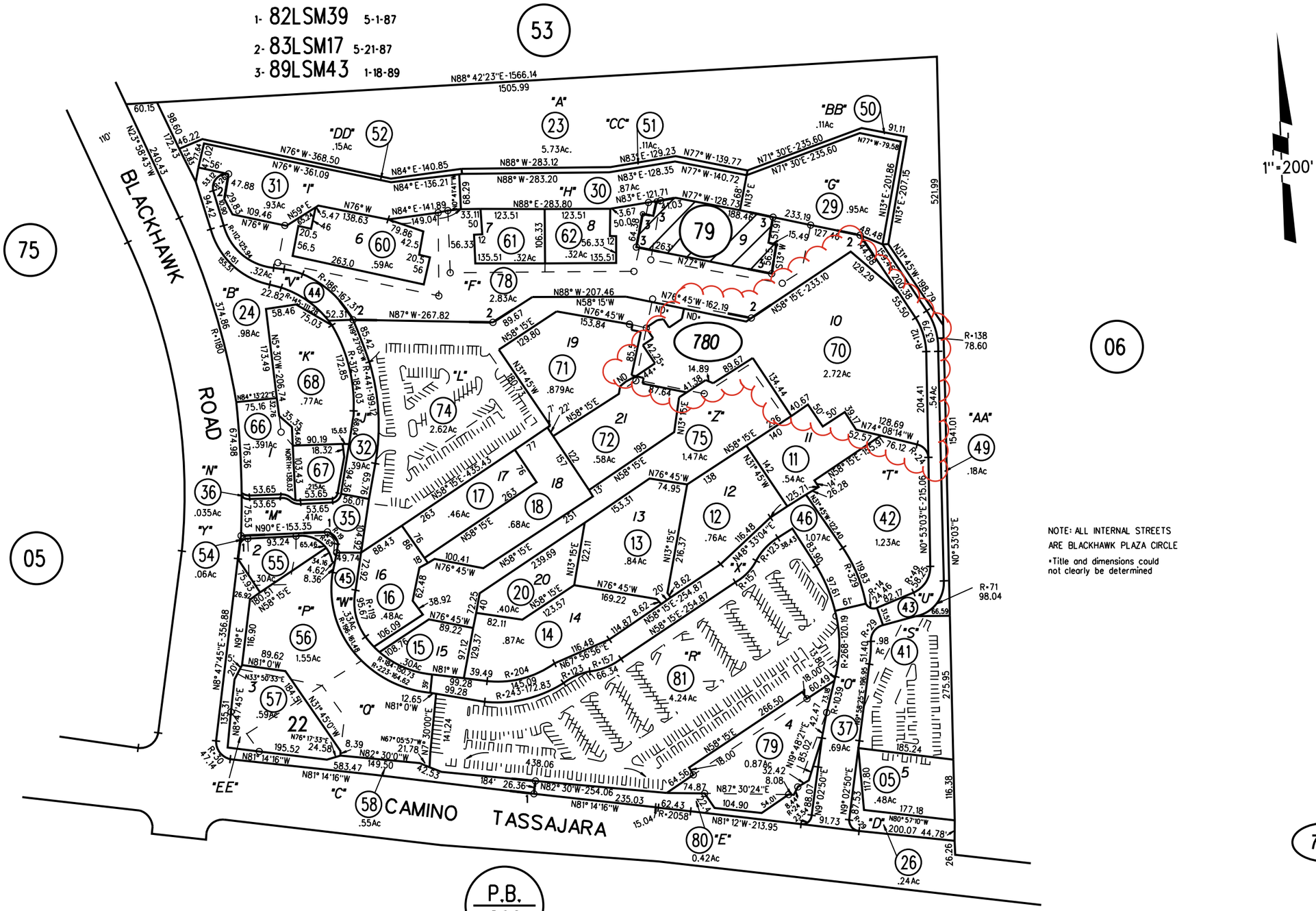
The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90-days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Department of Conservation and Development, Building Inspection Division
- Public Works Department
- Health Services Department, Environmental Health Division
- San Ramon Valley Fire Protection District
- Federal Communications Commission

1987 ROLL- TRACT 6586 M.B. 304-17 CONDO.

1- 82LSM39 5-1-87
2- 83LSM17 5-21-87
3- 89LSM43 1-18-89



NOTE: ALL INTERNAL STREETS ARE BLACKHAWK PLAZA CIRCLE

*Title and dimensions could not clearly be determined

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

FM. 203-5 3-14-87
ASSESSOR'S MAP
BOOK 203 PAGE 78
CONTRA COSTA COUNTY, C 196

GP - MUM



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

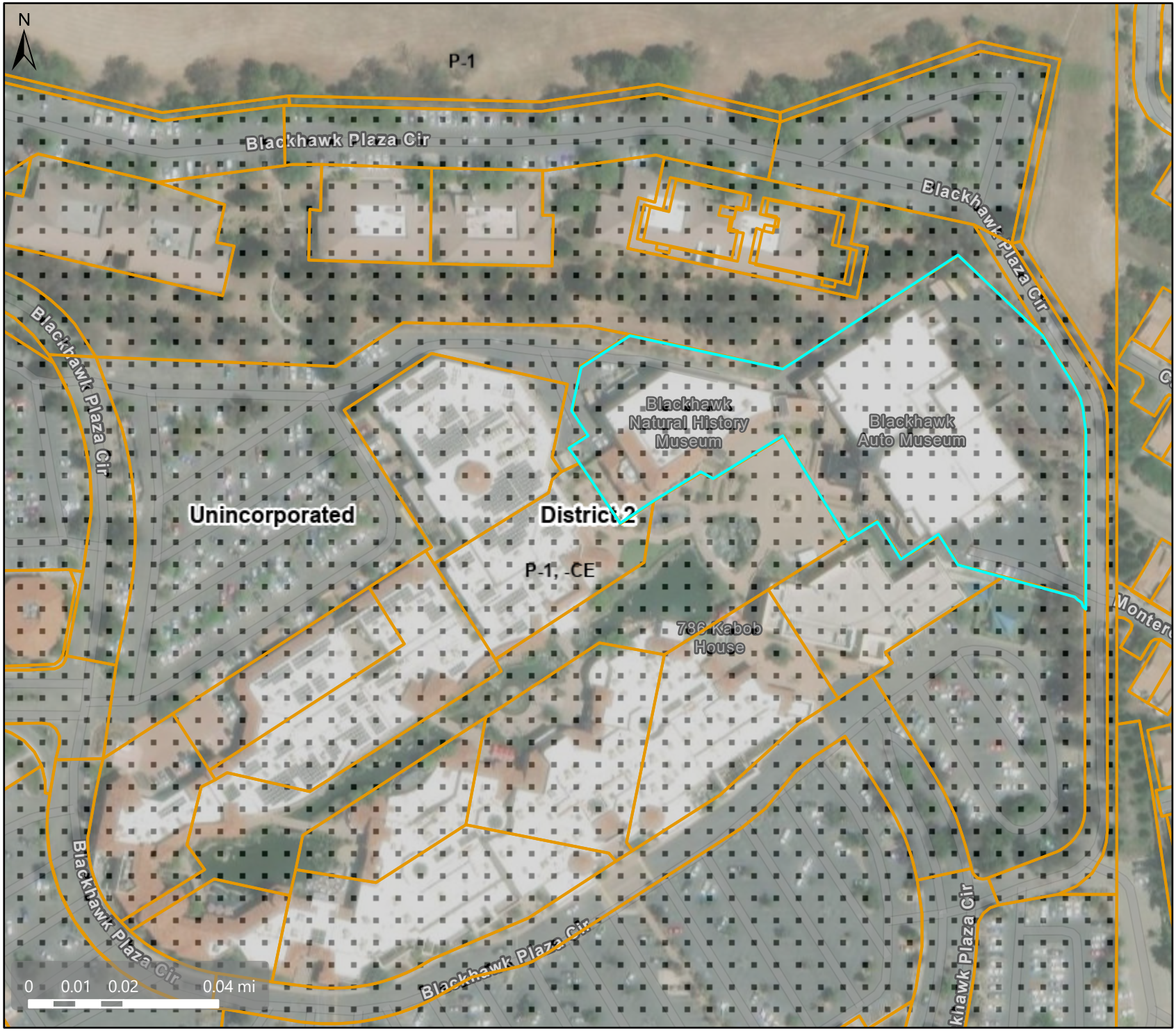
- RM (Residential Medium Density) (7-17 du/na)
- MUM (Mixed-Use Medium) (30-75 du/na) (2.0 FAR)
- PS (Public and Semi-Public)
- Unincorporated
- Board of Supervisors' Districts

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliar
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Censu

Zoning - P-1, -CE



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- P-1 (Planned Unit)
- P-1, -CE (Cannabis Exclusion Combining District)
- Unincorporated
- Board of Supervisors' Districts

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Aerial



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

- Unincorporated
- Board of Supervisors' Districts

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CUP RENEWAL

T··Mobile·®

SITE NUMBER:	**BA01270A**	**CITY:**	**DANVILLE**
SITE NAME:	**PL270 BLACKHAWK PLAZA - C**	**COUNTY:**	**CONTRA COSTA**
SITE TYPE:	**BUILDING ROOFTOP**	**JURISDICTION:**	**COUNTY OF CONTRA COSTA**

PROJECT SUMMARY

SITE ADDRESS:
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506

SITE COORDINATES & ELEVATION:
LAT: 37.801489°
LONG: −121.917114°
GROUND ELEVATION: 403'± AMSL

PROPERTY OWNER CONTACT:
BEHRING – HOFFMAN
EDUCATION INSTITUTE
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506

APPLICANT:
T−MOBILE WEST LLC
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520
T−MOBILE PROJECT MANAGER: BRANDON GEPHART
PROJECT MANAGER: ANGELINA BOURDAGE

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T−MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

ANTENNA AND RADIOS:
1. (9) (E) ANTENNAS
2. (6) (E) RADIOS/RRUs

EQUIPMENT CABINETS:
1. (1) (E) 200A PPC
2. (1) (E) CIENA ENCLOSURE
3. (1) (E) TELCO ENCLOSURE
4. (3) (E) EQUIPMENT CABINETS

RECEIVED on 8/19/2025 CDLP25-02029
By Contra Costa County
Department of Conservation and Development

CONSULTING TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: CRYSTAL SHEA
PHONE: (312) 758−7915
E−MAIL: cshea@networkconnex.com

SITE SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
ZONE CLASSIFICATION : P−1, CE
APN: 203−780−070

APPROVAL

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	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	ELEVATIONS

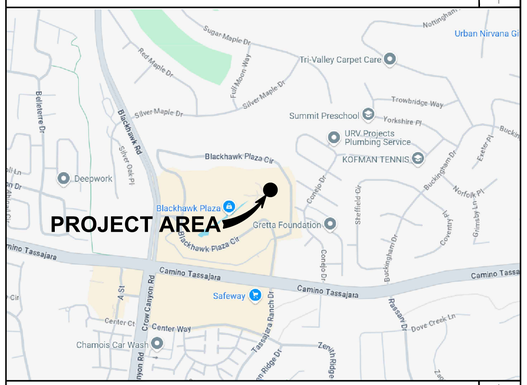
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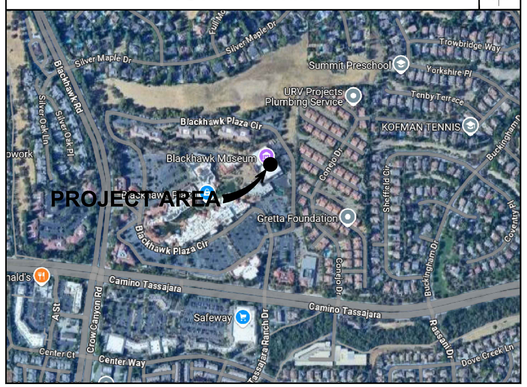
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GENERAL LOCATION MAP



VICINITY MAP



DRIVING DIRECTION

FROM T−MOBILE OFFICE: 1200 CONCORD AVE, CONCORD, CA 94520

HEAD NORTH TOWARD CONTRA COSTA BLVD, TURN LEFT ONTO CONCORD AVE, TURN RIGHT ONTO CONTRA COSTA BLVD, TURN RIGHT TO MERGE WITH I−680 S, MERGE WITH I−680 S, USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 38 FOR SYCAMORE VALLEY RD E, MERGE WITH SYCAMORE VALLEY RD, CONTINUE ONTO CAMINO TASSAJARA, TURN LEFT ONTO BLACKHAWK PLAZA CIR, TURN RIGHT TO STAY ON BLACKHAWK PLAZA CIR, TURN LEFT, DESTINATION WILL BE ON THE RIGHT

T··Mobile·
Stick Together ®
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01270A
PL270 BLACKHAWK PLAZA - C
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
06/20/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/19/25	90% ZD	RAR
0	06/20/25	100% ZD	RAR

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
RAR	SJ	SJ

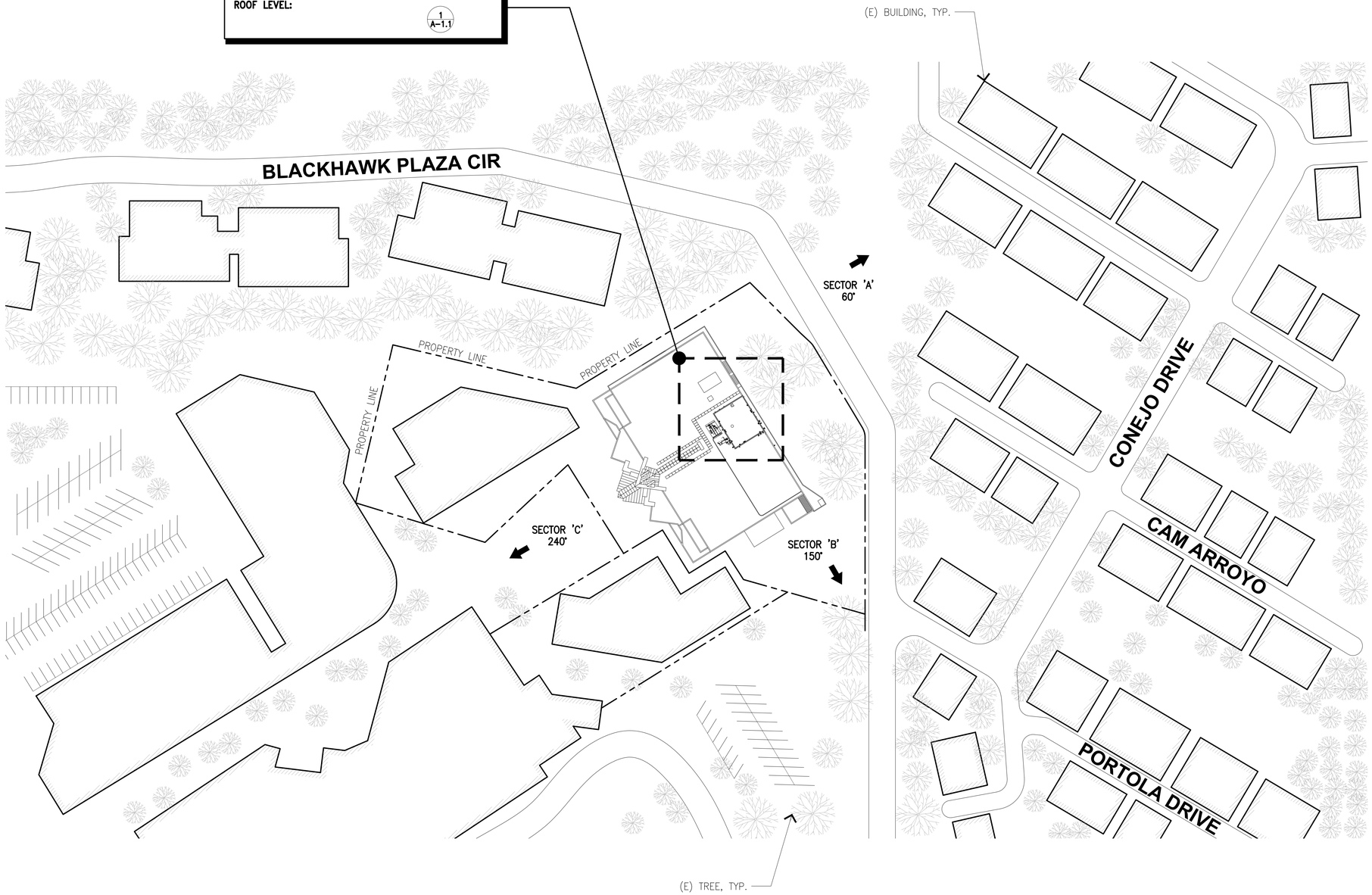
LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T-1	0
	BA01270A

200

(E) T-MOBILE TELECOMMUNICATION FACILITY LOCATED AT ROOF LEVEL:
1
A-1.1



OVERALL SITE PLAN

SCALE: 1/64"=1'-0"

0 10' 50' 100'

1

T-Mobile
Stick Together

1200 CONCORD AVENUE 5TH FLOOR
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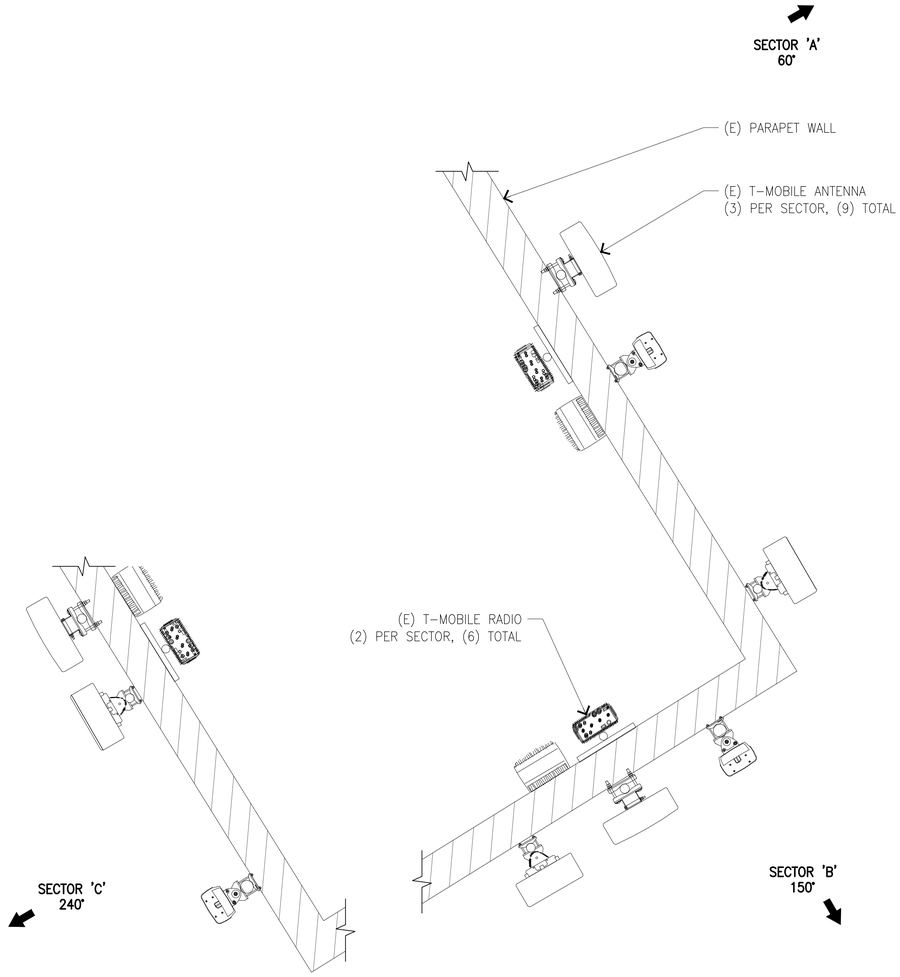
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OVERALL SITE PLAN

SHEET NUMBER: A-1

REVISION: 0

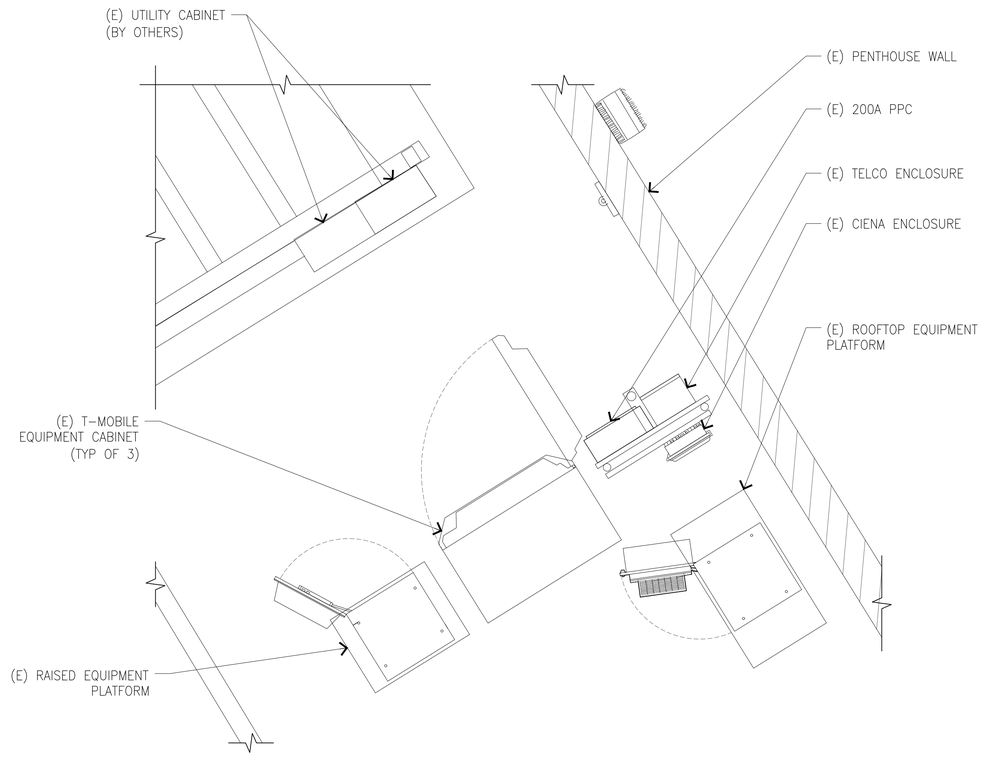
BA01270A



EXISTING RADIO LAYOUT PLAN

SCALE: 1/2"=1'-0" (0, 1', 2', 4')

1



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/2"=1'-0" (0, 1', 2', 4')

2

T-Mobile
Stick Together ®
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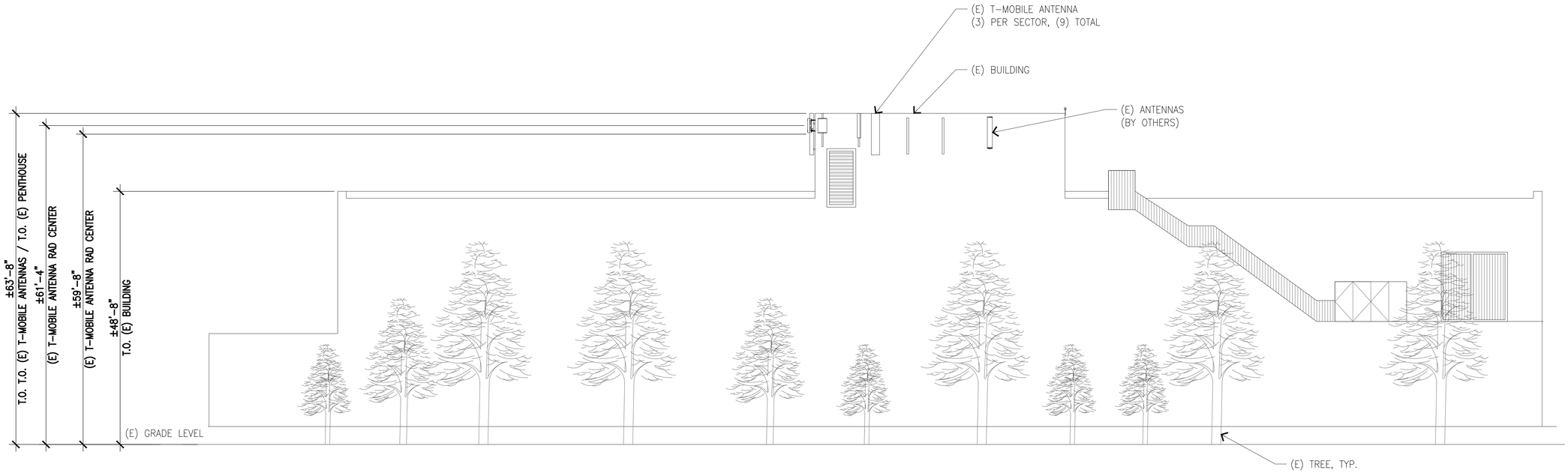
EXISTING ANTENNA
LAYOUT PLAN

SHEET NUMBER: A-2

REVISION: 0

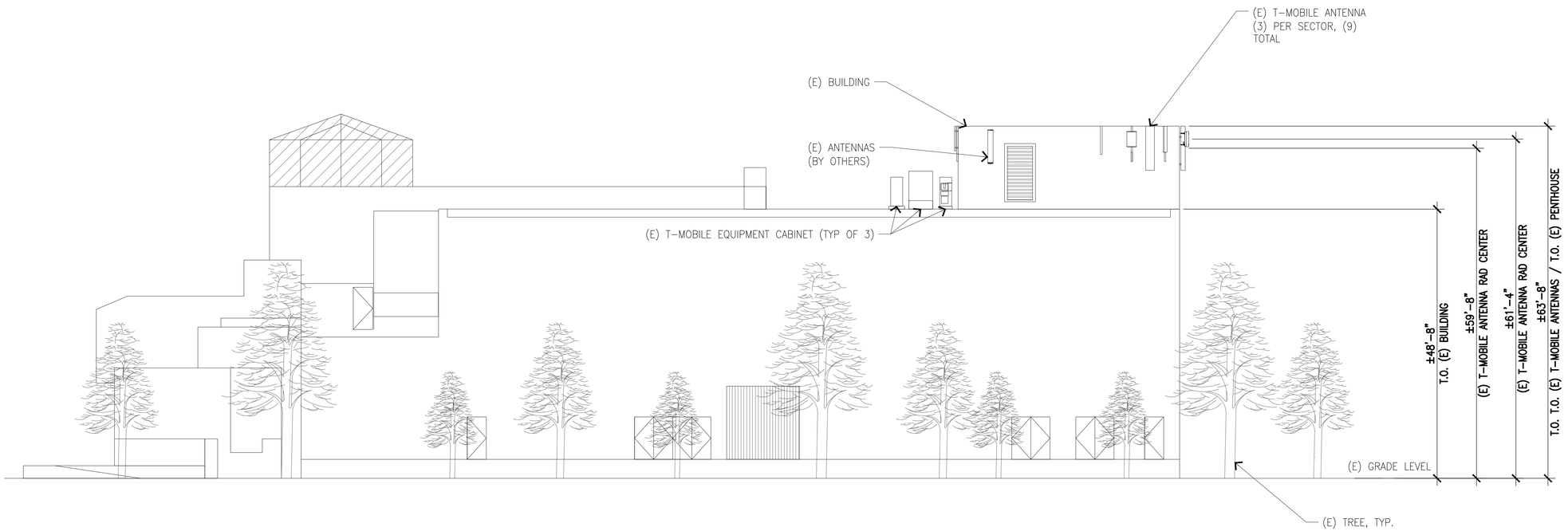
BA01270A

202



(E) EAST ELEVATION

SCALE: 3/32"=1'-0" 0 2' 6' 10' 20' 1



(E) SOUTH ELEVATION

SCALE: 3/32"=1'-0" 0 2' 6' 10' 20' 1

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RAR	SJ	SJ

LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:	REVISION:
A-3	0
	BA01270A

From: Planning.review
To: Chloe Partain
Cc: Khanlai Chanthavee; Planning.review
Subject: CDLP25-02029 - 3700 BLACKHAWK PLAZA CIR, DANVILLE
Date: Wednesday, August 20, 2025 09:48:27 AM
Attachments: image001.png

This Message Is From an External Sender
This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

Report Suspicious

Dear Chloe,

EBMUD has no comment on the subject agency request.

