



City of Sebastopol Planning Commission Staff Report

Meeting Date: April 26, 2023
Agenda Item: 5A
To: Planning Commission
From: John Jay, Associate Planner
Kari Svanstrom, Planning Director
Subject: Conditional Use Permit
Recommendation: Approve with conditions
Applicant/Owner: Katherine Austin/Pacific Realty Development LLC, Mark Hanf
File Number: 2023-012
Address: 7631 Healdsburg Ave
CEQA Status: Exempt
General Plan: Commercial Office (CO)
Zoning: Office Commercial (OC)

Introduction:

The Pacific Realty Development LLC group is proposing to convert the lower-level commercial space to two approximately 710 square-feet (SQFT) 1 bedroom 1-bathroom apartments with a shared hallway. The current space is unfinished but will incorporate two egress windows located on the south side of the building opposite Healdsburg Avenue.

Project Description:

This project proponent, Pacific Realty Development LLC proposes to convert the lower-level commercial space into two approximately 710 square-feet (SQFT) 1 bedroom 1-bathroom apartments with a shared hallway. The project requests a Conditional Use Permit for the conversion from a mixed-use development to a residential-only use within a Commercial Office district. One of these units would be ADA accessible (the eastern unit).

No change to the grading, landscape plan or exterior is proposed except for the two egress windows for the bedrooms. The ground floor of the building has not been built out with tenant improvements, so minimal demolition would be needed to change the units from commercial to residential. The bathrooms for the units are proposed to be located in the area of the current restrooms, and there are few other internal or external modifications, to include: modifying two windows to be egress windows, and modifying the exterior space on the south side of the building where the applicant proposes a shared common area for the lower-level apartments to meet the open space requirements for residential units in this zoning district. The applicant is receptive to adding open lattice fencing if required by the Planning Commission for the common area.

Project Location and Surrounding Land Uses:

The project is located within the Northwestern Section of the city in the Office Commercial Zoning district along Healdsburg Avenue and is surrounded by Commercial and Residential uses. To the immediate north is the Edward Jones - Financial Advisor office building, to the east is Sushi Tozai restaurant, to the west is the Mt Olive Lutheran Church, and to the south is

a multi-family residence. The parcel to the east is vacant, and currently owned by Pacific Realty Company, which has had a preliminary review with the Planning Commission recently about developing the site as a residential-only use. The Commission was supportive of that concept.

General Plan Consistency:

This project is consistent with the following General Plan policies as shown below.

- *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.*
- *Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.*
- *Policy LU 5-4: Require the design of new residential development to be consistent with the City's design guidelines, to ensure harmony with Sebastopol's unique, small-town character and compatibility with existing land uses.*
- *Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.*
- *Policy LU 6-1: Promote increased residential densities.*
- *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.*
- *Goal C-1: Facilitate New Housing Production The City of Sebastopol will take necessary steps to promote new housing development and remove public infrastructure constraints to new housing development*
- *Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.*
- *Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners*
- *Goal G-1: Continue to Promote Land Use Policies and Development Standards to Facilitate Housing Production.*
- *Policy G-1: The City will modify its Zoning Ordinance to provide provisions for a greater range of housing types, such as tiny houses to encourage opportunities for special needs and affordable housing.*

Zoning Ordinance Consistency:

The Office Commercial (CO) Zoning District is intended to create, preserve, and enhance areas containing a mixture of professional, medical, administrative, and general offices, residential, and small-scale retail uses and to encourage mixed-use developments of commercial and residential uses. This district is typically appropriate along major thoroughfares and adjacent to residential neighborhoods.

The applicant is requesting the Planning Commission grant a Conditional Use Permit to develop residential- only use in the CD District. Section 17.25.030(C)(3) of the Zoning Code says, *“In nonresidential zoning districts, residential uses permitted in the R7 zone that are not part of a mixed-use project are allowed as a conditionally permitted use subject to the findings that the project will not create substantial adverse effects on commercial uses or street-front vitality and that the project will be compatible with nearby uses and development.”*

The project proposes two off-street parking spaces for the one proposed single-family dwelling and the project will accommodate five non-ADA parking and one ADA-accessible parking space, which complies with the parking requirements outlined in **SMC Table 17.110-2.**

The addition of two dwelling units to the site would trigger the City's Inclusionary Housing Ordinance requirements, Section 17.250, which is applicable to residential developments with 5 or more dwelling units, as there will be five new units on the parcel.

Environmental Review:

The project is categorically exempt from the requirements of CEQA pursuant to Section 15303(b) which includes A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for no more than six dwelling units. The Pacific Realty Development units would be consistent with this exemption as it proposes two additional attached multi-family residential units and will not create any new environmental impacts as it will be in an already developed structure.

City Departmental Comments:

The project was routed to the various City departments on February 14, 2023, and those conditions have been added to Exhibit B Conditions of Approval.

Required Findings:

Conditional Use Permit findings

- A. The proposed use is consistent with the General Plan and all applicable provisions of this title.

- B. The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Analysis:

Project background:

This project was initially approved by the Design Review Board at their June 15, 2016 meeting where they approved a mixed use development project on a vacant parcel. The project consisted of a two story building with ground floor commercial space and apartments on the second floor as well as a two story single family residence with an attached garage. The commercial space was approved for 1,592 square feet with its main entrance from Healdsburg Ave. The applicant who also owns the adjacent parcel, recently proposed a preliminary project at 7621 Healdsburg Ave directly to the east of this project in December 2022. Following the strong support from both the public comment and from the Commission, in that meeting to provide additional residential units in lieu of additional commercial space, the applicant reached out to the Planning Department and inquired what the process would be to convert the commercial space at 7631 Healdsburg Ave to residential. As noted earlier in the report this would require the approval of a use permit from the Planning Commission. Staff would like to note that the single-family home and corner building at 7631 Healdsburg have been completed and the building permit has been "finalized" by the building department.

Conditional Use Permit Analysis

A conditional use permit may be granted only if the establishment, maintenance or operation of the proposed use or development applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or development, or be detrimental or

injurious to property and improvements in the neighborhood or to the general welfare of the City.

Staff believes the build out of the vacant / cold shell (unimproved with tenant improvement) space into two additional dwelling units meets the above requirements, as it meets all zoning ordinance requirements, is surrounded on two sides with residential uses with a likely third side in the future and is along a portion of the City's commercial zoning corridor (Healdsburg Avenue) outside of downtown or the northern commercial shopping centers. Therefore, staff does not believe that this would detract from the commercial environment and experience. In fact, it would likely support the existing commercial business spaces in town as there are currently vacancies within the downtown and General commercial areas, and the market for additional spaces is not present. Additional housing units is, staff believes, preferred to additional office or commercial spaces that could detract from downtown.

The additional housing units would also support the General Plan Housing Element policies by providing additional opportunities for housing within the City, and in a location accessible to transit (with a bus stop at the front of the site) and downtown shopping and employment opportunities, and within walking distance of schools.

For any conditional use permit, the review authority may require additional conditions, or remove or revise conditions recommended by staff, to ensure conformance with this chapter and/or to protect public health and safety, including but not limited to conditions related to:

- 1. Requirements for vehicular ingress/egress and corresponding traffic safety provisions, parking requirements and facilities, and hours of operation.*
- 2. Regulation of public nuisance factors (e.g., light glare, noise, vibration, smoke, dust, dirt, odors, gases, and heat). Conditions may include, but are not limited to, setbacks, hours of operation, and use of machinery.*
- 3. Regulation of maintenance and site restoration during and after termination of the conditional use permit. A bond or other form of security acceptable to the review authority may be required prior to the initiation of the use to ensure cleanup after the use is finished.*

The amount of time the initial build took on this particular site was far beyond normal construction and utilized multiple extensions to the building permit. As such, the community at large was greatly impacted, with the view of an unsightly construction project, road closures of a State Highway (Hwy 116).

The immediate neighbors also endured the noise, dust, and view of a construction project for multiple years beyond a normal construction project. While the ownership of the project has since changed, staff believes it is entirely appropriate to include conditions of approval that minimize the additional construction work and nuisance to the neighborhood. Staff therefore recommends the following conditions of approval:

- Construction shall only take place Monday through Fridays during the City's allowed construction hours. Saturday construction interior to the building shall also be allowed, between the hours of 8 am and 5 pm.
- No construction staging or access shall be allowed along Healdsburg Avenue frontage.
- No road or lane closures on Healdsburg Avenue shall be allowed with the exception of utilities. An encroachment permit shall be required for any
- The exterior of the site shall be kept in good order, with evidence of construction minimized as much as practical.

- Construction shall be limited to an 18 month time frame maximum. This may be extended by the Building Official only due to a State of Emergency, otherwise any extensions would need to be approved by the Planning Commission.
- No external construction fencing shall be erected on the north or west sides of the site.
- If the other residential units are occupied during construction, access to these units and associated parking shall be maintained. The Planning Department may approve temporary closure of the on-site parking spaces if required for short periods of time for construction logistics.

Inclusionary Housing

The addition of two dwelling units to the site would trigger the City's Inclusionary Housing Ordinance requirements, Section 17.250, which is applicable to residential developments with 5 or more dwelling units, as there will be five new units on the parcel. This would require .75 unit at the moderate rate, which could be met in one of two ways: providing 1 unit at a moderate income level (deed restricted) or pay the in-lieu fee. Note, while in-lieu fees are not allowed for 'for-sale' units, they are allowed as an option for the construction of any rental project (no subdivision/sale of individual units) per Section 17.250.110. The applicant does not need to determine which route they will take prior to approval, however they will need to do so prior to issuance of a building permit.

Public Comment:

As prescribed by Section 17.460 of the Zoning Ordinance, the Planning Department completed the following: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Press Democrat; and (3) posted three written notices publicly on and within vicinity of the subject property.

No public comments have been received as of the writing of this staff report.

Recommendation:

If it is the consensus of the Planning Commission that the proposed use is compatible with the site and surrounding uses, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report and as found in Exhibit A - Recommended Findings of Approval, and subject to the Recommended Conditions of Approval found in Exhibit B, Standard Conditions of Approval in Exhibit C, and any additional or modified conditions the Planning Commission determines is appropriate.

Attachments:

Exhibit A – Recommended Findings for Approval
Exhibit B – Recommended Conditions of approval
Exhibit C – Standard Conditions of Approval
Application Materials

EXHIBIT A
RECOMMENDED FINDINGS OF APPROVAL

Conditional Use Permit
7631 Healdsburg Ave
APN 004-291-018, File 2023-012

1. That the project is categorically exempt from the requirements of CEQA under Section 15301 Class 1 (a) existing facilities “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. In that the project is converting a constructed commercial space into two residential units. This conversion will include interior alterations for new wall layouts.

2. That the project is consistent with the provisions of the General Plan, in that the project creates two additional residential units within city limits and meets the following General Plan policies:
 - *Goal LU1 - Maintain Sebastopol as a unique, charming, and environmentally sensitive small town that provides residents, businesses, and visitors with opportunities to enjoy a high quality of life.*
 - *Policy LU 1-2: Avoid urban sprawl by concentrating development within the City limits; favor infill development over annexation.*
 - *Policy LU 5-4: Require the design of new residential development to be consistent with the City’s design guidelines, to ensure harmony with Sebastopol’s unique, small-town character and compatibility with existing land uses.*
 - *Policy LU 5-5: Strongly encourage residential development in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.*
 - *Policy LU 6-1: Promote increased residential densities.*
 - *Policy LU 6-2: Promote compact urban form that provides residential opportunities in close proximity to jobs, services, and transit.*
 - *Goal C-1: Facilitate New Housing Production The City of Sebastopol will take necessary steps to promote new housing development and remove public infrastructure constraints to new housing development*
 - *Housing Element Policy C-4: The City will encourage development of new housing to meet a range of income levels, including market-rate housing, and a variety of housing sizes and types.*
 - *Housing Element Goal D-1: Promote Housing Affordability for both Renters and Homeowners*
 - *Goal G-1: Continue to Promote Land Use Policies and Development Standards to Facilitate Housing Production.*
 - *Policy G-1: The City will modify its Zoning Ordinance to provide provisions for a greater range of housing types, such as tiny houses to encourage opportunities for special needs and affordable housing.*

3. That the project is consistent with the Zoning Ordinance, in that it requires a conditional use permit for residential development within an Office Commercial zoning district, the

use is consistent with parking requirements, and it now meets the required open space per dwelling unit.

4. The establishment, maintenance, and operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area of such use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that the project provides two residential units that will not affect the general welfare of the neighborhood and provides housing to residents of Sebastopol.

EXHIBIT B
RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit
7631 Healdsburg Avenue
APN 004-291-018, 2023-012

1. Plans and elevations shall be in substantial conformance with application documents and plans prepared by Katherine Austin, Architect, and stamped received on February 14, 2023, and on file at the City of Sebastopol Planning Department, except as modified herein:
 - a. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.

1. Unless otherwise provided for in conditions of this conditional use permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
2. All conditions of approval for the Design Review approval of June 15, 2016 shall remain applicable.
3. The project is subject to the City's Inclusionary Housing Ordinance, and shall comply with all applicable provisions of Sebastopol Municipal Code Section 17.250.
4. For any new housing unit development, the developer/owner shall submit the total amount of fees and exactions associated with the project prior to issuance of building permit or certificate of occupancy / final inspection.
5. All construction shall conform to the approved plans, unless the design is modified by the City for compliance with code requirements. The applicant shall obtain a Building Permit prior to the commencement of construction activities. Minor changes may be approved administratively by the Planning Director or their respective designee upon receipt of a substantiated written request by the applicant. Prior to such approval, verification shall be made by each relevant Department or Division that the modification is consistent with the application fees paid and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require a formal application or amendment.
6. Construction activities shall adhere to the following limitations:
 - a. Construction shall only take place Monday through Fridays during the City's allowed construction hours. Saturday construction interior to the building shall also be allowed, between the hours of 8 am and 5 pm.
 - b. No construction staging or access shall be allowed along Healdsburg Avenue frontage.
 - c. No road or lane closures on Healdsburg Avenue shall be allowed with the exception of utilities. An encroachment permit shall be required for any
 - d. The exterior of the site shall be kept in good order, with evidence of construction minimized as much as practical.
 - e. Construction shall be limited to an 18 month time frame maximum. This may be extended by the Building Official only due to a State of Emergency, otherwise any extensions would need to be approved by the Planning Commission.
 - f. No external construction fencing shall be erected on the north or west sides of the

site.

- g. If the other residential units are occupied during construction, access to these units and associated parking shall be maintained. The Planning Department may approve temporary closure of the on-site parking spaces if required for short periods of time for construction logistics.
7. This approval does not include any signs. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate.
8. The terms and conditions of this conditional use permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors and assigns of the permittee.
9. Prior to final approval and occupancy, Applicant shall complete the public street and onsite private improvements per the Caltrans- and City of Sebastopol-approved Improvement Plans titled, "Encroachment Application for 7631 Healdsburg Avenue", last dated 6/5/17.
10. Fire sprinkler modification shall be in accordance with residential use.

EXHIBIT C
STANDARD CONDITIONS OF APPROVAL

Conditional Use Permit
7631 Healdsburg Avenue
APN 004-291-018, 2023-012

1. All plans shall include a brief description of the project on the cover sheet.
2. All submitted building permit plan check sets shall include a plan sheet incorporating these conditions of approval.
3. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be in substantial conformance to those approved by the review body. If any changes are made to submitted plans which were approved by the review body the applicant shall work with the Planning Department to determine if the changes are significant enough to once again be seen by the review body, or if staff can approve the changes. Any changes that have not been approved by Planning staff are not approved. Construction or demolition work that does not conform to the Planning approval is not valid and shall be subject to stop work orders and may require removal.
4. Site landscaping shall be generally consistent with the Landscape Plan included as part of "Exhibit A" on file with the Sebastopol Planning Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed project. Upon the request of an Applicant to receive a Temporary Certificate of Occupancy and at discretion of the Planning Director, landscape installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.
5. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the field conditions or other previously unknown conditions require a modification or a departure from the accepted plans, the applicant shall provide the modifications or departure and specify the correction of mistakes errors, or omissions in compliance with the CBC and City Standards.
6. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
7. A Construction Management Plan (CMP) shall be submitted to the City as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans, unless waived by staff. The City's CMP template, provided by the Planning Department, may be used for small, infill projects. Revisions to the CMP to increase or add on time to the construction timeline shall be coordinated with the Building Official and any additional requests will be at the applicant's responsibility.

This CMP shall be a binding document. Failure to adhere to the CMP may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the City, and may be posted to the city's website. The CMP shall be updated as project conditions warrant. Updates to the CMP shall be provided to the City for review and approval. The CMP shall include but not be limited to:

- a) Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates)
- b) Construction Hours
- c) Travel routes and turn-around locations with staff approval
 - Impact to state highways
- d) Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
- e) Worker auto parking space locations/construction parking
- f) Phasing (if applicable)
- g) If construction improvements are located in areas of slopes 15% or greater, the Contractor shall provide safe temporary hard surface stair access to the improvements, unless waived by the Building Official. This access shall be shown on the CMP.
- h) Projects that require a grading permit shall comply with the City's grading ordinance.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the course of the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

The hours of construction activity shall be limited 7:00 a.m. to 8:00 p.m., Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays with staff approval, depending on scope of work being done, or unless modified by a project's Specific Conditions of Approval.

A 24-inch by 36-inch weatherproof copy with items A-F posted on site. The remaining Construction Management Plan shall be made available on site. The Construction Management Plan shall be posted on the site as part of the job site signage and should include:

- a) Address of the project site.
 - b) Permitted hours of construction and of deliveries/off-haul.
 - c) Name, e-mail address and direct phone number of the General Contractor.
 - d) Name, e-mail address and direct phone number of the person responsible for managing the project.
 - e) Name and direct phone number of the party to call in case of an emergency.
 - f) City of Sebastopol Building Department (707-823-8597).
8. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Public Works Department prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The fee for using the right-of-way for storage of construction materials or equipment is \$10.00 per day. A minimum of 11' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the City right-of-way will not be permitted.

9. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
10. A pre-construction meeting is required with city staff for projects that:
 - a) Require a City encroachment permit, a Caltrans encroachment permit, or a City grading permit; or
 - b) Have 5 dwelling units or more; or
 - c) Have a total of 5,000 square feet of building or more; or
 - d) Have a creek setback requirement; or
 - e) Are required to have a pre-construction meeting under a specific condition of approval.
11. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted unless otherwise stipulated by the City.
12. All required construction signage and any required tree-protection shall be posted and available for City inspection at the time of the Pre-construction meeting or, if no pre-construction meeting is required, prior to commencing construction. If these measures are not in place at the time of the pre-construction meeting, a re- inspection fee will be required, and issuance of building permit will be delayed.
13. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.

Planning Department Standard Conditions of Approval:

14. This approval is valid for a period of three (3) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Zoning Ordinance §17.400.100.
15. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the Design Review or other planning application.
16. For projects with new foundations or retaining walls less than 10' away from a required setback property lines shall be physically identified (string line or equal), and the applicant shall submit a letter or certificate from a licensed surveyor that confirms that the structure complies with the approved setbacks prior to placing the foundation. For any project that includes new foundations or retaining walls more than 10' away from a required setback, the applicant may apply for a waiver from this requirement from the City Engineer and Planning Department.
17. For any project that includes new structures within 2 feet of the allowed height limit, a letter or certificate from a surveyor confirming that the height of the roof complies with the approved plans shall be submitted to the Planning Department at the earliest point

possible.

18. All landscape and irrigation plans must be designed in accordance with the most current City of Sebastopol landscape requirements. Prior to providing water service for new landscape areas, or improved or modified landscape areas, the Planning Department must review and approve the project's working drawings for planting and irrigation systems. Any question regarding the City of Sebastopol current water conservation and Landscape Ordinance should be directed to the Planning Department.

New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet.

19. For any new housing unit development, the developer/owner shall submit the total amount of fees and exactions associated with the project prior to issuance of certificate of occupancy or final inspection.

Engineering and Public Works Department Standard Conditions of Approval:

20. All projects are subject to Impact Fees as adopted by the City Council, which are due at the time of issuance of the Building Permit unless otherwise stipulated by the City.
21. An Encroachment Permit is required from the Public Works Department for any and all work within the public right-of-way. If the work is within a CalTrans right-of way, an Encroachment Permit from CalTrans shall also be procured by the applicant. Encroachment Permit shall not be issued until the City Engineer approves the applicant's site improvement plans.
22. Construction within the public right-of-way is limited to that necessary to support the lot's use. This may include but is not limited to: driveways, sidewalks and any utility connections. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
23. The applicant shall prepare and submit site improvement plans for the construction of all improvements including water, sanitary sewer, storm drain, water quality facilities, roadway improvements, curbs, gutters, sidewalks, elevated or structural pedestrian walkways, landscaping, landscape irrigation, signing, striping, joint trench and streetlights. All design and construction shall conform to the latest edition of the City of Sebastopol Design and Construction Standards and other applicable codes, standards, guidelines and specifications. Public improvement drawings shall be drafted in the City-approved sheet format.
24. Once approved by the City Engineer, the applicant shall submit PDF files of the signed improvement plans. As-Built record drawings shall also be submitted as PDF files.
25. Deviations from City Standards and applicable Code requirements shall be approved by the City Engineer. The applicant's engineer shall request all design exceptions in writing.

26. Any improvements, public or private, damaged during construction shall be replaced, by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Public Works Department prior to the first submittal of project improvement plans to identify the extents and limits of replacement.
27. An erosion and sediment control plan are required as part of the building permit application. The plan shall be prepared by a certified erosion control specialist and in full compliance with CASQA standards, The plan is subject to review and approval by the Engineering Department prior to the issuance of the building or grading permit. No modifications to the approved plans shall be made without approval of the City Engineer.
28. Mailbox plans and locations shall be approved by the Sebastopol Postmaster prior to improvement plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Sebastopol Postmaster approving mailbox locations.
29. City Public Water and Sewer and Drainage utility easements as required by the City Engineer utility companies shall be provided within the development. Easement locations shall be subject to review and approval by the City Engineer.

Roadway Improvements:

30. The improvement plans for the first phase of development shall include and provide for the construction of all offsite improvements as required to support full project build-out. Each subsequent phase of development shall construct sufficient onsite roadway and utility improvements to support the cumulative development proposed to be constructed as approved by the City Engineer.
31. Road closures, if permitted by the Project Approval, will only be permitted with prior authorization from the Public Works Department consistent with the City's road closure policy. Signs containing details of the proposed closure must be posted 48 hours in advance. Coordinate road closures with the Sebastopol Public Works Department. Contact the Public Works Department at 707-823-5331 to obtain a road closure permit.
32. An emergency vehicle access, meeting the requirements of the Sebastopol Fire Department shall be constructed.
33. All private driveway areas less than 24-foot wide shall require the approval of the Sebastopol Fire Department.
34. Sidewalk warps shall be provided to allow a clear five-foot walkway at all locations, including areas where mailboxes, street furniture, streetlights, street signs and fire hydrants are to be installed, or as otherwise approved by the City Engineer.
35. The structural section of all public road improvements shall be designed using a soil investigation which provides the basement soils R-value and expansion pressure test results. A copy of Geotechnical report and structural section calculations shall be submitted with the first improvement plan check.
36. The structural section of the private on-site drive aisles and parking areas shall meet the requirements and recommendations of the geotechnical report for the project.
37. Retaining walls and retaining curbs may be required to protect damage to trees as

determined by a licensed Arborist. All retaining structures shall be designed and constructed to minimize damage to trees.

38. Pedestrian curb ramps, meeting City standards and current accessibility requirements, shall be provided at all intersections and crosswalks where sidewalks are proposed.

Drainage Improvements:

39. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Management Design Manual (FMDM). Public and private drainage improvements shall be shown on the improvement plans and the City Engineer may require the applicant to acquire the review and recommendations by the Sonoma County Water Agency (Sonoma Water) prior to approval by the City Engineer. Private storm drain easements will be required for any portions of the private storm drain not entirely located with the lot being served or for any portion of a private utility located on an adjacent parcel.
40. No lot-to-lot drainage will be allowed between the project site and any adjacent parcels. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system or discharged through the face of curb or to an established waterway.
41. Plans and certifications shall demonstrate compliance of all improvements, including building finished floor elevations, with the City's Flood Ordinance, to the satisfaction of the Building Official and City Engineer. Building finished floor elevations shall be constructed at a minimum of 2 foot above the 100-year storm event water surface elevation as determined by the City and certified by the project engineer. The Engineer of Record shall provide a signed and stamped letter indicating the project meets the requirements of the Ordinance before plan approval.

Stormwater Quality:

42. Projects that create or replace 10,000 square feet or more of impervious surface area are subject to design and construction requirements of the most recent edition of City of Sebastopol Low Impact Development (LID) Technical Design Manual. Improvement plans with required LID design features shall be approved by the City Engineer.
43. Projects that will disturb 1.0 acre or more of developed or undeveloped land shall provide evidence that a Notice of Intent (NOI) has been submitted by the applicant and received by the State Water Resources Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan (SWPPP) shall be provided to the City prior to issuing a grading permit, encroachment permit, or building permit.
44. For required LID features constructed on private property or on street frontage, the owner shall provide a Declaration Letter to the City Manager regarding the owner's commitment to ongoing maintenance of said LID features (LID Declaration) prior to occupancy.

Grading:

45. The improvement plans shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to public and private streets or parking areas, unless otherwise approved in the interest of tree preservation or other unusual circumstances.
46. The City of Sebastopol shall require a grading permit for projects that meet these requirements.
 - a) Cut or fill exceeding 50 cubic yards
 - b) Cut or fill greater than 3 feet in depth
 - c) Cut creating a cut slope greater than 5 feet in height and steeper than 2 units horizontal to 1 unit vertical
 - d) Fill intended to support a structure or surcharge greater than 1 foot in depth or placed on terrain with a natural slope steeper than 15 percent
47. When required by the Building Official the applicant shall submit to the City for review and approval, a detailed Geotechnical Report prepared by a Geotechnical Engineer registered in the State of California. The grading plan shall incorporate the recommendations of the approved Geotechnical Report.
48. Where soil or geologic conditions encountered during grading operations are different from those anticipated in the Geotechnical Report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.
49. Existing wells, septic tanks and/or underground fuel storage tanks that are defective or will no longer be in use shall be permanently destroyed or removed under permit and inspection by the Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. Underground fuel storage tanks are subject to UST regulations of the State Water Resources Control Board.
50. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Should monuments be damaged or destroyed during construction, they shall be replaced by the developer.
51. Improvements plans shall include an erosion control (winterization) plan. The plan shall include an order of work and staging/scheduling component indicating when facilities must be installed and when they may be removed.
52. Sewer services and laterals shall be CCTV inspected to determine if the service needs to be removed and replaced. A copy of the CCTV report shall be provided to the City Engineer. A waiver for CCTV inspection may be waived by the City Engineer, if the sewer lateral has been replaced within ten years of the submittal of the improvement plans. A copy of the documentation evidencing such replacement shall be included in the submittal package.
53. If the proposed project is located in or adjacent to a waterway, within an area

designated as habitat for threatened or endangered species, or other special status area, it possibly falls under the jurisdiction of another agency such as the United States Army Corps of Engineers, the California Regional Water Quality Control, or the California Department of Fish & Wildlife, U. S. Fish & Wildlife Service, etc. These agencies shall be contacted to determine if the project lies within their respective jurisdictions. All necessary permits and/or approvals shall be obtained prior to the City issuing any permits. If permits are not required, a letter stating so shall be submitted to the City as part of the record.

54. Trees and vegetation shall be trimmed according to Section 8.12 of the Sebastopol Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet over sidewalks and not less than twelve (12) feet over streets.

Fire Department. Standard Conditions of Approval:

55. The address shall be posted in accordance with requirements of the California Building Code and California Fire Code. The Fire Chief shall review and approve all requests for new addresses. Inspection and signoff of address posting shall be coordinated through Building Department.
56. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke detectors shall be coordinated through Building Department.
57. Noncombustible roofing shall be provided for:
 - a. All new roofs shall be non-combustible.
 - b. Roof Repairs or replacement:
 - i. Less than 25% - no requirement
 - ii. 25Hr to 50% - Class C minimum
 - iii. 50% or more — Non-Combustible
 - c. In no case shall the roofing material used to be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code and approved by the Building Department.

58. Prior to occupancy, a spark arrester shall be installed on the chimney(s) 3/8" mesh minimum.

Building Department Standard Conditions of Approval:

59. All construction shall comply with all applicable Title 24 Codes in effect at the time of building permit submittal. It is the responsibility of the designer(s) to ensure that all applicable Title 24 codes, as well as any applicable Sebastopol Municipal Codes are incorporated into the design.
60. The project shall comply with the Green Building regulations contained in the Sebastopol Municipal Code that are in effect at the time of building permit submittal.

END OF STANDARD CONDITIONS OF APPROVAL



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Other _____ |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: Yes No

REVIEW/HEARING BODIES

- Staff/Admin Design Review/Tree Board Planning Commission City Council Other _____

APPLICATION FOR

Street Address: 7631 Healdsburg Ave. Assessor's Parcel No(s): 004-291-018

Present Use of Property: Under Construction/Residential CO Zoning/General Plan Designation: CO

APPLICANT INFORMATION

Property Owner Name: Pacific Realty Development LLC, Mark Hanf

Mailing Address: 1555 Grant Ave Phone: 415-926-4444

City/State/ZIP: Novato, CA 94945 Email: mark@pacificprivatemoney.com

Signature:  Date: 2-7-2023

Authorized Agent/Applicant Name: Katherine Austin

Mailing Address: 179 SE Rice Way Phone: 707-529-5565

City/State/ZIP: Bend, OR 97702 Email: kaaustin@pacbell.net

Signature:  Date: 2.7.2023

Contact Name (If different from above): Phone/Email:

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

Construction of this development is almost complete after a lengthy delay. Unfortunately there is no market for the lower level commercial use. We are applying to convert that space into two 1-bedroom 1-bath apartments plus a hall. We propose to build them to meet CBC 11A Accessibility standards with 1 fully accessible and 1 adaptable. There is a much greater need for residential units in Sebastopol than for more commercial space. Our parking lot and street parking meet the required parking. No change to grading or site or exterior is proposed.

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	Date: _____

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A	CO	CO
Use	N/A	Residential/CO	Residential
Lot Size		13,629 SF	13,629 SF
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>		1645 1st 1441 2nd House 1710 SF	Apt 1-728 SF Apt 2- 690 SF
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking	6.5	6+ 1 on street	6+ 1 on street
Building Height		28.05 parapet	28.05 parapet
Number of Stories	2	2	2
Building Setbacks – Primary			
Front		varies	varies, no proposed change
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Building Setbacks – Accessory			
Front		none	
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Special Setbacks (if applicable)			
Other (_____)			
Number of Residential Units	_____ Dwelling Unit(s)	<u>3</u> Dwelling Unit(s)	<u>5</u> Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	No change _____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	no change _____ % of lot
		_____ sq. ft.	no change _____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	no change _____ % of lot
		_____ sq. ft.	no change _____ sq. ft.

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

- | | |
|---|---|
| <input type="checkbox"/> A general plan | <input type="checkbox"/> A specific plan |
| <input type="checkbox"/> An ordinance affecting building permits or grading permits | <input type="checkbox"/> A zoning ordinance |

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: Mark Hanf Date: 3-28-2023

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: [Signature] Date: 3.28.2023

NOTE: It is the responsibility of the applicant and their representatives to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however, the applicant has responsibility for determining and following applicable regulations.

Neighbor Notification

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, residents, and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight, or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a “good neighbor policy” to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times, development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project: Yes No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

2-7-2023
Project Description
1931 Healdsburg Ave. Apartment Proposal

Construction of this development is almost complete after a lengthy delay. Unfortunately there is no market for the lower level commercial use. We are applying to convert that space into two 1-bedroom 1-bath apartments plus a hall. We propose to build them to meet CBC 11A Accessibility standards with 1 fully accessible and 1 adaptable. There is a much greater need for residential units in Sebastopol than for more commercial space. Our parking lot and street parking meet the required parking. No change to the grading, landscape plan or exterior is proposed with the exception of two windows for the bedrooms.

We are presenting a sketch of the proposed apartments for your consideration. Once approved we will quickly prepare construction documents to submit for building permit. Note that we are proposing to use the existing stubbed out and framed ADA bath and incorporate it into Apartment 1.

Currently the interior space is unfinished. Two windows will need to be replaced with egress windows in the proposed bedrooms. These bedrooms are located on the south side of the building which should be the quiet side away from Healdsburg Ave.

We are not proposing to provide a minimum 5'x6' enclosed patio for each of these units at this time. We believe it's not necessary given the common outdoor area available to the units and that they are of a more urban character. The units upstairs have their own balconies for privacy. Should the Planning Commission insist that patios be provided we will comply. There is area on the south side of the building and potentially on the west that can be enclosed by a 6' privacy fence for each unit.

There are currently storage closets on the property that can provide secure bike parking for these two additional units.

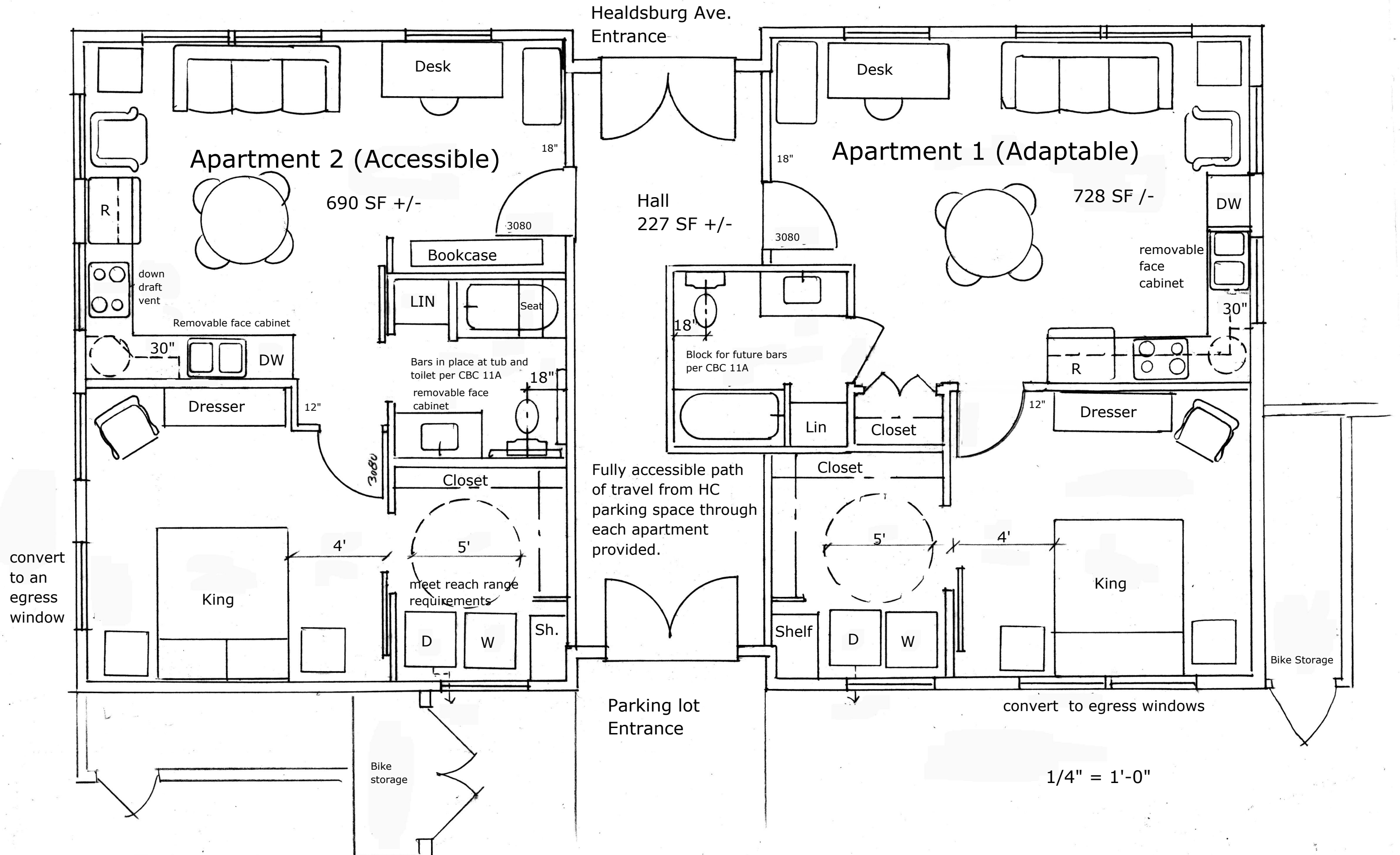
We hope that the Planning Commission agrees that living units are needed more in this location than more commercial space.

Sincerely,



Katherine Austin
Project Architect

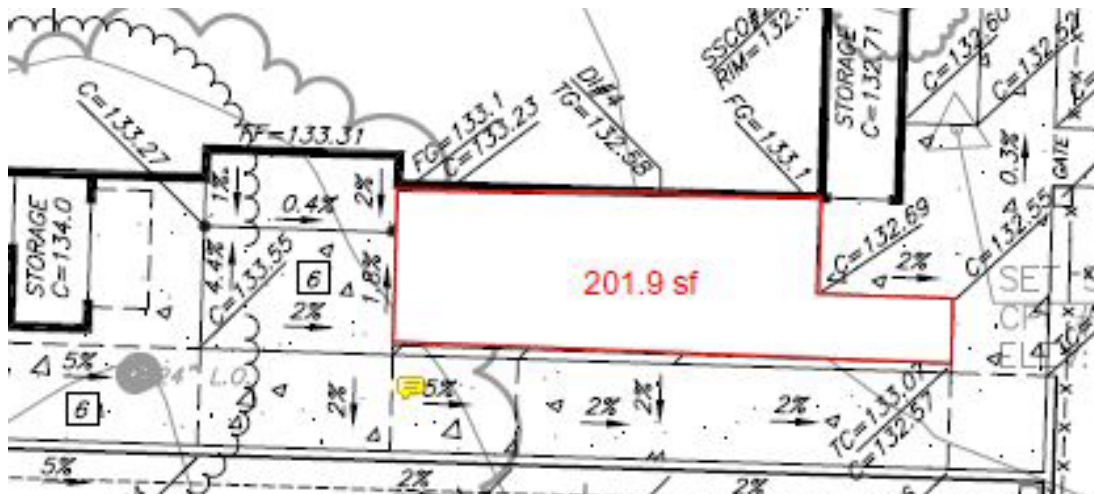
7631 Healdsburg Ave. Lower Level Proposed Apartments, 2-7-2023, K. Austin Architect



7631 Healdsburg Ave. Proposed Apartment Open Space

As part of our proposal to convert the lower portion of the building into two one-bedroom apartments we are proposing a slightly different form of open space per unit. The code requires us to provide a minimum of 50 SF of private open space per apartment. Our building has received its Certificate of Occupancy and is ready to receive residents above. The apartments above do have balconies for their use and the single-family home on the lot has both a front and rear yard. These two proposed apartments on the lower floor are of a more urban nature. We have a limited area in which to provide open space for these units and so we propose a common area for both apartments on the south side of the building near the entry. There is approximately 200 sf of space that can be used as a common patio area. We are not proposing to fence this area. If the Commission feels, it's necessary to fence then we would propose an open lattice style like that used in front of the SF home. We want this to be a more open and inviting feeling. We propose to remove the mulch and planting and either use pavers or artificial turf in this area where seating can be placed, like a bistro feel. We hope this approach meets with the Commission's approval.

K. Austin, 4/11/2023



7621 Healdsburg Avenue Mixed Use Building progress photos.

As the building was not designed to have apartments on the 1st Floor there is no reasonable place to provide private 5'x6' patios. Because of the more urban form and that the upper apartments And the house all have private areas, we hope that we can remove This requirement for these 2 new apartments.



