

# 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 notcreate 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 "finaled" 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 shoppi8ng 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

- 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 buildout. 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.



### City of Sebastopol

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

# MASTER PLANNING APPLICATION FORM

#### **APPLICATION TYPE**

<ul> <li>□ Administrative Permit Review</li> <li>□ Alcohol Use Permit/ABC Transfer</li> <li>☑ Conditional Use Permit</li> <li>□ Design Review</li> </ul>	<ul> <li>□ Lot Line Adjustment/Merger</li> <li>□ Preapplication Conference</li> <li>□ Preliminary Review</li> <li>□ Sign Permit</li> </ul>	☐ Temporary Use Permit ☐ Tree Removal Permit ☐ Variance ☐ Other		
	) or supplement form(s) for the type of p	permit requested: 🗹 Yes 🗆 No		
REVIEW/HEARING BODIES				
☐ Staff/Admin ☐ Design Review	/Tree Board 🗹 Planning Commission	on   City Council   Other		
APPLICATION FOR				
Street Address: 7631 Healdsburg Ave.	Assessor's Parcel	No(s): 004-291-018		
Present Use of Property: Under Construc	tion/Residential CO Zoning/General P	lan Designation: CO		
APPLICANT INFORMATION				
Property Owner Name: Pacific Realty D	evelopment LLC, Mark Hanf			
Mailing Address: 1555 Grant Ave	Phone: 415-926-4	1444		
City/State/ZIP: Novato, ZA 94845	Email: mark@pag	cificprivatemoney.com		
Signature:	Date: 2-7-202	23		
Authorized Agent/Applicant Name: Kat	herine Austin	2		
Mailing Address: 179 SE Rice Way	Phone: 707-529-	5565		
City/State/ZIP: Bend, OR 97702	Email: kaaustin@	pacbell.net		
Signature: The	Date: 2・7	2023		
Contact Name (If different from above)	: Phone/Email:			
PROJECT DESCRIPTION AND PERMIT	S REQUESTED (ATTACH ADDITIONAL PAGE	S 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): \$ Completeness Date:	Planning Commission:  City Council:	Date: 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 (if multiple structures include all separately)		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 sq. ft.	% of lot sq. ft.	% of lot 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)		N		
Side – Interior				
Rear				
Building Setbacks – Accessory		9		
Front		none		
Secondary Front Yard (corner lots)				
Side – Interior				
Rear				
Special Setbacks (if applicable)	·	J.,		
Other (				
Number of Residential Units	Devolling Heit/s)	3 Dwelling Unit(s)	5 Dwelling Unit(s)	
Residential Density	Dwelling Unit(s)	3 - (-)		
	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	N/A	Total: cu. yds Cut: cu. yds. Fill: cu. yds. Off-Haul: cu. yds	
	protect significant site features, including trees.	0/ -51 -	no change O/ - f.l	
Impervious Surface Area	N/A	% of lot% sq. ft.	no change % of lot sq. ft.	
Pervious Surface Area	N/A	% of lot	no change % of lot	
	IN/A	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. <u>DEPOSIT ACCOUNT INFORMATION</u>: 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:		
	A general plan		
	An ordinance affecting building permits or grading permits		
Ce	rtification		
abo kno Rev	ne undersigned owner of the subject property, have read this application for a development permit and agree with all of the sove and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my wledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design riew Board and City Staff admittance to the subject property as necessary for processing of the project application.		
Pro	perty Owner's Signature: Mark Hanf Date: 3-28-2023		
the	ne undersigned applicant, have read this application for a development permit and agree with all of the above and certify that information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and submitted under penalty of perjury.		
qqA	olicant's Signature: 76.2023		

**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
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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
- $oldsymbol{\mathsf{V}}$  Contact information for the applicant, including address, phone number, and email address
- **V** Map showing project location
- ▼ Photographs of project site
- **V** 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.

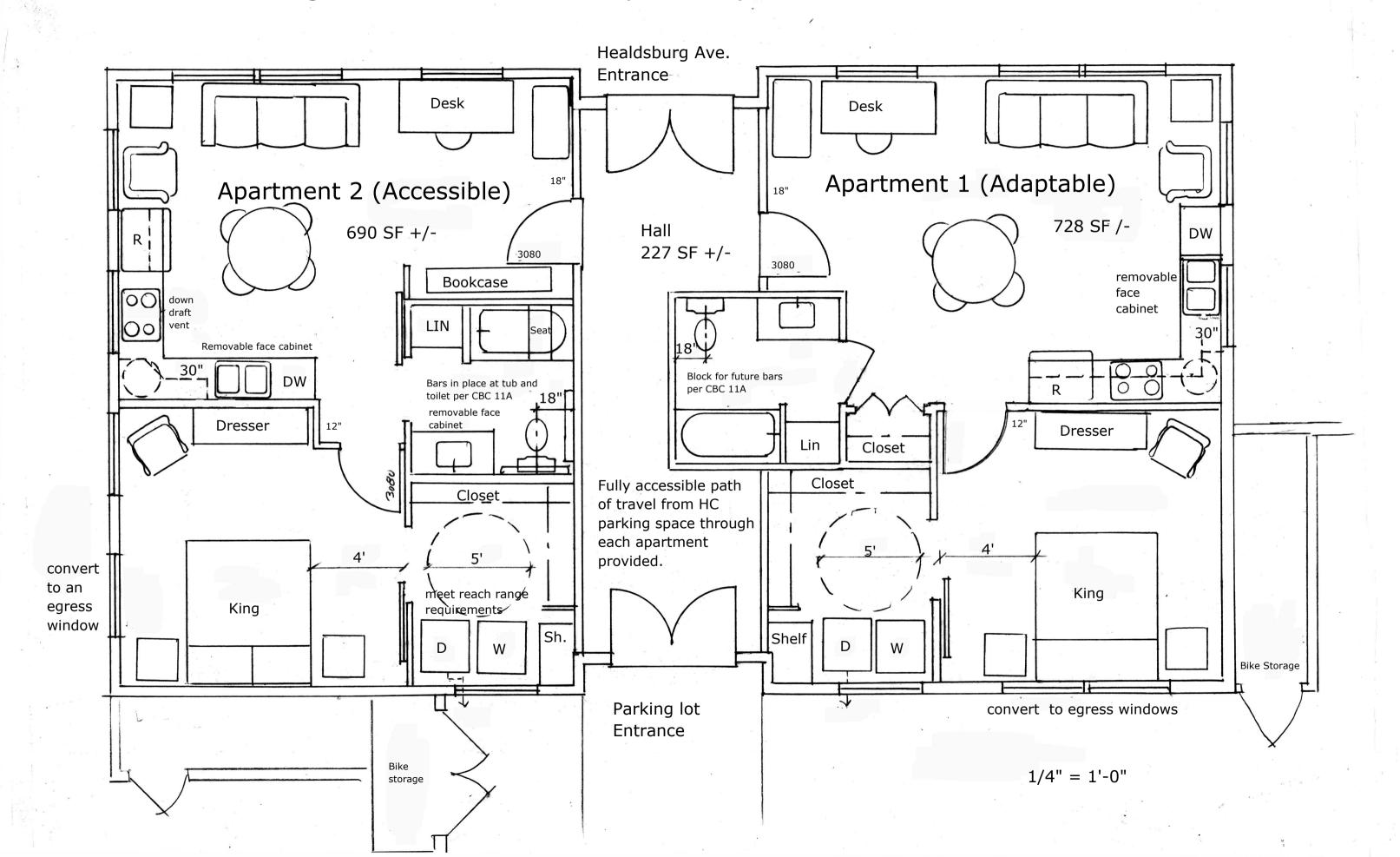
There are currently storage closets on the property that can provide secure bike parking for these two additional units.

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 1<sup>st</sup> 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

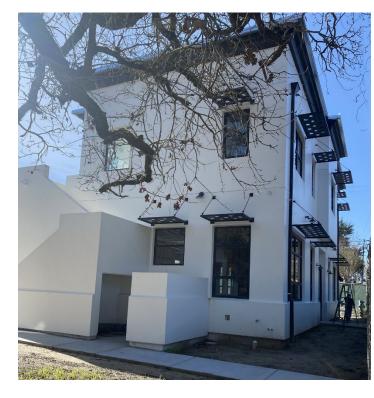


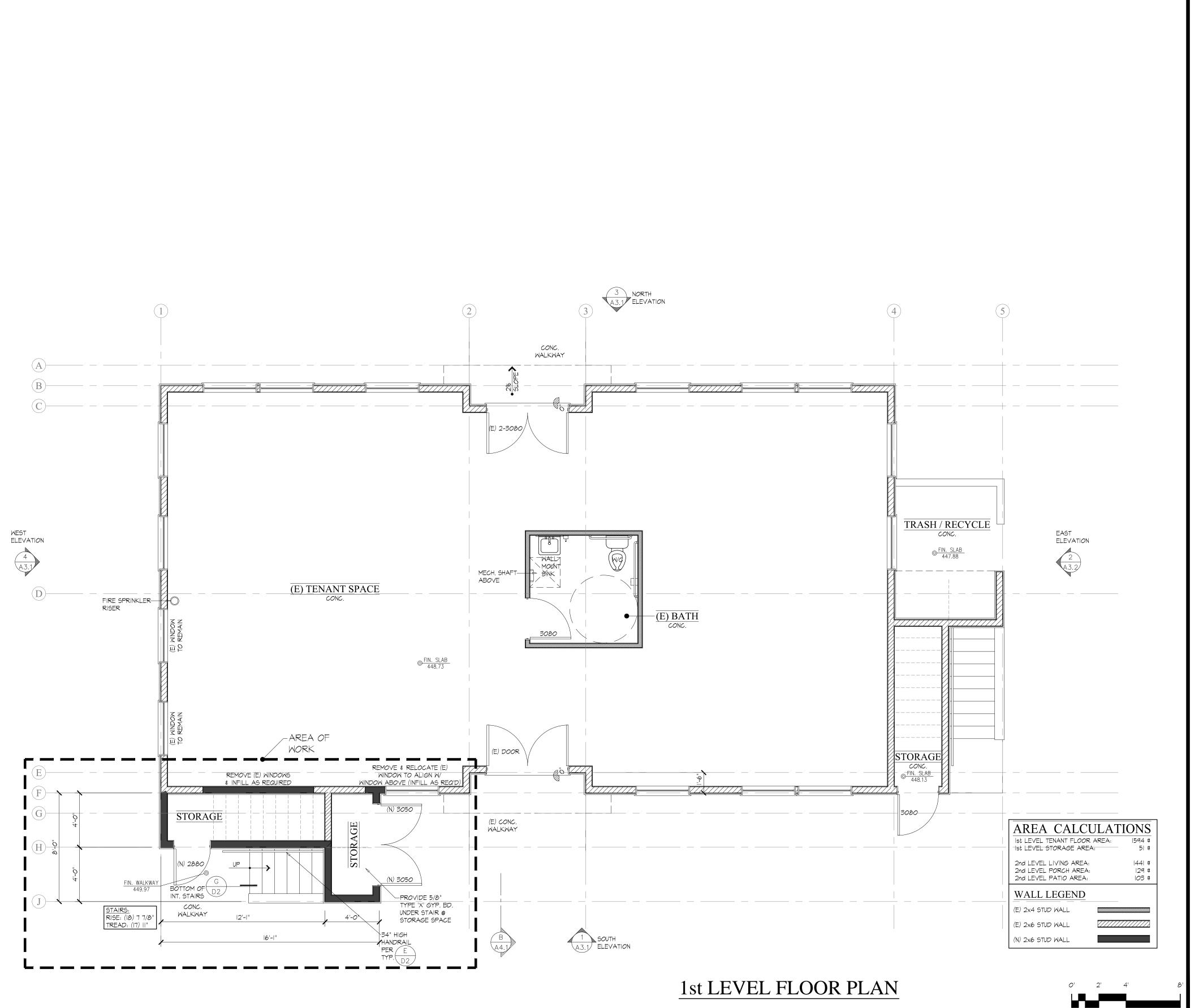
Main entry from the parking lot View of bike parking shed under stair and stair to upper unit





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





REVISIONS

KATHERINE AUSTIN AIA ARCHITECT

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

7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472 SHARROCKS FAMILY

1st LEVEL FLOOR PLAN TENANT SPACE

JOB NUMBER

DRAWN BY D Taylor

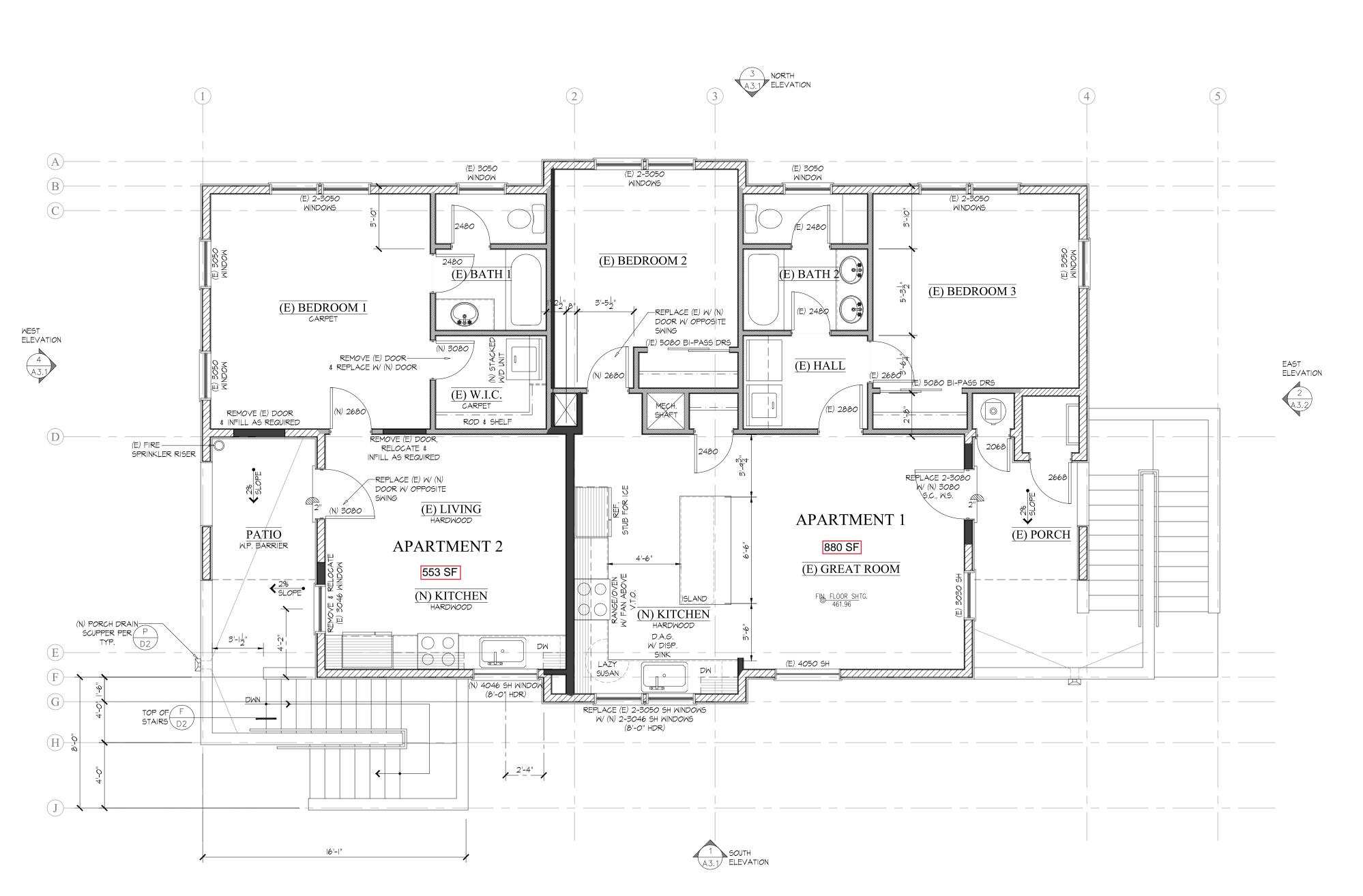
SCALE: 1/4"=1'-0" TYP., U.O.N.

SHARROCKS

DATE December 17, 2017



SHEET



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

KATHERINE AUSTIN AIA ARCHITECT

REVISIONS

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SHARROCKS
SANTA ROSA, CA. 95406

2nd LEVEL FLOOR PLAN APARTMENT

JOB NUMBER

DRAWN BY

D Taylor

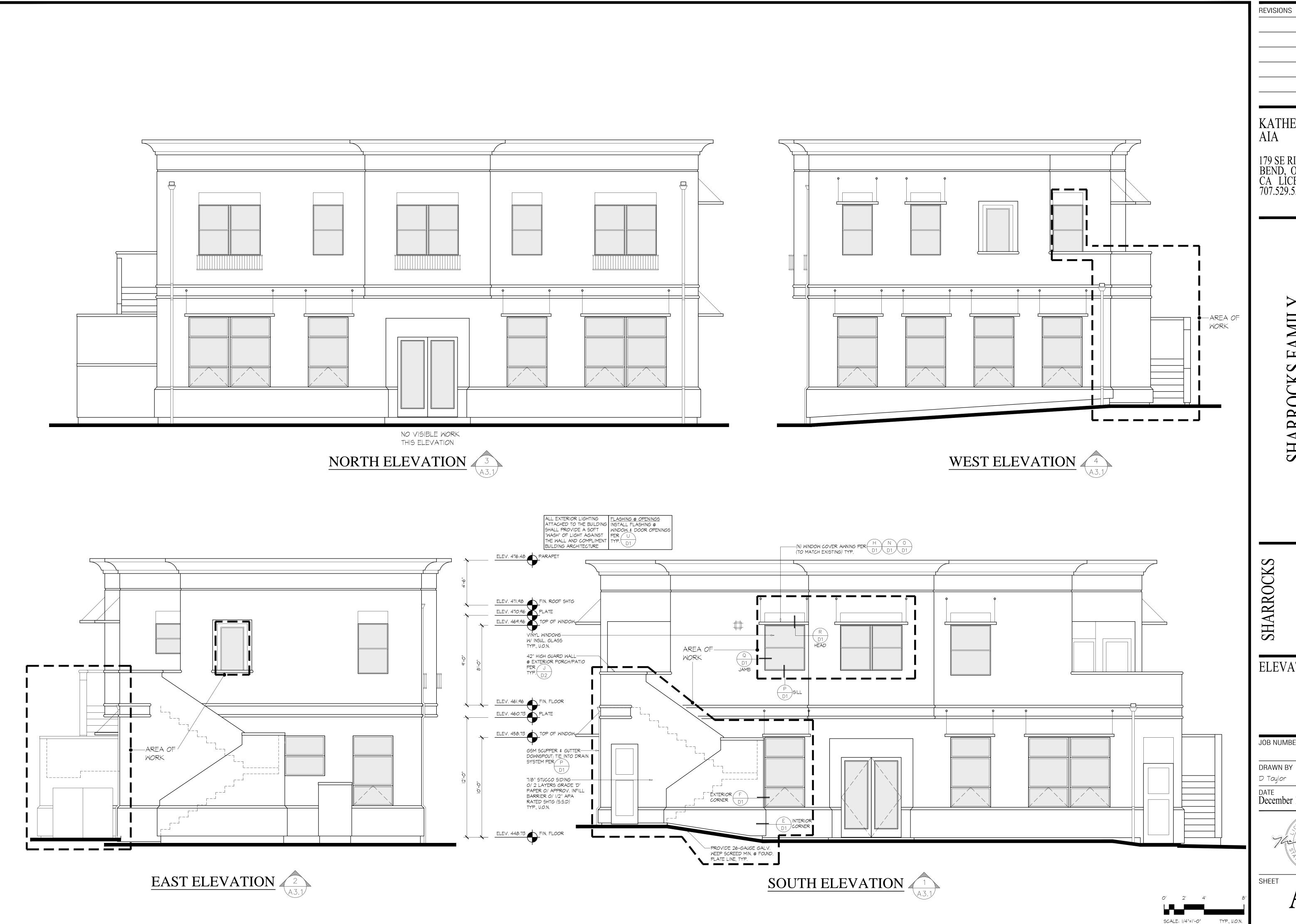
DATE December 17, 2017



SHEET A 2

SCALE: 1/4"=1'-0" TYP., U.O.N.

2nd LEVEL FLOOR PLAN



KATHERINE AUSTIN AIA ARCHITECT

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

7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472 SHARROCKS FAMILY

**ELEVATIONS** 

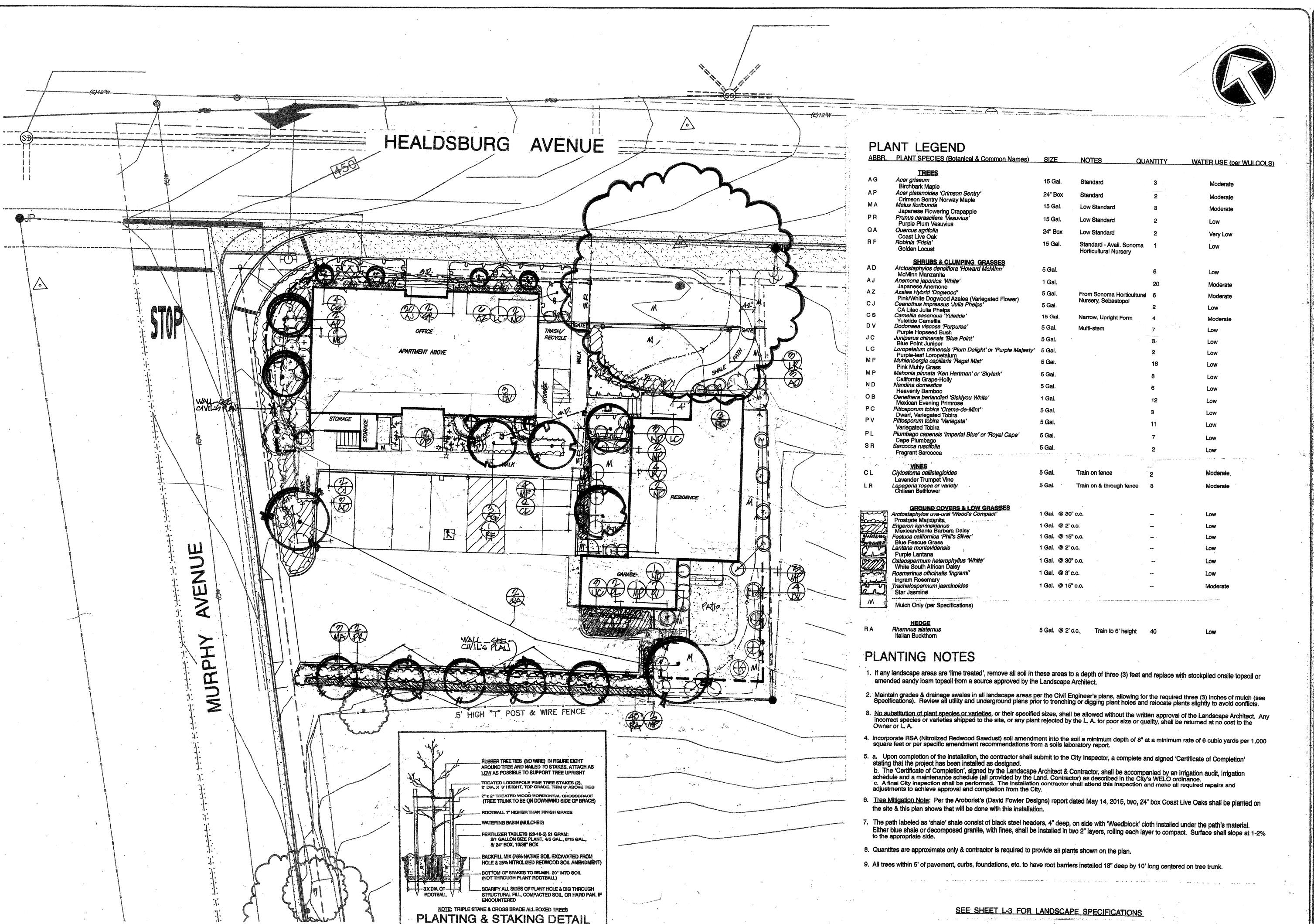
JOB NUMBER

DRAWN BY

December 17, 2017



SHEET



No. DATE DESCRIPTION BY APPROVED

1 12.0-16 WALE ADD/CIVIL PLAK TO

2 4-2-19 ADD 2ND STAPS 125

4 5 10 5 10 10 FEET)

KD ENTERPRISES, INC.
CLIVE SHARROCK
726 ROBINSON ROAD
SEBASTOPOL, CA. 95472

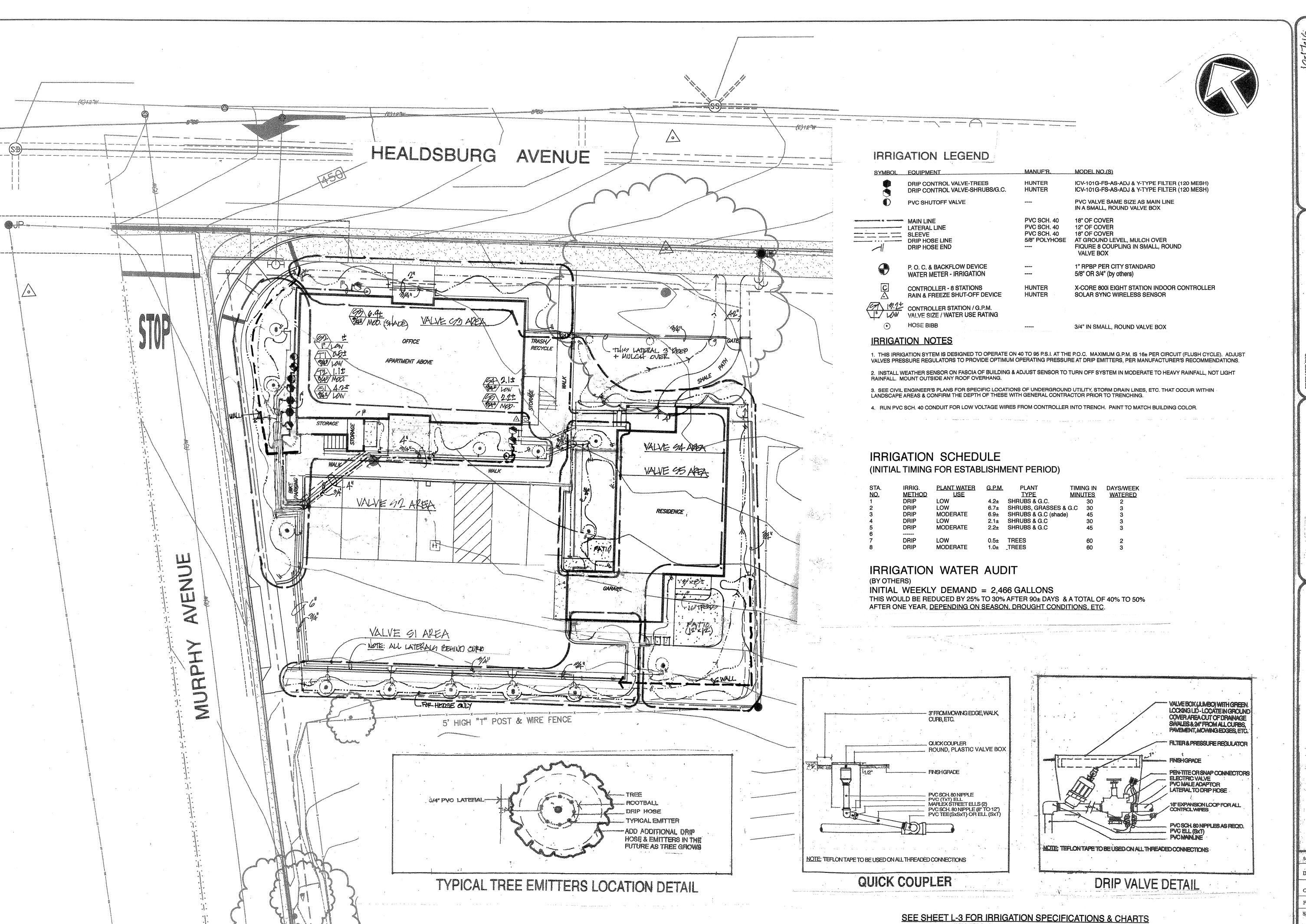


SCALE:

DRAWN BY:

CHECKED BY:

FILE No.:



No. DATE DESCRIPTION BY APPRO

1 12-8-16 WALLS ANT/CIVIL RAN PO

2 4-2-19 SECAND STAIR AND PS

CRAPHIC SCALE

O 5 10 5 10 FEET

CLIVE SHARROCK
726 ROBINSON ROAD
SEBASTOPOL, CA. 95472



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

SCALE:

DRAWN BY:

CHECKED BY:

FILE No.:

SHEET No. OF

# 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 kinked 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 bareroot ground covers will be accepted. Trees 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 1-1 of the plans, including tree holes, islands, etc. In paved areas (if any), that are in areas that have been lime treated for compaction, shall have all such treated soils 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 time treatment (3' 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 Soll 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. Insure that finish grades shall be 2" below surface of paved areas, curbs, etc. in ground cover areas. Eliminate any existing erosion or construction scars. Stope drainage patters away from buildings, to catch basins, etc. as per the intention of the basic 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 (atte 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 recultivated 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) calender 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 inflation 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 wire shall be UF #14-1-(white for ground and color for control wires). Wire connectors shall be "Pentite", or approved equal. All changes in pipe sizes shall be by a manufactured PVC Schedule 40 tilling. Connections between main lines and all valves shall be PVC Schedule 80 nipples and tittings. Substitutions for the intigation materials must be approved by the Landscape Architect. Written submittals (2 copies) must be submitted to the Landscape Architect, and only after a willten 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

All trenches shall be open vertical construction sufficiently wide to provide ample working space and depins as specified. PVC pipe may be made up on the surface and then told 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 film. 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 it 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:dlow 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 Tetlan tape. No field fineading of plastic pipe or filtings is permitted. The trenches shall be carefully backfilled with the excavaled materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, tree 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

The Contractor shall pressure test (100 P.S.I. for one hour) the main line and operate each valve <u>prior</u> 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 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 toop at remote control valves and snake 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, Agriffm 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	IRRIG.	PLANT TYPE	<u>G.P.M.</u>	AREA	% OF
NO.	<b>METHOD</b>			IRRIG.	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%
<b>S</b> 5	DRIP	MODERATE	2.2±	169 S.F.	4%
T1	DRIP	LOW	0.5±	466 S.F.*	12%
T2	DRIP	MODERATE	1.0±	1.149 S.F.*	29%
				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 old±)

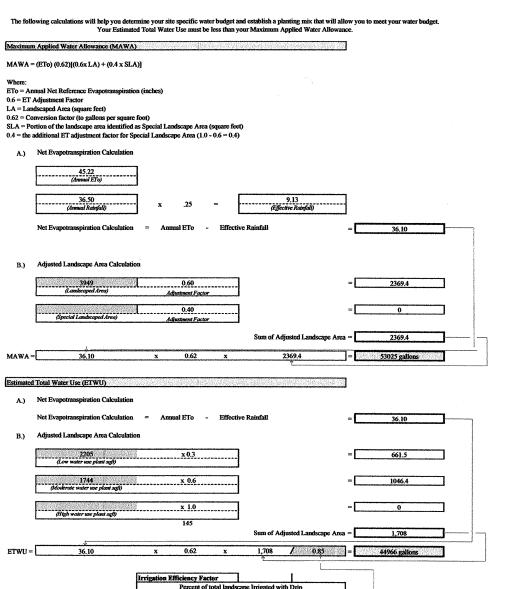
### **SEE SHEET L-3 FOR IRRIGATION SPECIFICATIONS & CHARTS**

### SLIMMARY HYDROZONE TARLE

		I IOZOINI	
PLANT TYPE		AREA	% OF LANDSCA
LOW WATER USE MODERATE WATER USE		2,205 S.F. 1,744 S.F.	56% <u>44%</u>
	TOTALS =	3,949 S.F.	100%

### M.A.W.A. CHART

CLIVE SHARROCKS PROJ.