Best Regards,
Amy

Amy Wen | Sr Administrative Clerk
Water Distribution Planning Division



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 08/19/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- Grading Inspection
- Advance Planning
- Housing Programs
- Trans. Planning
- ✔ Telecom Planner
- ALUC Staff
- HCP/NCCP Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- Engineering Services
- Special Districts
- Traffic
- Flood Control (Full-size)

LOCAL

- ✔ Fire District _____
  - ✔ San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
- ✔ Sanitary District Central San
- ✔ Water District EBMUD
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District #_____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- MAC/TAC _____
- Improvement/Community Association
- ✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

Blackhawk Plaza Mgmt

Please submit your comments to:

Project Planner Chloe Partain
Phone # 925-655-2857
E-mail chloe.partain@dcd.cccounty.us
County File # CDLP25-02029

Prior to 09/18/2025

* * * * *

We have found the following special programs apply to this application:

- Landslide
- Active Fault Zone (A-P)
- Liquefaction
- Flood Hazard Area
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ✔ None ___ Below ___ Attached

Print Name R.WENDEL

8.26.2025
Signature DATE

Agency phone # 925.838.6600

CONTRA COSTA
CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02029 **File Date: 8/19/2025**

Applicant:
Isabel Chavez Networkconnex
655 N. Central Ave.
Glendale, CA 91203
ichavez@networkconnex.com
(951) 496-2452

Property Owner:
Isabel Chavez
655 N. Central Ave.
Glendale, CA 91203
ichavez@networkconnex.com
(951) 496-2452

Project Description:
The applicant requests approval of a land use permit to allow for the renewal of an existing T-Mobile Wireless telecommunications facility previously approved under under the currently valid (County File CDDP15-03042 expires: 3/18/2026). No modifications or changes are proposed with this application.

Project Location: (Address: 3700 BLACKHAWK PLAZA CIR, DANVILLE, CA 94506 465), (APN: 203780070)

Additional APNs: NA

General Plan Designation(s): MUM

Flood Hazard Areas: X

60-dBA Noise Control:

Sphere of Influence:

Sanitary District: CENTRAL SANITARY

Specific Plan:

Zoning District(s): "P-1, -CE"

AP Fault Zone:

MAC/TAC:

Fire District: SAN RAMON VLY FIRE

Housing Inventory Site: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee ($30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee ($57)	002606-9660-REV-000-5BHSDR| $5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
		Total:	**5587.00**	**5587.00**

CUP RENEWAL

T-Mobile®

SITE NUMBER: BA01270A
SITE NAME: PL270 BLACKHAWK PLAZA - C
SITE TYPE: BUILDING ROOFTOP

CITY: DANVILLE
COUNTY: CONTRA COSTA
JURISDICTION: COUNTY OF CONTRA COSTA

PROJECT SUMMARY

SITE ADDRESS:
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506

SITE COORDINATES & ELEVATION:
LAT: 37.801489°
LONG: −121.917114°
GROUND ELEVATION: 403'± AMSL

PROPERTY OWNER CONTACT:
BEHRING – HOFFMAN
EDUCATION INSTITUTE
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506

APPLICANT:
T–MOBILE WEST LLC
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520
T–MOBILE PROJECT MANAGER: BRANDON GEPHART
PROJECT MANAGER: ANGELINA BOURDAGE

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T–MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

ANTENNA AND RADIOS:
1. (9) (E) ANTENNAS
2. (6) (E) RADIOS/RRUs

EQUIPMENT CABINETS:
1. (1) (E) 200A PPC
2. (1) (E) CIENA ENCLOSURE
3. (1) (E) TELCO ENCLOSURE
4. (3) (E) EQUIPMENT CABINETS

RECEIVED on 8/19/2025 CDLP25-02029
By Contra Costa County
Department of Conservation and Development

CONSULTING TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: CRYSTAL SHEA
PHONE: (312) 758–7915
E–MAIL: cshea@networkconnex.com

SITE SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
ZONE CLASSIFICATION : P–1, CE
APN: 203–780–070

APPROVAL

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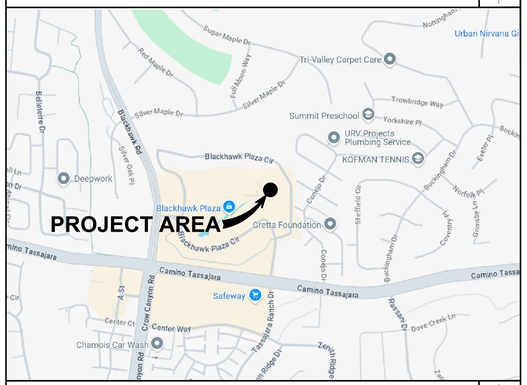
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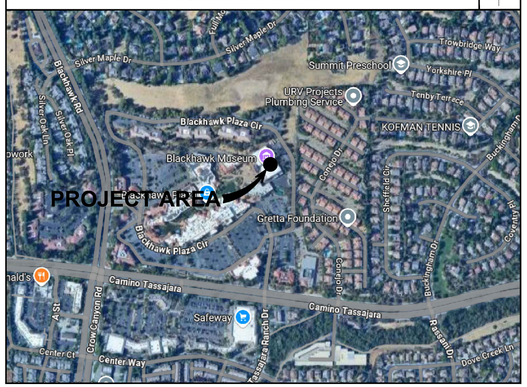
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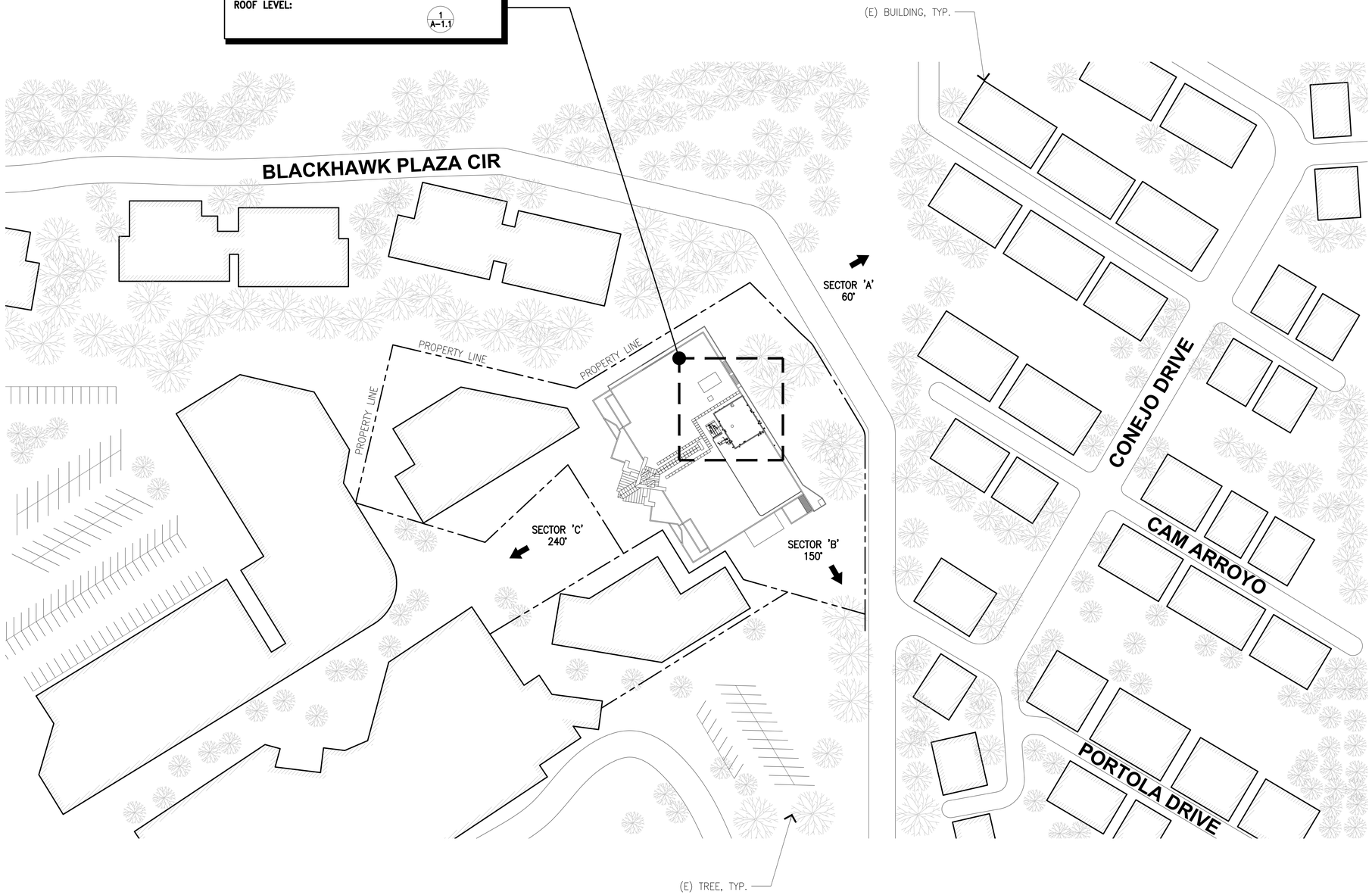
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LICENSURE:

SHEET TITLE:
TITLE SHEET

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	BA01270A

(E) T-MOBILE TELECOMMUNICATION FACILITY LOCATED AT ROOF LEVEL:
1
A-1.1



OVERALL SITE PLAN

SCALE: 1/64"=1'-0"

0 10' 50' 100'

1

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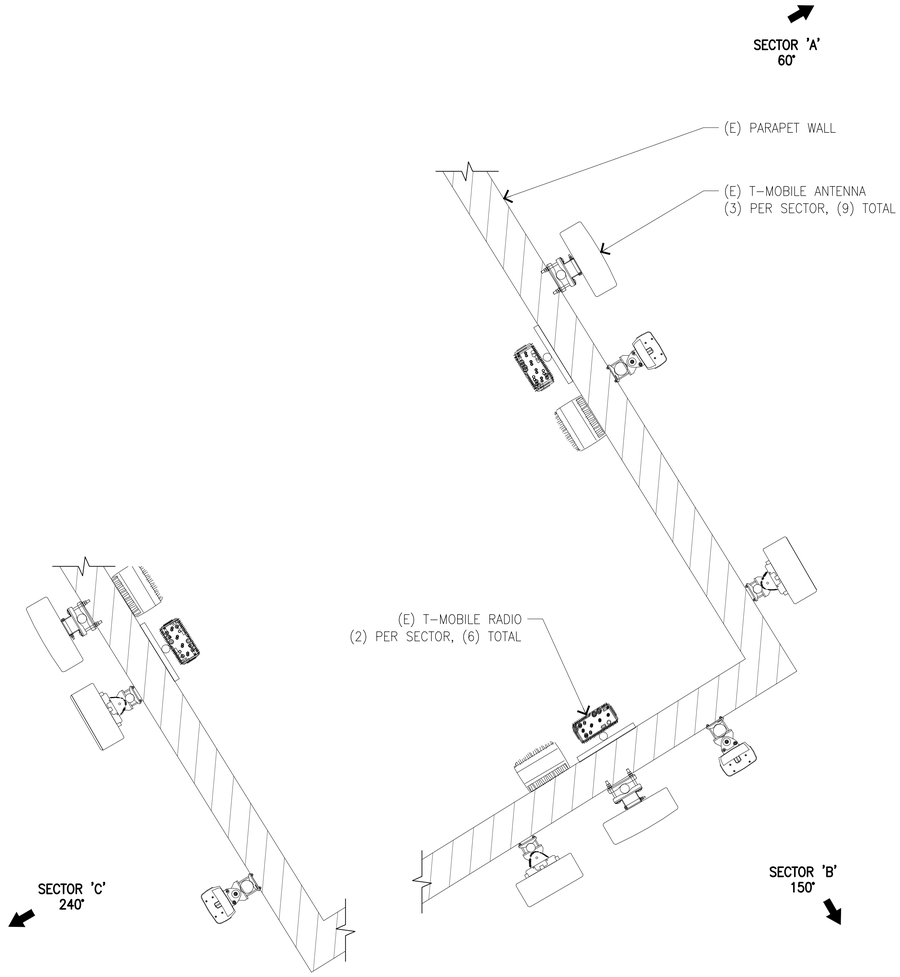
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OVERALL SITE PLAN

SHEET NUMBER: A-1

REVISION: 0

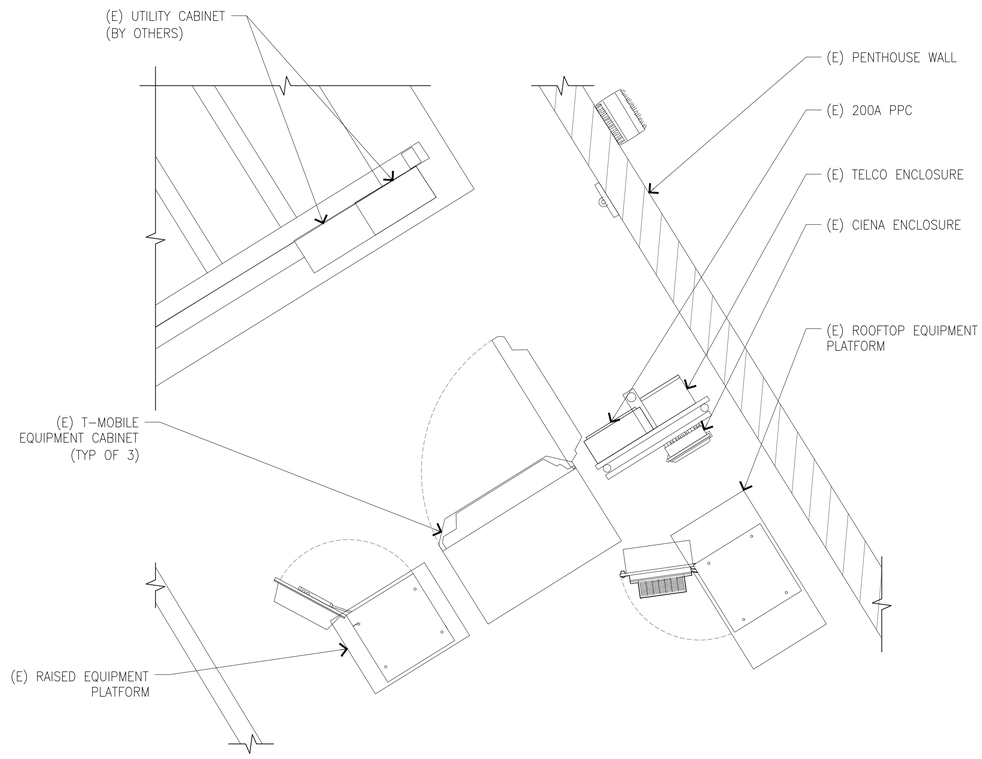
BA01270A



EXISTING RADIO LAYOUT PLAN

SCALE: 1/2"=1'-0" (0, 1', 2', 4')

1



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/2"=1'-0" (0, 1', 2', 4')

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RAR	SJ	SJ

LICENSURE:

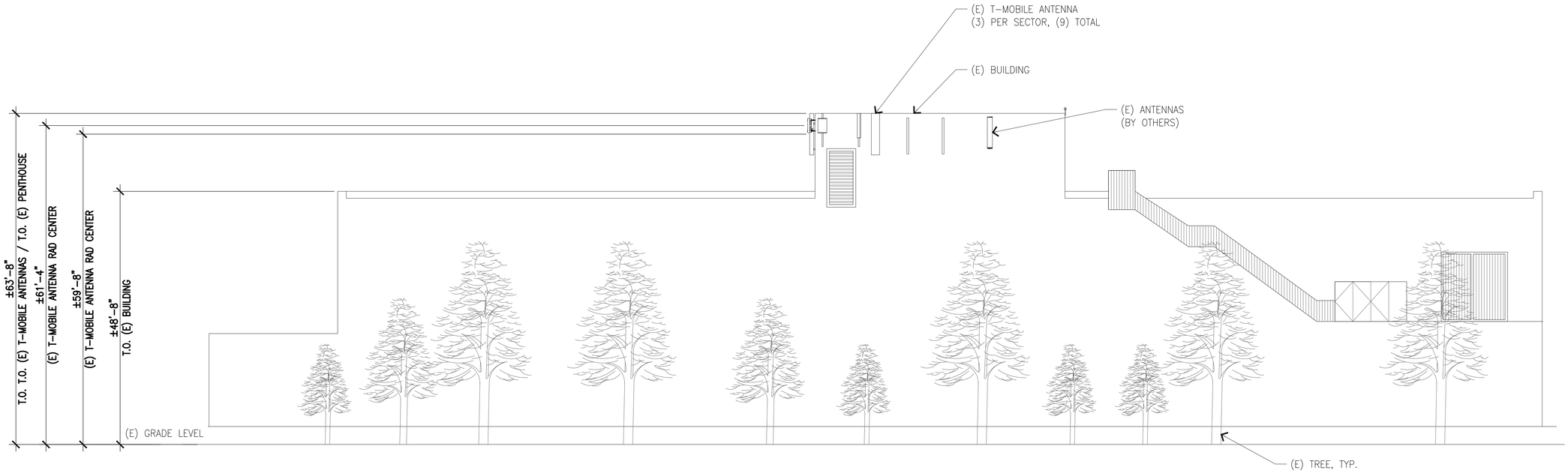
SHEET TITLE:

EXISTING ANTENNA
LAYOUT PLAN

SHEET NUMBER: A-2

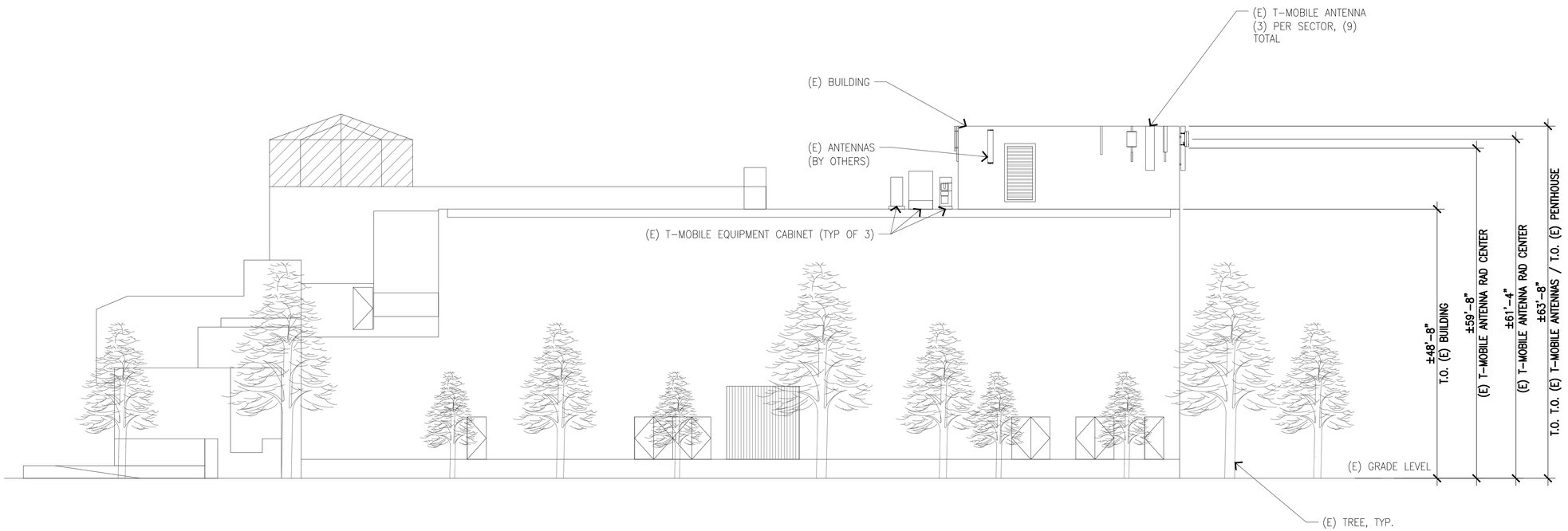
REVISION: 0

BA01270A



(E) EAST ELEVATION

SCALE: 3/32"=1'-0" | 0 2' 6' 10' 20' | 1



(E) SOUTH ELEVATION

SCALE: 3/32"=1'-0" | 0 2' 6' 10' 20' | 1

T-Mobile
Stick Together
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
BA01270A
PL270 BLACKHAWK PLAZA - C
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

06/20/25

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/19/25	90% ZD	RAR
0	06/20/25	100% ZD	RAR

PLANS PREPARED BY:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
RAR	SJ	SJ

LICENSURE:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:	REVISION:
A-3	0
	BA01270A

210

Aerial



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

- Unincorporated
- Board of Supervisors' Districts

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliar
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Censu

GP - MUM



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

- RM (Residential Medium Density) (7-17 du/na)
- MUM (Mixed-Use Medium) (30-75 du/na) (2.0 FAR)
- PS (Public and Semi-Public)
- Unincorporated
- Board of Supervisors' Districts

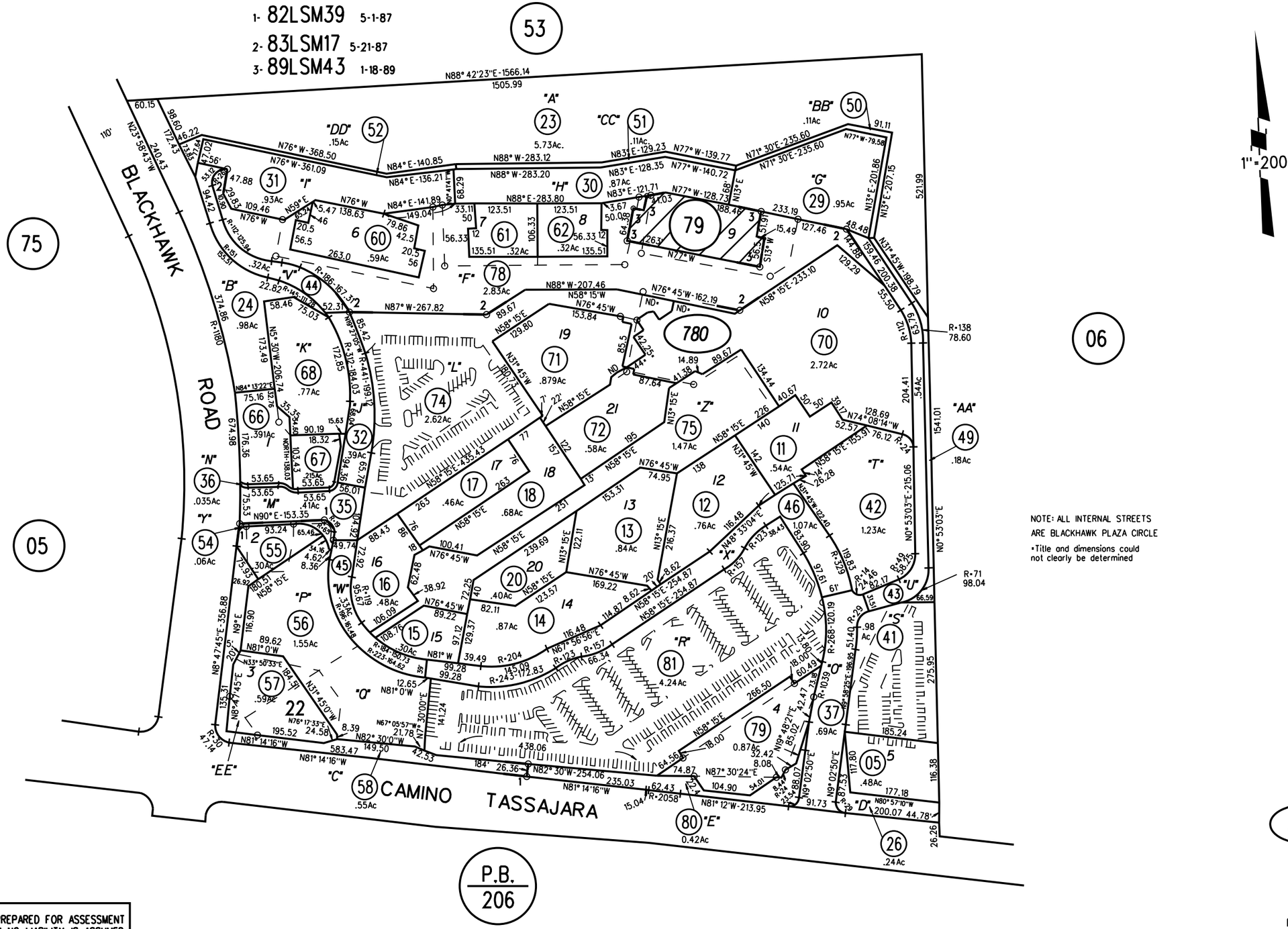
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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1987 ROLL- TRACT 6586 M.B. 304-17 CONDO.