West side of building with retaining wall
Below is the small planting area next to the ramp from parking



South side of building with parking lot, house to the right



Main entry from the parking lot
View of bike parking shed under stair and stair to upper unit



Above is the north side facing Healdsburg Ave
East side with trash enclosure area and stair



REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

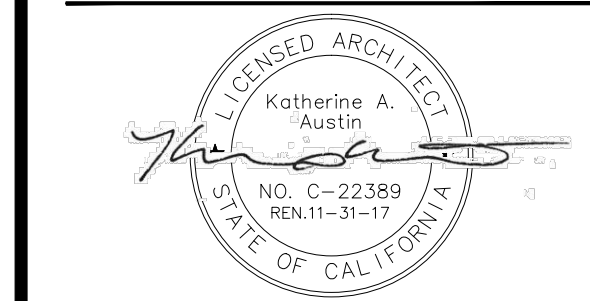
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

1st LEVEL FLOOR PLAN
TENANT SPACE

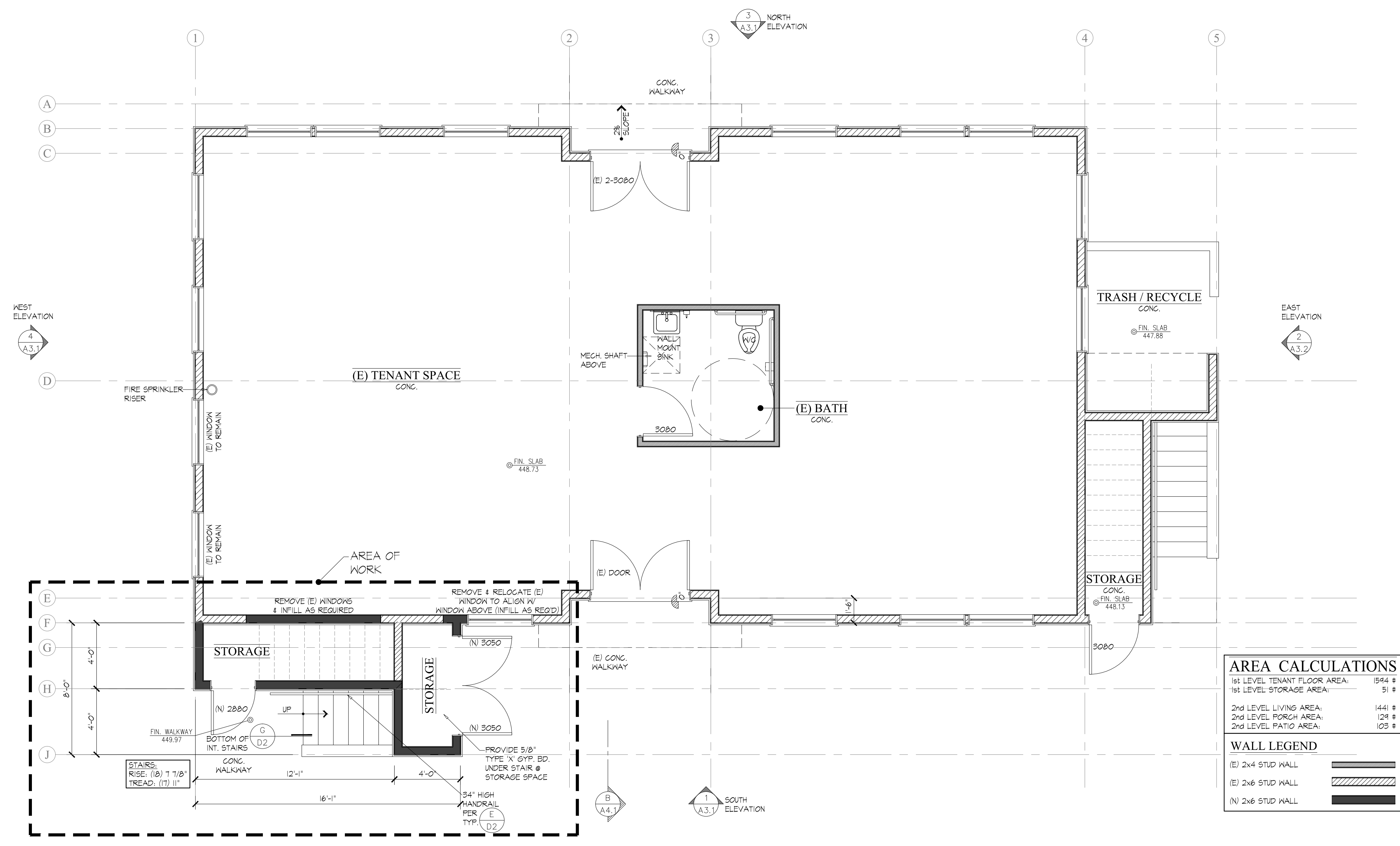
JOB NUMBER

DRAWN BY
D Taylor

DATE
December 17, 2017



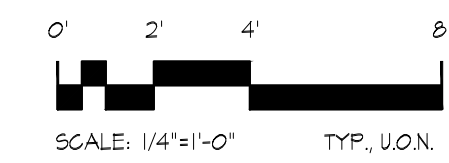
SHEET
A2.1



AREA CALCULATIONS	
1st LEVEL TENANT FLOOR AREA:	1544 #
1st LEVEL STORAGE AREA:	51 #
2nd LEVEL LIVING AREA:	144 #
2nd LEVEL PORCH AREA:	128 #
2nd LEVEL PATIO AREA:	103 #

WALL LEGEND	
(E) 2x4 STUD WALL	
(E) 2x6 STUD WALL	
(N) 2x6 STUD WALL	

1st LEVEL FLOOR PLAN



REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

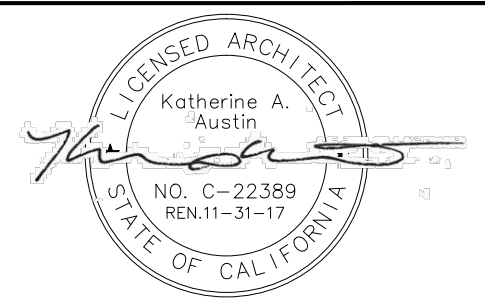
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

2nd LEVEL FLOOR PLAN
APARTMENT

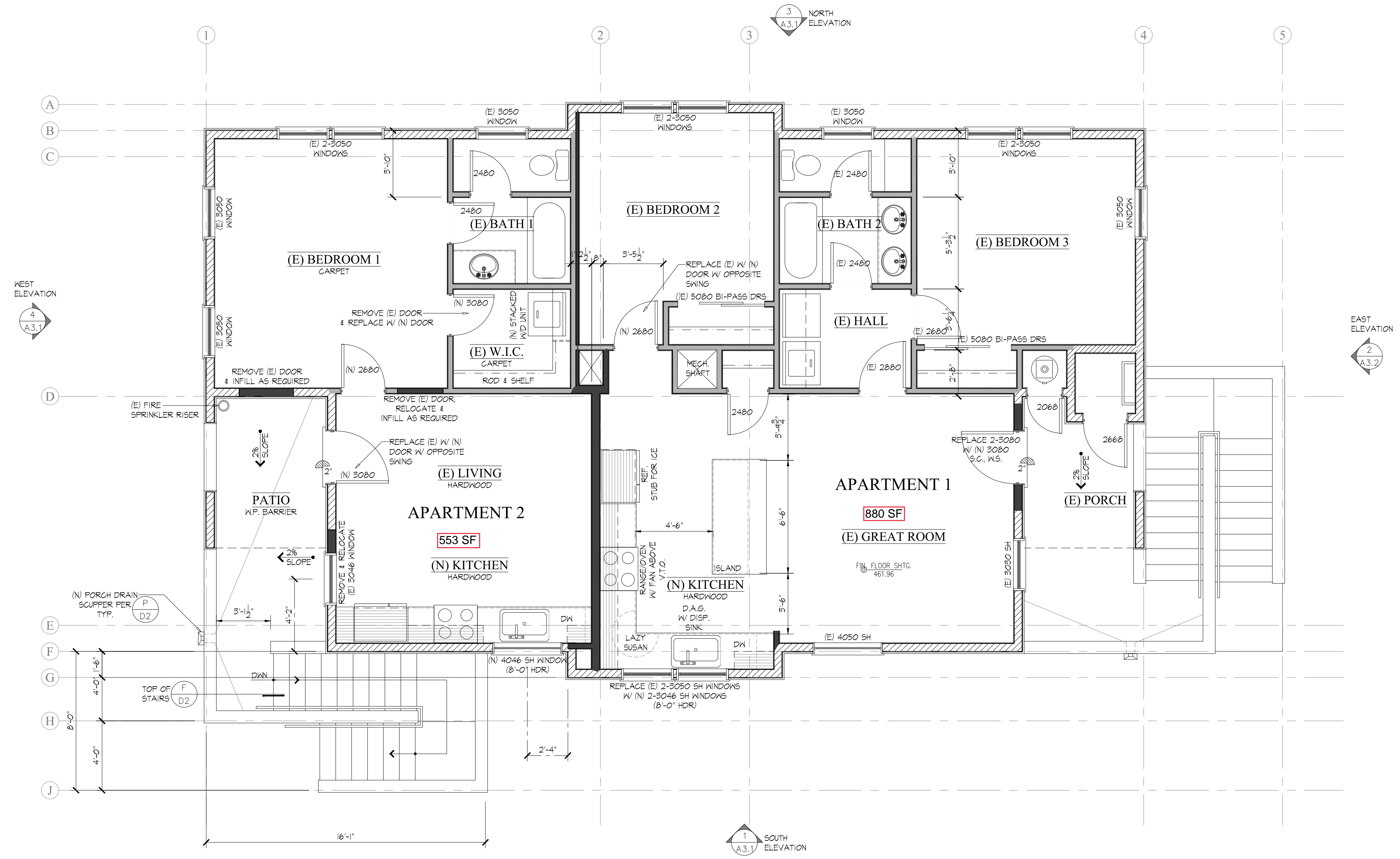
JOB NUMBER

DRAWN BY
D Taylor

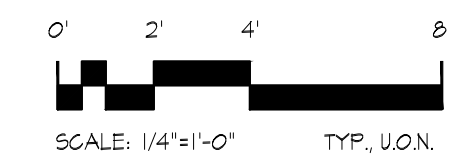
DATE
December 17, 2017



SHEET
A2.2



2nd LEVEL FLOOR PLAN



REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

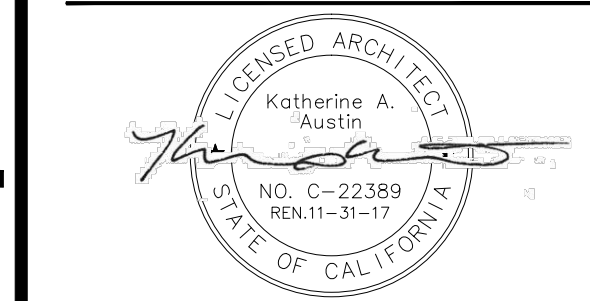
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SHARCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

ELEVATIONS

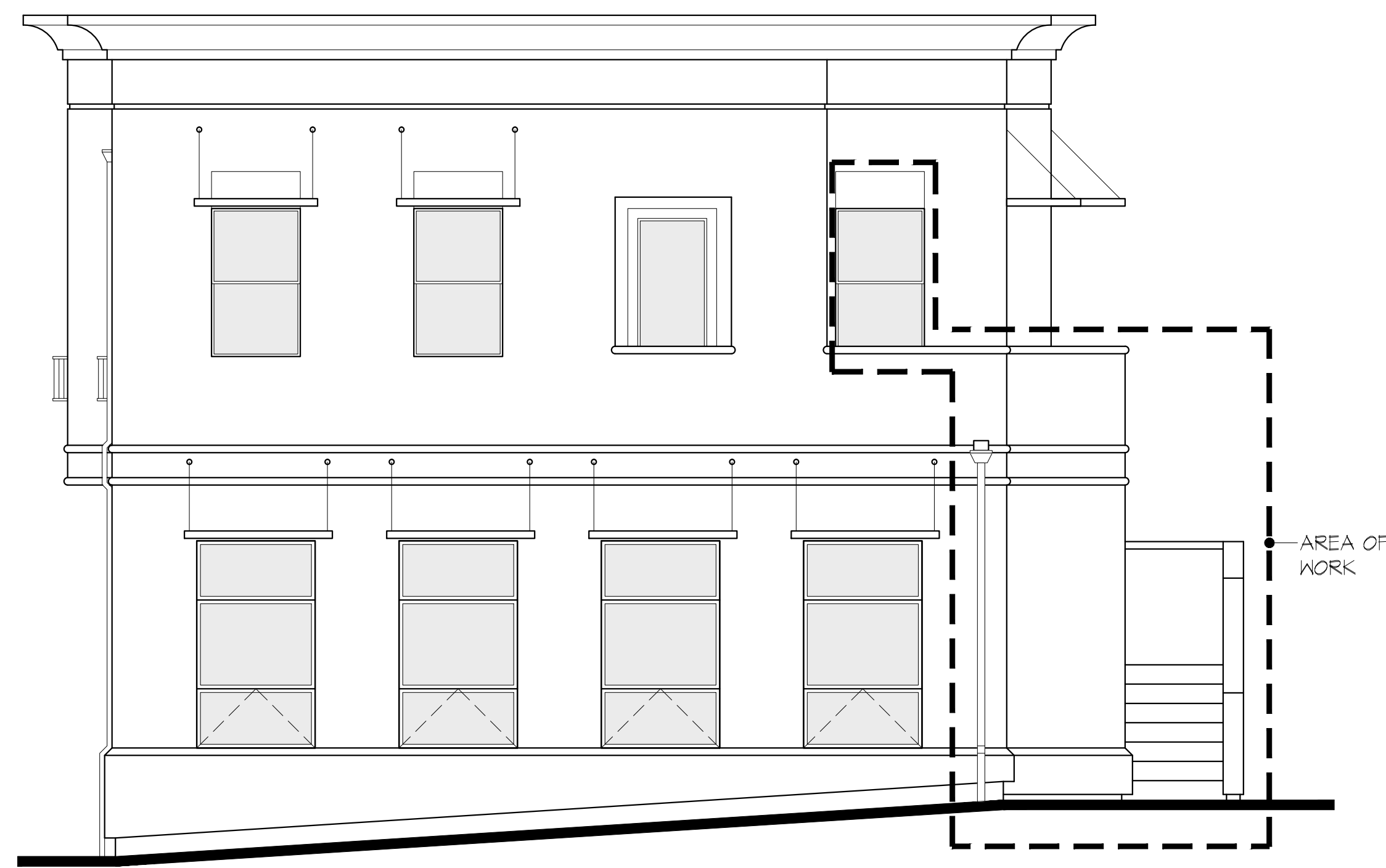
JOB NUMBER
DRAWN BY
D Taylor
DATE
December 17, 2017



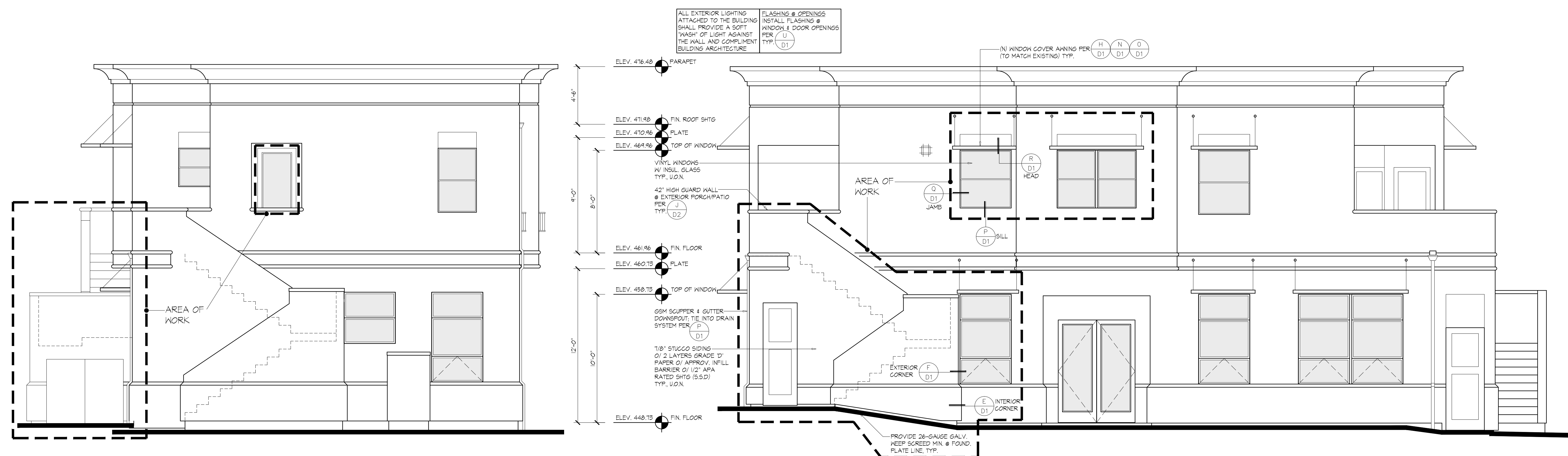
SHEET
A3.1



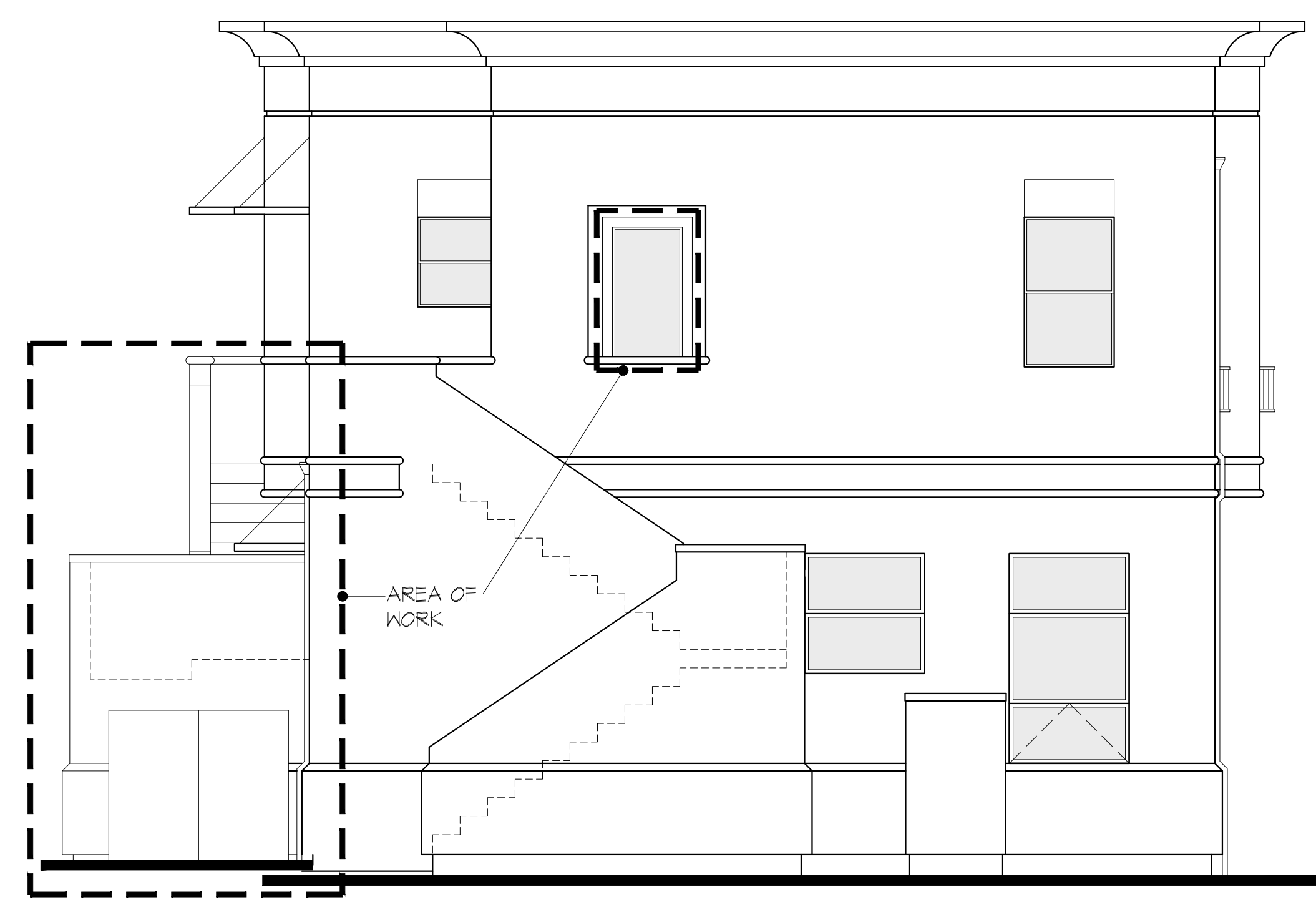
NO VISIBLE WORK
THIS ELEVATION
NORTH ELEVATION 3
A3.1



WEST ELEVATION 4
A3.1



SOUTH ELEVATION 1
A3.1



EAST ELEVATION 2
A3.1

ALL EXTERIOR LIGHTING ATTACHED TO THE BUILDING SHALL PROVIDE A SOFT 'WASH' OF LIGHT AGAINST THE WALL AND COMPLEMENT BUILDING ARCHITECTURE

FLASHING @ OPENINGS INSTALL FLASHING @ WINDOW & DOOR OPENINGS PER U D1

ELEV. 416.48 PARAPET

ELEV. 411.98 FIN. ROOF SHTG

ELEV. 410.96 PLATE

ELEV. 409.96 TOP OF WINDOW

VINYL WINDOWS W/ INSUL. GLASS TYP. U.G.N.

42" HIGH GUARD WALL @ EXTERIOR PORCH/PATIO PER J D2

ELEV. 461.96 FIN. FLOOR

ELEV. 460.75 PLATE

ELEV. 458.75 TOP OF WINDOW

65M SCUPPER & GUTTER DOWNSPOUT, TIE INTO DRAIN SYSTEM PER P D1

1/8" STUCCO SIDING @ 2 LAYERS GRADE 'D' PAPER @ APPROV. INFILL BARRIER @ 1/2" APA RATED SHTG (5.5.D) TYP. U.G.N.

ELEV. 448.75 FIN. FLOOR

(N) WINDOW COVER AWNING PER H N O D1 D1 D1 (TO MATCH EXISTING) TYP.

AREA OF WORK

Q D1 JAMB

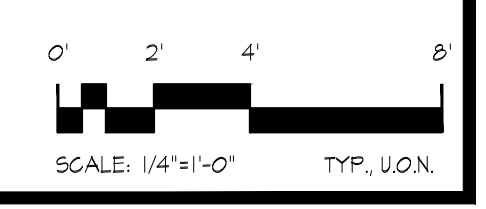
R D1 HEAD

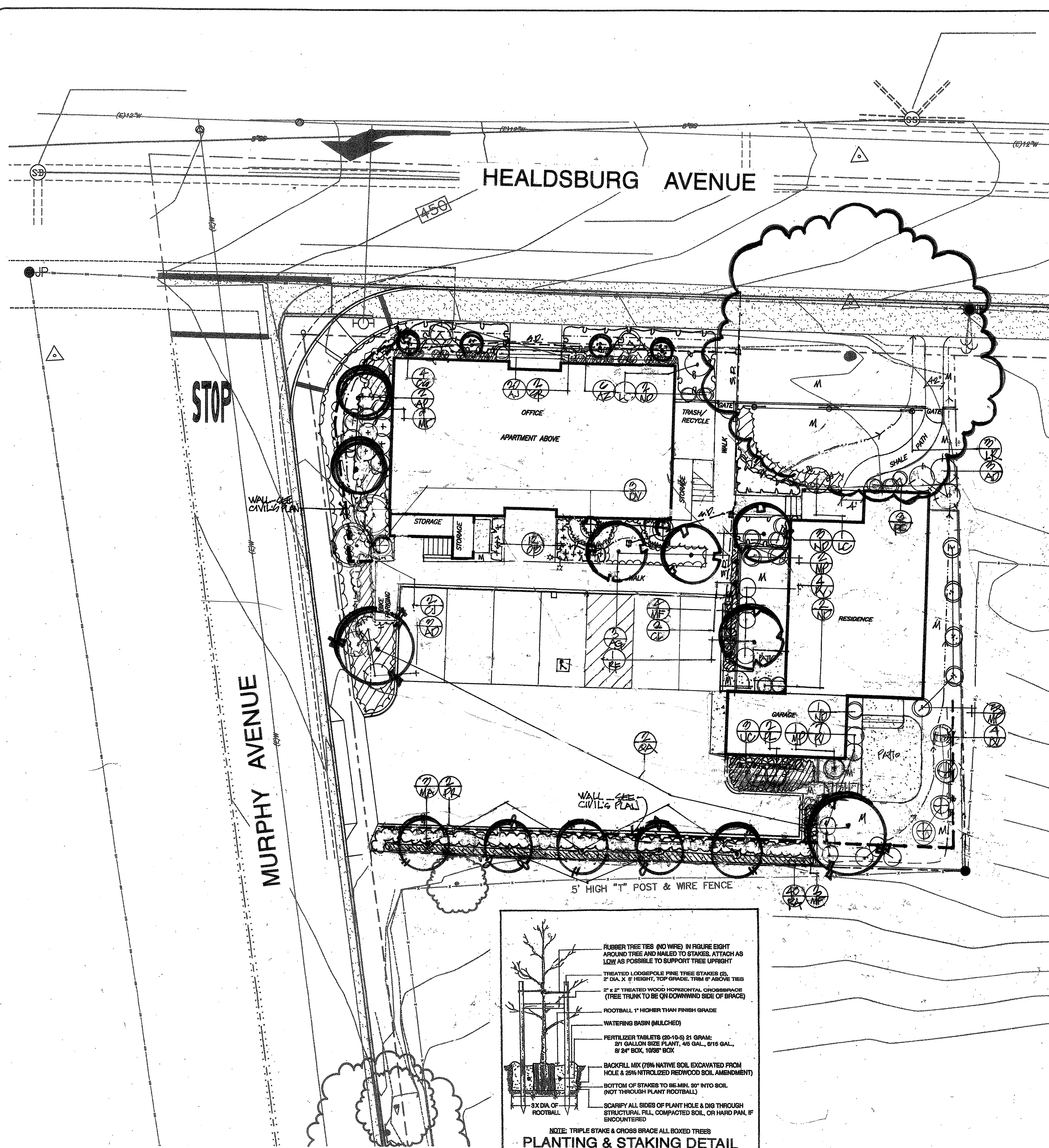
P D1 SILL

EXTERIOR CORNER F D1

INTERIOR CORNER E D1

PROVIDE 26-GAUGE GALV. KEEP SCREED MIN. @ FOUND. PLATE LINE, TYP.





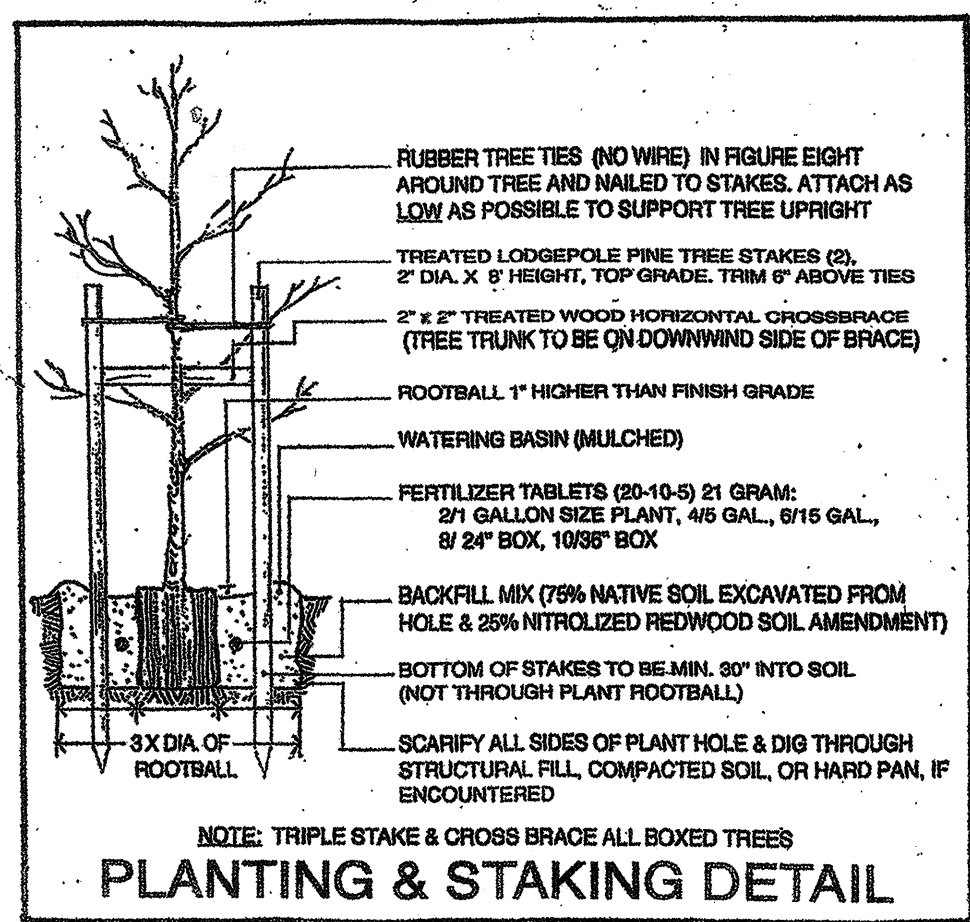
PLANT LEGEND

ABBR.	PLANT SPECIES (Botanical & Common Names)	SIZE	NOTES	QUANTITY	WATER USE (per WULCOLS)
TREES					
AG	<i>Acer griseum</i> Brooklime Maple	15 Gal.	Standard	3	Moderate
AP	<i>Acer platanoides</i> 'Crimson Sentry' Crimson Sentry Norway Maple	24" Box	Standard	2	Moderate
MA	<i>Malus floribunda</i> Japanese Flowering Crapapple	15 Gal.	Low Standard	3	Moderate
PR	<i>Prunus cerasifera</i> 'Yvesvitus' Purple Plum Vesuvius	15 Gal.	Low Standard	2	Low
QA	<i>Quercus agrifolia</i> Coast Live Oak	24" Box	Low Standard	2	Very Low
RF	<i>Robinia 'Frissa'</i> Golden Locust	15 Gal.	Standard - Avail. Sonoma Horticultural Nursery	1	Low
SHRUBS & CLUMPING GRASSES					
AD	<i>Arctostaphylos densiflora</i> 'Howard McMinn' McMinn Manzanita	5 Gal.		6	Low
AJ	<i>Anemone japonica</i> 'White' Japanese Anemone	1 Gal.		20	Moderate
AZ	<i>Azalea Hybrid</i> 'Dogwood' Pink/White Dogwood Azalea (Variegated Flower)	5 Gal.	From Sonoma Horticultural Nursery, Sebastopol	6	Moderate
CJ	<i>Ceanothus impressus</i> 'Julia Phelps' CA Lilac Julia Phelps	5 Gal.		2	Low
CS	<i>Carmelia sasanqua</i> 'Yuletide' Yuletide Carmelia	15 Gal.	Narrow, Upright Form	4	Moderate
DV	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hopseed Bush	5 Gal.	Multi-stem	7	Low
JC	<i>Juniperus chinensis</i> 'Blue Point' Blue Point Juniper	5 Gal.		3	Low
LC	<i>Loropetalum chinensis</i> 'Plum Delight' or 'Purple Majesty' Purple-leaf Loropetalum	5 Gal.		2	Low
MF	<i>Muhlenbergia capillaris</i> 'Regal Mist' Pink Muhly Grass	5 Gal.		16	Low
MP	<i>Mahonia pinnata</i> 'Kan Hartman' or 'Skylark' California Grape-Holly	5 Gal.		8	Low
ND	<i>Nandina domestica</i> Heavenly Bamboo	5 Gal.		6	Low
OB	<i>Oenothera berlandieri</i> 'Siskiyou White' Mexican Evening Primrose	1 Gal.		12	Low
PC	<i>Pittosporum tobira</i> 'Creme-de-Mint' Dwarf, Variegated Tobira	5 Gal.		3	Low
PV	<i>Pittosporum tobira</i> 'Variegata' Variegated Tobira	5 Gal.		11	Low
PL	<i>Plumbago capensis</i> 'Imperial Blue' or 'Royal Cape' Cape Plumbago	5 Gal.		7	Low
SR	<i>Sarococca ruscifolia</i> Fragrant Sarococca	5 Gal.		2	Low
VINES					
CL	<i>Clytostoma callistegioides</i> Lavender Trumpet Vine	5 Gal.	Train on fence	2	Moderate
LR	<i>Lagerflora rosea</i> or variety Chinese Bellflower	5 Gal.	Train on & through fence	3	Moderate
GROUND COVERS & LOW GRASSES					
	<i>Arctostaphylos uva-ursi</i> 'Wood's Compact' Prostrate Manzanita	1 Gal. @ 30" c.c.		-	Low
	<i>Erigeron karwinskianus</i> Mexican Santa Barbara Daisy	1 Gal. @ 2" c.c.		-	Low
	<i>Festuca californica</i> 'Phil's Silver' Blue Fescue Grass	1 Gal. @ 15" c.c.		-	Low
	<i>Lantana montevidensis</i> Purple Lantana	1 Gal. @ 2" c.c.		-	Low
	<i>Oenothera heterophyllus</i> 'White' White South African Daisy	1 Gal. @ 30" c.c.		-	Low
	<i>Rosmarinus officinalis</i> 'Ingrami' Ingram Rosemary	1 Gal. @ 3" c.c.		-	Low
	<i>Trachelium jasmminoides</i> Star Jasmine	1 Gal. @ 15" c.c.		-	Moderate
	Mulch Only (per Specifications)				
HEDGE					
RA	<i>Rhamnus alaternus</i> Italian Buckthorn	5 Gal. @ 2" c.c.	Train to 6' height	40	Low

PLANTING NOTES

- If any landscape areas are "lime treated", remove all soil in these areas to a depth of three (3) feet and replace with stockpiled onsite topsoil or amended sandy loam topsoil from a source approved by the Landscape Architect.
- Maintain grades & drainage swales in all landscape areas per the Civil Engineer's plans, allowing for the required three (3) inches of mulch (see Specifications). Review all utility and underground plans prior to trenching or digging plant holes and relocate plants slightly to avoid conflicts.
- No substitution of plant species or varieties, or their specified sizes, shall be allowed without the written approval of the Landscape Architect. Any incorrect species or varieties shipped to the site, or any plant rejected by the L. A. for poor size or quality, shall be returned at no cost to the Owner or L. A.
- Incorporate RSA (Nitroized Redwood Sawdust) soil amendment into the soil a minimum depth of 8" at a minimum rate of 6 cubic yards per 1,000 square feet or per specific amendment recommendations from a soils laboratory report.
- a. Upon completion of the installation, the contractor shall submit to the City Inspector, a complete and signed 'Certificate of Completion' stating that the project has been installed as designed.
b. The 'Certificate of Completion', signed by the Landscape Architect & Contractor, shall be accompanied by an irrigation audit, irrigation schedule and a maintenance schedule (all provided by the Land. Contractor) as described in the City's WELO ordinance.
c. A final City Inspector shall be performed. The installation contractor shall attend this inspection and make all required repairs and adjustments to achieve approval and completion from the City.
- Tree Mitigation Note:** Per the Arborist's (David Fowler Designs) report dated May 14, 2015, two, 24" box Coast Live Oaks shall be planted on the site & this plan shows that will be done with this installation.
- The path labeled as 'shale' shall consist of black steel headers, 4" deep, on side with 'Weedblock' cloth installed under the path's material. Either blue shale or decomposed granite, with fines, shall be installed in two 2" layers, rolling each layer to compact. Surface shall slope at 1-2% to the appropriate side.
- Quantities are approximate only & contractor is required to provide all plants shown on the plan.
- All trees within 5' of pavement, curbs, foundations, etc. to have root barriers installed 18" deep by 10' long centered on tree trunk.

SEE SHEET L-3 FOR LANDSCAPE SPECIFICATIONS



10-17-16

APPROVED

DATE: 10-17-16

DESCRIPTION: LANDSCAPE ARCHITECTURE PLAN

NO. 1

APP. END STARS

GRAPHIC SCALE: 1 inch = 10 ft.

PREPARED FOR: CKD ENTERPRISES, INC. CLIVE SHARROCK 726 ROBINSON ROAD SEBASTOPOL, CA 95472 707 696 0079

LANDSCAPE PLANTING PLAN

PARKER SMITH LANDSCAPE ARCHITECT

1945 PINER RD. #25, SANTA ROSA, CA 95403 (707) 477-7502

SCALE: 1" = 10'

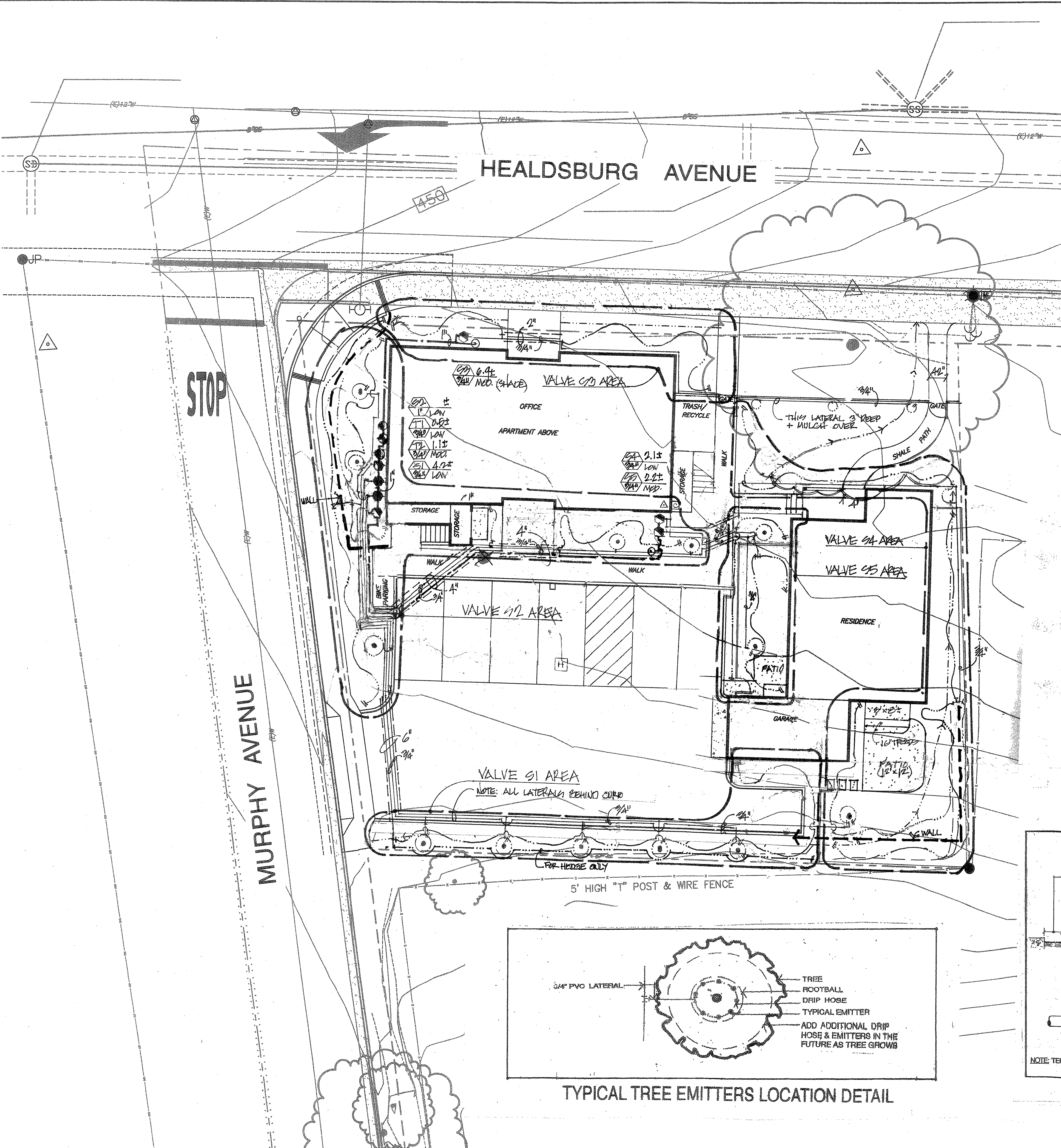
DRAWN BY: [Signature]

CHECKED BY: [Signature]

FILE No.: [Signature]

SHEET No.: 3

L-1



IRRIGATION LEGEND

SYMBOL	EQUIPMENT	MANUFACTURER	MODEL NO.(S)
	D RIP CONTROL VALVE-TREES	HUNTER	ICV-101G-FS-AS-ADJ & Y-TYPE FILTER (120 MESH)
	D RIP CONTROL VALVE-SHRUBS/G.C.	HUNTER	ICV-101G-FS-AS-ADJ & Y-TYPE FILTER (120 MESH)
	PVC SHUTOFF VALVE	---	PVC VALVE SAME SIZE AS MAIN LINE IN A SMALL, ROUND VALVE BOX
	MAIN LINE	PVC SCH. 40	18" OF COVER
	LATERAL LINE	PVC SCH. 40	12" OF COVER
	SLEEVE	PVC SCH. 40	18" OF COVER
	D RIP HOSE LINE	5/8" POLYHOSE	AT GROUND LEVEL, MULCH OVER
	D RIP HOSE END	---	FIGURE 8 COUPLING IN SMALL, ROUND VALVE BOX
	P. O. C. & BACKFLOW DEVICE	---	1" RPBP PER CITY STANDARD
	WATER METER - IRRIGATION	---	5/8" OR 3/4" (by others)
	CONTROLLER - 8 STATIONS	HUNTER	X-CORE 8001 EIGHT STATION INDOOR CONTROLLER
	RAIN & FREEZE SHUT-OFF DEVICE	HUNTER	SOLAR SYNC WIRELESS SENSOR
	CONTROLLER STATION / G.P.M. VALVE SIZE / WATER USE RATING	---	---
	HOSE BIBB	---	3/4" IN SMALL, ROUND VALVE BOX

IRRIGATION NOTES

1. THIS IRRIGATION SYSTEM IS DESIGNED TO OPERATE ON 40 TO 95 P.S.I. AT THE P.O.C. MAXIMUM G.P.M. IS 16+ PER CIRCUIT (FLUSH CYCLE). ADJUST VALVES PRESSURE REGULATORS TO PROVIDE OPTIMUM OPERATING PRESSURE AT DRIP EMITTERS, PER MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL WEATHER SENSOR ON FASCIA OF BUILDING & ADJUST SENSOR TO TURN OFF SYSTEM IN MODERATE TO HEAVY RAINFALL, NOT LIGHT RAINFALL. MOUNT OUTSIDE ANY ROOF OVERHANG.
3. SEE CIVIL ENGINEER'S PLANS FOR SPECIFIC LOCATIONS OF UNDERGROUND UTILITY, STORM DRAIN LINES, ETC. THAT OCCUR WITHIN LANDSCAPE AREAS & CONFIRM THE DEPTH OF THESE WITH GENERAL CONTRACTOR PRIOR TO TRENCHING.
4. RUN PVC SCH. 40 CONDUIT FOR LOW VOLTAGE WIRES FROM CONTROLLER INTO TRENCH. PAINT TO MATCH BUILDING COLOR.

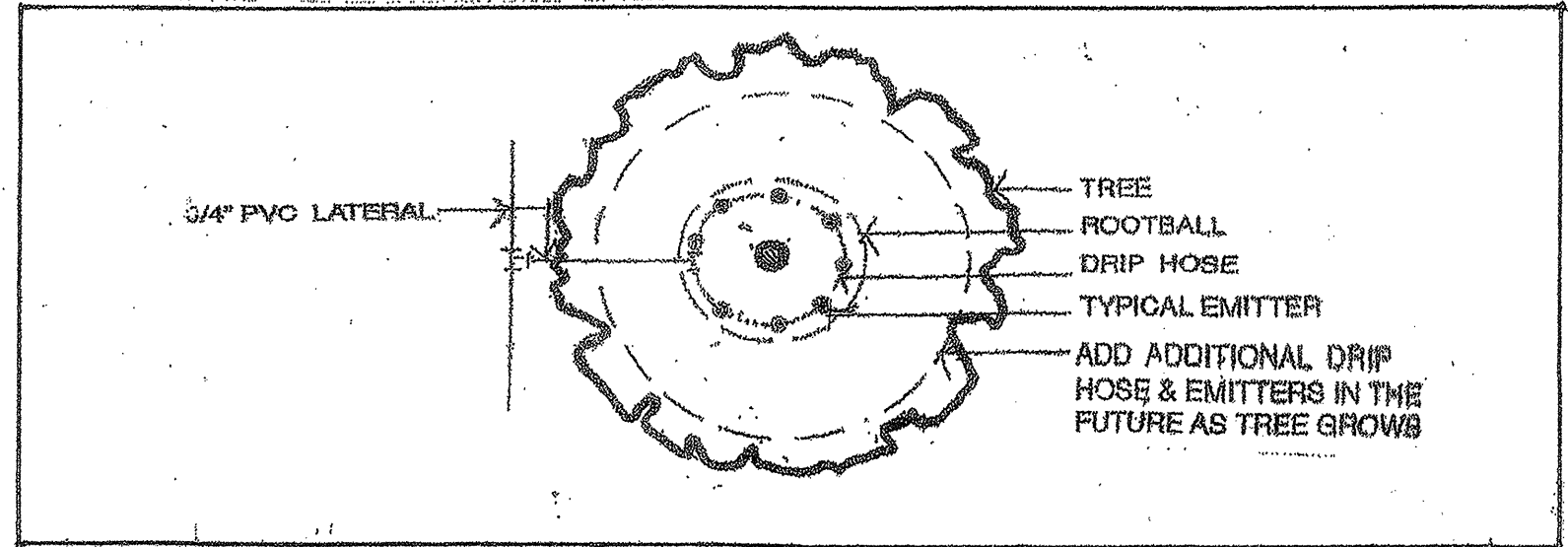
IRRIGATION SCHEDULE

(INITIAL TIMING FOR ESTABLISHMENT PERIOD)

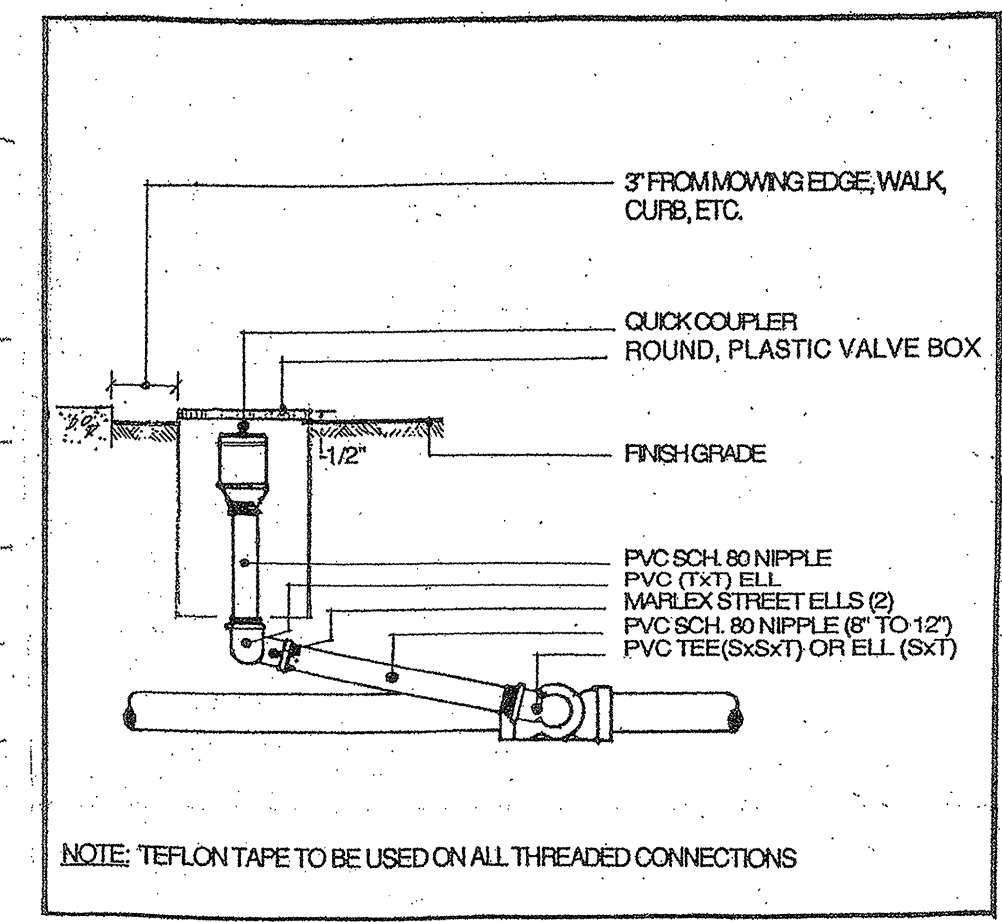
STA. NO.	IRRIG. METHOD	PLANT USE	G.P.M.	PLANT TYPE	TIMING IN MINUTES	DAYS/WEEK WATERED
1	DRIP	LOW	4.2±	SHRUBS & G.C.	30	2
2	DRIP	LOW	6.7±	SHRUBS, GRASSES & G.C.	30	3
3	DRIP	MODERATE	6.9±	SHRUBS & G.C. (shade)	45	3
4	DRIP	LOW	2.1±	SHRUBS & G.C.	30	3
5	DRIP	MODERATE	2.2±	SHRUBS & G.C.	45	3
7	DRIP	LOW	0.5±	TREES	60	2
8	DRIP	MODERATE	1.0±	TREES	60	3

IRRIGATION WATER AUDIT

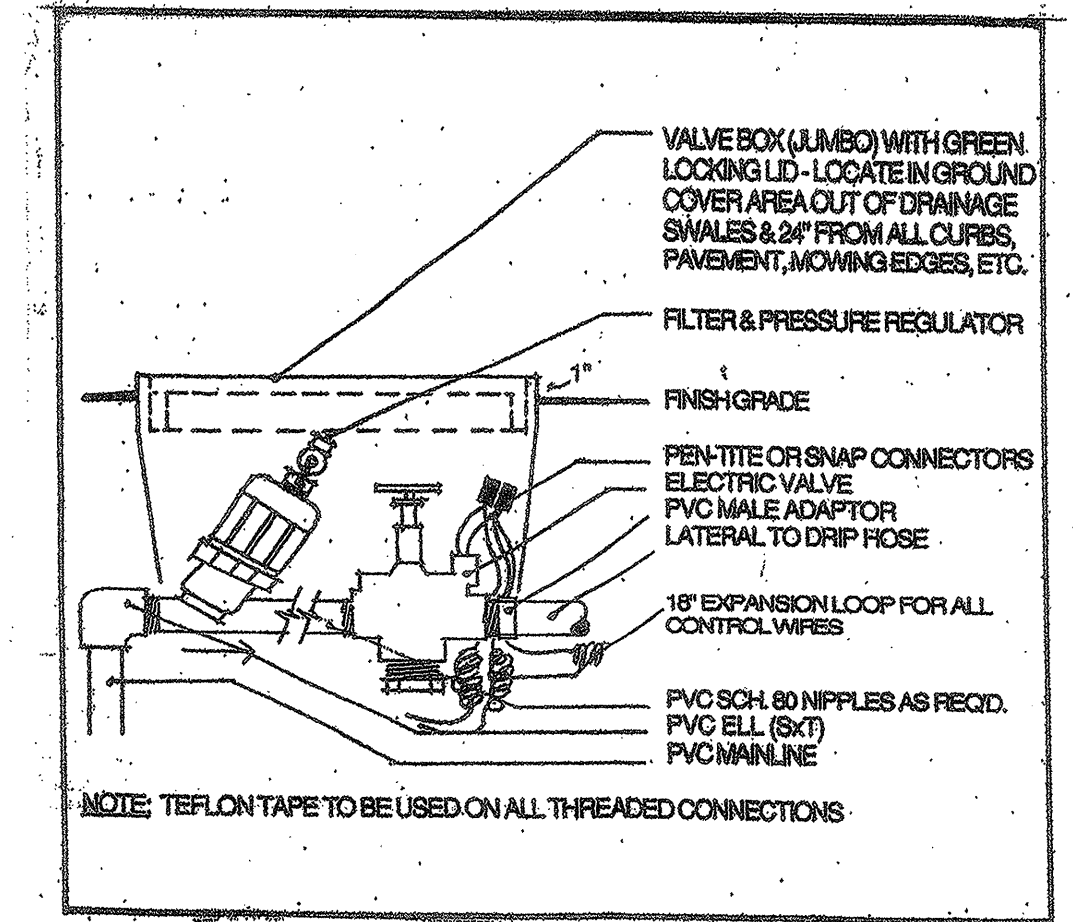
(BY OTHERS)
 INITIAL WEEKLY DEMAND = 2,466 GALLONS
 THIS WOULD BE REDUCED BY 25% TO 30% AFTER 90± DAYS & A TOTAL OF 40% TO 50% AFTER ONE YEAR, DEPENDING ON SEASON, DROUGHT CONDITIONS, ETC.