APEA (STAIR)

DAT



A LA SOLATION OF THE PROPERTY OF THE PROPERTY

25

1"= 10" SCALE: DRAWN BY: CHECKED BY: FILE No.:

# SHARROCK MIXED USE

7631 Healdsburg Avenue Sebastopol, California 95472 **REVISIONS** 

KATHERINE AUSTIN ARCHITECT

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

7631 HEALDSBURG

# Submittal of the following items shall be deferred: . Manufactured truss layout, design and calculations ARROCKS FAMILY Submittal documents for deferred submittal items shall be submitted to the strucutral engineer of record who shall review and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been

## CONSULTANT LIST

DEFERRED SUBMITTALS

**ARCHITECT** KATHERINE AUSTIN AIA 179 SE RICE WAY BEND, OR 97022 CA LIC C22389

PH 707-529-5565 ENERGY DOCUMENTS SOL DATA ENERGY CONSULTING SARAH PERNULA 2235 CHALLENGER WAY, SUITE 103 SANTA ROSA, CA. 95407

2. Fire sprinkers design and calculations

approved by the building official.

PH 707-545-4440 GEOTECHNICAL/SOILS ENGINEER REESE & ASSOCIATES

JOSEPH M. MAUNEY 134 LYSTRA COURT SANTA ROSA, CA. 95403 PH 707-528-3078

STRUCTURAL ENGINEER MKM & ASSOCIATES JOHN COOK 441 COLLEGE AVENUE SANTA ROSA, CA 95401 PH (707) 578-8185

GREEN DOCUMENTS SOL DATA ENERGY CONSULTING SARAH PERNULA 2235 CHALLENGER WAY, SUITE 103 SANTA ROSA, CA. 95407 PH 707-545-4440

CIVIL ENGINEER DOBLE THOMAS & ASSOCIATES, INC. JAMES H. HILL 44 B MILL STREET HEALDSBURG, CA. 95448 PH 707-433-6792

### ARCHITECTURAL NOTES

The 2013 California Building Code (CBC) with amendments The 2013 California Fire Code (CFC) with amendments The 2013 California Mechanical Code (CMC) with amendments The 2013 California Plumbing Code (CPC) with amendments The 2013 California Electrical Code (CEC) with amendments The 2013 California Green Building Standards Code

# SHEET SCHEDULE

	CONDITIONS OF APPROVAL
	CIVIL COVER SHEET AND NOTES
	EXISTING SITE PLAN
	ONSITE GRADING, SECTIONS AND DETAILS
	ON-SITE UTILITIES, STRIPING, PROFILES AND DETAILS
	MURPITY AVE. IMPROVEMENTS-PUBLIC
	EROSION CONTROL PLAN
	1st LEVEL FLOOR PLAN AND NOTES
	2nd LEVEL FLOOR PLAN
	BUILDING ELEVATIONS
	BUILDING SECTIONS AND ROOF PLAN
	ELECTRICAL PLANS AND NOTES
	BATHROOM LAYOUT AND INTERIOR ELEVATIONS
	ACCESSIBILITY DETAILS AND NOTES
	ACCESSIBILITY DETAILS
	ARCHITECTURAL DETAILS
	ARCHITECTURAL DETAILS
	ENERGY DOCUMENTS
	ENERGY DOCUMENTS
	ENERGY DOCUMENTS
- GP1.6	GREEN POINT REQUIREMENTS
	STRUCTURAL NOTES
	FOUNDATION PLAN
	SECOND ELOOR ER AMING PLAN

JOB NUMBER

ARROCK

DRAWN BY D Taylor

October 18, 2016



ARCH. BLDG BLK B.M. BM BN BP B/ BTM	- ACOUSTIC TILE - ABOVE FINISHED FLOOR - ALTERNATE - ALUMINUM X APPROXIMATE/LY - ARCHITECT/ARCHITECTURAL - BUILDING - BLOCK - BENCH MARK - BEAM - BULLNOSE - BENT PLATE - BOTTOM CARINET	CPT RET DF A M O D D W G E E E E E E E E E E E E E E E E E E	- CARPET - CENTER - DETAIL - DRINKING FOUNTAIN - DIAMETER - DIMENSION - DOOR OPENING - DOWNSPOUT - DISH WASHER - DRAWING - EXISTING - EXTERIOR INSULATION & FINISH SYST - ELEVATION - ELEVATOR - ELEVATOR - ELEVATOR
B/	- BOTTOM OF	EL	- ELEVATION
CAB C.B.	- BOTTOM - CABINET - CATCH BASIN	ELEV ELEC EJ	- ELEVATOR - ELECTRIC/AL - EXPANSION JOINT
CEM CJ	- CEMENT - CONTROL JOINT	EMC EXIST.	- ELECTRIC WATER COOLER - EXISTING
CL CLR	- CENTER LINE - CLEAR	EXP EXT F.DIM	- EXPANSION - EXTERIOR - FRAME DIMENSION
CL <del>G</del> CM	- CEILING - CONSTRUCTION MANAGER	F.DIM FD	- FRAME DIMENSION - FLOOR DRAIN

FDN

FE

FVC - FIRE VALVE CABINET

GC - GENERAL CONTRACTOR

- GAUGE

GALV. - GALVANIZED

- CERAMIC MOSAIC TILE

CMU - CONCRETE MASONRY UNIT

COL - COLUMN

CONC. - CONCRETE

CRS - COURSE

CNTR - COUNTER

CONSTR. - CONSTRUCTION

CONT. - CONTINUOUS

CONTR. - CONTRACTOR

CT - CERAMIC TILE

HDM HDMD H.P. HTG HYD INT INV - FLOOR DRAIN JAN. - JANITOR - FIRE DEPARTMENT HOSE CONNECTION JST - JOIST - FOUNDATION JST BRG- JOIST BEARING - FIRE EXTINGUISHER FIN - FINISH LAV - LAVATORY FLR - FLOOR LG LLD - LANDLORD FPHB - FROST PROOF HOSE BIBB FR - FIRE RATED FTG - FOOTING L.P. FURR - FURRING

ARCHITECTURAL ABBREVIATIONS GEN. - GENERAL GFRC - GLASS FIBER REINFORCED CONCRETE GFRG - GLASS FIBER REINFORCED GYPSUM - GLASS/GLAZING - GRAVEL STOP GYP. BD.- GYPSUM BOARD - HOSE BIB - HANDI-CAP - HARDWARE - HARDWOOD - HOLLOW METAL HORIZ - HORIZONTAL - HIGH POINT - HOUR - HEATING - HYDRANT - INSIDE DIAMETER INFO - INFORMATION INSUL - INSULATION/INSULATING - INTERIOR - INVERT

- JOINT

- LONG

- LOW POINT

- LIGHT

MAS - MASONRY

- LONG LEG HORIZONTAL

- LONG LEG VERTICAL

MECH. - MECHANICAL - MANUFACTURER - MANHOLE - MICROWAVE - MINIMUM MISC. - MISCELLANEOUS - MASONRY OPENING - MOISTURE RESISTANT MTL - METAL - NEW N.I.C. - NOT IN CONTRACT NO. - NUMBER NTS - NOT TO SCALE - OVERALL - ON CENTER - OUTSIDE DIAMETER OFL - OVERFLOW LEADER - OVERHEAD - OPPOSITE - OVERFLOW SCUPPER - PAIR - PRE-CAST PJ - PANEL JOINT - PLATE PLAM - PLASTIC LAMINATE PLUMB. - PLUMBING/PLUMBER PLYWD - PLYWOOD POL - POLISHED PRE. FIN. - PREFINISHED PROJ - PROJECTED/PROJECTION P.S. - PARAPET STEP

PTD - PAINTED

R - RADIUS

- ROOF DRAIN - REFRIGERATOR - REINFORCEMENT/REINFORCED - REQUIRED - ROUGH OPENING R.O.D. - ROOF OVERFLOW DRAIN RTU - ROOF TOP UNIT - SLOP/SERVICE SINK - SHEET SIM - SIMILAR SPEC - SPECIFICATION(S) SQ - SQUARE S. STL. - STAINLESS STEEL ST - SUITE STD - STANDARD STL - STEEL STRUCT. - STRUCTURAL/STRUCTURE SUSP - SUSPENDED T/ - TOP OF T.B.D. - TO BE DETERMINED TERR. - TERRAZZO THRESH. - THRESHOLD TPO - THERMAL PLASTIC POLYOLEFIN TYP. - TYPICAL

RAD - RADIUS

UNO - UNLESS NOTED OTHERWISE VCT - VINYL COMPOSITION TILE VERT - VERTICAL V.I.F. - VERIFY IN FIELD - WATER CLOSET MD- WOOD - WORK POINT - WEIGHT WWF - WELDED WIRE FABRIC

LARGE SCALE DIMENSIONING LEGEND DIMENSIONS ON PLANS ARE TO POINTS SHOWN: # # # FACE OF STUD TO FACE OF STUD CLEAR DIMENSION # # # CENTERLINE TO CENTERLINE

CONCRETE

op facing masonry

MATERIAL LEGEND

Type of Construction: VB Sprinklered, Building One NFPA 13, Building Two NFPA 13R Separation calculation: Per Tables 601 and 602, buildings separated between 10 and 30' Zero fire rating required Floor Area Analysis: Building One commercial area = 1,645 sf on 1st fl. 9,000 sf is Building One residential level = 1,441 sf on 2nd fl. 7,000 sf is stories, no restrictions Building Height:

PROJECT DATA

CO Office Commercial District

Project Description Mixed Use, Two 2-story buildings on one lot facing Healdsburg

GENERAL NOTES

ILL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION CONTAINED IN OWNER AND TENANT SUPPLIED

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCRE—

SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE DESIGNER. SHOULD A CON-FLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CON-

PANCY APPEAR IN THE SPECIFICATIONS OR DRAWNGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOC-JMENTS THAT AFFECT ANY WORK, NOTIFY THE DESIGNER AT ONCE FOR INSTRUCTIONS ON HOW TO PROCEED. IF THE

CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE DESIGNER, THE CONTRACTOR

STRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE DESIGNER HAS BEEN OBTAINED WHICH DES—

EACH CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCU—

MENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH CONTRACTOR DURING AND MMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT

ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MAT— ERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO

NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGNER. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE

DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST, AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES AND ROADWAYS. CONTRACTOR SHALL BE RESPONSIBLE THAT ALL CONSTRUCTION EQUIPMENT IS EQUIPPED WITH MANUFACTURER APPROVED MUFFLERS/BAFFLES.

CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS BETWEEN 7:00AM AND 7:00PM, MONDAY THROUGH SATURDAY.

CCESS ROADS MUST BE IN AND USEABLE AT A POINT WHEN CONSTRUCTION GOES BEYOND THE FOUNDATION LEV

APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL BE CONTRASTING IN COLOR WITH THE

PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT

THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE RUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTIC

ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE

OCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUL

F 2% AWAY FROM THE BÙILDING. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR

OWNSPOUTS WILL BE EITHER CONNECTED TO AN IN GROUND DRAINAGE SYSTEM OR DRAINING SYSTEM OR DRAINING ONTO SPLASH BLOCKS THAT FLOW AWAY FROM THE BUILDING, IF CONNECTED TO AN IN GROUND DRAINAGE SYSTEM THAN THE DOWNSPOUTS ARE REQUIRED TO HAVE A CLEANOUT INSTALLED JUST BEFORE ENTERING THE HORIZONTAL DRAINAGE PIPING

004-291-018

apartment is R-2

occupancies

Wildfire Urban Interface: Not within Hazard Zone

California Dept. Forestry

IN 48 UNITS HORIZONTAL (2% SLOPE) FOR A MINIMUM DISTANCE OF FIVE FEET (1524 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL, IF HYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 5 FEET (1524 MM) OF HORIZONTAL DISTANCE A 2% SLOPE SHALL BE PROVIDED TO AN APPROVED

ERIFY ALL ELECTRICAL PANEL LOCATIONS WITH DESIGNER OR JOB SUPERVISOR PRIOR TO INSTALLATION.

IHAT THE SURFACES REPLACED, UPON COMPLETION. MATCH SURROUNDING SIMILAR SURFACES

CRIBES AN ALTERNATE METHOD AND/OR MATERIALS.

WITH APPROVED SHOP DRAWINGS AND SAMPLES.

AND ALL OTHER ITEMS REQUIRING SAME.

ADDITIONAL SETTLEMENT OF THE BACKFILL

LIMIT SITE GRADING TO BUILDING.

WOOD BLOCKING

INSULATION

INSULATION

OR DRYWALL

(ELEVATION)

(ELEVATION)

BRICK

STUCCO

GYPSUM BOARD

REMOVE EXCESS EARTH TO AN APPROVED SITE.

A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.

B. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH PLATE.

ALL PIPING SHALL BE IN WALLS OR FURRED CEILING SPACES UNLESS NOTED OTHERWISE.

parapet is 28.05' and at roof is 23.55' Average grade = 448.73. Maximum height of ridge line = 28.82'

SECOND FLOOR FRAMING PLAN ROOF FRAMING PLAN STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL DETAILS LANDSCAPE PLANTING PLAN

> LANDSCAPE IRRIGATION PLAN LANDSCAPE SPECIFICATIONS

two story mixed use building with M or B occupancy on the first floor and R-2 occupancy above. Building Two is a single family residence occupancy R-3. The distance between the two is approximately 25'. Both buildings are wood framed with exterior stucco walls and sprinklered. Building One has a NFPA 13 sprinkler system and Building Two has a NFPA 13R sprinkler system. Building One has 1st Floor Commercial M & B Occupancy, 2nd Floor Building Two is a single family residence R-3 with attached garage l

Building Two 1,710 sf conditioned space and garage 279 sf, in two

Avenue to the north and Murphy Ave. to the west. Building One is a

Building One Commercial space is on 1st floor only, 1 story allowed Building One Residential on 2nd floor, two floors allowed un-rated Ave. arade 6' out from each corner is 448.43. Maximum height at Building Two, 2 story single family home. Maximum allowable by code

SHEET

#### CONDITIONS OF APPROVAL

#### Planning:

- 1. Approval is granted for the Design Review submittal described in the application and plans date-stamped April 19, 2016. This approval is valid for two (2) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director. pursuant to Section 17.250.050 of the Zoning Ordinance.
- 2. All construction shall conform to the plans date-stamped April 19, 2016, unless the design is modified herein. The applicant shall obtain a Building Permit prior to the commencement of construction activities.
- 3. The Building Permit application shall include the following revisions: The single-family residence and garage shall comply with the required rear-yard setback to the satisfaction of the Planning Director.
- 4. The applicant shall submit documentation to the Building Official, demonstrating compliance with the Water Efficient Landscape requirements per Chapter 15.36 of the Sebastopol Municipal Code.
- 5. 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.
- 6. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
- 7. A solid wood six (6) foot tall fence, wall, or vegetation shall be installed for screening along the rear (southern) and side (eastern) property boundaries.
- 8. 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.
- 9. All applicable fees associated with processing this application and impact fees, including but not limited to school, traffic, water and sewer, shall be paid prior to issuance of a Certificate
- 10. Rooftop equipment and backflow devices shall be screened to the satisfaction of the Planning Director.
- 11. The applicant may be required to obtain approval of improvement plans by the Engineering Department, and fulfill any requirements necessary for issuance of a Building Permit, prior to approval of any site improvements or Building Permits. The applicant may need to return to the Planning Commission and/or the Design Review Board for review at City staff's discretion, if any site changes are necessary, as a result of improvement plans.

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- 39. Post-development storm water flows shall be limited to pre-development levels unless calculations are provided that show that downstream facilities can adequately handle the increased runoff.
- 40. Any proposed bioswales must be wholly contained outside of the existing or proposed public
- 41. All storm drain inlets shall be permanently marked using a permanent polyurethane marker with the legend, "No Dumping - Drains To Creek."
- 42. The applicant shall demonstrate for each building pad to the satisfaction of the City of Sebastopol as follows: Feasible access during a 10-year frequency storm.

- 43. The developer shall relocate the existing fire hydrant to behind the new sidewalk return.
- 44. The developer shall install new domestic, irrigation and fire service laterals to serve the new building. All water mains shall be sized to provide adequate fire flows to the buildings. All water services shall be provided with backflow prevention devices in accordance with State
- 45. Any existing water services to be abandoned shall be removed to the main line.
- 46. New water laterals shall be constructed in accord with City Standards. Meter locations shall be subject to approval by the Sebastopol Public Works Department. The improvement plans shall show water services to each building.
- 47. Fire protection shall be in accord with the requirements of Sebastopol Fire Department. With the submittal of the improvement plans, calculations shall be provided to the City and the Sebastopol Fire Department to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows.
- 48. New water mains and fire hydrants must be constructed and functional prior to the issuance of the building permit.
- 49. All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved.
- 50. All aboveground backflow hardware shall be screened with an architectural screen compatible with the adjacent building.
- Wastewater (Sanitary Sewer)
- 51. A sanitary sewer application shall be submitted to the Building Department for review and approval. Discharge permits for individual uses shall be subject to the requirements of the City of Santa Rosa Utilities Department, Environmental Compliance Division, for Sewer Use

City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472 T 707-823-6167 / F 707-823-1135 / jatkinson@cityofsebastopol.org / www.ci.sebastopol.ca.us 12. Occupancy limitations shall be established by the Building Official and clearly posted prior to issuance of a Certificate of Occupancy for any building, including a use requiring a Use The state of the s

- 13. A Tree Removal Permit is required to remove the Coast Live Oak tree.
- 14. All final tree protection measures shall be submitted reviewed and approved by the City Arborist prior to issuance of a Building Permit.

- 15. An Automatic Fire Sprinklers Suppression System shall be required.
- 16. An Ansul R-102 Restaurant Fire Suppression System shall be required, if an eating establishment occupies the ground floor commercial space.
- 17. The mixed-use building shall be fully monitored with the following:
- a) Fire Alarm Control Panel (FACP)
- b) Smoke and Heat Detection System c) Horns and Strobes Notifications
- d) Rapid Entry Supra-Safe System (Knox Box)

### e) 24 Hours a Day/7 Days a Week/365 Days a Year Monitoring by an Alarm Company

### GENERAL SALES SALE

- 18. Submittals for Engineering Plan Check shall be made at the Public Works Department. Plan Check Deposit shall be paid at the time of submittal. Call (707) 823-2151 for information.
- 19. Any exceptions or variances from these conditions will require the written approval of the City Engineer or approval of the City Council if required by City Code.

THE FOLLOWING CONDITIONS SHALL BE SATISFIED: PRIOR TO APPROVAL OF THE SITE IMPROVEMENT PLANS

### Improvement Plans – General

- 20. Improvement Plans prepared by a Registered Civil Engineer shall be submitted for the review and approval of the City Engineer showing grading, paving, utilities and drainage. The improvements plans shall include street and utility information including all concrete curb and gutter, sidewalk, striping and signing, paving, water lines and sewer lines, erosion control and any necessary transitions for the portion of the public street fronting the development. All improvements shall be in accordance with the City of Sebastopol Standard Improvement Details. Improvement Plans shall include a Storm Water Pollution Prevention Plan including winterization and erosion protection.
- 21. The improvement plans for work in the State right of way shall also be submitted to Caltrans for Encroachment Permit review. The developer shall obtain an Encroachment Permit for the work within the State right of way prior to approval of the improvement plans by the City. The City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472

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- 52. The improvement plans shall include detailed landscape construction drawings for work proposed in the public right of way.
- 53. The improvement plans shall include an onsite signing and striping plan, which clearly

delineates traffic control and parking restriction requirements.

- THE FOLLOWING CONDITIONS SHALL APPLY PRIOR TO CONSTRUCTION
- 54. No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a preconstruction conference has been held with the City Engineer or his designee.
- 55. Developer shall secure encroachment permits from the City and from Caltrans prior to performing any work within the City or State right of way or constructing a City facility within a City easement.
- 56. Applicant must file a Notice of Intent To Comply With the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement of any construction activity.
  - THE FOLLOWING CONDITIONS SHALL APPLY DURING CONSTRUCTION
- 57. All construction shall conform to the City Standard Details and Specifications dated July 1998, all City Ordinances and State Map Act and the approved plans.
- 58. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or wastewater systems.
- 59. All tree protection fencing must be installed and inspected prior to commencement of grading operations. Fencing shall be maintained throughout the construction period.
- 60. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these
- 61. Prior to placing of asphalt, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.
- 62. Prior to placing the final lift of asphalt, all public sanitary sewer lines shall be video inspected at the expense of the contractor/developer. All video tapes shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of

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- developer's contractor shall obtain an Encroachment Permit to perform the work in the State right of way prior to beginning that work.
- 22. The improvement plans must be evaluated by an arborist to assess the impact of the development on any existing trees and develop a site specific Tree Protection Plan. Improvement Plans shall include the location and size of all existing trees to be removed, and trees to remain. Trees on adjacent property, which overhang the project boundary shall be afforded equal protection. Improvement plans shall show all measures identified in the Tree Protection Plan as needed, to protect trees during construction.
- 23. The project shall include post-construction storm-water BMPs in accordance with the City's Low Impact Development manual and Section 15.78 of the Municipal Code.
- 24. The following notes shall appear on the improvement plan cover sheet:
- a) "During construction, the Developer shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and streets."

#### Improvement Plans – Specifics

- 25. Healdsburg Avenue: The developer shall replace the existing curb return with a return having a radius of at least twenty-five (25) feet. The new return shall include a sidewalk access ramp complying with the latest ADA requirements. The existing crosswalk shall be connected to the new sidewalk access ramp.
- 26. Murphy Avenue: The developer shall replace the existing curb and gutter with new curb, gutter and sidewalk complying with the latest City standards. The developer shall construct an asphalt walkway at least four (4) feet wide across the adjacent frontage to connect to the existing sidewalk to the south.

27. The applicant shall submit to the City of Sebastopol for review and approval, a detailed Soils Report certified by a Civil Engineer registered in the State of California and qualified to perform soils work. The report shall include a minimum of geotechnical investigation with regard to liquefaction, expansive soils, and seismic safety. The report shall also include pavement repair recommendations based on anticipated subgrade soils and traffic loads. The grading and improvement plans shall incorporate the recommendations of the approved

#### Undergrounding

- 28. During construction all utility distribution facilities along the project frontage shall be placed underground, except surface-mounted transformers, pedestal mounted terminal boxes, meter cabinets, and fire hydrants. Appropriate easements shall be provided to facilitate these installations.
- a) The developer may apply to the City to pay an in-lieu fee for the Healdsburg Avenue frontage utilities.
- b) All onsite utilities shall be installed underground. City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472 T 707-823-6167 / F 707-823-1135 / jatkinson@cityofsebastopol.org / www.ci.sebastopol.ca.us

- **63**. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.
- 64. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City
- 65. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation 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.
- 66. Hours of work for both public improvements and private improvements shall be limited to the hours of 7:00 A.M. to 7:00 P.M., Monday through Saturday. Work on Sunday will only be permitted with written permission from the City. Violation of these working hours shall be deemed an infraction and upon conviction thereof, shall be punishable as prescribed by law.
- 67. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City and the contractor shall be responsible to implement reasonable measure to cure any problems that may occur.
- 68. If the existing public streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the City.
- 69. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.
- THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO OCCUPANCY
- 70. Prior to acceptance of improvements or occupancy of building, existing curb, gutter and sidewalk to remain shall be inspected by the Public Works Superintendent. Any curb, gutter and sidewalk, which is not in accord with City standards or is damaged before or during construction, shall be replaced.
- 71. All streets shall be paved, all public utilities installed and all signage relating to traffic control (stop signs, et cetera) shall be installed.
- 72. All improvements shown in the improvement plans for any individual parcel deemed necessary for the health, safety and welfare of the occupant and general public shall be completed prior to occupancy of that parcel.

THE FOLLOWING CONDITIONS SHALL BE SATISFIED: PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS

73. Sufficient surety guaranteeing the public improvements for a period of one year shall be

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- c) The developer shall install a new street light on Healdsburg Ave. per City standards and remove the existing pole-mounted street light. The new streetlight shall be served
- 29. Any above-ground transformer visible from the public right of way shall be painted to match the building façade immediately behind it.

#### Streets, Traffic, and Circulation

- 30. No pervious paving or stamped concrete shall be installed in the existing or future public
- 31. Any additional proposed pavement removal and re-paving will be subject to the review and approval of the City Engineer.

Be' as e' y C as

- 32. The applicant shall submit to the City of Sebastopol for review and approval, a grading plan prepared by a Registered Civil Engineer; shall obtain a Grading Permit; and shall post sufficient surety guaranteeing completion.
- 33. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.
- 34. The grading plan shall clearly show areas of possible soil contamination, along with the appropriate steps to deal with contaminated soils.
- 35. Both temporary and permanent erosion control plans shall be submitted for review and approval along with the grading plan. Permanent erosion control measures shall include hydro seeding of all graded slopes within 60 days of completion of grading.
- 36. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.

- 37. The applicant shall submit to the City of Sebastopol for review and approval, drainage plans, hydrologic, and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:
- a) Quantities of water, water flow rates, drainage areas and patterns and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards.
- b) Project drainage shall be designed using the 10-year storm average flow and 100 year
- 38. No drainage may discharge across sidewalks. Roof leaders shall be piped to the adjacent City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472

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74. A complete set of As-Built or Record, improvement plans on the standard size sheets will be certified by the Civil Engineer and returned to the City Engineer's office prior to final acceptance of the public improvement. In addition, the plans shall be submitted on a CD-ROM in PDF format. These plans shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction, and any existing utilities that were unknown on the original plans but discovered during construction. The Contractor shall pay a fee for having the improvements put into the City Base Map.