1- 82LSM39 5-1-87
2- 83LSM17 5-21-87
3- 89LSM43 1-18-89



NOTE: ALL INTERNAL STREETS ARE BLACKHAWK PLAZA CIRCLE

*Title and dimensions could not clearly be determined

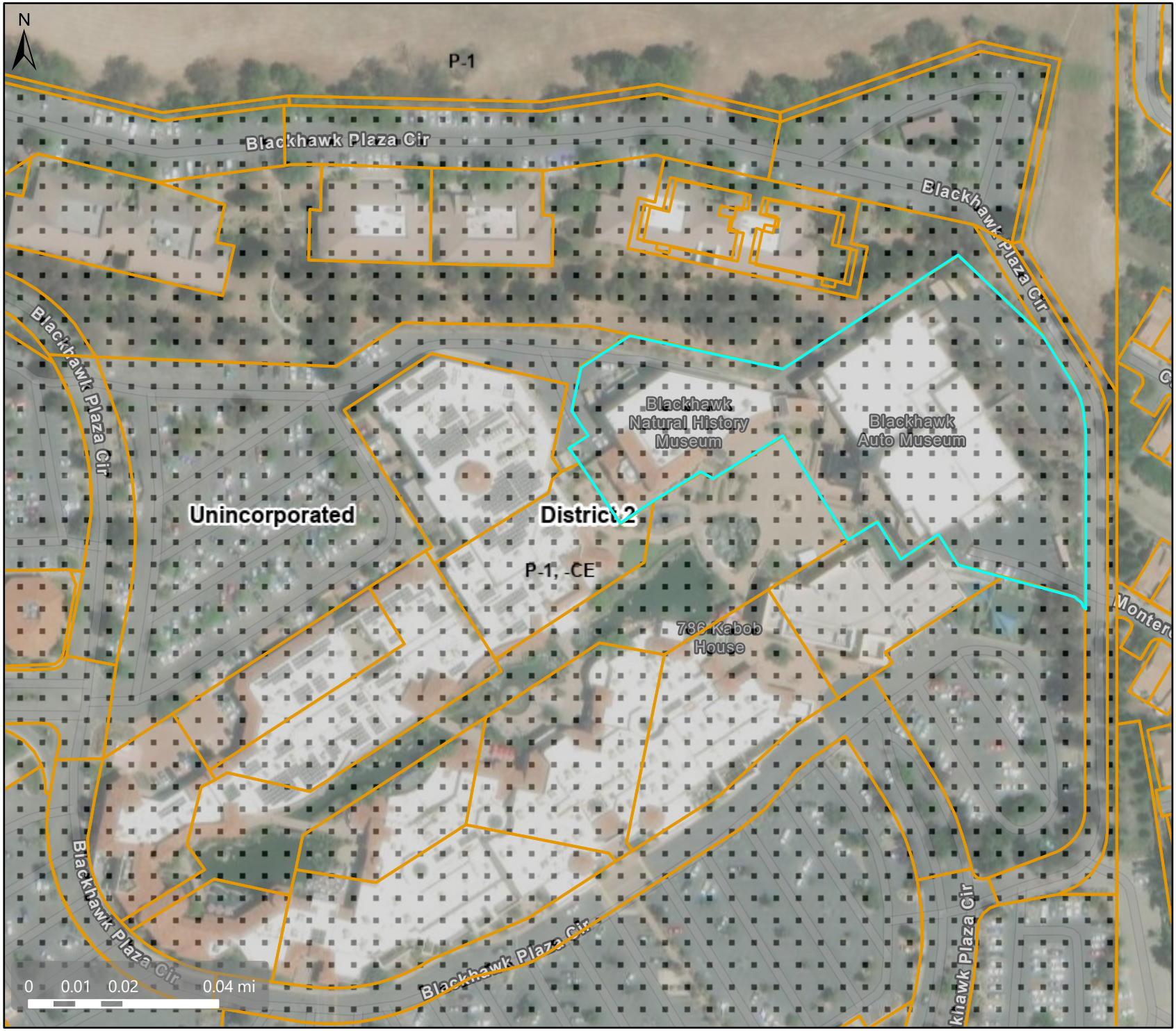
780

3/4/20

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

FM. 203-5 3-14-87
ASSESSOR'S MAP
BOOK 203 PAGE 78
CONTRA COSTA COUNTY, C 213

Zoning - P-1, -CE



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- P-1 (Planned Unit)
- P-1, -CE (Cannabis Exclusion Combining District)
- Unincorporated
- Board of Supervisors' Districts

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Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Censu

San Ramon Valley Fire Protection District
Community Risk Reduction Division
2401 Crow Canyon Road, Suite A
San Ramon, CA 94583

phone: 925.838.6600 **web:** www.firedepartment.org

Tuesday, August 26, 2025

Hello Chloe Partain,

The Fire District has reviewed the Planning Application for the below noted address. Based upon the information provided, comments and requirements have been made as conditions of approval.

If during the course of the entitlement process the project changes, additional requirements may apply. Thank you for the opportunity to comment on the project. Please feel free to contact me directly with any questions or concerns.

PROJECT:	CDLP25-02029
ADDRESS:	3700 BLACKHAWK PLAZA CIR (203780070)
APPLICATION TITLE:	Planning and Site Development Review
PROJECT NUMBER:	1843601

Roy Wendel
Fire Marshal
rwendel@srvfire.ca.gov
925.838.6687

Planning Comments

Open Issues: 1

PLANNING

General Issues

1. No Comment

Roy Wendel 8/26/25 5:50 AM	The San Ramon Valley Fire Protection District has reviewed the his application and has no comments.

From: ForwardPlanning
To: Khanlai Chanthavee
Cc: Chloe Partain
Subject: RE: Khanlai Chanthavee shared "CDLP25-02029 ACR" with you
Date: Tuesday, September 9, 2025 08:03:27 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png

This Message Is From an External Sender
This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

Report Suspicious

Good morning,

Central San has reviewed the below proposed project plans for 3700 Blackhawk Plaza Circle, Danville and has no comments.

Thank you,

Michelle Peon Del Valle
Engineering Assistant
Phone: 925-229-7355
Email: mpeondelvalle@centralsan.org
5019 Imhoff Place, Martinez, CA 94553

From: Khanlai Chanthavee <khanlai.chanthavee@dcd.cccounty.us>
Sent: Wednesday, August 20, 2025 7:20 AM
To: ForwardPlanning <forwardplanning@centralsan.org>
Subject: Khanlai Chanthavee shared "CDLP25-02029 ACR" with you

Khanlai Chanthavee shared a file with you

County File No. CDLP25-02029 Agency Comment Request



CDLP25-02029 ACR



This link only works for the direct recipients of this message.

Open

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RECEIVED on 12/17/2025 CDLP25-02029
By Contra Costa County
Department of Conservation and Development

Construction Form

NETWORK CONNEX
Building Critical Connections

Project:

Site ID: BA01270A

Date: 08/01/2025

Candidate Name:	Blackhawk Plaza
Site Type:	Rooftop
Structure Type:	Rooftop Structure
Latitude:	37.80148900
Longitude:	-121.91711400
Street Address:	3700 Blackhawk Plaza Circle
City/State/Zip:	Danville,CA,94506
Access:	Requirements: 24/7 Access. Gate locked at all times. Supra lock box attached to access gate, key required: Key inside Supra lock box code 108 or request access from building maintenance to open rooftop access gate Directions to Cabinets: From the Blackhawk Plaza Shopping Center and go straight and Automotive Museum is on the Right. You have to turn Right around the back of the museum (behind the loading docks). Access to the roof is via the stairs at the back of the building. Contact Info: Primary POC Terry L. Thompson (925)736-2277 x237 www.BlackhawkMuseum.org Additional POC: Gaby Casillas- on site at museum gcasillasvilla@blackhawkmuseum.org 925.339.8264 Jeff Behring- off site not at museum jeff@wineforwheels.org 925.890.9883

Site Visit By:	Stefanie Godfrey
Configuration:	Terry L. Thompson (925)736-2277 x237 www.BlackhawkMuseum.org
Safety Issues:	No
Quality Issues:	No
General Site Visit Notes:	Requirements: 24/7 Access. Gate locked at all times. Supra lock box attached to access gate, key required: Key inside Supra lock box code 108 or request access from building maintenance to open rooftop access gate


Thursday, May 29, 2025
9:40:01am
9:40:01 EST


Thursday, May 29, 2025
9:40:04am
9:40:04 EST





PPC-6131-6160


IN CASE OF EMERGENCY CALL
Thursday, May 29, 2025
9:48:09am
9:48:09 EST

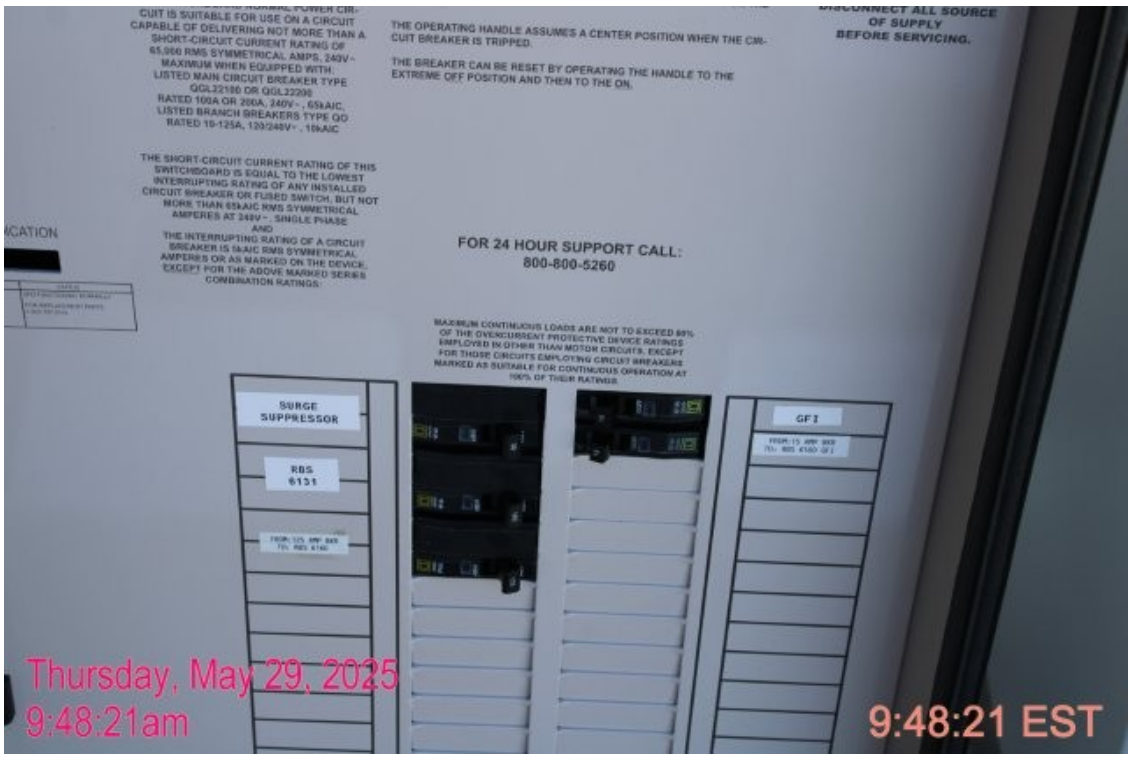

DANGER
HIGH VOLTAGE
Thursday, May 29, 2025
9:48:12am
9:48:12 EST


DANGER
PELIGRO
Vision
LTE
MSF Data Services, Inc.
(800) 890-6889
10808809
Thursday, May 29, 2025
9:48:13am
9:48:13 EST


VERTIV
XTE Enclosure
NORMAL AC POWER
ON
OFF
GENERATOR POWER
DISCONNECT
DISCONNECT
Thursday, May 29, 2025
9:48:20am
9:48:20 EST

200A

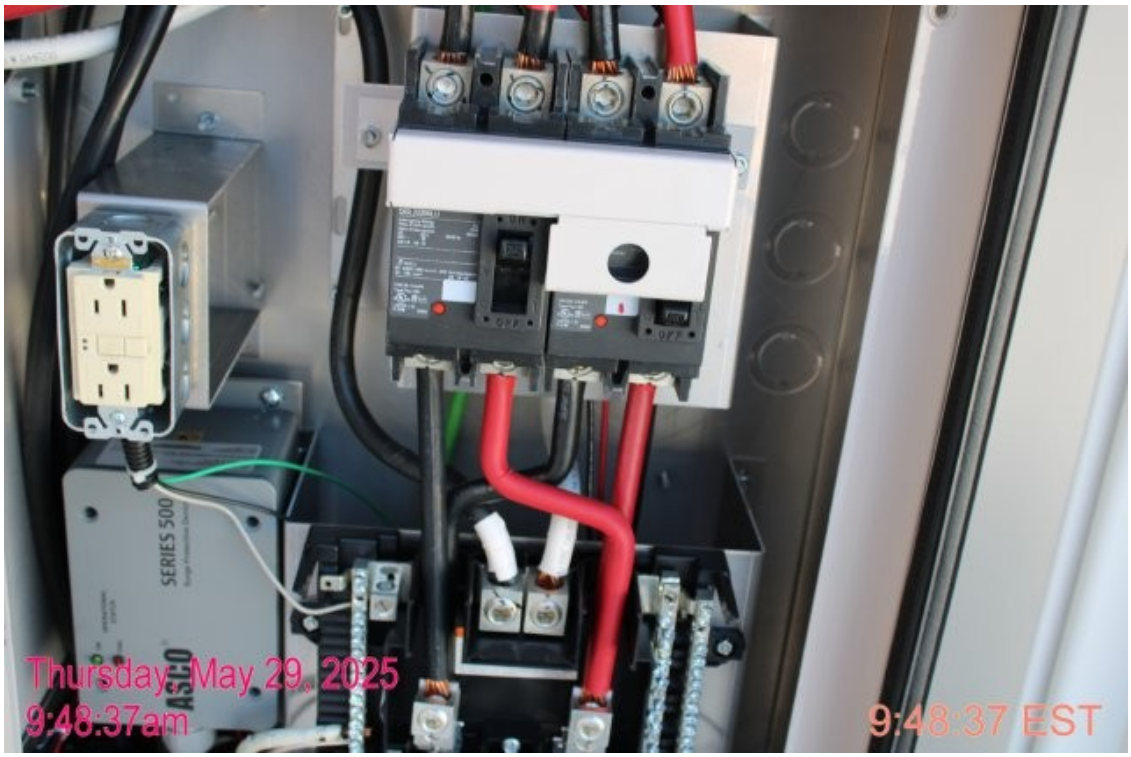

SUITABLE FOR USE AS SERVICE EQUIPMENT
RAINPROOF TYPE 3R
NORMAL AC POWER
DISCONNECT
ON
OFF
GENERATOR POWER
DISCONNECT
ELECTRICAL RATING 120/240 VOLTS ~ SINGLE PHASE 60HZ
A.C. POWER
GENERATOR POWER
200 A
100 A
200 A
100 A
THIS SWITCHBOARD GENERATOR POWER CIRCUIT IS SUITABLE FOR USE ON A CIRCUIT CAPABLE OF DELIVERING NOT MORE THAN A SHORT-CIRCUIT CURRENT RATING OF 10,000 RMS SYMMETRICAL AMPS, 240V~ MAXIMUM
THIS SWITCHBOARD NORMAL POWER CIRCUIT IS SUITABLE FOR USE ON A CIRCUIT CAPABLE OF DELIVERING NOT MORE THAN A SHORT-CIRCUIT CURRENT RATING OF 10,000 RMS SYMMETRICAL AMPS, 240V~ MAXIMUM WHEN EQUIPPED WITH: LISTED MAIN CIRCUIT BREAKER TYPE QBL22100 OR QBL22200 RATED 100A OR 200A, 240V~, 10kAIC LISTED BRANCH BREAKERS TYPE QO RATED 10-100A, 120/240V~, 10kAIC
THIS SWITCHBOARD NORMAL POWER CIRCUIT IS SUITABLE FOR USE ON A CIRCUIT CAPABLE OF DELIVERING NOT MORE THAN
MAXIMUM WHEN EQUIPPED WITH:
LISTED MAIN CIRCUIT BREAKER TYPE
OR QDL22200
OR 200A, 240V~, 25kAIC, LISTED BRANCH BREAKERS TYPE QO
MECHANICAL INTERLOCK
THE SLIDE BAR MECHANICAL INTERLOCK TRANSFERS NORMAL POWER TO GENERATOR POWER.
THE SLIDE BAR MECHANICAL INTERLOCK PROHIBITS BOTH POWER SOURCES FROM BEING IN THE ON POSITION SIMULTANEOUSLY.
TO TRANSFER FROM ONE POWER SOURCE TO THE OTHER POWER SOURCE, SWITCH ONE BREAKER TO THE OFF POSITION, SLIDE THE MECHANICAL INTERLOCK TO THE OPPOSITE SIDE AND SWITCH THE BREAKER TO THE ON POSITION.
PUSH - TO - TRIP
A RED PUSH - TO - TRIP BUTTON PROVIDES A MEANS TO MECHANICALLY
DANGER
HAZARD OF ELECTRICAL ARC FLASH OR SHOCK. TURN OFF POWER SUPPLYING THIS EQUIPMENT BEFORE WORKING INSIDE.
CAUTION!
RISK OF ELECTRICAL SHOCK. BOTH ENDS OF DISCONNECTING MEANS MAY BE ENERGIZED. TEST BEFORE TOUCHING.
THIS SWITCHBOARD MAY CONTAIN AN OPTIONAL TAP ON THE SERVICE SIDE OF THE MAIN POWER DISCONNECT FOR REMOTE MONITORING OF NORMAL AND/OR GENERATOR POWER. DISCONNECT MONITORING CIRCUIT BEFORE SERVICING.
VERIFY PIN OUT OF GENERATOR INLET BEFORE CONNECTING GENERATOR POWER.
WARNING
TO REDUCE THE
ELECTRICAL SHOCK OR
Thursday, May 29, 2025
9:48:21am
9:48:21 EST

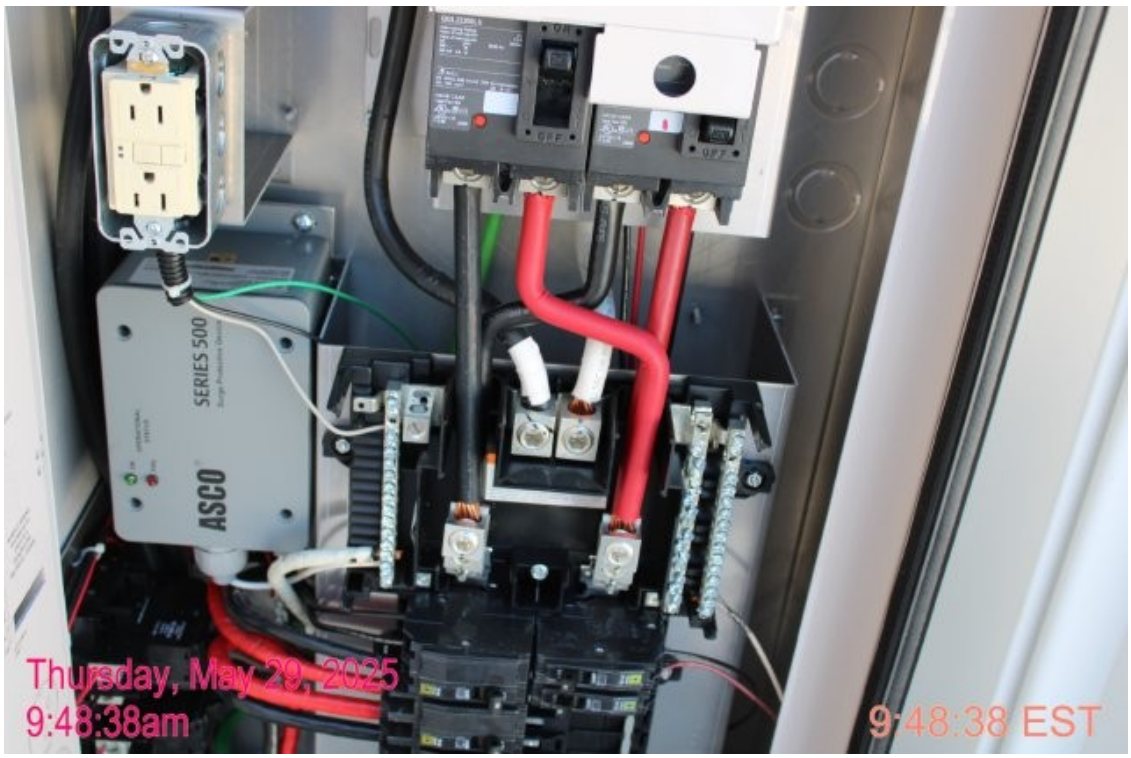

CUIT IS SUITABLE FOR USE ON A CIRCUIT CAPABLE OF DELIVERING NOT MORE THAN A SHORT-CIRCUIT CURRENT RATING OF 65,000 RMS SYMMETRICAL AMPS, 240V~ MAXIMUM WHEN EQUIPPED WITH: LISTED MAIN CIRCUIT BREAKER TYPE QGL32100 OR QGL22200 RATED 100A OR 200A, 240V~, 65kAIC, LISTED BRANCH BREAKERS TYPE QO RATED 10-125A, 120/240V~, 10kAIC
THE SHORT-CIRCUIT CURRENT RATING OF THIS SWITCHBOARD IS EQUAL TO THE LOWEST INTERRUPTING RATING OF ANY INSTALLED CIRCUIT BREAKER OR FUSED SWITCH, BUT NOT MORE THAN 65kAIC RMS SYMMETRICAL AMPERES AT 240V~, SINGLE PHASE AND
THE INTERRUPTING RATING OF A CIRCUIT BREAKER IS 5kAIC RMS SYMMETRICAL AMPERES OR AS MARKED ON THE DEVICE, EXCEPT FOR THE ABOVE MARKED SERIES COMBINATION RATINGS.
THE OPERATING HANDLE ASSUMES A CENTER POSITION WHEN THE CIRCUIT BREAKER IS TRIPPED.
THE BREAKER CAN BE RESET BY OPERATING THE HANDLE TO THE EXTREME OFF POSITION AND THEN TO THE ON.
OF SUPPLY
BEFORE SERVICING.
FOR 24 HOUR SUPPORT CALL:
800-800-5260
MAXIMUM CONTINUOUS LOADS ARE NOT TO EXCEED 80% OF THE OVERCURRENT PROTECTIVE DEVICE RATINGS EMPLOYED IN OTHER THAN MOTOR CIRCUITS, EXCEPT FOR THOSE CIRCUITS EMPLOYING CIRCUIT BREAKERS MARKED AS SUITABLE FOR CONTINUOUS OPERATION AT 100% OF THEIR RATINGS.
SURGE SUPPRESSOR
RBS 6131
GFI
Thursday, May 29, 2025
9:48:21am
9:48:21 EST