TYPICAL TREE EMITTERS LOCATION DETAIL



QUICK COUPLER



DRIP VALVE DETAIL

SEE SHEET L-3 FOR IRRIGATION SPECIFICATIONS & CHARTS

10-17-16

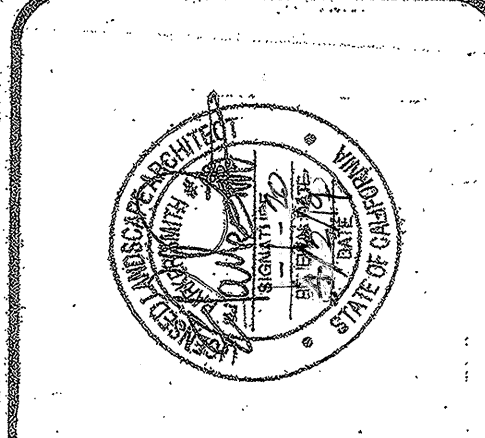
NO.	DATE	DESCRIPTION	BY	APPROVED
1	10-8-16	WALLS ADD/CIVIL PLAN	PS	
2	4-2-19	SECOND STAIR ADD	PS	

INITIAL DRAWING DATE: 10-17-16

GRAPHIC SCALE: 1 inch = 10 ft.

PREPARED FOR:
CKD ENTERPRISES, INC.
 CLIVE SHARROCK
 726 ROBINSON ROAD
 SEBASTOPOL, CA. 95472
 707 696 0079

LANDSCAPE IRRIGATION PLAN



PARKER SMITH
 LANDSCAPE ARCHITECT
 1945 PINER RD. #25,
 SANTA ROSA, CA 95403
 (707) 477-7502

SCALE: 1" = 10'

DRAWN BY: *PS*

CHECKED BY: *PS*

FILE No.: 162

SHEET No. 3

L-2

PLANTING SPECIFICATIONS

All installations shall conform to the appropriate City, County and/or State Agricultural codes, ordinances, laws, rules and/or regulations. In cases of damage due to carelessness, the Contractor shall forfeit an amount in proportion to the extent of damage determined by the Landscape Architect.

All materials shall be new and as indicated on this drawing, details and/or as specified herein. All plants shall be healthy, shapely, well-rooted (not root-bound or with killed or circling roots), free from insects, pests or plant diseases and properly "hardened off". All plants shall be labeled as to species and nursery in which they were purchased or originated. All plants shall be exactly as designated in the Plant Legend as to species, size, form, etc. No plant substitutions will be acceptable without the written approval of the Landscape Architect. No bare-root ground covers will be accepted. These shall be nursery grown container stock of first quality. Trees will not be accepted which have had their leaders cut or which have leaders damaged so that pruning is necessary. No trees shall be accepted that will not stand on their own trunks after the nursery stake has been removed. Pruning shall not be done except as directed by the Landscape Architect. Tree stakes shall be treated lodgepole pine stakes, top grade, and of the diameter and length indicated on the detail. Cross braces shall be fir or pine.

All areas of existing soil that are to be planted on this site, as shown on sheet L-1 of the plans, including tree holes, islands, etc. In paved areas (if any), first one in areas that have been lime treated for compaction, shall have at such treated sole excavated from the planting areas and removed from the site. The depth of excavation shall be equal to, or greater than, the depth of the lime treatment (2" minimum). These areas shall then be backfilled with topsoil either from stockpiled onsite material or imported topsoil from a source approved by the Landscape Architect. Contractor shall submit to the Landscape Architect for approval and prior to installing any landscape improvements, copies of all delivery tags for imported topsoil that is delivered to the site to replace the lime treated soils. Contractor shall coordinate with the Landscape Architect and Soil Engineer to determine how close to the building lime treated soils can be removed and if this edge should be cut at an angle away from the building, etc. prior to beginning this work.

All areas to be planted shall have a minimum of 12" of non-compacted, well draining topsoil. If topsoil is needed in any area, it shall be "Amended Topsoil" as available from United Forest Products, Santa Rosa, CA. Ensure that finish grades shall be 2" below surface of paved areas, curbs, etc. In ground cover areas. Eliminate any existing erosion or construction scars. Slope drainage patterns away from buildings, to catch basins, etc. as per the intention of the base grading of the site. No low areas or depressions in the planting will be allowed. No rocks one inch (1") in diameter or larger shall be visible on the finished surface. All container plants shall be planted so their crown is 1" to 2" higher than the surrounding grade (after settlement). Any plant which has settled shall be raised back to the required level, or replaced at the option of the Landscape Architect. Groundcovers adjacent to pavement or structures shall be planted no closer to these than their center-to-center spacing, except where shown otherwise. Planting areas that have been compacted for any reason, either before or after planting, shall be reconditioned by the Contractor. See "Planting & Tree Staking Detail" for specifics on plant hole size, fertilizer, etc.

Any existing weeds shall be removed and a pre-emergent weed killer shall be applied to all newly planted areas. All plants, and the areas between them, shall be mulched with redwood chips called "Golden Nuggets" as distributed by United Forest Products, Santa Rosa, or Sunup Products, Sacramento, CA. The mulch shall be evenly and uniformly spread to a three (3) inch depth.

The irrigation system, materials and installation work and all plant material shall be guaranteed for a one year period following Final Acceptance of the project. Improper watering and/or maintenance procedures during this period that result in the death or damage to plant material will relieve the Contractor of his responsibilities under this guarantee.

Upon completion of the landscape installation, the Contractor shall request the Landscape Architect to review the installation and grant Preliminary Acceptance. If the Landscape Architect finds deficiencies, the Contractor shall have five (5) days to correct these. Upon acceptance by the Landscape Architect and the Owner, the Contractor shall start his sixty (60) calendar day Establishment Maintenance Period. During this period he shall maintain all plantings in a healthy growing condition, shall keep all areas weed-free and clean; shall make any adjustments to the irrigation system as necessary to have it function correctly; and shall replace immediately any plants that die, are damaged, or appear weak and are not thriving in their new environment. At the completion of this period, if all improvements are acceptable, Final Acceptance will be granted by the Landscape Architect and/or Owner and the Owner will assume responsibility for ongoing maintenance. If unacceptable, the Contractor shall have five (5) working days to correct any and all deficiencies and request another review.

IRRIGATION SPECIFICATIONS

All materials shall be new and as indicated on the drawing, legend, details and/or as specified herein. Control wires shall be UF #14-18 white for ground and color for control wires. Wire connectors shall be "rentite" or approved equal. All changes in pipe sizes shall be by a manufactured PVC Schedule 40 fitting. Connections between main lines and all valves shall be PVC Schedule 80 nipples and fittings. Substitutions for the irrigation materials must be approved by the Landscape Architect. Written substitutions (2 copies) must be submitted to the Landscape Architect, and only after a written approval is given to the Contractor may the Contractor proceed with the substitution. System layout is diagrammatic. The Contractor shall change or adjust the system to meet the actual field conditions and to comply with the intent of the drawings and specifications.

All trenches shall be open vertical construction sufficiently wide to provide ample working space and depths as specified. PVC pipe may be made up on the surface and then laid in the trench. Lateral pipe trenches for all lateral pipe shall be a minimum depth of 12" unless lesser depth is approved by the Landscape Architect. Main line pipe trenches shall have a minimum of 18" cover. All rubbish and large rocks shall be removed from the trenches. Pipe shall have a firm, uniform bearing for the entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. The trenches shall be padded with dirt or sand if the soil is extremely rocky. PVC pipe shall never be laid when there is water in the trench. PVC pipe shall be snaked from side to side of trench bottom to allow for expansion and contraction. All foreign matter or dirt shall be removed from inside the pipe before welding, and piping shall be kept clean during and after laying of pipe. All threaded connections shall be made with Teflon tape. No field threading of plastic pipe or fittings is permitted. The trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Trenches for piping in landscaped areas shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition, flush with the surrounding grade. Settling the backfill with water will be permitted.

The Contractor shall pressure test (100 P.S.I. for one hour) the main line and operate each valve prior to planting to insure correct functioning of the system. Cleanup shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down and any damage sustained on the work of others shall be repaired to original condition.

Pipes, sprinkler heads, emitters and equipment shall be located as shown on the drawing except where existing conditions prohibit, or slight changes are approved by the Landscape Architect to better suit field conditions and to achieve as good, or better coverage under the same conditions.

Remote control valves shall be installed where shown on drawings and per details. When grouped together, allow at least 12" between valves. Install each remote control valve in a separate valve box. Remote control valves shall not be placed in drainage swales, low areas, or areas where they may be damaged or may create a hazard. Control wires shall be installed in common trenches with the piping whenever possible. Install at least 18" deep. Bundle wires together and tape at 10' intervals. Provide 18" expansion loop at remote control valves and make wires in trench to allow for contraction. All wire splices shall be made in the valve boxes only. The automatic controller shall be installed as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings. Confirm location of controller with Owner and connect to the electrical (120 volt) supply source (by others).

All trees, shrubs, vines and ground covers shall be watered with self-flushing, pressure compensating, drip emitters, Salco, Agrifilm or Olson, per the following schedule:

- 8-1 GPH or 4-2 GPH emitters per 24" box tree
- 6-1 GPH or 3-2 GPH emitters per 15 gallon tree
- 4-1 GPH emitters per 5 gallon plant
- 2-1 GPH emitters per 2 & 1 gallon, or smaller, plants

Emitters shall be installed on opposite sides of the rootball at ground level, not on the crown of the plant. All outlets shall have bug caps installed and be held in place with drip tube stakes. Drip tubing shall be used between transfer barb in the drip hose and the emitter at the plant or from the emitter in the drip hose and the drip tube stake at the plant's rootball. All components of the system shall be covered with soil and/or mulch. Ends of the drip hose shall have a figure eight coupling for flushing and be in a small, round valve box.

HYDROZONE TABLE FOR ALL VALVES

VALVE NO.	IRRIG. METHOD	PLANT TYPE	G.E.M.	AREA IRRIG.	% OF LANDSCAPE
S1	DRIP	LOW	4.2±	493 S.F.	13%
S2	DRIP	LOW	6.7±	878 S.F.	22%
S3	DRIP	MODERATE	6.9±	426 S.F.	11%
S4	DRIP	LOW	2.1±	368 S.F.	9%
S5	DRIP	MODERATE	2.2±	466 S.F.	12%
T1	DRIP	LOW	0.5±	466 S.F.	12%
T2	DRIP	MODERATE	1.0±	1,149 S.F.	28%
				3,949 S.F.	100%

TOTAL IRRIGATED LANDSCAPE AREA = 3,949 SQ. FT.

* Tree area calculated at approx. the sizes shown on plan (10-15 years olds)

SEE SHEET L-3 FOR IRRIGATION SPECIFICATIONS & CHARTS

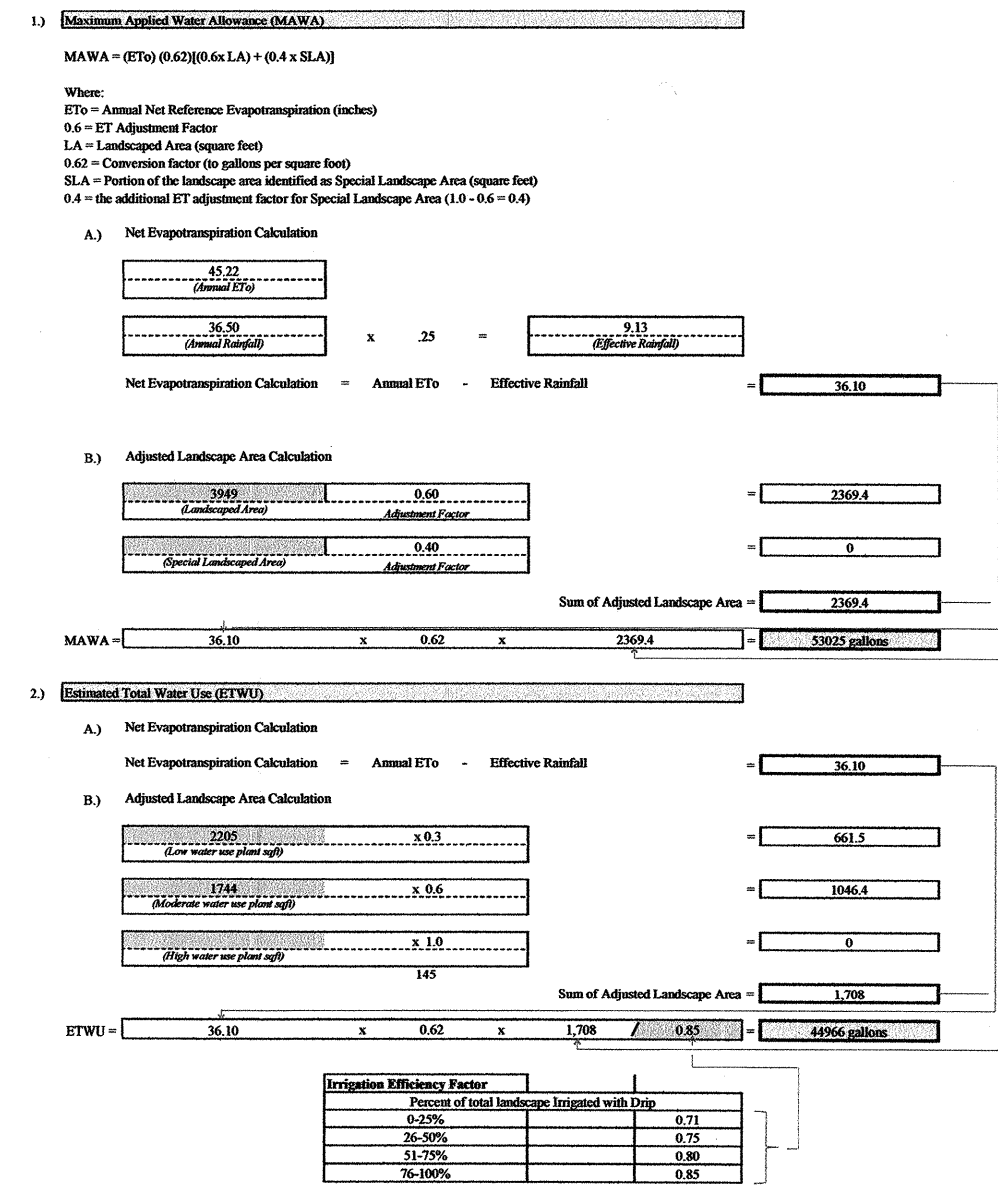
SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA	% OF LANDSCAPE
LOW WATER USE	2,205 S.F.	56%
MODERATE WATER USE	1,744 S.F.	44%
TOTALS	3,949 S.F.	100%

M.A.W.A. CHART

CLIVE SHARROCK P.L.L.C.
Minimum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting rate that will allow you to meet your water budget.



INITIAL DRAWING DATE: 10-17-16

DATE: 4-2-17

DESCRIPTION: REDUCED AREA

BY: [Signature]

APPROVED: [Signature]

GRAPHIC SCALE: 1 inch = 10 ft.

PREPARED FOR: CKD ENTERPRISES, INC.

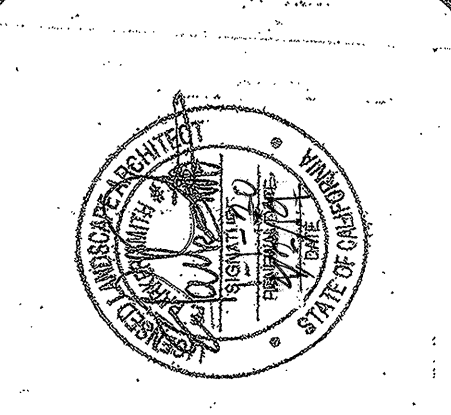
CLIVE SHARROCK

726 ROBINSON ROAD

SERASTOPOL, CA. 95472

707 696 0079

LANDSCAPE SPECIFICATIONS



PARKER SMITH
LANDSCAPE ARCHITECT

1945 PINER RD. #25,
SANTA ROSA, CA 95403
(707) 477-7502

SCALE: 1" = 10'

DRAWN BY: [Signature]

CHECKED BY: [Signature]

FILE NO.: 161

SHEET NO. 3 OF 3

L-3

FIRE PROTECTION ASSEMBLY SUMMARY

- PER 2013 CBC FIRE RATING OF WALL ASSEMBLIES SHOWN ON THIS SHEET.
- BUILDING FIRE SPRINKLED PER NFPA 13.
 - TYPE OF CONSTRUCTION VB. SEE PROJECT DATA SHEET A1.1 PER TABLE 601 FIRE RESISTIVE REQUIREMENTS (HOURS) FOR BUILDING ELEMENTS: 0
 - BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES PER SECTIONS 703.2 (TESTED PER ASTM E 119 OR UL 263) OR SECTION 703.3
 - OCCUPANCY SEPARATIONS PER TABLE 508.4 (HOURS) & SECTION 707.3.9 SECOND FLOOR (R2) TO 1ST FLOOR (M&B): 1-HOUR WITH SPRINKLED BLDG. 1-HOUR PROVIDED
 - GA ASSEMBLIES FROM GYPSUM ASSOCIATION GA-600-2015 FIRE RESISTIVE REFERENCES ARE TABLE 721.1 (1), (2) OR (3) NOTED WITH APPLICABLE ITEM NUMBER.
 - 2013 CBC CODE FIRE PROTECTION ELEMENTS, COMPONENTS OR ASSEMBLY REFERENCES ARE TABLE 721.1 (1), (2) OR (3) NOTED WITH APPLICABLE ITEM NUMBER.
 - 2013 CBC CODE COMPONENT ADDITIVE METHOD FOR WOOD ASSEMBLIES SECTION 722.6 WOOD ASSEMBLIES.
EXTERIOR WALLS: SECTION 722.6.2.3
FLOORS: SECTION 722.6.2.4
 - UL LISTED ASSEMBLIES AS NOTED

FIREBLOCKING

- CONNECTIONS BETWEEN CONCEALED HORIZONTAL AND VERTICAL SPACES PER 718.2.3. THESE INCLUDE VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND SIMILAR LOCATIONS.
- CEILING AND FLOOR OPENINGS: FIREBLOCK ANNULAR SPACE AROUND VENTS, PIPES, DUCTS AT CEILINGS AND FLOOR LEVELS WITH A MATERIAL TESTED TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION AND ITES ABILITY TO REMAIN IN PLACE. SECTION 718.2.5

FLOOR and ROOF SYSTEMS

- R-2 TO M OR B - SEPARATED OCCUPANCIES SECTION 707.3.9
1 HR SEPARATION PER TABLE 508.4 WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1
FLOOR OF RESIDENTIAL LEVEL / CEILING OF COMMERCIAL TENANT: WEYERHAEUSER TRUS JOIST ASSEMBLY B, ICC-ES ESR-1153 MARCH 2016
 - 48/24 T&G, SPAN RATED SHEATHING EXP 1 GLUED WITH SUBFLOOR ADHESIVE AND NAILED REQ'D
PER NOTE #6 STRUCT SHEET S3, 1 1/8" APA RATED STURD-I-FLOOR 48"OC, 2-4-1 EXP 1 T&G GLUE AND SCREW PROVIDED
 - TJI JOISTS AT 16"OC MAX REQUIRED (REQ'D FOR RESILIENT CHANNELS SPACED AT 24"OC - ITEM G BELOW)
PER STRUCT SHEET S3, 14" TJI AT 16"OC MAX (12"OC WHERE NOTED) PROVIDED
 - 2-LAYERS 5/8" TYPE-X GYPSUM BOARD O/ RESILIENT CHANNELS @ 24"OC
PER NOTE #2 SHEET A1.3, NOTE #3 SHEET A4.1 AND NOTES ON WALL SECTIONS SH1 A3.3, A3.4 AND A3.5, 2-LAYERS 5/8" TYPE-X GYP BD O/ KINETICS ISOMAX RESILIENT CLIPS WITH ASSOCIATED CHANNELS SPACED 24"OC (PER ACOUSTICAL REQUIREMENT - ILLINGWORTH & RODKIN, INC)
 - MIN. 3 1/2" THK MIN. MINERAL WOOL BATTS REQ'D (NON-COMBUSTIBLE)
PER NOTE #2 SHEET A1.3, NOTE #3 SHEET A4.1 AND NOTES ON WALL SECTIONS SH1 A3.3, A3.4 AND A3.5, 2-LAYERS 5/8" TYPE-X GYP BD O/ KINETICS ISOMAX RESILIENT CLIPS WITH ASSOCIATED CHANNELS SPACED 24"OC (PER ACOUSTICAL REQUIREMENT - ILLINGWORTH & RODKIN, INC)
 - FLOORING/TOPPING NOT REQ'D FOR FIRE RATED ASSEMBLY
PER NOTE #2 SHEET A1.3, SHEET VINYL OR LAMINATE FLOORING O/ ACOUSTIC UNDERLAY O/ 1" GYPCRETE 2000 PER ACOUSTICAL REQUIREMENT
- CEILING OF RESIDENTIAL LEVEL / ROOF : NON-RATED ROOFING PER TABLE 1505.1 : UL CLASS C
(60 MIL TPO SINGLE PLY ROOFING O/ 2-LAYERS FIRE RATED SLIP SHEETS O/ COMBUSTIBLE DECK)

REVISIONS	BY

**KATHERINE AUSTIN
AIA ARCHITECT**

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

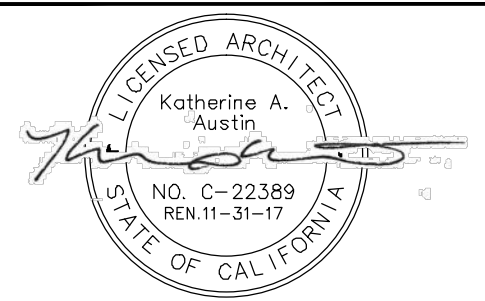
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

**1st LEVEL FLOOR PLAN
TENANT SPACE**

JOB NUMBER

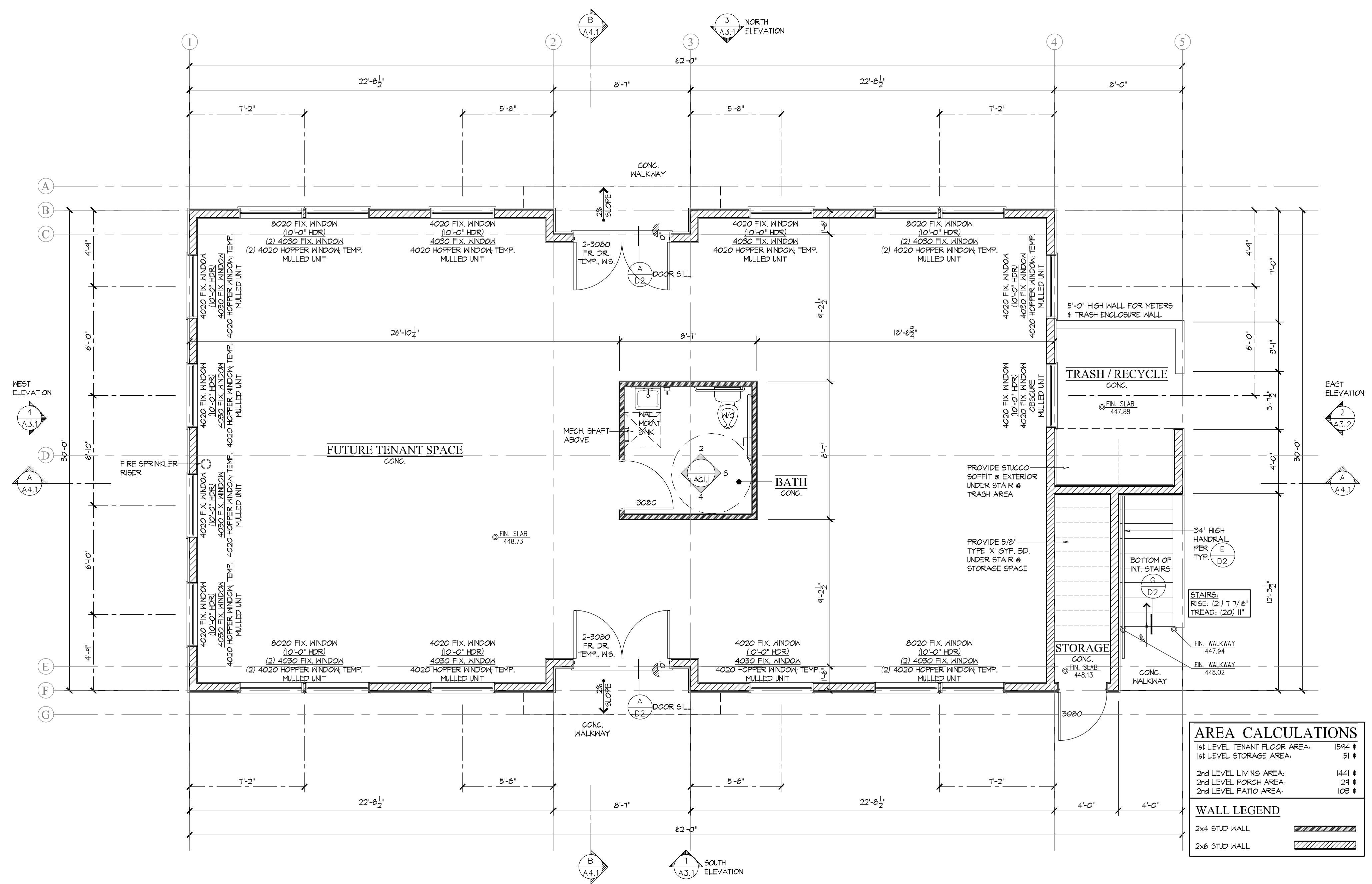
DRAWN BY
D Taylor

DATE
October 17, 2016



SHEET

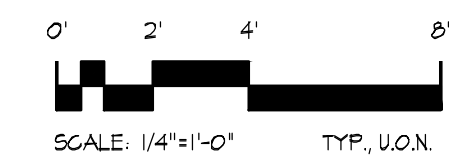
A2.1



AREA CALCULATIONS	
1st LEVEL TENANT FLOOR AREA:	1544 #
1st LEVEL STORAGE AREA:	51 #
2nd LEVEL LIVING AREA:	144 #
2nd LEVEL PORCH AREA:	129 #
2nd LEVEL PATIO AREA:	103 #

WALL LEGEND	
2x4 STUD WALL	
2x6 STUD WALL	

1st LEVEL FLOOR PLAN



REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

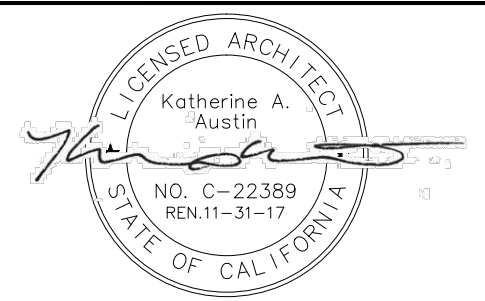
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

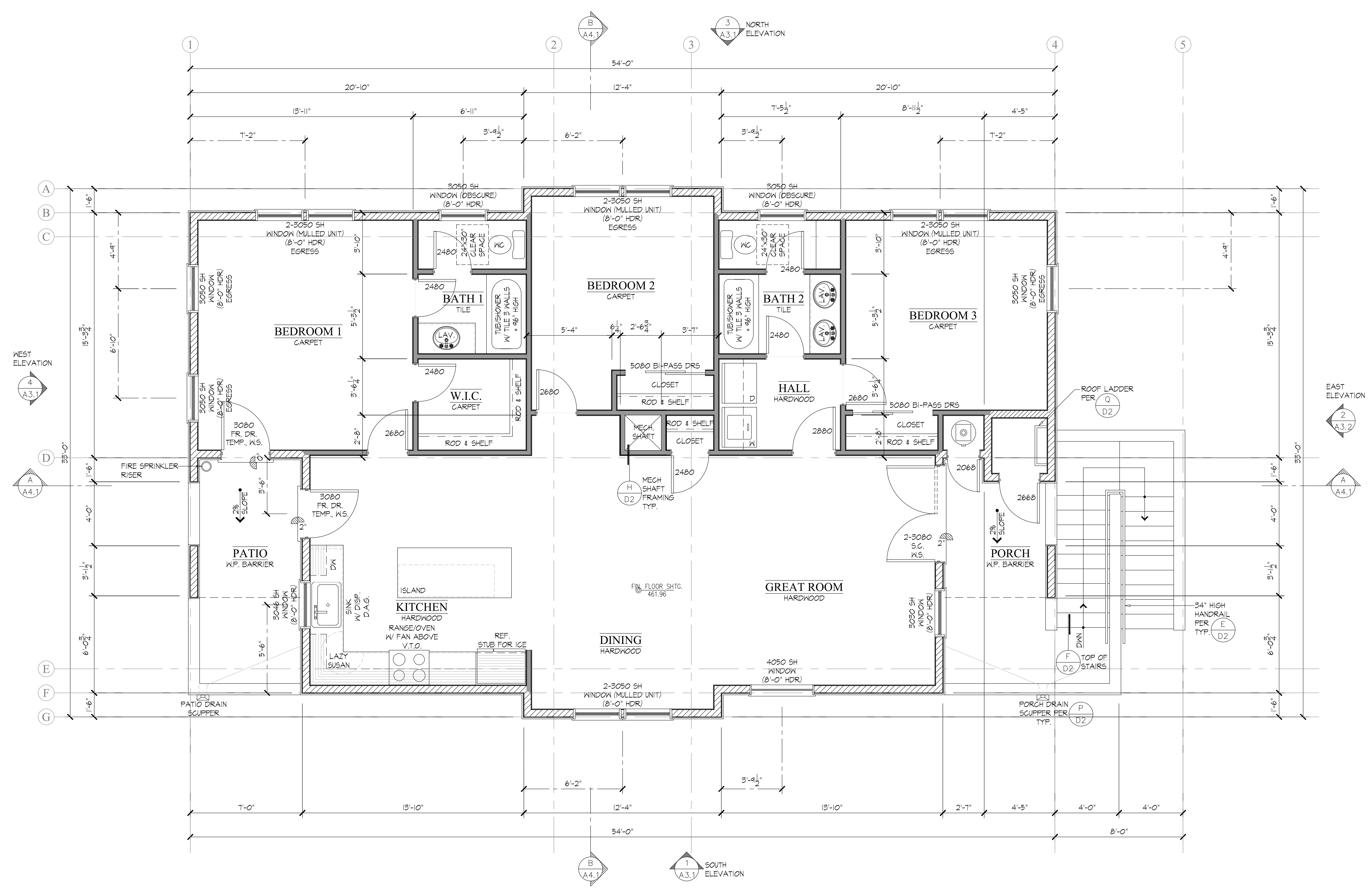
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

2nd LEVEL FLOOR PLAN
APARTMENT

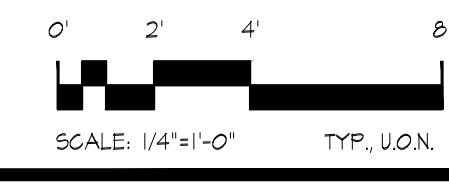
JOB NUMBER
DRAWN BY
D Taylor
DATE
October 17, 2016



SHEET
A2.2



2nd LEVEL FLOOR PLAN



REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

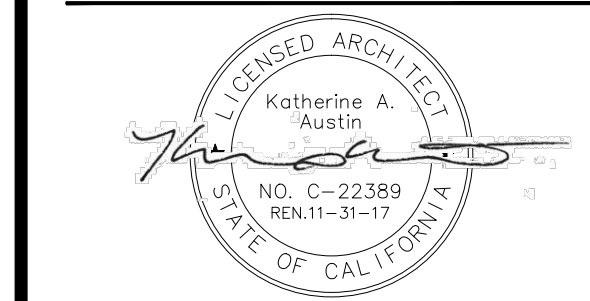
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

ELEVATIONS

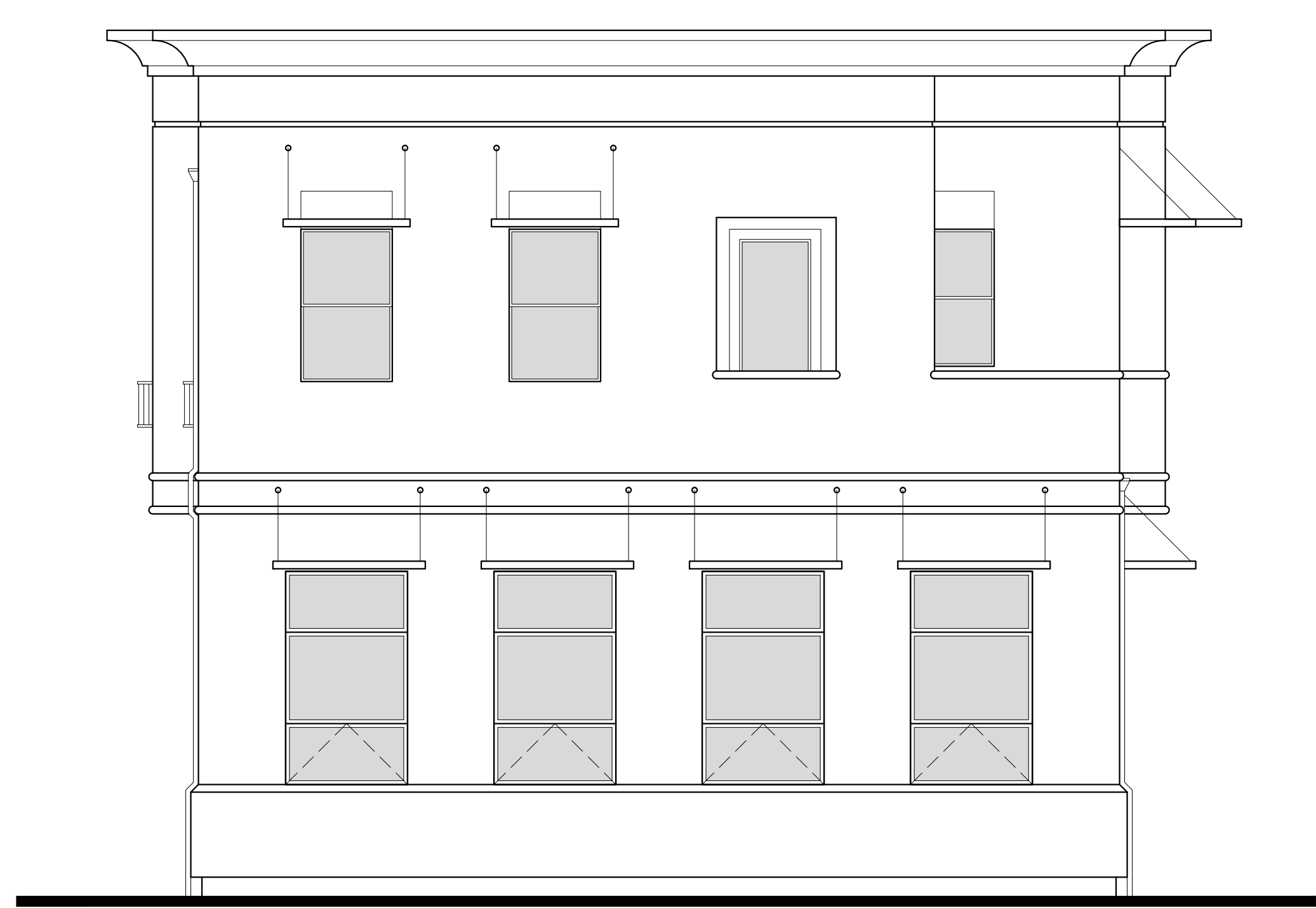
JOB NUMBER
DRAWN BY
D Taylor
DATE
October 17, 2016



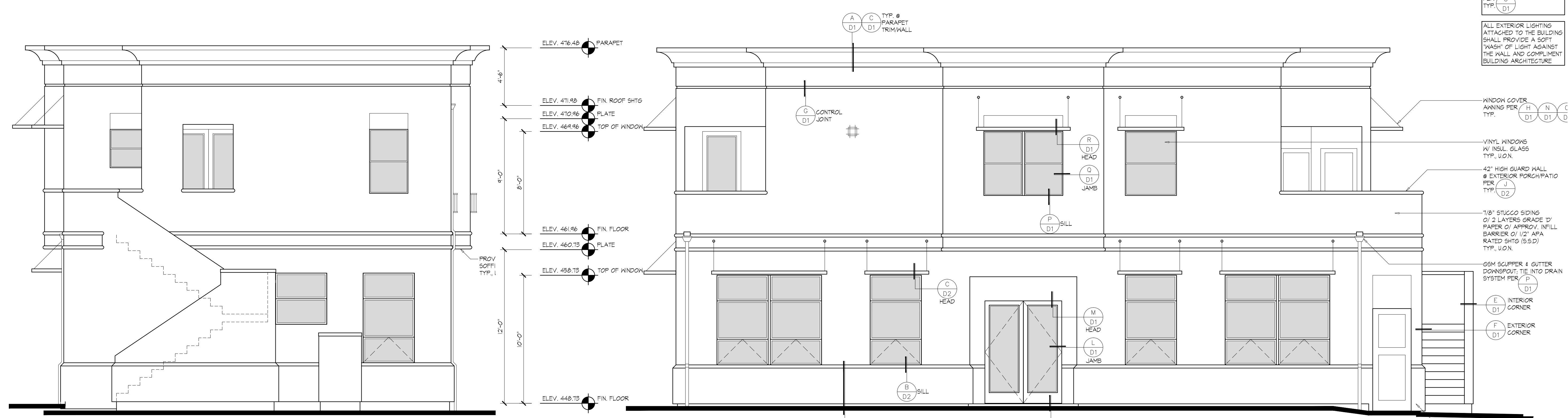
SHEET
A3.1



NORTH ELEVATION 3
A3.1



WEST ELEVATION 4
A3.1



EAST ELEVATION 2
A3.1

SOUTH ELEVATION 1
A3.1

FLASHING @ OPENINGS
INSTALL FLASHING @
WINDOW & DOOR OPENINGS
PER
TYP. U
D1

ALL EXTERIOR LIGHTING
ATTACHED TO THE BUILDING
SHALL PROVIDE A SOFT
"WASH" OF LIGHT AGAINST
THE WALL AND COMPLIMENT
BUILDING ARCHITECTURE

WINDOW COVER
AWNING PER
TYP. H N C
D1 D1 D

VINYL WINDOWS
W/ INSUL. GLASS
TYP. U, O, X

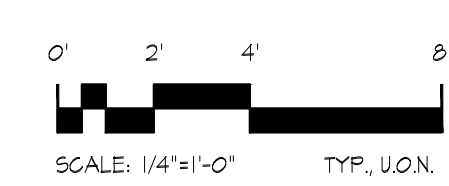
42" HIGH GUARD WALL
& EXTERIOR PORCH/PATIO
PER
TYP. J
D2

1/8" STUCCO SIDING
O/ 2 LAYERS GRADE 'D'
PAPER O/ APPROV. INFILL
BARRIER O/ 1/2" APA
RATED SHTG (SSD)
TYP. U, O, X

65M SCUPPER & GUTTER
DOWNSPOUT; TIE INTO DRAIN
SYSTEM PER
TYP. P
D1

E INTERIOR
CORNER
F EXTERIOR
CORNER

PROVIDE 26-GAUGE GALV.
KEEP SCREED MIN. @ FOUND.
PLATE LINE, TYP.



REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

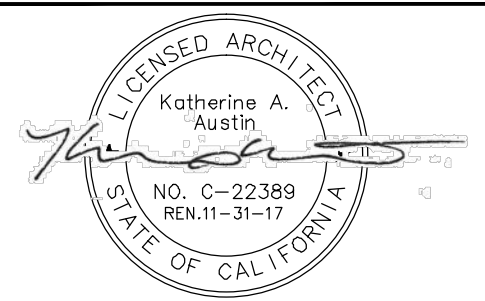
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

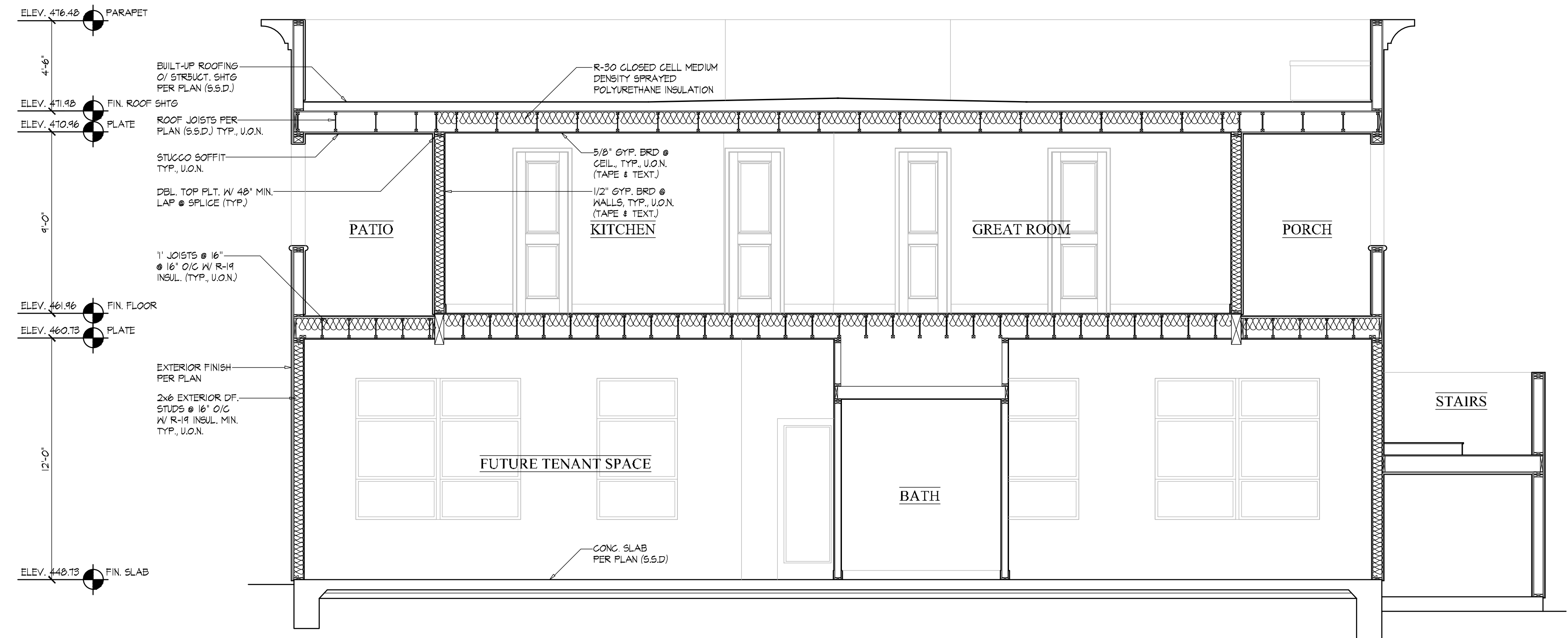
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

BUILDING SECTIONS
ROOF PLAN

JOB NUMBER
DRAWN BY
D Taylor
DATE
October 17, 2016



SHEET
A4.1



BUILDING SECTION 'B'
A4.1

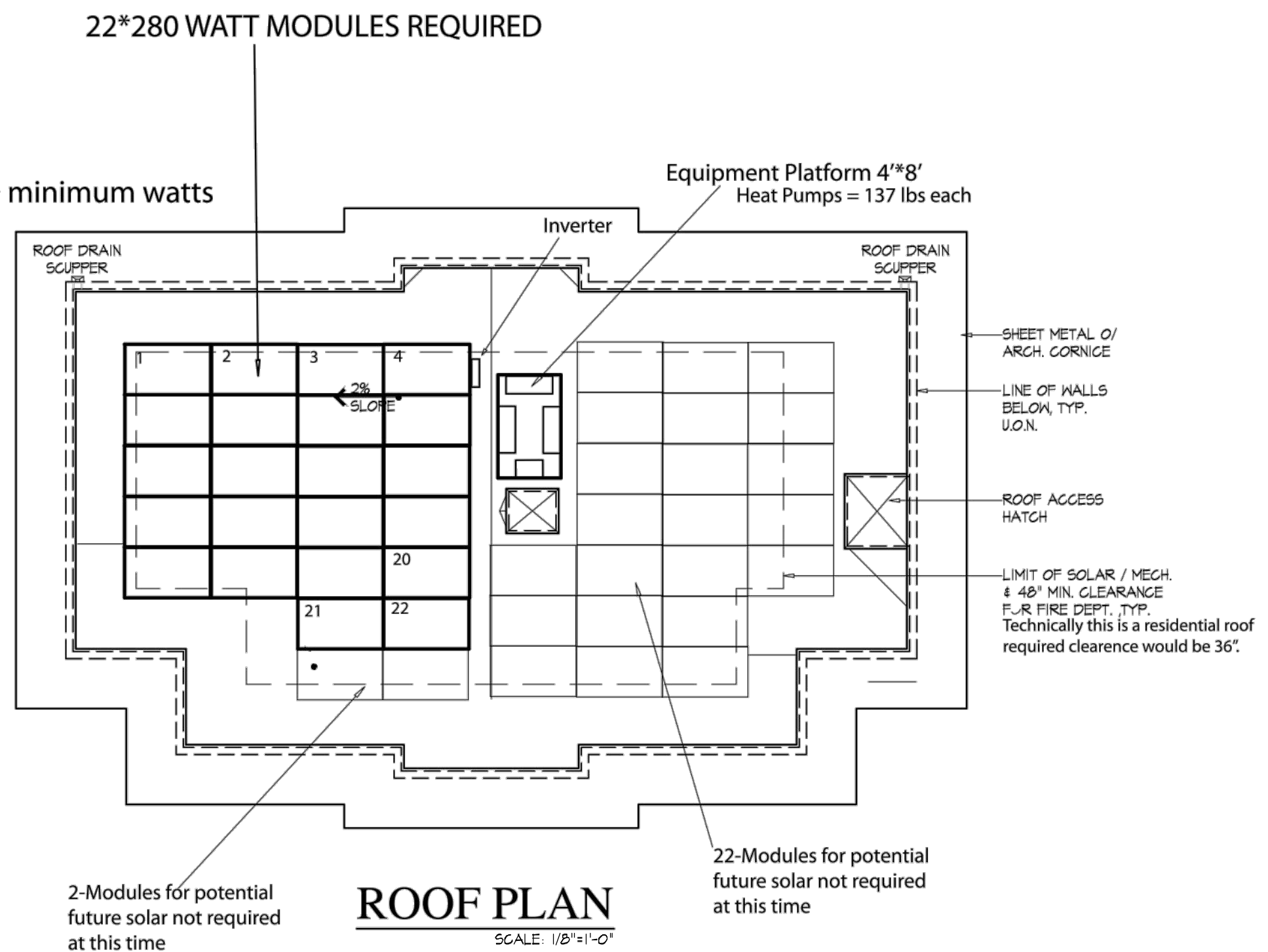


BUILDING SECTION 'B'
A4.1

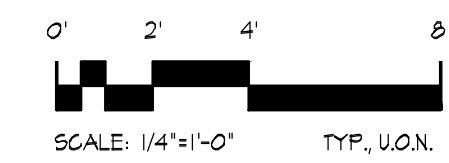
City Of Sebastopol 2 watts/sqft
Residential = 1441sqft
Commercial = 1594sqft
TOTAL sqft = 3035sqft
REQUIRED PV; 3035sqft *2 = 6070 minimum watts
22*280DCWatts = 6160 DCwatts
6160watts > 6070watts

Roof has adequate space
for 46-60 cell modules.

Solar Detail by:
Sebastopol Heat & Cool, Inc.
dba Zero Energy Associates
707-823-8042
707-544-3900



ROOF PLAN
SCALE: 1/8\"/>



REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SHARROCKS

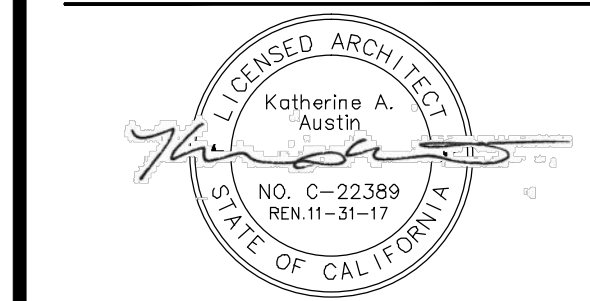
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

BATHROOM LAYOUT
INTERIOR ELEVATIONS

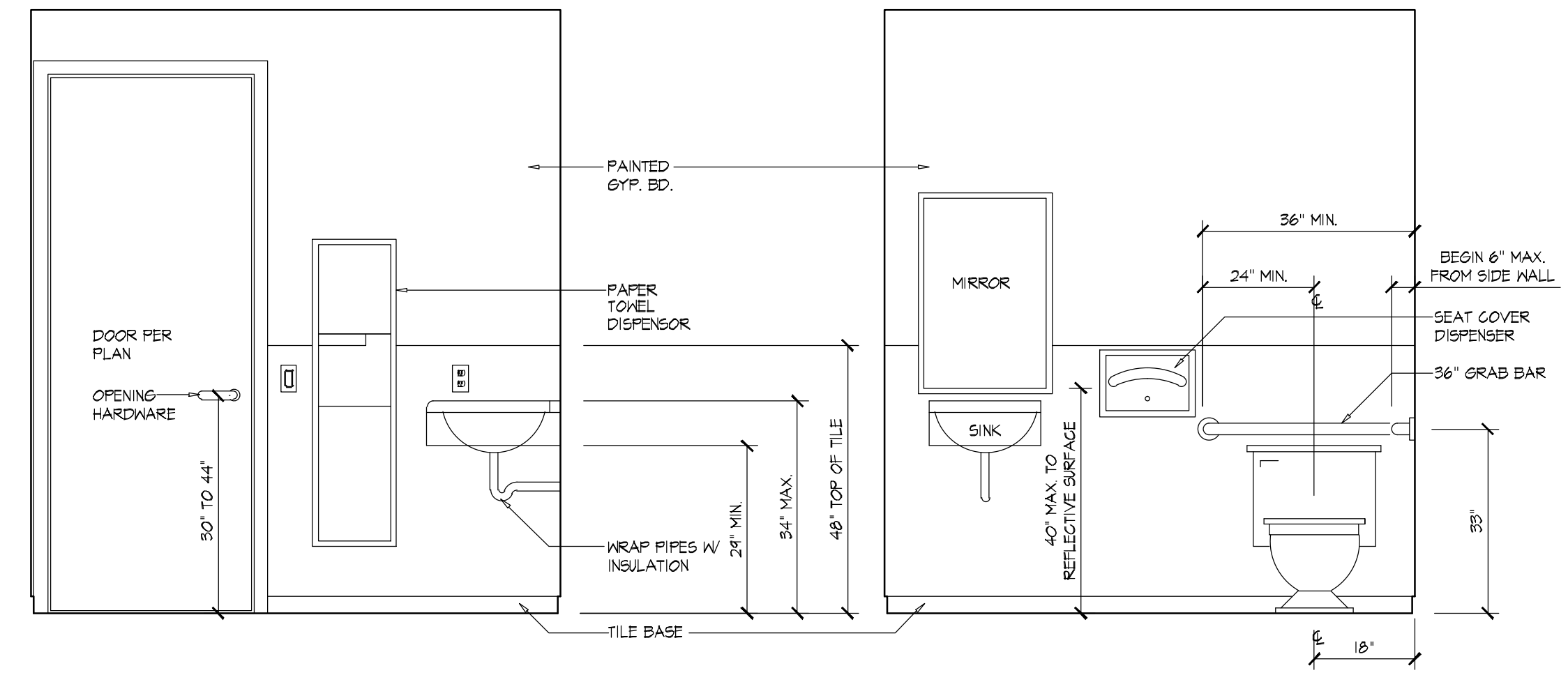
JOB NUMBER

DRAWN BY
D Taylor

DATE
October 17, 2016

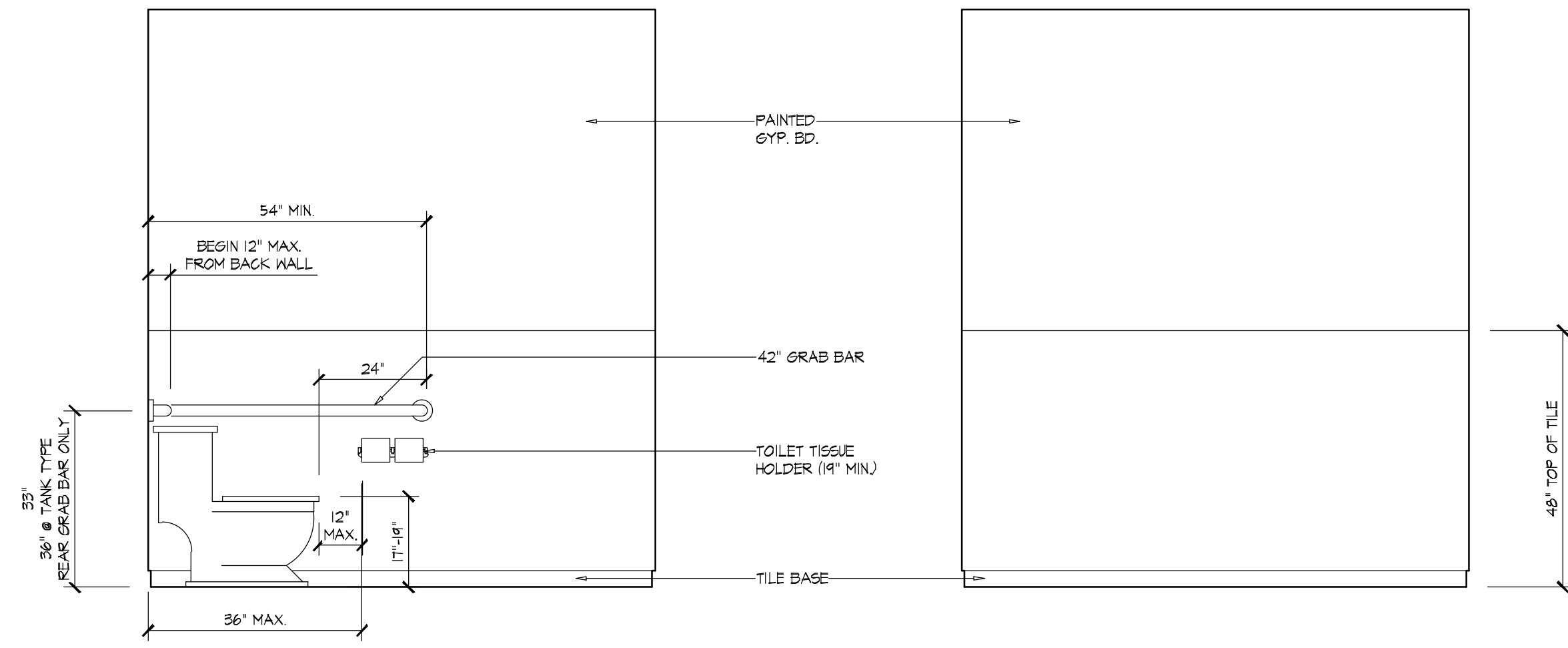


SHEET
AC1.1



BATH ELEVATION 1
SCALE: 1/2"=1'-0"

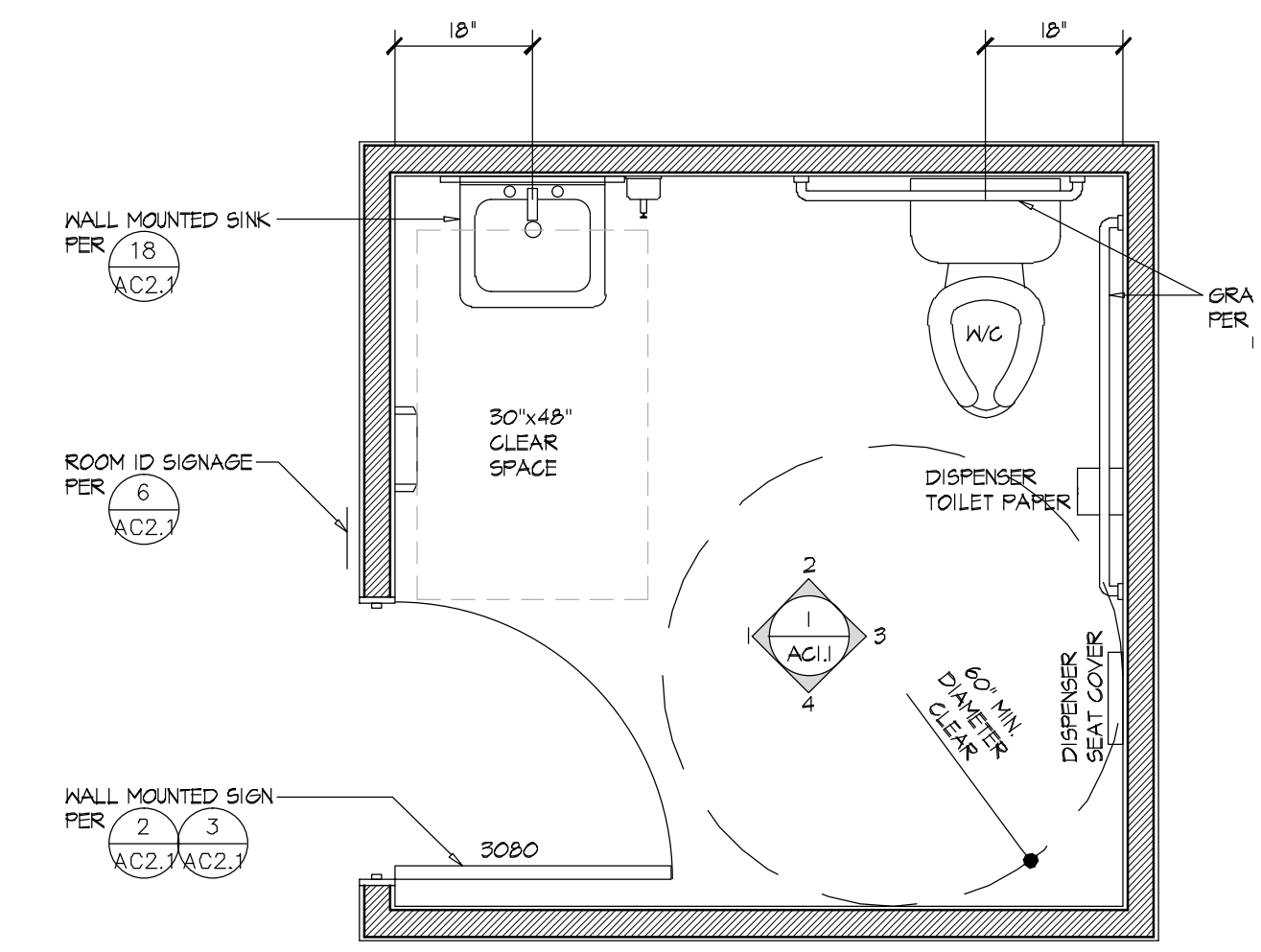
BATH ELEVATION 2
SCALE: 1/2"=1'-0"



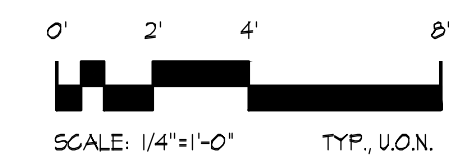
BATH ELEVATION 3
SCALE: 1/2"=1'-0"

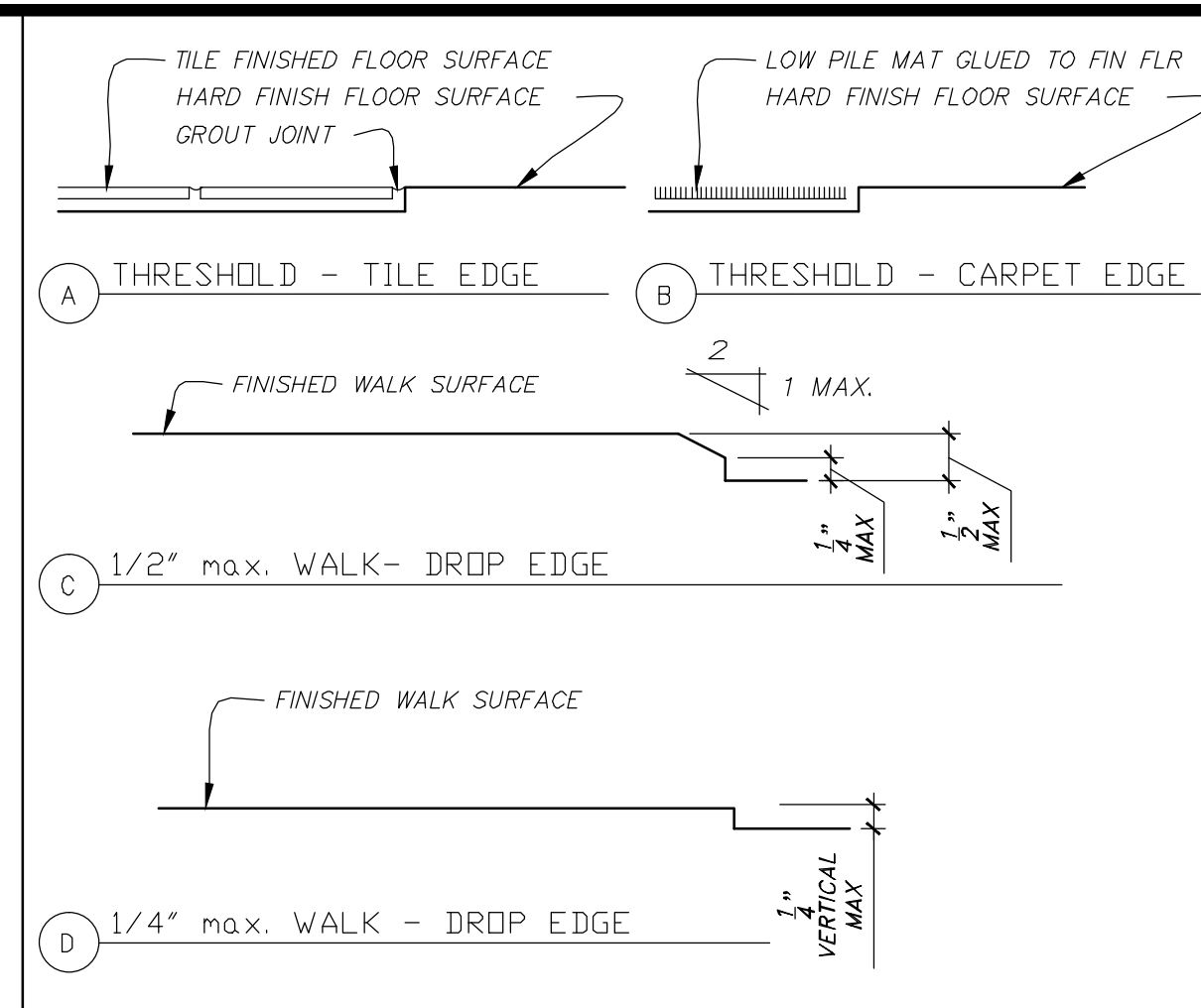
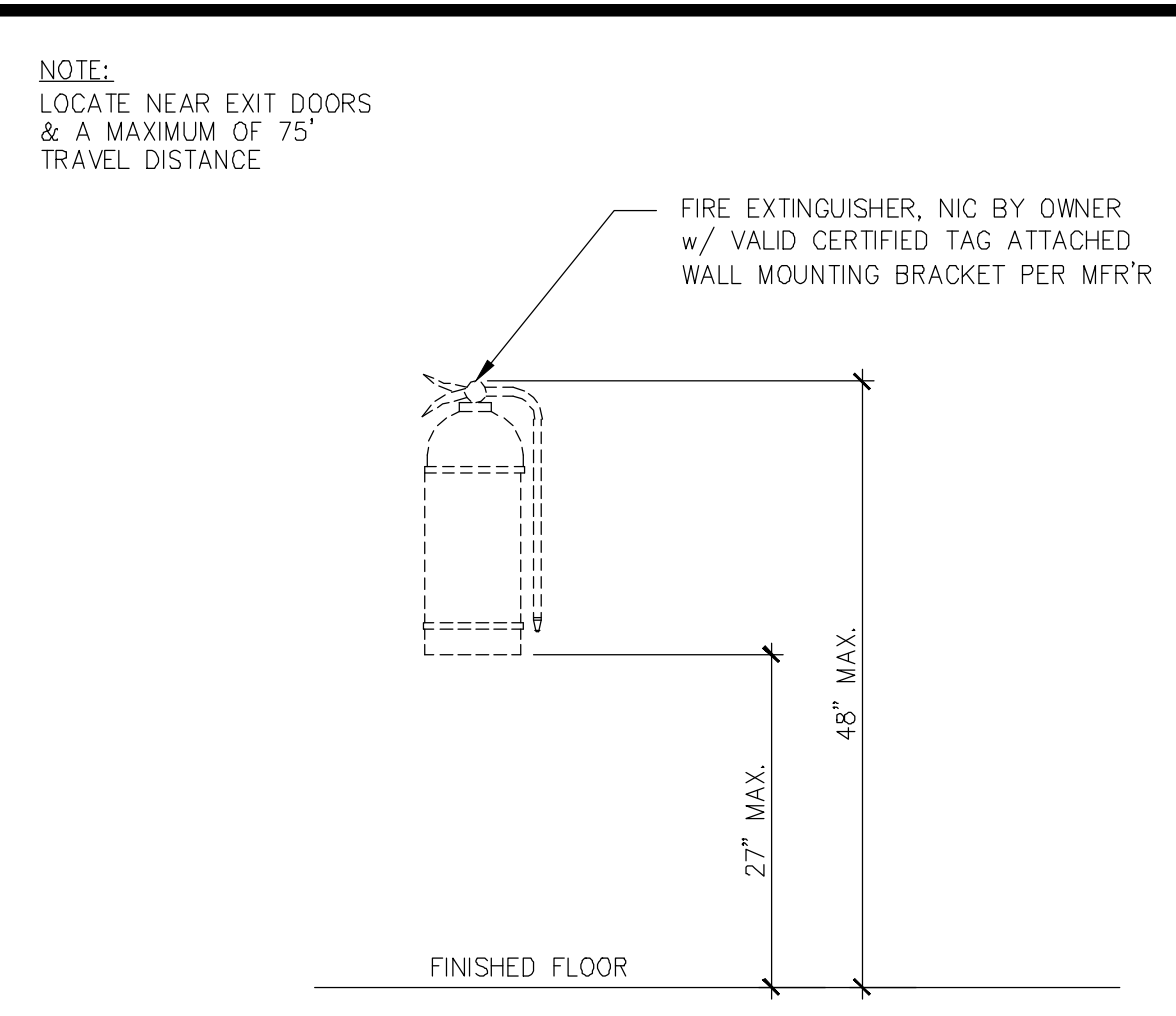
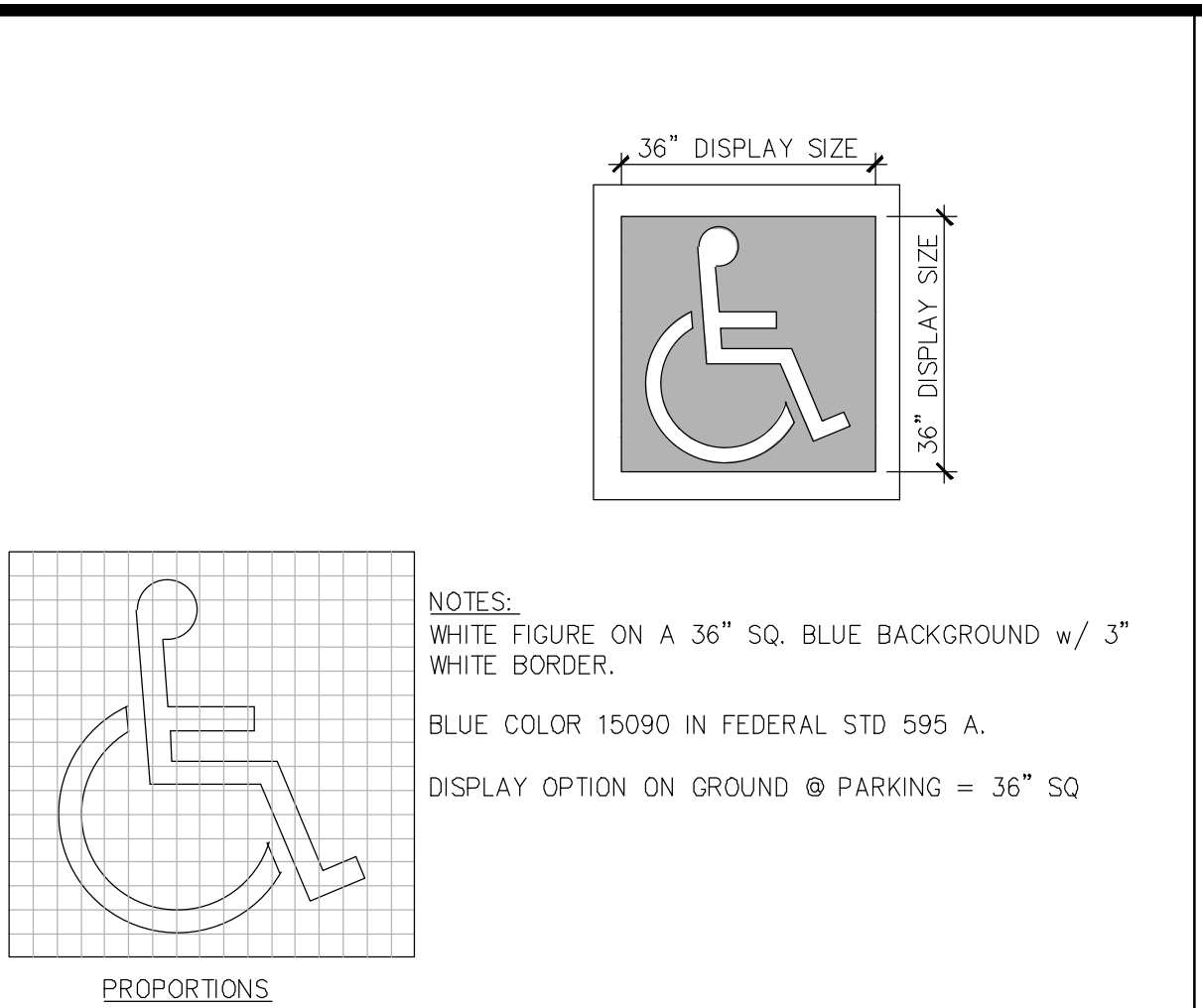
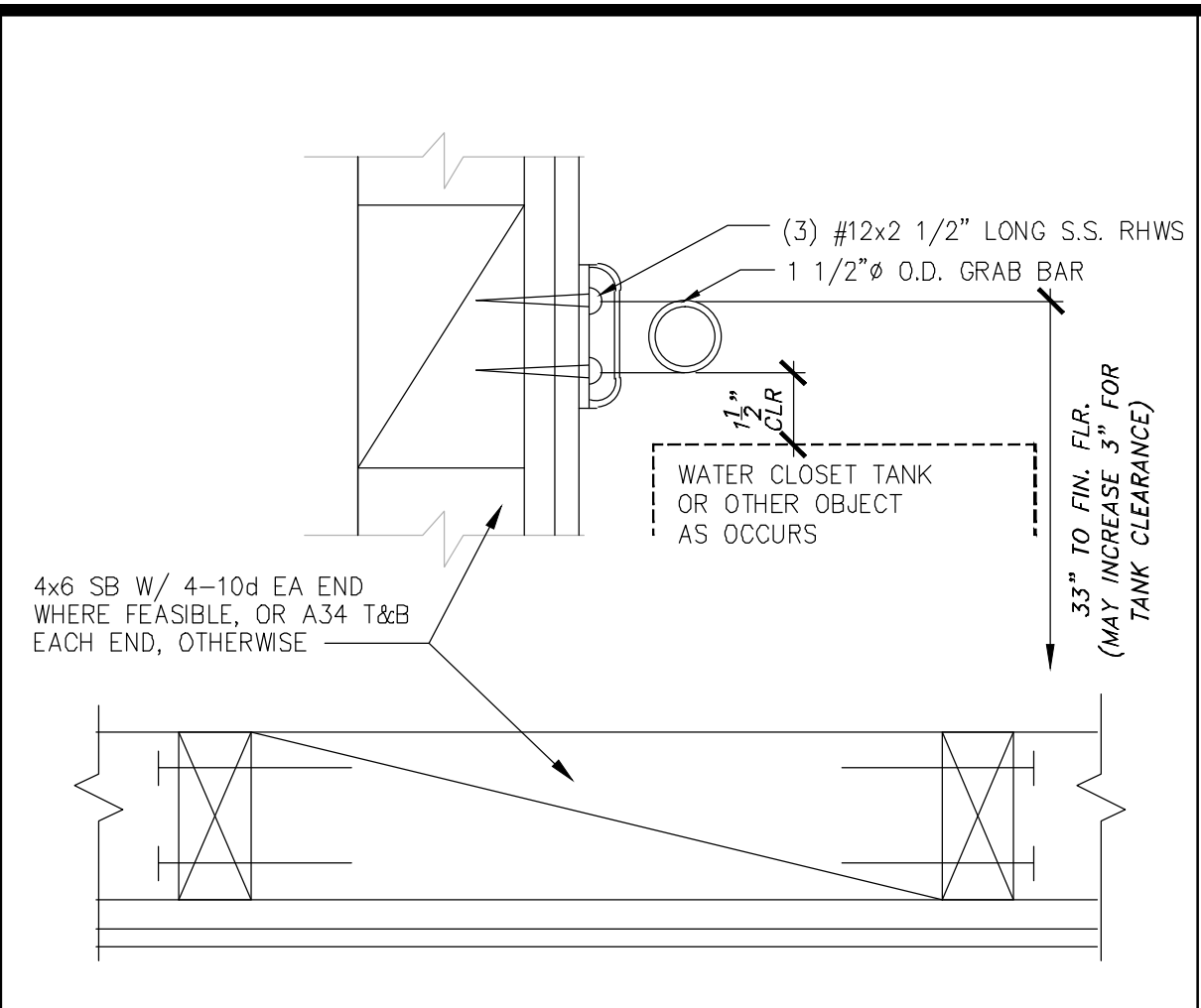
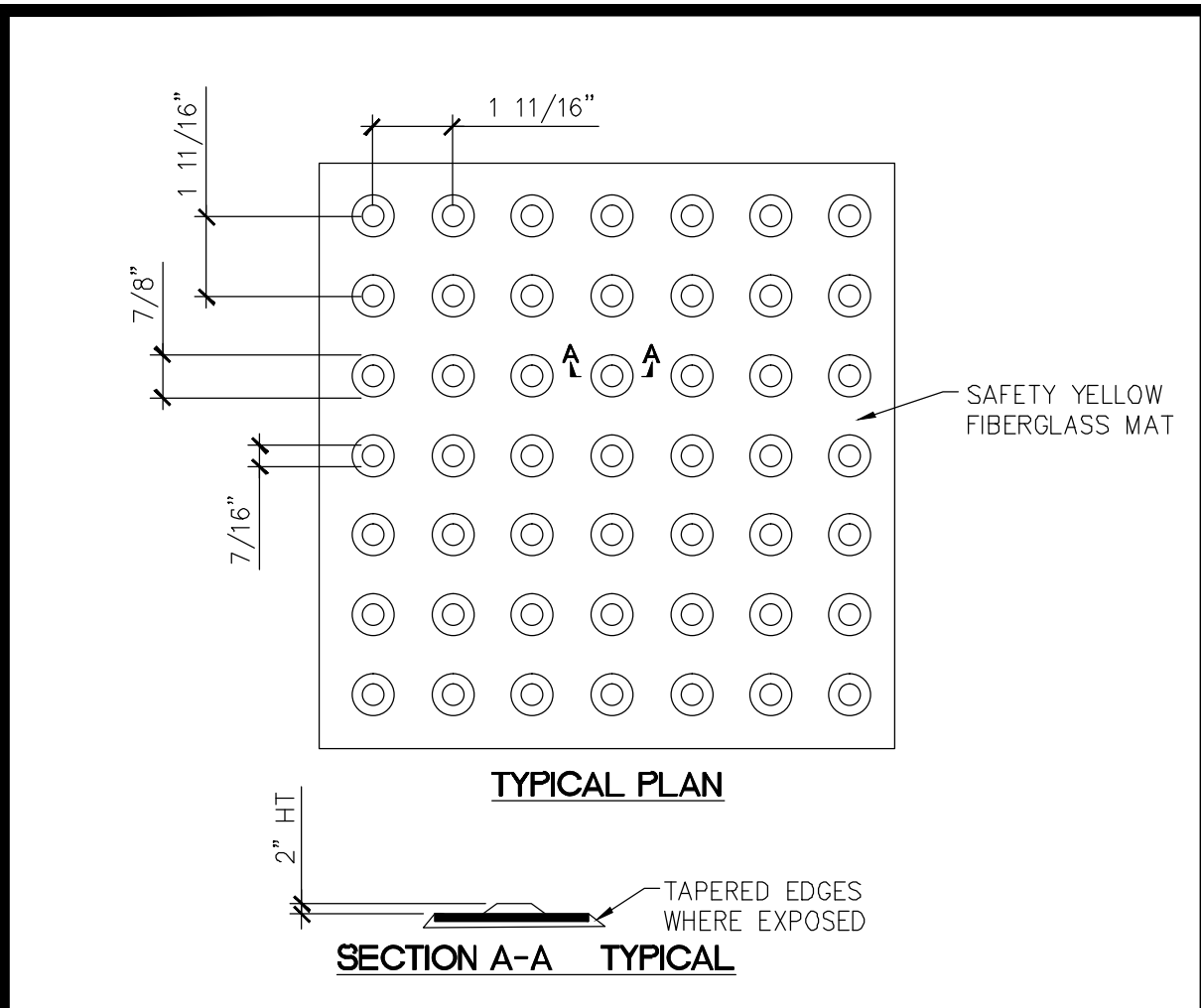
BATH ELEVATION 4
SCALE: 1/2"=1'-0"

NOTE: (T-24)
 PROVIDE SIGNS (STANDARD HANDICAPPED SYMBOL) FOR BUILDING ENTRANCES AND PEDESTRIAN APPROACHES.
 ALL 15, 20 AND 30 AMPERE RECEPTICAL OUTLETS SHALL BE INSTALLED 12" MIN ABOVE THE FLOOR TO THE CENTER OF THE RECEPTICAL (ADA: 15" MIN ABOVE FLOOR)
 ALL ELECTRICAL SWITCHES AND CONTROLS WHICH ARE PROVIDED FOR THE USE OF THE ROOM OCCUPANTS SHALL BE MOUNTED 3 TO 4 FEET ABOVE THE FLOOR.
 GRAB BARS NEAR EACH SIDE, ON ONE SIDE AND THE BACK OF TOILET STOOL, SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR. REAR BAR MAY BE MOUNTED AT 36" WHERE TANK TYPE TOILETS IS USED.
 GRAB BARS AT SIDES SHALL BE 42" LONG W/ THE FRONT END POSITIONED 24" IN FRONT OF THE TOILET, REAR TO BE 36" LONG.
 GRAB BARS SHALL HAVE OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" NOR MORE THAN 1 1/2" AND SHALL PROVIDE A CLEARANCE OF 1 1/2" BETWEEN THE GRAB BAR AND THE ADJACENT SURFACE, EXCEPT FOR THE PROTECTION OF THE BOWLS AND WASTE PIPING, A CLEARANCE OF 30" WIDE, 24" HIGH, 12" DEEP SHALL BE PROVIDED (ADA: 27" MIN. HIGH & 14" MIN. DEPTH)
 MIRROR AND TOWEL DISPENSERS SHALL BE A MAX. OF 40" HIGH FROM FLOOR.
 1/2" MOISTURE PROOF GYP. BD. WALLS AND 5/8" GYP. BD. CEILING-TAPED AND TEXTURED.
 MARLITE UP WALLS 48" MIN. (OR EQUAL)
 TOILET SEATS SHALL BE 11" TO 19" ABOVE THE FLOOR.
 RESTROOM FLOOR TO HAVE A MIN. 6" COVE.
 TOILET TISSUE DISPENSER TO BE LOCATED WITHIN 12" OF FRONT OF TOILET SEAT, (ADA: 36" MAX. FROM REAR WALL)
 PROVIDE RESTROOM DOOR SYMBOLS
 INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES.
 LAVATORY FAUCET CONTROLS ARE TO BE LEVER TYPE, PUSH TYPE OR ELECTRICALLY CONTROLLED.
 PROVIDE 18" CLEARANCE @ SIDE OF OPENING SIDE OF ALL EXIT DOORS PER 2-3305 (1/2)
 DOOR CLOSERS SHALL BE ADJUSTED SO THAT THE OPENING EFFORT DOES NOT EXCEED 5 LBS FOR THE INTERIOR DOORS AND 8.5 LBS FOR THE EXTERIOR DOORS, AND 15 LBS FOR FIRE DOORS. PER SEC
 WATER CLOSET FLUSH VALVE SHALL BE ON THE WIDE SIDE OF THE TOILET AREA PER CBC 115B AND A 5 LBS MAXIMUM FORCE TO OPERATE PER CBC 115B 4).5
 WC OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISH FLOOR. CBC 115B 2.5.2.