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ARROCK

REVISIONS

179 SE RICE WAY

BEND, OR 97702

MIL

RR

ALDSBURG

707.529.5565

CA LÍCENSE No. C22389

JOB NUMBER

DRAWN BY

D Taylor

October 17, 2016



SHEET

### FIRE PROTECTION ASSEMBLY SUMMARY

PER 2013 CBC FIRE RATING OF WALL ASSEMBLIES SHOWN ON THIS SHEET.

- 1. BUILDING FIRE SPRINKLED PER NFPA 13.
- 2. TYPE OF CONSTRUCTION VB. SEE PROJECT DATA SHEET A1.1 PER TABLE 601 FIRE RESISTIVE REQUIREMENTS (HOURS) FOR BUILDING ELEMENTS: 0
- 3. BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES PER SECTIONS 703.2 (TESTED PER ASTM E 119 OR UL 263) OR SECTION 703.3
- 4. 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
- 5. GA ASSEMBLIES FROM GYPSUM ASSOCIATION GA-600-2015 FIRE RESISTIVE DESIGN MANUAL. JUNE 2015.
- 6. 2013 CBC CODE FIRE PROTECTION ELEMENTS, COMPONENTS OR ASSEMBLY REFERENCES ARE TABLE 721.1 (1), (2) OR (3) NOTED WITH APPLICABLE ITEM NUMBER.
- 7. 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
- 8. UL LISTED ASSEMBLIES AS NOTED

#### FIREBLOCKING

- 1. 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 CEILINGS AND SIMILAR LOCATIONS.
- 2. 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

- 1. 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

    A. 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
    - B. TJI JOISTS AT 16"OC MAX REQUIRED (REQ'D FOR RESILIENT CHANNELS SPACED AT 24"OC ITEM C BELOW)
    - C. 2-LAYERS 5/8" TYPE-X GYPSUM BOARD O/ RESILIENT CHANNELS @ 24"OC

(12"OC WHERE NOTED) PROVIDED

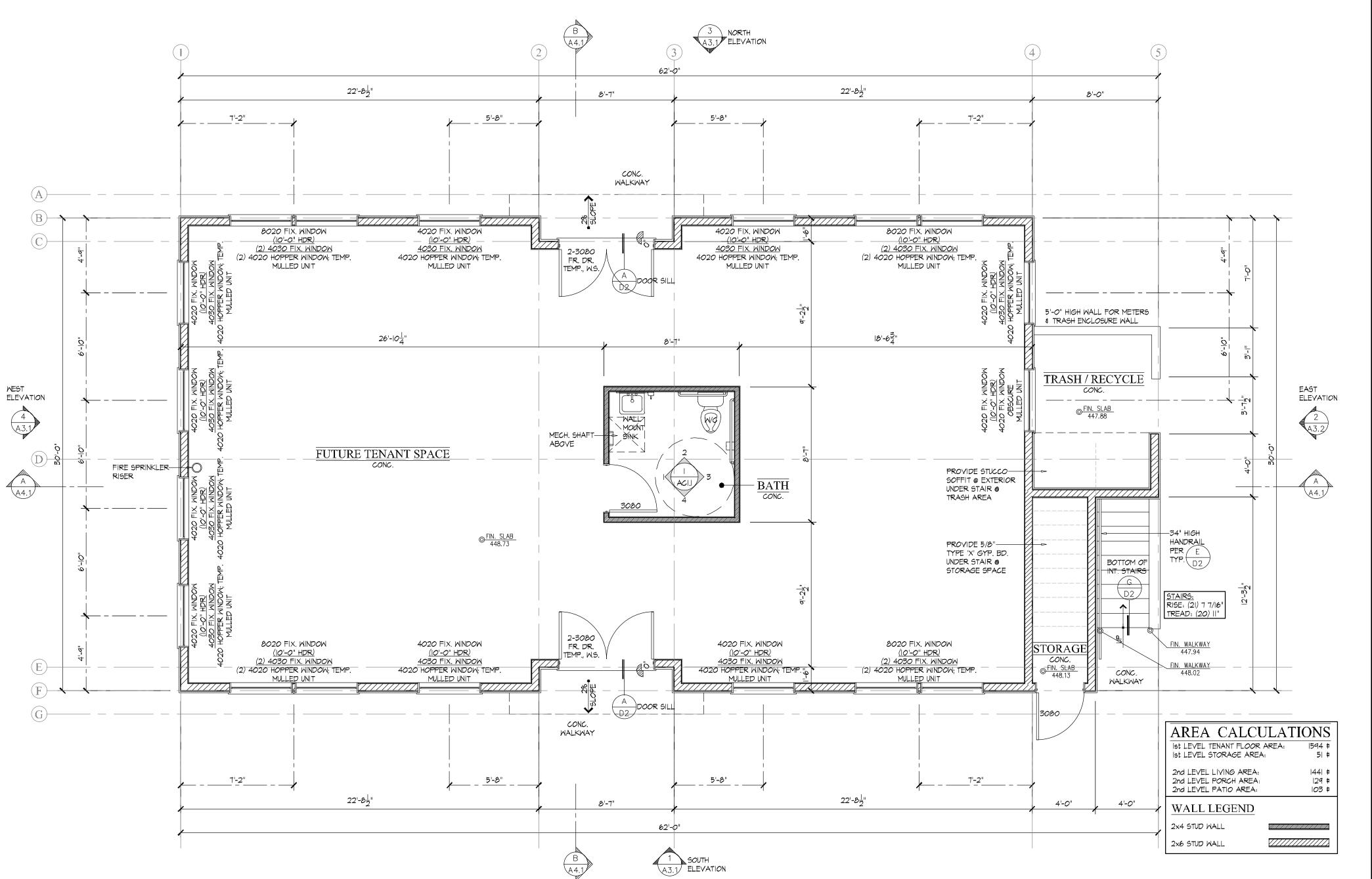
PER STRUCT SHEET S3, 14" TJI AT 16"OC MAX

- PER NOTE #2 SHEET A1.3, NOTE #3 SHEET A4.1 AND NOTES ON WALL SECTIONS SHT 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)
- D. MIN. 3 1/2" THK MIN. MINERAL WOOL BATTS REQ'D (NON-COMBUSTIBLE)

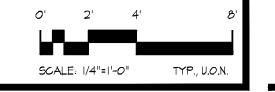
  PER NOTE #2 SHEET A1.3 5 1/2" THK MINERAL ROCK WOOL BATTS PROVIDED, INSTALLED ABOVE THE RESILIENT CHANNELS BETWEEN THE JOIST BOTTOM FLANGES
- E. FLOORING/TOPPING NOT REQ'D FOR FIRE RATED ASSEMBLY

  PER NOTE #2 SHEET A1.3, SHEET VINYL OR LAMINATE FLOORING
  O/ ACOUSTIC UNDERLAY O/ 1" GYPCRETE 2000 PER ACOUSTICAL
  REQUIREMENT
- 2. 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)



1st LEVEL FLOOR PLAN



REVISIONS

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SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

ANTA ROSA, CA. 95406 26 ROBINSON ROAD PO ROX 66451

1st LEVEL FLOOR PLAN TENANT SPACE

JOB NUMBER

SHARROCKS

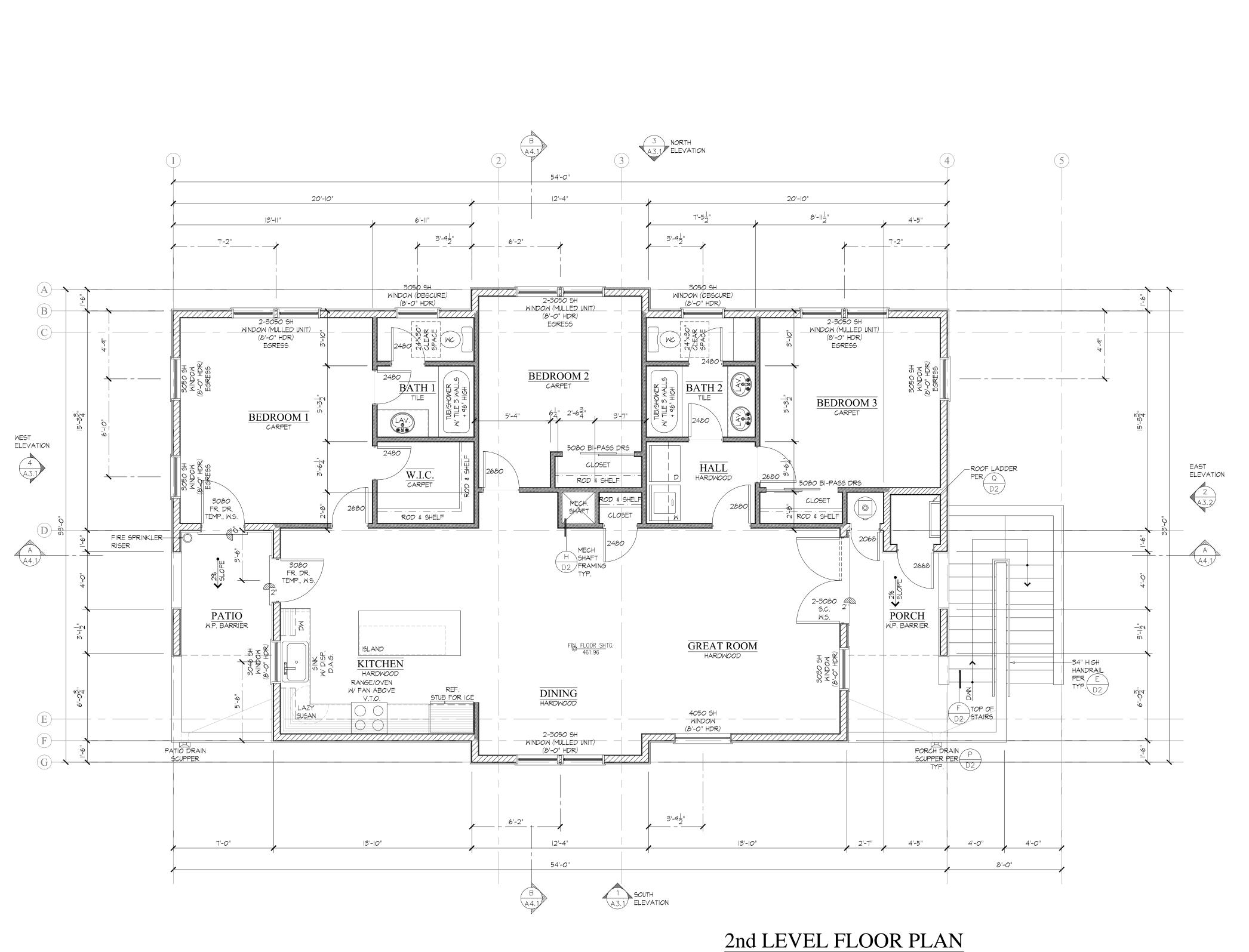
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SHEET

A2.1



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7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472 SHARROCKS FAMILY

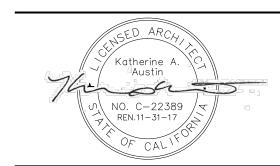
SHARROCKS

2nd LEVEL FLOOR PLAN **APARTMENT** 

JOB NUMBER

DRAWN BY

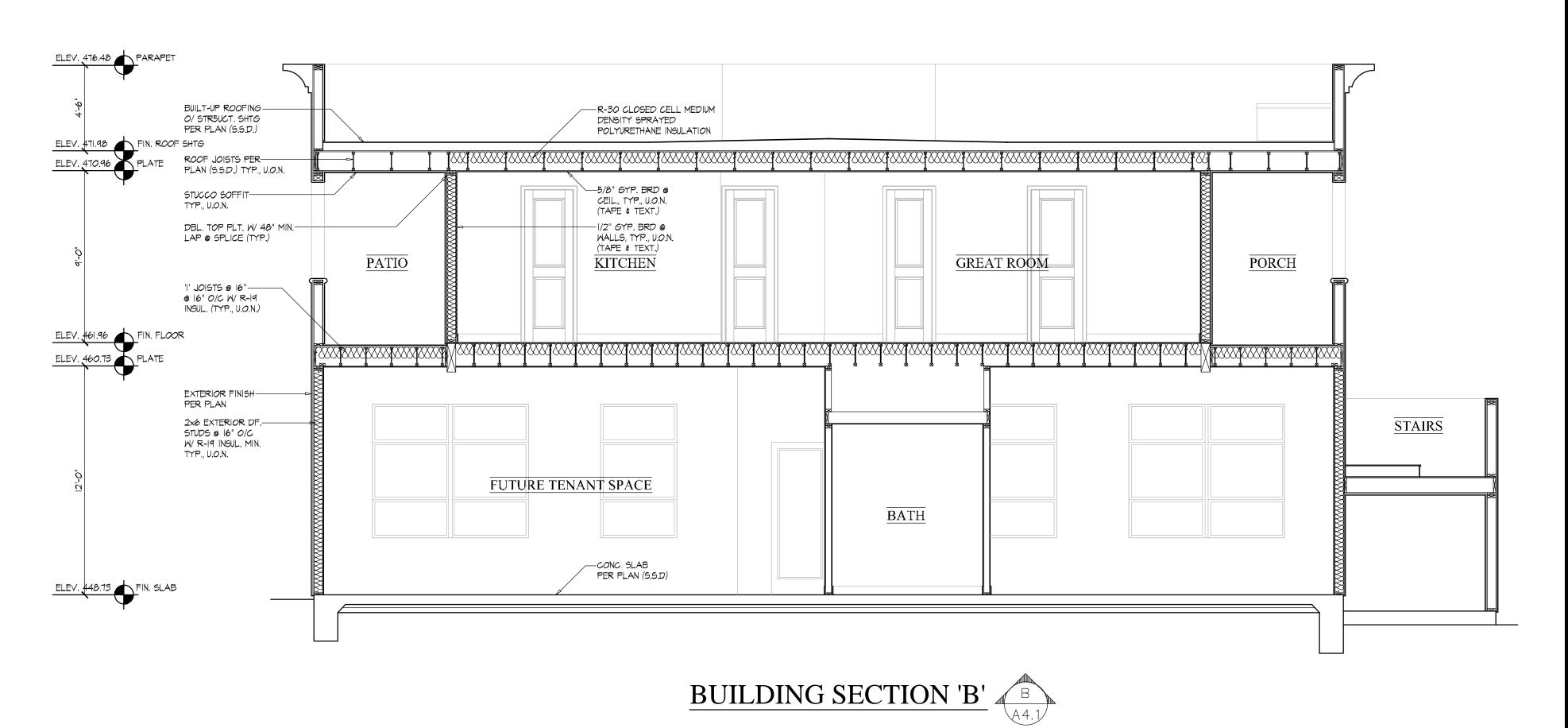
DATE October 17, 2016

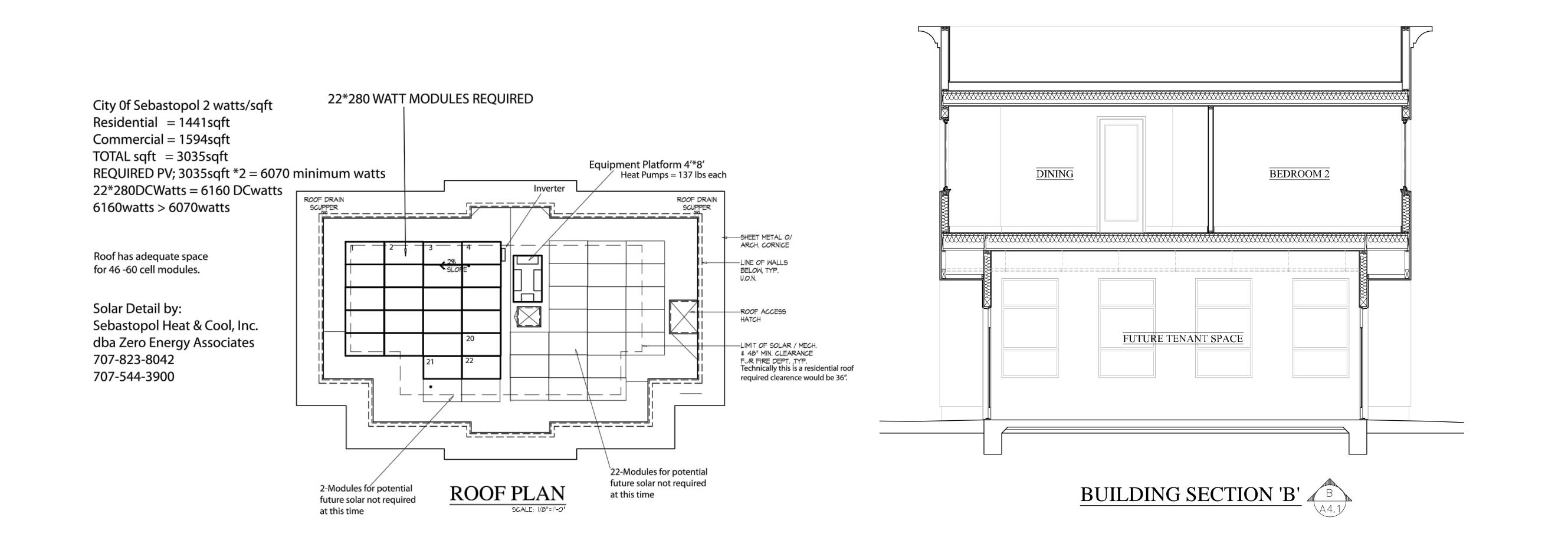


SHEET

SCALE: 1/4"=1'-0" TYP., U.O.N.







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SHARROCKS

**BUILDING SECTIONS ROOF PLAN** 

JOB NUMBER

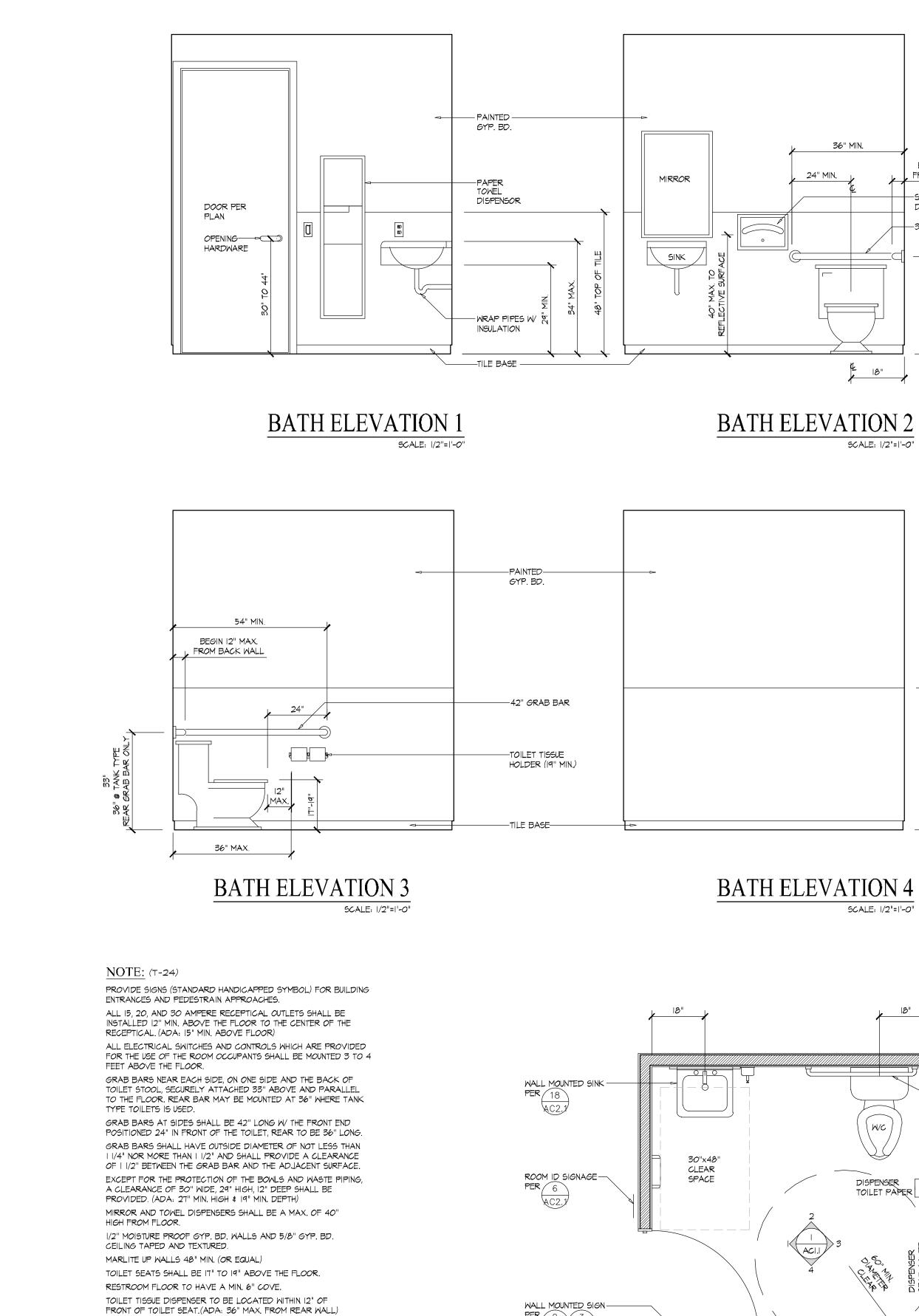
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DATE October 17, 2016



SHEET

SCALE: 1/4"=1'-0" TYP., U.O.N.



PROVIDE RESTROOM DOOR SYMBOLS

OR ELECTRICALLY CONTROLLED.

EXIT DOORS PER 2-3303 (1)2

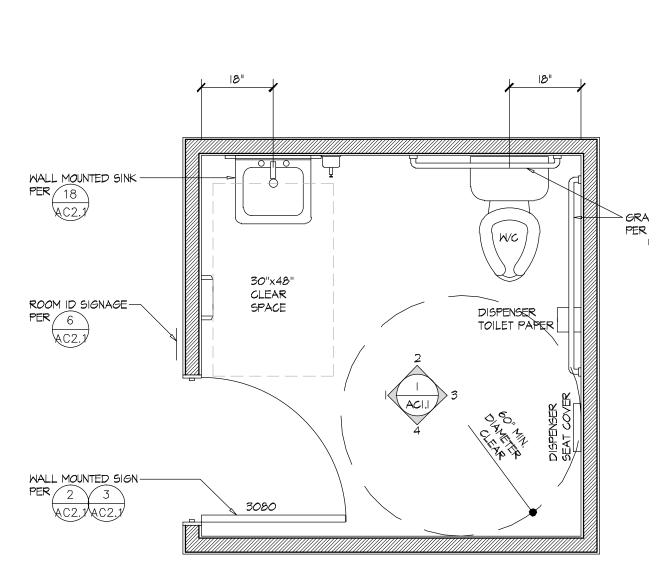
PER CBC 1115B.4.1:5

INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES. LAVATORY FAUCET CONTROLS ARE TO BE LEXER TYPE, PUSH TYPE

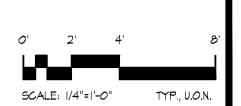
PROVIDE 18" CLEARANCE @ SIDE OF OPENING SIDE OF ALL

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 1115B. AND A 5 LBS MAXIMUM FORCE TO OPERATE

WC OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISH FLOOR. CBC 1133B.2.5.2.



BATHROOM LAYOUT SCALE: 1/2"=1'-0" \AC1.1



KATHERINE AUSTIN AIA ARCHITECT

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36" MIN.

5CALE: 1/2"=1'-0"

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

BEGIN 6" MAX. FROM SIDE WALL

-SEAT COVER DISPENSER

—36" *G*RAB BAR

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

BATHROOM LAYOUT INTERIOR ELEVATIONS

JOB NUMBER

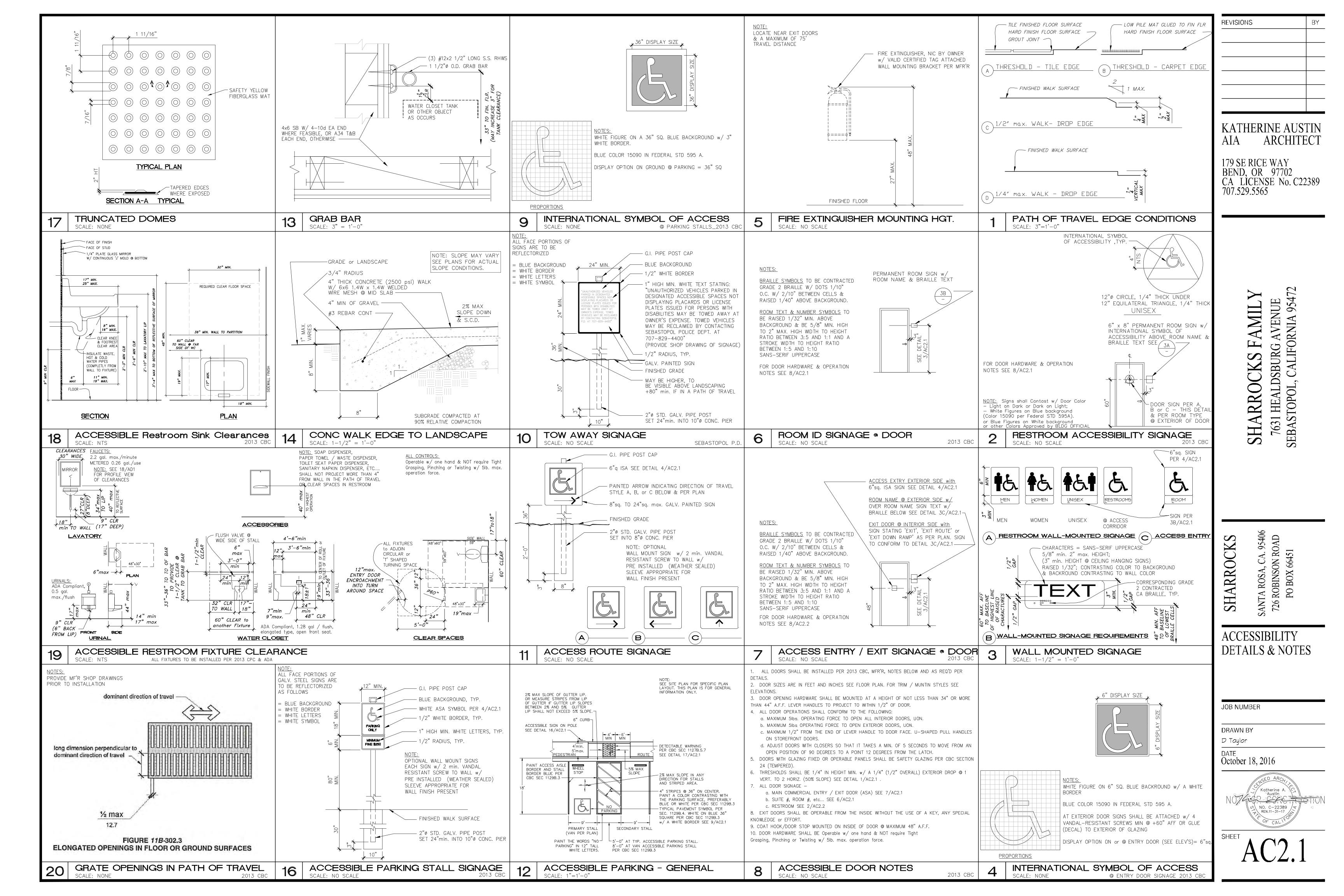
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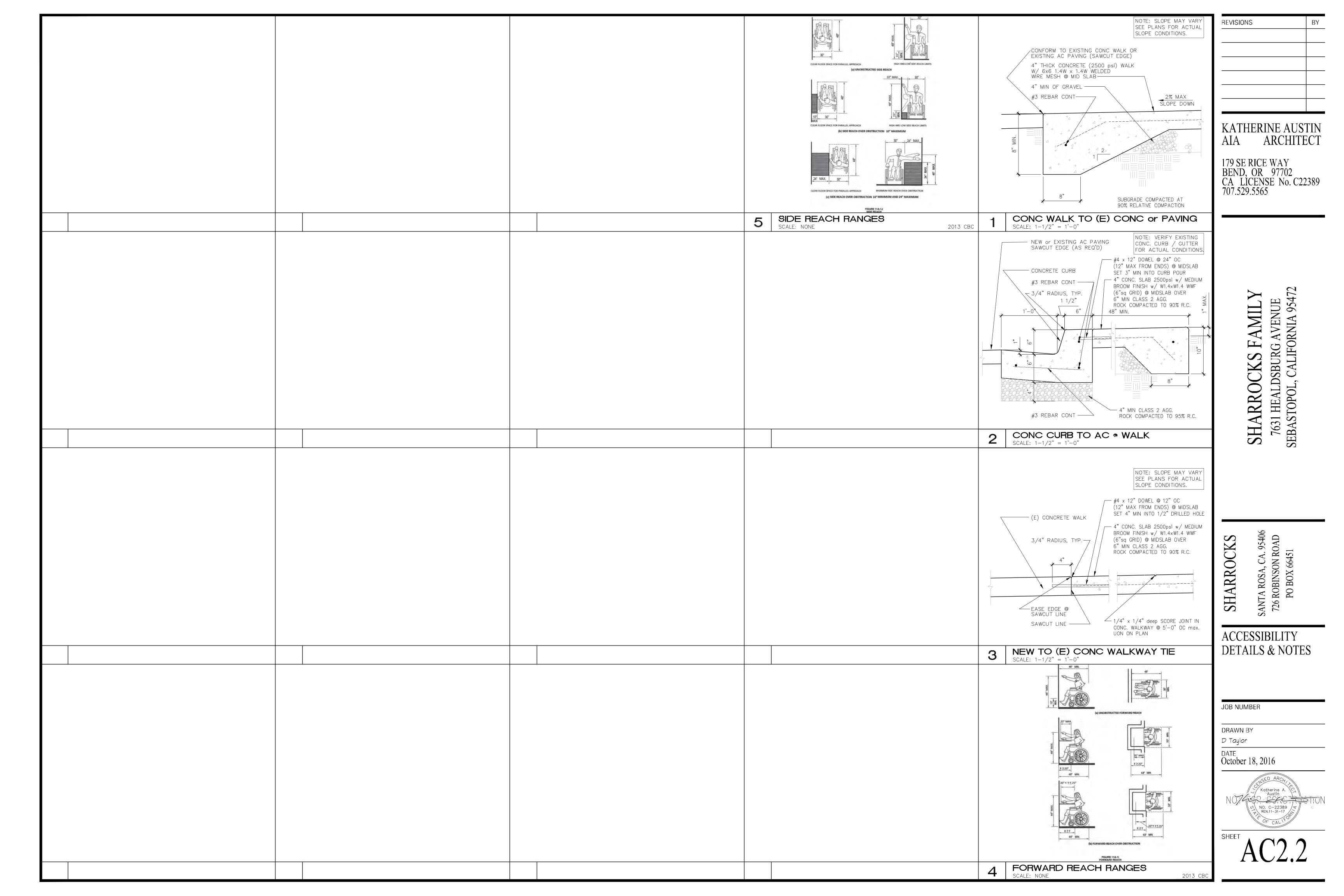
D Taylor