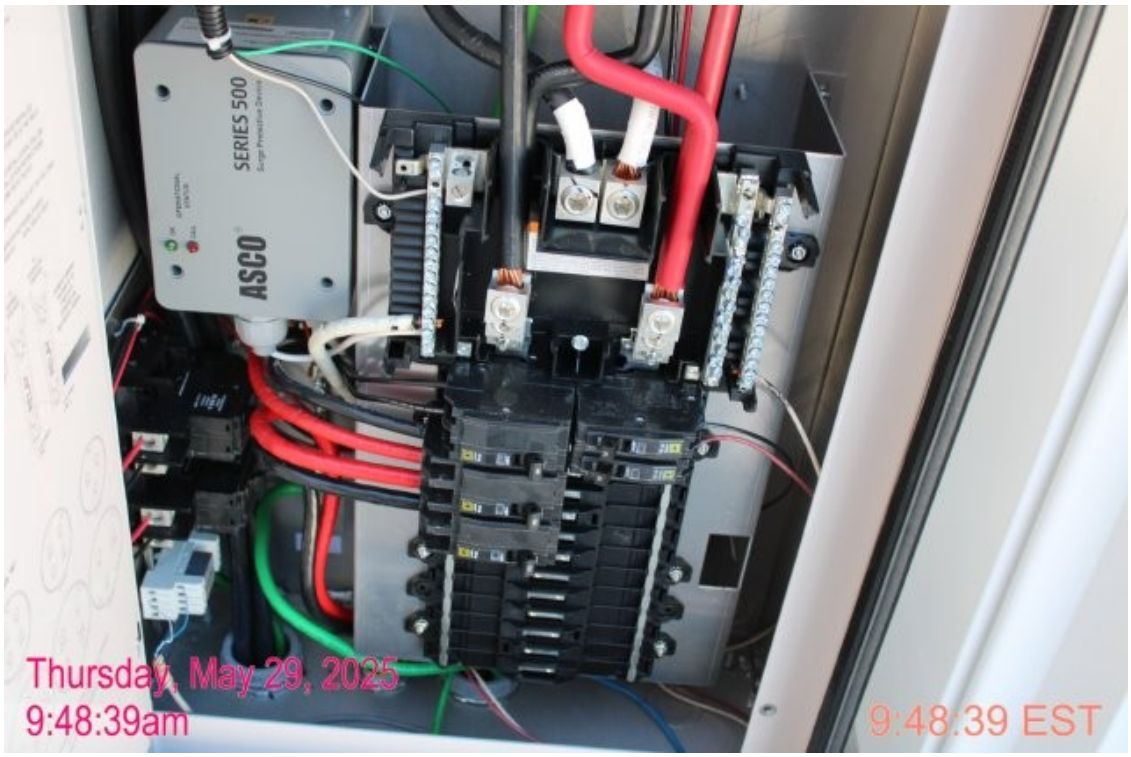
Breakers


Thursday, May 29, 2025
9:48:36am
9:48:36 EST


Thursday, May 29, 2025
9:48:37am
9:48:37 EST


SERIES 500
ASCO
Thursday, May 29, 2025
9:48:37am
9:48:37 EST

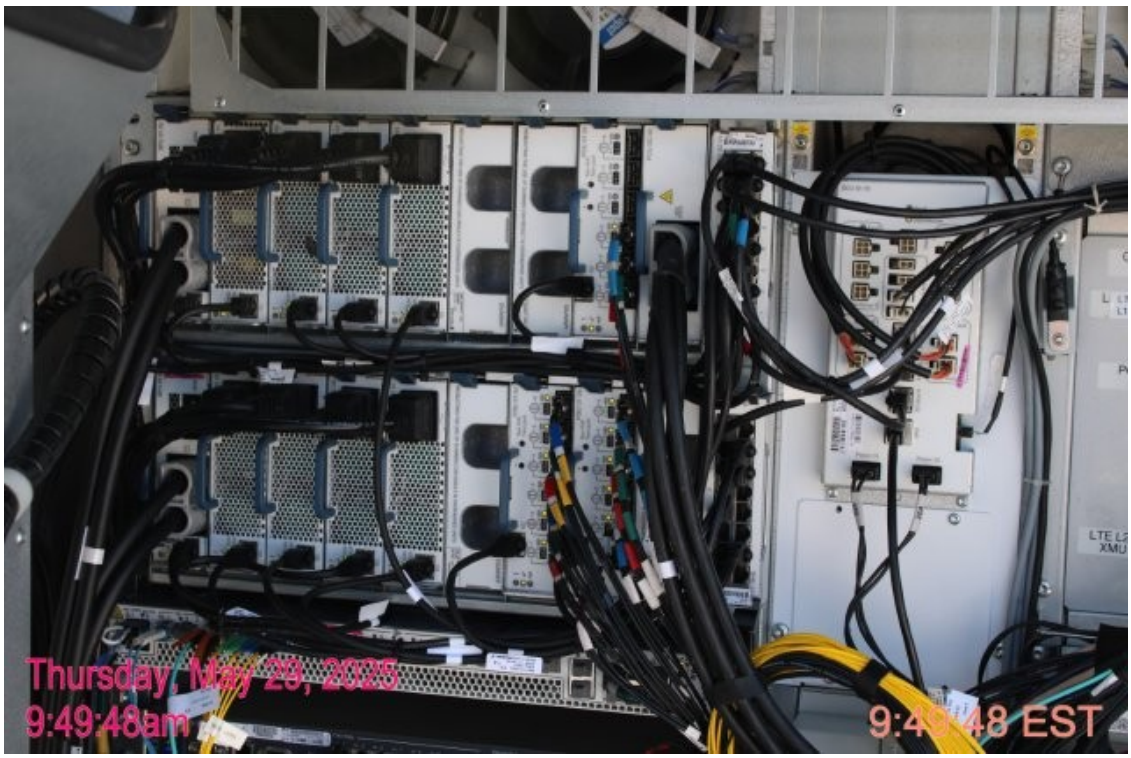

SERIES 500
ASCO
Thursday, May 29, 2025
9:48:38am
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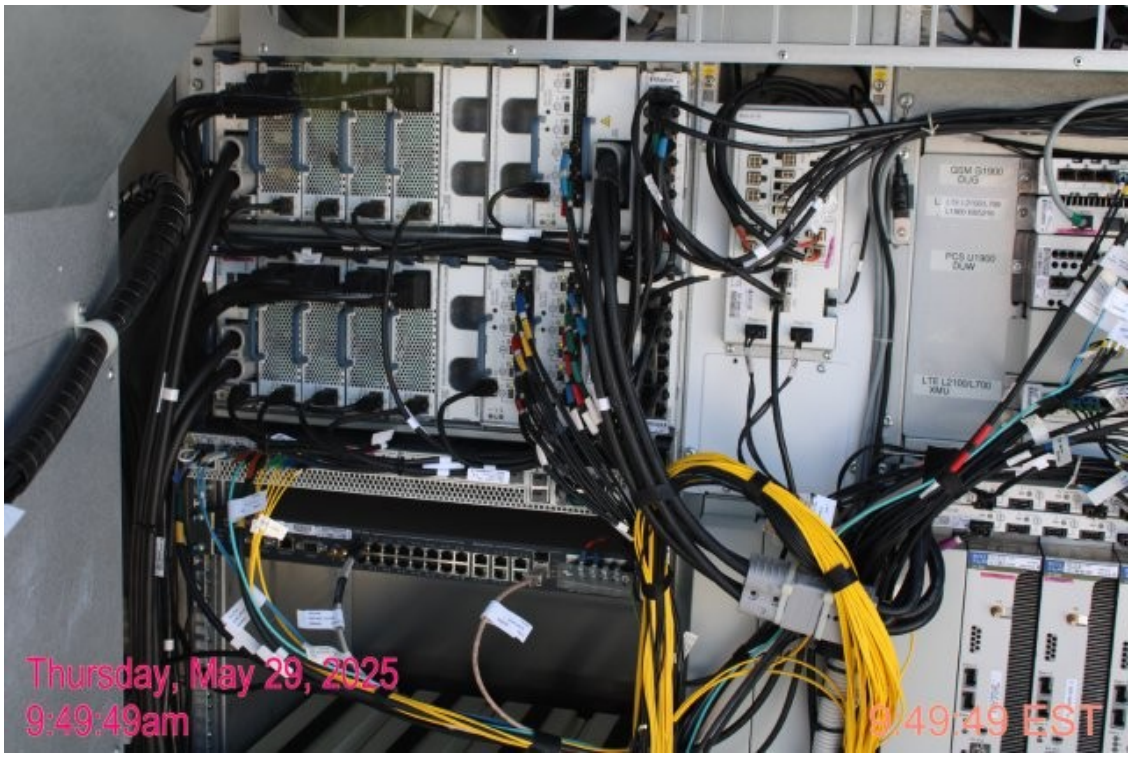

SERIES 500
ASCO
Thursday, May 29, 2025
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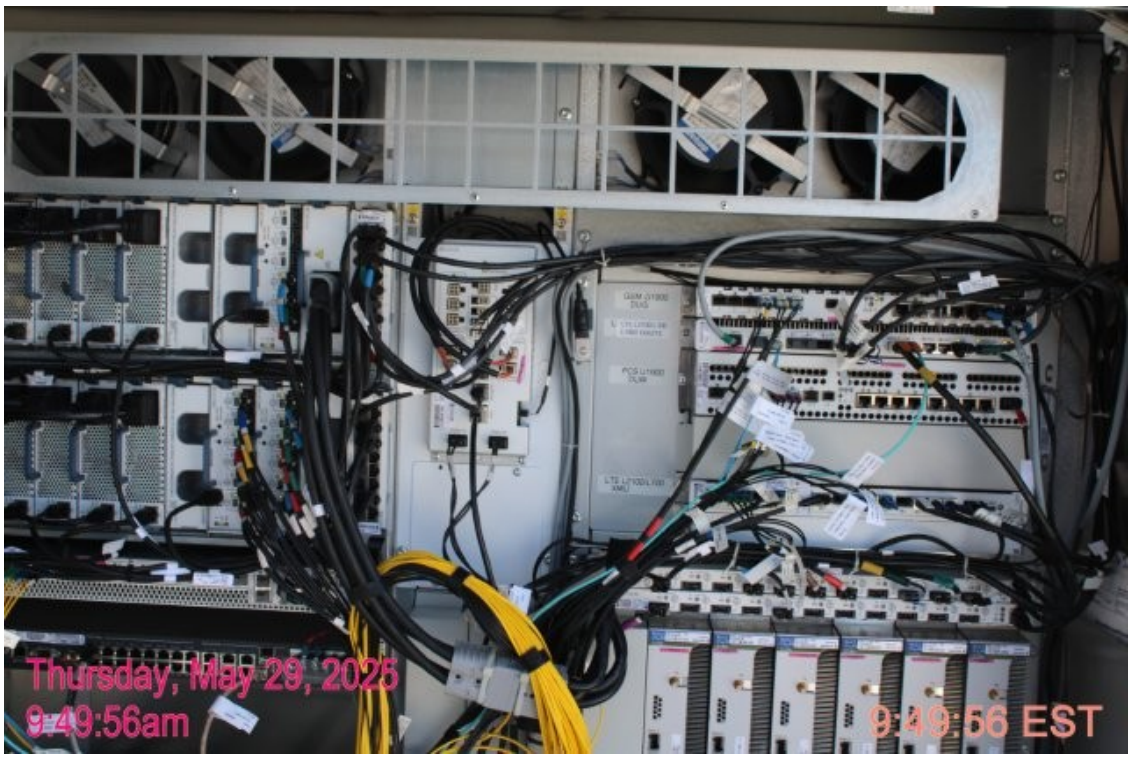

Thursday, May 29, 2025
9:49:47am
9:49:47 EST

inside 6131


Thursday, May 29, 2025
9:49:48am
9:49:48 EST


Thursday, May 29, 2025
9:49:48am
9:49:48 EST


Thursday, May 29, 2025
9:49:49am
9:49:49 EST


Thursday, May 29, 2025
9:49:56am
9:49:56 EST


Thursday, May 29, 2025
9:49:56am
9:49:56 EST


Thursday, May 29, 2025
9:49:57am
9:49:57 EST


Thursday, May 29, 2025
9:50:25am
9:50:25 EST


BATT 12
BATT 11
BATT 10
BATT 9
NorthStar
Thursday, May 29, 2025
9:50:26am
9:50:26 EST


NorthStar
Thursday, May 29, 2025
9:50:27am
9:50:27 EST


Thursday, May 29, 2025
9:50:27am
9:50:27 EST


Thursday, May 29, 2025
9:50:48am
9:50:48 EST


Thursday, May 29, 2025
9:50:50am
9:50:50 EST


Thursday, May 29, 2025
9:50:54am
9:50:54 EST


Thursday, May 29, 2025
9:50:55am
9:50:55 EST

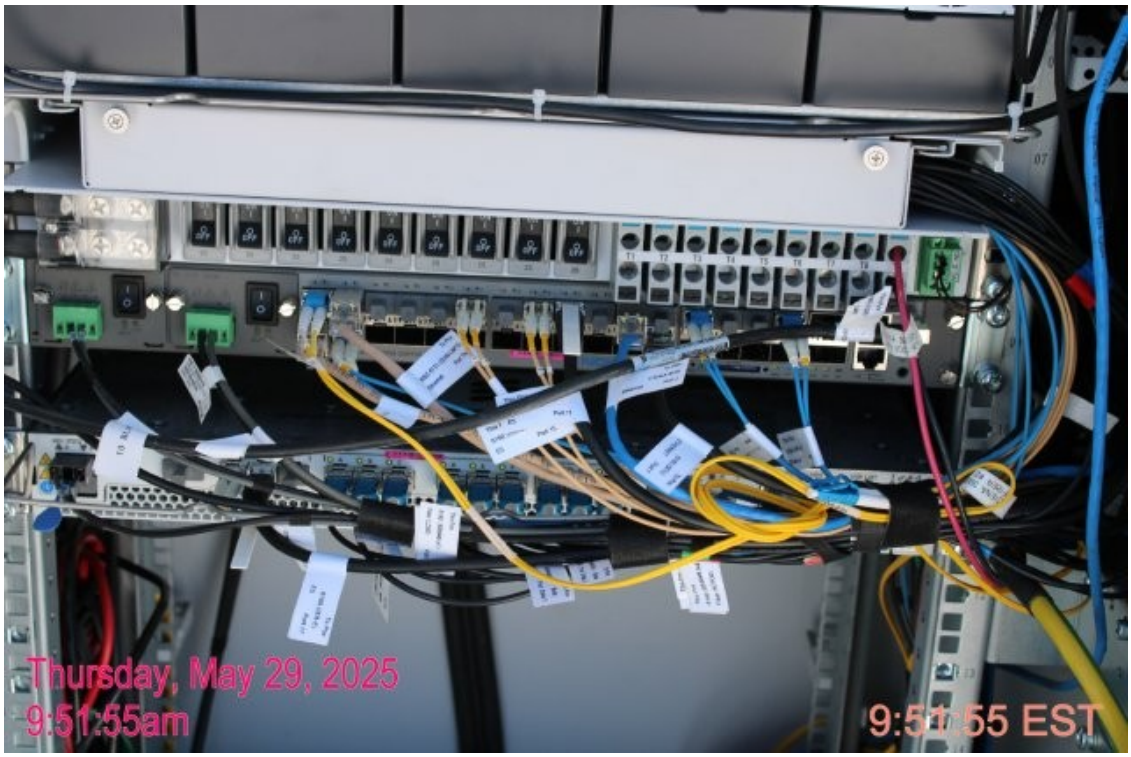

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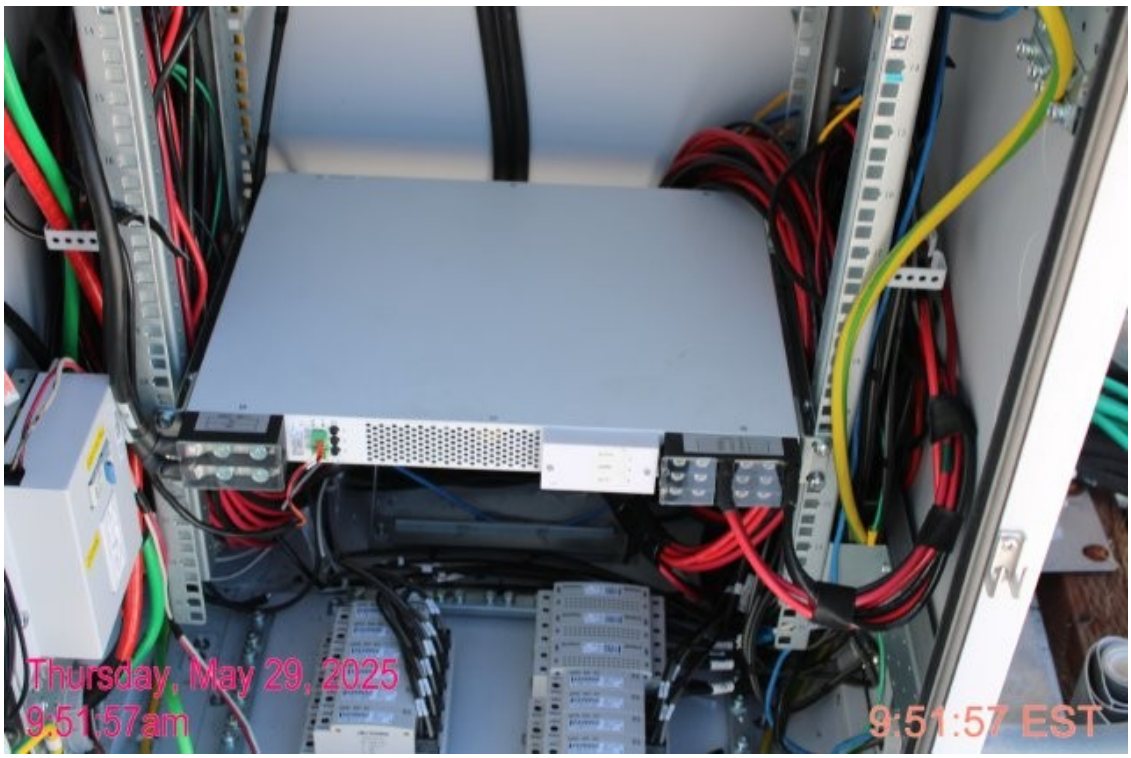

BA01270A
GAMMA
AZM 240
MTILT 0
RAD 56
ETILT 0
POS 1
Thursday, May 29, 2025
9:50:59am
9:50:59 EST


Thursday, May 29, 2025
9:51:03am
9:51:03 EST

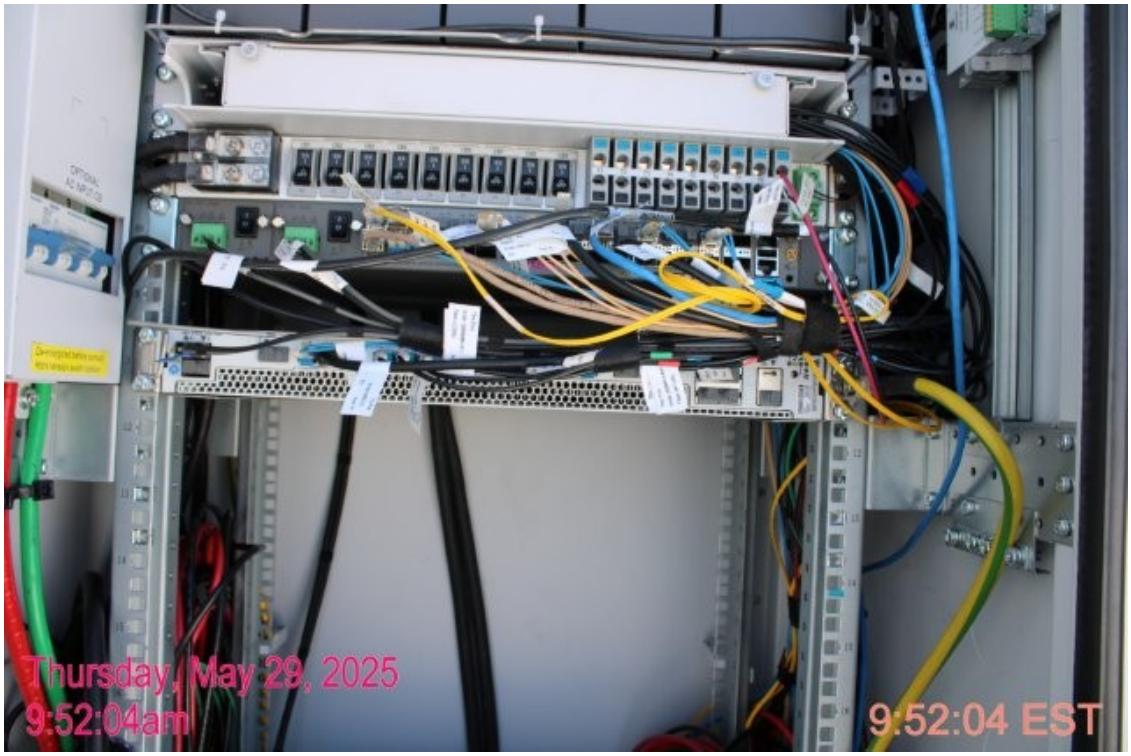

AC Interface
Thursday, May 29, 2025
9:51:49am
9:51:49 EST

inside 6160


Thursday, May 29, 2025
9:51:55am
9:51:55 EST

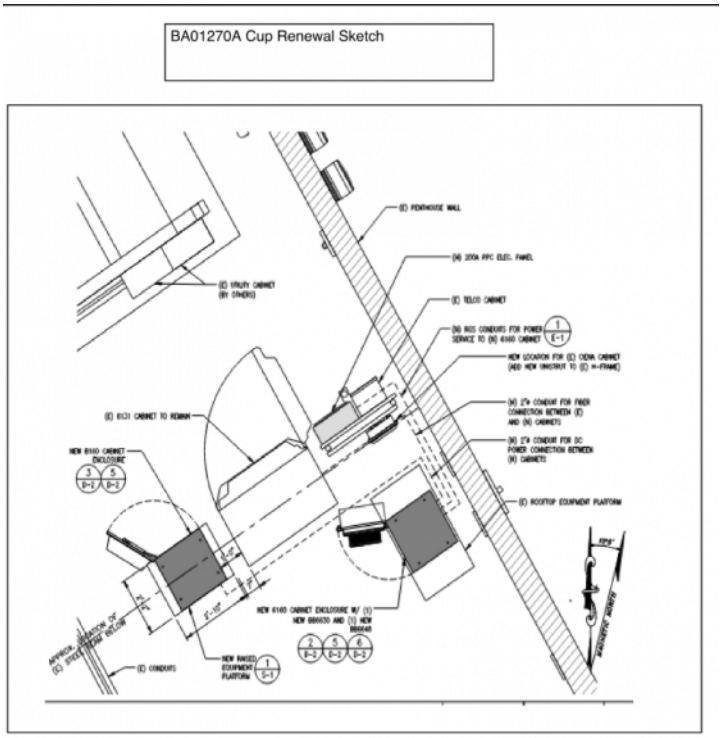

Thursday, May 29, 2025
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9:51:57 EST


Thursday, May 29, 2025
9:52:00am
9:52:00 EST

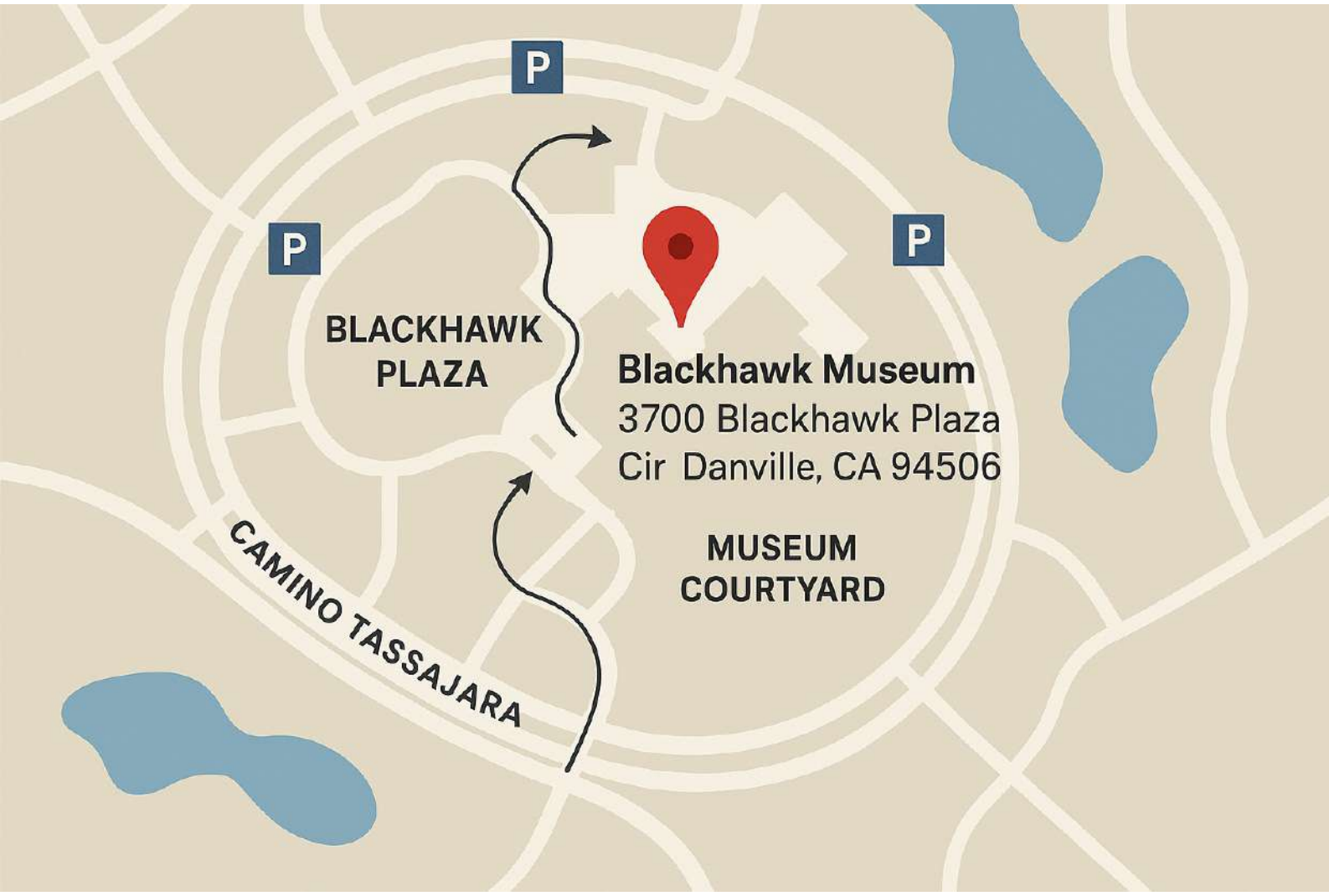

Thursday, May 29, 2025
9:52:04am
9:52:04 EST


Thursday, May 29, 2025
9:52:50am
9:52:50 EST


Thursday, May 29, 2025
9:52:52am
9:52:52 EST



Site Sketch


P
P
P
BLACKHAWK
PLAZA
Blackhawk Museum
3700 Blackhawk Plaza
Cir Danville, CA 94506
MUSEUM
COURTYARD
CAMINO TASSAJARA

File #: 26-610 **Agenda Date:** 2/18/2026 **Agenda #:** 2e.

STAFF REPORT

Agenda Item #_____

Project Title:	Land Use Permit Renewal for Continued Operation of an Existing T-Mobile Wireless Telecommunications Facility
County File:	Land Use Permit CDLP25-02030
Applicant/Owner:	Isabel Chavez, Network Connex for T-Mobile (Applicant) / Pacific Gas & Electric (PG&E) Company and Lauren Harris (Owners)
Zoning/General Plan:	P-1 Planned-Unit District / RM Residential Medium Density
Site Address/Location:	Located on a transmission tower in a PG&E easement on a property located at 111 Manor Drive, Bay Point (Assessor's Parcel Number: 093-072-004)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption - Class 1: CEQA Guidelines Section 15301(b), Existing Facilities
Project Planner:	Allison Seoane, Project Planner (925) 655-2871 Allison.Seoane@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

A request for approval of a Land Use Permit and Development Plan combination to renew active Land Use Permit CDLP15-02053 for the continued operation of an existing T-Mobile wireless telecommunications facility and a deviation for a 4-foot, 4-inch rear yard (where 15-feet is the minimum required) to allow the existing ground level equipment area to remain in its current location. No modifications to the wireless facility are proposed.



II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

A. FIND that the project is categorically exempt from CEQA under Section 15301(b) of the CEQA Guidelines.

B. APPROVE Land Use Permit CDLP25-02030, based on the attached findings and subject to the attached conditions of approval.

C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

A. General Plan: RM Residential Medium Density.

B. Zoning: Bay Point P-1 Planned-Unit District.

C. California Environmental Quality Act (CEQA) Compliance: Categorical Exemption - CEQA Guidelines, Section 15301(b), Existing Facilities, Class 1 exemption for existing facilities of investor-owned utilities providing electrical, gas, sewage, and other utility services.

D. Previous Applications:

1. CDLP00-02087: A Land Use Permit for Metricom/Whalen and Company to establish a wireless telecommunications facility on an existing PG&E tower was approved by the Zoning Administrator on November 27, 2000, for a time period of 10-years to November 27, 2010.

2. CDLP12-02063: A Land Use Permit to renew and modify the expired Land Use Permit under CDLP00-02087 for the former Metricom/Whalen and Company, now Metro PCS, wireless telecommunications facility was approved by the Zoning Administrator on October 15, 2012, for a time period of 10-years to October 15, 2022.

3. CDCV13-00007: An approved 3-year Compliance Review of Land Use Permit CDLP12-02063.

4. CDLP13-02119: A Land Use Permit to modify the Metro PCS wireless telecommunications facility was withdrawn on February 26, 2016.

5. CDLP15-02053: A Land Use Permit to modify the former Metro PCS, now T-Mobile, wireless telecommunications facility was approved by the Zoning Administrator on April 18, 2016, for a time period of 10-years to April 18, 2026.