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

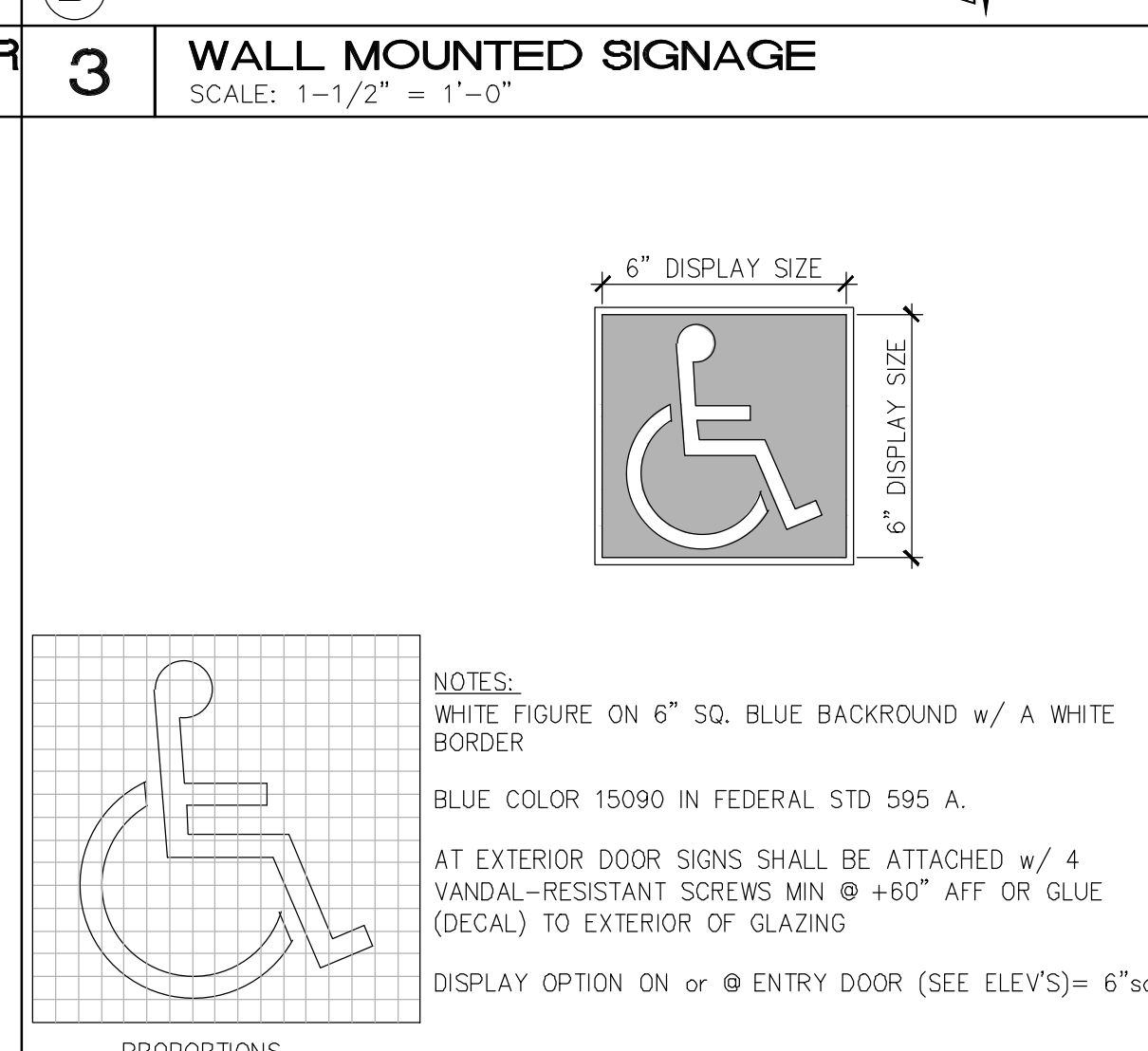
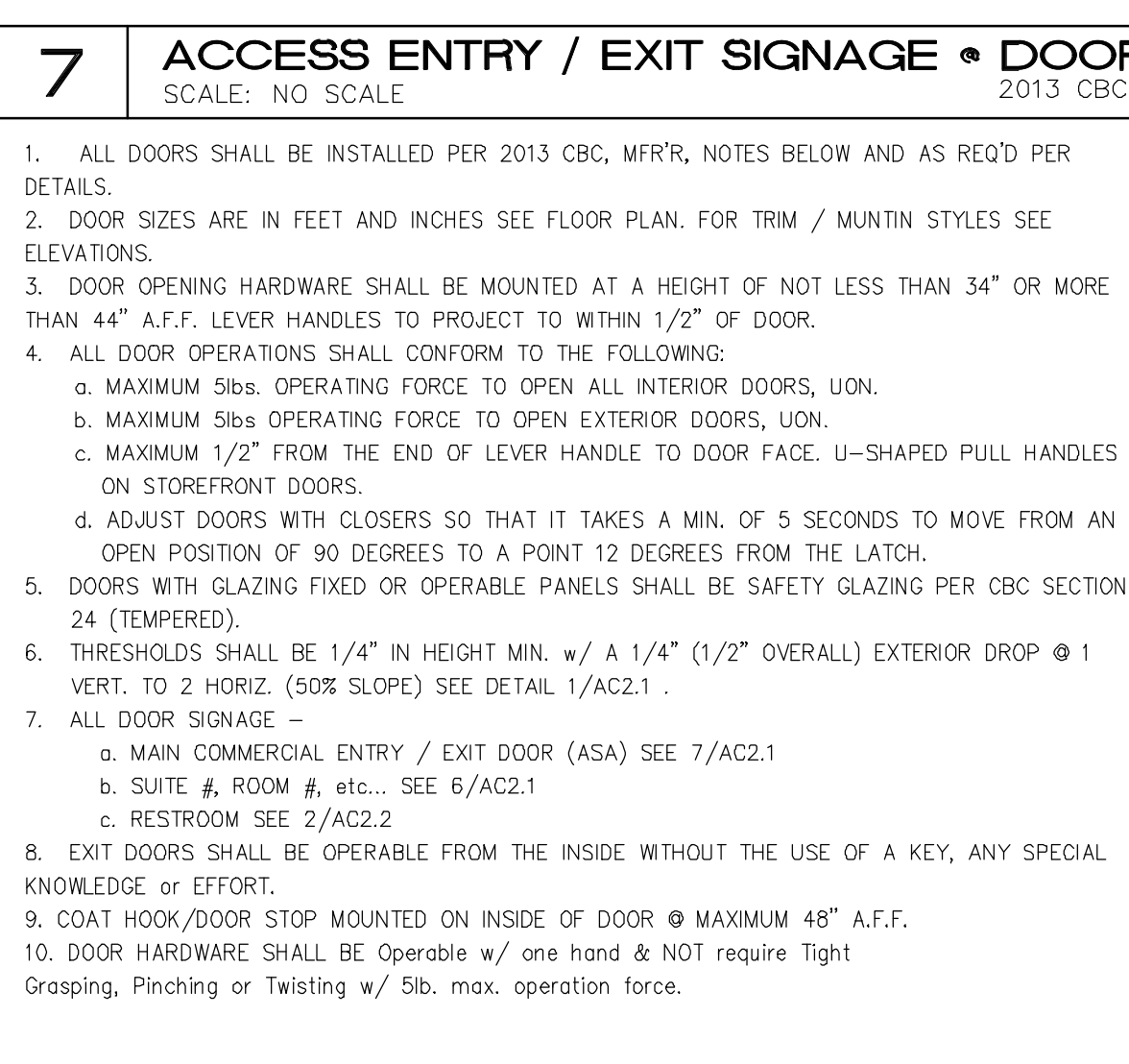
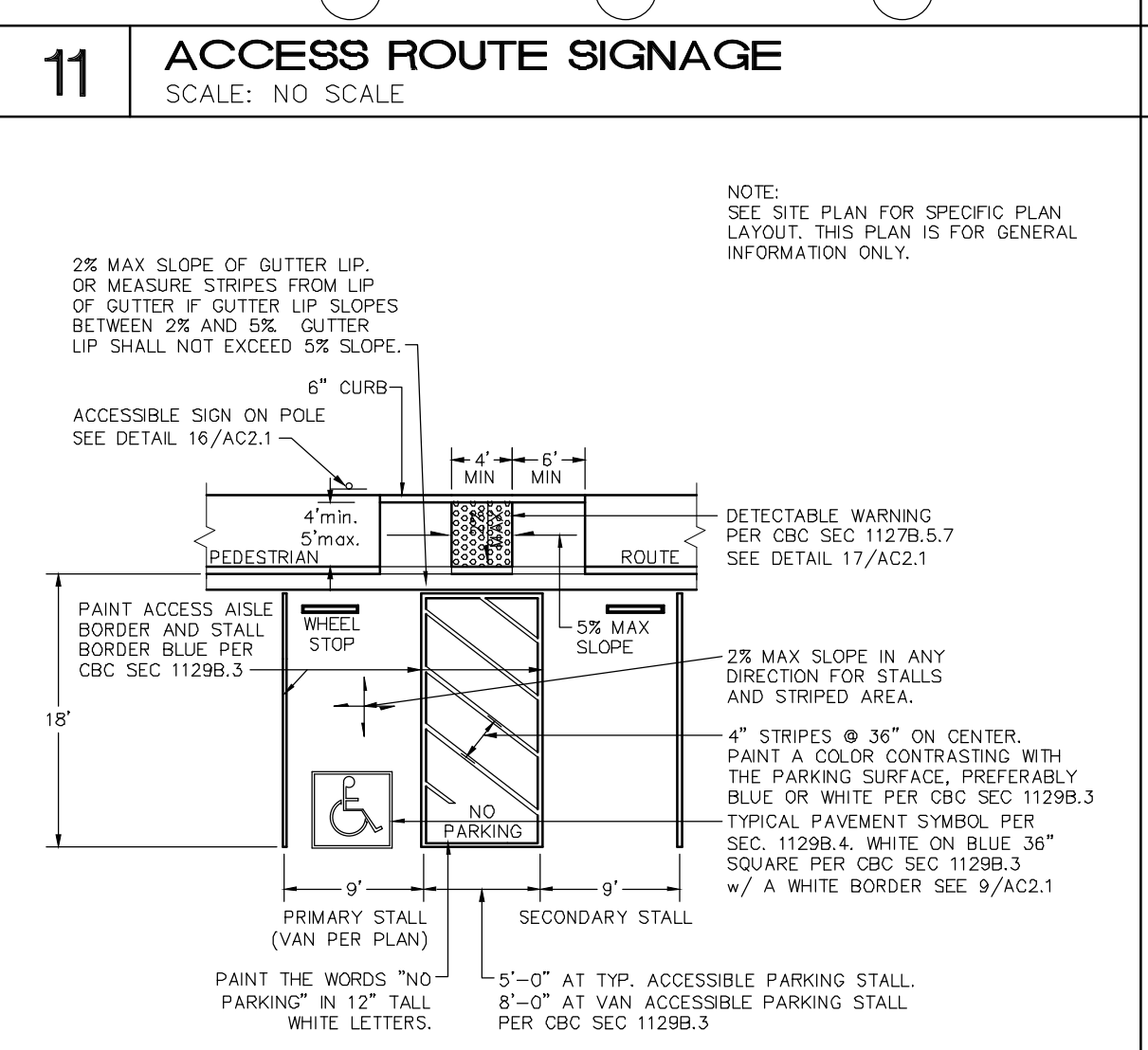
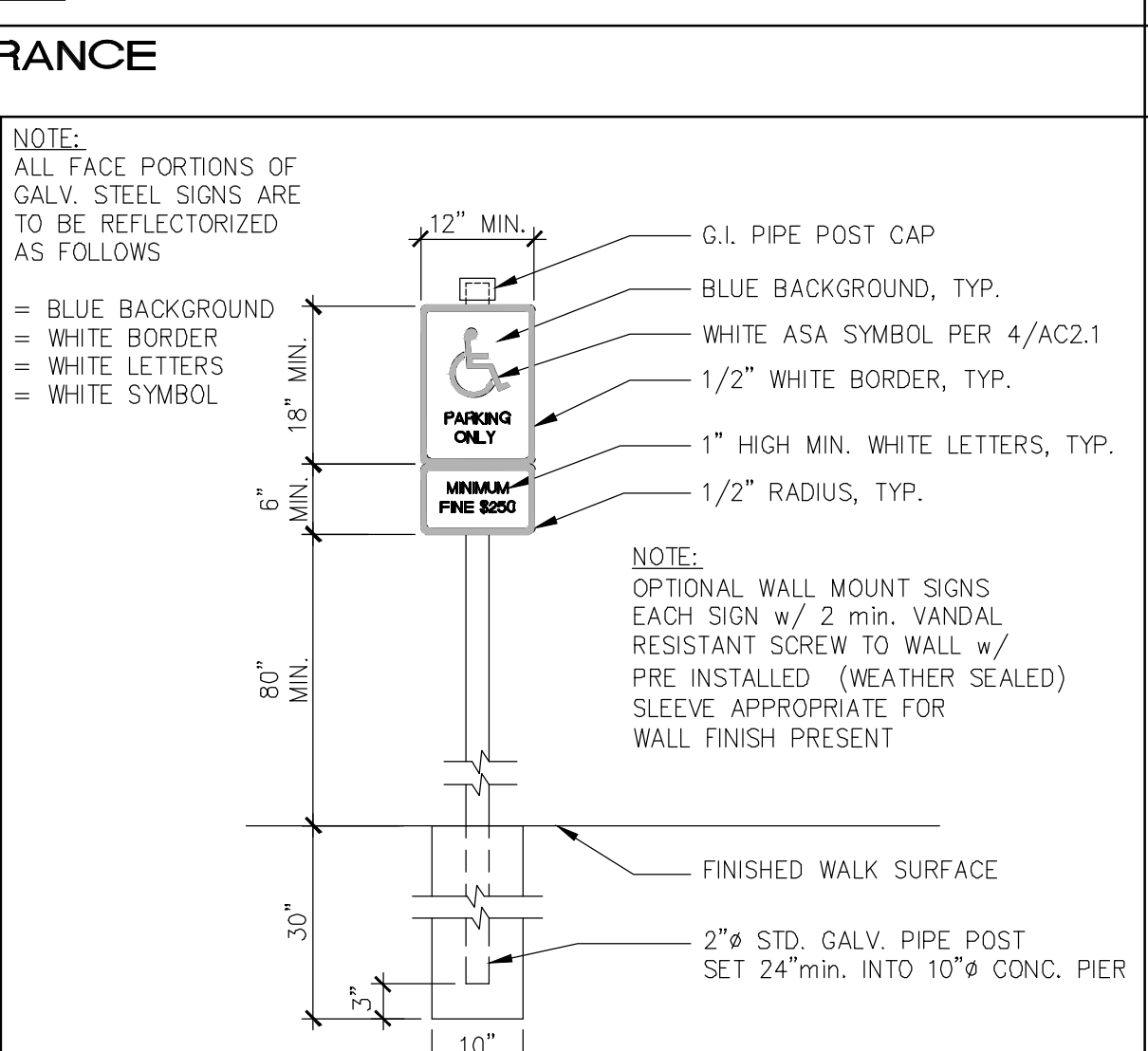
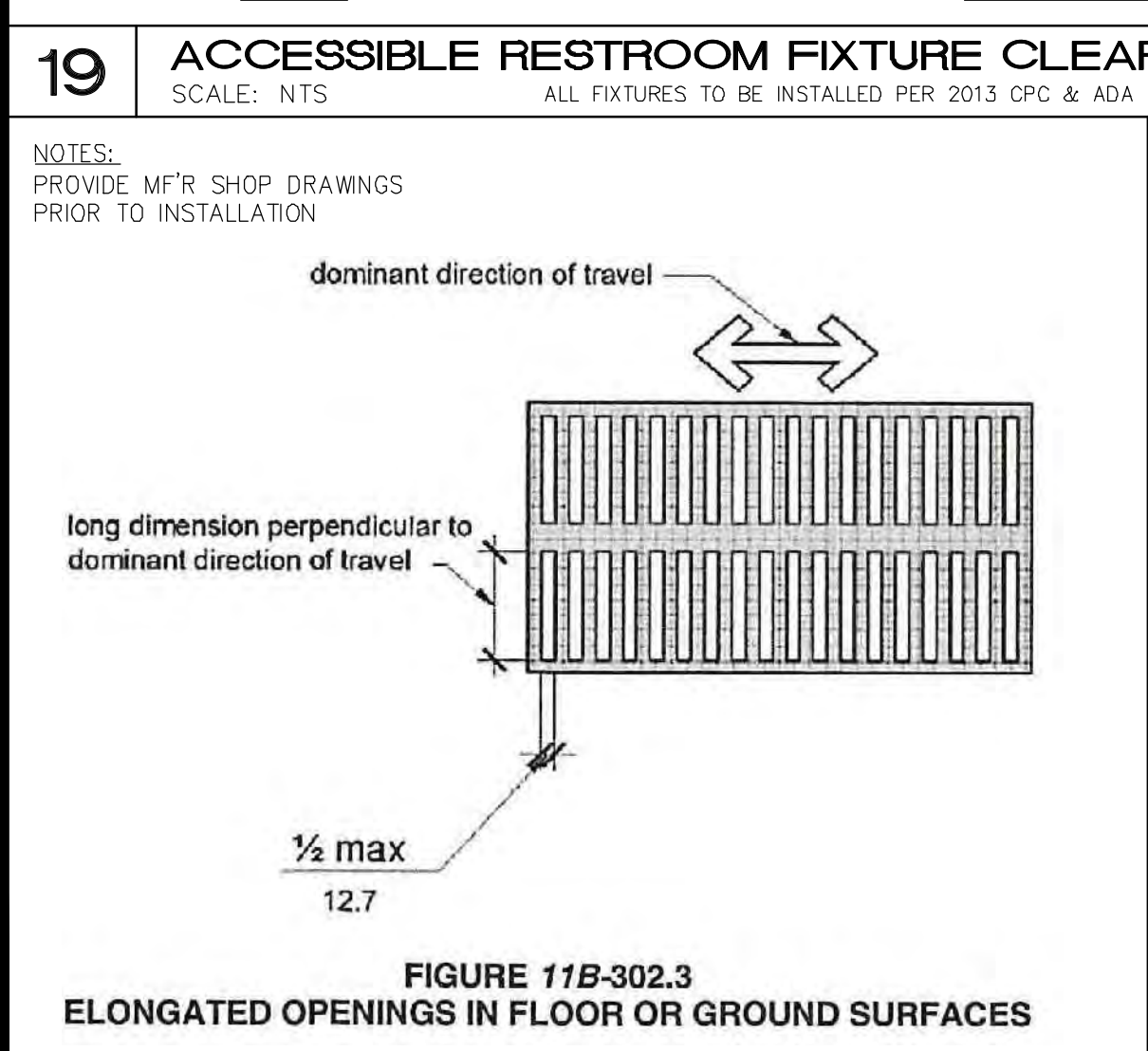
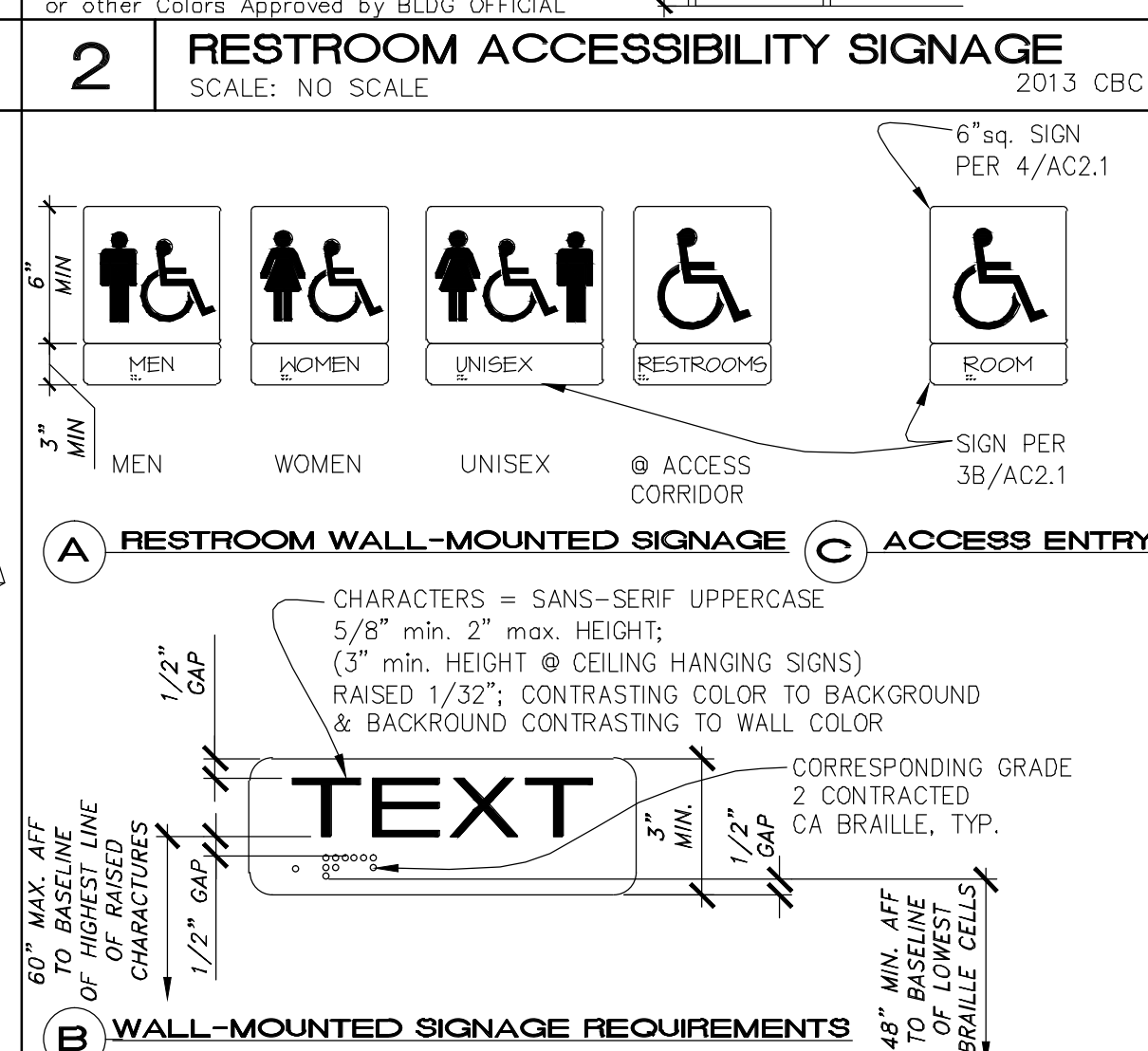
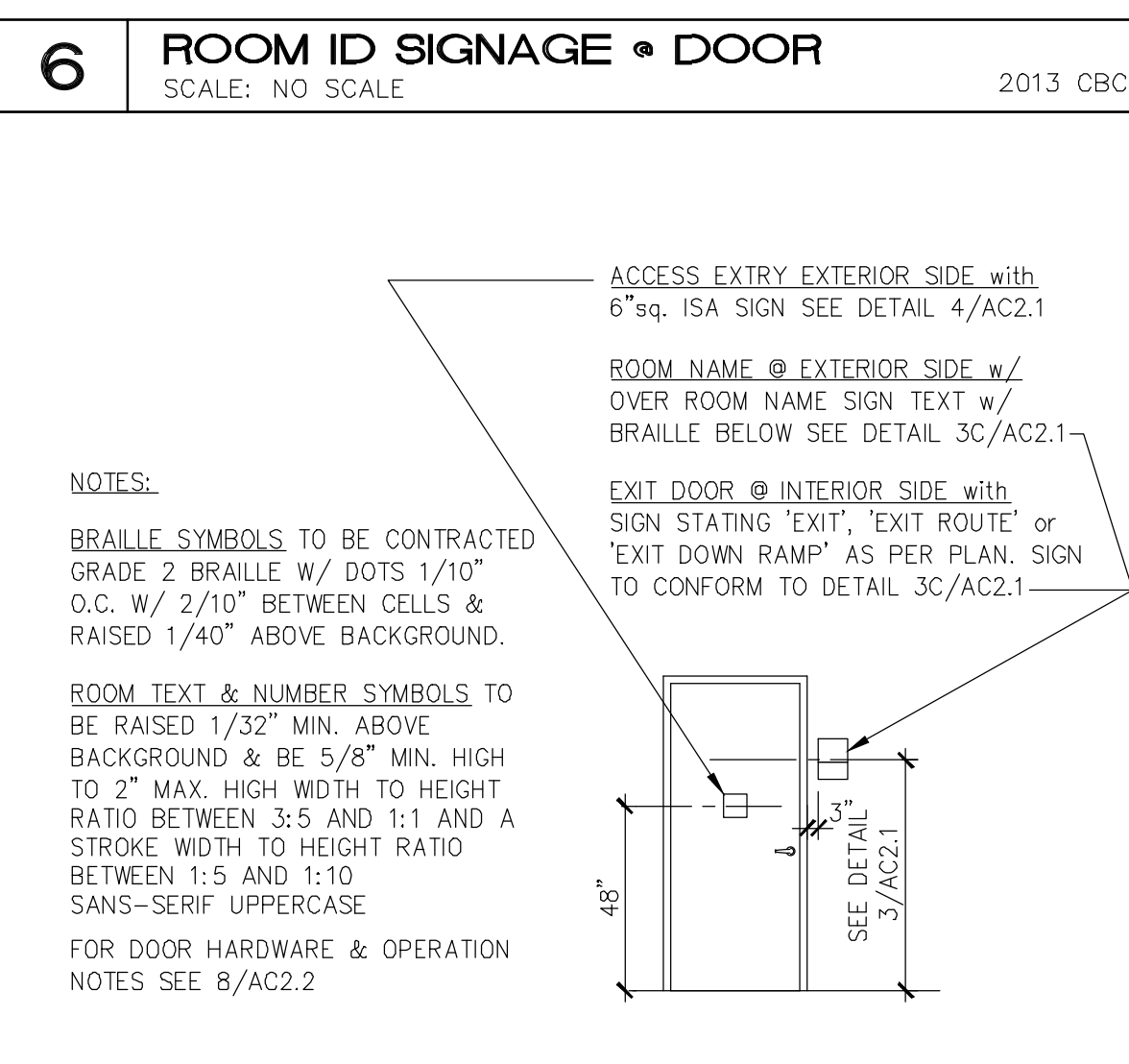
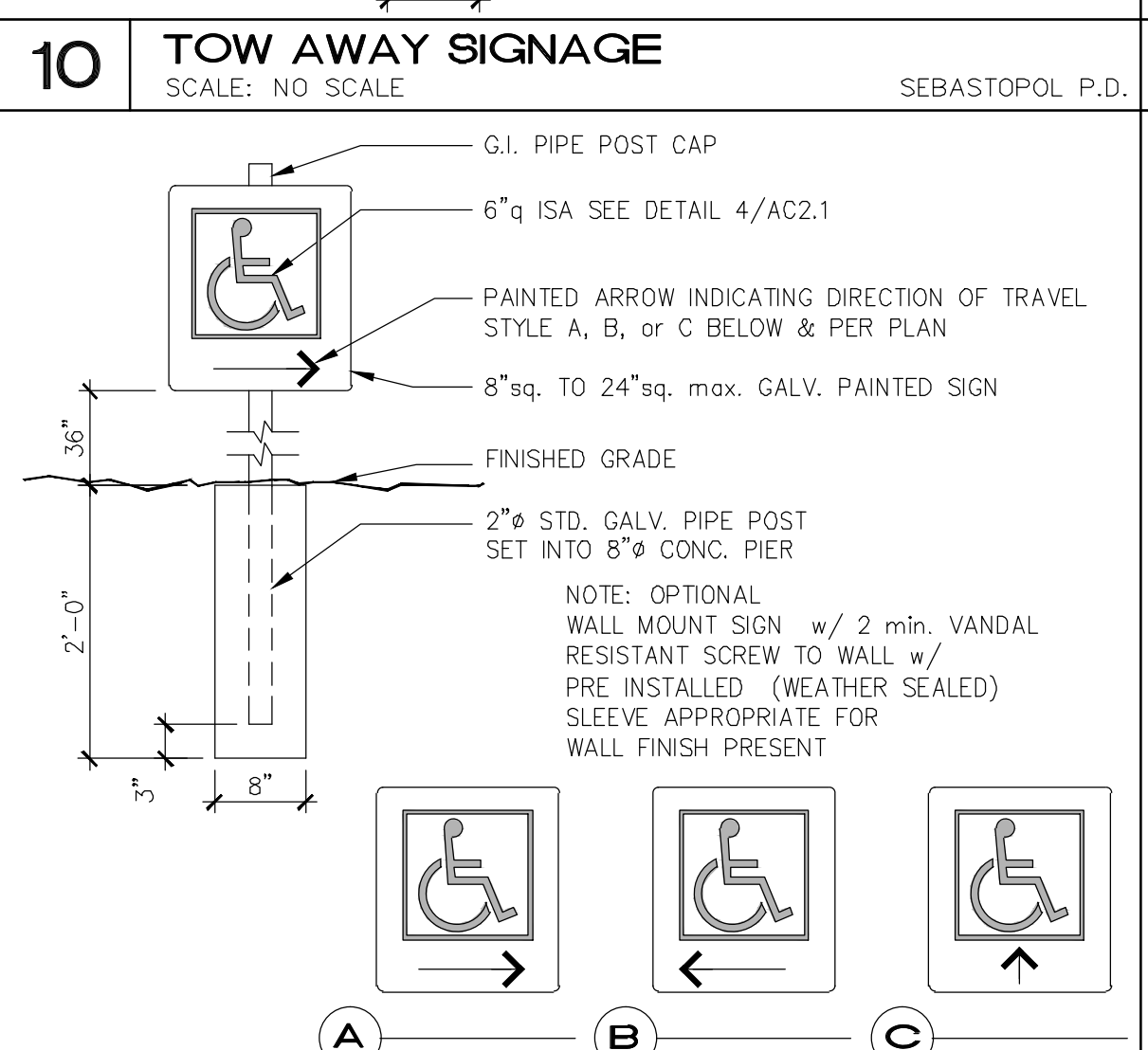
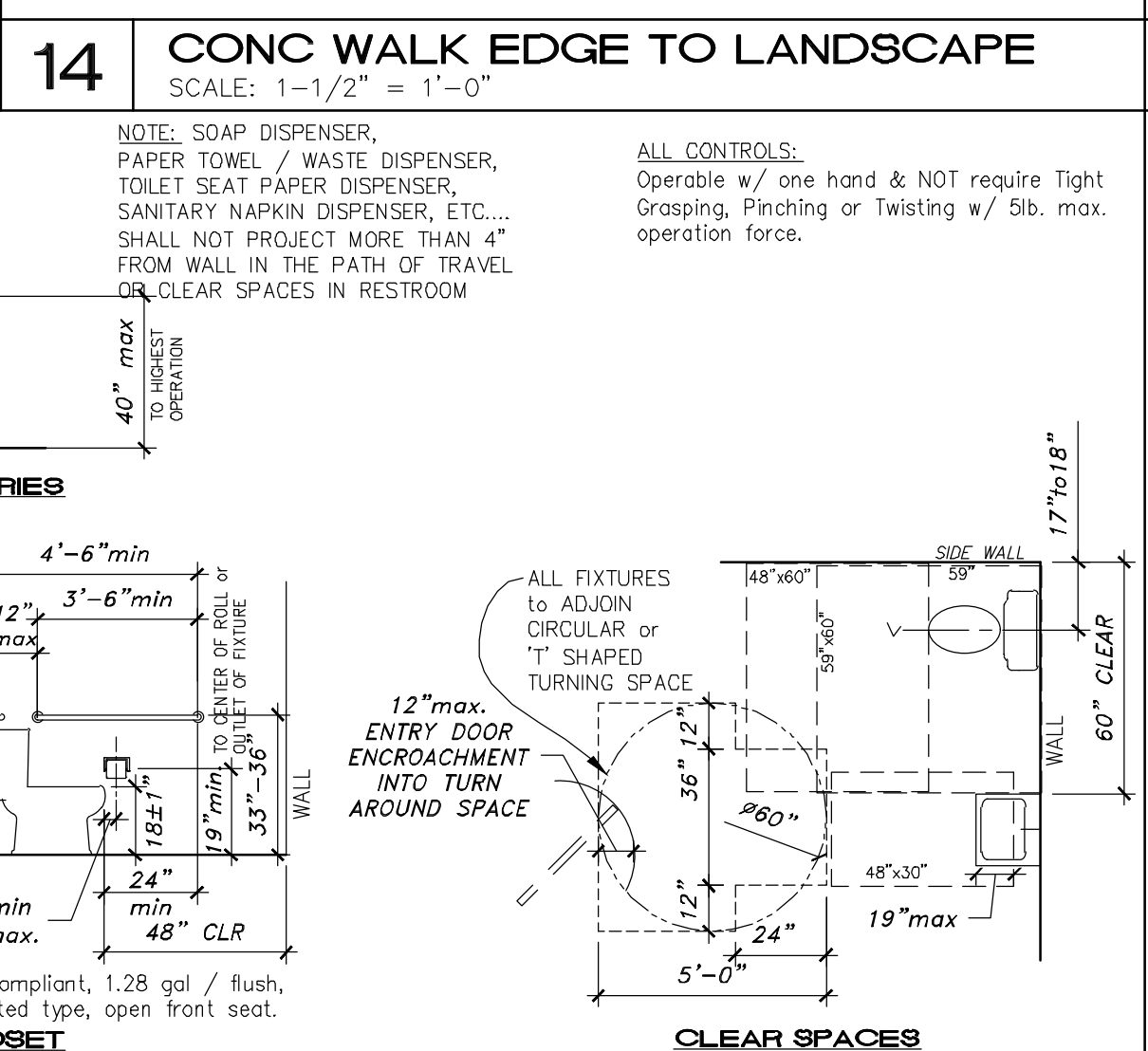
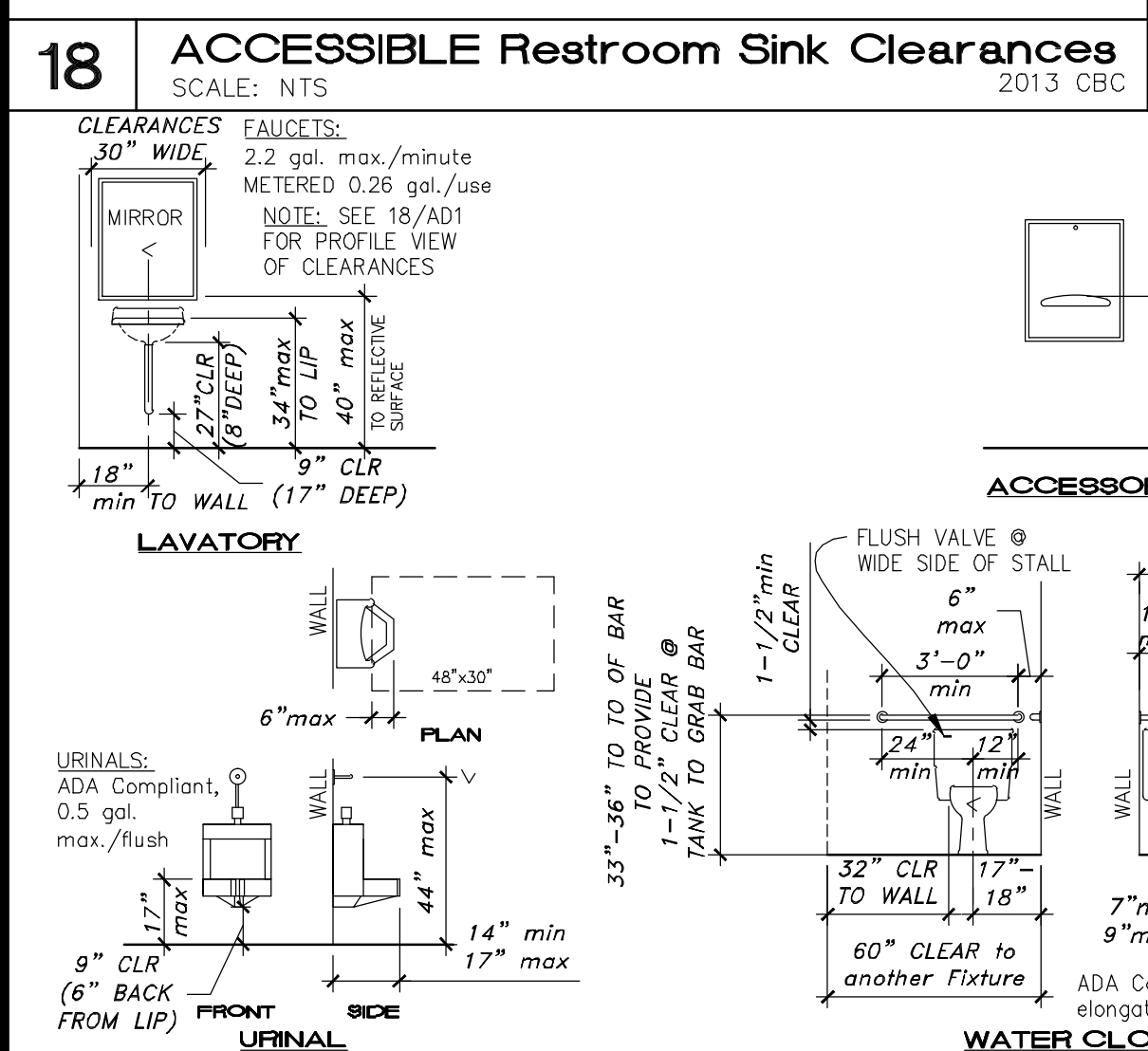
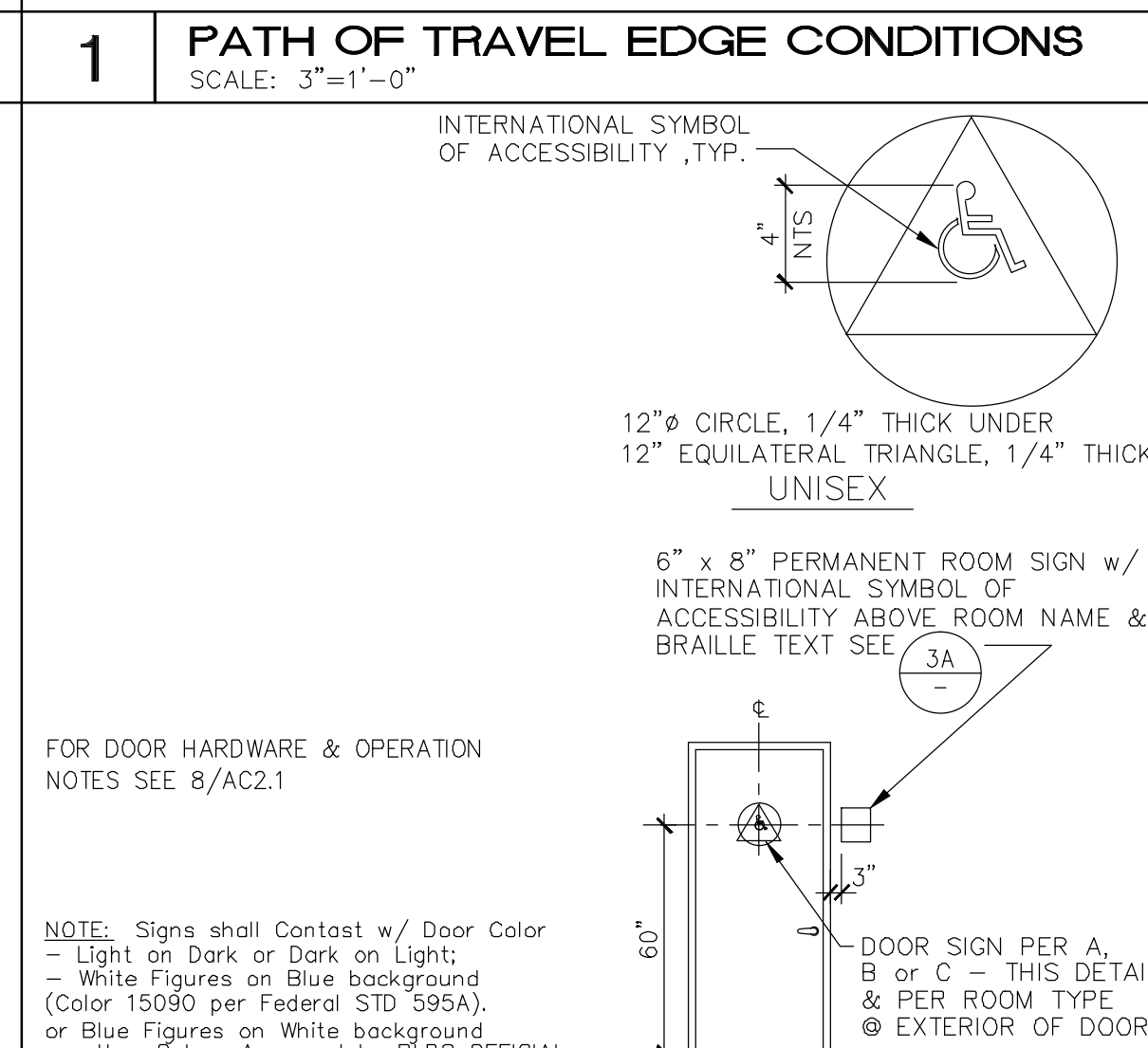
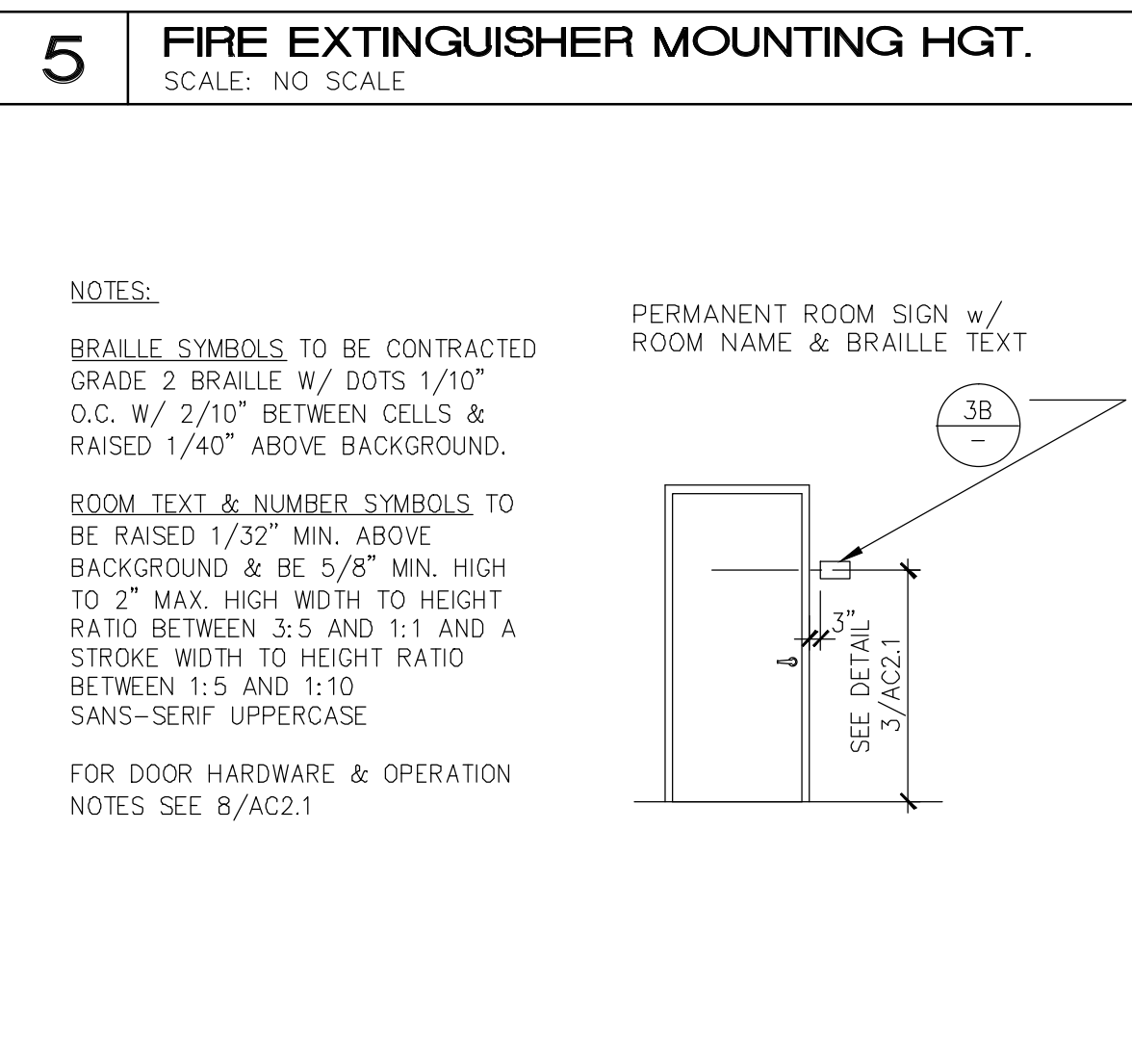
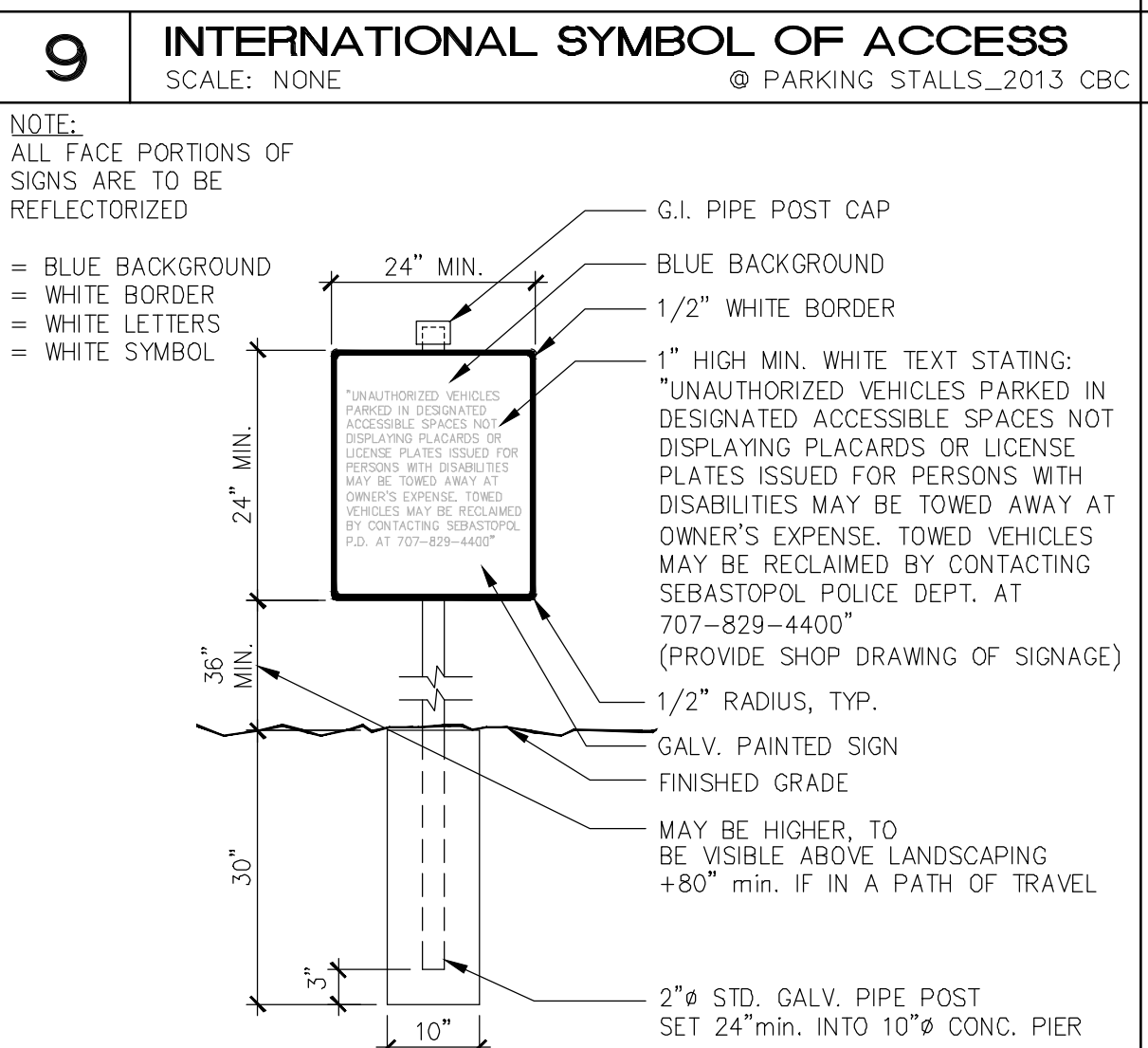
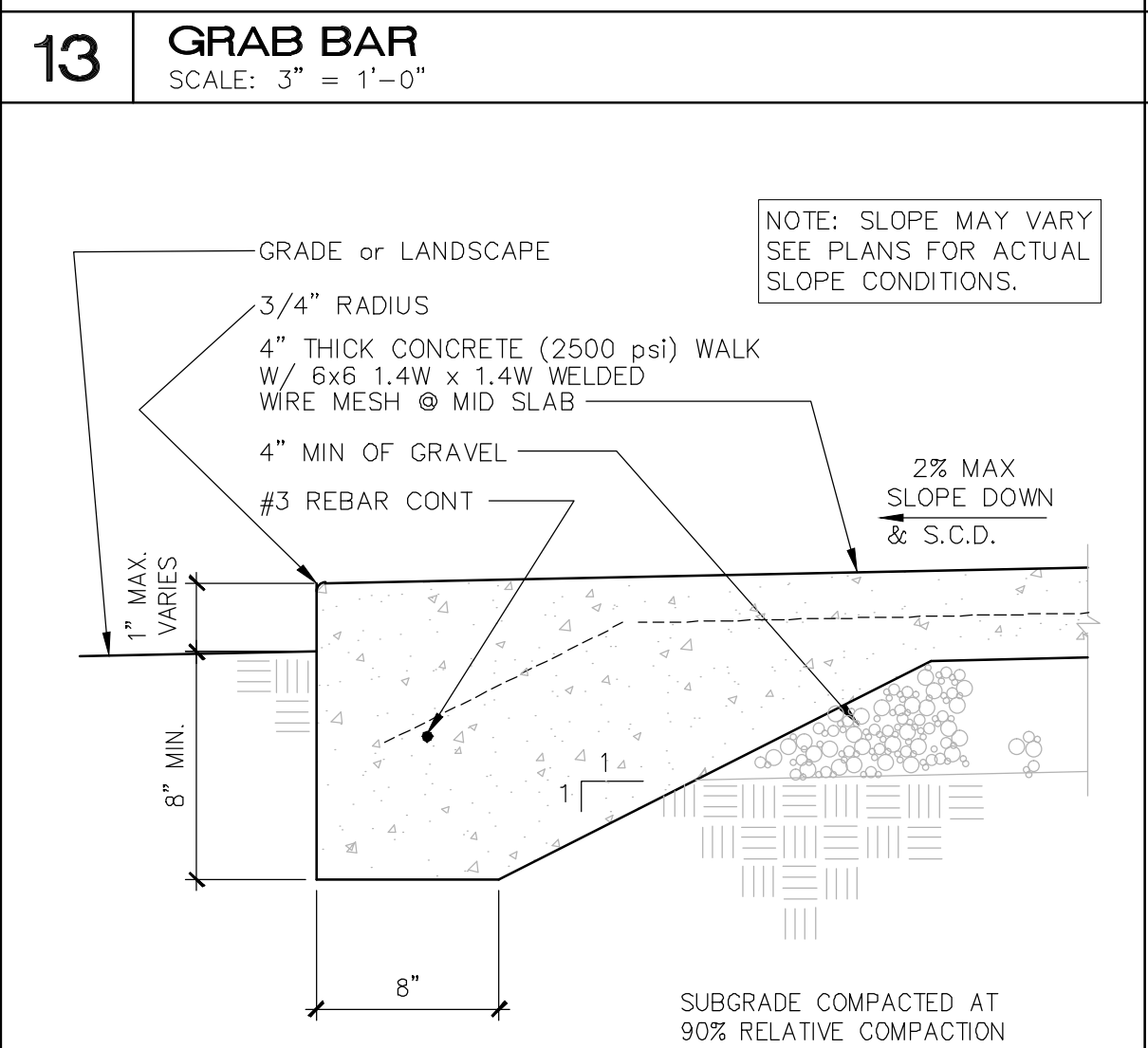
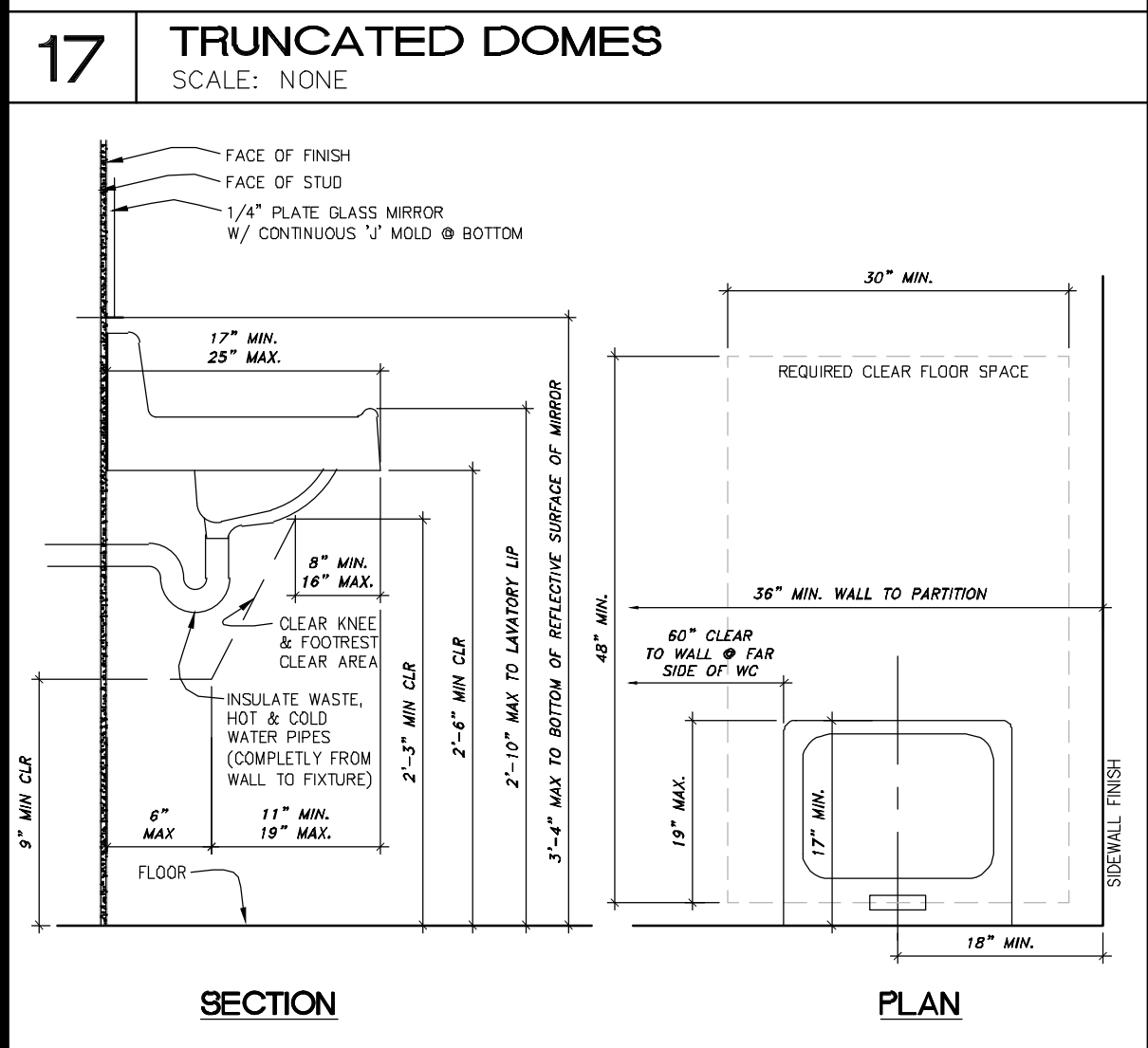