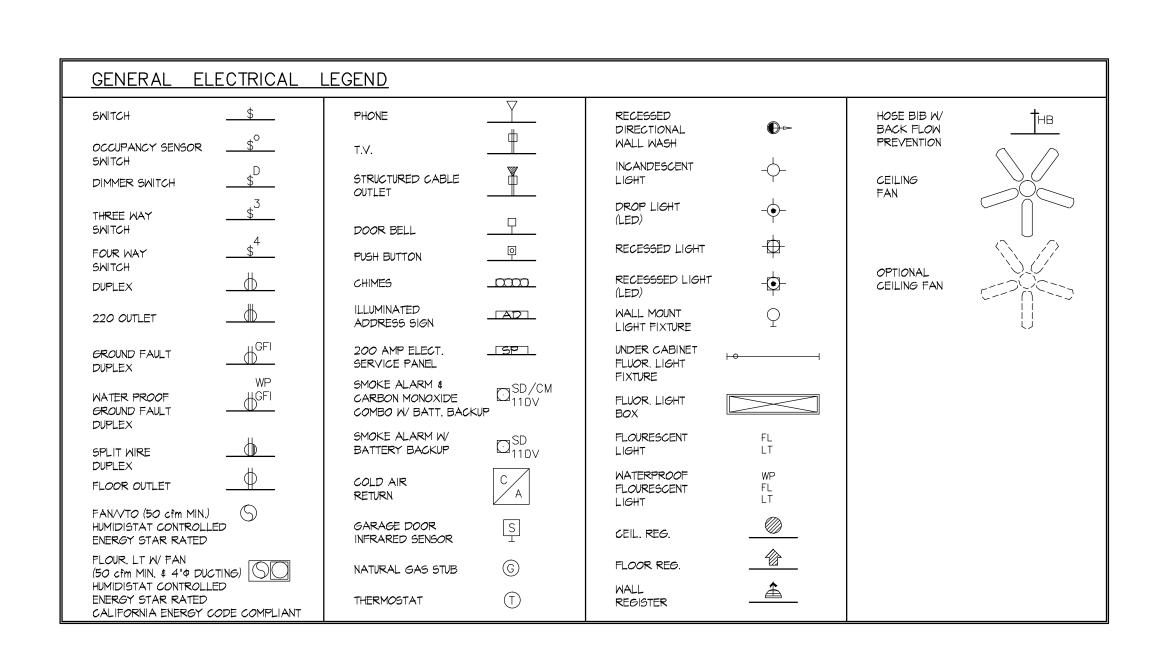
October 17, 2016



SHEET







### GENERAL NOTES

- PROVIDE TWO MINIMUM SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
- PROVIDE (I) 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 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

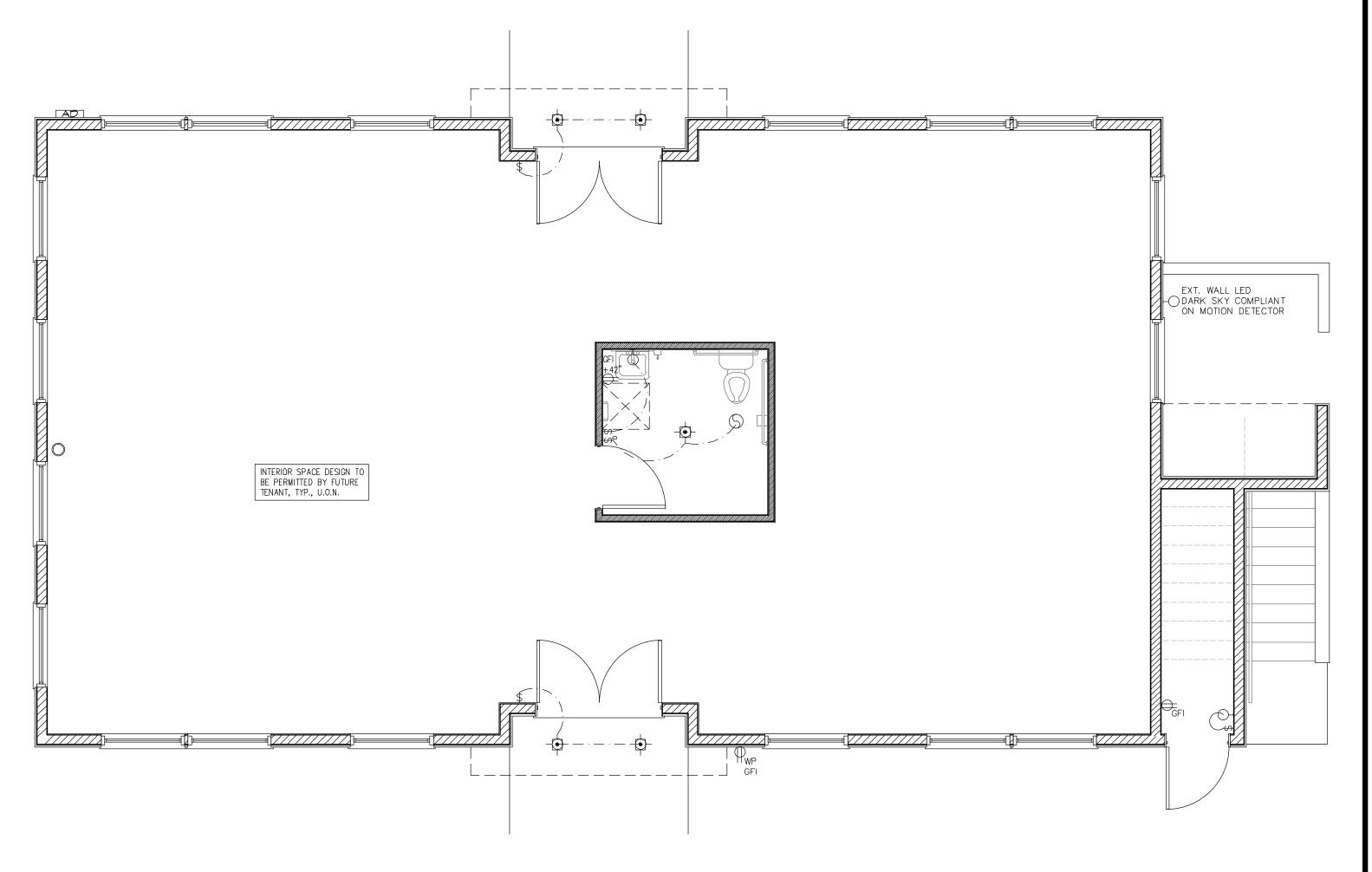
- BOTTOM OF SOFFIT AT SHOWER. PROVIDE WATER--RESISTANT CEMENT BACKING BOARD AT ALL SHOWER LOCATIONS.
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- THE PRESSURE-ABSORBING DEVICE AT THE FOLLOWING QUICK-ACTING VALVES: DISHWASHERS # WASHING MACHINES IN DWELLING UNITS SHALL BE EITHER AIR CHAMBERS OR LISTED MECHANICAL
- . 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 WH UNITS TO BE INSTALLED PER MANUF)
- ALL AIR DUCTS ON GARAGE SIDE AT FIRE SEPARATION SHALL BE A MINIMUM OF 26 GAUGE GALVANIZED STEEL.
- 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
- . SHOWERS & SHOWER/TUB COMBINATIONS WITH TO HAVE OR THE THERMOSTATIC MIXING VALVE TYPE.

- 14. 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, DENS, 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 THE CIRCUIT IS REQUIRED TO BE BY GFCI.
- 15. ALL SMOKE ALARMS SHALL MEET ALL THE REQUIREMETNS OF CRC R314 & CARMON ALARMS SHALL MEET ALL REQUIREMENTS OF CRC R315. ALL ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. THEY SHALL BE PERMANENTLY WIRED WITH A
- 16. NO HVAC OR WATER HEATER VENT SYSTEM SHALL TERMINATE LESS THAN 4'-O" BELOW OR TO THE SIDE, OR LESS THAN I'-O" ABOVE ANY DOOR OR OPERABLE WINDOW.
- 17. OPTIONAL JACUZZI EQUIPPED WITH WHIRLPOOL/MASSAGE MOTOR: A. THE MOTOR & BONDING/GROUNDING SHALL BE UL LISTED FOR HYDRO-MASSAGE USE & COMPLY WITH CEC ARTICLE 680.60 B. GFCI SINGLE PHASE OUTLET WITH THE REQUIRED BONDING. 18. KITCHENS - AT LEAST HALF THE INSTALLED WATTAGE OF LIGHTS
- IN KITCHENS SHALL BE HIGH EFFICACY & CONTROLLED BY DIMMERS PER THE 2013 CEC 150 (k)(3)(A)(B). ONES THAT ARE NOT, MUST BE SWITCHED SEPARATELY.
- 19. LIGHTING IN BATHROOMS SHALL HAVE AT LEAST ONE HIGH EFECACY LIGHT FIXTURE. ALL OTHER LIGHTING IN THE BATHROOM SHALL BE HIGH EFECACY OR CONTROL BY VACANCY SENSORS. ALL LIGHTING IN THE GARAGE, UTILITY & LAUNDRY ROOMS SHALL BE HIGH EFECACY & CONTROLLED BY VACANCY SENSORS, CLOSETS THAT ARE LESS THAN 70# ARE EXEMPT FROM THIS REQUIREMENT 2013 CEC 150 (k)(7) EXCP I
- 20. 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 2013 CEC 150 (k)(9).
- ALL AIR EXCHANGE FANS TO BE ENERGRY STAR RATED \$ 21. RECESSED CAN LIGHTS CAN LIGHTS THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-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. 2013 CEC 150 (k)(A)(B)(C)(D) & (E)
- INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE 22. ALL PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT THAT PENETRATE A FIRE RATED ASSEMBLY WILL BE RATED FOR

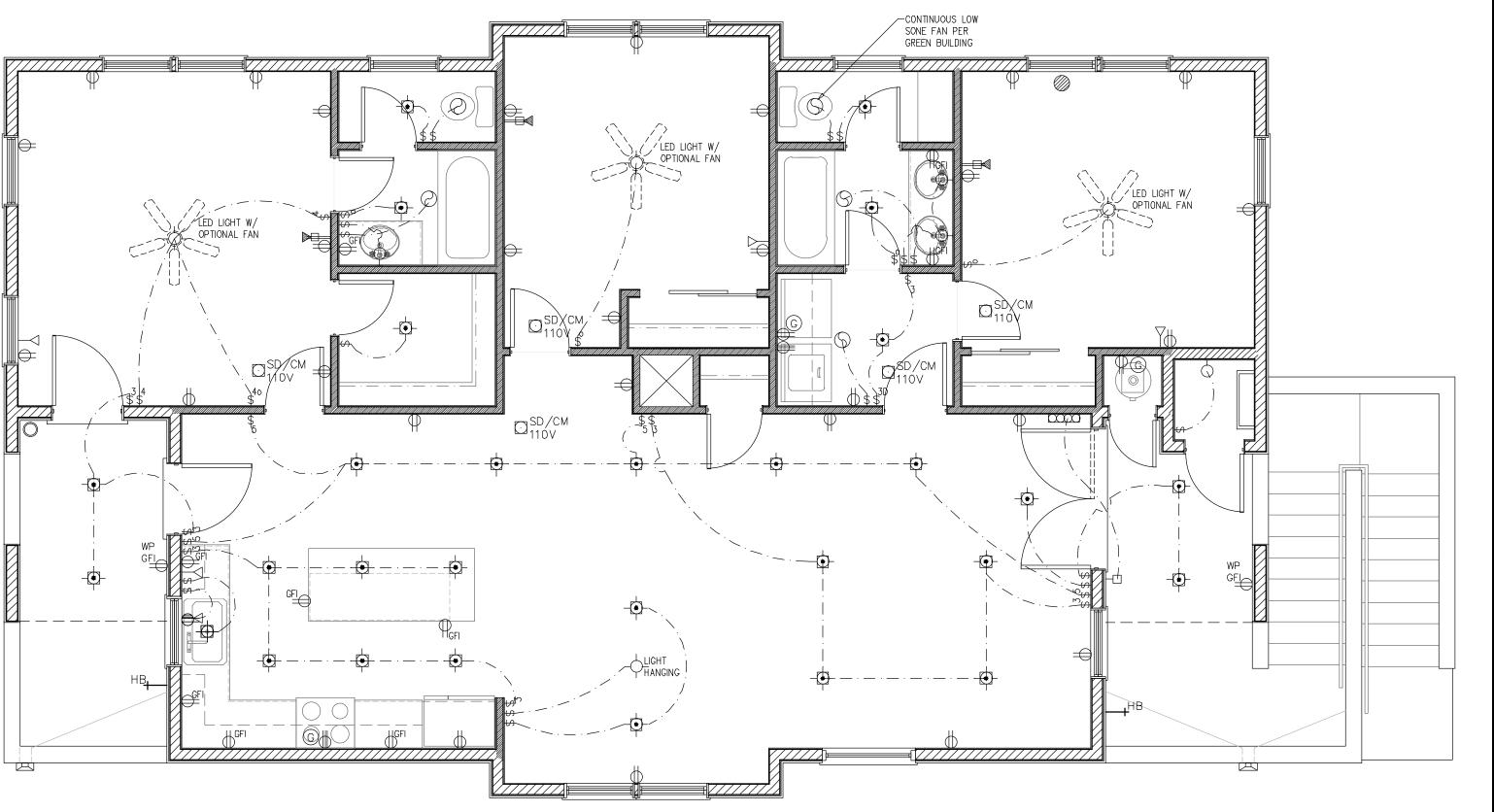
- 23. PROVIDE A MINIMUM 30" WIDE BY 36" DEEP BY 6.5' HIGH ILLUMINATED CLEAR WORKING AREA SHALL BE PROVIDED IN FRONT OF EACH ELECTRICAL PANEL.
- 24. DRYER DUCT RUN TWO 90 DEGREE BENDS WITH A MAXIMUM 14'-0" UNLESS THE MANUF. HAS DIFFERENT REQUIREMENTS PER THE

A. PROVIDE WATERTIGHT PAN WITH DRAIN TO APPROVED LOCATION.

- B. CLEARLY SPECIFY THAT RELIEF VALVE MAY NOT DISCHARGE INTO PAN. IT MUST DISCHARGE TO THE EXTERIOR. C. PROVIDE ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE
- OF EQUIPMENT, BUT NOT LESS THAN 30" SQUARE ACCESS. D. LOCATE WATER HEATER NO FURTHER THAN 20' FROM THE ACCESS OPENING. A MINIMUM 24" CATWALK SHALL CONNECT THE WATER HEATER TO THE ACCESS.
- E. 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.) F. PROVIDE ACCESS FLOORING FROM OPENING TO WATER HEATER.
- G. PROVIDE SWITH & LIGHT PER CEC 210.70 (3) 26. PROVIDE I sq.in. MIN. VENTING FOR EACH 4000 Btu/h INPUT FOR FAU UNITS @ GARĂGE OR ATTIC LOCATION PER PLAN FOR COMBUSTABLE AIR.
- 27. MINIMUM HEATING CAPACITY OF WATER HEATER EQUIVALENT TO NOT LESS THAN THE FIRST HOUR RATING OF 80 GALLONS.
- 28. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING UNITS AS REQURED. RECEPTACLE ABOVE 5'-6" ABOVE FINISHED SURFACES DO NOT HAVE TO BE TAMPER-RESISTANT PER CEC ART. 406.12 29. 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.
- 30. 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. 31. ALL INSTALLED APPLIANCES SHALL BE ENERGY STAR COMPLIANT
- IF THERE IS AN ENERGY STAR DESIGNATION FOR THAT APPLIANCE. 32. WHOLE HOUSE EXHAUST VENTILATION FAN SYSTEM REQUIREMENTS: A. ENERGY STAR RATED EXHAUST FANS.
- B. DUCTED TO THE EXTERIOR OF THE BUILDING. C. HUMIDITY CONTROL FOR THE EXHAUST FANS, WHICH CAN BE INTEGRAL TO THE EXHAUST FAN OR A SEPERATE CONTROL SWITCH.
- 33. CEILING PADDLE FANS SHALL BE CONNECTED TO AN APPROVAL \$ LISTED OUTLET BOX OR OUTLET BOX SYSTEM. THEY SHALL BE MARKED BY THIER MANUF. AS SUITABLE FOR THIS PURPOSE & SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS WIEGH MORE THAN 32 KG (70 LBS)



# 1st LEVEL ELECTRICAL FLOOR PLAN



2nd LEVEL ELECTRICAL FLOOR PLAN



KATHERINE AUSTIN ARCHITECT

**REVISIONS** 

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

7631 HEALDSBURG

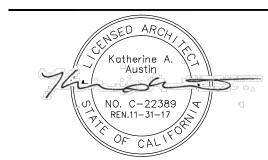
1st & 2nd LEVEL ELECTRICAL PLANS

JOB NUMBER

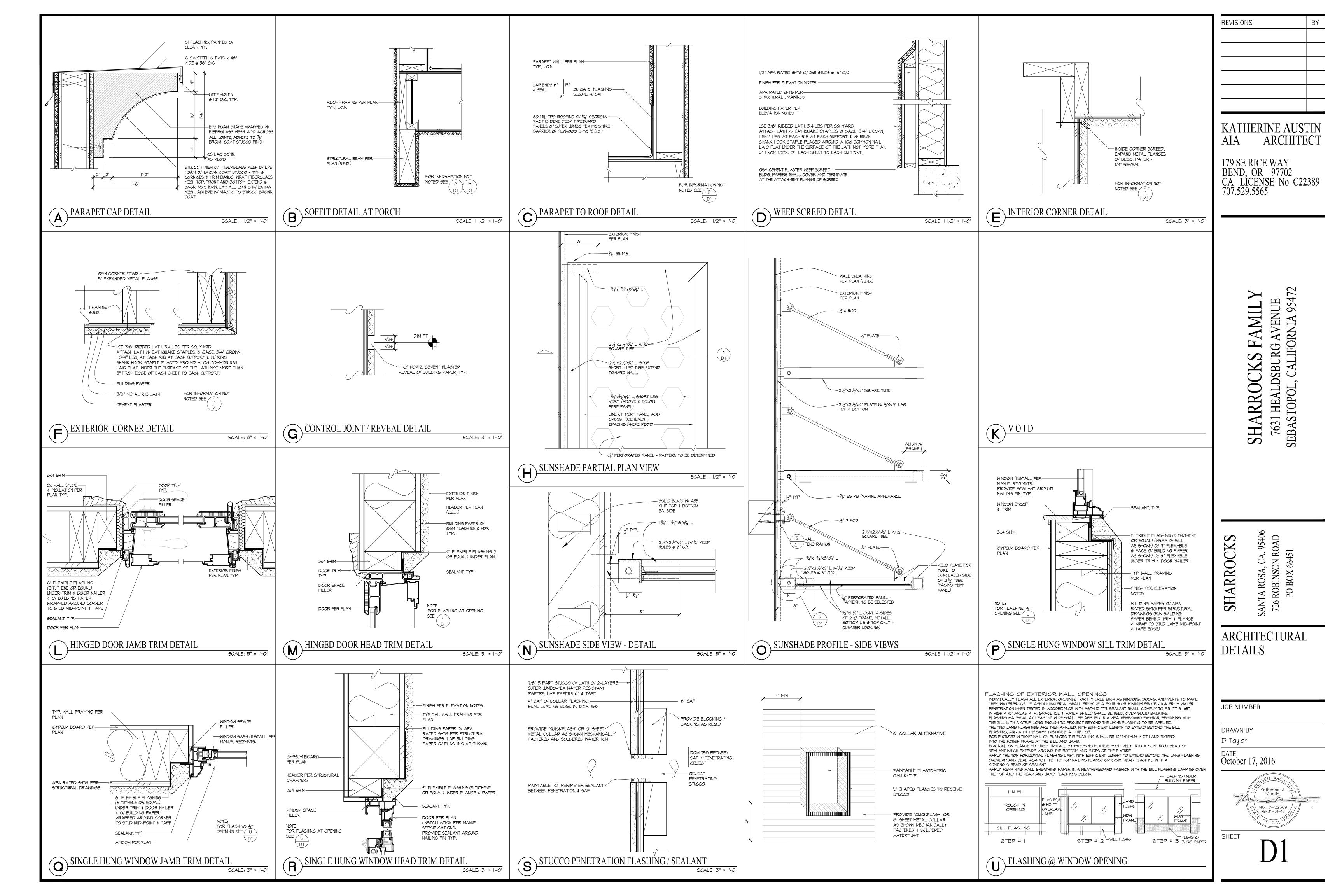
DRAWN BY D Taylor

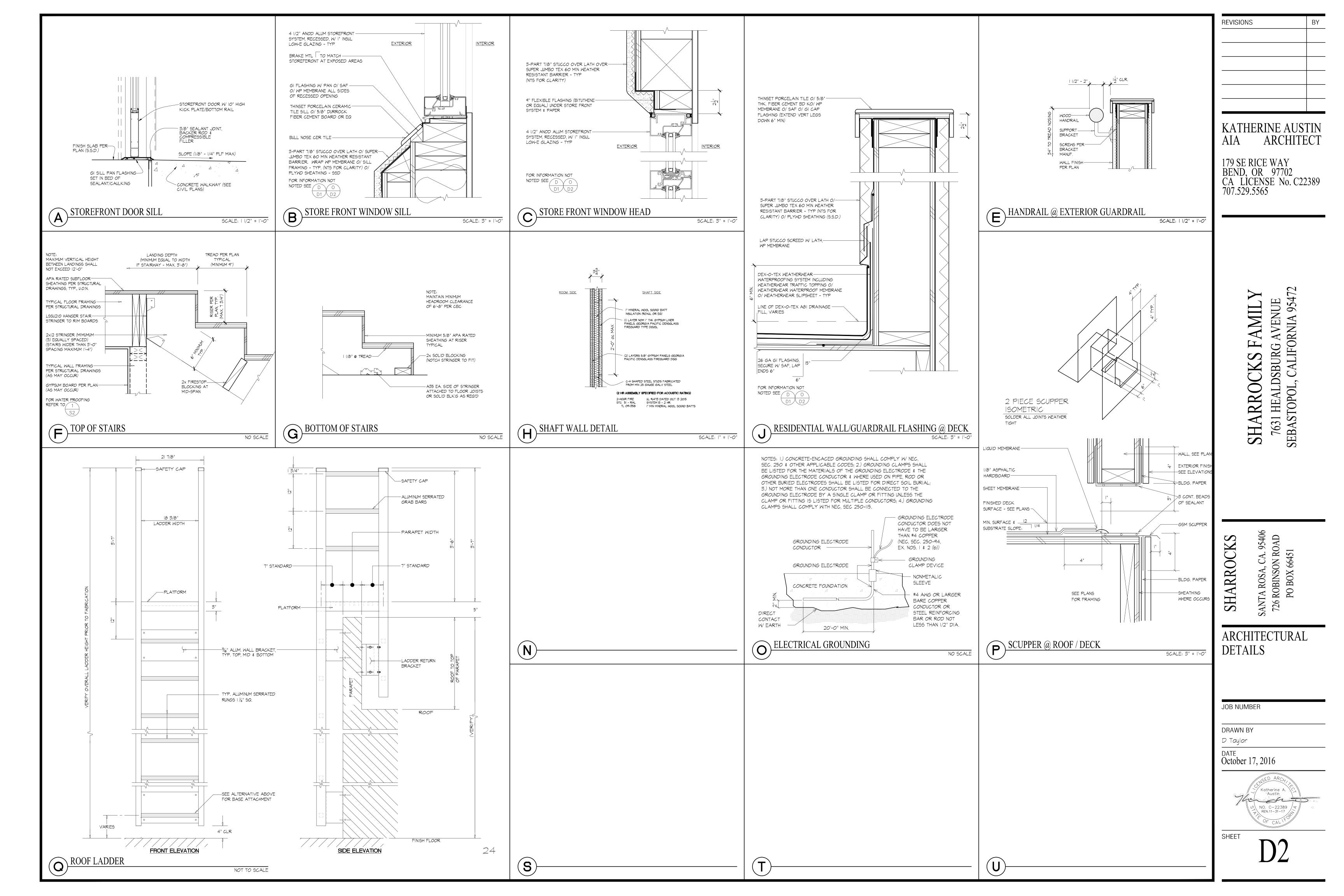
SHARROCK

October 17, 2016



SHEET





Proje	ject Name: Sharrocks Family Future Tenant Space				NRCC-PRF-01-E	Page 1 of 17		
Proje	ject Address: 7631 Healdsburg Avenue Sebastopol 95472				Calculation Date/Time:	10:24, Wed, Oct 05, 2016		
Compliance Scope: NewEnvelopeAndMecha		NewEnvelopeAndMechan	anical I		Input File Name:	Sharrocks Family Future Tenant Space.cibdx		
		-				·		
A. PF	ROJECT GENERAL I	NFORMATION						
1. Project Location (city)		ity)	Sebastopol	8.	Standards Version		Compliance2015	
2.	2. CA Zip Code		95472	9.	Compliance Software (version)		EnergyPro 6.8	

10. Building Orientation (deg)

11. Permitted Scope of Work

12. Building Type(s)

13 Gas Type

(N) 0 deg

Nonresidential

NewEnvelopeAndMechanical

3. Climate Zone

4. Total Conditioned Floor Area in Scope

6. Total # of Stories (Habitable Above Grade)

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Sharrocks Family Future Tenant Space

5. Total Unconditioned Floor Area

7. Total # of dwelling units

B. COMPLIANCE RESULTS FOR PE	RFORMANCE COMPONENTS (Annual	TDV Energy Use, kBtu/ft ²-yr)		§ 140.1
		BUILDING COMPLIES		·
1. Energy Component	2. Standard Design (TDV)	3. Proposed Design (TDV)	4. Compliance Margin (TDV)	5. Percent Better than Standard
Space Heating	7.1	9.0	-1.9	-26.89
Space Cooling	48.6	54.7	-6.1	-12.69
Indoor Fans	116.5	75.6	40.9	35.19
Heat Rejection			**	
Pumps & Misc.				
Domestic Hot Water	9.0	14.0	-5.0	-55.6
Indoor Lighting	81.4	81.4	e=	0.0
COMPLIANCE TOTAL	262.6	234.7	27.9	10.69
Receptacle	115.8	115.8	0.0	0.0
Process		ES		
Other Ltg	-		-	
TOTAL	378.4	350.5	27.9	7.4

Project Na	me:	Sharrocks Family Future Tenant Space		NRCC-PRF-01-E	Page 2 of 17						
Project Ado	dress:	7631 Healdsburg Avenue Sebastopol 95472	2	Calculation Date/Time:	10:24, Wed, Oct 05, 20:	16					
Complianc	e Scope:	ope: NewEnvelopeAndMechanical  PLAN CHECK/ INSPECTION ITEMS (in order of highest loor Fans: Check envelope and mechanical at Rejection: Check envelope and mechanical mps & Misc.: Check mechanical loor Lighting: Check lighting are Heating: Check envelope and mechanical mestic Hot Water: Check mechanical  ACCONDITIONS  OWS partial compliance, either envelope only or mechanical		Input File Name:	Sharrocks Family Future Tenant Space.cibdx						
C DRIORI	TV DI AN CHE	CK/ INSPECTION ITEMS (in order of hig	hest to lowest TDV energy saving	ge)							
1st		· · · · · · · · · · · · · · · · · · ·		Compliance Margin By Energy Component (from Table B column 4)							
2nd	Heat Rejection	n: Check envelope and mechanical	Indo	oor Fans							
3rd	Pumps & Misc	:.: Check mechanical	Heat R	tejection							
4th	Indoor Lightin	g: Check lighting		& Misc.							
5th	Space Heating	: Check envelope and mechanical		Lighting Heating							
6th	Domestic Hot	Water: Check mechanical	Domestic Ho								
7th	7th Space Cooling: Check envelope and mechanical		Space	Cooling	Penalty	Energy Credit					
D. EXCEPT	TIONAL CONE	DITIONS									
		compliance, either envelope only or mecha criptive lighting compliance before operation		s. The building must show	partial compliance inclu	ding lighting or full new building					

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.