6. CDWM20-00023: A Wireless Minor Alteration Permit for non-substantial modifications of the T-Mobile wireless telecommunications facility approved on January 6, 2021.

IV. SITE/AREA DESCRIPTION

The project site is located at 111 Manor Drive in the Bay Point area of unincorporated Contra Costa County. The subject T-Mobile wireless telecommunications facility is located within a 40-foot-wide Pacific Gas and Electric Company (PG&E) right-of-way easement that spans several rear yards along the south and east sides of Manor Drive.

This property is in a residential area of Bay Point surrounded by other properties that are predominantly residential, with some mixed-uses in the vicinity off of the nearby Willow Pass Road. The parcel contains a single-family residence, with the PG&E transmission tower located in the rear yard on the southeast side of the property. The T-Mobile facility includes two antenna areas, both located on the PG&E tower, one 76-feet above the ground and the other 42-feet, and a 160 square-foot ground level equipment area at the foot of the tower enclosed with 6-foot-tall solid board fencing.

V. PROJECT DESCRIPTION

This is a request for Land Use Permit renewal to allow the continued operation of a T-Mobile wireless telecommunications facility that had been operating under Land Use Permit CDLP15-02053 that is set to expire on April 18, 2026, and a development Plan with a deviation for a 4-foot, 4-inch rear yard (where 15-feet is the minimum required) to allow the existing ground level equipment area to remain in its current location. As shown in Attachment C, the facility consists of two antenna areas attached to the PG&E tower containing six antennas (three per antenna area), three TMAs (one per antenna area), and six diplexers (two per antenna area), and the ground level equipment area is a 160 square-foot fenced-in lease area that includes: three cabinets, one telco box, one ciena unit, two tech LED lights, conduit stub ups, one meter, one PPC, one emergency disconnect switch, and one GPS antenna. The facility's utilities run from Manor Drive through a 2-foot-wide easement along the south side of the property to the equipment area.

VI. AGENCY COMMENTS

An Agency Comment Request packet was sent on August 19, 2025, to a number of public agencies, including the Building Inspection Division, the East Contra Costa County Habitat Conservancy <https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cocohcp.org%2F&data=04%7C01%7CDominique.Vogelpohl%40dcd.cccounty.us%

A. Golden State Water Company: On August 20, 2025, the Golden State Water Company (GSWC) submitted an Agency Comment Request form stating that the applicant must apply directly with GSWC for water service.

B. East Contra Costa County Habitat Conservancy <https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cocohcp.org%

: On September 8, 2025, HCP/NCCP Staff submitted an email stating that the project is not subject to the County's HCP/NCCP Ordinance, and as such, staff had no comments on the project.

C. Contra Costa County Fire Protection District: On September 15, 2025, the Fire Protection District submitted an Agency Comment Request form stating that it had no comments on the project.

This application was forwarded to the Bay Point Municipal Advisory Council (MAC) for comments, but to this date, no comments have been received. As this project is bound by the shot clock established by the Federal Communications Commission (FCC), staff has scheduled the project for hearing without MAC comments. However, the Bay Point MAC will receive the public hearing notice and will be able to present any concerns that the MAC may have to the Zoning Administrator. Please note, the Bay Point MAC did not comment when the facility was modified in 2015, but they did recommend approval when it was modified in 2012 and when this facility was first established in 2000.

VII. STAFF ANALYSIS AND DISCUSSION

A. General Plan: The T-Mobile wireless telecommunications facility is located within the RM Residential Medium Density General Plan land use designation. The RM land use designation includes single-family residences on small lots as well as various multi-family housing types and limited nonresidential uses that serve and support nearby homes. Pursuant to the Wireless Telecommunications Facilities Ordinance (Ordinance No. 2016-11), a wireless telecommunications facility may be located on the project site, since the facility provides telecommunications services that would be consistent with residential activities in the area.

B. Zoning: The project site is located within the Bay Point P-1 Planned-Unit District. The Bay Point P-1 District allows commercial radio and television receiving and transmitting facilities, excluding broadcasting studios or business offices, with a valid land use permit (Bay Point Land Use Matrix). In the Bay Point P-1, wireless telecommunications facilities can be allowed after the granting of a land use permit/development plan combination. Such facilities provide necessary communication services to the local community and are compatible with and enhance the allowed uses in the P-1 District. With respect to the P-1 Development Standards, the antenna equipment being located on the PG&E transmission tower is exempt from setback requirements, but the ground level equipment area is not, and therefore, requires a deviation to allow the lease area to maintain a 4-foot, 4-inch rear yard (where 15-feet is the minimum required). The Development Plan Findings in Attachment A are in support of allowing for such a reduced rear yard due to the existing location of the wireless facility and its needed proximity to the PG&E tower. Thus, through issuance of this land use permit/development plan combination, the proposed project complies with the Bay Point Planned Unit District (P-1).

C. Wireless Telecommunications Facilities Ordinance: The subject wireless telecommunications facility was first established as a satellite communication system under Land Use Permit CDLP00-02087, which expired on November 27, 2010. Continued operation of the wireless facility was granted under Land Use Permit CDLP15-02053, which expires on April 18, 2026. Pursuant to County Code Section 88-24.620(a), a land use permit or other discretionary approval issued prior to the enactment of Chapter 88-24 may be renewed in accordance with the requirements in effect at the time the discretionary approval was issued, provided that an application for renewal is received prior to its expiration date. This is the case for this entitlement as the operating permit for the subject telecommunications facility is set to expire on April 18, 2026.

This facility was originally regulated under the County's 1998 Telecommunications Policy, which provides guidelines and policies intended to minimize telecommunications facilities adverse environmental effects and ensure that the facilities are maintained and operated in such a manner that they do not compromise safety or pose problems with the use of the land. Within the 1998 Telecommunications Policy, there are guidelines that call for facilities aesthetic impacts to be minimized to the point where the facility is unnoticeable through such methods as designing facilities to appear as natural features found in the immediate area, screening the equipment with landscaping, or painting the equipment to better blend in with surroundings. The existing condition of this facility is consistent with this policy being painted with a non-reflective paint that will blend in with the existing PG&E transmission tower in order to minimize the overall visual impact. Additionally, the equipment area is surrounded by solid board fencing. As these are the current conditions, and this Land Use Permit is conditioned to maintain these visual conditions, the facility is still compliant with the 1998 Telecommunications Policy.

D. Federal Communications Commission Regulations: The *Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report* (Global Technology Associates, December 4, 2025) that was received on December 8, 2025, is a report on measured radio frequency electromagnetic (RF-EME) emissions originating from the wireless telecommunications facility, pursuant to Federal Communications Commission (FCC) regulations. The RF-EME report is included in Attachment E. The report indicates that the highest level of RF-EME emissions is 2.3% of the allowable FCC general public limit. Thus, the RF-EME report includes recommendations for signage and restricted access to the ground-level equipment area and PG&E tower. Access is currently restricted as the ground-level equipment and PG&E tower are enclosed with fencing and a locked gate. The recommendations in the RF-EME report are included in the Conditions of Approval. Thus, as conditioned, the wireless facility would be compliant with federal regulations pertaining to RF-EME emissions.

E. Appropriateness of Use: The subject wireless telecommunications facility has been established

on the project site since 2000, and the continued operation of the existing wireless telecommunications facility within the satellite communication compound was granted in 2015 for a period of 10 years to 2026. Staff is not aware of any nuisances that have arisen as a result of operation of the existing facility. Neither the PG&E tower nor the ground-level equipment area fencing display any type of advertising, and the wireless facility is visually in kind with the PG&E tower it is located on. The project will be consistent with the RM Residential Medium Density General Plan land use designation. Thus, the continued operation of this facility is an appropriate use for the project site and will not be detrimental to the surrounding area.

VIII. CONCLUSION

The continued operation of the existing T-Mobile wireless telecommunications facility is consistent with the General Plan, the Bay Point P-1 Planned-Unit District, the Wireless Telecommunications Facilities Ordinance, and applicable FCC regulations. Staff recommends that the Zoning Administrator approve County File CDLP25-02030, based on the attached findings and subject to the attached conditions of approval.

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02030, ISABEL CHAVEZ, NETWORK CONNEX FOR T-MOBILE (APPLICANT), PACIFIC GAS AND ELECTRIC COMPANY AND LAUREN HARRIS (OWNERS)

FINDINGS

A. Land Use Permit Findings

1. *The project shall not be detrimental to the health, safety and general welfare of the County.*

   Project Finding: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. These standards are jointly published by the American National Standards Institute and the Institute of Electrical and Electronics Engineers. The standards prescribe limits for continuous exposure to radio RF emissions. The Radio Frequency - Electromagnetic Energy (RF-EME) Exposure report prepared by Global Technology Associates dated December 4, 2025, evaluated the cumulative impacts of the telecommunications facility and concluded that the facility will be compliant with the allowable threshold standards pursuant to the federal government. As the site will remain compliant with the FCC standards for RF emissions, the project is not anticipated to be detrimental to the health, safety and general welfare of the County.

2. *The project shall not adversely affect the orderly development of property within the County.*

   Project Finding: The granting of a land use permit and development plan combination to allow the continued operation of the existing wireless telecommunications facility will not adversely affect the orderly development of property within the County. Staff is unaware of any evidence which suggests that the existing site adversely affects development within the County. The wireless services provided at this site benefit a wide range of the County's population (e.g., daily commuters, local employees, residents, and 911 service providers), and therefore, the wireless facility is a beneficial use at this location. Additionally, the project does not involve any modification of the wireless facility. As conditioned, the project is consistent with applicable policies and regulations of the County's Wireless Telecommunications Facilities Ordinance.

3. *The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County.*

   Project Finding: The project is for a land use permit and development plan combination to allow the continued operation of the wireless facility. Continued operation of the wireless telecommunication facility will not change the physical characteristics of the site and therefore, will not affect the range of potential uses on the site or on adjacent properties. The facility will continue to be unmanned and therefore, the project as conditioned will not adversely affect development activity in the area or result in an adverse impact on the value of properties within the area.

4. *The project as conditioned shall not adversely affect the policy and goals as set by the General Plan.*

   Project Finding: The subject property is located within the RM Residential Medium Density General Plan land use designation. The RM designation includes a range of single and multiple-family residential uses as well as nonresidential uses that serve and support nearby homes. Since the project involves no modifications or expansion of the wireless facility, it will not affect the usage of residential medium density lands. Thus, the project meets the intent and purpose of the General Plan. The continued provision of cellular service will be a benefit to the population within the area, including daily commuters, local employees, residents, and 911 service providers. Therefore, the continuing operation of this existing wireless telecommunications facility is consistent with the policies and goals of the County's General Plan.

5. *The project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

   Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing facility. The conditions of approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. In addition, the applicant will be required to submit 5-year condition of approval compliance reviews for County staff evaluation of the on-going compliance efforts.

6. *The project as conditioned shall not encourage marginal development within the neighborhood.*

   Project Finding: Continued operation of the existing wireless telecommunications facility will not encourage marginal development within the neighborhood because development is controlled by the County's Zoning Code and General Plan. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications facilities. This project allows the continued use of an existing wireless facility that provides wireless service to the area in response to the demand.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

   Project Finding: The wireless facility was established on the project site in 2000 under Land use Permit #CDLP00-02087 and has been in operation since, providing telecommunications services to the surrounding area. The locations of the antenna area, ground-level equipment area, and easements are consistent with the provisions of the County's Wireless Telecommunications Facilities Ordinance and the Bay Point Planned-Unit District. Given the physical conditions of the site and local area, and the nature of the project as an unmanned wireless telecommunications facility, the special conditions and unique characteristics of the subject property and its location and surroundings are established.

B. Wireless Telecommunications Facility Land Use Permit and Renewal Findings (County Code Section 88-24.6)

1. *The application is complete.*

   Project Finding: County staff deemed the application complete and acceptable on December 12, 2025.

2. *The facility meets the requirements of Chapter 88-24 and the county requirements applicable to the facility at the time that a permit was issued for the facility, and any terms or conditions included in the permit for the facility.*

   Pursuant to County Code Section 88-24.620(a), a land use permit or other discretionary approval issued prior to the enactment of Chapter 88-24 may be renewed in accordance with the requirements in effect at the time the discretionary

approval was issued, provided that an application for renewal is received prior to its expiration date. This is the case for this entitlement as the operating permit for the subject telecommunications facility is not yet expired, and is set to expire on April 18, 2026.

This facility was originally regulated under the County's 1998 Telecommunications Policy, which provides guidelines and policies intended to minimize telecommunications facilities adverse environmental effects and ensure that the facilities are maintained and operated in such a manner that they do not compromise safety or pose problems with the use of the land. Within the 1998 Telecommunications Policy, there are guidelines that call for facilities aesthetic impacts to be minimized to the point where the facility is unnoticeable through such methods as designing facilities to appear as natural features found in the immediate area, screening the equipment with landscaping, or painting the equipment to better blend in with surroundings. The existing condition of this facility is consistent with these guidelines being painted with a non-reflective paint that will blend in with the existing PG&E transmission tower in order to minimize the overall visual impact. Additionally, the equipment area is surrounded by solid board fencing. As these are the current conditions, and this Land Use Permit is conditioned to maintain these visual conditions, the facility is still compliant with the 1998 Telecommunications Policy.

Therefore, this Land Use Permit renewal to allow the continued operation of the existing T-Mobile wireless telecommunications facility with no modifications, and as conditioned, is consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code. County staff will conduct a condition of approval compliance review throughout the term of this approval, to ensure the facility's continued compliance throughout the life of the permit.

3. *The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).*

   Project Finding: Continued operation of the T-Mobile wireless telecommunications facility is categorically exempt under CEQA Guidelines Section 15301(b), which allows for a Class 1 exemption for the continued operation of investor and publicly owned utilities, involving negligible or no expansion of the existing or former use.

4. *If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.*

   Project Finding: Continued operation of the T-Mobile wireless telecommunications facility is categorically exempt under CEQA Guidelines Section 15301(b), and does not require preparation of either an environmental impact report or a mitigated negative declaration.

5. *If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.*

   Project Finding: The project site is not within a zone identified by the Airport Land Use Commission (ALUC) as an area of planning interest. Thus, the CDLP25-02030 application is not subject to review by the ALUC.

6. *The applicant has provided the financial assurance required by this chapter.*

   Project Finding: There is an existing removal bond (Bond #105784335) on file for this facility and this entitlement is conditioned to verify that the bond amount of $7,750 is still sufficient in the event the facility is abandoned, revoked, or the use permit expires. The County will remain in retention of this bond unless determined it is no longer needed per Condition of Approval #10.

7. *The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.*

   Project Finding: A deposit in the amount of $5,500 was submitted with this Land Use Permit application. Per Condition of Approval #5, the applicant is responsible for any additional fees that exceed the initial deposit.

C. Development Plan Findings

1. *The project is consistent with the intent and purpose of the P-1 district and is compatible with other uses in the vicinity, both inside and outside the district.*

Project Finding: The T-Mobile wireless telecommunications facility is located within a high-density residential area of the Bay Point P-1 Planned-Unit District. The project will allow the T-Mobile lease area to maintain a rear yard of 4-feet, 4-inches (where 15-feet is the minimum required). The project is for the continued operation of the wireless facility and contains no modifications to the project site. This setback is existing and non-conforming. The project is not expanding the lease area, and its location is dictated by the location of the PG&E transmission tower. As this project will not change any other development characteristics of the site, including site coverage, floor area ratio, number of employees etc., and there are findings to support the continuance of the deviation to the rear yard setback for the ground level equipment within the 160 square-foot lease area, the project is consistent with the intent and purpose of the P-1 district.

Communications services is a permitted use within the Bay Point Land Use Matrix, where the project site resides. The approval of the continued operation to the existing T-Mobile facility would allow continued telecommunication service to the population within the area. Where there is a sizeable population or major road, such as Willow Pass Road less than a mile from the project site, the public demands wireless telecommunications facilities. This project is in response to demand for wireless service to the area. Thus, the project is compatible with the allowed use within the P-1 Planned Unit District and the residential, commercial, and transit uses in the vicinity.

D. California Environmental Quality Act (CEQA) Finding

Continued operation of the T-Mobile wireless telecommunications facility is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(b), Existing Facilities, which provides a Class 1 exemption for existing facilities of investor-owned utilities providing electrical, gas, sewage, and other utility services. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. None of the exceptions in CEQA Guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDLP25-02030

Project Approval

1. The application for a Land Use Permit renewal and Development Plan combination to allow continued operation of the T-Mobile wireless telecommunications facility, and a deviation to continue allowing a 4-foot, 4-inch rear yard (where 15-feet is the minimum required) so the existing ground level lease area can remain in its current location, is APPROVED.

   The wireless facility includes:

   - 2-foot-wide utility easement from Manor Drive to the equipment area;
   - 160 square-foot fenced lease area including: 3 cabinets, 1 telco box, 1 ciena unit, 2 tech LED lights, conduit stub ups, 1 meter, 1 PPC, 1 GPS antenna, and 1 emergency disconnect switch; and
   - Two antenna areas located on the PG&E transmission tower (Sectors A, B and C) including: 6 antennas, 6 diplexers, and 3 TMAs.

2. The Land Use Permit and Development Plan approval described above is based on or as generally shown on:

   - Application accepted by the Department of Conservation and Development, Community Development Division (CDD) on August 19, 2025.
   - Revised project plans accepted by the CDD on October 2, 2025.
   - *Radio Frequency Emission Survey* (Global Technology Associates, December 4, 2025) accepted by the CDD on December 8, 2025.

3. No construction is approved with this permit. Any construction at this wireless facility shall require the filing of an application for a Wireless Minor Alteration Permit or a new Land Use Permit prior to application for a building permit.

4. The following conditions supersede all prior Conditions of Approval for prior County approvals for the existing wireless telecommunications facility.

Application Processing Fees

5. The land use permit application was subject to an initial deposit of $5,500.00. Applications are subject to time and material costs if the application review expenses

exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Permit Duration and Permit Review

6. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the CDD **no later than five years following the effective date of the project approval**. This review by the CDD will be for the purpose of ensuring continued compliance with the conditions of permit approval. **Non-compliance with the approved conditions and/or the County Code provisions after written notice thereof shall be cause for revocations proceedings**.

   For the review of existing commercial wireless communications facilities, submittal shall include photo documentation of existing conditions and equipment for comparison with the applicable approved conditions.

   The applicant is encouraged, at the time of each administrative review, to review the design of the telecommunications facility and make voluntary upgrades to the facility for the purpose of improving safety and lessening visual obtrusiveness.

   A review fee in the amount of $2,000.00 (subject to time and materials) will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

7. The Permittee (wireless operator) is responsible for keeping the Department of Conservation and Development, Community Development Division (CDD) informed of

who is responsible for maintenance of compliance with this permit and how they may be contacted (i.e., mailing and email addresses, and telephone number) at all times.

- **Prior to this permit being considered exercised or prior to CDD stamp approval of plans for a building permit, whichever is first**, the Permittee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.
- Should the responsible party subsequently change (e.g., facility is acquired by a new carrier), within 30 days of the change, the Permittee shall issue a letter to the CDD informing the CDD of the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedures to revoke the permit.

Indemnity

8. To the fullest extent permitted by law, the applicant and/or permittee shall defend, indemnify, and hold harmless the county, its officers, employees, contractors, consultants, and volunteers from and against: (1) All claims, losses, damages (including injury or death), liabilities, suits, costs, and expenses, including reasonable attorney's fees, in any way connected to or arising from the design, construction, installation, use, maintenance, or operation of the facility; and (2) all claims, actions, or proceedings to attack, set aside, void, or annul any decision to approve the application and issue a land use permit or renewed permit to the applicant, or any other discretionary action of the County related to the issuance of that permit.

Removal of Facility/Site Restoration

9. All structures and equipment associated with a commercial wireless communications facility shall be removed within 60 days of the discontinuance of the use, and the site shall be restored by the permittee to its original pre-development condition. In addition, the permittee shall provide the CDD with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

10. The applicant or permittee shall provide and maintain a bond, cash, or other surety, to the satisfactory of the CDD, for the removal of the facility in the event that the use is abandoned, or the use permit expires, or is revoked, or is otherwise terminated. If the

permittee does not remove any obsolete or unused facilities as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition.

The financial assurance must be submitted for review and approval of the Zoning Administrator within 30 days of the effective date of this permit, or before issuance of a building permit, whichever occurs first. A financial assurance must be irrevocable and not cancelable, except by the County.

Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation permit.

Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility, or transfer of the lease accompanied by a financial guarantee by the new lessee or owner. The amount of the security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfactory of the Zoning Administrator.

General Provisions

11. Any deviation from or substantial change beyond the limits of this permit approved under this application may require the filing and approval of a request for modification of the Land Use Permit and/or Development Plan.

12. A minor alteration to this land use permit (or collocation if CEQA environmental review of collocation for the land use permit has been completed) may be issued if the proposed modification(s) are not considered a substantial modification as stated under federal law (Title 47, Section 1.60001).

    A minor alteration (or a collocation) has a term that is the shorter of the following:

    - 10 years: or,
    - The duration, including any renewal period, of the permit that authorizes the existing facility on which the new facility will be collocated or on which the minor alteration will occur.

13. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.

14. At all times the facility shall comply with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any other applicable Federal, State, and County laws and regulations.

15. Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then-current FCC adopted RF/EMF emission standards. **Within 15 days of new antennas being installed**, RF power density measurements shall be taken with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review and to confirm that the requirements of the County Code and this permit have been met.

16. The mitigation recommendations in Attachment 1 on Pages 14-16 of the *Radio Frequency Emission Survey* (Global Technology Associates, December 4, 2025) shall be implemented.

17. The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.

18. Antennas, towers, cabinets, and mountings shall not be used for advertising.

19. The equipment cabinets shall be kept locked, except when personnel are present, in order to restrict access to the equipment.

20. The ground-level equipment area fencing and gate shall be locked at all times when facility maintenance personnel are not present

21. No lights or beacons may be installed on any antenna or antenna support structure, unless lights or beacons are required by a state or federal agency having jurisdiction over the antenna or antenna support structure, such as the California Public Utilities Commission, Federal Communications Commission, or Federal Aviation Administration, or if lights or beacons are recommended by the County Airport Land Use Commission.

Frequency Interference

22. No facility may be operated at a frequency that will interfere with an emergency communication system or 911 system, including any regional emergency communication system.

Exterior Noise

23. In the event that a modification to this facility involving noise-generating equipment is proposed, the applicant shall submit evidence for review and approval of CDD staff that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Health and Safety Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site, and shall be provided prior to final building inspection.

Stealthing and Camouflaging Requirements

24. All ground level equipment shall remain concealed behind solid wooden board (stained brown) fencing installed along the perimeter of the lease area. In the event that a modification to this equipment area is proposed, it may require the filing and approval of a request for modification of the Land Use Permit and/or Development Plan, and prior to any final building inspection, or post construction, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

25. All antenna equipment (existing and future) shall be painted to match the color of the PG&E transmission tower and have a non-reflective finish with a reflectivity less than 55 percent. If the antenna equipment is ever modified, then prior to any final building inspection, or post construction, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

Cultural Resources

The following condition shall be included on all sets of construction drawings:

26. If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 100-feet of the find, the Community Development Division shall be notified within 24-

hours and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, shell, bone, and historic features such as privies or building foundations.

Work Restrictions

All construction activity shall comply with the following requirements, which shall be included on all sets of construction documents:

27. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to other uses on the site. This shall be communicated to project-related contractors.

28. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors and concrete pumps as far away from existing residences as possible.

29. The site shall be maintained in an orderly fashion. Following the cessation of construction activity; all construction debris shall be removed from the site.

30. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

31. Transportation of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.

32. Non-emergency maintenance, construction and other activities on the site related to this use are restricted to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and shall be prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

    New Year's Day (State and Federal)
    Birthday of Martin Luther King, Jr. (State and Federal)
    Washington's Birthday (Federal)
    President's Day (State)
    Cesar Chavez Day (State)
    Memorial Day (State and Federal)

Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual days and dates that these holidays occur, please visit the following websites:

Federal Holidays:www.federalreserve.gov/aboutthefed/k8.htm
California Holidays: http://www.sos.ca.gov/state-holidays/

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL, BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

A. **NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.**

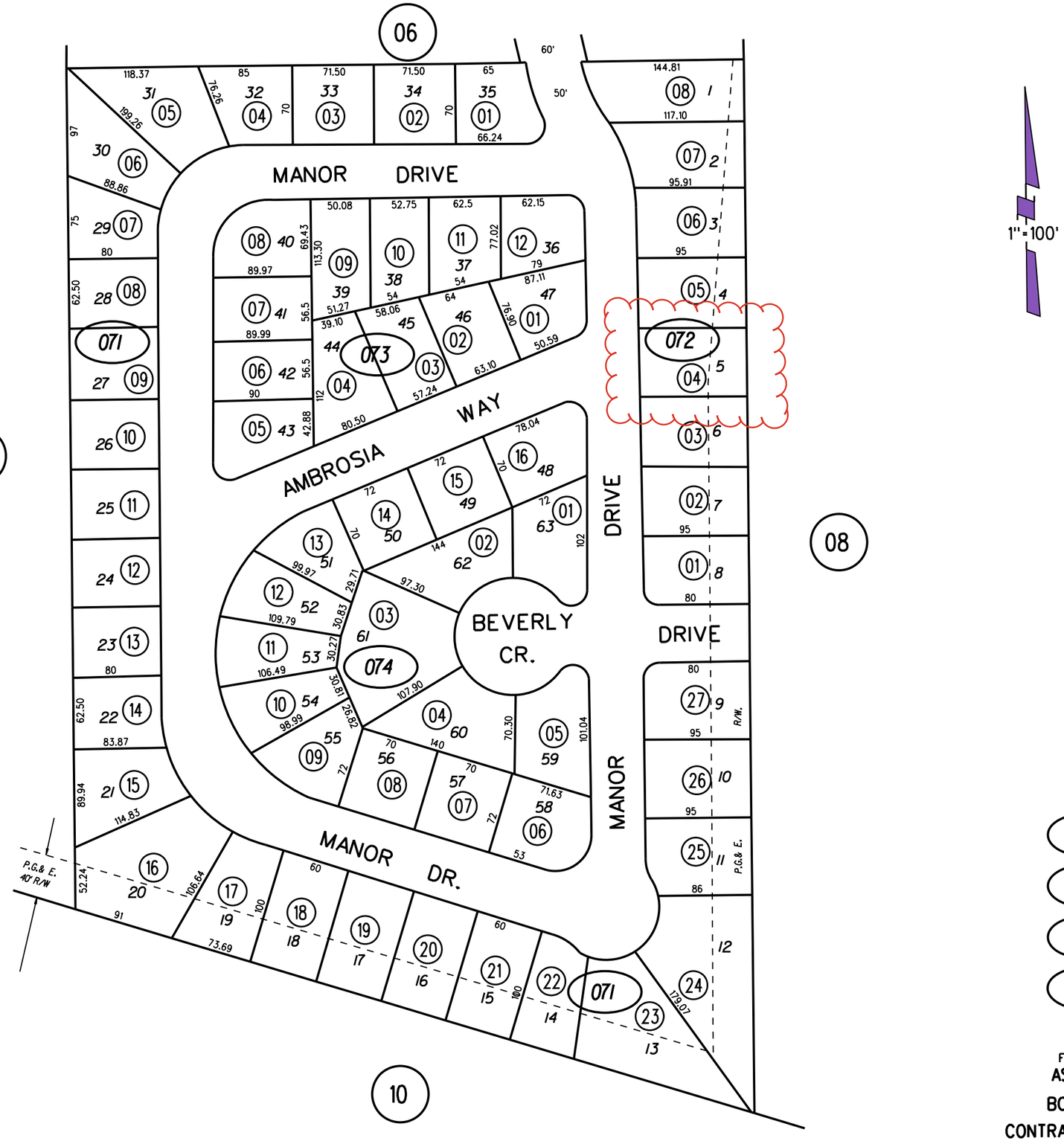
This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- Building Inspection Division
- Contra Costa Health, Environmental Health Division
- Contra Costa County Fire Protection District
- Delta Diablo Sanitary District
- Golden State Water Company
- Federal Communications Commission

ENES AMBROSE SUB No 5 KNOWN AS AMBROSIA MANOR MB 29-8 4/25/1946



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

071
072
073
074

FM 097/07 01-01-18
ASSESSOR'S MAP
BOOK 93 PAGE 07
CONTRA COSTA COUNTY, C 264

General Plan - Residential Medium Density (RM)



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

- RM (Residential Medium Density) (7-17 du/na)
- MUC (Mixed-Use Community-Specific) (Variable)
- Unincorporated
- Board of Supervisors' Districts

Base Data

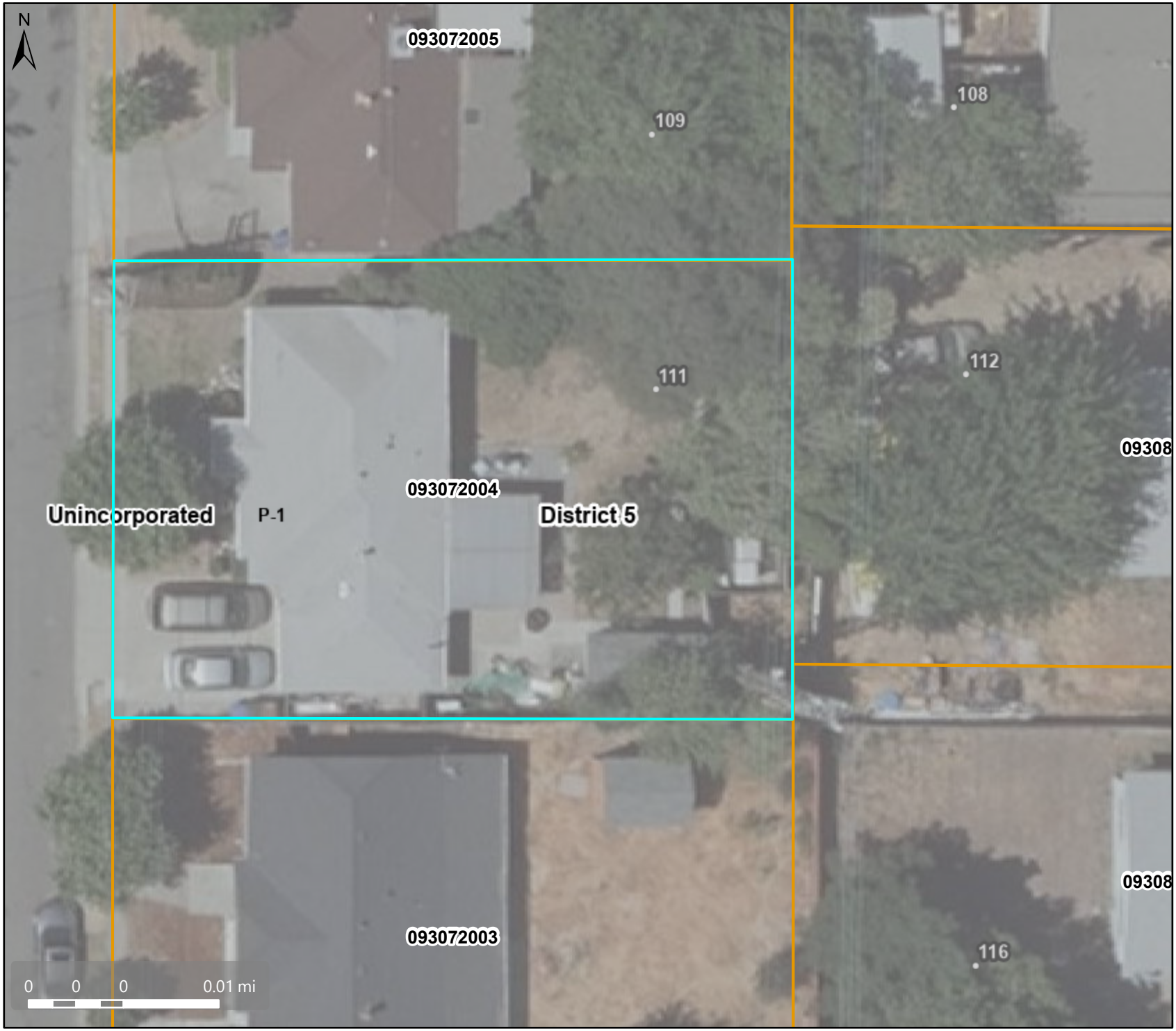
- Address Points

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THIS MAP IS NOT TO BE USED FOR NAVIGATION.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliar
Datum: WGS 1984

Credits: Contra Costa County Development of Conservation and Department, SFEI & Quantum Spatial, Yolo County, Maxar, Microsoft, Esri Community Maps Contributors, City of Pittsburg, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, U

Zoning - Planned Unit (P-1)



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- P-1 (Planned Unit)
- Unincorporated
- Board of Supervisors' Districts

Base Data

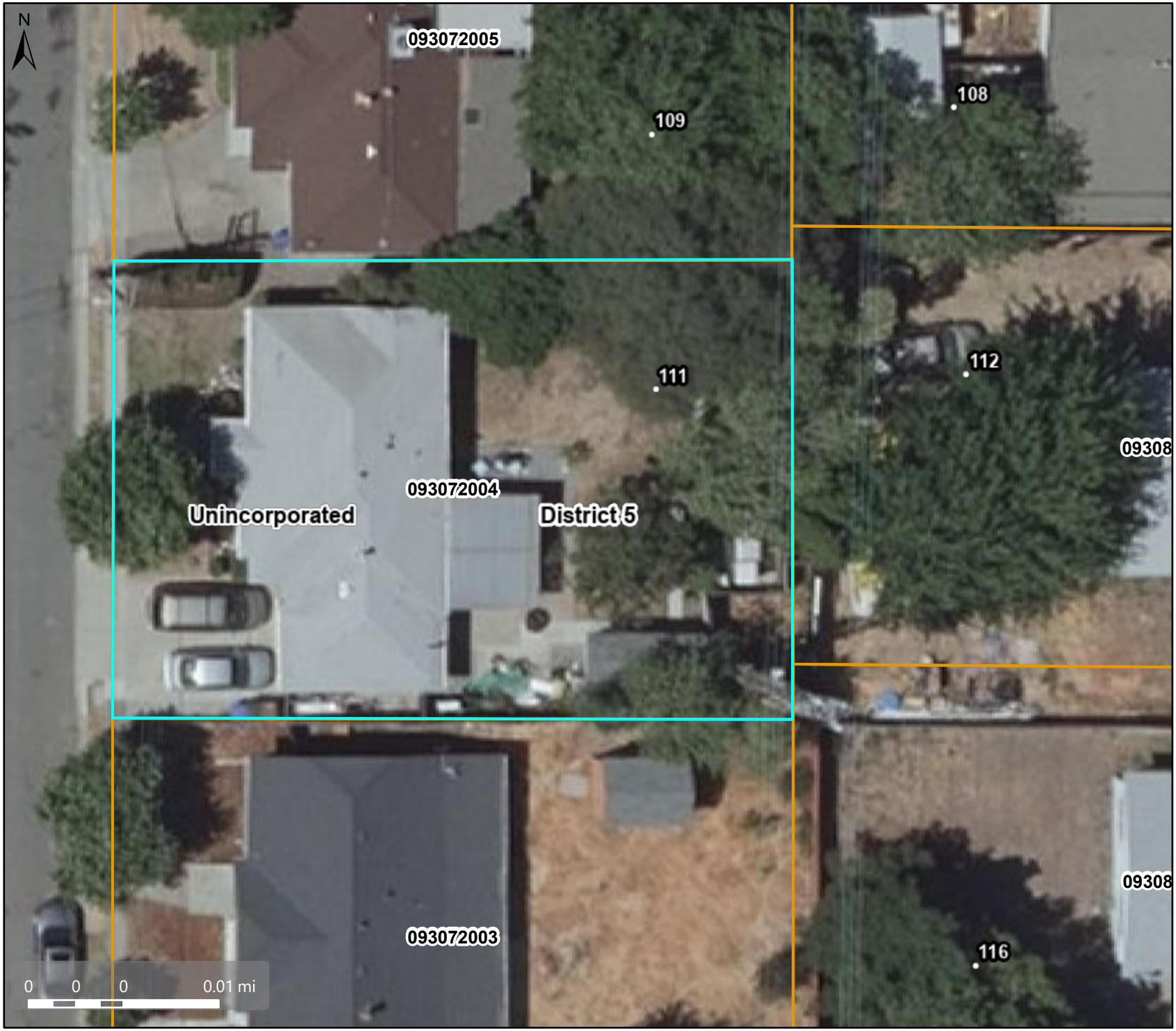
- Address Points

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Aerial



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

- Unincorporated
- Board of Supervisors' Districts

Base Data

- Address Points

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CUP RENEWAL

RECEIVED on 10/02/2025 CDLP25-02030
By Contra Costa County
Department of Conservation and Development

T-Mobile

SITE NUMBER: SF70278M
SITE NAME: SF0278 PG&E MANOR-BAY POINT
SITE TYPE: TRANSMISSION TOWER
CITY: BAY POINT
COUNTY: CONTRA COSTA
JURISDICTION: CONTRA COSTA COUNTY

PROJECT SUMMARY

SITE ADDRESS:
111 MANOR DR
BAY POINT, CA 94565

SITE COORDINATES & ELEVATION:
LAT: 38.025208°
LONG: -121.946803°
GROUND ELEVATION: 74'± AMSL

PROPERTY OWNER CONTACT:
JONI GRAVES
111 MANOR DR
BAY POINT, CA 93923

TOWER OWNER CONTACT:
PACIFIC GAS & ELECTRIC CO
245 MARKET ST, MAIL CODE N10D
SAN FRANCISCO CA 94105

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520
T-MOBILE PROJECT MANAGER: BRANDON GEPHART
PROJECT MANAGER: ANGELINA BOURDAGE

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

ANTENNA AND RADIOS:
1. (6) (E) ANTENNAS
2. (3) (E) TMAs
3. (6) (E) DIPLEXERS 1

EQUIPMENT CABINETS:
1. (2) (E) EQUIPMENT CABINETS
2. (1) (E) BATTERY CABINET
3. (1) (E) 200A METER AND METER BASE
4. (1) (E) 200A PPC WITH GEN PLUG
5. (1) (E) T-MOBILE TELCO BOX
6. (1) (E) T-MOBILE CIENA UNIT

CONSULTING TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: CRYSTAL SHEA
PHONE: (312) 758-7915
E-MAIL: cshea@networkconnex.com

SITE SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
ZONE CLASSIFICATION: P-1
APN: 093-072-004

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	SITE PHOTOS I
T-3	SITE PHOTOS II
T-4	SITE PHOTOS III
T-5	SITE PHOTOS AND PLAT MAP 1
A-1	EXISTING OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN 1
A-2	EXISTING EQUIPMENT & ANTENNA LAYOUT PLANS AND ANTENNA SCHEDULES
A-3	ELEVATIONS 1

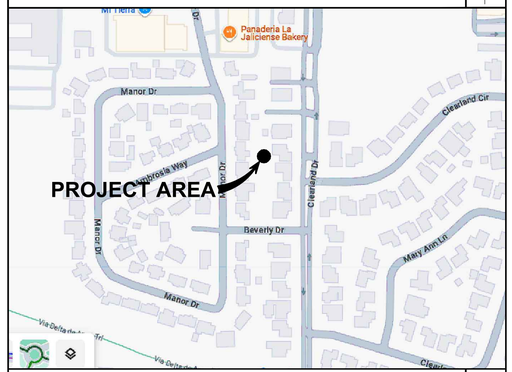
ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022,
SECTION 11B-203.4 (LIMITED ACCESS SPACES)
SECTION 11B-203.5 (MACHINERY SPACES)

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
2. CALIFORNIA BUILDING CODE 2022
3. CALIFORNIA ELECTRICAL CODE 2022
4. CALIFORNIA MECHANICAL CODE 2022
5. CALIFORNIA PLUMBING CODE 2022
6. ANSI / TIA-222-H-2017
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2022 EDITION
10. ASCE 7-16
11. ACI 318-19
12. AISC STEEL CONSTRUCTION MANUAL, 15TH EDITION

GENERAL LOCATION MAP



VICINITY MAP



DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVE, CONCORD, CA 94520

HEAD NORTH ON NEW DRIVE, TURN RIGHT ONTO CONCORD AVE, SLIGHT RIGHT ONTO THE STATE ROUTE 242 N RAMP TO PITTSBURG, MERGE WITH CA-242 N, USE THE LEFT 3 LANES TO MERGE WITH CA-4 E TOWARD STOCKTON/PITTSBURG, TAKE EXIT 19 FOR SAN MARCO BLVD/WILLOW PASS RD TOWARD BAY POINT, USE THE LEFT 2 LANES TO TURN LEFT ONTO WILLOW PASS RD, TURN RIGHT ONTO MANOR DR, DESTINATION ON THE LEFT

T-Mobile
Stick Together ®
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
SF70278M
SF0278 PG&E MANOR-BAY POINT
111 MANOR DR
BAY POINT, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
09/29/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/30/25	90% ZD	VMW
0	07/03/25	100% ZD	VMW
1	09/29/25	100% ZD, REVISED PER CITY COMMENTS	GHB

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
VMW	AB	AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:	REVISION:
T-1	1
	SF70278M

(E) T-MOBILE ANTENNA & TELECOMMUNICATION FACILITY. SECTORS 'A', 'B' & 'C' ON (E) ANTENNA MOUNTS ATTACHED TO (E) TRANSMISSION TOWER AND FACILITY EQUIPMENT AT (E) GROUND LEVEL. SEE ENLARGED SITE PLAN.

(E) BUILDING, TYP.

(E) GRASS AREA

CLEARLAND DRIVE

SECTOR 'C'
301°

SECTOR 'A'
87°

±14'-9"
(E) T-MOBILE
LEASE AREA
1

±10'-9"
(E) T-MOBILE
LEASE AREA
1

AMBROSIA WAY

MANOR DRIVE

SECTOR 'B'
183°

CLEARLAND CIR

BEVERLY DRIVE

(E) TREE, TYP.

N

OVERALL SITE PLAN

SCALE: 1"=30'-0" | 0 10' 30' 60' | 1

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CONCORD, CA 94520

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SF0278 PG&E MANOR-BAY POINT
111 MANOR DR
BAY POINT, CA 94565
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1	09/29/25	100% ZD, REVISED PER CITY COMMENTS	GHB

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OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
VMW	AB	AB

LICENSURE:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
A-1	1
	SF70278M

MANOR DRIVE

PROPERTY LINE

(E) OVERHEAD LINES, TYP.

(E) GRASS AREA

(E) T-MOBILE ANTENNA & TELECOMMUNICATION FACILITY. SECTORS 'A', 'B' & 'C' ON (E) ANTENNA MOUNTS ATTACHED TO (E) TRANSMISSION TOWER AND FACILITY EQUIPMENT AT (E) GROUND LEVEL. SEE ANTENNA & EQUIPMENT LAYOUT PLANS.

APN: 093-072-004

SECTOR 'C' 301°

±29'-4"

±4'-4"

(E) BUILDING

(E) TREE, TYP.

PROPERTY LINE

±14'-9" (E) T-MOBILE LEASE AREA

±10'-9" (E) T-MOBILE LEASE AREA

SECTOR 'A' 87°

(E) BUILDING

±2'-0"

(E) ACCESS GATE, TYP. OF (2)

PROPERTY LINE

(E) WOOD FENCE

SECTOR 'B' 183°

(E) BUILDING

(E) BUILDING

N

ENLARGED SITE PLAN

SCALE: 1/4"=1'-0" | 0 1' 2' 4' 8' | 1

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CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SF70278M
SF0278 PG&E MANOR-BAY POINT
111 MANOR DR
BAY POINT, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

09/29/25

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ZONING

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0	07/03/25	100% ZD	VMW
1	09/29/25	100% ZD, REVISED PER CITY COMMENTS	GHB

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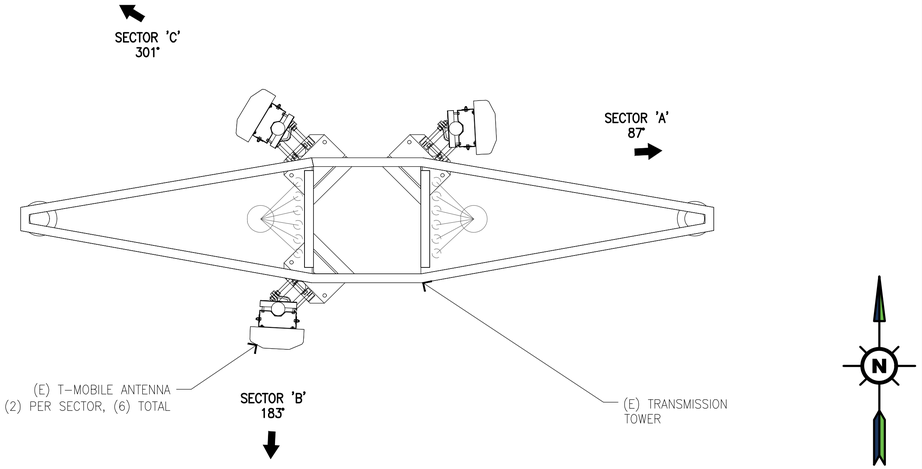
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VMW	AB	AB

LICENSURE:

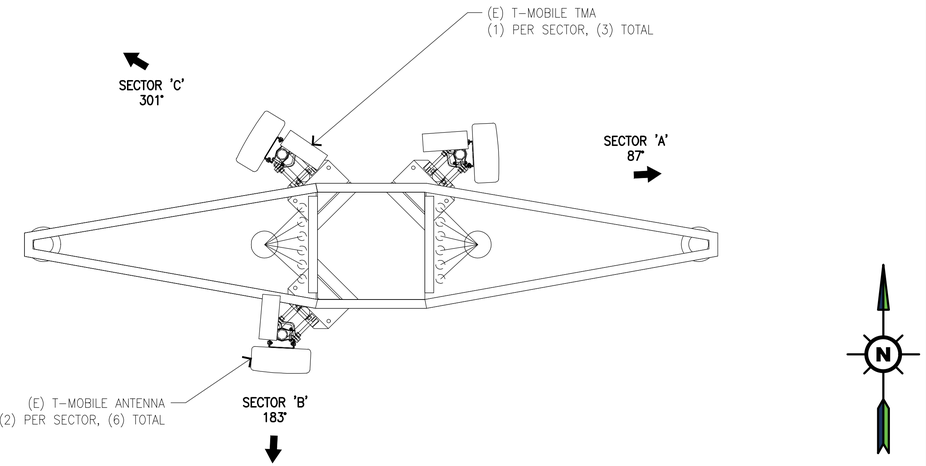
SHEET TITLE:

ENLARGED SITE PLAN 1

SHEET NUMBER:	REVISION:
A-1.1	1
	SF70278M



EXISTING ANTENNA LAYOUT PLAN AT 42'-0" | SCALE: 3/4"=1'-0" (0, 1', 2', 3') | 1

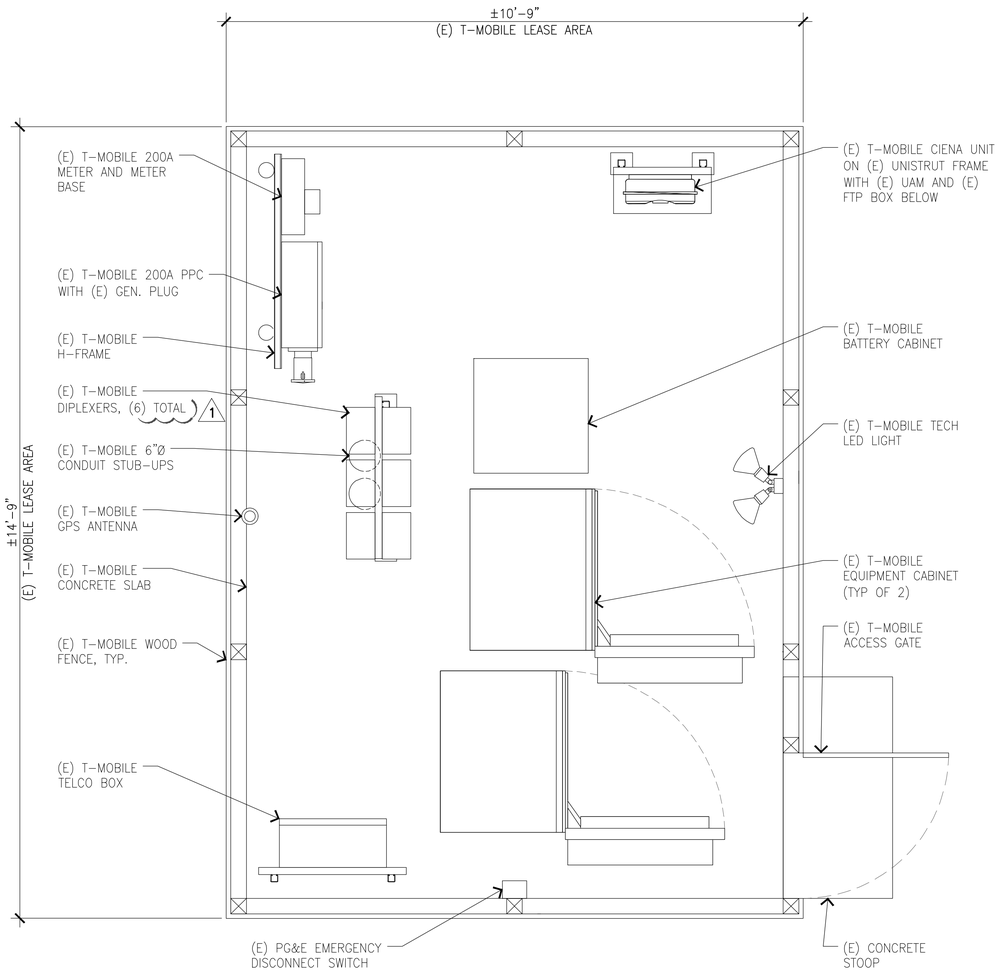


EXISTING ANTENNA LAYOUT PLAN AT 74'-0" | SCALE: 3/4"=1'-0" (0, 1', 2', 3') | 2

(E) ANTENNA SCHEDULE

	POS	TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	DIMENSIONS H x W x D (in.)	RRU/TMA/ DIPLEXER MODELS	CABLE		
									CABLE TYPE	LENGTH	QTY
SECTOR 'A'	A1	L2100 /G1900 /L1900	87	±74'-0"	RFS	APXV18-206516S-C-A20	53.0 x 6.65 x 3.15	RFS Style 4 - ATMAP4-1A20 TMA	7/8" COAX	100'	2
								RFS AWS/PCS - FDAP5002/1A20 DIPLEXER (x2)	COAX JUMPER	-	2
	A2	L700	87	±42'-0"	RFS	APXVF18-C-A20	72 x 14.5 x 6.9	-	7/8" COAX	100'	2
								-	-	-	-
SECTOR 'B'	B1	L2100 /G1900 /L1900	183	±74'-0"	RFS	APXV18-206516S-C-A20	53.0 x 6.65 x 3.15	RFS Style 4 - ATMAP4-1A20 TMA	7/8" COAX	100'	2
								RFS AWS/PCS - FDAP5002/1A20 DIPLEXER (x2)	COAX JUMPER	-	2
	B2	L700	183	±42'-0"	RFS	APXVF18-C-A20	72 x 14.5 x 6.9	-	7/8" COAX	100'	2
								-	-	-	-
SECTOR 'C'	C1	L2100 /G1900 /L1900	301	±74'-0"	RFS	APXV18-206516S-C-A20	53.0 x 6.65 x 3.15	RFS Style 4 - ATMAP4-1A20 TMA	7/8" COAX	100'	2
								RFS AWS/PCS - FDAP5002/1A20 DIPLEXER (x2)	COAX JUMPER	-	2
	C2	L700	301	±42'-0"	RFS	APXVF18-C-A20	72 x 14.5 x 6.9	-	7/8" COAX	100'	2
								-	-	-	-

(E) ANTENNA SCHEDULES 1 | 3



EXISTING EQUIPMENT LAYOUT PLAN | SCALE: 3/4"=1'-0" (0, 1', 2', 3') | 4

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1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SF70278M
SF0278 PG&E MANOR-BAY POINT
111 MANOR DR
BAY POINT, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
09/29/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/30/25	90% ZD	VMW
0	07/03/25	100% ZD	VMW
1	09/29/25	100% ZD, REVISED PER CITY COMMENTS	GHB

PLANS PREPARED BY:
NETWORK CONNEX
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OFFICE: (818) 840-0808 FAX: (818) 840-0708