REVISIONS BY

KATHERINE AUSTIN AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565



SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

ACCESSIBILITY
DETAILS & NOTES

JOB NUMBER

DRAWN BY
D Taylor

DATE
October 18, 2016

SHARROCKS ARCHITECT
Katherine A. Austin
AIA
No. C-22389
REK11-31-17
STATE OF CALIFORNIA

AC2.1

REVISIONS	BY

**KATHERINE AUSTIN
AIA ARCHITECT**

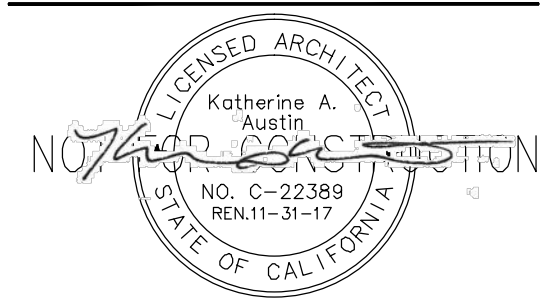
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

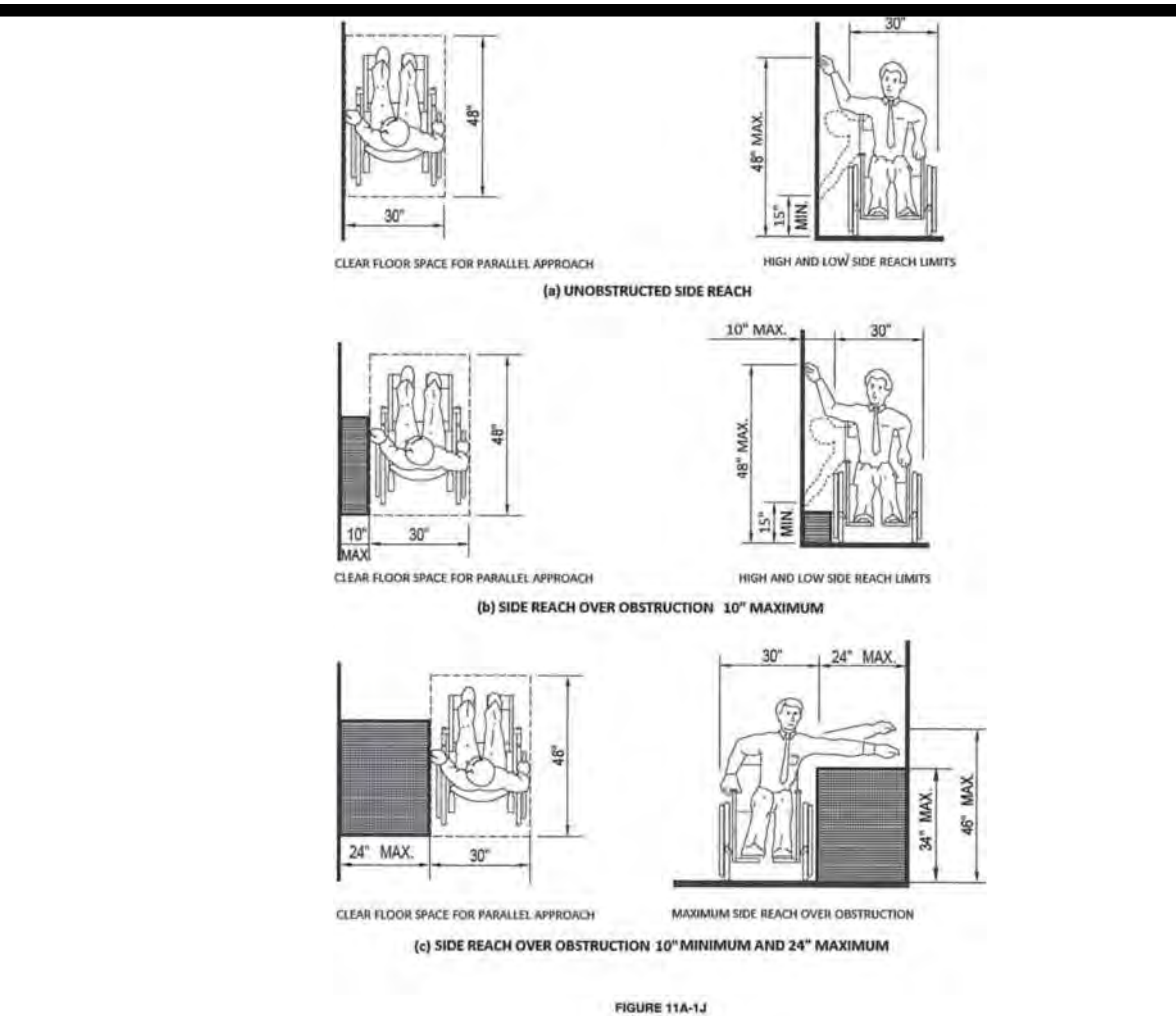
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

**ACCESSIBILITY
DETAILS & NOTES**

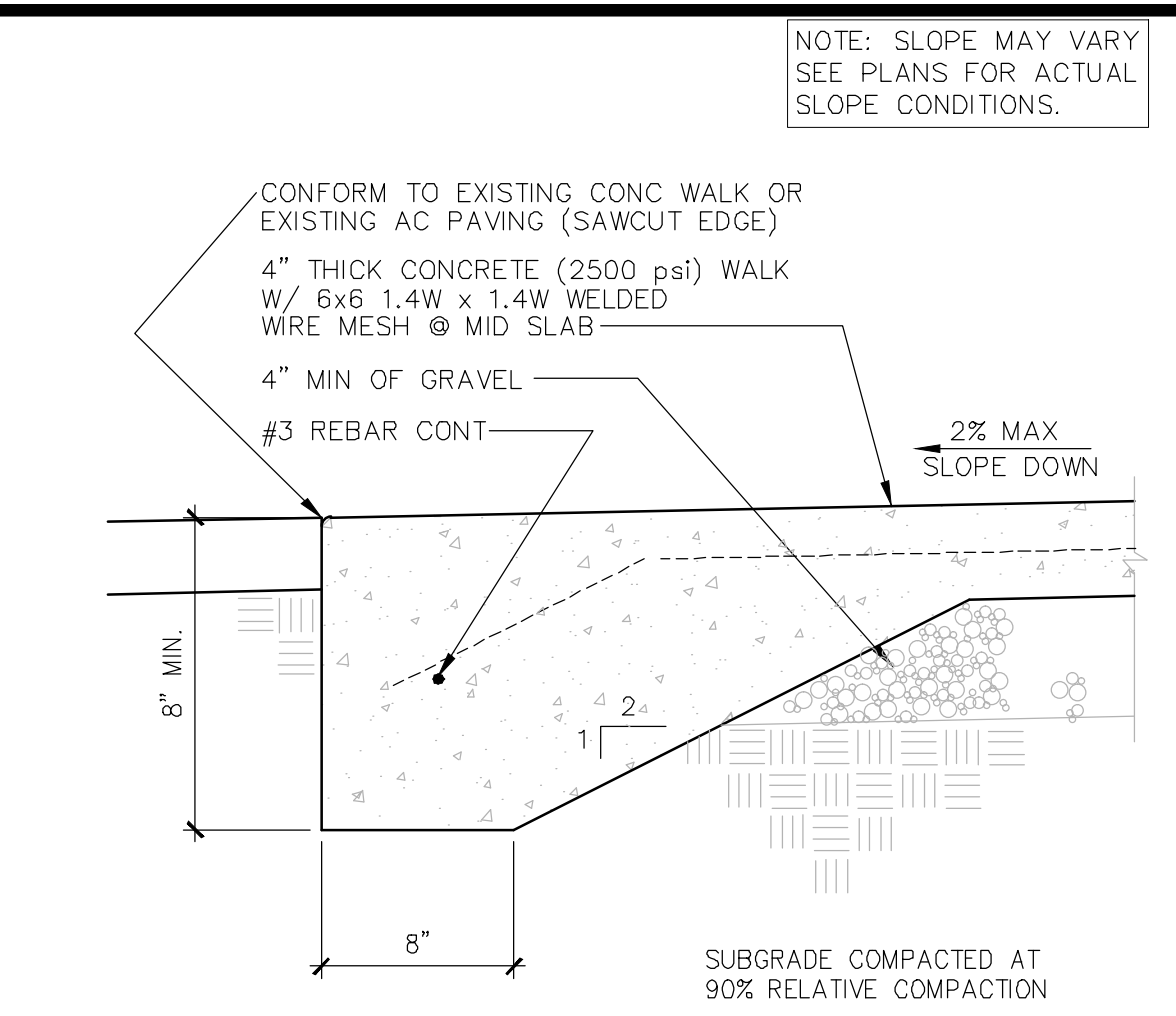
JOB NUMBER _____
DRAWN BY
D Taylor
DATE
October 18, 2016



SHEET
AC2.2



5 SIDE REACH RANGES
SCALE: NONE 2013 CBC



1 CONC WALK TO (E) CONC or PAVING
SCALE: 1-1/2" = 1'-0"



2 CONC CURB TO AC WALK
SCALE: 1-1/2" = 1'-0"



3 NEW TO (E) CONC WALKWAY TIE
SCALE: 1-1/2" = 1'-0"



4 FORWARD REACH RANGES
SCALE: NONE 2013 CBC

REVISIONS	BY

**KATHERINE AUSTIN
AIA ARCHITECT**

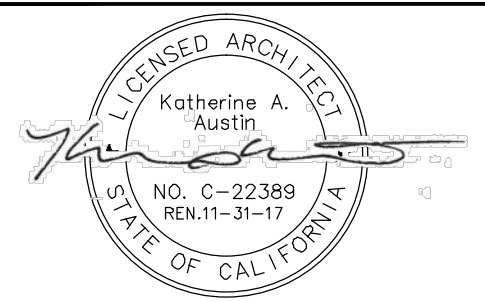
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

**1st & 2nd LEVEL
ELECTRICAL PLANS**

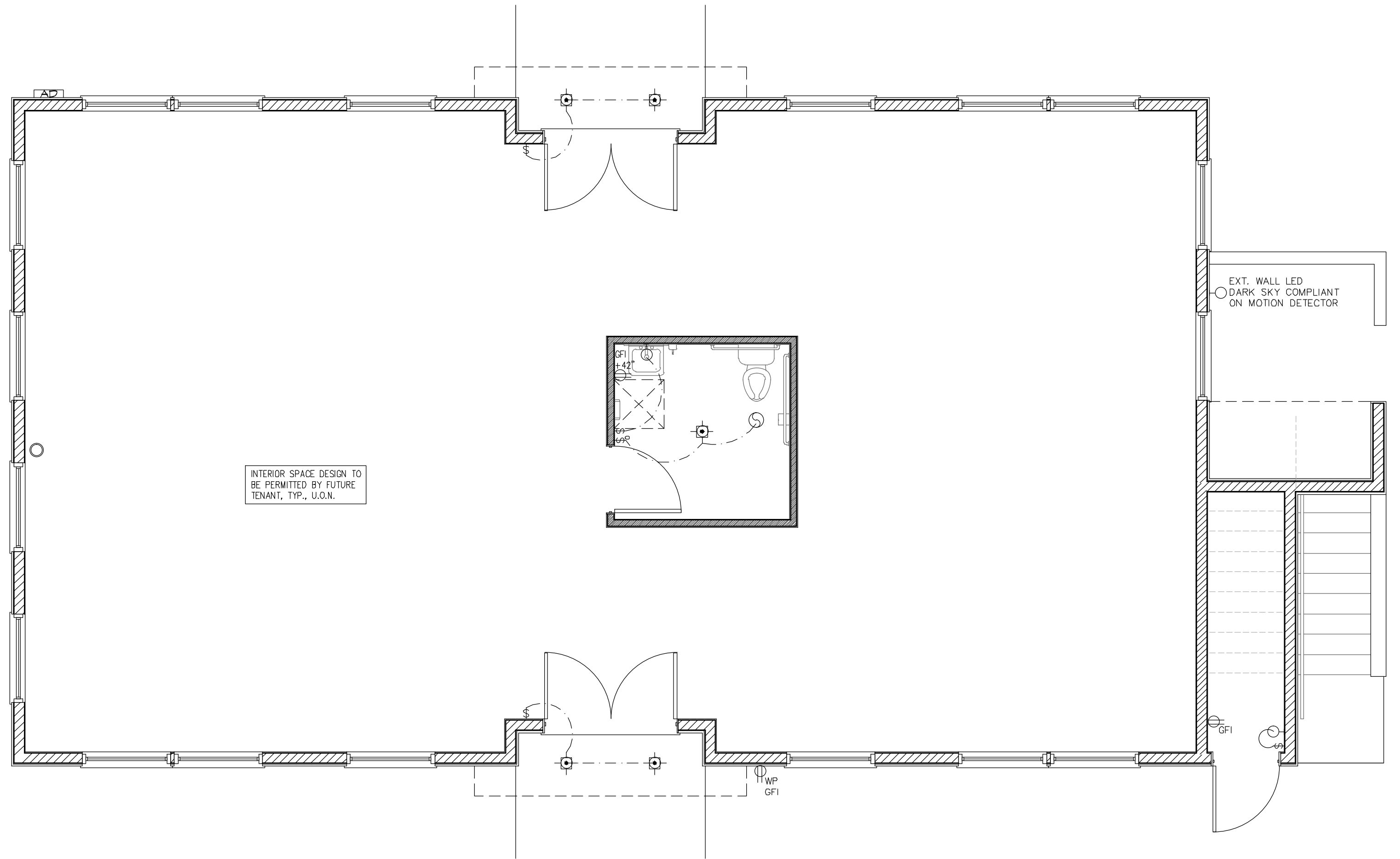
JOB NUMBER
DRAWN BY
D Taylor
DATE
October 17, 2016



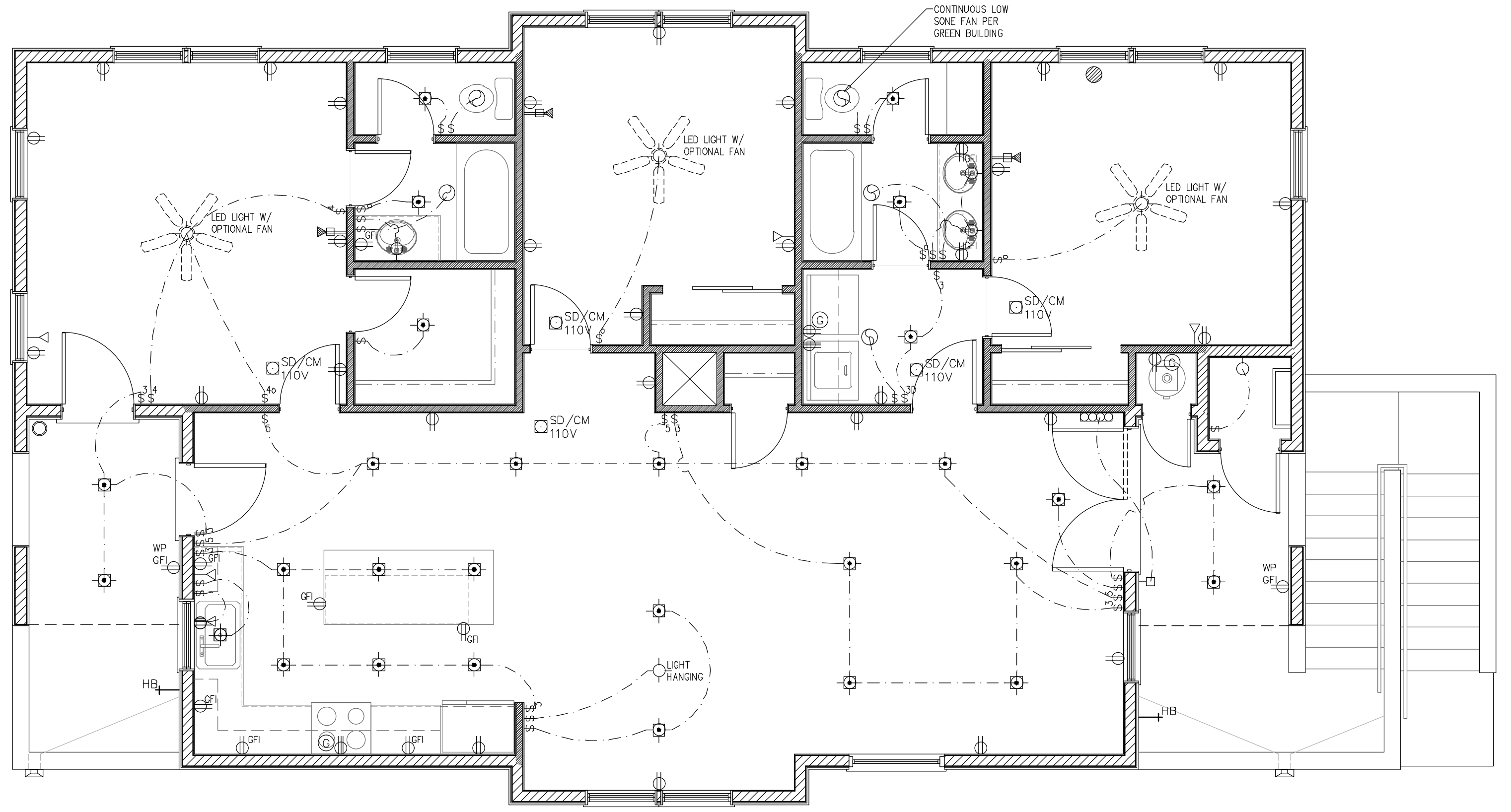
SHEET
E1.1

GENERAL ELECTRICAL LEGEND			
SWITCH	PHONE	RECESSED DIRECTIONAL WALL WASH	HOSE BIB W/ BACK FLOW PREVENTION
OCCUPANCY SENSOR SWITCH	T.V.	INCANDESCENT LIGHT	CEILING FAN
DIMMER SWITCH	STRUCTURED CABLE OUTLET	DROP LIGHT (LED)	OPTIONAL CEILING FAN
THREE WAY SWITCH	DOOR BELL	RECESSED LIGHT (LED)	
FOUR WAY SWITCH	PUSH BUTTON	RECESSED LIGHT (LED)	
DUPLEX	CHIMES	WALL MOUNT LIGHT FIXTURE	
220 OUTLET	ILLUMINATED ADDRESS SIGN	UNDER CABINET FLOOR LIGHT FIXTURE	
GROUND FAULT DUPLEX	200 AMP ELEC. SERVICE PANEL	FLOOR LIGHT BOX	
WATER PROOF GROUND FAULT DUPLEX	SMOKE ALARM & CARBON MONOXIDE COMBO W/ BATT. BACKUP	FLUORESCENT LIGHT	
SPLIT WIRE DUPLEX	SMOKE ALARM W/ BATTERY BACKUP	WATERPROOF FLUORESCENT LIGHT	
FLOOR OUTLET	COLD AIR RETURN	CELL. REG.	
FAN VTO (50 cfm MIN) HUMIDISTAT CONTROLLED ENERGY STAR RATED	GARAGE DOOR INFRARED SENSOR	FLOOR REG.	
FLOOR LT. W/ FAN (50 cfm MIN. & 4" Ø DUCTING) HUMIDISTAT CONTROLLED ENERGY STAR RATED CALIFORNIA ENERGY CODE COMPLIANT	NATURAL GAS STUB	WALL REGISTER	
	THERMOSTAT		

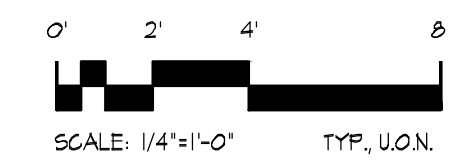
- GENERAL NOTES**
- PROVIDE TWO MINIMUM SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
 - PROVIDE (1) ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.
 - CLOTHES CLOSET LIGHT FIXTURES SHALL BE LISTED & INSTALLED IN ACCORDANCE WITH IN ACCORDANCE WITH THEIR LISTING & CEC ARTICLE 410.16.
 - PROVIDE TANK WATER HEATER SEISMIC ANCHORAGE STRAPS.
 - INSULATE ALL PIPING USED TO CIRCULATE HOT WATER WITH R-4 INSULATION OR EQUIVALENT.
 - PROVIDE SMOOTH NON-ABSORBENT SURFACE TO BOTTOM OF SOFFIT AT SHOWER. PROVIDE WATER-RESISTANT CEMENT BACKING BOARD AT ALL SHOWER LOCATIONS.
 - BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
 - THE PRESSURE-ABSORBING DEVICE AT THE FOLLOWING QUICK-ACTING VALVES, DISHWASHERS & WASHING MACHINES IN DWELLING UNITS SHALL BE EITHER AIR CHAMBERS OR LISTED MECHANICAL DEVICES.
 - PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS, & LAWN SPRINKLER / IRRIGATION SYSTEMS.
 - TANK WATER HEATERS SHALL HAVE A COMBINATION PRESSURE & TEMPERATURE RELIEF VALVE. RELIEF VALVES SHALL EXTEND TO OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. NOR LESS THAN SIX INCHES ABOVE THE GROUND & POINTING DOWNWARD. (INSTANT W/ UNITS TO BE INSTALLED PER MANUF.)
 - ALL AIR DUCTS ON GARAGE SIDE AT FIRE SEPARATION SHALL BE A MINIMUM OF 26 GAUGE GALVANIZED STEEL.
 - ALL AIR EXCHANGE FANS TO BE ENERGY STAR RATED & PROVIDE A MINIMUM OF 5 AIR EXCHANGES PER HOUR & HUMIDITY CONTROLLED WHICH ARE NOT PART OF A WHOLE HOUSE VENTILATION SYSTEM. VENTING TO RUN TO OUTSIDE OF BUILDING.
 - SHOWERS & SHOWER/TUB COMBINATIONS WITH TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
 - ALL 120V, SINGLE PHASE, 15- & 20- AMP BRANCHES CIRCUITS SUPPLYING OUTLETS (LIGHTING & RECEPTACLES) INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, GARAGE, OUTDOOR OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY LISTED AFCI, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS DOES NOT APPLY TO THE AREAS IN KITCHENS & BATHROOMS WHERE THE PROTECTION OF THE CIRCUIT IS REQUIRED TO BE BY GFCI.
 - ALL SMOKE ALARMS SHALL MEET ALL THE REQUIREMENTS OF CEC 8314 & CARBON ALARMS SHALL MEET ALL REQUIREMENTS OF CEC 8315. ALL ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. THEY SHALL BE PERMANENTLY WIRED WITH A BATTERY BACKUP.
 - NO HVAC OR WATER HEATER VENT SYSTEM SHALL TERMINATE LESS THAN 4'-0" BELOW OR TO THE SIDE, OR LESS THAN 1'-0" ABOVE ANY DOOR OR OPERABLE WINDOW.
 - OPTIONAL JACUZZI EQUIPPED WITH WHIRLPOOL/MASSAGE MOTOR: A. THE MOTOR & BONDING/GROUNDING SHALL BE IL LISTED FOR HYDRO-MASSAGE USE & COMPLY WITH CEC ARTICLE 680.60 B. GFCI SINGLE PHASE OUTLET WITH THE REQUIRED BONDING.
 - KITCHENS - AT LEAST HALF THE INSTALLED WATTAGE OF LIGHTS IN KITCHENS SHALL BE HIGH EFFICACY & CONTROLLED BY DIMMERS PER THE 2015 CEC 150 (K)(3)(A)(B). ONES THAT ARE NOT, MUST BE SWITCHED SEPARATELY.
 - LIGHTING IN BATHROOMS SHALL HAVE AT LEAST ONE HIGH EFFICACY LIGHT FIXTURE. ALL OTHER LIGHTING IN THE BATHROOM SHALL BE HIGH EFFICACY OR CONTROL BY VACANCY SENSORS. ALL LIGHTING IN THE GARAGE, UTILITY & LAUNDRY ROOMS SHALL BE HIGH EFFICACY & CONTROLLED BY VACANCY SENSORS. CLOSETS THAT ARE LESS THAN 70" ARE EXEMPT FROM THIS REQUIREMENT 2015 CEC 150 (K)(7) EXCP 1
 - OUTDOOR LIGHTING - ALL LIGHT FIXTURES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LIGHTING OR SHALL BE CONTROLLED BY A PHOTO CONTROL, / MOTION SENSOR COMBINATION OR BY AN ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT SYSTEM 2015 CEC 150 (K)(9).
 - RECESSED CAN LIGHTS - CAN LIGHTS THAT ARE RECESSED INTO INSULATED CEILING ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("G-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE LIGHT FIXTURE SHALL BE AIR TIGHT TO PREVENT CONDITIONED AIR EXCAPING INTO THE UNCONDITIONED SPACE. 2015 CEC 150 (K)(A)(B)(C)(D) & (E)
 - ALL PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT THAT PENETRATE A FIRE RATED ASSEMBLY WILL BE RATED FOR THAT ASSEMBLY.
 - PROVIDE A MINIMUM 30" WIDE BY 36" DEEP BY 6.5' HIGH ILLUMINATED CLEAR WORKING AREA SHALL BE PROVIDED IN FRONT OF EACH ELECTRICAL PANEL.
 - DRYER DUCT RUN - TWO 90 DEGREE BENDS WITH A MAXIMUM 14'-0" UNLESS THE MANUF. HAS DIFFERENT REQUIREMENTS PER THE CMC 504.3.1.2
 - TANK WATER HEATERS LOCATED IN ATTIC:
 - PROVIDE WATER TIGHT FAN WITH DRAIN TO APPROVED LOCATION.
 - CLEARLY SPECIFY THAT RELIEF VALVE MAY NOT DISCHARGE INTO FAN. IT MUST DISCHARGE TO THE EXTERIOR.
 - PROVIDE ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT, BUT NOT LESS THAN 30" SQUARE ACCESS.
 - LOCATE WATER HEATER NO FURTHER THAN 30" FROM THE ACCESS OPENING. A MINIMUM 24" CATWALK SHALL CONNECT THE WATER HEATER TO THE ACCESS.
 - PROVIDE PERMANENT ACCESS LADDER IF PLATFORM IS MORE THAN 8' ABOVE FLOOR LEVEL. (EXCEPTION: LADDER NOT REQUIRED FOR ATTIC LOCATED ON SINGLE-STORY PORTION OF BUILDING.)
 - PROVIDE ACCESS FLOORING FROM OPENING TO WATER HEATER.
 - PROVIDE 1 sq. ft. MIN. VENTING FOR EACH 4000 Btu/h INPUT FOR FAU UNITS @ GARAGE OR ATTIC LOCATION PER PLAN FOR COMBUSTIBLE AIR.
 - MINIMUM HEATING CAPACITY OF WATER HEATER EQUIVALENT TO NOT LESS THAN THE FIRST HOUR RATING OF 80 GALLONS.
 - PROVIDE TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING UNITS AS REQUIRED. RECEPTACLE ABOVE 5'-6" ABOVE FINISHED SURFACES DO NOT HAVE TO BE TAMPER-RESISTANT PER CEC ART. 406.12
 - WHERE A DISCONNECTING MEANS IS NOT LOCATED WITHIN SIGHT FROM THE EQUIPMENT IT SERVES, IT IS REQUIRED TO BE CAPABLE OF BEING LOCKED IN THE OPEN POSITION & THE MEANS FOR ADDING THE LOCK MUST REMAIN WITH THE EQUIPMENT WHETHER THE LOCK IS INSTALLED OR NOT.
 - A 125V, SINGLE PHASE, 15 OR 20 AMPERE RATED GFCI RECEPTACLE OUTLET SHALL BE LOCATED IN AN ACCESSIBLE LOCATION & WITHIN 25 FEET FOR THE SERVICING OF ALL HVAC EQUIPMENT.
 - ALL INSTALLED APPLIANCES SHALL BE ENERGY STAR COMPLIANT IF THERE IS AN ENERGY STAR DESIGNATION FOR THAT APPLIANCE.
 - WHOLE HOUSE EXHAUST VENTILATION FAN SYSTEM REQUIREMENTS:
 - ENERGY STAR RATED EXHAUST FAN.
 - DUCTED TO THE EXTERIOR OF THE BUILDING.
 - HUMIDITY CONTROL FOR THE EXHAUST FANS, WHICH CAN BE INTEGRAL TO THE EXHAUST FAN OR A SEPARATE CONTROL SWITCH.
 - CEILING PADDLE FANS SHALL BE CONNECTED TO AN APPROVAL & LISTED OUTLET BOX OR OUTLET BOX SYSTEM. THEY SHALL BE MARKED BY THEIR MANUF. AS SUITABLE FOR THIS PURPOSE & SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS WEIGH MORE THAN 32 LB (10 LBS)



1st LEVEL ELECTRICAL FLOOR PLAN



2nd LEVEL ELECTRICAL FLOOR PLAN



REVISIONS	BY

**KATHERINE AUSTIN
AIA ARCHITECT**

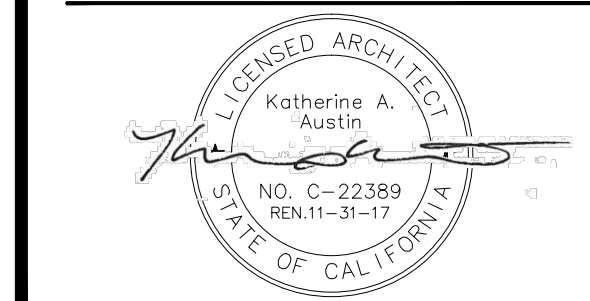
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