Project Name:	Sharrocks Family Fut	ure Te	nant Space		NRCC-PRF-01-E	Page 3 of 17	
Project Address:	7631 Healdsburg Ave	enue S	Sebastopol 95472		Calculation Date/Time:	10:24, Wed, Oct 05, 2016	
Compliance Scope:	NewEnvelopeAndMe	echani	ical		Input File Name:	Sharrocks Family Future Ten	ant Space.cibdx
				- NV			
G. COMPLIANCE PATH							
				onents use the performance or pre			
	For con	nponei	nts that utilize the	performance path, indicate the sh	neet number that includes i	mandatory notes on plans.	
Building Component		Com	pliance Path	Compliance Forms (required for	submittal)		Location of Mandatory Notes on Plans
		$\boxtimes$	Performance	NRCC-PRF-ENV-DETAILS (section	of the NRCC-PRF-01-E)		
Envelope			Prescriptive	NRCC-ENV-01 / 02 / 03 / 04 / 05	/ 06-E		
			NA				
			Performance	NRCC-PRF-MCH-DETAILS (section			
Mechanical			Prescriptive	NRCC-MCH-01 / 02 / 03 / 04 / 05			
			NA				
		$\boxtimes$	Performance	NRCC-PRF-PLB-DETAILS (section of the NRCC-PRF-01-E)			
Domestic Hot Water			Prescriptive	NRCC-PLB-01-E	]		
			NA				
			Performance	NRCC-PRF-LTI-DETAILS (section o	f the NRCC-PRF-01-E)		
Lighting (Indoor Condition	oned)		Prescriptive	NRCC-LTI-01 / 02 / 03 / 04 / 05-E			]
		$\boxtimes$	NA				
			Performance	S2 (section of the NRCC-PRF-01-	E)		
Covered Process: Commercial Kitchens			Prescriptive	NRCC-PRC-01/03-E			]
		$\boxtimes$	NA				
			Performance	S3 (section of the NRCC-PRF-01-	E)		
Covered Process: Computer Rooms			Prescriptive	NRCC-PRC-01/ 04-E			
		$\boxtimes$	NA				
			Performance	S4 (section of the NRCC-PRF-01-	E)		
Covered Process: Laboratory Exhaust			Prescriptive	NRCC-PRC-01/09-E			
,		$\boxtimes$	NA				]

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Sharrocks Family Future Tenant Space.cibdx

Confirmed

Pass Fail

Calculation Date/Time: 10:24, Wed, Oct 05, 2016

NRCC-PRF-01-E

Input File Name:

KATHERINE AUSTIN

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

REVISIONS

S FAMILY 7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 9547 ARROCK

**ENERGY DOCUMENTS** 

TENANT SPACE

DRAWN BY D Taylor

JOB NUMBER

SHARROCKS

October 17, 2016

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance Report Version: NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-10-05 10:25:27

Project Name:	Sharrocks Family Future Tenant Space	NRCC-PRF-01-E	Page 4 of 17
Project Address:	7631 Healdsburg Avenue Sebastopol 95472	Calculation Date/Time:	10:24, Wed, Oct 05, 2016
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	Sharrocks Family Future Tenant Space.cibdx

G. COMPL	COMPLIANCE PATH & CERTIFICATE OF COMPLIANCE SUMMARY										
The follow	ving building	components are only eligible relevant to the	for prescriptive compliance. Indicate which are eproject.	e The following building components may have mandatory requirements per Part 6. India which are relevant to the project.							
Yes NA Prescriptive Requirement			Compliance Forms	Yes	NA	Mandatory Requirement	Compliance Forms				
		Lighting (Indoor Unconditioned) §140.6	NRCC-LTI-01 / 02 / 03 / 04 / 05-E			Commissioning: §120.8 Simple Systems Complex Systems	NRCC-CXR-01 / 02 / 03 / 05-E NRCC-CXR-01 / 02 / 04 / 05-E				
	Lighting (Outdoor) §140.7		NRCC-LTO-01 / 02 / 03-E		$\boxtimes$	Electrical: §130.5	NRCC-ELC-01-E				
	$\boxtimes$	Lighting (Sign) §140.8	NRCC-LTS-01-E	$\boxtimes$		Solar Ready: §110.10	NRCC-SRA-01 / 02-E				
0	⊠	Solar Thermal Water Heating: §140.5	NRCC-STH-01-E			Covered Process: §120.6 Parking Garage Commercial Refrigeration Warehouse Refrigeration Compressed Air Process Boilers	NRCC-PRC-01-E NRCC-PRC-02-E NRCC-PRC-05-E NRCC-PRC-06/07/08-E NRCC-PRC-10-E NRCC-PRC-11-E				

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

E. HERS VERIFICATION This Section Does Not Apply

. ADDITIONAL REMARKS

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Project Name:	Sharrocks Family Future Tenant Space NRCC-PRF-01-E Page 5 of 17	Page 5 of 17		
Project Address:	7631 Healdsburg Avenue Sebastopol 95472 Calculation Date/Time: 10:24, Wed, Oct 05, 2016			
Compliance Scope:	NewEnvelopeAndMechanical Input File Name: Sharrocks Family Future T	enant Space.cibdx		
Documentation Autl (Retain copies and v	NSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV) — nor to indicate which Certificates must be submitted for the features to be recognized for compliance entry forms are completed and signed to post in field for Field Inspector to verify). in MCH and LTI Details Sections for Acceptance Tests and forms by equipment.	Confi	irmed	
Building Component	Compliance Forms (required for submittal)	Pass	Fail	
Envelope	☑ NRCI-ENV-01-E - For all buildings			
Livelope	☑ NRCA-ENV-02-F- NFRC label verification for fenestration			
	☑ NRCI-MCH-01-E - For all buildings with Mechanical Systems			
	☑ NRCA-MCH-02-A- Outdoor Air			
	NRCA-MCH-03-A — Constant Volume Single Zone HVAC			
	☐ NRCA-MCH-04-H- Air Distribution Duct Leakage			
	□ NRCA-MCH-05-A- Air Economizer Controls			
	□ NRCA-MCH-06-A- Demand Control Ventilation			
	☐ NRCA-MCH-07-A — Supply Fan Variable Flow Controls			
	□ NRCA-MCH-08-A- Valve Leakage Test			
	□ NRCA-MCH-09-A − Supply Water Temp Reset Controls			
Mechanical	☐ NRCA-MCH-10-A- Hydronic System Variable Flow Controls			
	□ NRCA-MCH-11-A – Auto Demand Shed Controls			
	☐ NRCA-MCH-12-A- Packaged Direct Expansion Units			
	☐ NRCA-MCH-13-A- Air Handling Units and Zone Terminal Units			
	☐ NRCA-MCH-14-A- Distributed Energy Storage			
	☐ NRCA-MCH-15-A — Thermal Energy Storage			
	☐ NRCA-MCH-16-A- Supply Air Temp Reset Controls			
	□ NRCA-MCH-17-A − Condensate Water Temp Reset Controls			
	☐ NRCA-MCH-18-A- Energy Management Controls Systems			
	□ NRCV-MCH-04-H- Duct Leakage Test			

Photovoltaic	☐ NRCI-SPV-01-E Photovol

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Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	Sharrocks Family Future Tenant S	Space.cibdx				
Documentation Auth (Retain copies and ve	STALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATE or to indicate which Certificates must be submitted for the features to be rify forms are completed and signed to post in field for Field Inspector to MCH and LTI Details Sections for Acceptance Tests and forms by equip	ne recognized for complia to verify).		Confi	rmed			
Building Component	Compliance Forms (required for submittal)			Pass	Fail			
	☐ NRCI-PRC-01-E Refrigerated Warehouse							
	☐ NRCA-PRC-01-F- Compressed Air Systems	□ NRCA-PRC-01-F- Compressed Air Systems						
	☐ NRCA-PRC-02-F- Kitchen Exhaust	□ NRCA-PRC-02-F- Kitchen Exhaust						
	☐ NRCA-PRC-03-F- Garage Exhaust	□ NRCA-PRC-03-F- Garage Exhaust						
Covered Process	☐ NRCA-PRC-04-F- Refrigerated Warehouse- Evaporator Fan Motor C	□ NRCA-PRC-04-F- Refrigerated Warehouse- Evaporator Fan Motor Controls						
	☐ NRCA-PRC-05-F- Refrigerated Warehouse- Evaporative Condenser	Controls						
	☐ NRCA-PRC-06-F- Refrigerated Warehouse- Air Cooled Condenser C	□ NRCA-PRC-06-F- Refrigerated Warehouse- Air Cooled Condenser Controls						
	☐ NRCA-PRC-07F- Refrigerated Warehouse- Variable Speed Compres	NRCA-PRC-07F- Refrigerated Warehouse- Variable Speed Compressor						
	☐ NRCA-PRC-08-F- Electrical Resistance Underslab Heating System							

	III NRCA-PRC-C	D8-F- Electrical Resistance Undersiab Hea	nuersiab neating system				
I. ENVEL	LOPE GENERAL INFORMATION (See	NRCC-PRF-ENV-DETAILS for more in	nformatio	on)			
1.	Total Conditioned Floor Area	1,594 ft <sup>2</sup> 5. Number of Floo		Number of Floors Above Grade	Grade 1		
2,	Total Unconditioned Floor Area	0 ft <sup>2</sup>	6.	Number of Floors Below Grade	0		
3.	Addition Conditioned Floor Area	0 ft <sup>2</sup>					
4.	Addition Unconditioned Floor Area	0 ft <sup>2</sup>				Pass	噩
7. Opaqu	ue Surfaces & Orientation	8. Total Gross Surface Area		9. Total Fenestration Area	10. Window to Wall Rat	•	
North Wa	all		702 ft <sup>2</sup>	216 ft <sup>2</sup>	30.8	% 🗆	
East Wall			403 ft <sup>2</sup>	28 ft <sup>2</sup>	06.9	% 🗆	
South Wall West Wall Total Roof			702 ft <sup>2</sup>	216 ft <sup>2</sup>	30.8	% 🗆	
			403 ft <sup>2</sup>	112 ft <sup>2</sup>	27.8	% 🗆	
			2,210 ft <sup>2</sup>	572 ft <sup>2</sup>	25.9	% 🗆	
			1,441 ft <sup>2</sup>	0 ft <sup>2</sup>	00.00	% П	

Project Name:	Sharrocks	Family Future Tenant Space	NF	RCC-PRF-01-E	Page 8 of 1	Page 8 of 17								
				alculation Date/Time:	tion Date/Time: 10:24, Wed, Oct 05, 2016									
				In	put File Name:	Sharrocks F	Sharrocks Family Future Tenant Space.cibdx							
J. FENESTRATION AS	SEMBLY SUI	MMARY							§ 110.6		Confi	rmed		
1,		1, 2,		1, 2, 3.			4.	5.	6.	7.	8.	9.	_	
Fenestration Assemb	alv Name /		ĺ				Overall	Overall	Overall	St	Pag			

I. FENESTRATION ASSEMBLY SU		§ 110.6		Confirmed						
1,	1.     2.       3.     4.       5.     6.       7.			8.	9.	_				
Fenestration Assembly Name / Tag or I.D.	Fenestration Type	Certification Method <sup>1</sup>	Assembly Method	Area ft <sup>2</sup>	Overall U-factor	Overall SHGC	Overall VT	Status <sup>2</sup>	Pass	Fail
Stnd fixed .36/.25/.42	VerticalFenestration	NFRCRated	Manufactured	340	0.36	0.25	0.42	N		
Stnd oper .46/.22/.32	Vertical Fenestration	NFRCRated	Manufactured	136	0.46	0.22	0.32	N		
Stnd door .45/.23/.17	VerticalFenestration	NFRCRated	Manufactured	96	0.45	0.23	0.17	N		
	fied NFRC Label Certificate or use the CEC defau		nd Table 110.6-B. Center of Glass (COG) v	alues are for the	glass-only, det	ermined by ti	he manufactu	rer, and a	re shown	for ease

of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis. <sup>2</sup> Status: N - New, A - Altered, E - Existing

king compliance credit for fenestration shading	devices? (if "Yes", see NRCC-PRF-ENV-DE	TAILS for more in	formation)					No	
OPAQUE SURFACE ASSEMBLY SUMMARY						§ 120.7/ § 140.3		Confi	irme
1.	2.	3.	4.	5.	6.	7.	8.	_	
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	U-Factor / F-Factor / C-Factor	Status <sup>1</sup>	Pass	Fail
R-21 Wall9	ExteriorWall	2210	Wood	21	NA	U-Factor: 0.069	N		
R-30 Rafter Roof42	Roof	1441	Wood	30	NA	U-Factor: 0.035	N		
Slab On Grade44	UndergroundFloor	1594	NA	0	NA	F-Factor: 0.730	N		

<sup>1</sup> Status: N - New, A — Altered, E — Existing I POOFING PRODUCT SUMMARY

L. ROOFING PRODUCT SUMMARY							§ 140.3	Confi	irmed
1.	2.	3.	4.	5.	6.	7.			
Product Type	Product Density Aged Solar (lb/ft²) Reflectance		Thermal Emittance	SRI	Cool Roof Credit	Roofing P Descrip	ass	Fail	
R-30 Rafter Roof42	8.11167	0.08	0.75	NA	No	NA			

	□ NRCV-PLB-21-H- HERS verified central systems in high-rise residential, hotel/motel application.	
	□ NRCV-PLB-22-H - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.	
	□ NRCI-STH-01-E - Any solar water heating	
	□ NRCI-LTI-01-E - For all buildings	
	☐ NRCI-LTI-02-E - Lighting control system, or for an Energy Management Control System (EMCS)	
	□ NRCI-LTI-03-E - Line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting	
	□ NRCI-LTI-04-E - Two interlocked systems serving an auditorium, a convention center, a conference room, or a theater	
Indoor Lighting	☐ NRCI-LTI-05-E - Lighting Control Credit Power Adjustment Factor (PAF)	
	☐ NRCI-LTI-06-E - Additional wattage installed in a video conferencing studio	
	□ NRCA-LTI-02-A - Occupancy sensors and automatic time switch controls.	
	□ NRCA-LTI-03-A - Automatic daylighting controls	
	□ NRCA-LTI-04-A - Demand responsive lighting controls	

NRCI-PLB-02-E - required on central systems in high-rise residential, hotel/motel application. NRCI-PLB-03-E - Single dwelling unit systems in high-rise residential, hotel/motel application.

NRCI-PLB-21-E - HERS verified central systems in high-rise residential, hotel/motel application.

NRCI-PLB-22-E - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.

H. CERTIFICATE OF INSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV)

Documentation Author to indicate which Certificates must be submitted for the features to be recognized for compliance

☑ NRCI-PLB-01-E - For all buildings with Plumbing Systems

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance	Report Version: N

NRCI-LTO-01-E — Outdoor Lighting

NRCI-LTS-01-E – Sign Lighting

NRCI-LTO-02-E- EMCS Lighting Control System NRCA-LTO-02-A - Outdoor Lighting Control

NRCI-ELC-01-E - Electrical Power Distribution

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Compliance Scope: NewEnvelopeAndMechanical

Project Address:

**Building Component** 

Outdoor Lighting

Sign Lighting

Electrical

Sharrocks Family Future Tenant Space

7631 Healdsburg Avenue Sebastopol 95472

(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.

Compliance Forms (required for submittal)

· 2013 Nonresidential Compliance	Report Version: NRCC-PRF-01-E-08122016-3995	Report Generated at: 2016-10-05 10:25:27

M. HVAC SYSTEM SUI	MMARY (see NRCC-PRF-MCH-DETAILS for more information)		§ 110.1 / § 110.2
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	Sharrocks Family Future Tenant Space.cibdx
Project Address:	7631 Healdsburg Avenue Sebastopol 95472	Calculation Date/Time:	10:24, Wed, Oct 05, 2016
Project Name:	Sharrocks Family Future Tenant Space	NRCC-PRF-01-E	Page 9 of 17

л. HVAC SYSTE	M SUMMARY (se	see NRCC-PR	F-MCH-E	DETAILS	for more info	rmation)						§ 110.	1 / § 110.	2		
			Dry S	System	Equipment <sup>1</sup> (Far	n & Economizer	info include	d below in Tab	ole N)						Conf	irmed
1.	2.		3.	4.	5.	6.	7.	8.		9			10.	11.		
Equip Name	Equip Type	(Sim	n Type le <sup>3</sup> or	Qty	Total Heating Output	Supp Heat Source (Y/N)	Supp He	Outp	ut	Effici	ency	Te	eptance sting ed? (Y/N)	Status	Pass	Fail
		Com	plex <sup>4</sup> )		(kBtu/h)		(kBtuh	) (kBtu	/n) _	Cooling	Heating		5	-6		
HVAC	SZAC (Split1Phas	ase) Sin	nple	1	80	No	0	60		EER-14.0 / EER-11.7	AFUE-80.0		Yes	N		
			Wet	: Systen	n Equipment <sup>2</sup>	1					Pum	ps			Confi	med
			7 44	T	4.5				T 40		T T					

		Wet	System Eq	uipment <sup>2</sup>					Pur	nps			Confi	irmed
12.	13.	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.		
Equip Name	Equip Type	Qty	Vol (gal)	Rated Capacity (kBtu/h)	Efficiency	Standby Loss	Tank Ext. R Value	Qty	GPM	НР	VSD (Y/N)	Status <sup>6</sup>	Pass	Fail
15 gal elec water heater2	Storage	1	14	5	EF: 0.930	NA	NA	NA	NA	NA	No	N		

<sup>1</sup> Dry System Equipment includes furnaces, air handling units, heat pumps, etc.
Wet System Equipment includes boilers, chillers, cooling towers, water heaters, etc.
<sup>3</sup> Simple Systems must complete NRCC-CXR-03-E commissioning design review form
4 Complex Systems must complete NRCC-CXR-04-E commissioning design review form

Simple systems must complete NRCC-CAR-03-E commissioning design review form
<sup>4</sup> Complex Systems must complete NRCC-CXR-04-E commissioning design review form
<sup>5</sup> A summary of which acceptance tests are applicable is provided in NRCC-PRF-MCH-DETAILS
<sup>6</sup> Status: N - New, A - Altered, E - Existing

Discrepancy betw	een mode	led and de	signed equ	uipment siz	zing? (if "Ye	es", see Table F. "Additio	nal Remar	ks" for an e	explanation	1)		No		
N. ECONOMIZE	R & FAN S	YSTEMS S	UMMAR	γ¹								§ 140.4	Confi	irmed
1.	2.				3.					4.		5.		
	Outside Air			Sup	ply Fan				Reti	urn Fan		Farmanian Tona	Pass	Fail
Equip Name	CFM	СҒМ	НР	внр	TSP (inch	Control	СҒМ	НР	ВНР	TSP (inch	Control	— Economizer Type (if present)	SS	=

<sup>1</sup> Mechanical ventilation calculations and exhaust fans are included in the NRCC-PRF-MCH-DETAILS section

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239 2000 1.000 1.000 1.90 ConstantVolume

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

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roject Name:	Sharrocks Family Future Ten	ant Space		NRCC-PRF-01-E Pa		Page 10 of 17				
roject Address:	7631 Healdsburg Avenue Se	bastopol 95472		Calculation Date/Time:	10:24, Wed, Oct 05, 2	1016				
ompliance Scope:	NewEnvelopeAndMechanic	al		Input File Name:	Sharrocks Family Futu	ıre Tenant Spac	e.cibdx			
). EQUIPMENT CONTR	ROLS					§ 1	120.2	Confi	rmed	
	1.		2.		3.	*		Pass	Fai	
Equip	o Name		Equip Type		Controls			SSI	≝	
н	VAC		SZAC	No	No DCV Controls No Economizer No Supply Air Temp. Control No Optimum Start					
DHW	1 - SHW	Service Ho	t Water, Primary Only	Fixed 7	Temperature Control, N	lo DDC				
		,		`						
. SYSTEM DISTRIBUTION	ON SUMMARY					§ 120.4/ § 14	10.4(1)			
				Dry System Distr		Confi	rmed			
1.	2	2.	3.	4.	5					
		_	Duct Leakage and Sealing	Duct Leakage will be	Ducts			Pass	藍	
Equip Name	Equip	Туре	Required per 140.4(I)	verified per NA1 and NA2	Insulation R-Value	Location		s	_	
HVAC	SZ	AC	No	No	0	Condition	ed			
				_						
oes the Project Include	Zonal Systems? (if "Yes", see	NRCC-PRF-MCH-DET	AILS for system information	)					No	
oes the Project Include	a Solar Hot Water System? (	if "Yes", see NRCC-PR	F-MCH-DETAILS for system i	nformation)					No	
Multifamily or Hotel/ Mo	otel Occupancy? (if "Yes", se	e NRCC-PRF-MCH-DET	AILS for DHW system inforn	nation)					No	

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Project Address:	7631 Healdsburg Avenue Sebastopol 95472	Calculation Date/Time:	10:24, Wed, Oct 05, 2016
Compliance Scope:	NewEnvelopeAndMechanical	Input File Name:	Sharrocks Family Future Tenant Space.cibdx

#### NRCC-PRF-ENV-DETAILS -SECTION START-

This Section Does Not Apply

This Section Does Not Apply

This Section Does Not Apply

R. INDOOR CONDITIONED LIGHTING SCHEDULE (Adapted from NRCC-LTI-01-E)1

S1. COVERED PROCESS SUMMARY – ENCLOSED PARKING GARAGES

<sup>1</sup>lf lighting power densities were used in the compliance model Building Departments will need to check prescriptive forms for Luminaire Schedule details.

. OPAQUE SURFACE ASS	EMBLY DETAILS			Confirmed		
1.	2.	3.	4.	Pa	7,	
Surface Name	Surface Type	Description of Assembly Layers	Notes	SS	副	
R-21 Wall9	ExteriorWall	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 5.5in., R-21 Gypsum Board - 1/2 in.				
R-30 Rafter Roof42	Roof	Mastic asphalt (heavy - 20% grit) - 1 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Wood framed roof, 16in. OC, 9.25in., R-30 Gypsum Board - 1/2 in.				
Slab On Grade44	UndergroundFloor	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0				

3. OVERHANG DETAILS (Ada	pted from NRCC-ENV-02-E)				Conf	irmed
1.	2.		3.	4.		
Fenestration Tag/ID	Fenestration Orientation	Overhang	Dimensions	Side fin	Pass	<u> </u>
renestration rag/ib	renestration Orientation	Horizontal Projection	Distance Above Window	Vertical Projection	] "	
40 fixed w/oh10	North	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
20 fixed w/oh12	North	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
48 door w/oh14	North	1.5 ft.	2.0 ft.	Left: 0 ft., Right: 0 ft.		
20 fixed w/oh16	North	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
40 fixed w/oh18	North	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
40 fixed w/oh23	South	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
20 fixed w/oh25	South	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
48 door w/oh27	South	1.5 ft.	2.0 ft.	Left: 0 ft., Right: 0 ft.		
20 fixed w/oh29	South	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
40 fixed w/oh31	South	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		

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Project Address:	7631 Healdsburg Avenue Seb	pastopol 95472	C	alculation Date/Time:	10:24, Wed, Oct 05, 2	016	
Compliance Scope:	NewEnvelopeAndMechanica	l	In	nput File Name:	Sharrocks Family Futu	ıre Tenant Space.cibdx	
S2. COVERED PROC	ESS SUMMARY – COMMERCIA	AL KITCHENS				§ 140.9	
This Section Does Not		12.11.01.21.0				3 2 1010	
This section bees not							
S3. COVERED PROC	ESS SUMMARY – COMPUTER	ROOMS			§ 140.9		
This Section Does Not	Apply						
S4. COVERED PROC	ESS SUMMARY – LABORATOR	Y EXHAUSTS				§ 140.9	
This Section Does Not							
T. UNMET LOAD HO	URS						
This Section Does Not	Apply						
Tills Section Does Not	- 1-1-7						
	-						
U. ENERGY USE SUN	-						
U. ENERGY USE SUN	-	Standard Design Site (MWh)	Proposed Design Si (MWh)	te Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
U. ENERGY USE SUN	MMARY				_		_
U. ENERGY USE SUN Ener Sp	MMARY rgy Component	(MWh)	(MWh)	(MWh)	(MBtu)	(MBtu)	(MBtu)
U. ENERGY USE SUN Ener Sp Sp	MMARY rgy Component pace Heating	(MWh)	(MWh)	(MWh)	(MBtu) 6.1	(MBtu) 7.7	(MBtu) -1.6
U. ENERGY USE SUN Ener Sp Sp	rgy Component Dace Heating Dace Cooling	(MWh) 1.5	(MWh) 2.3	(MWh)  -0.8	(MBtu) 6.1 	7.7	(MBtu) -1.6 
U. ENERGY USE SUN Ener Sp Sp I	rgy Component  Dace Heating Dace Cooling	(MWh)  1.5 8.1	(MWh) - 2.3 5.3	(MWh)0.8 2.8	(MBtu) 6.1  	7.7 	-1.6 
U. ENERGY USE SUN Ener Sp Sp I He	rgy Component  Dace Heating Dace Cooling Indoor Fans East Rejection	(MWh) 1.5 8.1	(MWh) 2.3 5.3	(MWh)0.8 2.8	(MBtu) 6.1  	7.7  	-1.6  
U. ENERGY USE SUN Ener Sp Sp I He	rgy Component  pace Heating pace Cooling Indoor Fans eat Rejection Imps & Misc.	(MWh) 1.5 8.1	(MWh) 2.3 5.3	(MWh)0.8 2.8	(MBtu) 6.1	- (MBtu) 7.7   	-1.6
U. ENERGY USE SUN Ener Sp Sp I He Pu Dom	rgy Component  pace Heating pace Cooling Indoor Fans eat Rejection Imps & Misc. estic Hot Water	(MWh) 1.5 8.1	(MWh) 2.3 5.3 0.8	(MWh)0.8 2.8	(MBtu) 6.1 8.8	- (MBtu) 7.7	-1.6
U. ENERGY USE SUN Ener Sp Sp I He Dom	rgy Component  Dace Heating Dace Cooling Indoor Fans Deat Rejection Dumps & Misc. Destic Hot Water Dace Component Date Cooling Date Coo	(MWh) 1.5 8.1 5.4	(MWh) 2.3 5.3 0.8 5.4	(MWh)0.8 2.8 0.0	(MBtu) 6.1 8.8	- (MBtu) 7.7	-1.6
U. ENERGY USE SUN Ener Sp Sp I He Pu Dom	rgy Component  pace Heating pace Cooling Indoor Fans eat Rejection Imps & Misc. estic Hot Water door Lighting  IPLIANCE TOTAL	(MWh) 1.5 8.1 5.4 15.0	(MWh) 2.3 5.3 0.8 5.4 13.8	(MWh)0.8 2.8 0.0 1.2	(MBtu) 6.1 8.8 14.9	(MBtu) 7.7 7.7	-1.6 7.2
U. ENERGY USE SUN Ener Sp Sp I He Pu Dom	rgy Component  pace Heating pace Cooling Indoor Fans eat Rejection Imps & Misc. estic Hot Water door Lighting PLIANCE TOTAL Receptacle	(MWh) 1.5 8.1 5.4 15.0 7.3	(MWh)  2.3 5.3 0.8 5.4 13.8 7.3	(MWh)0.8 2.8 0.0 1.2 0.0	(MBtu) 6.1 8.8 14.9	(MBtu) 7.7 7.7 4.9	(MBtu) -1.6 0.0