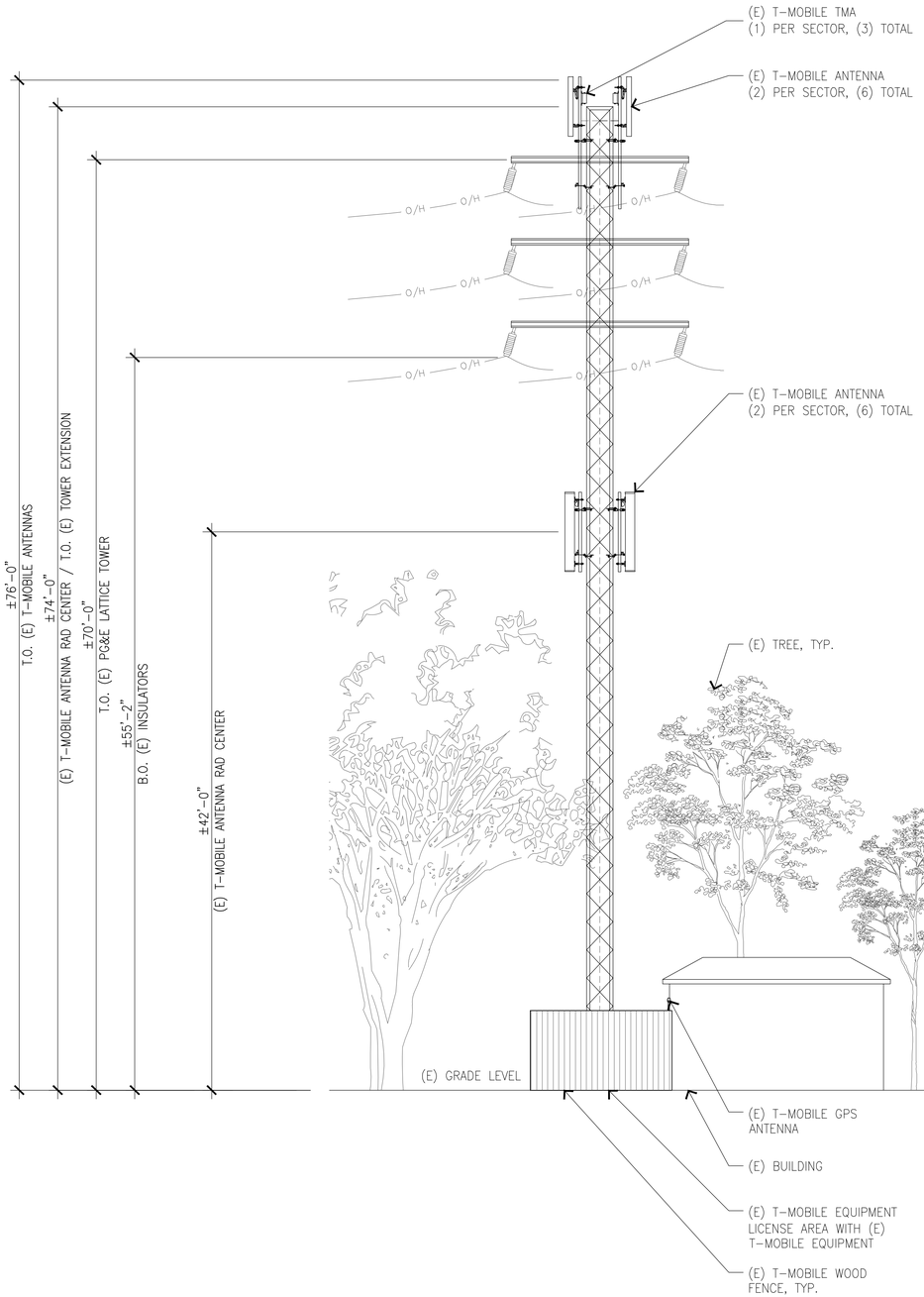
CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
VMW	AB	AB

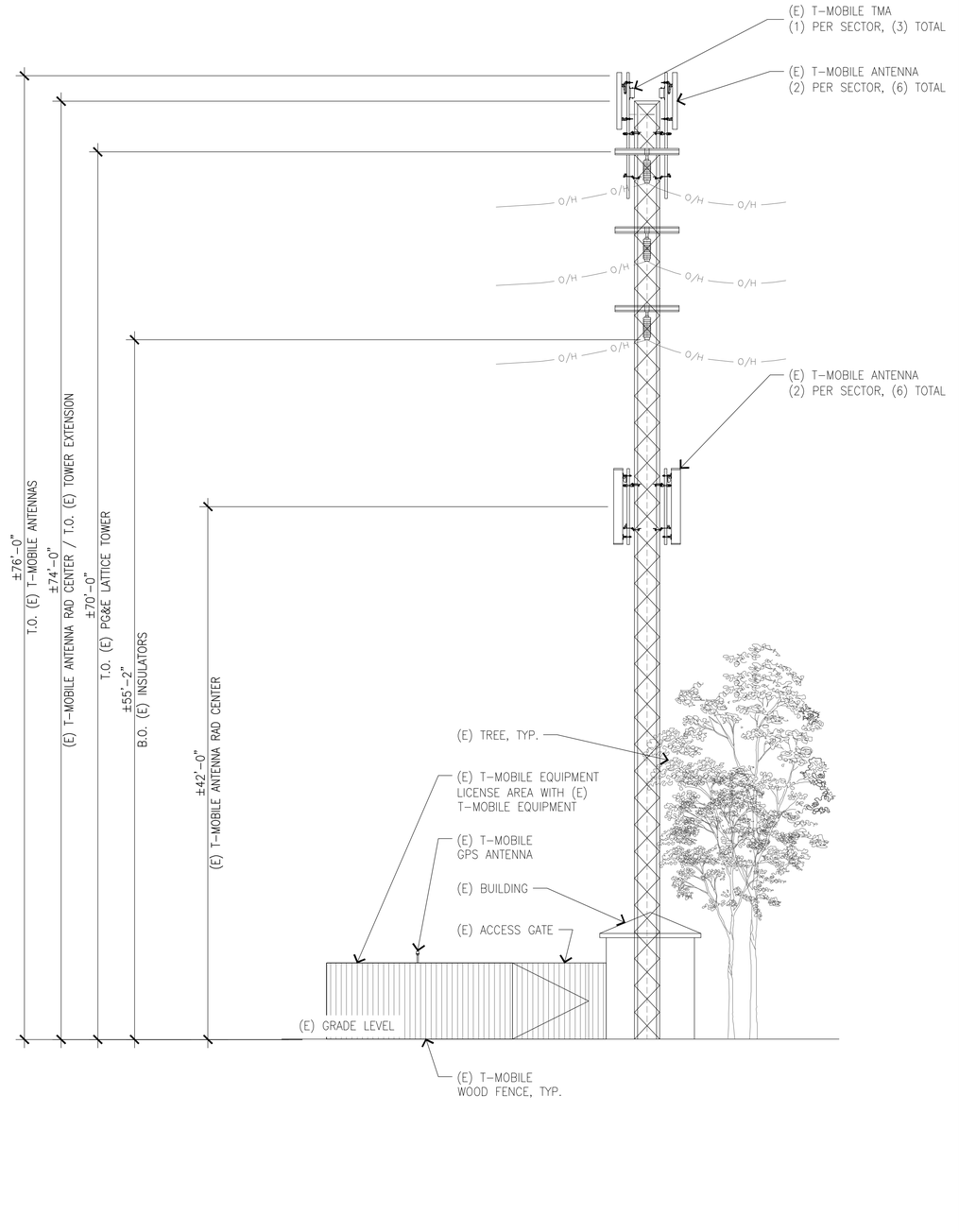
LICENSURE:

SHEET TITLE:
EXISTING EQUIPMENT & ANTENNA LAYOUT PLANS AND ANTENNA SCHEDULES 1

SHEET NUMBER:	REVISION:
A-2	1
	SF70278M



EXISTING NORTH ELEVATION | SCALE: 3/16"=1'-0" | 0 1' 3' 5' 10' | 1



EXISTING WEST ELEVATION | SCALE: 3/8"=1'-0" | 0 1' 2' 5' | 2

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1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SF70278M
SF0278 PG&E MANOR-BAY POINT
111 MANOR DR
BAY POINT, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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REV.:	DATE:	DESCRIPTION:	BY:
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0	07/03/25	100% ZD	VMW
1	09/29/25	100% ZD, REVISED PER CITY COMMENTS	GHB

PLANS PREPARED BY:

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CONSULTANT:

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DRAWN BY:	CHK.:	APV.:
VMW	AB	AB

LICENSURE:

SHEET TITLE:

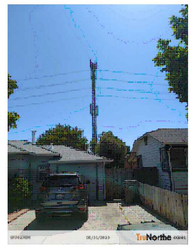
ELEVATIONS

SHEET NUMBER:	REVISION:
A-3	1

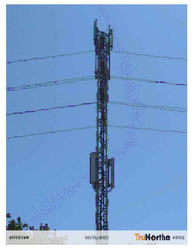
SF70278M

Site Photos

Full Site View



Full Site View



Site Photos

Site Access



Site Access



Site Photos

Site ID / NOC Sign

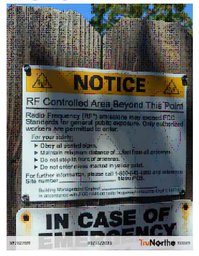


Tower Company ID Sign



Site Photos

Site Signage



Site Signage



BTS Photos

Full view of all BTS's



Full view of all BTS's



BTS Photos

Space behind/beside BTS

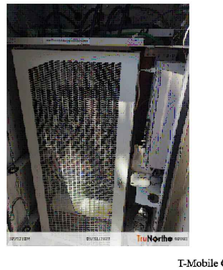


Space behind/beside BTS



BTS Photos

Inside BTS



Inside BTS

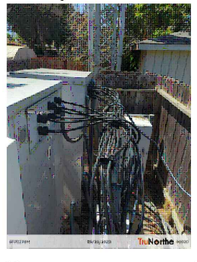


BTS Photos

HCS entry to BTS

- N/A

Coax entry to BTS



Battery Photos

Generator or Proposed Hardening Area



Gen Plug



T-Mobile
Stick Together
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SF70278M
SF0278 PG&E MANOR-BAY POINT
111 MANOR DR
BAY POINT, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

09/29/25

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	06/30/25	90% ZD	VMW
0	07/03/25	100% ZD	VMW
1	09/29/25	100% ZD, REVISED PER CITY COMMENTS	GHB

PLANS PREPARED BY:

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655 N. CENTRAL AVE., #1520
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DRAWN BY:	CHK.:	APV.:
VMW	AB	AB

LICENSURE:

SHEET TITLE:

SITE PHOTOS I 1

SHEET NUMBER:	REVISION:
T-2	1
	SF70278M

Power Photos

Full view of power source from street

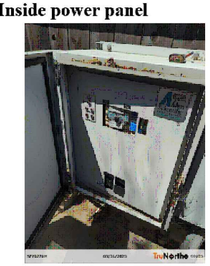
- N/A

Main breaker size



Power Photos

Inside power panel



Inside power panel



Power Photos

Breaker locations (available)



PPC/Power panel rating



Power Photos

PG&E Meter #



PG&E Meter AMPs



HCS/Coax Photos

Conduit runs (Coax)



Conduit runs (Coax – other end)



HCS/Coax Photos

Route to tower



Tower ports

N/A

Telco Photos

JDSU location

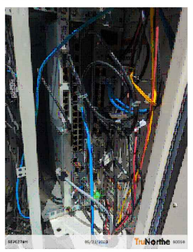


JDSU power



Telco Photos

CSR Router



MW dishes

N/A

Antenna Photos - Tower

Full view of structure



Full view of structure



T-Mobile
Stick Together

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VMW	AB	AB

LICENSURE:

SHEET TITLE:

SITE PHOTOS II 1

SHEET NUMBER:	REVISION:
T-3	1
	SF70278M

Antenna Photos – Sector A

Front of antennas – Full view



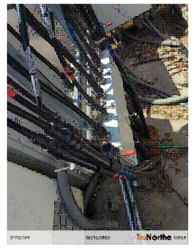
Back of antennas – Full view



T-Mobile Confidential 46

Antenna Photos – Sector A

TMA's



Antenna Mounts

- N/A

T-Mobile Confidential 48

Antenna Photos – Sector A

Upper ground kits (Antenna)

N/A

Lower ground kits (BTS)



T-Mobile Confidential 56

Antenna Photos – Sector B

Front of antennas – Full View



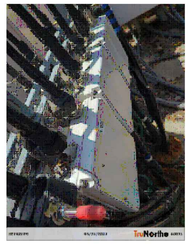
Back of antennas – Full View



T-Mobile Confidential 58

Antenna Photos – Sector B

TMA's



Antenna Mounts

- N/A

T-Mobile Confidential 60

Antenna Photos – Sector B

Upper ground kits (Antenna)

- N/A

Lower ground kits (BTS)



T-Mobile Confidential 68

Antenna Photos – Sector C

Front of antennas – Full View



Back of antennas – Full View



T-Mobile Confidential 70

Antenna Photos – Sector C

TMA's



Antenna Mounts

- N/A

T-Mobile Confidential 72

Antenna Photos – Sector C

Upper ground kits (Antenna)

N/A

Lower ground kits (BTS)



T-Mobile Confidential 80

T-Mobile
Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

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111 MANOR DR
BAY POINT, CA 94565
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VMW	AB	AB

LICENSURE:

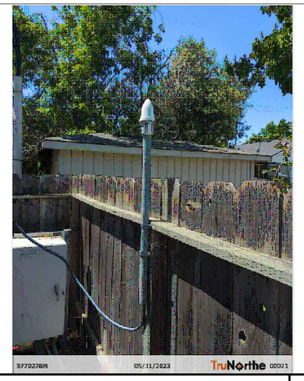
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SITE PHOTOS III 1

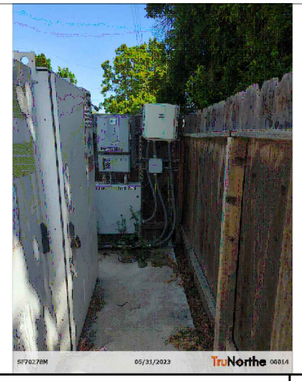
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	SF70278M



5



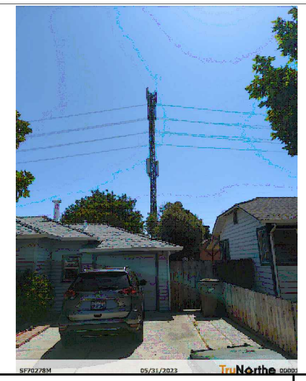
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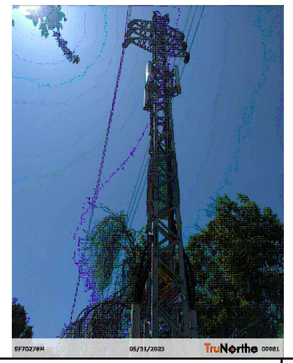
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2



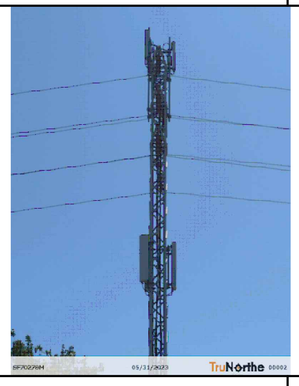
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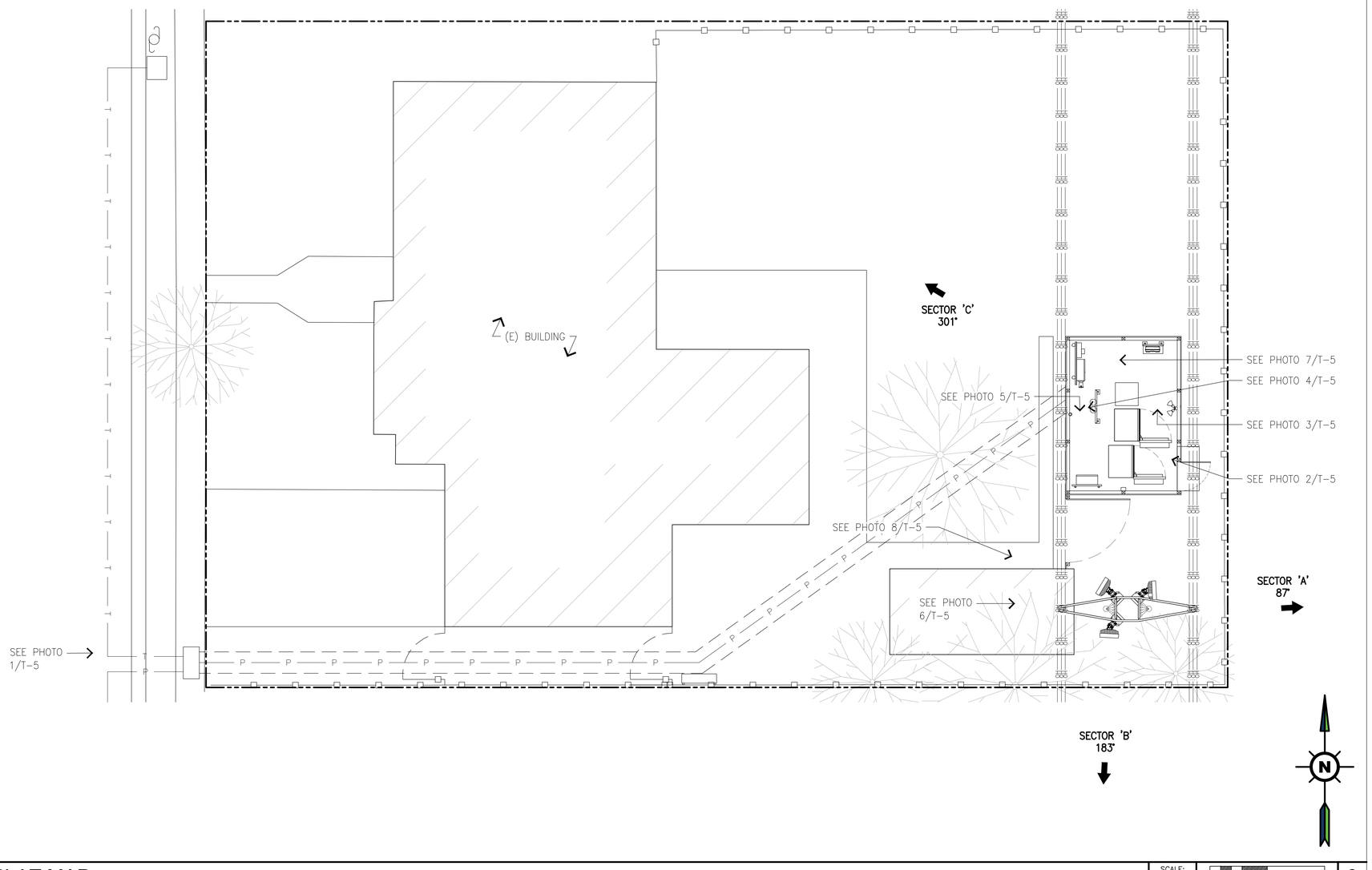
6



7



8



PLAT MAP

SCALE: 3/16"=1'-0"

0 1' 3' 5' 10'

9

T-Mobile
Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
SF70278M
SF0278 PG&E MANOR-BAY POINT
111 MANOR DR
BAY POINT, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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A	06/30/25	90% ZD	VMW
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VMW	AB	AB

LICENSURE:

SHEET TITLE:

SITE PHOTOS AND PLAT MAP 1

SHEET NUMBER: T-5

REVISION: 1

SF70278M

RECEIVED on 12/08/2025 CDLP25-02030
By Contra Costa County
Department of Conservation and Development

Global Technology Associates
1890 Preston White Dr., Suite 150
Reston, VA 20191 USA

Phone: (703) 476-8999
Fax: (703) 880-6656
http://www.gtatelecom.com

RADIO FREQUENCY EMISSION SURVEY

Performed for: T-Mobile / Sprint

Field	Data
Cascade ID (survey #)	**SF70278M**
Alt Site ID	SF0278 PG&E Manor-Bay Point
Address	111 Manor Dr. Bay Point, CA 94565
Lat/Lon	38.02521, -121.946805

Survey Trigger	Annual Compliance/Carrier Add/Mod
Date of Survey	12/03/2025
Date of Report	12/04/2025

FCC COMPLIANT SITE

Site Photo

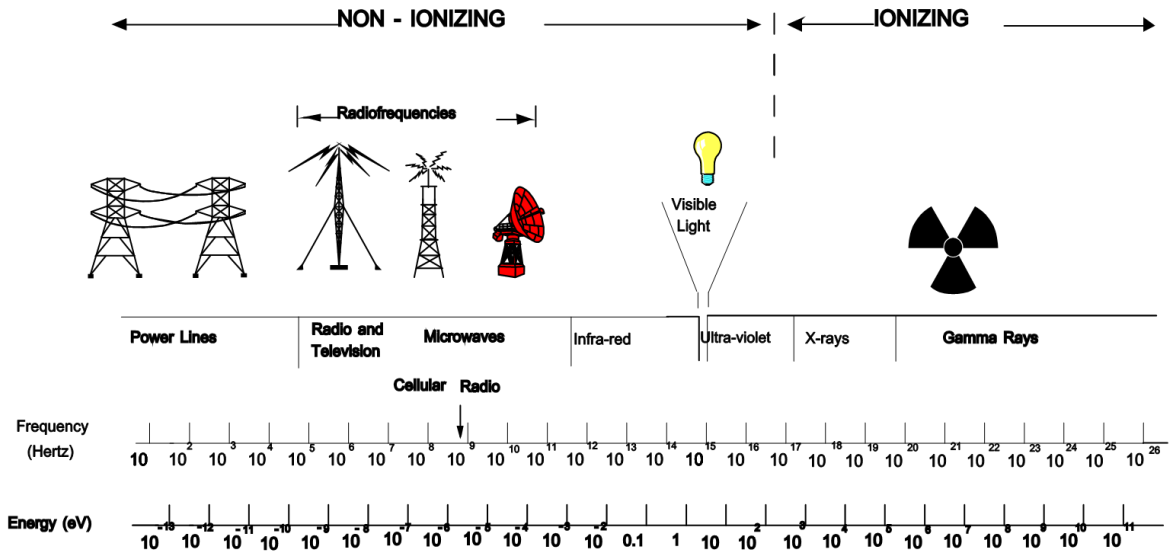


1. Introduction

The electromagnetic spectrum includes various forms of electromagnetic energy from extremely low frequency energy, with very long wavelengths, to x-rays and gamma rays, which have very high frequencies and short wavelengths. In between are radio waves, microwaves, infrared, visible light and ultraviolet, for example.

As depicted in Figure 2-1, the frequencies from T-Mobile's equipment emit non-ionizing energy. The effects of non-ionizing energy are non-cumulative. Non-ionizing energy can turn into heat, if absorbed. (By comparison, ionizing energy is generally cumulative and can cause chemical and biological changes.)

Figure 1-1



(FCC OET Bulletin 56, Fourth Ed.)

T-Mobile has installed RF transmitting antennas at the following location (the "wireless telecommunications facility"):

111 Manor Dr.
Bay Point, CA 94565
T-Mobile Site ID: SF70278M

Field	Data
Facility and Access	
Facility Type	seventy four feet monopole
Access Type	wooden gate
Access Restrictions	key lock
Facility Area Classification	controlled (occupational population)
RF Signage	
Type(s)	RF notice, information, guidelines
Location	wooden gate, at antenna A, BTS area
Measurement Results	
Max RF Level in Accessible Areas on Ground/Facility	0.46% of the occupational standard or (2.3% of general population standard)
Max RF Level at Surrounding Street/Ground Level Around Site	2.3% of general population standard
Compliance	
FCC Compliance Conclusion	**The site is in compliance with FCC limits and guidelines**

Table 1-1 Report Summary

Global Technology Associates performed an RF emission survey of the RF environment surrounding the facilities installed by T-Mobile at this location. Description of the facility: the facility is located on a/an seventy four feet monopole. Access to the area of interest involved with this survey is via wooden gate secured by a/an/the key lock.

T-Mobile is licensed by the Federal Communications Commission ("FCC") to provide wireless communications services. As required by the FCC, wireless system operators perform an assessment of the potential human exposure to radio frequency emissions emanating from transmitting antennas at the site.

The physical survey verified antenna placement and technical specifications for accurate recommendations to determine compliance with FCC guidelines. Antenna specifications presented herein are based on direct evidence from an antenna or transmitter cabinet, information from the site manager or building manager, information from the licensees, educated estimates by the field technician or a combination of some or all of these sources.

Certifications

Figure 1-1 Certification of Calibration for NARDA Meter

MICRO PRECISION

MICRO PRECISION CALIBRATION, INC.
22835 INDUSTRIAL PLACE
GRASS VALLEY CA 95949
530-268-1860

Certificate of Calibration

Date: Sep 17, 2024 **Cert No. 5523631031229920**

Customer:
GLOBAL TECH ASSOC
6626 KENIA COURT
EASTVALE CA 92880

Work Order #: AZ-5015746

MPC Control #:	1327	Serial Number:	E-0462
Asset ID:	1327	Department:	N/A
Gage Type:	BROADBAND FIELD METER	Performed By:	GARLO DOMINGO
Manufacturer:	NARDA	Received Condition:	IN TOLERANCE
Model Number:	NBM-550	Returned Condition:	IN TOLERANCE
Size:	N/A	Cal. Date:	September 17, 2024
Temp/RH:	70.0°F / 40.0%	Cal. Interval:	24 MONTHS
Location:	Calibration performed at MPC facility	Cal. Due Date:	September 17, 2026

Calibration Notes:

Standards Used to Calibrate Equipment

I.D.	Description.	Model	Serial	Manufacturer	Cal. Due Date	Traceability #
SM8718	SURVEY METER WITH PROBE	8718/8722B	01475/16011	NARDA	May 31, 2025	164164 1/164164 2
CH7814	ESG-DP SERIES SIGNAL GENERATOR	E4436B	US39260397	AGILENT	Oct 31, 2024	5523631030444990

Procedures Used in this Event

Procedure Name	Description
NARDA NBM-550 Rev. VER.A	Broadband Field Meter, Narda NBM-550, Ver.A, Apr-08-2009

Calibrating Technician: Garlo N. Domingo GARLO DOMINGO

QC Approval: Robert S Means ROBERT MEANS

STATEMENTS OF PASS OR FAIL CONFORMANCE: The uncertainty of measurement has been taken into account when determining compliance with specification. All measurements and test results guard banded to ensure the probability of false-accept does not exceed 2% in compliance with ANSI/NCSL Z540.3-2006.