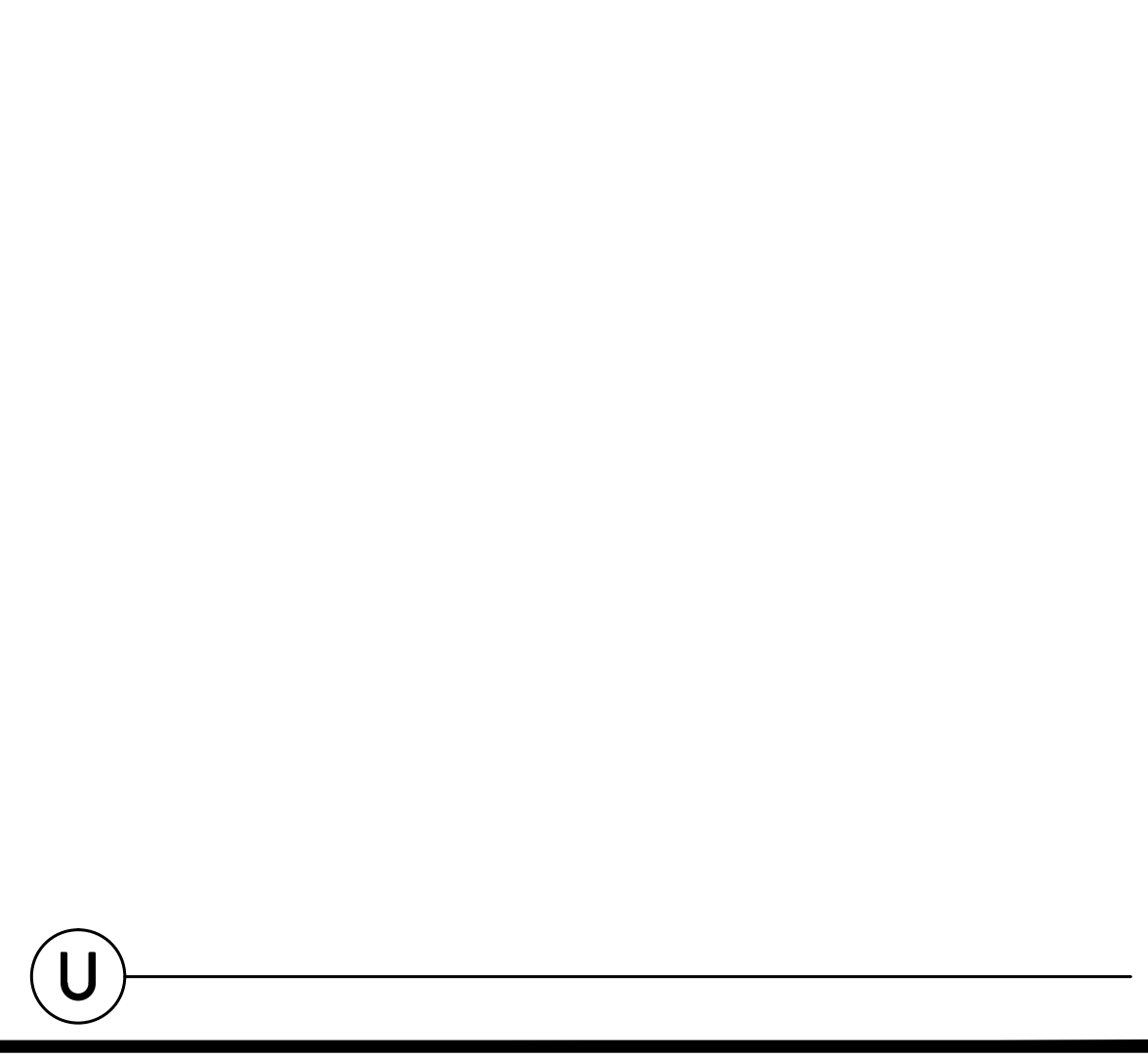
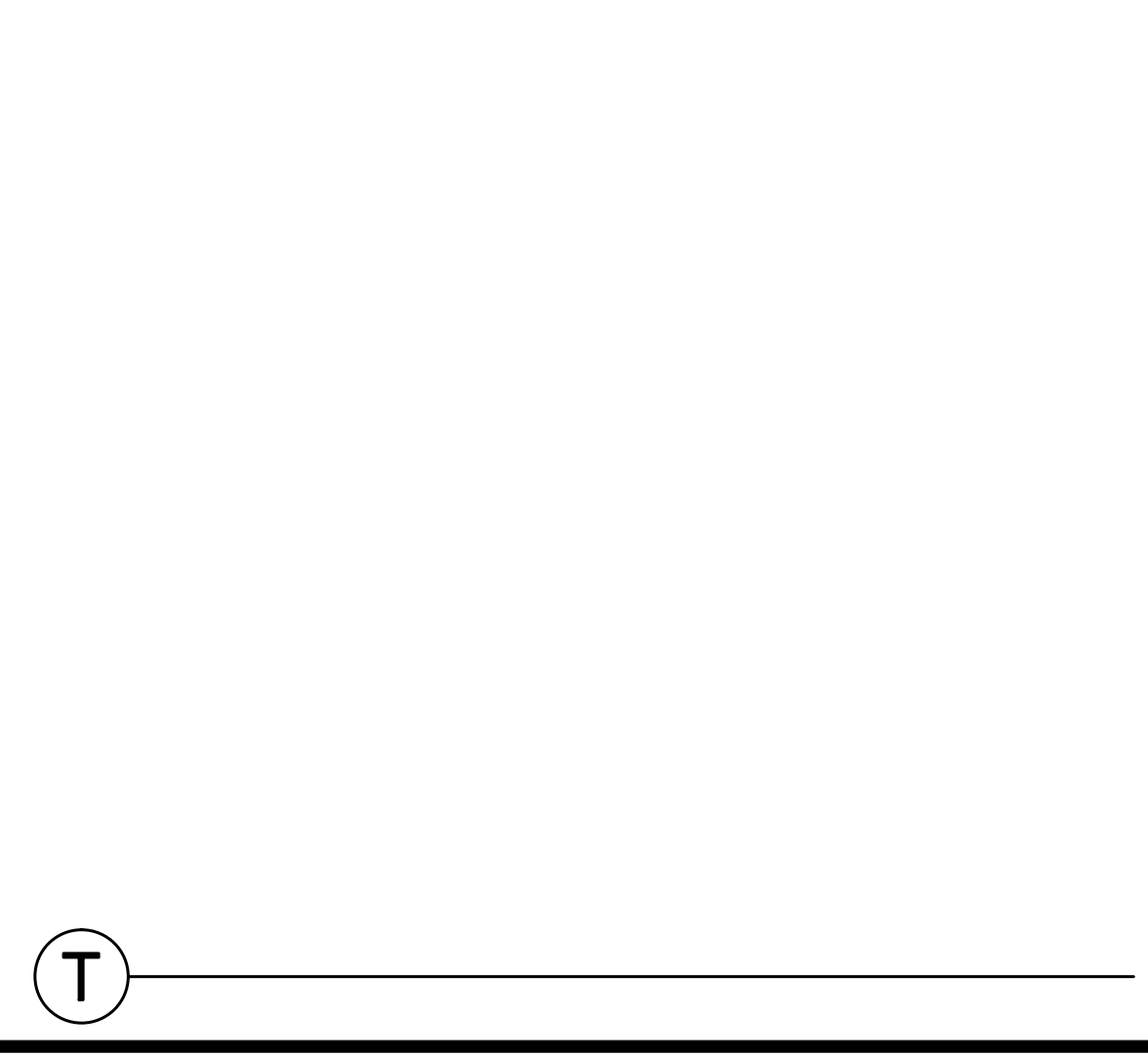
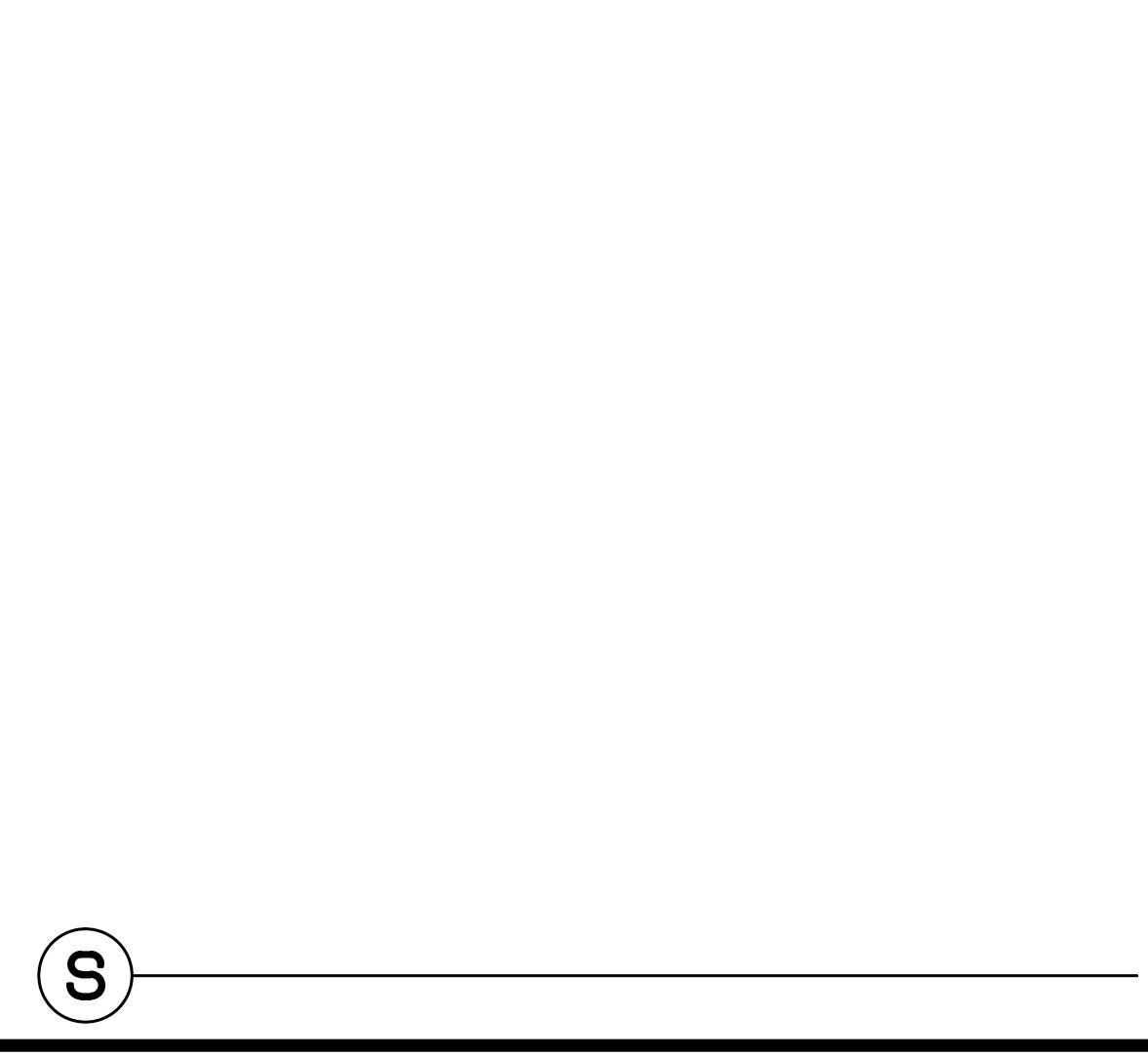
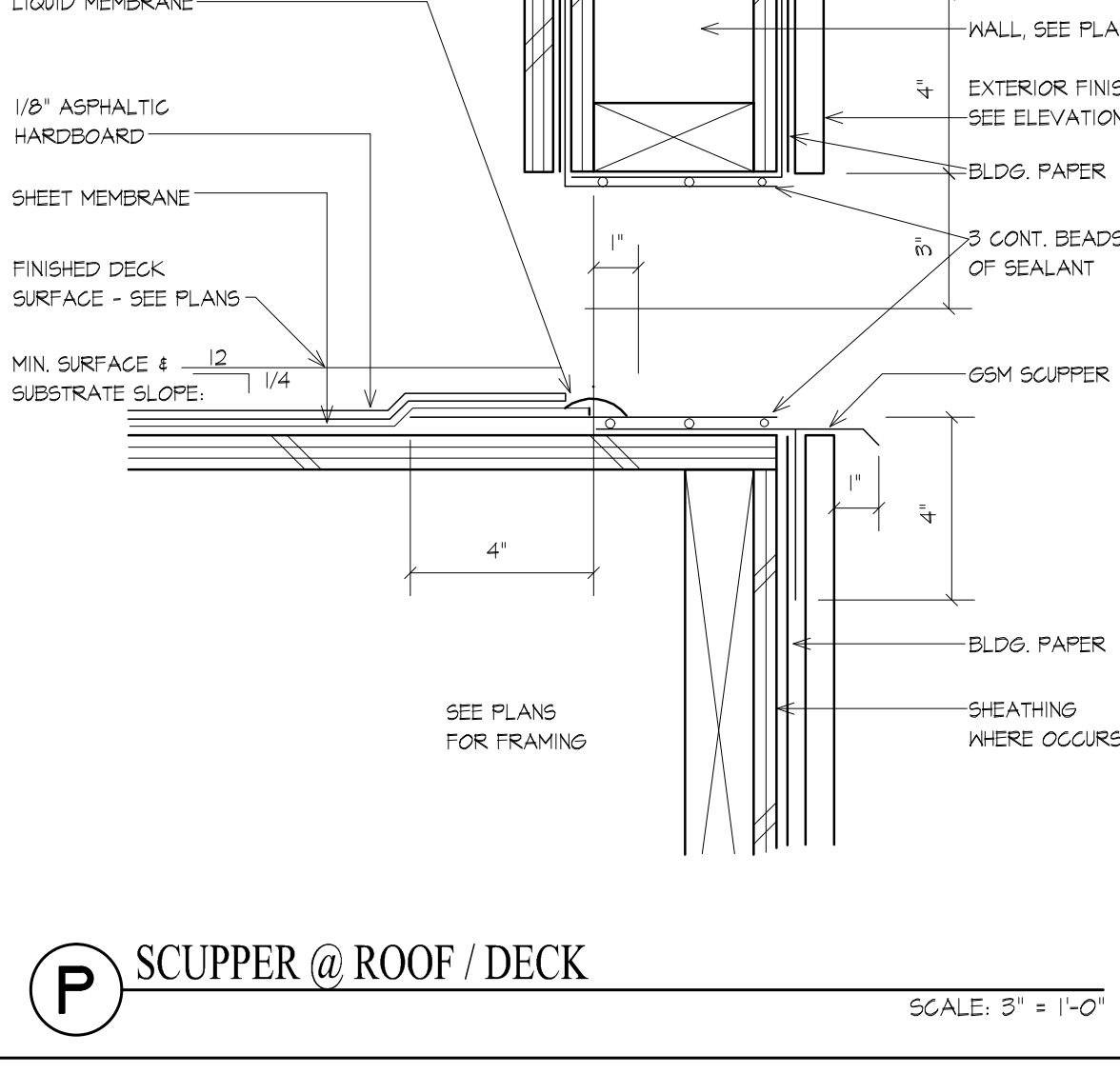
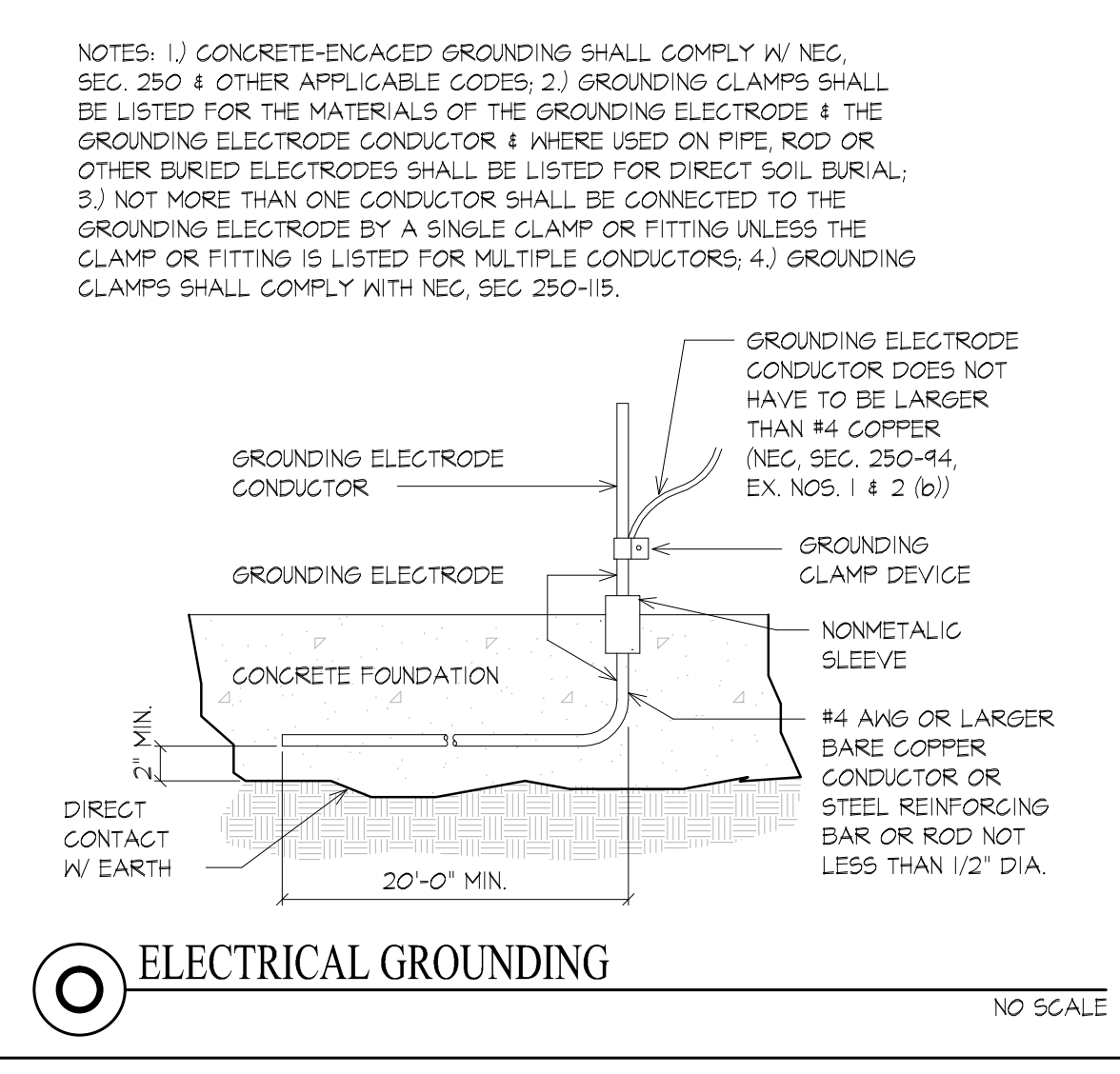
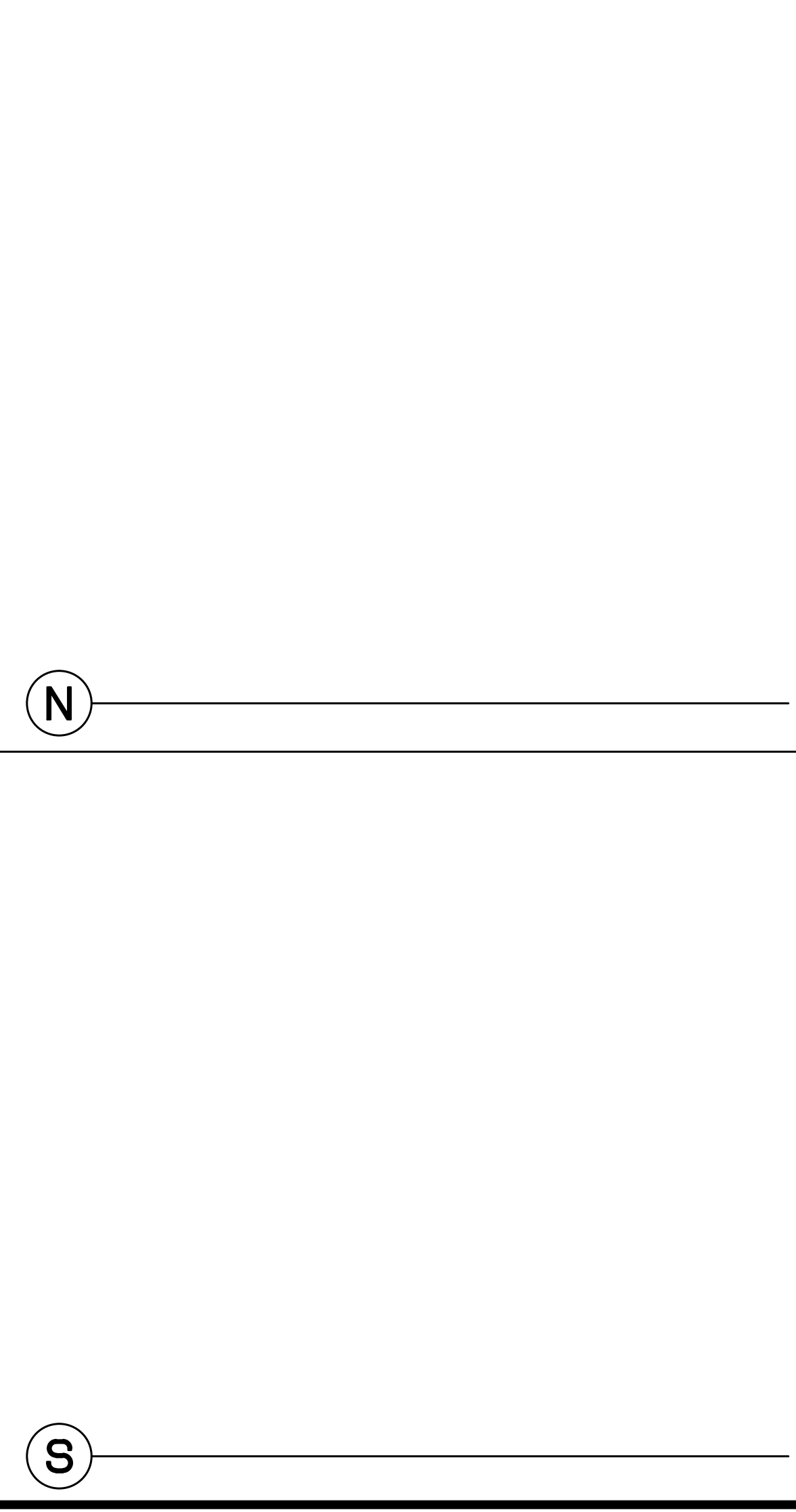
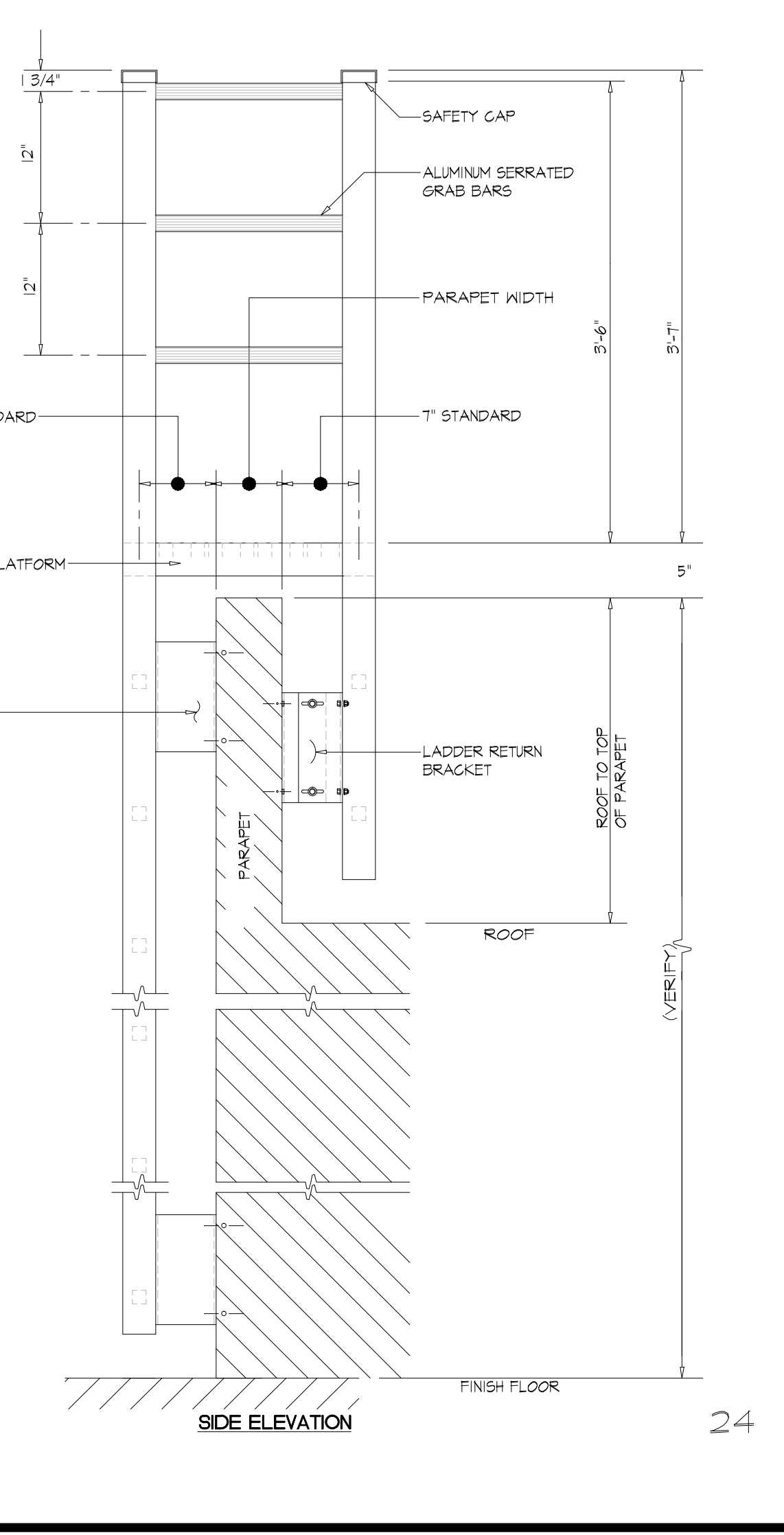
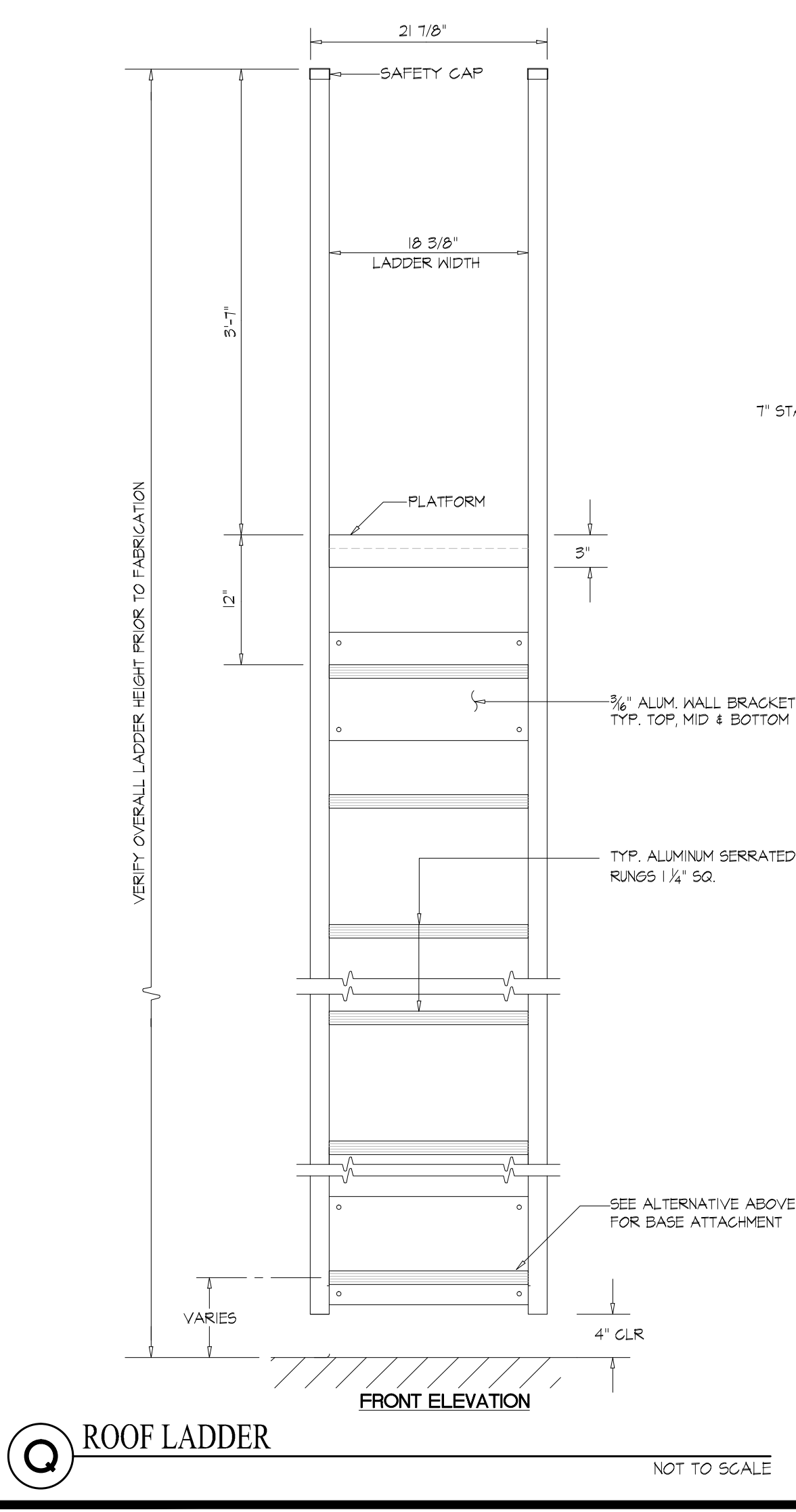
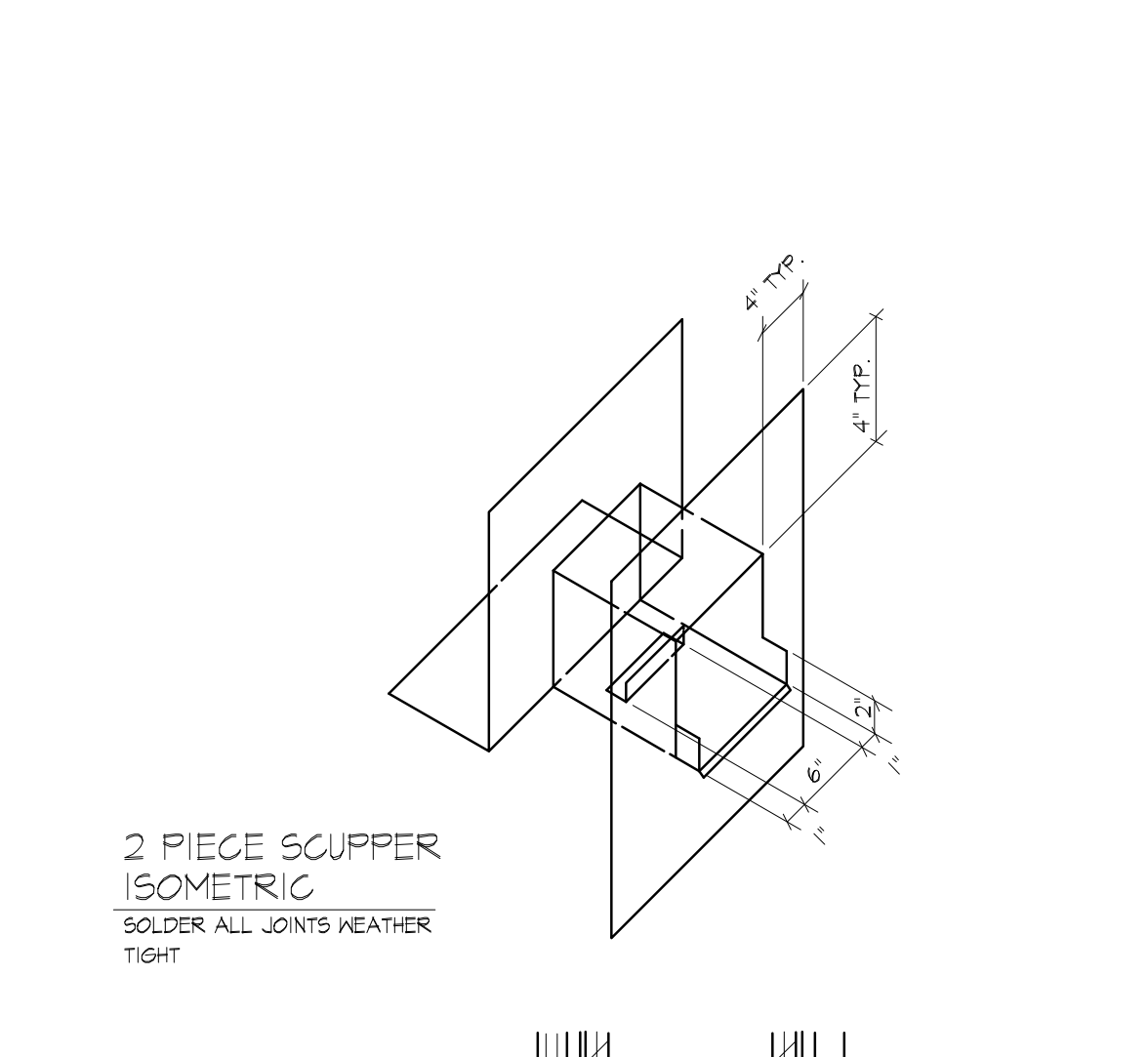
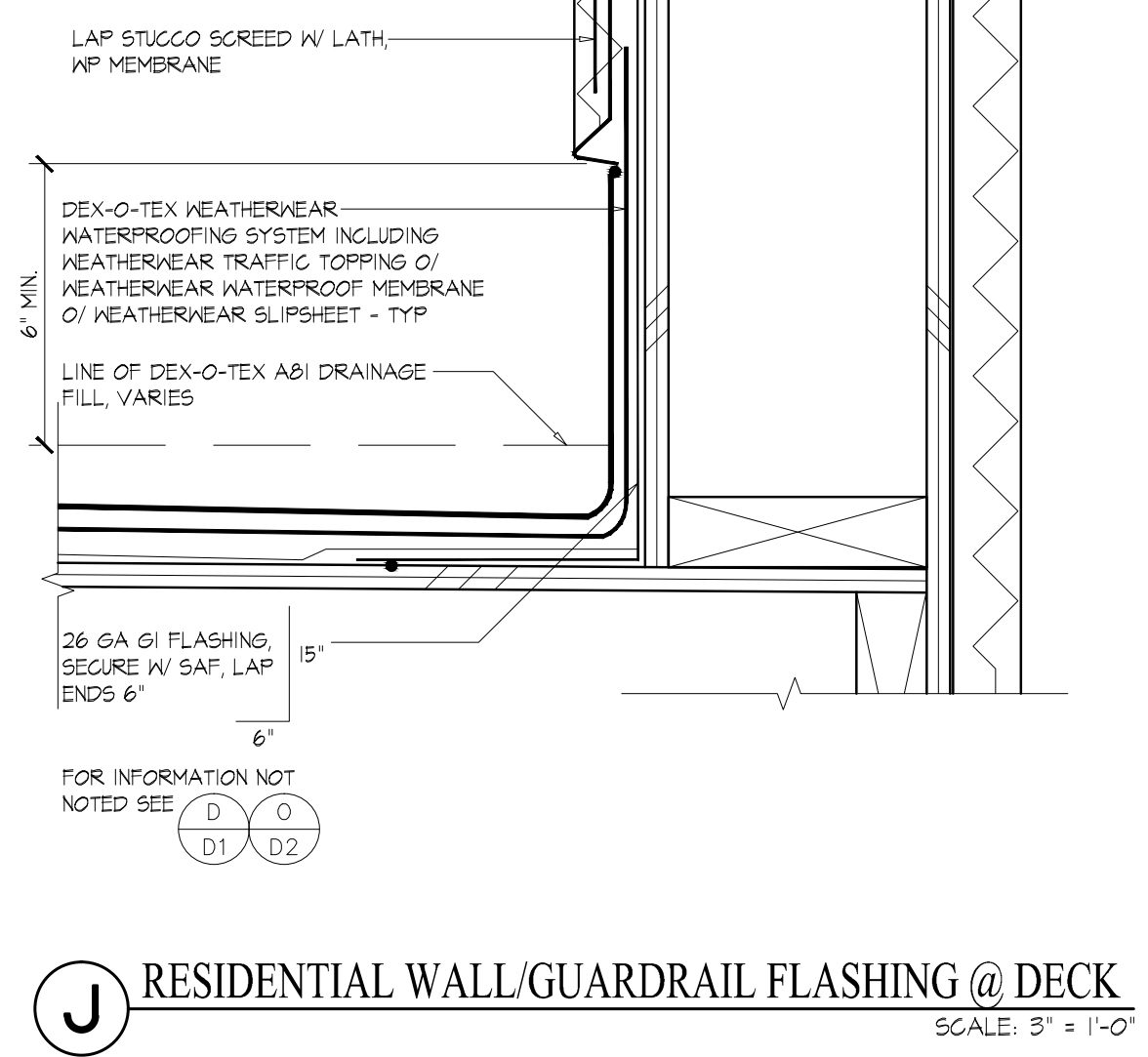
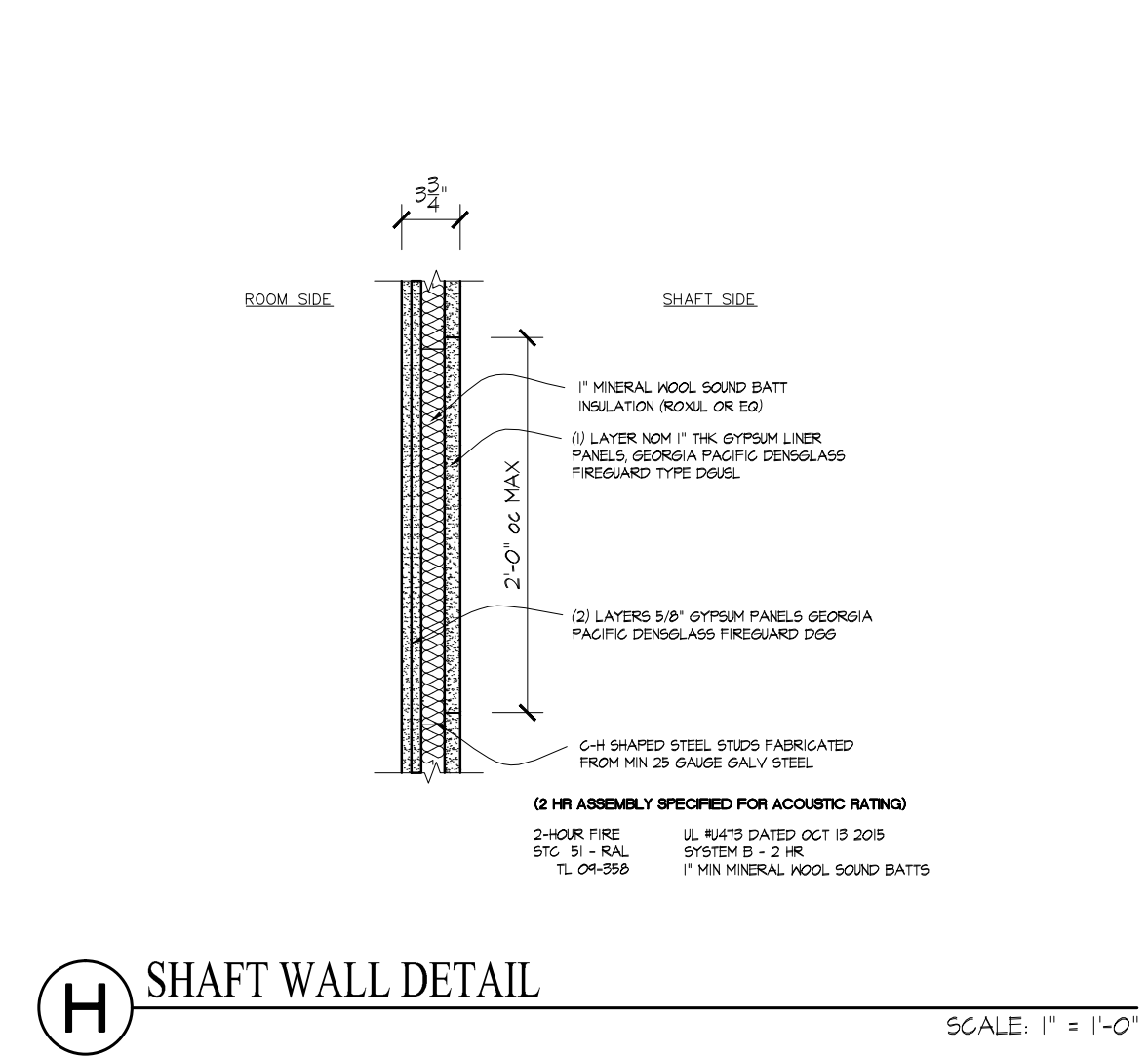
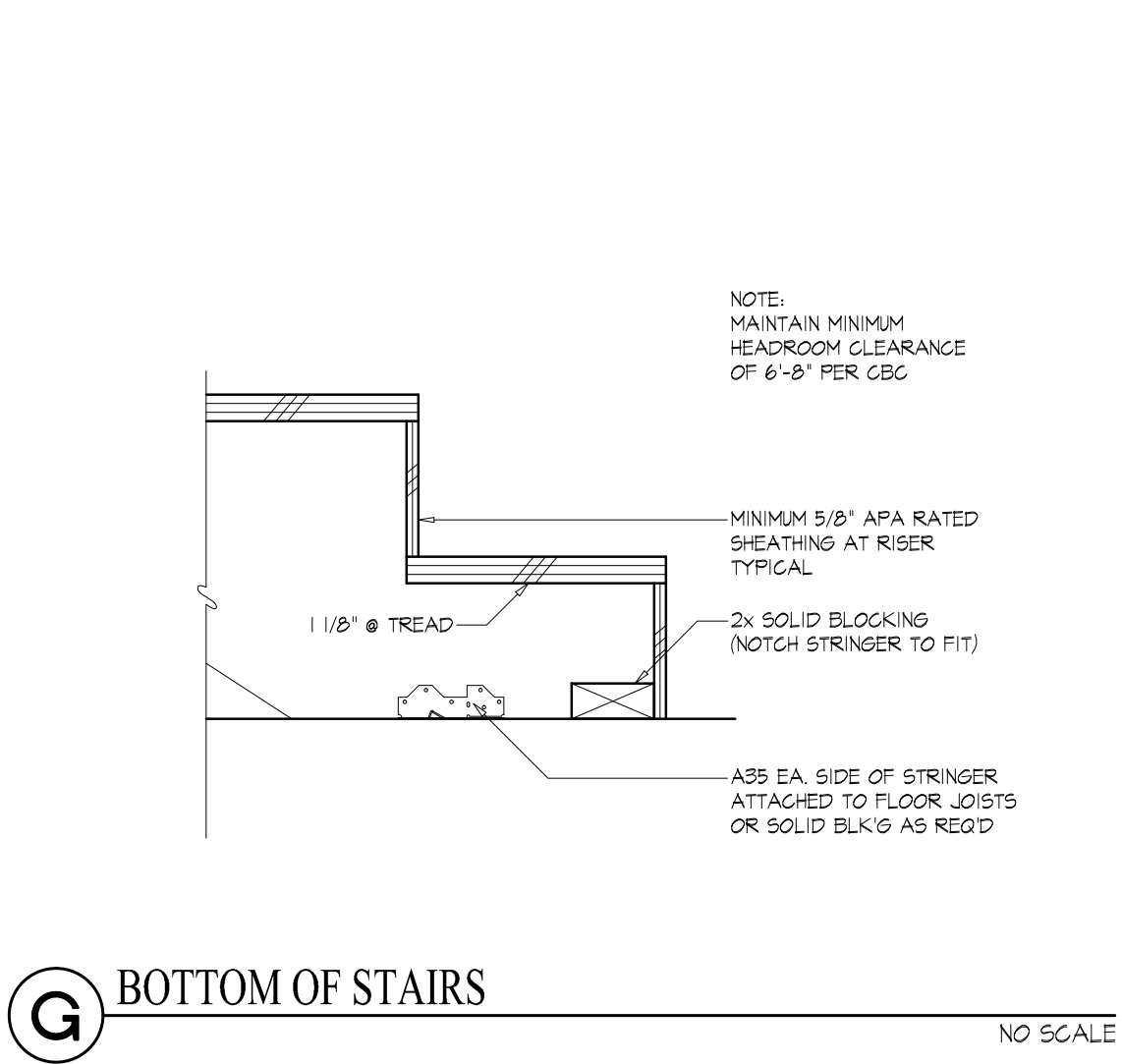
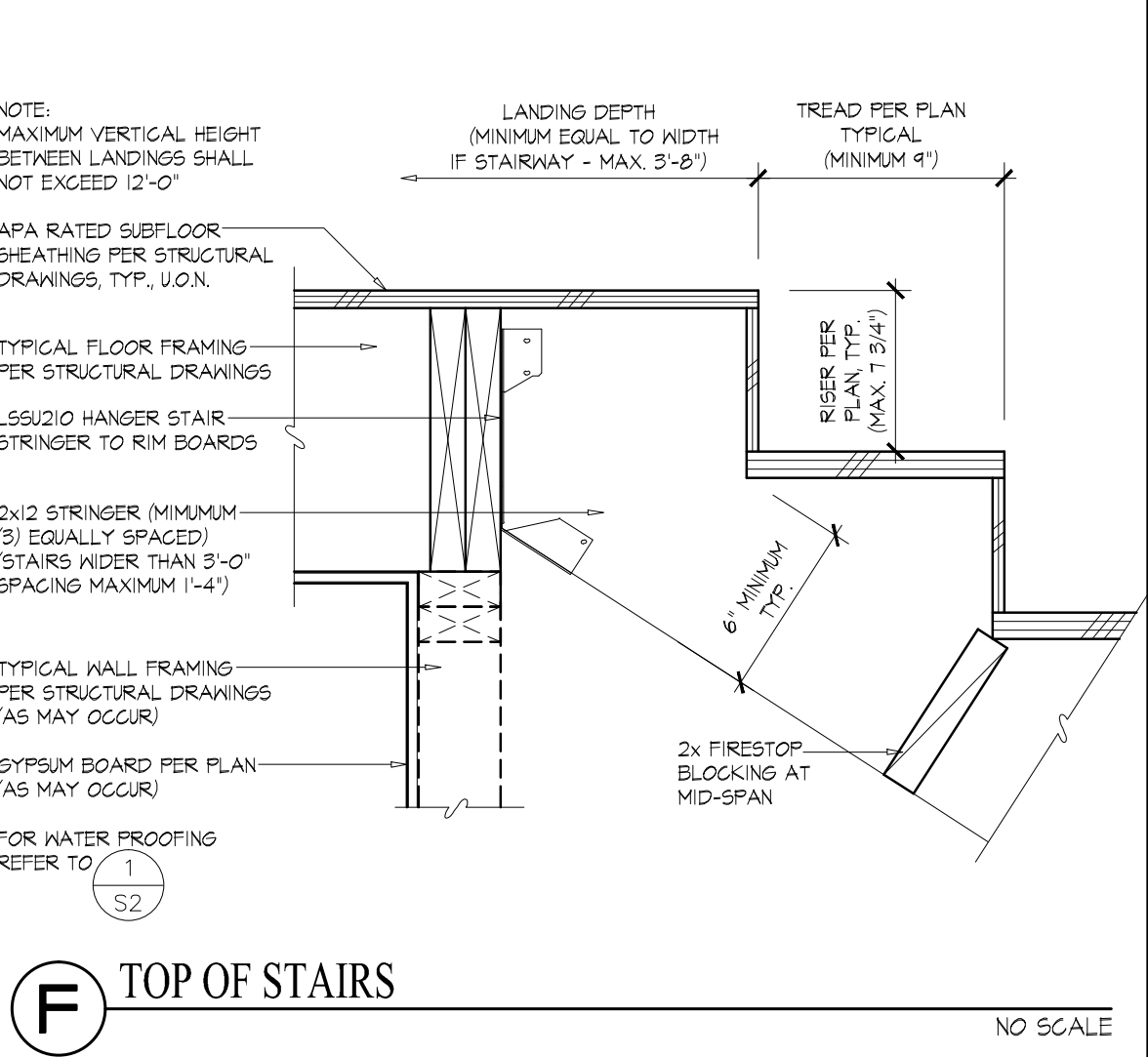
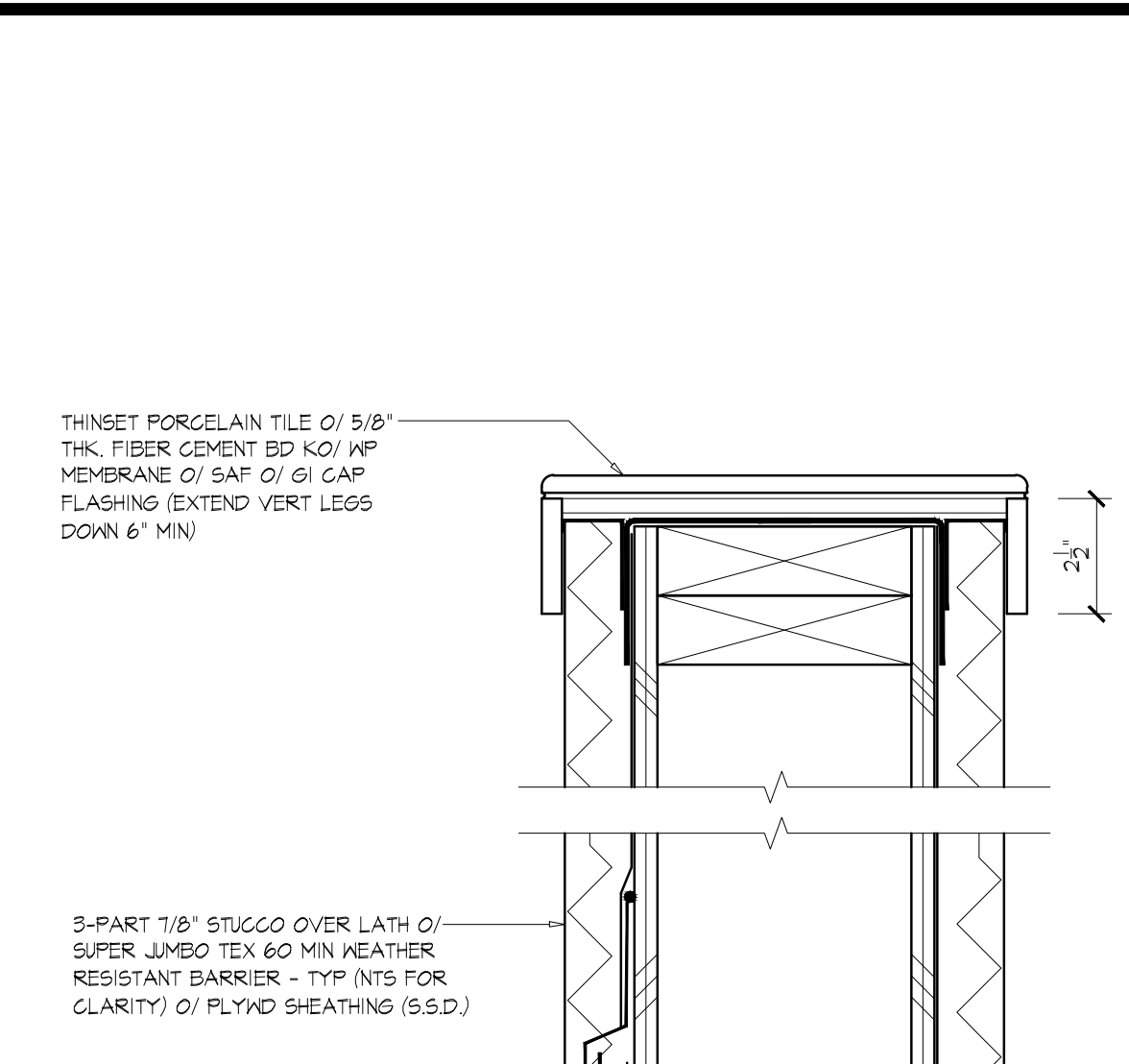
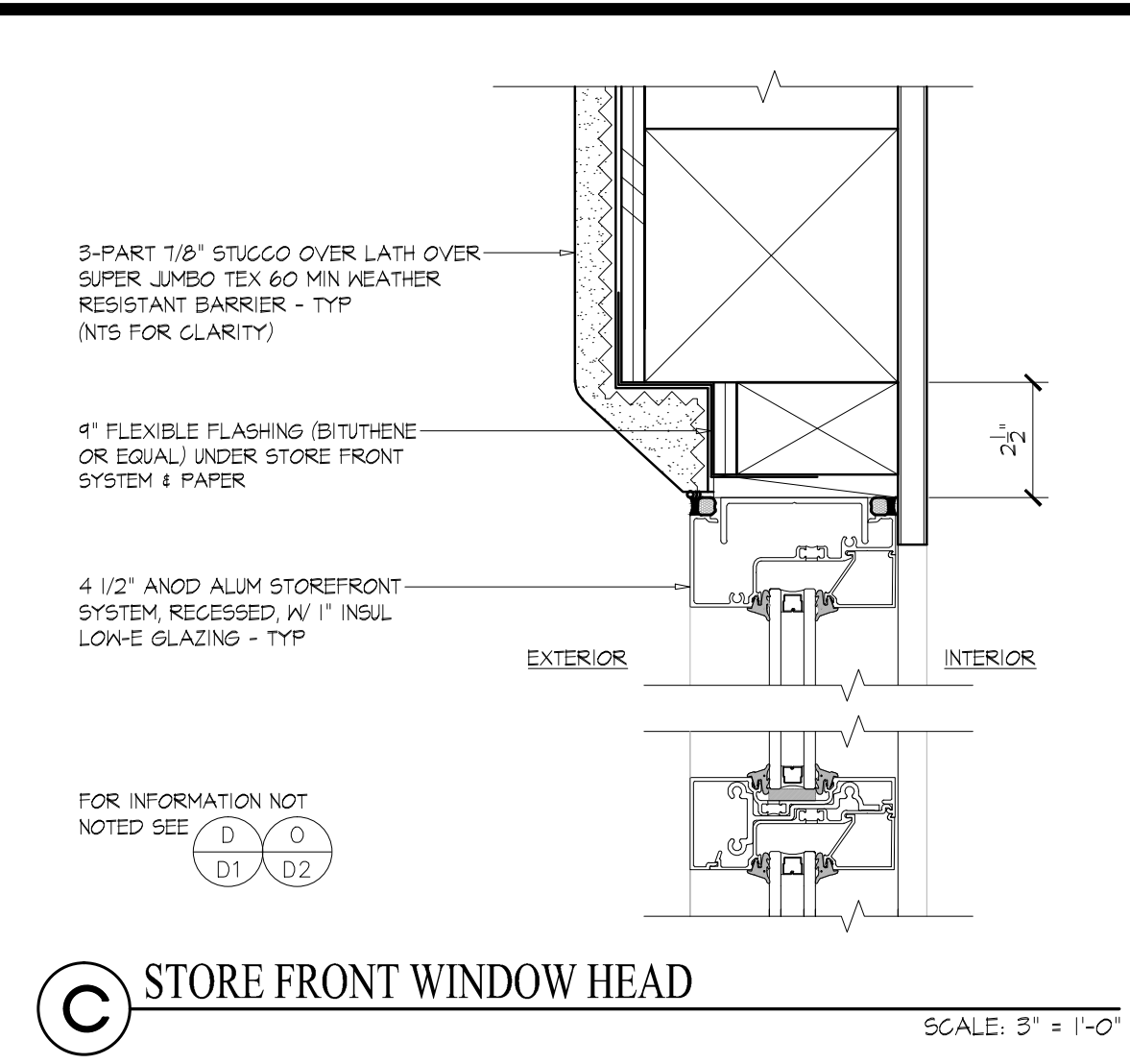
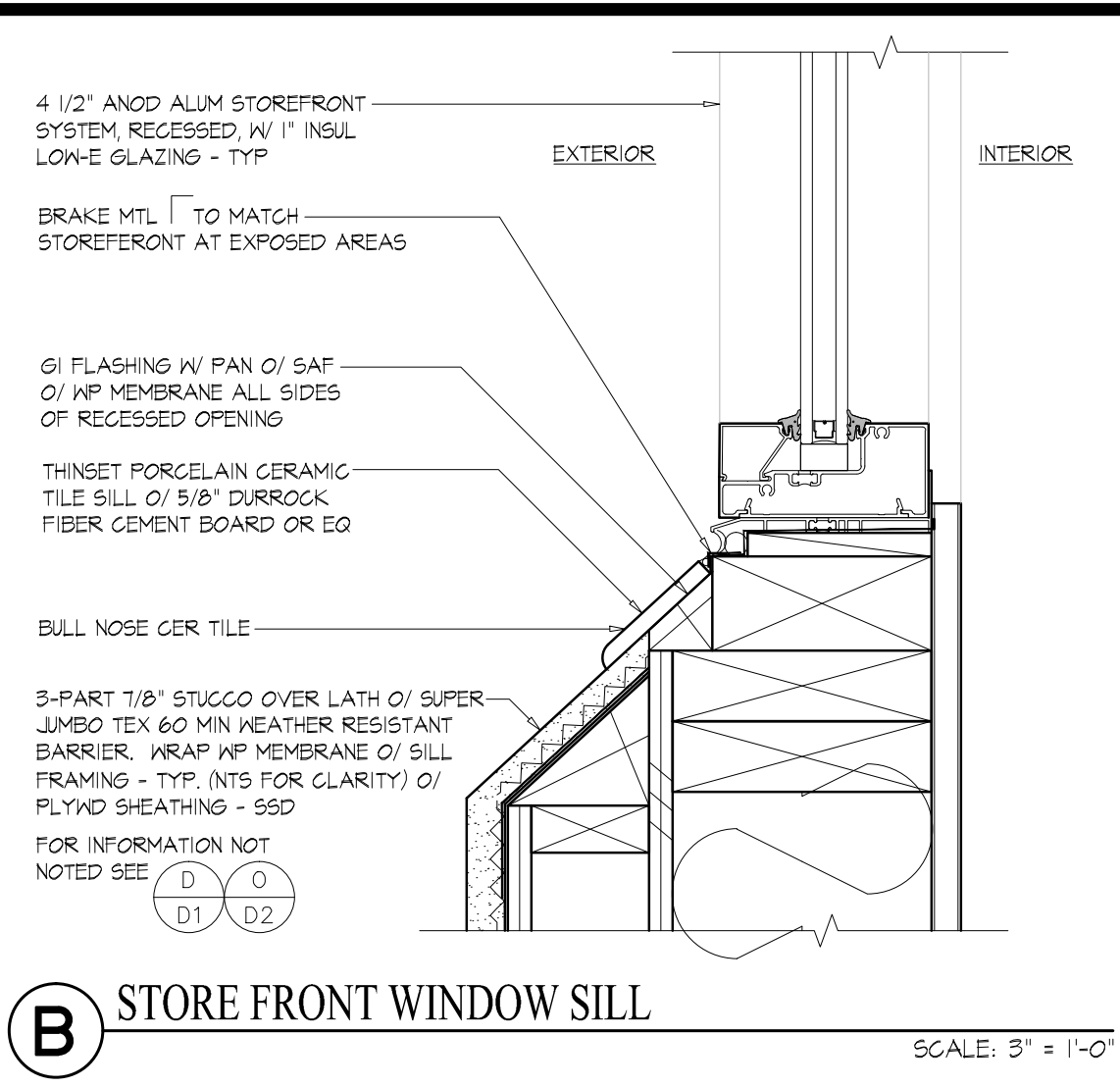
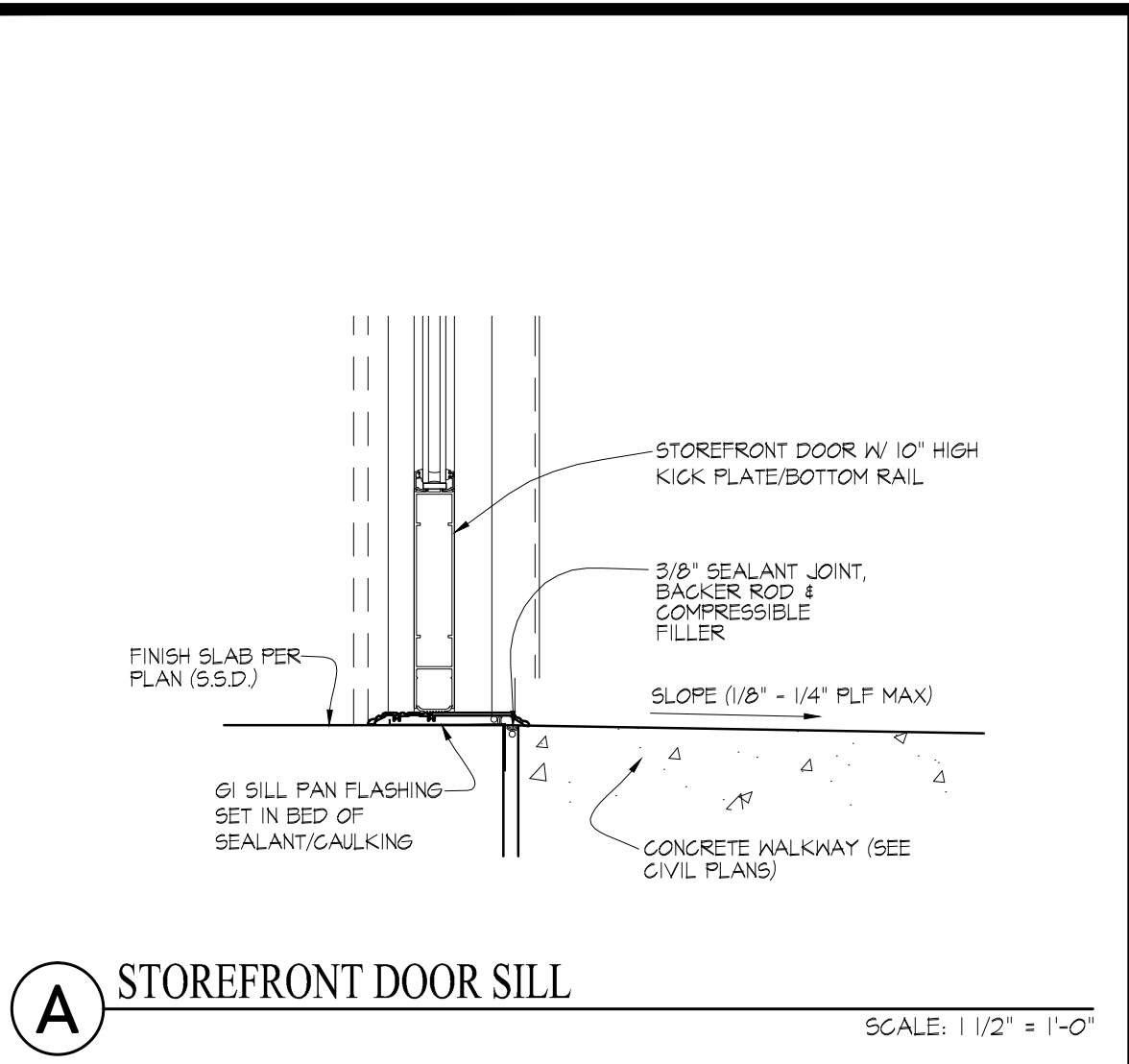
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