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Sharrocks Family Future Tenant Space

7631 Healdsburg Avenue Sebastopol 95472

§ 130.0

§ 140.9

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B. OVERHANG DETAIL	S (Adap	ted from NRCC-ENV-02-E)				Confi	rmed
1.		2.	:	3.	4.		
Faunatustian Tag/	ın	Fenestration Orientation	Overhang	Dimensions	Side fin	Pass	Fail
Fenestration Tag/	טו	renestration Orientation	Horizontal Projection	Distance Above Window	Vertical Projection	] "	
20 fixed w/oh33		West	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
20 fixed w/oh35	i	West	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
20 fixed w/oh37	,	West	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
20 fixed w/oh39	1	West	2.0 ft.	None	Left: 0 ft., Right: 0 ft.		
C. OPAQUE DOOR SU	MMARY						

### NRCC-PRF-MCH-DETAILS -SECTION START-

This Section Does Not Apply

Project Address:

	:	1. DESIGN	AIR FLOW:	5						2.	VENTILATI	ON (§ 120	.1)				
CONDITIONED ZONE NAME	HEATING / COOLING SYSTEM ID	DESIGN PRIMARY AIR FLOW (CFM)	DESIGN PRIMARY MINIMUM AIR FLOW (CFM)	MINIMUM PRIMARY AIR FLOW FRACTION	MAXIMUM HEATING AIR FLOW (CFM)	MAXIMUM HEATING AIR FLOW FRACTION	DDC CONTROL (Y/N)	VENT SYSTEM ID	CONDITIONED AREA (ft2)	MIN. VENT PER AREA (CFM/ft2)	DESIGN NUM. OF PEOPLE	MIN. VENT PER PERSON (CFM/person)	REQ'D VENT AIR FLOW (CFM)	DESIGN VENT AIR FLOW (CFM)	TRANSFER AIRFLOW (CFM)	DCV (Y/N)	Pass
1-future tenant space	HVAC	2,000	NA	NA	NA	NA	N	HVAC	1,594	NA	8	30.0	239	239	NA	N	
								TOTAL	1,594		NA		NA	NA	NA		

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

This Section Does Not Apply

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roject Address		Sharro	cks Famil	y Future	Tenant Sp	ace				NF	CC-PRF-0	1-E	Page	16 of 17						
, oject maares	SS:	7631 H	lealdsbur	g Avenue	Sebastop	ol 95472				Ca	lculation [	Date/Time	: 10:24	4, Wed, O	ct 05, 201	L6				
Compliance Sco	оре:	NewEr	nvelopeAi	ndMecha	nical					In	out File Na	ime:	Shari	rocks Fam	ily Future	Tenant S	pace.cibd	x		
G. MECHANIC	CAL HV	AC ACCE	PTANCE T	TESTS &	FORMS (	Adapted	from 20	)13-NRC	С-МСН-0	1-E)									§ RA	4
Declaration of Inspector to ve		d Accepta	nce Certi	ificates (N	IRCA) – A	cceptance	Certifica	tes that m	nay be sub	omitted. (	Retain cop	oies and v	erify form	ns are com	npleted ar	nd signed	to post in	field for	Field	
Test Descrip	otion	MCH-02A	МСН-03А	MCH-04A	MCH-05A	MCH-06A	MCH-07A	MCH-08A	МСН-09А	MCH-10A	MCH-11A	MCH-12A	MCH-13A	MCH-14A	MCH-15A	MCH-16A	MCH-17A	MCH-18A	Confi	irm
Equipment Requiring Testing or Verification	# of units	Outdoor Air	Single Zone Unitary	Air Dist. Ducts	Economizer Controls	DCV	Supply Fan VAV	Valve leakage	Supply Water Temp. Reset	Hyd. Variable Flow Control	Auto Demand Shed Control	FDD for DX Units	Auto FDD for Air & Zone	Dist. Energy Storage DX AC	TES Systems	Supply Air Temp. Reset	Condenser Water Reset Controls	ECMS	Pass	
DHW1 - SHW	1						-								-					
HVAC	1	Х	Х																	T

NRCC-FRF-LII-DEIAILS -SECTION START-		
A. INDOOR CONDITIONED LIGHTING CONTROL CREDITS (Adapted from NRCC-LTI-02-E)	§ 140.6	
This Section Does Not Apply		
B. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS (Adapted from NRCC-LTI-02-E)		§ 130.1
This Section Does Not Apply		
	,	
C. TAILORED METHOD CONDITIONED LIGHTING POWER ALLOWANCE SUMMARY AND CHECKLIST (Adapted from NRCC-LTI-04-E)	§ 140.6	

	п <sub>о</sub>	<u>ii</u>	55.0			
Project	Name:	Sharrocks Family Future Tenant Space	SER WWO E	NRCC-PRF-01-E	Page 12 of 17	
Project	Address:	7631 Healdsburg Avenue Sebastopol 95472		Calculation Date/Time:	10:24, Wed, O	ct 05, 2016
Complia	ince Scope:	NewEnvelopeAndMechanical		Input File Name:	Sharrocks Fam	ily Future Tenant Space.cibdx
DOCUN	MENTATION A	UTHOR'S DECLARATION STATEMENT		Julia GV	NA MA	§ 10-103
I certify	that this Certifi	cate of Compliance documentation is accurate and complete.	F		æ************************************	
Docume	entation Author	Name: Sarah Pernula		500	Λ	
Compar	ny: SOLDATA Ene	ergy Consulting	Signatu	re: Sout for	nith	O
Address	: 2235 Challeng	er Way, Suite 103	Signatu	re Date:		10/10/16
City/Sta	te/Zip: Santa Ro	osa CA 95407	CEA Ide	ntification (If applicable):		of the second
Phone:	707.545.4440	ENPERMENT ENS				
RESPO	NSIBLE PERSO	N'S DECLARATION STATEMENT	5 E			
I certify	the following u	nder penalty of perjury, under the laws of the State of California	a:	b5 6.26 6		
1.	I hereby affir licensed in th	m that I am eligible under the provisions of Division 3 of the Bus e State of California as a civil engineer, mechanical engineer, ele	siness and Profess ectrical engineer, c	ons Code to sign this docu or I am a licensed architect	iment as the per	rson responsible for its preparation; and
2		am eligible under the provisions of Division 3 of the Business ar and that I am a licensed contractor performing this work.	nd Professions Co	de by section 5537.2 or 67	37.3 to sign this	document as the person responsible for
3		am eligible under Division 3 of the Business and Professions Co Professions Code Sections 5537, 5538 and 6737.1.	ode to sign this do	ument because it pertains	s to a structure o	or type of work described as exempt purs
Respons	sible Envelope [	Designer Name: Katherine Austin	Cignatu	ra: 70		0
Compar	ny: Katherine Au	ustin AIA Architect	Signatu	· pac	05	
Address	:: 179 SE Rice W	(ay	Date Sig	ned: 10.10-2	016	, , , , , , , , , , , , , , , , , , ,
	. /z: p 101	0.07703	Declara	tion Statement Type:	-18	
City/Sta	te/Zip: Bend OI	137 <u>1,02</u>	Decidia	tion statement type.		

CA Building Energy Efficiency Standards-2013 Nonresidential Compliance

Sharrocks Family Future Tenant Space

Responsible Lighting Designer Name:

Responsible Mechanical Designer Name: - specify -

Company:

City/State/Zip:

City/State/Zip:

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License #:

License #:

Project Address:	7631 Healdsburg	Avenue	Sebastopo	ol 95472			Calculation Dat	ulation Date/Time: 10:24, Wed, Oct 05, 2016								
Compliance Scope:	NewEnvelopeAnd	Mecha	nical				Input File Name	e:	Sharrocks	Family Fu	ture Tenan	t Space.cil	dx			
B. ZONAL SYSTEM AN	ND TERMINAL UNI	T SUM	MARY											§ 140	.4	
1.	2.	3.	4	<b>.</b> .	5.		6.		7.			8.		Confi	irmed	
Contain ID	6		۵		apacity tuh)	Faanamiras	7	a Nama	А	irflow (cfn	n)		Fan		2	27
System ID	System Type	Qty	Heating	Cooling	Economizer Zone		e Name	Design	Min.	Min. Ratio	ВНР	Cycles	ECM Motor	Pass	Fail	
future tenant space5-TRM	Uncontrolled	1	NA	NA	NA	1-future	tenant space	2000	NA	NA	NA	NA				

gnature: NOT IN SCOPE

Declaration Statement Type:

Declaration Statement Type:

Date Signed:

Date Signed:

### C. EXHAUST FAN SUMMARY

D. DHW EQUIPM	IENT SUMMA	ARY – (Adapte	d from	NRCC-PLB-01)						§ 110.3		Confi	rn
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.		Γ
DHW Name	Fuel	Туре	Qty	Distribution Type	Rated Input kBtuh	Efficiency	Pilot Energy (Btu/h)	External Tank Insulation	Vol	Standby Loss	Vol. of Suppl. Storage Tank	S	
15 gal elec water heater2	Electricity	Storage	1	Nonrecirculating	5	EF: 0.930	0	NA	14	0.013	NA		

## E. MULTI-FAMILY CENTRAL DHW SYSTEM DETAILS

This Section Does Not Apply

This Section Does Not Apply

F. SOLAR HOT WATER HEATING SUMMARY (Adapted from NRCC-STH-01)

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

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7631 Healdsburg Avenue Sebastopol 95472	Calculation Date/Time:	10:24, Wed, Oct 05, 2016	
NewEnvelopeAndMechanical	Input File Name:	Sharrocks Family Future Tenant Space.cibo	ix
NG POWER (Adapted from NRCC-LTI-04-E)			§ 140.6-D
Apply			•
IG FROM SPECIAL FUNCTION AREAS (Adapted from NRCC-LTI-04-E)		§	140.6(c) 3H
Apply			
TIO (Adapted from NRCC-LTI-04-E)			
Apply			
E IT OR LOSE IT" (Adapted from NRCC-LTI-04-E)			
Apply			
OOR LIGHTING ACCEPTANCE TESTS & FORMS (Adapted from NRCC-LTI-	01-F and NRCC-ITO-01-F	1	§ 130.4
OOK Elemente Accel Miles resis a round (Adapted Holli Miles Eli	or raila innec rio or r		3 250.7
	7631 Healdsburg Avenue Sebastopol 95472  NewEnvelopeAndMechanical  NG POWER (Adapted from NRCC-LTI-04-E)  Apply  NG FROM SPECIAL FUNCTION AREAS (Adapted from NRCC-LTI-04-E)  Apply  TIO (Adapted from NRCC-LTI-04-E)  Apply  E IT OR LOSE IT" (Adapted from NRCC-LTI-04-E)  Apply	7631 Healdsburg Avenue Sebastopol 95472  RewEnvelopeAndMechanical  RIPUT File Name:  RIPUT File Name:	7631 Healdsburg Avenue Sebastopol 95472  NewEnvelopeAndMechanical  NG POWER (Adapted from NRCC-LTI-04-E)  Apply  TIO (Adapted from NRCC-LTI-04-E)  Apply  E IT OR LOSE IT" (Adapted from NRCC-LTI-04-E)  Apply  Calculation Date/Time: 10:24, Wed, Oct 05, 2016  Sharrocks Family Future Tenant Space.cibo  Sharrocks Family Future Te

REVISIONS

KATHERINE AUSTIN

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

7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472 SHARROCKS FAMILY

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

ENERGY DOCUMENTS TENANT SPACE

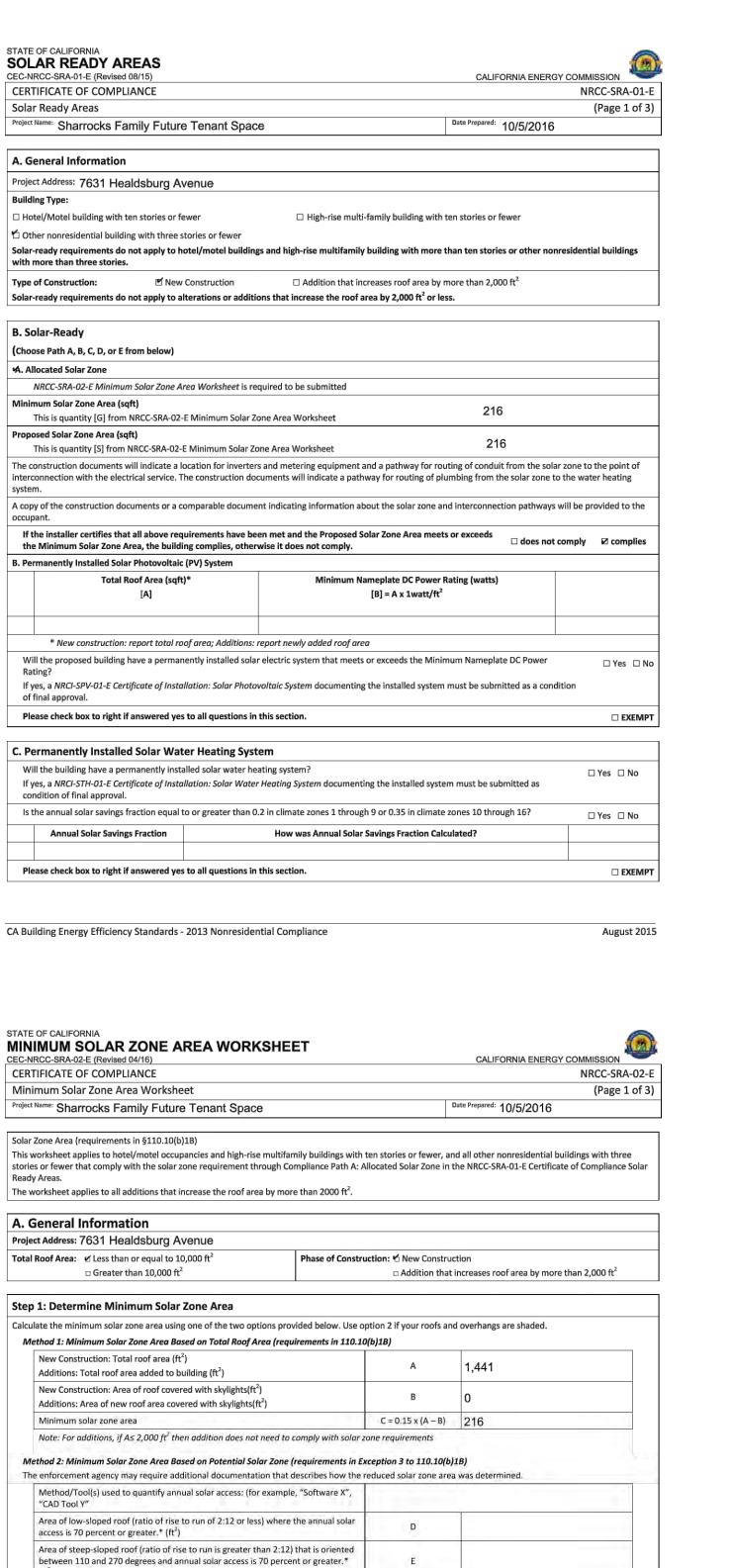
JOB NUMBER

DRAWN BY D Taylor

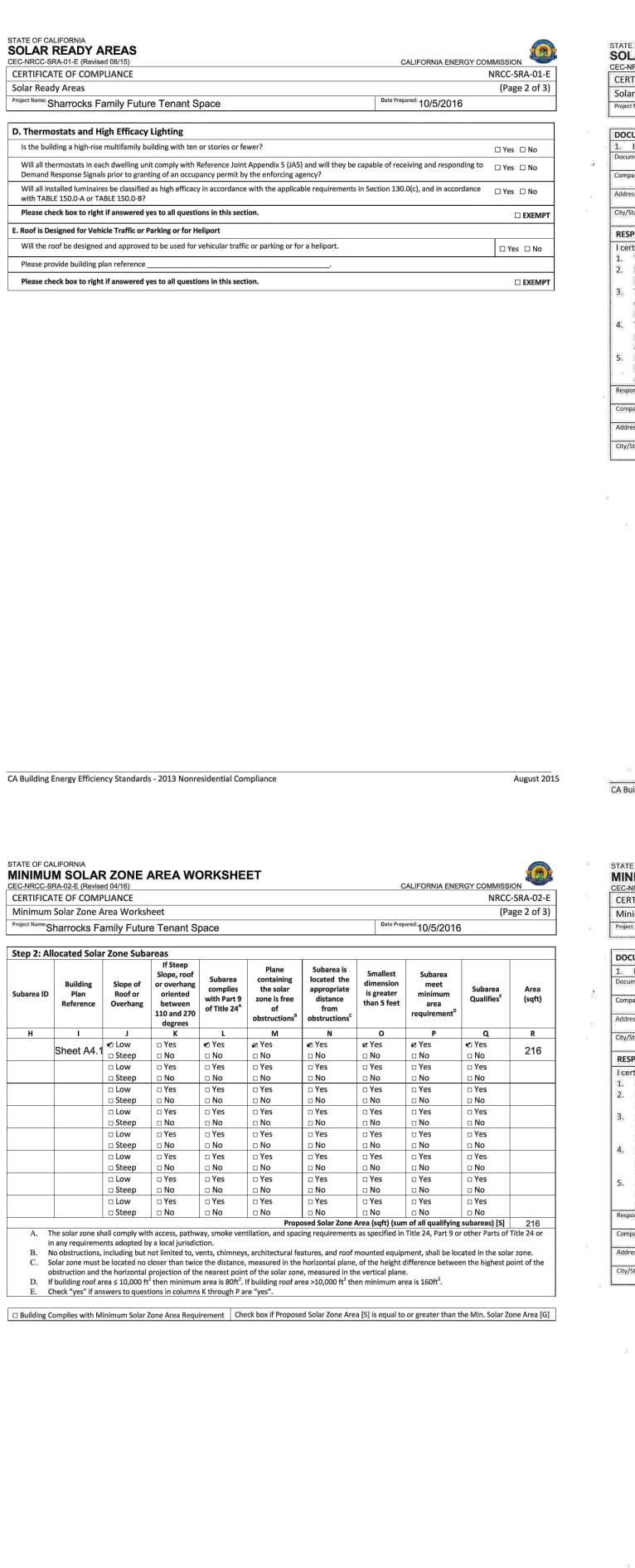
SHARROCKS

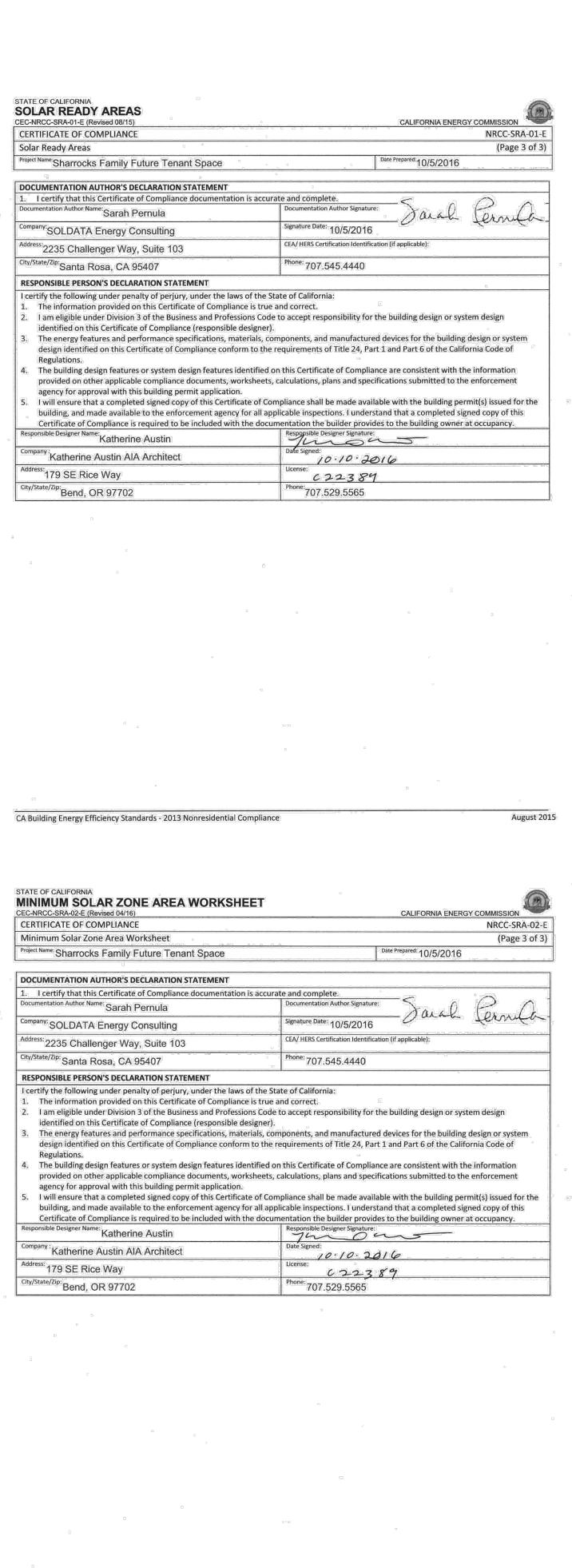
October 17, 2016





 $F = 0.5 \times (D + E)$ 





KATHERINE AUSTI AIA ARCHITEC

REVISIONS

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

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SERASTOPOL CALIFORNIA 95472

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

SHARROCKS

ENERGY DOCUMENTS TENANT SPACE

JOB NUMBER

DRAWN BY

D Taylor

April 2016

DATE October 17, 2016



T24.3

\* For new construction consider total roof area; for additions consider newly added roof area

Minimum solar zone area

Minimum solar zone area (either C or F) (ft2)

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance



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

# RESIDENTIAL

2013 CALGreen+Tier 1 Checklist
(Based on CALGreen + Tier 1)

Applies to building permit applications received on or after January 1, 2014, for newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities and uses thereto. (Residential additions or alterations that increase conditioned space are subject to CALGreen. See separate checklist) Repairs to existing structures are not subject to CALGreen at this time.)

Project Address:	7631 Healdsburg Avenue, Sebastopol 95472
Project Name: _	Sharrocks - Residential Units
Project Description:	Single family dwelling and apartment

#### Instructions:

- 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.
- 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.
- 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
  Acknowledgements section at the end of this checklist and have the checklist printed on or attached to the
  approved plans for the project.
- 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.

<u>Column 1</u> Feature or Measure	Column 2 Project Requirements When checked, these items become a part of the approved plans and must be installed or incorporated into the project.		Column 3 Verification Complete after installation & prior to final inspection approval
See Chapter 4 and Appendix A4 of the 2013 California Green Building Code and the local jurisdiction for complete descriptions of features or measures listed here.	Mandatory & Tier 1 Prerequisites	Tier 1 electives Applicant selects required elective measures	Verification by a 3rd party Special Inspector or by local jurisdiction staff as noted below

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Feature or Measure	Required	Electives	Verification by
4.106.8 Electric vehicle (EV) charging. Dwellings shall comply with the following requirements for the future installation of electric vehicle supply equipment (EVSE)			Special Inspector
<b>4.106.8.1 One- and two-family dwellings.</b> Install a listed continuous raceway (minimum size trade size 1", fastened at the main service or subpanel, terminating in close proximity to the proposed located of the charging system into a listed cabinet/box/enclosure) to accommodate a dedicated branch circuit.	As applicable		
4.106.8.1.1 Labeling requirement. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.		H	
4.106.8.2 Multifamily dwellings. At least 3% of the total parking spaces, but not less than one, shall be capable of supporting future electric vehicle supply equipment (EVSE)			
4.106.8.2.1 Single charging space required. When only a single charging space is required, install listed raceway per A4.106.6		Bel.	
4.106.8.2.2 Multiple charging spaces required. When multiple charging spaces are required, plans shall include the locations(s) and type of the EVSE, raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all the electrical vehicles at all designed EV charging spaces at their full rated amperage. Plan design shall be based upon Level 2 EVSE at its maximum operating ampacity. Only underground raceways and related underground equipment are required to be installed at the time of construction. (Support documentation required at application submittal)			
<b>4.106.8.2.3 Labeling requirement.</b> A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.			
Description of proposed measures: Prep for EV charging at residence garage		Sheet: L	Detail:
A4.106.9 Bicycle parking. Comply with Sections A4.106.9.1 through A4.106.9.3 or meet local ordinance, whichever is more stringent.  Exception: Spaces may be reduced as approved by enforcing agency, due to building site characteristics, including but not limited to, isolation from other development.			
<b>A4.106.9.1 Short-term bicycle parking.</b> Provide permanently anchored bicycle racks within 100 ft. of the visitor's entrance for 5% of visitor motorized vehicle parking capacity with a minimum of one 2-bike capacity.		図	11
A4.106.9.2 Long-term bicycle parking for multifamily buildings. Provide on-site conveniently reached bicycle parking facilities for at least one bicycle per every 2 dwelling units			
<b>A4.106.9.3 Long-term bicycle parking for hotel and motel buildings.</b> Provide one on-site conveniently reached bicycle parking facilities for every 25,000 sq. ft., but not less than 2.			
Description of proposed measures:  Bike rake on site	Grading Plan	7 Sheet: 7 ±	Detail:

A4.1 PLANNING AND DESIGN	All checked items are required for the project	Select at least two (2) elective measures from A4.1	Select all measures verified in the completed project
Site Selection			
Feature or Measure	Required	Electives	Verification by
A4.103.1 Selection. A site which complies with at least one of the following characteristics is selected: (Support documentation required at application submittal)  1. An infill site is selected.  2. A greyfield site is selected.  3. An EPA-recognized and remediated Brownfield site is selected.	Google Eart.	, <u>N</u>	City Plan Check staff
Site Preservation			
<b>A4.104.1</b> Individuals with oversight authority on the project who have been trained in areas related to environmentally friendly development can teach green concepts to other members of the development staff and ensure that training is provided to all parties associated with the project.			Special Inspecto
Prior to beginning the construction activities, all parties involved with the development process shall receive a written guideline and instruction specifying the green goals of the project.			
Deconstruction and Reuse of Existing Materials			
<b>A4.105.1</b> Existing buildings on the site are deconstructed and the salvaged materials (which must comply with current building standards) are reused.			Special Inspecto
			Varify at least one
A4.105.2 Materials which can be easily reused include but are not limited to the following:			Verify at least one
to the following:  1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances			
to the following:  1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations	×		

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Feature or Measure	Required	Electives	Verification by
<b>A4.106.10 Light pollution reduction.</b> Outdoor lighting systems shall be designed and installed to comply with the following:			
<ol> <li>The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of California Administrative Code; and</li> </ol>			
<ol><li>Backlight, Uplight and Glare (BUG) ratings as defined in IES TM- 15-11; and</li></ol>			
<ol> <li>Allow BUG ratings not exceeding those shown in Table A4.106.10</li> </ol>			
Exceptions:			
<ol> <li>Luminaires that qualify as exceptions in the California Energy Code,</li> </ol>			
2. Emergency lighting			
3. One and two family dwellings			
Description of proposed measures:		Sheet: L	Petail:
Innovative Concepts and Local Environmental Conditions			
A4.107.1 Items in this section are necessary to address innovative concepts or local environmental conditions These items must be approved by the Building Department prior to listing here.			Chief Building Official
Item 1:			
A4.2 ENERGY EFFICIENCY	All checked items are required		Select all measures verified in the completed project
Performance Approach General			
4.201Energy Performance. Comply with minimum requirements of 2010 California Energy Code  4.203.1 Install Solar Photovoltaic system. See Sebastopol City Code 15.72 for complete descriptions of features or measures listed here.   JRCC-SRA-02-E indicates a minimum solar zone area on roof of the complete descriptions.	⊠ 	$\boxtimes$	City Building Inspector