THE CALIBRATION REPORT STATUS:
PASS - Term used when compliance statement is given, and the measurement result is PASS.
PASS* - Term used when compliance statement is given, and the measurement result is conditional passed or PASS*.
FAIL - Term used when compliance statement is given, and the measurement result is FAIL.
FAIL* - Term used when compliance statement is given, and the measurement result is conditional failed or FAIL*.
REPORT OF VALUE - Term used when reported measurement is not requiring compliance statement in report.
ADJUSTED - When adjustments are made to an instrument which changes the value of measurement from what was measured as found to new value as left.
LIMITED - When an instrument fails calibration but is still functional in a limited manner.

The expanded uncertainty of measurement is stated as the standard uncertainty of measurement multiplied by the coverage factor k=2, which for a normal distribution corresponds to a coverage probability of approximately 95%, unless otherwise stated.
This calibration report complies with ISO/IEC 17025:2017, ANSI/NCSL Z540.3-2006 and ANSI/NCSL Z540.1-1994. Calibration cycles and resulting due dates were submitted/approved by the customer. Any number of factors may cause an instrument to drift out of tolerance before the next scheduled calibration. Recalibration cycles should be based on frequency of use, environmental conditions and customer's established systematic accuracy. All standards are traceable to SI through the National Institute of Standards and Technology (NIST) and/or recognized national or international standards laboratories. Services rendered include proper manufacturer's service instruction and are warranted for no less than thirty (30) days. The information on this report pertains only to the instrument identified, this may not be reproduced in part or in a whole without the prior written approval of the issuing MP Calibration Laboratory.

Page 1 of 1 (CERT, Rev 9)

Figure 1-2 Certification of Calibration for NARDA Probe

MICRO PRECISION

MICRO PRECISION CALIBRATION, INC.
22835 INDUSTRIAL PLACE
GRASS VALLEY CA 95949
530-268-1860

Certificate of Calibration

Date: Sep 13, 2024 **Cert No. 5523631031224432**

Customer:
GLOBAL TECH ASSOC
6626 KENIA COURT
EASTVALE CA 92880

Work Order #: AZ-5015746

MPC Control #:	1328	Serial Number:	01033
Asset ID:	1328	Department:	N/A
Gage Type:	PROBE	Performed By:	GARLO DOMINGO
Manufacturer:	NARDA	Received Condition:	IN TOLERANCE
Model Number:	EA5091	Returned Condition:	IN TOLERANCE
Size:	300 kHz - 50 GHz	Cal. Date:	September 13, 2024
Temp/RH:	70.0°F / 40.0%	Cal. Interval:	24 MONTHS
Location:	Calibration performed at MPC facility	Cal. Due Date:	September 13, 2026

Calibration Notes:

Standards Used to Calibrate Equipment

I.D.	Description.	Model	Serial	Manufacturer	Cal. Due Date	Traceability #
SM8718	SURVEY METER WITH PROBE	8718/8722B	01475/16011	NARDA	May 31, 2025	164164 1/164164 2
CH7814	ESG-DP SERIES SIGNAL GENERATOR	E4436B	US39260397	AGILENT	Oct 31, 2024	5523631030444990

Procedures Used in this Event

Procedure Name	Description
NARDA NBM-550 Rev. VER.A	Broadband Field Meter, Narda NBM-550, Ver.A, Apr-08-2009

Calibrating Technician: Garlo N. Domingo
GARLO DOMINGO

QC Approval: Robert S Means
ROBERT MEANS

STATEMENTS OF PASS OR FAIL CONFORMANCE: The uncertainty of measurement has been taken into account when determining compliance with specification. All measurements and test results guard banded to ensure the probability of false-accept does not exceed 2% in compliance with ANSI/NCSL Z540.3-2006.

THE CALIBRATION REPORT STATUS:
PASS - Term used when compliance statement is given, and the measurement result is PASS.
PASS[2] - Term used when compliance statement is given, and the measurement result is conditional passed or PASS[2].
FAIL - Term used when compliance statement is given, and the measurement result is FAIL.
FAIL[2] - Term used when compliance statement is given, and the measurement result is conditional failed or FAIL[2].
REPORT OF VALUE - Term used when reported measurement is not requiring compliance statement in report.
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Page 1 of 1

(CERT, Rev 9)

A survey was performed on 12/03/2025 to determine the RF emission levels present at the site.

Measurements were performed on the areas considered accessible to the occupational population. At this site, additional steps were taken to access areas accessible to the general population. The results of the measurements were the combined energy levels of T-Mobile antennas. To measure the RF emissions within the vicinity Global Technology Associates utilized the following equipment to perform measurements:

Probe - EA5091 Serial Number: 01033 Freq Range: 300KHz-50GHz | with Meter - NBM-550 Serial Number: E-0462 Calibration was performed by Manufacturer and is due on the following dates: Meter: 09/17/2026 | Probe: 09/13/2026

2. Site Configuration

The data below enumerates the specifications of T-Mobile wireless telecommunications facility.

2-1 Technical Specifications on File: T-Mobile		
Description	**1900/2100**	**700**
Number of sectors	3	3
Number of antennas per sector	1	1
Azimuth of Antennas (degrees)	87/183/301	87/183/301
Model of Antennas	APXV18-206516S-C-A20	APXVF18-C-A20
Manufacturer of Antennas	RFS	RFS
Centerline Above Ground of Antennas (ft.)	74	42
Reference Antenna Numbers	1-3	4-6

Table 2-1

2-2 Verification of Technical Specifications			
Description	**Alpha**	**Beta**	**Gamma**
Azimuth of Antennas (degrees) 1900/2100	87	183	301
Azimuth of Antennas (degrees) 700	87	183	301
Antenna Height Above Walking Surface (ft.)	71.8 | 39.01	71.8 | 39.01	71.8 | 39.01

Table 2-2

CNV- Can Not Verify, N/A- Not Applicable

2-3 Observed Specifications of Other Carriers					
Carrier/Freq	**Type**	**Ref. Antenna Numbers**	**Make/Model**	**Heights***	**Azimuths**
N/A					

Table 2-3

* above walking surface

3. Site Location

3-1 Map of the Location of the T-Mobile Wireless Telecommunications Facility



4. Photos

The following photos show the T-Mobile wireless telecommunications facility.



Access Point From Outside (View 1)



Access Point From Outside (View 2)



Access Point From Inside



BTS Access Point From Outside



Signage at Alpha Sector



Equipment/Ground Prospective A



Equipment/Ground Prospective B



Equipment/Ground Prospective C



Equipment/Ground Prospective BTS



Alpha Sector from rear/above



Beta Sector diagonal view



Gamma Sector from rear/above



Alpha Sector View from Ground



Beta Sector View from Ground



Gamma Sector View from Ground



BTS Area



Site Overview from Street View (Front)



Site Overview from Street View (Diagonal)

5. RF Survey

RF emission levels were assessed through direct measurements at the transmitter site using properly calibrated field probes. Due to the possibility that Electromagnetic Energy ("EME") fields may exist over a wide frequency range within which the exposure limits vary, field measurements were performed with a meter equipped with a frequency shaped probe that can automatically weigh each field contribution in accordance with its frequency.

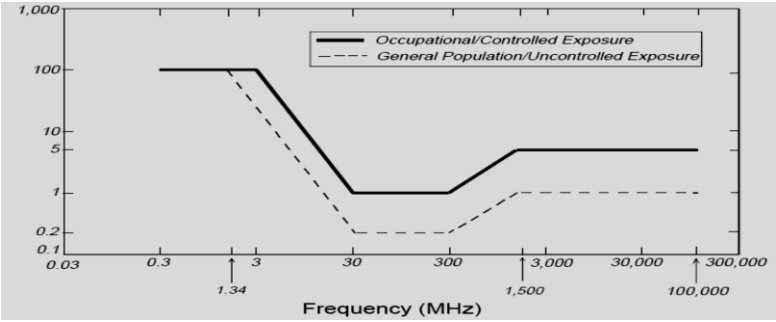
6. FCC Policy on Human Exposure to RF Emissions

The FCC guidelines for human exposure to RF emissions were derived from the recommendations of two expert organizations, the National Council on Radiation Protection and Measurements ("NCRP") and the Institute of Electrical and Electronics Engineers ("IEEE"). The exposure guidelines are based on thresholds for known adverse effects and they incorporate an appropriate margin of safety. The federal health and safety agencies such as the Environmental Protection Agency ("EPA"), the Food and Drug Administration ("FDA"), the National Institute on Occupational Safety and Health ("NIOSH") and the Occupational Safety and Health Administration ("OSHA") have also been actively involved in monitoring and investigating issues related to RF exposure.

The FCC's Maximum Permissible Exposure ("MPE") limits are based on exposure limits (over a wide range of frequencies) recommended by the NCRP and the exposure limits developed by the IEEE and adopted by the American National Standards Institute ("ANSI"). The limits for localized absorption are based on the recommendations of both the ANSI/IEEE and the NCRP. The potential hazard associated with the RF electromagnetic fields is discussed in OET Bulletin No. 56 "Question and Answer about the Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields." This document can be obtained on the FCC website at www.fcc.gov. The table and the graph below represent the FCC limits for both occupational and general population exposures to different radio frequencies:

Frequency Range (*f*) (MHz)	Occupational Exposure (mW/cm^2)	General Population Exposure (mW/cm^2)
0.3 – 1.34	100	100
1.34 - 3.0	100	$180 / f^2$
3.0 - 30	$900 / f^2$	$180 / f^2$
30 – 300	1	0.2
300 – 1,500	$f / 300$	$f / 1500$
1,500 – 100,000	5	1

Table 6-1 FCC Limits for Maximum Permissible Exposure



Graph 6-1 FCC Limits for Maximum Permissible Exposure

7. Discussion of Safety Criteria

Energy levels associated with the RF radiations are not great enough to cause the ionization of atoms and molecules. “Ionization” is a process by which electrons are stripped from atoms and molecules. This process can produce molecular changes that can lead to damage in biological tissue including effects on DNA, the genetic material. This process requires interaction with high levels of electromagnetic energy. Those types of electromagnetic radiation with enough energy to ionize biological material include x-radiation and gamma radiation. Therefore, x-rays and gamma rays are examples of ionizing radiation (see Section 1 for additional information).

RF energy is a type of non-ionizing radiation. Other types of non-ionizing radiation include visible light, infrared radiation and other forms of electromagnetic radiation with relatively low frequencies. Often the term “radiation” is used to apply to ionizing radiation associated with nuclear power plants. Ionizing radiation should not be confused with the lower energy, non-ionizing radiation with respect to possible biological effects.

The RF emissions from antennas used for wireless telecommunications typically result in exposure levels at the site that are well below the limits recommended by the FCC. These limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is little reason to believe that such antennas could pose a potential health hazard to the general population.

Other antennas, such as those used for radio and television broadcast transmissions, use power levels that are generally higher than those used for wireless antennas. Therefore, in some cases, there could be a potential for higher levels of exposure on the site. However, all broadcast stations are also required to demonstrate compliance with the FCC guidelines.

8. Field Measurements

8-1 Ground Level Readings

A RF emissions survey was performed on the wireless telecommunications facility. This survey included walking around the structure and noting the maximum max hold readings encountered. The maximum value of the max hold readings of RF emissions encountered on the ground level was: 0.46% of the occupational standard or (2.3% of general population standard).

Below is the layout depicting the actual readings (% of the FCC MPE Occupational or General Population Standard limits) at various locations at the site. Various measurements were taken to indicate the RF emissions levels that can be encountered by an individual who gains access to the area of interest involved with the survey.

It is recommended that the access wooden gate to the roof area where the antennas are installed continue to be kept locked, to preclude unauthorized access to the antennas themselves.

Recommendations for Site Compliance	Signages on Access Points, Sectors & Equipment												Enclosing Sectors (Barrier/Tape/Striping)									
																				
	Guidelines		INFO BTS		NOC INFO		NOTICE		CAUTION		WARNING		NOTICE		CAUTION		WARNING		Striping/Tape/Barrier & Chain	
Access Point(s)	✓				✓	1	✓	1												
Sector Alpha							✓	1												
Sector Beta																				
Sector Gamma																				
Equipment/BTS	✓	3	✓	1			✓	3												
Total Signage	3		1		1		5		0		0		0		0		0			

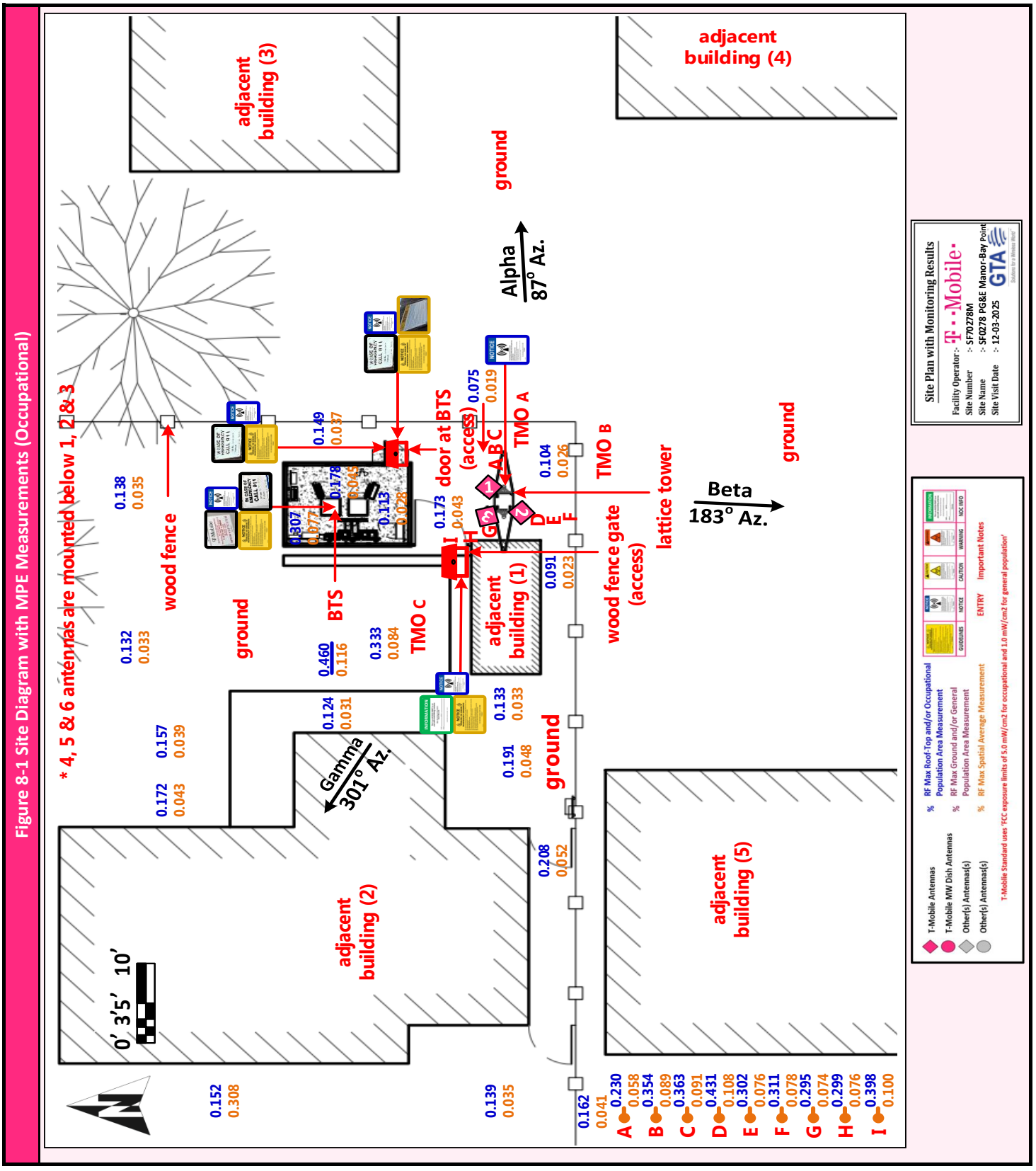
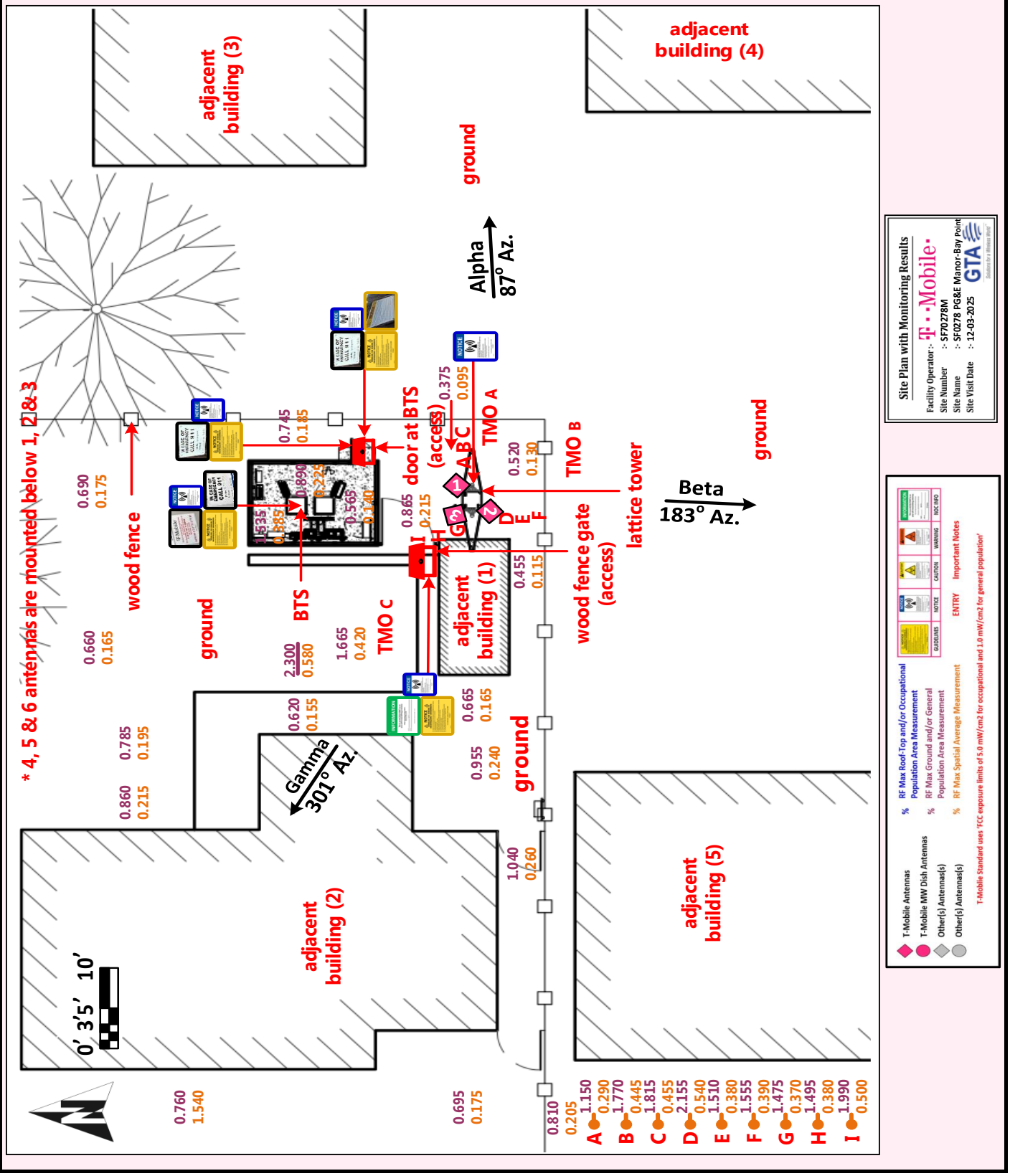

Figure 8-1 Site Diagram with MPE Measurements (Occupational)
* 4, 5 & 6 antennas are mounted below 1, 2 & 3
adjacent building (3)
adjacent building (4)
adjacent building (5)
adjacent building (2)
adjacent building (1)
ground
wood fence
wood fence gate (access)
lattice tower
door at BTS (access)
BTS
TMO A
TMO B
TMO C
Alpha 87° Az.
Beta 183° Az.
Gamma 301° Az.
0' 3'5' 10'
Site Plan with Monitoring Results
Facility Operator :- T-Mobile
Site Number :- SF70278M
Site Name :- SF0278 PG&E Manor-Bay Point
Site Visit Date :- 12-03-2025
GTA
T-Mobile Antennas
T-Mobile MW Dish Antennas
Other(s) Antennas(s)
Other(s) Antennas(s)
RF Max Roof-Top and/or Occupational Population Area Measurement
RF Max Ground and/or General Population Area Measurement
RF Max Spatial Average Measurement
GUIDELINES NOTICE CAUTION WARNING HOC INFO
ENTRY
Important Notes
T-Mobile Standard uses 'FCC exposure limits of 5.0 mW/cm2 for occupational and 1.0 mW/cm2 for general population'

Figure 8-2 Site Diagram with MPE Measurements (General Population)



8-2 Antenna Vicinity Measurements of T-Mobile NV/2.5 Antennas and Others

Measurements taken from each antenna. This is performed at distances of 1 foot, 3 foot, and 6 foot, whenever possible. NV/2.5 taken from the rear of the antenna when front is not available, taken from the facility ground level proximal to antenna placement when antenna level access is not available. Other antennas taken only when antenna face is within reachable level of measurement and/or when it is a significant contributor to the overall RF environment.

Antenna Readings (refer to sketch 8-2/site configuration section 2)					
Antenna 1 (Alpha NV or Tri-Band)		***Antenna 2 (Beta NV or Tri-Band)***		***Antenna 3 (Gamma NV or Tri-Band)***	
1' (MH)	1.150	**1' (MH)**	2.155	**1' (MH)**	1.475
3' (MH)	1.770	**3' (MH)**	1.510	**3' (MH)**	1.495
6' (MH)	1.815	**6' (MH)**	1.555	**6' (MH)**	1.990
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a		***n/a***		***n/a***	
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a
n/a	n/a	**n/a**	n/a	**n/a**	n/a

NoAc = No Access To Ant. For Walk Off Measurements - Height/Surface Restriction

max reading attained in red

(MH) Max Hold - Quick Measurement (always higher than true measurement)

(SA) Spatial Average - True Measurement (shown when Max Hold > 20% occupational / 100% general population)

The above measurements are shown for the FCC's General Population Levels.

Any antennas not listed 1-18 had either no access to the antennas, was barriered, was out of reach, or had a minimal contribution to overall environment and was not recorded

9. Conclusion

Compliance with the FCC's rules on human exposure to RF emissions at wireless telecommunications facilities generally is determined by comparing actual measurements taken at the facility to the FCC's MPE limits.

The results of the instant survey indicate the maximum levels of RF emissions exposure do not exceed applicable FCC MPE limits for occupational and general population exposure.

The highest level of RF emissions measured was 0.46% of the FCC's MPE limits based on the occupational exposure standard or (2.3% of general population standard).

A controlled/occupational environment assumes that access to the facility is generally restricted to authorized personnel and facility management and members of the general population will not be able to access the rooftop and/or wireless telecommunications facility.

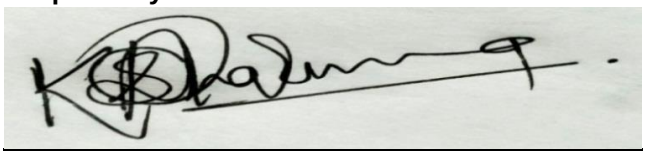
An uncontrolled/general population environment assumes that access to the facility is not generally restricted to authorized personnel and facility management and members of the general population will be able to access the rooftop and/or wireless telecommunication facility.

This facility's Area of Interest is considered a controlled (occupational population) environment. The site is in compliance with FCC limits and guidelines per MPE standard for the environment.

10. Certification

This report was prepared for T-Mobile and serves as certification for compliance of the existing T-Mobile wireless telecommunications facility. The analysis and computation provided herein is based on applicable FCC regulations concerning RF safety and the control of human exposure to RF emissions. The information and analysis contained in this report is accurate and complete to the best knowledge and belief of the undersigned.

Prepared by:



12/04/2025

Amit Kumar Sharma - Project Manager
Global Technology Associates (GTA)
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Phone:	408-677-7367
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CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 08/19/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- Grading Inspection
- Advance Planning
- Housing Programs
- Trans. Planning
- ✔ Telecom Planner
- ALUC Staff
- ✔ HCP/NCCP Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- Hazardous Materials

PUBLIC WORKS DEPARTMENT

- Engineering Services
- Special Districts
- Traffic
- Flood Control (Full-size)

LOCAL

- ✔ Fire District _____
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - ✔ Consolidated – (email) fire@cccfpd.org
- ✔ Sanitary District Delta Diablo
- ✔ Water District Golden State Water
- ✔ City of Pittsburg
- School District(s) _____
- LAFCO
- Reclamation District # _____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Bay Point
- Improvement/Community Association
- ✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- CHRIS (email only: nwic@sonoma.edu)
- CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

_____

_____

Please submit your comments to:

Project Planner Allison Seoane
Phone # 925-655-2871
E-mail allison.seoane@dcd.cccounty.us
County File # CDLP25-02030

Prior to 09/18/2025

* * * * *

We have found the following special programs apply to this application:

- Landslide
- Active Fault Zone (A-P)
- Liquefaction
- Flood Hazard Area
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ___ None ✔ Below ___ Attached

The applicant must apply directly with Golden State Water Company (GSWC) for water service and may also be responsible for funding water system improvements or new infrastructure based on this project's impact on the existing GSWC system. GSWC's review of building permit or planning application information does not constitute a guarantee of water service for the proposed project or indicate that water service related fees have been paid. The GSWC New Business narrative and application can be found at: https://www.gswater.com/information-contractors-consultants.

Print Name Scott McGourty

Scott McGourty Digitally signed by Scott McGourty Date: 2025.08.20 10:31:20-07'00' 8/20/2025

Signature DATE

Agency phone # 1-800-999-4033

From: Joanne Chiu
To: Allison Seoane
Subject: RE: Cherie Adriano shared the folder "CDLP25-02030" with you
Date: Monday, September 8, 2025 12:01:39 PM
Attachments: image001.png
image002.png
image003.png
image006.png
image007.png

Hi Allison,

This project is not subject to the HCP/NCCP Ordinance. No comments.

Thanks,
Joanne

Joanne Chiu *(she/her)*
Principal Planner
East Contra Costa County Habitat Conservancy
Contra Costa County, Department of Conservation and Development
(925) 655-2906 | www.cocohcp.org

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
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- High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ✔ None ___ Below ___ Attached

Print Name Danielle Thomas

09/15/2025
Signature DATE

Agency phone # (925) 941-3300

REVISED 09/25/2024. TO PRINT MORE COPIES: G:\Current Planning\APC\APC Forms\CURRENT FORMS\PLANNING\Agency Comment Request.doc