**ARCHITECTURAL
DETAILS**

JOB NUMBER _____
DRAWN BY
D Taylor
DATE
October 17, 2016



SHEET
D2



Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

A. PROJECT GENERAL INFORMATION table with columns for location, code, climate zone, floor area, and standards version.

B. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kWh/ft²-yr) § 140.1

BUILDING COMPLIES table with columns for Energy Component, Standard Design (TDV), Proposed Design (TDV), Compliance Margin (TDV), and Percent Better than Standard.

Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

G. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY

The following building components are only eligible for prescriptive compliance. Indicate which are relevant to the project.

Table for compliance path with columns for Yes/NA, Prescriptive Requirement, Compliance Forms, and Mandatory Requirement.

Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRC/NRCA/NRCV) – Confirmed

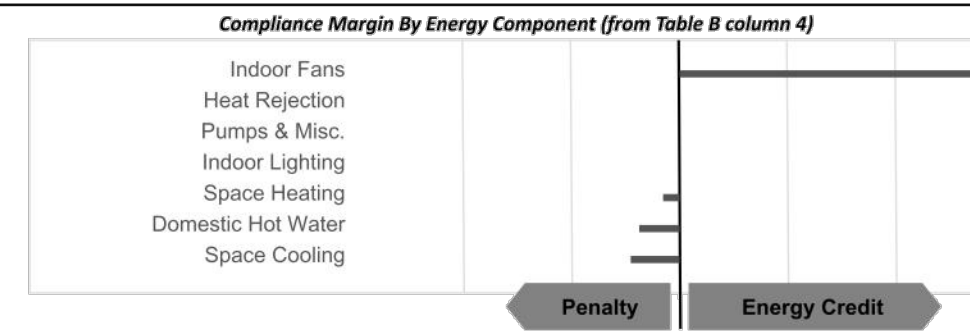
Table for certification with columns for Building Component, Compliance Forms (required for submittal), and Pass/Fail status.

I. ENVELOPE GENERAL INFORMATION (See NRCC-PRF-ENV-DETAILS for more information)

Table for envelope information with columns for Total Conditioned Floor Area, Unconditioned Floor Area, and Opaque Surfaces & Orientation.

Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

C. PRIORITY PLAN CHECK/ INSPECTION ITEMS (in order of highest to lowest TDV energy savings) table with columns for item, description, and compliance path.



D. EXCEPTIONAL CONDITIONS

The project shows partial compliance, either envelope only or mechanical only, excluding lighting systems. The building must show partial compliance including lighting or full new building compliance or show prescriptive lighting compliance before operation.

This project includes Domestic Hot Water in the analysis. Please verify that Domestic Hot Water is included in the design for the permitted scope of work.

This Section Does Not Apply

F. ADDITIONAL REMARKS

None Provided

Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRC/NRCA/NRCV) – Confirmed

Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify).

See Tables G, and H, in MCH and LTI Details Sections for Acceptance Tests and forms by equipment.

Table for certification with columns for Building Component, Compliance Forms (required for submittal), and Pass/Fail status.

Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

J. FENESTRATION ASSEMBLY SUMMARY § 110.6 Confirmed

Table for fenestration assembly with columns for Fenestration Assembly Name, Fenestration Type, Certification Method, Assembly Method, Area, Overall U-factor, Overall SHGC, and Overall VT.

Taking compliance credit for fenestration shading devices? (If "Yes", see NRCC-PRF-ENV-DETAILS for more information) No

K. OPAQUE SURFACE ASSEMBLY SUMMARY § 120.7 / § 140.3 Confirmed

Table for opaque surface assembly with columns for Surface Name, Surface Type, Area, Framing Type, Cavity, Continuous R-Value, U-Factor / F-Factor / C-Factor, and Thermal Emission.

L. ROOFING PRODUCT SUMMARY § 140.3 Confirmed

Table for roofing product with columns for Product Type, Density, Aged Solar Reflectance, Thermal Emittance, and SRP.

Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

G. COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY

Identify which building components use the performance or prescriptive path for compliance. "NA" = not in project

For components that utilize the performance path, indicate the sheet number that includes mandatory notes on plans.

Table for compliance path with columns for Building Component, Compliance Path, Compliance Forms (required for submittal), and Location of Mandatory Notes on Plans.

Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRC/NRCA/NRCV) – Confirmed

Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance (Retain copies and verify forms are completed and signed to post in field for Field Inspector to verify).

See Tables G, and H, in MCH and LTI Details Sections for Acceptance Tests and forms by equipment.

Table for certification with columns for Building Component, Compliance Forms (required for submittal), and Pass/Fail status.

Project Information table including Project Name, Address, Compliance Scope, and Calculation Date/Time.

M. HVAC SYSTEM SUMMARY (see NRCC-PRF-MCH-DETAILS for more information) § 110.1 / § 110.2

Table for HVAC system summary with columns for Equip Name, Equip Type, System Type, Qty, Total Heating Output, Supp Heat Source, Supp Heat, Total Cooling Output, Efficiency, and Acceptance Testing.

N. PUMPS

Table for pumps with columns for Equip Name, Equip Type, Qty, Vol (gal), Rated Capacity, Efficiency, Standby Loss, Tank, and VSD.

Discrepancy between modeled and designed equipment sizing? (If "Yes", see Table F. "Additional Remarks" for an explanation) No

N. ECONOMIZER & FAN SYSTEMS SUMMARY § 140.4 Confirmed

Table for economizer and fan systems with columns for Equip Name, Outside Air, Supply Fan, Return Fan, and Economizer Type.

Mechanical ventilation calculations and exhaust fans are included in the NRCC-PRF-MCH-DETAILS section.

KATHERINE AUSTIN AIA ARCHITECT

179 SE RICE WAY BEND, OR 97702 CA LICENSE No. C22389 707.529.5565

SHARROCKS FAMILY 7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472

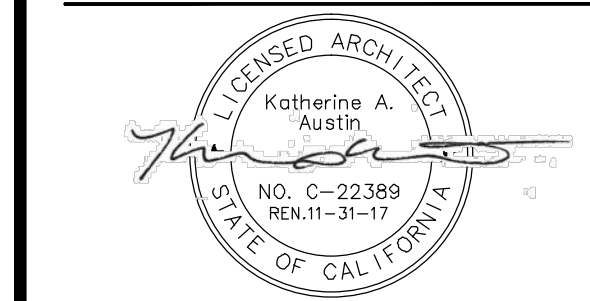
SHARROCKS SANTA ROSA, CA. 95406 726 ROBINSON ROAD PO BOX 66451

ENERGY DOCUMENTS TENANT SPACE

JOB NUMBER

DRAWN BY Taylor

DATE October 17, 2016



SHEET

T24.1

Feature or Measure	Required	Electives	Verification by
A4.303.3 Appliances. Dishwashers and clothes washers in residential buildings shall comply with the following: Install at least one qualified ENERGY STAR appliance with maximum water use as follows: 1. Standard Dishwashers – 4.25 gallons per cycle. 2. Compact Dishwashers – 3.5 gallons per cycle 3. Clothes washers – water factor of 6 gallons per cubic feet of drum capacity.		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
A4.303.4 Nonwater supplied urinals and waterless toilets. Nonwater supplied urinals or composting toilets are installed. Note: Check with local jurisdiction on code requirements.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
Outdoor Water Use See Sebastopol City Code Chapter 15.74, Water Efficient Landscape Ordinance			All Outdoor Water Use verified by City Water Efficient Landscape Ordinance Staff
4.304.1 Irrigation controllers. Automatic irrigation systems installed at the time of final inspection shall be weather-based or soil based with rain sensor. <i>See landscaping plans</i>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
A4.304.1 Low-water consumption irrigation system. Install a low-water consumption irrigation system which minimizes the use of spray type heads. <i>Description of proposed measures:</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
A4.304.2 Rainwater systems. A rainwater capture, storage and re-use system is designed and installed to use rainwater generated by at least 65% of the available roof area (per Cal Plumbing Code) <i>Description of proposed measures:</i>		<input type="checkbox"/>	<input type="checkbox"/>
A4.304.3 Water budget. A water budget shall be developed for landscape irrigation (Support documentation required at application submittal)		<input type="checkbox"/>	<input type="checkbox"/>
A4.304.4 Potable water reduction. Reduce the use of potable water to a quantity that does not exceed 65% of ETo times the landscape area (Tier 1) (Support documentation required at application submittal) <i>See landscaping plans</i>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
A4.304.5 Potable water elimination. A landscape design is installed which does not utilize potable water. (Support documentation required at application submittal)		<input type="checkbox"/>	<input type="checkbox"/>
A4.304.6 Irrigation metering device. For new water service connections, landscaped irrigated areas more than 2,500 sq. ft. shall be provided with separate submeters or metering devices for outdoor potable water use.		<input type="checkbox"/>	<input type="checkbox"/>

Page 7 of 17

Feature or Measure	Required	Electives	Verification by
WATER REUSE SYSTEMS			
A4.305.1 Graywater. Alternate plumbing piping is installed to permit the discharge from the clothes washer or other fixtures to be used for an irrigation system in compliance with the California Plumbing Code.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.305.2 Recycled water piping. Based upon projected availability, dual water piping is installed for future use of recycled water at interior and exterior locations. Interior piping for use of recycled water for water closets, urinals and floor drains. Exterior piping to transport recycled water from the point of connection to the structure.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.305.3 Recycled water for landscape irrigation. Recycled water is used for landscape irrigation.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
Innovative Concepts and Local Environmental Conditions			
A4.306.1 Innovative concepts and local environmental conditions. Items in this section are necessary to address innovative concepts or local environmental conditions. These items must be approved by the Building Division prior to listing here.			Chief Building Official
Item:		<input type="checkbox"/>	<input type="checkbox"/>

Page 8 of 17

Feature or Measure	Required	Electives	Verification by
A4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	<i>All checked items are required</i>	<i>Select at least two (2) elective measures from A4.4</i>	<i>Select all measures verified in the completed project</i>
Foundation Systems			
A4.404.3.2 Reduction in cement use. Cement use in foundation mix design is reduced by not less than a 20 percent. (Tier 1) Note: As allowed by the enforcing agency, any design cement mix must be authorized and approved by Architect of Record.	<input checked="" type="checkbox"/>		City Building Inspector <input type="checkbox"/>
Efficient Framing Techniques			
A4.404.1 Lumber size. Beams and headers and trimmers are the minimum size to adequately support the load.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.404.2 Building dimensions & layouts. Building dimensions and layouts are designed to minimize waste in at least 80% of the structure. 1. Building design dimensions in 2' increments 2. Windows & doors are located at regular 16" or 24" o.c. stud positions. 3. Other methods acceptable by enforcing agency.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.404.3 Building systems. Use pre-manufactured building systems to eliminate solid sawn lumber whenever possible.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.404.4 Pre-cut materials and details. Material lists are included in the plans which specify material quantity and provide direction for on-site cuts. (Support documentation required at application submittal)		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
Material Sources			
A4.405.1 Prefinished building materials. One or more of the following building materials, that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain. 2. Windows not requiring paint or stain. 3. Siding or exterior wall coverings which do not require paint or stain.		<input checked="" type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>

Page 9 of 17

A4.405.2 Concrete floors. Floors that do not require additional coverings are used including but not limited to stained, natural, or stamped concrete floors.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials, with total (combined) recycled content value (RCV) for not less than 10% of the total material cost of the project. (Tier 1) NOTE: See local jurisdiction for alternatives due to unreasonable determination of this measure. For the purposes of this section, materials used as components of the structural frame shall not be used to calculate recycled content. A4.405.3.1.1 Total material costs: The total material cost is the total estimated or actual cost of materials and assembly products used in the project. The required total recycled content value for the project (in dollars) shall be determined by Equation A4.4-1 or A4.4-2 Equation A4.4-1 Simplified method: To obtain the total cost of the project multiply the square footage of the structure by the square foot valuation established by the enforcing agency. The total material cost is 45% of the total cost of the project. Equation A4.4-2 Detailed method: To obtain the total cost of the project, add the estimated and/or actual costs of materials. The total estimated costs shall not include fees, labor and installation costs, overhead, appliances, equipment, furniture or furnishings. A4.405.3.1.2 Determination of total recycled content value (RCV). Total RCV may be determined either by dollars or percentage as noted below. Equation A4.4-4 Total RCV (in dollars): Total recycled content value of the materials (RCVm) and/or assemblies (RCVa) in dollars. The result may be directly compared to Equations 4.4-1 or A4.4-2 to determine compliance with Tier 1 prerequisite. Equation A4.4-5 Total RCV (by percentage): Total recycled content value (percent) = [(Total Recycled Content Value (dollars) + Total Material Costs (dollars)) x 100]. The result of this calculation may be directly compared for compliance with Tier 1 prerequisite. A4.405.3.1.3 Determination of recycled content value of materials (RCVm). The recycled content value of each material (RCVm) is calculated by multiplying the cost of material, as defined by recycled content. See equations A4.4-6 and A4.4-7. Equation A4.4-6 RCVm (dollars) = Material costs (dollars) x RCM (percent) Equation A4.4-7 RCM (percent) = Postconsumer percentage + (1/2) preconsumer content percentage. Note: If the manufacturer does not separately identify the pre-consumer and post-consumer recycled content of a material but reports it as a total single percentage, 1/2 of the total shall be considered preconsumer and 1/2 shall be considered postconsumer. A4.405.3.1.4 Determination of recycled content value of assemblies (RCVa). The recycled content value of assemblies (RCVa) is calculated by multiplying the total cost of assembly by the total recycled content of the assembly (RCa), and shall be determined by Equation A4.4-8	<input checked="" type="checkbox"/> <i>Calculate using estimated materials specs and costs</i>	<i>Special Inspector</i> <input type="checkbox"/> <input type="checkbox"/>	

Page 10 of 17

A4.405.4 Use of building materials from rapidly renewable sources. One or more of the following materials manufactured from rapidly renewable sources or agricultural by-products is used. 1. Insulation 2. Bamboo or cork 3. Engineer products 4. Agricultural based products. 5. Other products acceptable to enforcing agency. (Support documentation required at application submittal)		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
Enhanced Durability and Reduced Maintenance			
4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. <i>Fill such spaces with cement like material</i>		<input checked="" type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
Water Resistance and Moisture Management			
A4.407.1 Drainage around foundation. Install foundation and landscape drains which discharge to a dry well, sump, bioswale or other approved location. <i>Description of proposed measures:</i>		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.407.2 Roof drainage. Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location. <i>Description of proposed measures:</i>		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.407.3 Flashing details. Provide flashing details on the building plans and comply with accepted industry standards or manufacturers instructions.		<input type="checkbox"/>	City Plan Check staff <input type="checkbox"/>
A4.407.4 Material protection. Protect building materials delivered to the construction site from rain and other sources of moisture. <i>Building materials shall be protected from moisture</i>		<input checked="" type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.407.6 Door protection. Exterior doors to the dwelling are protected by min. 4 ft. to prevent water intrusion. <i>Description of proposed measures:</i>		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>
A4.407.7 Roof overhangs. A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.		<input type="checkbox"/>	<i>Special Inspector</i> <input type="checkbox"/>

Page 11 of 17

Construction Waste Reduction, Disposal and Recycling			
4.408.1 Construction waste management. Recycle and/or salvage for reuse nonhazardous construction waste in accordance with Section 4.408.2 or 4.408.3 Support documentation required at application submittal. Exceptions: 1. Excavated soil and land-clearing debris 2. Alternate waste reduction methods 3. Isolated job sites 4.408.2 Construction waste management plan. Submit a construction waste management plan that: 1. Identifies the construction 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 waste materials will be sorted on-site or bulk mixed. 3. Identifies diversion facilities where construction waste material collected will be taken. 4. Identifies construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specifies that the amount of construction waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 Waste management company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction waste material diverted from the landfill complies with A4.408.1 Tier 1 (see below). Note: The owner or contractor shall make the determination if the construction waste material will be diverted by a waste management company.			City Plan Check Staff <input type="checkbox"/>
A4.408.1 Enhanced construction waste reduction. At least 65% of nonhazardous construction and demolition debris generated at the site is diverted to recycle or salvage. (Tier 1) A4.408.1.1 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with this section. Documentation shall be compliance with Section 4.408.5 <i>GC must provide waste management plan working toward goal of 65% waste reduction or</i> <i>GC must provide reports waste reduction of 65%</i>	<input checked="" type="checkbox"/>		<i>Special Inspector</i> <input type="checkbox"/>

Page 12 of 17

REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

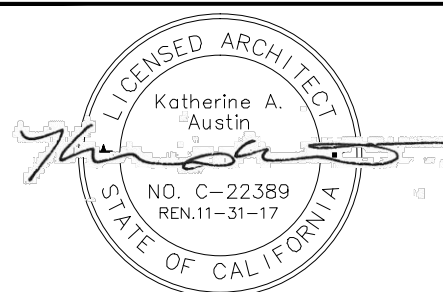
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

GREEN DOCUMENTS
APARTMENT

JOB NUMBER

DRAWN BY
D Taylor

DATE
October 17, 2016



SHEET

GP1.2

Building Maintenance and Operation			
4.410.1 Operation and maintenance manual. At the time of final inspection, a manual which includes all of the following shall be placed in the building: <ol style="list-style-type: none"> Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. Operation and maintenance instructions for, equipment and appliances, roof and yard drainage, space conditioning systems, landscape irrigation systems, and water reuse systems. Information on local recycle programs and locations. Public transportation and/or carpool options available in the area. Educational material on the positive impacts of interior relative humidity between 30-60%. Information about water-conserving landscape and irrigation design and controllers which conserve water. Instructions for maintaining gutters and downspouts and importance of diverting water at least 5ft. away from the foundation. Information on required routine maintenance measures including caulking, painting, grading around the house, etc. Information about state solar energy and incentive programs available. A copy of all special inspection verifications required by the enforcing agency or this code. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Special Inspector</i>
<i>OS&M manual includes items 1-9 to the left which are new additions to a traditional OS&M</i>			
Innovative Concepts and Local Environmental Conditions			
A4.411.1 Innovative concepts and local environmental conditions. Items in this section are necessary to address innovative concepts or local environmental conditions.			Chief Building Official
Item:		<input type="checkbox"/>	<input type="checkbox"/>
A4.5 ENVIRONMENTAL QUALITY			
	<i>Select at least one (1) elective measure from A4.5</i>		<i>Select all measures verified in the completed project</i>
Fireplaces			
4.503.1 Fireplaces. Install only a direct-vent or sealed-combustion gas fireplace. Wood-pellet stove shall comply with EPA Phase II or local ordinances. (Support documentation may be required at application submittal)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Special Inspector</i>
<i>No Fireplaces</i>			
Pollutant Control			
4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the site and until final startup of the HVAC equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All by Special Inspector</i>
<i>Duct openings must be covered throughout construction</i>			

A4.504.1 Compliance with formaldehyde limits. Use composite wood products made with either California Air Resources Board approved no-added formaldehyde resins or ultra-low emitting formaldehyde resins.	<input type="checkbox"/>	<input type="checkbox"/>	<i>Special Inspector</i>
4.504.2 Finish material pollutant control. Finish materials shall comply with this section: <ul style="list-style-type: none"> 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits in CALGreen Table 4.504.1 or 4.504.2 as applicable. 4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits in CALGreen Table 4.504.3. 4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROG and other toxic compounds 4.504.2.4 If requested by enforcing agency, documentation shall be provided to verify that compliant VOC limit finish materials have been used. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Products listed in this section used on project must be documented for toxic compound limits</i>
A4.504.2 Resilient flooring systems. At least 90% of the resilient flooring systems installed in the building shall comply with the VOC-emission limits defined in at least one of the 4 listed criteria in Section A4.504.2 (Tier 1) <i>Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.504.3 Carpet systems. Carpet and carpet systems shall meet the testing and product requirements of one of the listed items, 1 - 4 in Section 4.504.3. <ul style="list-style-type: none"> 4.504.3.1 All carpet cushion installed shall meet the requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 All carpet adhesive shall meet the requirements of Table 4.504.1 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A4.504.3 Thermal insulation. Install thermal insulation in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List, (Tier 1) <i>Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard (MDF) products use on the interior or exterior shall meet the requirements for formaldehyde as specified in the ARB's Air Toxics Control Measure for Composite Wood as shown in Table 4.504.5 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Interior Moisture Control			
4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, shall comply with this section. 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: <ol style="list-style-type: none"> A 4" thick base of 1/2" or larger clean aggregate w/vapor barrier in direct contact with concrete Other methods approved by the enforcing agency. A slab design specified by a licensed design professional. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Neither units has a slab foundation</i>
<i>Description of proposed measures:</i>	<i>Sheet:</i>	<i>Detail:</i>	
4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: <ol style="list-style-type: none"> By a probe-type or contact-type moisture meter or other equivalent methods approved by the enforcing agency. Readings shall be taken at a point 2 ft. to 4 ft. from the grade stamped end of each piece to be verified. Minimum 3 random reading shall be performed on wall and floor framing with documentation provided to enforcing agency. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Moisture readings must be taken before sheetrock is installed</i>
Indoor Air Quality and Exhaust			
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none"> Fans shall be ENERGY STAR compliant and ducted to terminate outside the buildings. Unless functioning as a whole house ventilation system, fans must be humidity controlled. Controls must be capable of adjustment between 50-80% humidity range. Humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. <i>Note: A bathroom is a room which contains a bathtub, shower, or combination shower/tub.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Humidity control on both exhaust fans or is part of ventilation system</i>
A4.506.1 Filters. Return air filters with a value greater than MERV 6 shall be installed on HVAC systems. Pressure drop across the filter shall not exceed 0.1 inches water column.	<input type="checkbox"/>	<input type="checkbox"/>	<i>Special Inspector</i>
A4.506.2 Construction filter. Provide filters on return air openings rated at MERV 6 or higher during construction.	<input type="checkbox"/>	<input type="checkbox"/>	<i>Special Inspector</i>
A4.506.3 Direct-vent appliances. Direct-vent heating and cooling equipment shall be utilized if the equipment will be located in the conditioned space or install the space heating and water heating equipment in an isolated mechanical room.	<input type="checkbox"/>	<input type="checkbox"/>	<i>Special Inspector</i>
<i>HVAC & DHW equipment located outside of conditioned space</i>			
Environmental Comfort			

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: (Support documentation required at application submittal) <ol style="list-style-type: none"> Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2004, ASHRAE handbooks or other equivalent methods. Size duct systems according to ANSI/ACCA 1 Manual D - 2009, ASHRAE handbooks or other equivalent methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 or other equivalent methods. <i>Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City Plan Check staff
<i>Description of proposed measures:</i> <i>HVAC sub to provide load calculation and duct layout</i>			<i>Sheet: Detail:</i>
Innovative Concepts and Local Environmental Conditions			
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.			Chief Building Official
Item:		<input type="checkbox"/>	<input type="checkbox"/>
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS			
702.1 Installer training. HVAC system installers are trained and certified in the proper installation of HVAC systems. <i>or a contractor licensed to install HVAC</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Special Inspector</i>
702.2 Special Inspection. The green building special inspector for this project is listed by the local jurisdiction as an Approved CALGreen Special Inspector and is qualified and able to demonstrate competence in the discipline they inspect and verify.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City Plan Check staff

CALGreen Building Acknowledgments

Project Address: 7631 Healdsburg Avenue, Sebastopol 95472

Project Description: Single family dwelling and apartment

Section 1 - Design Verification

Complete all lines of Section 1- "Design Verification" and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the Building Division.

The owner, design professional and the local jurisdiction Approved CALGreen Special Inspector have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code as amended by the local jurisdiction.

Owner's Signature _____ Date _____

Owner Name (Please Print) _____

Design Professional's Signature *[Signature]* Date 10-10-2016

Design Professional's Name (Please Print) _____

Signature of Listed CAL Green Building Special Inspector *Sarah Pernala* Date 10/6/16

Signature of Listed CAL Green Building Special Inspector *Sarah Pernala* Date 707-545-4440

Listed CALGreen Special Inspector's Name (Please Print) _____ Phone _____

sarah@soldata.com

CALGreen Special Inspector's E-mail Address _____

Section 2 - Implementation Verification

Complete, sign and submit the completed checklist, including Column 3, together with all original signatures on Section 2 - "Implementation Verification" to the Building Department prior to Building Division final inspection.

I have inspected the work have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements set forth in the 2013 California Green Building Standards Code as amended by the local jurisdiction.

Listed Approved CALGreen Special Inspector Signature _____ Date _____

Green Building Special Inspector's Name (Please Print) _____ Phone (if different than above) _____

Green Building Special Inspector's E-mail Address (if different than above) _____

REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

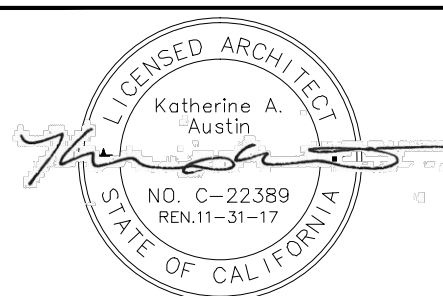
SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

GREEN DOCUMENTS
APARTMENT

JOB NUMBER

DRAWN BY
D Taylor

DATE
October 17, 2016



SHEET
GP1.3



City of Sebastopol
7425 Bodega Ave., Sebastopol, CA 95472

NONRESIDENTIAL
2013 CALGreen+Tier 1 Checklist

(Revised per CALGreen Supplement and City of Sebastopol Requirements - Based on CALGreen + Tier 1)

Applies to building permit applications received on or after January 1, 2014, for newly constructed nonresidential buildings

Project Address: 7631 Healdsburg Avenue, Sebastopol 95472
Project Name: Sharrocks Live/Work
Project Description: Future Tenant Space
Building Permit #:

- Instructions:
1. The Owner or the Owner's agent may employ a listed qualified Green Building Special Inspector to perform Green Building Special Inspector services and to verify and assure the Owner and the Building Division that all required work described herein is properly planned and implemented in the project.
2. The Green Building Special Inspector shall not be the design professional or contractor for the project and shall not have a financial interest in the project for which services are being provided except for the cost of providing said services.
3. The Green Building Special Inspector, in collaboration with the owner and the design professional shall initially complete Columns 1 and 2 of this checklist, sign and date the CALGreen Building Acknowledgments section at the end of this checklist and have the checklist printed on or attached to the approved plans for the project.
4. Prior to final inspection by the Building Division, CALGreen Building Special Inspector, except where verification by City is noted, shall complete Column 3 and provide verification of completion prior to final inspection by City staff.

Table with 3 columns: Feature or Measure, Project Requirements, and Verification. It includes sections for PLANNING AND DESIGN and SITE SELECTION.

Table with 3 columns: Feature or Measure, Project Requirements, and Verification. It includes sections for A5.103.1 Community connectivity, A5.103.2 Brownfield or greyfield site redevelopment or infill area development, A5.103.3.1 Brownfield redevelopment, SITE PRESERVATION, DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES, and SITE DEVELOPMENT.

Table with 3 columns: Feature or Measure, Project Requirements, and Verification. It includes sections for A5.106.3.2 Storm water runoff rate and quantity, A5.106.3.1 Storm water runoff rate and quantity, A5.106.2.2 Storm water runoff quality, A5.106.3 Low impact development (LID), 5.106.4 Bicycle parking and changing rooms, and A5.106.4.3 Changing rooms.

Table with 3 columns: Feature or Measure, Project Requirements, and Verification. It includes sections for A5.106.5.1.1 Designated parking for fuel-efficient vehicles, A5.106.5.2.1 Parking stall marking, A5.106.5.3 Electric vehicle supply wiring, A5.106.5.3.1 Single charging space requirements, A5.106.5.3.2 Multiple charging spaces required, A5.106.5.3.3 Labeling requirement, A5.106.6 Parking capacity, and A5.106.7 Exterior walls.

Table with 3 columns: Feature or Measure, Project Requirements, and Verification. It includes sections for ENERGY EFFICIENCY (PERFORMANCE REQUIREMENTS) and WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE).

Table with 3 columns: Feature or Measure, Project Requirements, and Verification. It includes sections for A5.303.2.3.3 40% water savings, A5.303.2.3.4 Nonpotable water systems for indoor uses, A5.303.3 Appliances and fixtures for commercial application, A5.303.3.3.2 30% water savings, and 5.303.6 Plumbing Fixtures and Fittings.

Table with 3 columns: Feature or Measure, Project Requirements, and Verification. It includes sections for OUTDOOR WATER USE (5.304.1 Water budget, 5.304.2 Outdoor potable water use, 5.304.3 Irrigation design, 5.304.3.1 Irrigation controllers), A5.304.4 Potable water reduction, A5.304.4.3 Verification of compliance, A5.304.5 Potable water elimination, A5.304.6 Restoration of areas disturbed by construction, A5.104.7 Previously developed sites, and A5.304.8 Graywater irrigation system.

Table with 2 columns: REVISIONS and BY. It is a blank table for tracking revisions.

KATHERINE AUSTIN
AIA ARCHITECT

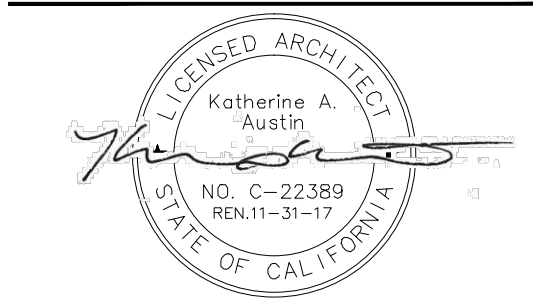
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

GREEN DOCUMENTS
TENANT SPACE

JOB NUMBER
DRAWN BY
D Taylor
DATE
October 17, 2016



SHEET
GP1.4

REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT

179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SHARROCKS
SANTA ROSA, CA. 95406
726 ROBINSON ROAD
PO BOX 66451

GREEN DOCUMENTS
TENANT SPACE

JOB NUMBER

DRAWN BY
D Taylor
DATE
October 17, 2016



SHEET
GP1.6

Feature or Measure	Project Requirements	Verification
A5.507.1.1.2. A5.507.1.2 Multi-occupant spaces. Provide lighting and thermal comfort system controls for all shared multi-occupant spaces such as classrooms and conference rooms. <i>Description of proposed measures:</i>	<input type="checkbox"/>	<input type="checkbox"/>
A5.507.2 Daylight. Provide daylight spaces as required for toplighting and sidelighting in the latest edition of the California Energy Code. In constructing a design, consider items listed 1 through 4 in A5.507.2.	<input type="checkbox"/>	<input type="checkbox"/>
A5.507.3 Views. Achieve direct line of sight to the outdoor environment via vision glazing between 2'6" and 7'6" above finish floor for building occupants in 90 percent of all regularly occupied areas as demonstrated by plan view and section cut diagrams. A5.507.3.1 Interior office spaces. Entire areas of interior office spaces may be included in the calculation if at least 75 percent of each area has direct line of sight to perimeter vision glazing. A5.507.3.2 Multi-occupant spaces. Include in the calculation the square footage with direct line of sight to perimeter vision glazing. Exceptions to Section A5.507.2 and A5.507.3. Copy/printing rooms, storage areas, mechanical spaces, restrooms, auditoria and other intermittently or infrequently occupied spaces or spaces where daylight would interfere with use of the space. <i>Description of proposed measures:</i>	<input checked="" type="checkbox"/> windows all around building <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
5.507.4 Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1532, using either prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2. (Support documentation required prior to permit issuance) 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. 5.507.4.1 Exterior noise transmission, Prescriptive Method. Wall and floor-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof-ceiling assemblies meeting 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 locations described in Items 1 (military airports) and 2 (freeway, railroad, industrial source, etc). 5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L _{Aeq} 1hr during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC or rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). 5.507.4.2 Exterior noise transmission, Performance Method. For buildings located as defined in Sections 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L _{Aeq} 1hr) 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	<input checked="" type="checkbox"/> n/a, not located within noise contours <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS	All checked items are required for the project	Select all measures verified in the completed project
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	<input checked="" type="checkbox"/>	Special Inspector <input type="checkbox"/>
702.2 The green building special inspector for this project is listed, is an approved green building special inspector and is qualified and able to demonstrate competence in the discipline they inspect and verify.	<input checked="" type="checkbox"/> SOLDATA Energy Consulting, Inc.	City Plan Check Staff <input type="checkbox"/>

Feature or Measure	Project Requirements	Verification
berms may be utilized as appropriate to the project to mitigate sound migration to the interior. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.507.4.3 Interior noise transmission, Performance Method. Wall and floor ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OUTDOOR AIR QUALITY		
5.508.1 Ozone depletion and global warming reductions. Installations of HVAC, refrigeration, and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.	As applicable <input checked="" type="checkbox"/>	<input type="checkbox"/>
5.508.1.1 CFCs. Install HVAC and refrigeration equipment that does not contain CFCs.	mechanical schedule <input checked="" type="checkbox"/>	<input type="checkbox"/>
5.508.1.2 Halons. Install fire suppression equipment that does not contain Halons.	fire extinguishers <input checked="" type="checkbox"/>	<input type="checkbox"/>
A5.508.1.3 Hydrochlorofluorocarbons (HCFCs). Install HVAC and refrigeration equipment that does not contain HCFCs. A5.508.1.4 Hydrofluorocarbons (HFCs). Install HVAC complying with either of the following: 1. Install HVAC, refrigeration and fire suppression equipment that do not contain HFCs or that do not contain HFCs with a global warming potential greater than 150. 2. Install HVAC and refrigeration equipment that limit the use of HFC refrigerant through the use of a secondary heat transfer fluid with a global warming potential no greater than 1.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provision of section 5.508.2 when installed in retail food stores of 8,000 sq. ft. or more of 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) 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 GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO ₂), and potentially other refrigerants. Note: See all requirements for refrigerant piping, valves, refrigerated service cases, refrigerant receivers, pressure testing and system evacuation contained under section 5.508.2	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/>
ADDITIONAL ELECTIVE MEASURE		
A5.601.2.4.5 Additional elective measure. Pursuant to Tier 1 requirements, select one additional Tier 1 elective measure from any division.	<input checked="" type="checkbox"/>	Special Inspector

Green Building Acknowledgments

Project Address: 7631 Healdsburg Avenue
 Project Description: Future Tenant Space
 Project Bldg Permit # _____

Section 1 - Design Verification
 Complete all lines of Section 1- "Design Verification" and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the Building Department.

The owner, design professional and green building special inspector have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code as amended by Chapter 18 of the Santa Rosa City Code.

Owner's Signature _____ Date _____
 Owner Name (Please Print) _____
 Design Professional's Signature Katherine Austin Date 10-10-2016
 Design Professional's Name (Please Print) Katherine Austin Architect AIA
 Signature of Listed CALGreen Special Inspector Sarah Permula Date 10/5/16
 Listed CALGreen Special Inspector's Name (Please Print) Sarah Permula / SOLDATA Energy Consulting Phone 707.545.4440
 sarah@soldata.com
 CALGreen Special Inspector's E-mail Address _____

Section 2 - Implementation Verification
 Complete, sign and submit the completed checklist, including Column 3, together with all original signatures on Section 2- "Implementation Verification" to the Building Department prior to Building Department final inspection.

I have inspected the work have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this CALGreen Building Checklist and in accordance with the requirements set forth in the 2013 California Green Building Standards Code as amended by Chapter 15 of the Sebastopol Municipal Code.

CALGreen Special Inspector Signature _____ Date _____
 CALGreen Special Inspector's Name (Please Print) _____ Phone (if different than above) _____
 CALGreen Special Inspector's E-mail Address (if different than above) _____