Feature or Measure	Required	Electives	Verification
A4.106.2 Soil analysis and protection. The soils at the building site are analyzed and protected as specified in this section.			City Plan Check
A4.106.2.1 Soil analysis. Soil analysis is performed by a licensed design professional and the findings utilized in the structural design of the building. (Support documentation required at application submittal)			
<b>A4.106.2.2 Soil protection.</b> The effect of development on the building sites is evaluated and the soil is protected by one or more of the following:			City Building Inspe
<ol> <li>Natural drainage evaluation and erosion controls implemented to minimize erosion.</li> <li>Site access is accomplished by minimizing the amount of cut and fill to install access roads/driveways.</li> <li>Underground construction activities are coordinated to utilize the same trench, minimize disturbed soil, and soil is replaced using accepted compaction methods.</li> </ol>			City Building Insp.
A4.106.2.3 Displaced topsoil is stockpiled for reuse in designated area and covered or protected from erosion. (Tier 1)	⊠		
Description of proposed measures: GC to designate area.		Sheet:	Detail:
4.106.3 Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include swales, water collection and disposal systems, French drains, water retention gardens or other measures which keep surface water away from buildings and aid in groundwater recharge.	⊠		City Building Insp
Description of proposed measures: Final grade to slope away from building	Grading Plan	Sheet: 7	Detail:
A4.1.6.3 Landscape design. Post construction landscape designs accomplish one or more of the following:  1. Areas disrupted during construction are restored to be consistent with native vegetation  2. Limit turf areas to not more than 50 percent (Tier 1).  3. Utilize at least 75 percent native Californian or drought tolerant plant and tree species appropriate for the climate zone region.  4. Hydrozoning irrigation techniques are incorporated into the landscape design.	⊠		City Water Effic Landscape Ordin Staff
Description of proposed measures:		Sheet:	Detail:
A4.106.4 Water permeable surfaces. Permeable paving is utilized for not less than 20 percent of the total parking, walking, or patio surfaces. (Tier 1)  Exception: Primary driveway, entry walkway and porch/landing or required accessible routes for persons with disabilities.	×		Special Inspe
Description of proposed measures:  GC to note location of permeable paving		Sheet:	L Detail:
A4.106.6 Vegetated roof. Install a vegetated roof for at least 50% of the roof area.			Special Inspe
A4.106.7 Reduction of heat island effect for nonroof areas. Reduce nonroof heat islands for 50% of sidewalks, patios, driveways or other			Special Inspe

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Feature or Measure	Required	Electives	Verification by
A4.3 WATER EFFICIENCY AND CONSERVATION	All checked items are required	Select at least two (2) elective measure from A4.3	Select all measures verified in the completed project
Indoor Water Use			
<b>4.303.1 Water conserving plumbing fixtures and fittings.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: from other development.			Special Inspecto
4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	⊠ toilets <= 1.2	8 gal/flush	
4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.	⊠		□
4.303.1.3 Showerheads.			
4.303.1.3.1 Single Showerheads. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi.	showerheads <	= 2·0 gpm	
4.303.1.3.2 Multiple Showerheads. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi., or the shower shall be designed to allow only one shower outlet to be in operations at a time.	Multiple show either only or total <=2.	e runs at a	□ time
4.303.1.4 Faucets.			
4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gpm at 60 psi nor be less than 0.8 gpm at 20 psi.	⊠ lav faucets <=	1-5 gpm	
4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60 psi.	⊠ n/a		
4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.	⊠ n/a		
4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets may not exceed 1.8 gpm at 60 psi (May temporarily increase to 2.2 gpm). Note: Aerators OK if complying faucets not available.	Superceded b A4·303·1 below	<del>y</del>	
A4.303.1 Kitchen faucets and dishwashers. Kitchen faucets shall have a maximum flow rate not greater than 1.5 gallons per minute at 60 psi. (May temporarily increase to 2.2 gpm). Note: Aerators OK if complying aucets not available.	kitchen fauce <= 1-5 gpm	sts 🗵	Special Inspecto
A4.303.2 Alternate water sources for nonpotable applications.  Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the California Plumbing Code.			Special Inspecto

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REVISIONS

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GREEN DOCUMENTS APARTMENT

JOB NUMBER

DRAWN BY

October 17, 2016



GP1.1

Feature or Measure	Required	Electives	Verification by
A4.303.3 Appliances. Dishwashers and clothes washers in residential buildings shall comply with the following:			Special Inspector
Install at least one qualified ENERGY STAR appliance with maximum water use as follows:			
<ol> <li>Standard Dishwashers – 4.25 gallons per cycle.</li> </ol>			
2. Compact Dishwashers – 3.5 gallons per cycle			
<ol><li>Clothes washers – water factor of 6 gallons per cubic feet of drum capacity.</li></ol>			
A4.303.4 Nonwater supplied urinals and waterless toilets. Nonwater supplied urinals or composting toilets are installed.			Special Inspector
Note: Check with local jurisdiction on code requirements.			
Outdoor Water Use			All Outdoor Water Use verified by City Water
See Sebastopol City Code Chapter 15.74, Water Efficient Landscape Ordinance			Efficient Landscape Ordinance Staff
<b>4.304.1 Irrigation controllers.</b> Automatic irrigation systems installed at the time of final inspection shall be weather-based or soil based with rain	$\boxtimes$		
·	dscaping plans		
A4.304.1 Low-water consumption irrigation system. Install a low-water consumption irrigation system which minimizes the use of spray type heads.		X	
Description of proposed measures:		Sheet: L	Detail:
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)			
Description of proposed measures:		Sheet: L	Detail:
A4.304.3 Water budget. A water budget shall be developed for landscape irrigation (Support documentation required at application submittal)			
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)  See land	⊠ dscaping plans		
A4.304.5 Potable water elimination. A landscape design is installed which does not utilize potable water. (Support documentation required at application submittal)			
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.			

Feature or Measure	Required	Electives	Verification by
WATER REUSE SYTEMS			
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.			Special Inspector
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.			Special Inspector
A4.305.3 Recycled water for landscape irrigation. Recycled water is sed for landscape irrigation.			Special Inspector
Innovative Concepts and Local Environmental Conditions			
A4.306.1 Innovative concepts and local environmental conditions. tems 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:			

Feature or Measure	Required	Electives	Verification by
A4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	All checked items are required	Select at least two (2) elective measures from A4.4	Select all measures verified in the completed project
Foundation Systems			
A404.3.2 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.	⊠ GC to provide documentatio admixture pre	n of	City Building Inspector
Efficient Framing Techniques			
<b>A4.404.1 Lumber size.</b> Beams and headers and trimmers are the minimum size to adequately support the load.			Special Inspector
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.			Special Inspector
A4.404.3 Building systems. Use pre-manufactured building systems to eliminate solid sawn lumber whenever possible.		Е	Special Inspector
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)			Special Inspector
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.	2· Vinyl frame windou	Į <b>∑</b> vs	Special Inspector

<b>A4.405.2 Concrete floors.</b> Floors that do not require additional coverings re used including but not limited to stained, natural, or stamped concrete oors.			Special Inspector
<b>A4.405.3.1 Recycled content.</b> Use materials, equivalent in performance o virgin materials, with total (combined) recycled content value (RCV) for not less than 10% of the total material cost of the project. (Tier 1)			Special Inspector
NOTE: See local jurisdiction for alternatives due to unreasonable determination of this measure.	Calculate using estimated mass specs and cos	terials	
For the purposes of this section, materials used as components of the structural frame shall not be used to calculate recycled content.			
<b>A4.405.3.1.1 Total material costs:</b> 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	$\boxtimes$		
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.	or		
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	⊠ or		100
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	$\boxtimes$		
(percent)	or		
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	⊠		

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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.		-	Special Inspector
<ol> <li>Insulation</li> <li>Bamboo or cork</li> <li>Engineer products</li> <li>Agricultural based products.</li> <li>Other products acceptable to enforcing agency.</li> </ol>			
(Support documentation required at application submittal)			
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.	⊠ fill such space with cement material		Special Inspector
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.			Special Inspector
Description of proposed measures:		Sheet:	Detail:
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.			Special Inspector
Description of proposed measures:		Sheet:	Detail:
A4.407.3 Flashing details. Provide flashing details on the building plans and comply with accepted industry standards or manufacturers instructions.			City Plan Check staff
Description of proposed measures:		Sheet:	Detail:
<b>A4.407.4 Material protection.</b> Protect building materials delivered to the construction site from rain and other sources of moisture.	Building mate shall be prote from moistur	ected v	Special Inspector
<b>A4.407.6 Door protection.</b> Exterior doors to the dwelling are protected by min. 4 ft. to prevent water intrusion.			Special Inspector
Description of proposed measures:		Sheet:	Detail:
A4.407.7 Roof overhangs. A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.		_	Special Inspector
as a span to provided at all exterior fittiles			

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Constr	uction Waste Reduction, Disposal and Recycling		
reuse no	Construction waste management. Recycle and/or salvage for onhazardous construction waste in accordance with Section or 4.408.3		City Plan Check Sta
Support	documentation required at application submittal.		
Exception	ons:		
1.	Excavated soil and land-clearing debris		
2.	Alternate waste reduction methods		
3.	Isolated job sites		
	Construction waste management plan. Submit a construction nanagement plan that:	$\boxtimes$	<b></b>
	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.	GC must provide waste management plan working toward goal of 65% waste	
2.	Determines if construction waste materials will be sorted on-site or bulk mixed.	reduction	
3.	Identifies diversion facilities where construction waste material collected will be taken.	or	or
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.		
compan construc	Waste management company. Utilize a waste management by that can provide verifiable documentation that the percentage of ction waste material diverted from the landfill complies with 1 Tier 1(see below).		
	The owner or contractor shall make the determination if the ction waste material will be diverted by a waste management by.		
nonhaza diverted A4.408 enforce	1 Enhanced construction waste reduction. At least 65% of ardous construction and demolition debris generated at the site is to recycle or salvage. (Tier 1)  8.1.1 Documentation. Documentation shall be provided to the ing agency which demonstrates compliance with this section. nentation shall be compliance with Section 4.408.5	⊠  GC must provide  reports waste  reduction of 65%	Special inspec

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REVISIONS

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GREEN DOCUMENTS APARTMENT

JOB NUMBER

SHARROCKS

DRAWN BY

DATE October 17, 2016



GP1.2

Building Maintenance and Operation			
<ol> <li>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> <li>Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.</li> <li>Operation and maintenance instructions for; equipment and appliances, roof and yard drainage, space conditioning systems, landscape irrigation systems, and water reuse systems.</li> <li>Information on local recycle programs and locations.</li> <li>Public transportation and/or carpool options available in the area.</li> <li>Educational material on the positive impacts of interior relative humidity between 30-60%.</li> <li>Information about water-conserving landscape and irrigation design and controllers which conserve water.</li> <li>Instructions for maintaining gutters and downspouts and importance of diverting water at least 5ft. away from the foundation.</li> <li>Information on required routine maintenance measures including caulking, painting, grading around the house, etc.</li> <li>Information about state solar energy and incentive programs available.</li> <li>A copy of all special inspection verifications required by the enforcing agency or this code.</li> <li>Instructions of the conditions of the co</li></ol></li></ol>	Ø O&M manual includes item 1-9 to the low which are newned additions to traditional O&M	eft W	Special Inspector
Innovative Concepts and Local Environmental Conditions			
<b>A4.411.1 Innovative concepts and local environmental conditions.</b> Items in this section are necessary to address innovative concepts or local environmental conditions.			Chief Building Official
Item:			
		Select	
A4.5 ENVIRONMENTAL QUALITY	All checked items are required	t at least one (1) elective measure from AA 5	Select all measures verified in the completed project
Fireplaces			
4.503.1 Fireplaces. Install only a direct-vent or sealed-combustion gas ireplace. Wood-pellet stove shall comply with EPA Phase II or local ordinances. (Support documentation may be required at application submittal)	⊠ No Fireplaces		Special Inspector
Pollutant Control			*All by Special Inspector
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.	⊠ Duct opening: must be cove throughout construction		*[_]

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<b>A4.504.1 Compliance with formaldehyde limits.</b> Use composite wood products made with either California Air Resources Board approved no-added formaldehyde resins or ultra-low emitting formaldehyde resins.			Special Inspector
4.504.2 Finish material pollutant control. Finish materials shall comply with this section:			
<b>4.504.2.1</b> Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits in <i>CALGreen</i> Table 4.504.1 or 4.504.2 as applicable.	$\boxtimes$	Products list	
<b>4.504.2.2</b> Paints, stains and other coatings shall be compliant with VOC limits in <i>CALGreen</i> Table 4.504.3.		in this section used on project must be	
4.504.2.3 Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds		documented for toxic	*
4.504.2.4 If requested by enforcing agency, documentation shall be provided to verify that compliant VOC limit finish materials have been used.	⊠	compound limits	*
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)	⊠		*□
<b>Note:</b> Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.			
<b>4.504.3 Carpet systems.</b> Carpet and carpet systems shall meet the testing and product requirements of one of the listed items, 1 – 4 in Section 4.504.3.	⊠		*
4.504.3.1 All carpet cushion installed shall meet the requirements of the Carpet and Rug Institute's Green Label program.			*
<b>4.504.3.2</b> All carpet adhesive shall meet the requirements of Table 4.504.1			*
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)			*
<b>Note:</b> Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.			
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.			

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<b>4.507.2.</b> 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)			City Plan Check staff
<ol> <li>Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2004, ASHRAE handbooks or other equivalent methods.</li> </ol>			
<ol> <li>Size duct systems according to ANSI/ACCA 1 Manual D – 2009, ASHRAE handbooks or other equivalent methods.</li> </ol>			
<ol> <li>Select heating and cooling equipment according to ANSI/ACCA</li> <li>Manual S – 2004 or other equivalent methods.</li> </ol>			
<b>Exception:</b> Use of alternate design temperatures necessary to ensure the systems function are acceptable.			
Description of proposed measures: HVAC sub to provide load calculation and duct layout		Sheet: L	Detail:
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:			
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS			Select all measures verified in the completed project
Qualifications			
702.1 Installer training. HVAC system installers are trained and certified in the proper installation of HVAC systems. or a contractor licensed to install HVAC	×		Special Inspector
<b>702.2 Special inspection.</b> 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.	⊠		City Plan Check staff

BOAR GOOD	ior Moisture Control			
to have the C 4.505 comp 1. 2. 3.	i.2 Concrete slab foundations. Concrete slab foundations required we a vapor retarder by the California Building Code, Chapter 19, or alifornia Residential Code, Chapter 5, shall comply with this section. i.2.1 Capillary break. A capillary break shall be installed in liance with at least one of the following:  A 4" thick base of ½" 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 designed professional.	⊠ Neither unit has a slab foundation	Sheet:	City Building Inspect
visible shall conte follow 1.	i.3 Moisture content of building materials. Building materials with e signs of water damage shall not be installed. Wall and floor framing not be enclosed when the framing members exceed 19% moisture ent. Moisture content shall be verified in compliance with the ving:  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.	Moisture rea must be take before sheeti is installed	en	Special Inspec
Indo	or Air Quality and Exhaust			
1. 2. Note:	i.1 Bathroom exhaust fans. Each bathroom shall be mechanically ated and shall comply with the following:  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.  A bathroom is a room which contains a bathtub, shower, or ination shower/tub.	⊠  Humidity con on bath exha fans: or is pa ventilation sy	ust irt of	Special Inspec
be ins	06.1 Filters. Return air filters with a value greater than MERV 6 shall stalled on HVAC systems. Pressure drop across the filter shall not ed 0.1 inches water column.			Special Inspec
	<b>06.2 Construction filter.</b> Provide filters on return air openings rated :RV 6 or higher during construction.			Special Inspec
	06.3 Direct-vent appliances. Direct-vent heating and cooling ment shall be utilized if the equipment will be located in the	HVAC & DHU equipment located outsid		Special Inspec

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# **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 <u>and</u> 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 Owner Name (Please Print) Design Professional's Signature 10-10-2016 Design Professional's Name (Please Print) Sarah Cernich 10/6/16 Signature of Listed CAL Green Building Special Inspector 707-545-4440 Sarah Pernula Listed CALGreen Special Inspector's Name (Please Print) 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

Listed Approved CALGreen Special Inspector Signature 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)

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179 SE RICE WAY BEND, OR 97702 CA LICENSE No. C22389 707.529.5565 7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472

KATHERINE AUSTIN AIA ARCHITECT

REVISIONS

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

**GREEN DOCUMENTS APARTMENT** 

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SHARROCKS

, D Taylor

DRAWN BY

DATE October 17, 2016



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### 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

## Instructions:

Building Permit #:

- 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.
- 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.
- 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
  Acknowledgements section at the end of this checklist and have the checklist printed on or attached to the
  approved plans for the project.
- 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.

Feature or Measure	Project Re	equirements	Verification
Column 1	When check become a par plans and mu incorporated	Column 3 Complete after implementation and prior to final inspection approval	
See Chapter 5 and Appendix A5 of the 2013 California Green Building Code and Sebastopol City Code Chapter 15 for complete descriptions of features or measures listed here.	Mandatory & Tier 1 Prerequisites	Tier 1 electives Applicant selects required elective measures	Verification by a 3rd party CALGreen Special Inspector or by City staff as noted
PLANNING AND DESIGN	All checked items are required for the project	Select at least one (1) elective measure from A5.1	Select all measures verified in the completed project
SITE SELECTION		1/1	

Feature or Measure	Project Re	Verification	
A5.103.1 Community connectivity. Locate project on a previously developed site within a 1/2 mile radius of at least ten basic services, listed in Section A5.103.1. : (Support documentation required at application submittal)		☑ Walkscore of 76	Special Inspector
A5.103.2 Brownfield or greyfield site redevelopment or infill area development. Select for development a brownfield in accordance with Section A5.103.2.1 or on a greyfield or infill site as defined in Section A5.102.			City Plan Check staff⊡
A5.103.3.1 Brownfield redevelopment. Develop a site documented as contaminated and fully remediated or on a site defined as a brownfield.			
SITE PRESERVATION			
A5.104.1.1 Local zoning requirement in place. Exceed the zoning's open space requirement for vegetated open space on the site by 25 percent.  A5.104.1.2 No local zoning requirement in place. Provide vegetated open			Special Inspector
space area adjacent to the building equal to the building footprint area.  A5.104.1.3 No open space required in zoning ordinance. Provide vegetated open space equal to 20 percent of the total project site area.			
DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES			
A5.105.1.1 Existing building structure. Maintain at least 75 percent of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing) based on surface area. (Support documentation required at application submittal)			Special Inspector
Exceptions:			
Window assemblies and non-structural roofing material.			
2. Hazardous materials that are remediated as a part of the project.			
<ol><li>A project with an addition of more than 2 times the square footage of the existing building.</li></ol>			
<b>A5.105.1.2 Existing non-structural elements.</b> Reuse existing interior non-structural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50 percent of the area of the completed building (including additions).			
<b>Exception:</b> A project with an addition of more than 2 times the square footage of the existing building.			
<b>A5.105.1.3 Salvage.</b> Salvage additional items in good condition such as light fixtures, plumbing fixtures, and doors for reuse on this project in an onsite storage area or for salvage in dedicated collection bins. Document the weight or number of the items salvaged.			-
SITE DEVELOPMENT			
5.106.1 Storm water pollution prevention plan. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities by complying with lawfully enacted storm water management and/or erosion control ordinances. See Sebastopol City Code Chapter 13 and 15.77.			City Plan Check staff
Description of proposed measures: site less than one acre		Sheet: 7 Detail:	
A5.106.2 Storm water design. Design storm water runoff rate and quantity in conformance with Section A5.106.3.1 and storm water runoff quality by Section			City Plan Check staff

	Feature or Measure	Project Re	quirements	Verification
A5.10	3.2, or by local requirements, whichever are stricter.  06.2.1 Storm water runoff rate and quantity. Implement a storm water			
	gement plan resulting in no net increase in rate and quantity of storm runoff from existing to developed conditions.			
imp	ception: If the site is already greater than 50 percent impervious, plement a storm water management plan resulting in a 25 percent crease in rate and quantity.			
contro storm based	06.2.2 Storm water runoff quality. Use post construction treatment bl best management practices (BMPs) to mitigate (infiltrate, filter, or treat) water runoff from the 85 <sup>th</sup> percentile 24-hour runoff event (for volumed BMPs) or the runoff produced by a rain event equal to two times the 85 <sup>th</sup> entile hourly intensity (for flow-based BMPs).			City Plan Check staff
Descripti	ion of proposed measures:		Sheet: Detail	le e
with Sec best ma into the	3 Low impact development (LID). Reduce peak runoff in compliance ction 5.106.3.1. Employ at least two of the following methods or other magement practices to allow rainwater to soak into the ground, evaporate air, or collect in storage receptacles for irrigation or other beneficial uses. tegies include, but are not limited to those listed in A5.106.4.		☐ Min. of 2	Special Inspector
1.	Bioretention (rain gardens);			
2.	Cisterns and rain barrels;			
3.	Green roofs;			
4.	Roof leader disconnection;			
5.	Permeable and porous paving;			
6.	Vegetative swales and filter strips & tree preservation;			
7.	Volume retention suitable for previously developed sites.			
Descripti	ion of proposed measures:		Sheet: Detail	_
5.106.4 ordinar	Bicycle parking and changing rooms (or comply with local nce).			Special Inspector
visito visito	<b>A.4.1 Short-term bicycle parking.</b> If the project is anticipated to generate r traffic, provide permanently anchored bicycle racks within 200 feet of the rs' entrance, readily visible to passers-by, for 5 percent of visitor rized vehicle parking capacity, with a minimum of one two-bike capacity	$\boxtimes$		
occup	4.2 Long-term bicycle parking. For buildings with over 10 tenant- pants, provide secure bicycle parking for 5 percent of motorized vehicle ng capacity, with a minimum of one space.	n/a, < 10 tenant-o	occupants	
Descripti	ion of proposed measures: Bike parking shown at back of 2-story bldg		Sheet: 7 Detail	:
provid	<b>06.4.3 Changing rooms.</b> For buildings with over 10 tenant-occupants, de changing/shower facilities in accordance with Table 5.106.4.3, or ment arrangements with nearby changing/shower facilities.			Special Inspector
	ion of proposed measures:		1	1

A5.106.5.1.1 Designated parking for fuel-efficient vehicles. Provide 10% of designated parking of total designated parking spaces for any combination of low-emitting, fuel-efficient, and carpool/van pool vehicles as shown in Table A5.106.5.1.1. (Tier 1) Note: Supersedes 5.106.5.2			Special Inspector
<b>5.106.5.2.1 Parking stall marking.</b> Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:			В
CLEAN AIR/			
VANPOOL/EV			
Description of proposed measures: 10% of 6 parking spaces = 0 required for fuel efficient		Sheet: 7 Detail	
A5.106.5.3 Electric vehicle supply wiring. Provide facilities meeting Section 406.9 (Electric Vehicle) of the California Building code and as follows:			Special Inspector
A5.106.5.3.1 Single charging space requirements. When only a single charging space is required, install a listed raceway capable of accommodating a dedicated branch circuit. The raceway shall not be less than trade size 1. The raceway shall be securely fastened at the main service or subpanel and shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or enclosure.	6 parking spa	□ des = 0 required	□ for EV chargin
<b>Exception:</b> Other pre-installation methods approved by the local enforcing agency that provide sufficient conductor sizing and service capacity to install Level 2 REVSE.			
A5.106.5.3.2 Multiple charging spaces required. When multiple charging spaces are provided or required, plans shall include the locations(s) and type of the EVSA, raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to charge simultaneously all the electrical vehicles (EV) at all designated EV charging spaces at their full rated amperage. Provide raceways from the electrical service panel to the designated parking areas which are required to be installed at the time of construction.			
<b>Note</b> : Utilities and local enforcing agencies may have additional requirements for metering and EVSE installation, and should be consulted during the project design and installation.			
<b>A5.106.5.3.3 Tier 1.</b> At least 3% of the total parking spaces, but not less than 2, shall be capable of supporting installation of future electric vehicle supply equipment (EVSEW).			
<b>A5.106.5.3.5 Labeling requirement</b> . A label stating "EV CHARGE CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and the EV charging station space.			
A5.106.6 Parking capacity. Design parking capacity to meet but not exceed minimum local zoning requirements. : (Support documentation required at application submittal)			Special Inspector
A5.106.6.1 Reduce parking capacity. With the approval of the enforcement authority, employ strategies to reduce on site parking area by			
1. Use of on street parking or compact spaces, illustrated on the site plan, or			
<ol><li>Implementation and documentation of programs that encourage occupants to carpool, ride share, or use alternate transportation.</li></ol>			
A5.106.7 Exterior walls. Meet requirements in the current edition of the California Energy Code and with either A5.106.7.1 or A5.106.7.2 select one of the following for wall surfaces:			

Feature or Measure

Feature or Measure	Project Re	equirements	Verification
<b>A5.106,7.1 Fenestration.</b> Provide vegetative or man-made shading devices for all fenestration on east-, south- and west-facing walls.			Special Inspector
<b>A5.106.7.1.1 East and west walls</b> . Shading devices shall have 30% coverage to a height of 20 feet or to the top of the exterior wall, whichever is less.			and the second second
<b>A5.106.7.1.2 South walls.</b> Shading devices shall have 60% coverage to a height of 20 feet or to the top of the exterior wall, whichever is less.			
<b>A5.106.7.2 Opaque wall areas</b> . Use wall surfacing with SRI 2S (aged), for 7S% of opaque wall areas.			
106.8 Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with the following:			Special Inspector
<ol> <li>The minimum requirements of the California Energy Code for Lighting Zone 2 as defined in Chapter 10 of the California Administrative Code; and</li> </ol>	$\boxtimes$		
<ol><li>Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and</li></ol>	$\boxtimes$		
Allowable BUG ratings not exceeding those shown in Table 5106.8  Free Ptierry	$\boxtimes$		
Exceptions:  1. Luminaires that qualify as exceptions in the California Energy Code.	E-3		
Emergency lighting.			
escription of proposed measures: See Lighting plans for energy compliance and BUG ratings of fixtures		Sheet: Detail:	
106.10 Grading and Paving. Construction plans shall indicate how site rading or a drainage system will manage all surface water flows to keep water or entering buildings. Examples of methods to manage surface water include vales, water collection and disposal systems, French drains, water retention ardens or other measures which keep surface water away from buildings and d in groundwater recharge.	⊠		Special Inspector ☑
escription of proposed measures: On site swale and grading away from buildings to manage surface water flows		Sheet: 7 Detail:	
<b>5.106.11 Heat island effect</b> . Reduce non-roof heat islands, and roof heat lands as follows:			Special Inspector
<b>A5.106.11.1 Hardscape alternatives.</b> Use <u>one</u> or a combination of strategies 1 through 3 for 50 percent of site hardscape <u>or</u> put 50 percent of parking underground.			
<ol> <li>Use light colored materials with an initial solar reflectance value of at least .30 as determined in accordance with ASTM Standards E1918 or C1549.</li> </ol>			
<ol><li>Use open-grid pavement system or pervious or permeable pavement system.</li></ol>			
<b>A5.106.11.2 Cool Roof.</b> Use roofing materials having a minimum 3-year aged solar reflectance and thermal emittance complying with Sections A5.106.11.2.1 and A5.106.11.2.2 or a minimum aged Solar Reflectance Index (SRI) equal to	57		
or greater than the values shown in Table A5.106.11.2.2 - Tier 1. (Support	Minimum		

Feature or Measure	Project Re	Project Requirements		
ENERGY EFFICIENCY	All checked items are required for the project	Elective measures required from A5.211	Select all measures verified in the completed project	
PERFORMANCE REQUIREMENTS				
5.201.1 Scope. Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	$\boxtimes$		City Bldg Inspector	
5.2.11 Install Photovoltaic System. See Sebastopol City Code Chapter 15.72 for complete descriptions of features or measures listed here.			May require HERS	
Description of proposed measures: NRCC-5RA-02-E indicates a minimum solar zone area on roof of 216 ft2.		Sheet: Detail:	,	
WATER EFFICIENCY AND CONSERVATION	All checked items are required for the project	Select at least one (1) elective measure from A5.3	Select all measures verified in the completed project	
INDOOR WATER USE		1/1		
5.303.1 Meters. Separate meters shall be installed for the uses described in Sections 503.1.1 and 503.1.2.			Special Inspector	
<b>5.303.1.1 For buildings in excess of 50,000 square feet.</b> Separate submeters shall be installed as follows:	n/a, less than 50	,000 sf		
<ol> <li>For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day.</li> </ol>				
<ol><li>Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:</li></ol>				
<ul> <li>Makeup water for cooling towers where flow through is greater than 500 gpm</li> </ul>				
b. Makeup water for evaporative coolers greater than 6 gpm				
<ul> <li>Steam and hot-water boilers with energy input more than 500,000 Btu/hr</li> <li>5.303.1.2 Excess consumption. Any building within a project or space within</li> </ul>				
a building that is projected to consume more than 1,000 gal/day.				
Description of proposed measures:		Sheet: Detail:	,	
5.303.2.1 Multiple showerheads serving one shower. When single shower fixtures are served by more than one showerhead, the combined flow rate of all of the showerheads shall not exceed the maximum flow rates specified in the 20 percent reduction column contained in table 5.303.2.3 or the shower shall be designed to only allow one showerhead to be in operation at a time.	⊠ n/a, no showers		Special Inspector	
<b>Exception:</b> The maximum flow rate for shower heads when using the performance method specified in Section 5.303.2, Item 2 is 2.5 gpm @ 80 psi.				
A5.303.2.3.1 30% water savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 30 percent shall be provided. (Tier 1) (Calculate savings by Prescriptive method as established in Table A5.303.2.1 or Performance method as established in Table A5.303.2.2) (Support documentation required at application submittal)	⊠ Toilet 1·12 ga Lav faucet O·		Special Inspector	
A5.303.2.3.2 35% water savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 40 percent shall be provided. (Calculate savings per water use baseline as				

Feature or Measure Project Require		quirements	Verification
established in Table A5.303.2.2) (Support documentation required at application submittal)			
A5.303.2.3.3 40% water savings. A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 40 percent shall be provided. (Calculate savings water use baseline established in Table A5.303.2.2 (Support documentation required at application submittal)			
A5.303.2.3.4 Nonpotable water systems for indoor use. Utilizing nonpotable water systems (such as captured rainwater, treated gray water, and recycled water) intended to supply water closets, urinals, and other allowed uses, may be used in the calculations demonstrating the 30, 35, or 40% reduction. The nonpotable water systems shall comply with the current edition of the California Plumbing Code.			
A5.303.3 Appliances and fixtures for commercial application. Appliances			Special
and fixtures shall meet the following:			Inspector
<ol> <li>Clothes washers shall have a maximum Water Factor (WF) that will reduce the use of water by 10% below the California Energy Commissions WF standards.</li> </ol>			
2. Dishwashers shall meet the criteria in A5.303.3(2)(a) & (b)		<b>=</b>	
3. Ice makers shall be air cooled.		_	
4. Food steamers shall be connection-less or boiler-less.			<b></b>
<ol><li>The use and installation of water softeners shall be limited or prohibited by local agencies.</li></ol>			_ 
<ol><li>Combination ovens shall not consume more than 10 gph in the full operations mode.</li></ol>			
7. Commercial pre-rinse spray valves manufactured on or before January 1, 2006 shall function at equal to or less than 1.6 gpm at 60 psi and be capable of cleaning 60 plates in 30 seconds per plate, be equipped with an integral automatic shutoff, and operate at static pressure of at least 30 psi when designed for a flow rate of 1.3 gpm or less.			
<b>5.303.4 Wastewater reduction.</b> Each building shall reduce by 20% wastewater by one of the following methods:	water conserv	ing fixtures	Special Inspector
1. The installation of water-conserving fixtures meeting Section 5.303.2, or			
Installation of non-potable water systems (rainwater, graywater, or municipally treated recycled water)	or ⊠		
municipally treated recycled water)			
<b>A5.303.5 Dual plumbing.</b> New buildings and facilities shall be dual plumbed for potable and recycled water systems for toilet flushing when recycled water is available.			Special Inspector
Description of proposed measures:	Sheet: Detail:		
5.303.6 Plumbing Fixtures and Fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the requirements listed for each type in Items listed in Table %%% 1401-1 of California Plumbing Code	×		Special Inspector

Feature or Measure Project Requireme		lequirements Verifica	
OUTDOOR WATER USE See City of Sebastopol Water Efficient Landscape Ordinance Requirements (Note: City WELO Complies with Tier I & Mandatory Requirements)			All verification by City Water Efficient Landscape Ordinance Staff
5.304.1 Water budget. A water budget shall be developed for landscape irrigation use in accordance with Chapter 15.74 of the Sebastopol City Code – Water Efficient Landscape.			
<b>5.304.2 Outdoor potable water use.</b> For new water service, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas. See Santa Rosa City Code Chapter 14.30			
<b>5.304.3 Irrigation design.</b> In new nonresidential projects with at least 1000 but not more than 2500 square feet of landscaped area, install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations.			
<b>5.304.3.1 Irrigation controllers.</b> Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:	$\boxtimes$		
<ol> <li>Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.</li> </ol>			
<ol> <li>Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.</li> </ol>			
A5.304.4.1 Potable water reduction. Provide water efficient landscape irrigation design that reduces by the use of potable water to a quantity that does not exceed 60 percent of ETo times the landscape area. (Tier 1)			
Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in A5.304.4.			
<b>A5.304.4.3 Verification of compliance.</b> A calculation demonstrating the applicable potable water use reduction required by this section shall be provided.			
A5.304.5 Potable water elimination. Provide a water efficient landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation and establishment.			
<b>A5.304.6 Restoration of areas disturbed by construction.</b> Restore all areas disturbed during construction by planting with local native and/or non-invasive vegetation.		X native and non-invasive pla	nts
<b>A5.104.7 Previously developed sites.</b> On previously developed or graded sites restore or protect at least 50percent of the site area with native and/or non-invasive vegetation.			
A5.304.8 Graywater irrigation system. Install graywater collection system for onsite subsurface irrigation using graywater. See California Plumbing Code.			

MATERIAL CONSERVATION AND RESOURCE

KATHERINE AUSTIN AIA ARCHITECT

REVISIONS

Project Requirements Verification

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

SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

SANTA ROSA, CA. 95406 726 ROBINSON ROAD

GREEN DOCUMENTS TENANT SPACE

JOB NUMBER

DRAWN BY

D Taylor

DATE October 17, 2016



GP1.4

Feature or Measure	Project Re	<b>Project Requirements</b>		
EFFICIENCY				
EFFICIENT FRAMING SYSTEMS		5/1		
A5.404.1 Wood framing. Employ advanced wood framing techniques, or OVE, as permitted by the enforcing agency. See A5.404.1.2 for advanced framing techniques.			Special Inspector	
<b>A5.404.1.1 Structural or fire-resistance integrity.</b> The OVE selected shall not conflict with structural framing methods or fire-rated assemblies required by the California Building code.				
MATERIAL SOURCES				
<b>A5.405.1 Regional materials.</b> Select building materials or products for permanent installation on the project that have been harvested or manufactured in California or within 500 miles of the project site, meeting the criteria listed in A5.405.1.			Special Inspector	
A5.405.2 Bio-based materials. Select bio-based building materials and products made from solid wood, engineered wood, bamboo, wool, cotton, cork, straw, natural fibers, products made from crops (soy-based, corn-based) and other bio-based materials with a least 50% bio-based content.			Special Inspector	
A5.405.2.1 Certified wood: Certified wood is an important component of green building strategies and the California Building Standards Commission will continue to develop a standard through the next code cycle.				
<b>A5.405.2.2</b> Rapidly renewable materials: Use materials made from plants harvested within a ten-year cycle for at least 2.5% of the total materials value, based on estimated cost.				
<b>A5.405.3 Reused materials.</b> Use salvaged, refurbished, refinished, or reused materials for at least 5% of the total value, based on estimated cost of materials on the project.			Special Inspector	
A5.405.4 Recycled content. Use materials, equivalent in performance to virgin materials, with postconsumer or pre-consumer recycled content value (RCV) for not less than 10% of the total value, based on estimated cost of materials on the project. Provide documentation as the respective values. (Tier 1) See Sections A5.405.4.1 through A5.405.4.5.	⊠ Calculate using estimated ma	terials	Special Inspector	
Note: See local building department for alternative approval.	spoor and oos			
A5.405.5 Cement and concrete. Use cement and concrete made with recycled products and complying with the following sections:			Special Inspector	
A5.405.5.1 Cement. Meet the following standards for cement:		$\boxtimes$	-	
1. Portland cement shall meet ASTM C 150.		from supplier		
2. Blended Cement shall meet ASTM C 595 or ASTM C 1157.				
3. Other hydraulic cements shall meet ASTM C 1157.				
<b>A5.405.5.2 Concrete.</b> Unless otherwise directed by the Engineer of Record, use concrete manufactured with cementitious materials in accordance with Sections A5.405.5.2.1 and A5.405.5.2.1.1, as approved by the enforcing agency.				
A5.405.5.2.1 Supplementary cementitious materials (SCMs). Use concrete made with one or more of the supplementary cementitious materials (SCMs) conforming with the standards listed in Section A5.405.5.2.1		per concrete mix		

Feature or Measure	Project Re	Verification	
A5.405.5.2.1.1 Mix design equation. Use any combination of one or more (SCMs), satisfying Equation A5.4-14.  Exception: Minimums in mix designs approved by the Engineer of Record may be lower where high early strength is needed for concrete products or to meet an accelerated project schedule.			
A5.405.5.3 Additional means of compliance. Any of the measures in sections A5.405.5.3.1 through A5.405.3.3 may be employed for the production of cement or concrete, depending on their availability and suitability, in conjunction with A5.405.5.2.			Special Inspector
ENHANCED DURABILITY AND REDUCED MAINTENANCE			
<b>A5.406.1 Choice of materials.</b> Compared to other products in a given product category, choose materials proven to be characterized by one or more of the following:		N7.1	Special Inspector
A5.406.1.1 Service life. Select materials for longevity and minimal deterioration under conditions of use.		stucco siding	
<b>A5.406.1.2 Reduced maintenance.</b> Select materials that require little, if any, finishing.			
<b>A5.406.1.3 Recyclability.</b> Select materials that can be re-used or recycled at the end of their service life.			
WEATHER RESISTANCE AND MOISTURE MANAGEMENT			
5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150, manufacturer's installation instructions, or	Slab floor and		City Bldg Inspect
	stucco exterior		
local ordinance, whichever is more stringent.  5.407.2 Moisture control. Employ moisture control measures by the following methods;		n	Special Inspector
5.407.2 Moisture control. Employ moisture control measures by the following methods; 5.407.2.1 Sprinklers. Prevent irrigation spray on structures.	stucco exterior irrigation desig	n	
local ordinance, whichever is more stringent.  5.407.2 Moisture control. Employ moisture control measures by the following methods;	stucco exterior irrigat <u>io</u> n desig	n	Inspector
5.407.2 Moisture control. Employ moisture control measures by the following methods; 5.407.2.1 Sprinklers. Prevent irrigation spray on structures. 5.407.2.2 Entries and openings. Design exterior entries and openings to	stucco exterior irrigation desig	n	Inspector
5.407.2 Moisture control. Employ moisture control measures by the following methods;  5.407.2.1 Sprinklers. Prevent irrigation spray on structures.  5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.  CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING  5.408.1 Construction waste management. Recycle and/or salvage for reuse nonhazardous construction and demolition waste in accordance with Section 5.408.1.1 or 5.408.1.2 (Support documentation required at application submittal.	stucco exterior irrigation desig	n	Inspector
5.407.2 Moisture control. Employ moisture control measures by the following methods; 5.407.2.1 Sprinklers. Prevent irrigation spray on structures. 5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.  CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 5.408.1 Construction waste management. Recycle and/or salvage for reuse nonhazardous construction and demolition waste in accordance with Section 5.408.1.1 or 5.408.1.2 (Support documentation required at application submittal.	stucco exterior irrigation desig	n	Inspector
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5.407.2 Moisture control. Employ moisture control measures by the following methods;  5.407.2.1 Sprinklers. Prevent irrigation spray on structures.  5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.  CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING  5.408.1 Construction waste management. Recycle and/or salvage for reuse nonhazardous construction and demolition waste in accordance with Section 5.408.1.1 or 5.408.1.2 (Support documentation required at application submittal. Note: Documentation may be provided prior to permit issuance.)  Exception: Excavated soil and land-clearing debris.  5.408.1.1 Construction waste management plan. Submit a construction	irrigation desig		Inspector
5.407.2 Moisture control. Employ moisture control measures by the following methods;  5.407.2.1 Sprinklers. Prevent irrigation spray on structures.  5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.  CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING  5.408.1 Construction waste management. Recycle and/or salvage for reuse nonhazardous construction and demolition waste in accordance with Section 5.408.1.1 or 5.408.1.2 (Support documentation required at application submittal. Note: Documentation may be provided prior to permit issuance.)  Exception: Excavated soil and land-clearing debris.  5.408.1.1 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	irrigation desig		Inspector
<ul> <li>5.407.2 Moisture control. Employ moisture control measures by the following methods;</li> <li>5.407.2.1 Sprinklers. Prevent irrigation spray on structures.</li> <li>5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.</li> <li>CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</li> <li>5.408.1 Construction waste management. Recycle and/or salvage for reuse nonhazardous construction and demolition waste in accordance with Section 5.408.1.1 or 5.408.1.2 (Support documentation required at application submittal. Note: Documentation may be provided prior to permit issuance.)</li> <li>Exception: Excavated soil and land-clearing debris.</li> <li>5.408.1.1 Construction waste management plan. Submit a construction waste management plan that:</li> <li>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.</li> <li>2. Determines if construction waste materials will be sorted on-site or bulk</li> </ul>	irrigation desig		Inspector

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diverted shall be calculated by weight or volume, but not by both.  5.408.1.2 Waste management company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with A5.408.3.1 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.	or ⊠		
<b>5.408.1.4 Documentation.</b> Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1 or 5.408.1.2.	GC to docum	ent	City Plan Check Staff
<b>5.408.3 Excavated soil and land clearing debris.</b> 100 % of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.	If applicable		Special Inspector
<b>Exception</b> : Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.			
A5.408.3.1 Enhanced Construction waste reduction –Tier 1. Divert to recycle or salvage at least 65 percent of non-hazardous construction and demolition waste generated at the site.	×		Special Inspector
A5.408.3.1.2 Verification of compliance. A copy of the completed waste management report or documentation of certification of waste management company utilized shall be provided.			×
Exceptions:	final construct waste report	ion	
<ol> <li>Excavated soil and land-clearing debris.</li> <li>Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.</li> </ol>	of diversion rate		
LIFE CYCLE ASSESSMENT			
A5.409.1 General. Life cycle assessment shall be ISO 14044 compliant. The service life of the building and materials assemblies shall not be less than 60 years.			Special Inspector
A5.409.2 Whole building life cycle assessment. Conduct a whole building life assessment, including operating energy, showing that the building project achieves at least a 10 percent improvement for at least three of the impacts listed in Section A5.409.2.2, one of which shall be climate change, compared to a reference building of similar size.			
<b>A5.409.3 Materials and system assemblies.</b> If whole building analysis of the project is not elected, select a minimum of 50% of materials or assemblies based on life cycle assessment of at least three for the impacts listed in Section A5.409.2.2, one of which shall be climate change.			Special Inspector
<b>A5.409.4 Substitution for prescriptive standards</b> . Performance of a life cycle assessment completed in accordance with Section A5.409.2 may be substituted for other prescriptive provisions of Division A5.4, including those made mandatory through local adoption of Tier 1 in Division A5.6.			_ _
A5.409.5 Verification of compliance. Documentation of compliance shall be provided as follows:			
The assessment is performed in accordance with ISO 14044.			-
2. The project meets the requirements of other parts of Title 24.			
3. A copy of the analysis shall be made available to the enforcement			

Feature or Measure	Project Re	quirements	Verification
authority.			
<ol><li>A copy of the analysis and any maintenance or training recommendations shall be included in the operation and maintenance manual.</li></ol>			
BUILDING MAINTENANCE AND OPERATION			
<b>5.410.1 Recycling by occupants.</b> Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling.	⊠ located on site		Special Inspecto
Description of proposed measures:		Sheet: Detail:	
<b>5.410.2 Commissioning.</b> For new buildings 10,000 square feet and over, building commissioning for all building systems covered by T24, Part 6, process systems, and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include as a minimum items listed in 5.410.2.	⊠  n/a bldg less 10,000 ft2	than	Special Inspecto
5.410.2.1 Owner's Project Requirements (OPR). The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. The OPR shall include items 1-6 listed in A5.410.4. (Support documentation required at application submittal)			
5.410.2.2 Basis of Design (BOD). A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The BOD shall cover the systems listed in 1-6 of 5.410.2.2. (Support documentation required at application submittal)			
5.410.2.3 Commissioning plan. Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. A commissioning plan shall include items listed 1-5 in 5.410.2.3. (Support documentation required at application submittal)			
5.410.2.4 Functional performance testing shall demonstrate the correct installation and operation of each component, system, and system-to-system interface in accordance with the approved plans and specifications.			
5.410.2.5 Documentation and training. A systems manual and systems operations training are required.	$\boxtimes$		•
5.410.2.5.1 Systems manual. The Systems Manual shall be delivered to the building owner or representative and the facilities operator and shall include the items listed 1-7 in 5.410.2.5.1.			
5.410.2.5.2 Systems operations training. The training of the appropriate maintenance staff for each equipment type and/or system shall include items listed 1-4 in 5.410.2.5.2.			
5.410.2.6 Commissioning report. A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or owner's representative.			
5.410.4 Testing, adjusting and balancing. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet.			Special Inspecto
<b>5.410.4.2 Systems.</b> Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed 1-6 in 5.410.4.2. (Support documentation required at application submittal)	See NRCC- CXR-01 thru	05	·
<b>5.410.4.3 Procedures.</b> Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.			
5.410.4.3.1 HVAC balancing. Before a new space-conditioning system			

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serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in 5.410.3.3.1.	×			
5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.	testing and reporting by			
5.410.4.5 Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection.	installing contractors			
5.410.4.5.1 Inspections and reports. Include a copy of all inspection verification and reports to the enforcing agency.				
ENVIRONMENTAL QUALITY	All checked items are required for the project	Select at least one (1) elective measure from A5.5	Select all measures verified in the completed project	
FIREPLACES		1/1		
<b>5.503.1.</b> Install only a direct-vent sealed-combustion gas or sealed wood-burning ireplace, or a sealed woodstove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150.	⊠		Special Inspector	
5.503.1.1 Woodstoves. Woodstoves shall comply with US EPA Phase II emission limits.	n/a, no woodstov	e or fireplace	□	
POLLUTANT CONTROL			All verification by Special Inspector	
A5.504.1 Indoor air quality (IAQ) during construction. Maintain IAQ as provided in Sections A5.504.1.1 and A5.504.1.2.				
A5.504.1.1 Temporary ventilation. Provide temporary ventilation during construction in accordance with Section 121 of the California Energy Code, CCR, Title 24, Part 6, and Chapter 4 of CCR, Title 8, and as listed in Items 1 through 4 in A5.504.1.1			□	
A5.504.1.2 Additional IAQ measures. Employ additional measures as listed in Items 1 through 5 in A5.504.1.2.				
5.504.1.3 Temporary ventilation. If the HVAC system is used during construction, use return air filters with a MERFV of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1 -1992. Replace all filters immediately prior to occupancy.	⊠ n/a		Special Inspector	
5.504.2 IAQ post-construction. After all interior finishes have been installed, flush out the building per Section 5.504.2 prior to occupancy or if the building is occupied.				
A5.504.2.1 IAQ Testing. A testing alternative may be employed after all interior finishes have been installed, using testing protocols recognized by the United States Environmental Protection Agency (U.S. EPA) and in accordance with Section A5.504.2.1.2.				
<b>A5.504.2.1.1 Maximum levels of contaminants.</b> Allowable levels of contaminant concentrations measured by testing shall not exceed the following:				
1. Carbon Monoxide (CO): 9 parts per million, not to exceed outdoor levels				

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by 2 parts per million;				
2. Formaldehyde: 27 parts per billion;				
<ol><li>Particulates (PM10): 50 micrograms per cubic meter;</li></ol>				
4. 4-Phenylcyclohexene (\$-PCH): 6.5 micrograms per cubic meter; and				
<ol> <li>Total Volatile Organic Compounds (TVOC): 300 micrograms per cubic meter.</li> </ol>				
<b>A5.504.2.1.2 Test protocols.</b> Testing of indoor air quality should include the elements listed in Items 1 through 4.				
A5.504.2.1.3 Noncomplying building areas. For each sampling area of the building exceeding the maximum concentrations specified in Section A5.504.2.1.1, flush out with outside air and retest samples taken from the same area. Repeat the procedures until testing demonstrates compliance				
.504.3 Covering of duct openings and protection of mechanical equipment uring construction. At the time of rough installation, or during storage on the onstruction site and until final startup of the heating, cooling and ventilation quipment, all duct and other related air distribution component openings shall be overed with tape, plastic, sheet metal or other methods acceptable to the inforcing agency to reduce the amount of dust, water and debris which may enter ne system.	duct and other openings must be covered during			
.504.4 Finish material pollutant control. Finish materials shall comply with ections 5.504.4.1 through 5.504.4.4.	documentation from subs			
<b>5.504.4.1 Adhesives, sealants, caulks.</b> Adhesives and sealants used on the project shall meet the requirements of the following standards.				
<ol> <li>Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2.</li> </ol>				
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.				
<b>5.504.4.3 Paints and coatings.</b> Architectural paints and coatings shall comply with Table 5.504.4.3.				
<b>5.504.4.3.1</b> Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq).				
<b>5.504.4.3.2 Verification</b> . Verification of compliance with this section shall be provided as requested by the enforcing agency.				
<b>5.504.4.4 Carpet systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of one of the four standards listed in 5.504.4.4.				
5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.				
	1	1	1	

	Feature or Measure		quirements	Verification
medium exterior	<b>5 Composite wood products.</b> Hardwood plywood, particleboard, and density fiberboard composite wood products used on the interior or of the building shall meet the requirements for formaldehyde as d in Table 5.504.4.5			
be pro	.4.5.3 Documentation. Verification of compliance with this section shall by by the enforcing agency. Documentation shall be at least one of the following.			
1.	Product certifications and specifications			
2.	Chain of custody certifications			
3.	Product labeled and invoiced as meeting Composite wood Products regulations			
4.	Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards			
5.	Other methods acceptable to the enforcing agency			
resilient defined criteria a complia Schools FloorSc	4.7 Resilient flooring systems. For 90 percent of floor area receiving flooring, install resilient flooring complying with the VOC-emission limits in the 2009 Collaborative for High Performance Schools (CHPS) and listed on its High Performance Schools Data-base; products not with CHPS criteria certified under the Greenguard Children and program; certified under the Resilient Floor Covering Institute ore program; or meet California Department of Public Health 2010 d. (Tier 1)			
A5.50	4.4.7.2 Verification of compliance. Documentation shall be provided ng that resilient flooring materials meet the pollutant emission limits.	$\boxtimes$		
	4.8 Thermal Insulation. Comply with all of the following: (Tier 1)	⊠ provide insulat	ion	×
2.	Chapter 12-13 in Title 24, Part 12  The VOC-emission limits defined in 2009 CHPS criteria and listed on its High performance Products Database.	specs		
3.	California Department of public Health 2010 Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1 February 2010.			
	<b>4.8.2</b> Verification of compliance. Documentation shall be provided a that thermal insulation materials meet the pollutant emission limits.			$\boxtimes$
Title 24,	<b>4.9 Acoustical ceilings and wall panels.</b> Comply with Chapter 8 in Part 2, the California Building Code and with the VOC-emission limits			
Data-ba				
	4.4.9.1 Verification of compliance. Documentation shall be provided ing that acoustical finish materials meet the pollutant emission limits.			
	Hazardous particulates and chemical pollutants. Minimize and lutant entry into buildings and cross-contamination of regularly areas.			
measuri particula	5.1 Entryway systems. Install permanent entryway systems ing at least six feet in the primary direction of travel to capture dirt and ates at entryways directly connected to the outdoors as listed in Items 1 3 in A5.504.5.1.			
	<b>5.2 Isolation of pollutant sources.</b> In rooms where activities produce ous fumes or chemicals, exhaust them and isolate them from their			

Feature or Measure	Feature or Measure Project Requirements		
adjacent rooms as listed in Items 1 through 3 in A5.504.5.2.			
<b>5.504.5.3 Filters.</b> In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 8.	⊠ MERV & or higher		
Exceptions:			
<ol> <li>After July 1, 2014, an ASHRAE 10 to 15% efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60K Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/cfm or less at design air flow.</li> </ol>			
Existing mechanical equipment.			
A5.504.5.3.1 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 11.			
5.504.7 Environmental tobacco smoke (ETS) control. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows where outdoor areas are provided for smoking, and in buildings as already prohibited by other laws or regulations; or as enforced by ordinances, regulations, or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of prohibitions.	⊠ is signage required?		X
INDOOR MOISTURE CONTROL			
<b>5.505.1 Indoor moisture control.</b> Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and Chapter 14 (Exterior walls).	No attic or under Exterior walls cor	floor vent needed. npliant.	<b>X</b>
INDOOR AIR QUALITY			
<b>5.506.1 Outside air delivery.</b> For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 (Requirements for Ventilation) of the latest edition of the California Energy Code, CCR, Title 24, Part 6 and Chapter 4 of CCR, Title 8, or the applicable local code, whichever is more stringent.	⊠ Provide balanc report	ę	
<b>5.506.2 Carbon dioxide (CO2) monitoring.</b> For buildings equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the latest edition of the California Energy Code, CCR, Title 24, Part 6, Section 121(c).	⊠ as required		
Description of proposed measures:		Sheet: Detail:	
ENVIRONMENTAL COMFORT			
A5.507.1 Lighting and thermal comfort controls. Provide controls in the workplace as described in Sections A5.507.1.1 and A5.507.1.2.			
<b>A5.507.1.1 Single-occupant spaces.</b> Provide individual controls that meet energy use requirements in the 2010 California Energy Code in accordance with Sections A5.507.1.1.1 and A5.507.1.1.2.			
<b>A5.507.1.1.1 Lighting.</b> Provide individual task lighting and/or daylighting controls for at least 90 percent of the building occupants.			
A5.507.1.1.2 Thermal comfort. Provide individual thermal comfort controls for at least 50 percent of the building occupants as listed by 1 & 2 in			

KATHERINE AUSTIN AIA ARCHITECT

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

REVISIONS

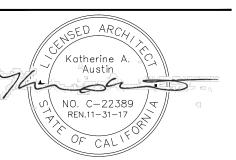
SHARROCKS FAMILY
7631 HEALDSBURG AVENUE
SEBASTOPOL, CALIFORNIA 95472

ANTA ROSA, CA. 95406 26 ROBINSON ROAD PO ROX 66451

SHARROCKS

GREEN DOCUMENTS TENANT SPACE

DRAWN BY
D Taylor
DATE
October 17, 2016



GP1 5

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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.			
Description of proposed measures:		Sheet: Detail:	
A5.507.2 Daylight. Provide daylit 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.			
<b>A5.507.3 Views.</b> 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.		indows all around building	
<b>A5.507.3.1 Interior office spaces.</b> Entire areas of interior office spaces may be included in the calculation if at least 75percent of each area has direct line of sight to perimeter vision glazing.			
<b>A5.507.3.2 Multi-occupant spaces.</b> 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.			
Description of proposed measures:	,	Sheet: Detail:	
5.507.4 Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or Dutdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either prescriptive Or performance method in Section 5.507.4.1 or 5.507.4.2. (Support documentation required prior to permit issuance)	⊠ n/a, not located	within noise contour	s
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).	⊠		
<b>5.507.4.1.1</b> Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB $L_{eq}$ -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).	⊠		
<b>5.507.4.2 Exterior noise transmission, Performance Method.</b> 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 <sub>eq</sub> -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	$\boxtimes$	V	

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

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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.			
5.507.4.3 Interior noise transmission, <u>Performance Method</u> . Wall and floor ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.	⊠		5
OUTDOOR AIR QUALITY			
<b>5.508.1 Ozone depletion and global warming reductions.</b> Installations of HVAC, refrigeration, and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.	As applicable		
5.508.1.1 CFCs. Install HVAC and refrigeration equipment that does not contain CFCs.	⊠ mechanical sch	edule	
<b>5.508.1.2 Halons.</b> Install fire suppression equipment that does not contain Halons.	⊠ fire extinguish	ers	
A5.508.1.3 Hydrochlorofluorocarbons (HCFCs). Install HVAC and refrigeration equipment that does not contain HCFCs.		i.	
A5.508.1.4 Hydrofluorocarbons (HFCs). Install HVAC complying with either of the following:			
<ol> <li>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.</li> </ol>			
<ol><li>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.</li></ol>			
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.	⊠ n/a		
<b>Exception:</b> 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 (CO2), and potentially other refrigerants.			
<b>Note:</b> See all requirements for refrigerant piping, valves, refrigerated service cases, refrigerant receivers, pressure testing and system evacuation contained under section 5.508.2			
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.	$\boxtimes$		Special inspector

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)

Least Architect AIA

Design Professional's Signature

Exatherine Austin Architect AIA

Design Professional's Name (Please Print)

Signature of Listed CALGreen Special Inspector

Sarah Pernula / SOLDATA Energy Consulting

Listed CALGreen Special Inspector's Name (Please Print)

Phone

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

CALGreen Special Inspector's Name (Please Print)

Phone (if different than above)

CALGreen Special Inspector's E-mail Address (if different than above)

sarah@soldata.com

CALGreen Special Inspector's E-mail Address

October 17, 2016



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KATHERINE AUSTIN AIA ARCHITECT

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GREEN DOCUMENTS TENANT SPACE